

C

Jean Sokolowski
06/27/2006 04:10 PM
EDT

To: work
cc:
Subject: Yankee Stadium Redevelopment Project

From: Alderson, Colleen [mailto:Colleen.Alderson@parks.nyc.gov]
Sent: Friday, June 23, 2006 7:29 PM
To: Burns, Kevin (ALB)
Subject: RE: Yankee Stadium Redevelopment Project

Kevin,

The numbers in the amendment are from the EIS. I think the discrepancies can be fully explained. I am actually at home now but here is what I know with the information at hand:

1) Macombs Dam Park

The 11.2 acre figure is from the EIS. The 10.67 acre is the accurate figure after reconciling the record City Map and surveys conducted. This figure was not ascertained until the official maps approved by the City Council and City Planning Commission were under detailed and final review and comment by Technical Review staff of the Department of City Planning.

2) Heritage Field

In the EIS, specific acreage is attributed to Heritage Field (8.9) and Ruppert Plaza separately (1.13). 8.9 acres refers to the existing stadium site (Heritage Field) itself excluding a cutout area along 157th Street. In the appraisal and what we are proposing for replacement parkland under LWCF is both Heritage Field and Ruppert Plaza together. 10.02 is the accurate figure for both Heritage Field plus Ruppert Plaza after reconciling the official City map records and survey information following approval of the mapping of parkland by the City Council and City Planning Commission.

3) Harlem Waterfront

5.11 acres is the acreage attributed to in the EIS because it discounts the land underwater to provide an accurate acreage for the usable amount of open space. The proposed LWCF replacement parcel consists of 5.05 acres of upland area and 1.37 acres of underwater land for a total of 6.427 acres. The appendix in the appraisal provides a value for the land underwater. The main body of the report provides the value for the upland area.

Please let me know if these explanations are sufficient to adjust the figures in the amendment.



<Kevin.Burns@oprh
p.state.ny.us>

06/27/2006 04:52 PM
AST

To: <Jean_Sokolowski@nps.gov>
cc:

Subject: RE: FW: Yankee Stadium Redevelopment Project

Jeannie: from the appraisal report: these are three inlets from the Harlem River containing shallow waters (1-6 feet deep) and bulk-heading that is in dilapidated condition. Does that satisfy? Kevin.

-----Original Message-----

From: Jean_Sokolowski@nps.gov [mailto:Jean_Sokolowski@nps.gov]

Sent: Tuesday, June 27, 2006 4:09 PM

To: Burns, Kevin (ALB)

Subject: Re: FW: Yankee Stadium Redevelopment Project

Kevin:

Just for my own understanding: Do you know what exactly is this 1.37 acres of underwater land?

3) Harlem Waterfront

5.11 acres is the acreage attributed to in the EIS because it discounts the land underwater to provide an accurate acreage for the usable amount of open space. The proposed LWCF replacement parcel consists of 5.05 acres of upland area and 1.37 acres of underwater land for a total of 6.427 acres. The appendix in the appraisal provides a value for the land underwater. The main body of the report provides the value for the upland area.



New York State Office of Parks, Recreation and Historic Preservation
The Governor Nelson A. Rockefeller Empire State Plaza
Agency Building 1, Albany, New York 12238

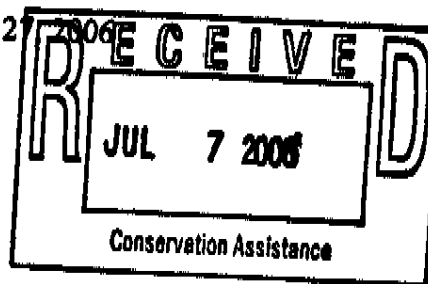
518-474-0456

Human Resources
518-474-0453Fiscal Management
518-474-0081

TDD: 518-486-1899

Ms. Jean Sokolowski
NYS Project Manager
National Park Service
200 Chestnut Street
Philadelphia, PA 19106

June 21, 2006



Re: LWCF #36-00776E
Macombs Dam Park
City of New York

Dear Ms. Sokolowski:

At this time, please be advised that the New York State Office of Parks, Recreation and Historic Preservation has completed a review of pertinent materials regarding the proposed conversion of the Land and Water Conservation Fund assisted site referenced above. As you know, this review has been undertaken in close coordination with your office. Based upon this comprehensive examination, we are requesting National Park Service approval of this conversion.

The project involves the conversion of a parcel of land at Macomb's Dam Park totaling 10.673 acres (the converted parcel) in exchange for parcels totaling 16.456 acres (the replacement parcels).

Our recommendation for approval is based upon the following considerations:

- A) All practical alternatives to the conversion have been evaluated and rejected on a sound basis. The Final Environmental Impact Statement (FEIS) prepared for this project and on file with your office contains, particularly in Chapter 22 (Alternatives), an analysis of alternatives.
- B) Fair Market Value for all affected parcels has been established. Appraisals have been reviewed and found to be in accordance with the Uniform Appraisal Standards for Federal Land Acquisition. The converted parcels have been appraised at \$21,000,000 and the replacement parcels at \$25,940,000 (see "Memoranda of Appraisal Review" prepared by this Agency - Sandra Burnell to James S. Sponable, dated June 20, 2006 (enclosed)).
- C) The property proposed for replacement is of reasonably equivalent usefulness and location as that being converted. Chapter 4 of the FEIS, in particular, provides an analysis of this item.

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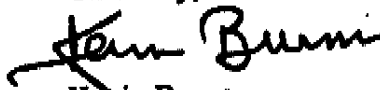
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- D) The property proposed for replacement meets the eligibility requirements for LWCF assistance, and constitutes a viable recreation area.
- E) There are no wetlands impacted by this conversion.
- F) All necessary coordination with other Federal agencies has been satisfactorily accomplished.
- G) The required environmental review has been addressed through the comprehensive FEIS that was made available for public review and comment (note, in summary, the May 30, 2006 e-mail from Thomas Lyons to me, enclosed). The conversion does not arise from another federal action.
- H) The Intergovernmental Review System (EO12372) procedures are not applicable, as New York State no longer has a "state clearinghouse" agency. As noted, a comprehensive FEIS was made available for public review and comment.
- I) The proposed conversion and substitution are in accord with the SCORP.
- J) The State Historic Preservation Office (SHPO) has reviewed the project and has determined that it will have an "Adverse Effect". A Memorandum of Agreement is being submitted separately.
- K) An amendment is being submitted to adjust the involved acreage (enclosed).
- L) 6(f) maps of the replacement and converted parcels are being provided (enclosed).

In conclusion, we appreciate the considerable review and discussion with your office which has helped to facilitate the requisite evaluation of this proposed conversion. If you have any questions, or if we can provide further documentation or information to enhance a prompt and thorough review by the National Park Service, please do not hesitate to contact me.

Sincerely,



Kevin Burns

Alternate State Liaison Officer

Enclosures

- 1) Memoranda of Appraisal Review
- 2) Environmental Review Materials
- 3) Signed and dated 6f boundary maps
- 4) Amendment to Project Agreement