DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

July 29, 2016

Nilda Mesa
Mayor's Office of Environmental Coordination
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **901 Manor Road Rezoning**
CEQR No. 16DCP186R
ULURP No. 160378ZMR
Staten Island, Community District 2
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, Clara Fazzino, is seeking a zoning map amendment to extend a Cl-1 commercial overlay on an approximately 9,000 square foot (sf) portion of a lot currently zoned R3-1 (Block 701, Lot 1, the "proposed rezoning area"). The project site is generally bounded by Norwalk Avenue to the north, Tillman Street to the south, Area Place to the east, and Manor Road to the west, and is located within the Willowbrook neighborhood of Staten Island, Community District 2. The proposed action would facilitate a proposal by the applicant to develop a one story, approximately 7,956 gross square foot (gsf) commercial building and 27 accessory off-street parking spaces at 901 Manor Road.

The project site, which is currently vacant, is mapped R3-1 and R3-1/C1-1. The C1-1 commercial overlay is mapped on an approximately 11,000 sf portion of the project site fronting

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Manor Road, at a depth of 100 feet. This portion would remain unaffected by the proposed rezoning. Upon approval of the proposed rezoning, the entirety of the project site would be rezoned R3-1/C1-1. R3-1 zoning districts are low-density residential districts that allow residential uses at an FAR of 0.6, with up to a 20% increase for attic allowance, and community facility uses at an FAR of 1.0. When mapped with a C1-1 commercial overlay, local commercial uses are allowed at an FAR of 1.0. Per the New York City Zoning Resolution (ZR) Section 36-20, for general retail uses in C1-1 commercial districts, one parking space must be provided per 150 square feet of floor area.

The proposed rezoning would facilitate the development of a one story, 7,956 gsf commercial building, with 27 accessory off-street parking spaces accessible by two proposed curbs cuts along Tillman Street.

Absent the proposed action, the applicant has stated that the project site would be developed with an approximately 2,500 gsf commercial building and 17 accessory parking spaces. The remaining R3-1 portion of the site would be developed with four residential buildings containing a total of six dwelling units, for approximately 6,000 gsf of residential uses.

The proposed project is expected to be completed by 2018.

An Environmental Assessment Statement is attached. Please contact Annabelle Meunier of the Department of City Planning at (212) 720-3426, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Jacquelyn Harris, Len Garcia-Duran, Andrew English, Robert Dobruskin, Barry Fisher, Pat Bussey, Kenny Ramnarine, Xiomara Chang, Susan Wong