DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

M E M O R A N D U M

TO: Sara Avila, Catherine Ferrara Iannitto

FROM: Evren Ulker-Kacar

DATE: December 15, 2025

RE: **TYPE II**

CEQR No.	26DCP061R
Land Use Application No.	260169ZMR; N260170ZRR
Project Name	198-208 Richmond Terrace Rezoning

We have reviewed the above referenced application and determined that, pursuant to 6 NYCRR 617.5, it is a Type II action and not subject to SEQRA/CEQR:

- ☐ **617.5(9)** Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or use variance, and consistent with local land use controls, but not radio communication or microwave transmission facilities.

- ☐ **617.5(11)** construction or expansion of a single-family, a two-family or a three-family residence on an approved lot.

- ☐ **617.5(12)** Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.

- **617.5(25)** Official acts of a ministerial nature involving no exercise of discretion:

  ☐ Special Permits pursuant to Zoning Resolution Section 74-78 (Conversions of Non-Residential Floor Area), for modifications to the requirements relating to the location of loft dwellings or joint living-work quarters for artists and use restrictions.

  ☐ Authorizations pursuant to Zoning Resolution Sections 105-421 (Modification of topographic features on Tier I sites), 105-422 (Authorization of a development, enlargement or site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer), 105-423 (Relocation of erratic boulders), 105-424 (Alteration of rock outcrops), 105-425 (Modification of botanic environment and tree preservation and planting requirements), 105-426 (Alteration of aquatic features), 105-91 (Special District Designation on Public Parks), 107-64 (Future Subdivision of Certain Plan Review Site), 107-65 (Authorization for Modifications of Natural Features), 119-311 (Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer), 119-313 (Modification of landscaping, tree preservation and tree planting requirements), and 119-319 (Authorization to allow site alterations, the construction of new park-related facilities and improvements to existing park-related facilities within public parks).

☐ Other Authorizations*

☐ City Planning Commission and Chair Certifications.

☐ Actions pursuant to Zoning Resolution Sections 93-65, 95-04 and 95-05 relating to transit easements.

- **617.5(32)** License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities:

  ☐ Renewal of Special Permit or Authorization.

- **617.5(b)** Residential Development Type II Actions (Green Fast Track) adopted as Section 5-05(e) and (f) of Chapter 5 of Title 62 of the Rules of the City of New York:

  ☑ Green Fast Track for Housing eligible.

- ☐ **Other*** _____

*As determined by DCP's Environmental Assessment and Review Division and Counsel's Office

cc:

City Planning Commissioners

City Environmental Quality Review

GREEN FAST TRACK FOR HOUSING TYPE II: ELIGIBILITY CHECKLIST

FOR GREEN FAST TRACK TYPE II ACTIONS ONLY

Part I: Project Summary

Project Summary	Economic Development Opportunity Zone Fund 1, LLC (the "Applicant") seeks a zoning map amendment to rezone the Project Area from an R6 and R6/C2-2 to an R7-3/C2-4 zoning district; to add the Project Area to the Special St. George District (the "SG"); and zoning text amendments to Appendix F of the Zoning Resolution of the City of New York to establish a Mandatory Inclusionary Housing ("MIH") area coincident with the Project Area (the "Proposed Actions") at 198-208 Richmond Terrace (Staten Island Block 13, Lots 60, 68, 71, 73, and p/o 8) (the "Project Area") in the Rosebank neighborhood of Staten Island Community District 1. The Proposed Actions would allow the Applicant to develop tax lots 68, 71, and 73 (collectively, the "Development Site"), with an 14-story, 124,770 gross square foot ("gsf") mixed-use residential and community facility building with approximately 130 dwelling units, of which approximately 26-39 would be permanently income restricted (under MIH Options 1 or 2), 10,677 gsf of community facility (the "Development"). The proposed building would have 4 accessory parking spaces located on the first level of the building, where none are required. Aside from the Development Site that is Applicant-controlled, there are no other developable sites in the Project Area.
Development Site Blocks and Lots *"Development site" means the zoning lot all or part of which the applicant proposes to develop through the action.*	Block 13, Lots 68, 71, 73
Developable Site Blocks and Lots *"Developable site" means a zoning lot, including the development site, within the area that is the subject of the action that the lead agency determines is likely to be developed as a result of the action.*	Block 13, Lots 68, 71, 73

