

**NEW YORK CITY WETLANDS TRANSFER TASK FORCE**  
**PROPERTY ASSESSMENT FORM**

SITE DESCRIPTION	CB	BLOCK(S)	LOT(S)	JURISDICTION	MGMT	ACREAGE
RECOMMENDED ACTION FOR PROPERTY:	YES/NO		REMARKS			
TRANSFER TO PARKS?						
TRANSFER TO OTHER AGENCY?						
OTHER?						
DOES AGENCY CONCUR WITH TRANSFER?						

ENVIRONMENTAL CRITERIA:	YES/NO	REMARKS	SOURCE
What is the natural resource value of the City-owned wetlands proposed for transfer?			
Does site contamination inhibit the ability of Parks to manage the site? Has a Phase 1 environmental site assessment been performed, and has a Phase 2 assessment been completed, if required?			
If the site is contaminated, has a plan for site remediation been prepared and a means to complete that remediation identified?			
Has site been designated a brownfield by the City or State?			
What storm water management benefits accrue if the site is preserved?			
Does the wetland provide protection from storm surges?			
What are the wildlife habitat values and the water quality improvement benefits?			
What is the extent of wetland mapping on the site? What regulatory agencies – DEC, ACOE and/or USFWS – have mapped the site?			
<b>Flood/Shoreline Protection</b>			
Is it within the coastal zone?			State Coastal Area Boundary
Does it contain areas subject to flooding?			100 year per FEMA Flood Maps
Is it located in/or adjacent to the Staten Island Bluebelt?			Staten Island Bluebelt Watersheds
<b>Habitat</b>			
Does it contain special habitat values? (rare, threatened, or endangered species; special of special concern; native plants and animals; essential fish habitat, shell fish)			NOAA ESI-shoreline map & associated information, **1, 2, 3, 4, 5, 6, 7, 8
Is it an opportunity for wetland restoration?			NY-NJ HEP Restoration Project, **9

ENVIRONMENTAL CRITERIA CONT'D:	YES/NO	REMARKS	SOURCE
<b>Public Use</b>			
Is there potential for passive recreation?			Task Force & Public Comment
Is there potential for education and research?			Task Force & Public Comment
Is it a potential resource for stewardship within the community?			Task Force & Public Comment
<b>Size, Quality, and Location</b>			
Is it a large parcel?			Real property Database
Does it contain a large wetland (> 12.4 acres; > .5 acres)?			NYS DEC Wetlands, **10
Is it the parcel contiguous, contain the 150 foot buffer, and/or hydrologically connected to other important wetlands or streams?			NYS DEC Wetlands, **11, 12, 13
Is it fragmented or otherwise impaired?			Task Force & Aerial Photos
Is it contiguous to parkland or other existing open space?			Real property Database
Does it link protected lands through greenways or biological corridors?			Real property Database
<b>Regional Context / Other Studies</b>			
Has it been identified in other inventories or studies as being a conservation priority?			NYS Land Conservation Plan, **14, 15, 16, 17, 18, 19, 20, 21, 22, 23
Is it in the Jamaica Bay Task Force's purview as well?			Jamaica Bay Task Force

TECHNICAL CRITERIA:	YES/NO	REMARKS	SOURCE
Is the property adjacent to an existing City park or other open space?			
Would the community, as represented by Community Boards, accept the transfer?			
Does the Parks Dept. have the ability to manage/maintain the site in terms of physical site constraints?			
Does the Parks Dept. have adequate budget to maintain the site?			
Could some other conservation agency/organization maintain the site? Possible managers could be DEP/Bluebelt, National Park Service, NYSDEC or some not-for-profit conservancy?			
Does the transfer support some existing initiative such as DEP's Bluebelt program?			

