



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, NY 10007

January 12, 2011

Amanda M. Burden, FAICP
Chair of the City Planning Commission and
Director, Department of City Planning
22 Reade Street
New York, NY 10007

**Re: CEQR Lead Agency Designation
CEQR Number: 11DME007M
The Phased Redevelopment of Governors Island
Block 1; Lot 10
Manhattan, Community Board 1**

Dear Chair Burden:

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review found at Title 62, Chapter 5 of the Rules of the City of New York (CEQR), the Office of the Deputy Mayor for Economic Development in the Office of the Mayor proposes to assume the role of lead agency for the environmental review of the above-referenced project. This assumption of lead agency status is consistent with the underlying mandate of CEQR that the appropriate lead agency should be the agency “primarily responsible for carrying out, funding or approving an action” as well as with the criteria listed in Section 5-03(h) of the Rules of Procedure for CEQR.

The Trust for Governors Island, in coordination with the Office of the Deputy Mayor for Economic Development, is sponsoring an initiative by the City of New York to implement a comprehensive re-development plan for Governors Island (the “proposed project”), which (with the exception of the National Monument portion) was acquired by the City in 2010. The ultimate goal of the proposed project as specified in the deed is to “ensure the protection and preservation of the natural, cultural and historic qualities of Governors Island, guarantee public access to this magnificent island, promote the quality of public education, and enhance the ability of the public to enjoy Governors Island and the surrounding waterways,” Governors Island is located in New York Harbor in the Borough of Manhattan and is currently zoned R3-2.

To be consistent with the Real Estate Use Covenants currently enumerated in the deed, the proposed project calls for the preservation of the designated National Monument and New York City Historic District; creation of at least 40 acres as public open space (with no less than 20 acres

being contiguous) primarily south of Division Road on the southern portion of the Island; use of at least 20 acres for educational uses (including classrooms, libraries, offices, research facilities, conference facilities, student and faculty housing, and so forth). Other permitted uses include, among others, transportation uses, entertainment facilities, short-term or extended stay facilities, hospitality uses, retail, cultural facilities, and other public, commercial and mixed use purposes. Future development cannot include residential use (except as expressly allowed), industrial or manufacturing uses, gaming uses, or electric power generating stations for off-Island use. The anticipated development program is expected to contain a mix of the permitted and required uses, including open space, educational facilities, entertainment, cultural and historic venues, conference facilities, and the like.

Discretionary actions associated with the proposed project include approval of capital funding for open space development and approval of infrastructure improvements initially, and possibly any State Pollutant Discharge Elimination System (SPDES) permits that may be required; later phase discretionary actions would include approval of possible changes to zoning to accommodate as-yet-to-be-determined development, special permits, modifications and/or other authorizations from the City Planning Commission; nationwide or other permits from the U.S. Army Corps of Engineers for in-water work; NYSDEC and/or NYCDEP permits or approvals associated with potential research/academic laboratory uses; and approval of capital funding. Subsequent discretionary actions may require further environmental review, the necessity and extent of which will be determined at that time.

Please advise us by February 11, 2011, if you have questions or issues concerning the Office of the Deputy Mayor for Economic Development assuming lead agency status for this project. If we do not hear from you by this date, we will assume that you have no objections

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