CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

June 23, 2014

NEGATIVE DECLARATION

Project Identification
CEQR No. 12DCP082R
ULURP No. 110122ZMR
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Olga Abinader
(212) 720-3493

Sollazzo Plaza Rezoning

The applicant, Estate of Letizia Sollazzo c/o John Sollazo, is proposing to rezone an existing property from R3-2/C1-1 and R3-2 to R3-2/C1-2. The proposed action would facilitate a proposal by the applicant to develop a 1-story, approximately 7,064 gross square foot (gsf) Use Group 6 commercial retail building and a 24-space accessory parking lot on 1816 Forest Avenue (Block 1706, Lot 21, the "project site") between the Mariner's Harbor and Elm Park neighborhoods of Staten Island, Community District 1.

The project site is located along the south side of Forest Avenue between Richmond Avenue and Sanders Street. The project site is entirely zoned R3-2, which allows low density residential uses, and the eastern portion of the site is mapped with a C1-1 commercial overlay, which allow retail and service establishments. The proposal would eliminate the existing C1-1 overlay and map the proposed C1-2 overlay on the entirety of the site. Similar to C1-1, C1-2 commercial overlays allow Use Groups 1 through 4 and 6 (retail and service establishments), but have lower parking requirements. The proposed C1-2 district's parking requirements would accommodate the applicant's proposed project by requiring 50 percent fewer parking spaces compared to C1-1 districts. The project site contains approximately 18,237 sf of lot area, and is currently developed with one vacant two-story, former commercial building (on the eastern portion of the lot), one vacant, two-story residential structure; and an accessory garage building. All existing structures on the subject site would be demolished to accommodate the proposed development.

The proposed project is expected to be completed by 2015.

Absent the proposed action, the existing conditions on the project site would remain unchanged.

The proposed action includes an (E) designation (E-346) for air quality on the project site (Block 1706, Lot 21) in order to preclude the potential for significant adverse impacts.

The (E) designation text is as follows:

> **Any new commercial development on Block 1706, Lot 21, must ensure that fossil fuel-fired heating and hot water systems utilize only natural gas, and that exhaust stack(s) are located on the highest rooftop, and are least 27 above grade and are 99 feet from Forest Avenue, to avoid any potential significant air quality impacts.**

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated June 20, 2014, prepared in connection with the ULURP Application (No. 110122ZMR). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The (E) designation for air quality would ensure that the proposed actions would not result in significant adverse impacts.

2. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, please contact Ingrid Young of the Department of City Planning at (212) 720-3425.

Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: June 20, 2014

Carl Weisbrod, Chairman
City Planning Commission

Date: June 23, 2014