ECONOMIC CRITERIA:	YES/NO	REMARKS	SOURCE
What are the economic development opportunities of the site?			
Just how likely is the possible development of the site? How long has the development been proposed for the site? What has prevented the development from coming to fruition?			
What are other competing uses for the site?			
Is it needed for some vital service that may not be sited elsewhere, such as a DEP pump station, the siting of which is dependent on topography?			
Is the site needed as a place to locate mitigation for some future development project?			
Does the site present possibilities for some limited development?			
Does economic development opportunities exist at the site?			EDC
Is property located within an Empire Zone?			EDC
Is property located in an IDA zone?			EDC
Does the property fall within and EDC Vision/Study area?			EDC Real Estate Division
Has development been proposed for site?			EDC
Does existing zoning accommodate proposed development?			NYC zoning law
Is development probable?			EDC
Is development imminent?			EDC
Is the proposed economic development proximate to other similar uses?			EDC
Is siting the proposed development elsewhere economically feasible?			EDC

ECONOMIC CRITERIA CONT'D:	YES/NO	REMARKS	SOURCE
Is the proposed development well suited to the site?			EDC
Will implementation of the proposed development increase the property value?			EDC
Will implementation of the proposed development provide economic benefit to NYC? (jobs, tax revenue)			EDC
Are there other competing uses for the site?			City Agencies/ WTTF
Does proposed development present an on-site wetlands restoration opportunity?			EDC/City Agencies

LEGAL CRITERIA:	YES/NO	REMARKS	SOURCE
How feasible is the transfer in terms of legal restrictions such as consent orders?			
Does it interfere with existing leases such as that held by the Port Authority for the airports?			
Do roadway mappings preclude a transfer?			
How does the park alienation issue relate to the proposed transfer?			
ULURP restrictions on use at time of approval; e-designations requiring the addressing of specific potential site conditions, e.g. noise, hazmats, etc.			City Planning Commission, Board of Estimate, City Council, E-designations listed in zoning resolution
Deed restrictions: on use; hazmat remediation; ability to transfer; at-sale prohibition on transfer; requirement to build			Title search, deed
Existing leases: duration; renewals built into lease; purchase options			Lease record provisions from DCAS and other agencies
Legal obligations: includes mandated hazmat cleanup; orders on consent w/DEC to meet obligations; address violations			DEC and EPA files
Easements: reserving portion of land element for future use that is incompatible w/other uses (e.g. mapped street; sewer and other utility easements; rail/transit easements; restrictions within airspace flight paths			Review of city maps, Title search, Zoning resolutions, FAA regulations that govern flight path restrictions
Alienation: City Charter prohibits sale of public waterfront to private entity in most locations			City Charter. Source for specific exempt parcels unknown. For example, an area extending some distance offshore from City Island is owned by each upland property owner. Granted by original grantee of the King of England.
City regulations/procedures: for agency identification and acquisition of city property to carry out agency's mission (e.g. holds, designated jurisdiction)			DCAS, Agency Records

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1 = NOAA Shellfish Growing Areas

2 = NOAA National Marine Sanctuaries

3 = NOAA NERRs National Estuarine Research Reserves

4 = NYSDOS Significant Coastal Fish & Wildlife Habitat

5 = USFWS - NY Bight Assessment

6 = NYS DEC - Significant Coastal Habitat Areas

7 = NYS Natural Heritage Database

8 = Essential Fish Habitat

9 = ACOE CRIP Areas

10 = USFWS NWI Wetlands

11 = USFWS NWI Wetlands

12 = USGS Hydrography

13 = Aerial Photos

14 = NY-NJ HEP Acquisition Priority

15 = NYC Dept. of City Planning. Special Natural Waterfront Area

16 = NYSDEC Critical Environmental Area

17 = TPL - Buffer the Bay - Jamaica Bay

18 = TPL & NYAS - Harbor Herons Report

19 = TPL NYCAS - Islanded nature Arthur Kill

20 = Bronx River Greenway Master Plan

21 = NYC Audubon/NY4P Natural Areas Initiative

22 = RPA/ACOE Needs & Opportunities Report

23 = NRG Open Space Plan