Part II: Package Requirements

II.1 Agency Sign-offs	Required Agency Sign-offs and their determinations ***attached.*** List of required agencies include: Landmarks Preservation Commission; Department of Environmental Protection.	✔
II.2 Restrictive Declarations & E-Designations	Required Restrictive Declarations & E-Designations ***attached.***	✔
II.3 Development Increment Table	Development Increment Table ***attached.***	✔
II.4 Project Area Map	Project Area Map (with development sites) ***attached.***	✔

Part III: Eligibility Checklist

§ 3. Section 5-05 of Chapter 5 of Title 62 of the Rules of the City of New York: Subdivisions (e) and (f)

		Eligible?
(e)	**Residential Development Type II Actions. The following actions are not subject to review under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to subdivision (f) of this section:**	
(e) (1)	Actions that enable incremental development of at least 1 and no more than 250 new dwelling units or new income-restricted dwelling units, and no more than 35,000 gross square feet of space for non-residential uses, which includes no more than 25,000 gross square feet of space for commercial uses and no more than 25,000 gross square feet of community facility space, and which at the time of the environmental determination are:	☑
(i)	Located wholly within an existing R5 through R10 Residence zoning district, provided that such action does not include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district; or	☑
(ii)	Located in an existing stand-alone Commercial zoning or Manufacturing zoning district and are being developed pursuant to a regulatory agreement or lease with a government agency to develop housing or a decision by the Board of Standards and Appeals authorizing residential development; or	☐
(e) (2)	Actions that enable incremental development of at least 1 and no more than 175 new dwelling units or new income restricted dwelling units, and no more than 20,000 gross square feet of space for non-residential uses, which includes no more than 10,000 gross square feet of space for commercial uses, and no more than 10,000 gross square feet of community facility space, and which at the time of the environmental determination, are located at least partially within an existing R1 through R4 Residence zoning district, provided that such action shall not include actions that include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district.	☐
(f)	**Type II Residential Development Prerequisites. An action listed in subdivision (e) of this section must also comply with all of the following to be a Type II action, at or before the time environmental review is required to be completed:**	**Eligible?**
(f) (1)	Any new building or any enlargement of an existing building on the development site shall not burn fossil fuels to supply heat or hot water;	☑
(f) (2)	The applicant or development site owner shall have complied with the following site-specific requirements:	☑
(i)	For developable sites that include one or more tax lots that do not have an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution at the time of the environmental determination, completed a Phase I Environmental Site Assessment for the development site and either:	☑
(A)	Obtained a written signoff from the lead agency that no further environmental investigation is required or that a plan to address any hazardous materials is acceptable; or	☐
(B)	Consented to the establishment of an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution and 15 RCNY Chapter 24 on the developable sites, provided that where an (E) designation is not available and the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections and development oversight requirements equivalent to an (E) designation found in 15 RCNY Chapter 24 in such regulatory agreement; and	☑
(ii)	Obtained a determination from the New York City Landmarks Preservation Commission (LPC) stating whether any developable site is within an archaeologically sensitive area, is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District, is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, or is substantially contiguous to a sunlight sensitive architectural resource, and	☑
(A)	If LPC determines a developable site is within an archaeologically sensitive area, completed an archaeological document study for the development site and obtained a writing from LPC that the development of such development site does not raise archaeological concerns; and	☐
(B)	If LPC determines a developable site is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District or is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, obtained a writing from LPC that the development of such development site does not raise historic preservation concerns;	☐
(iii)	Agreed to prepare and implement a Construction Protection Plan consistent with the requirements of the New York City Department of Buildings Technical Policy and Procedure #10/88 for a development site located at least partially within 90 feet of a building or site formally determined to be eligible for listing on the National Register of Historic Places or the New York State Register of Historic Places or of a building or site that is eligible for designation as a New York City Landmark or Historic District;	☐
(iv)	For developable sites within 1000 feet of an air emissions source that operates under a permit issued pursuant to subpart 201-5 of title 6 of the New York Codes, Rules and Regulations (New York State facility permits) or subpart 201-6 of such title (Clean Air Act Title V permits) or either within 400 feet of any existing air emission source with an active or expired industrial permit issued by the New York City Department of Environmental Protection or within 400 feet of any unpermitted industrial source, confirmed to the lead agency based on the emission limits in the permit(s) or, for any unpermitted source, the estimated emission limits from similar source permit(s) provided by the lead agency, that concentrations of any pollutant regulated by the permit(s) or identified by the lead agency for any unpermitted source will not exceed the corresponding National Ambient Air Quality Standards (including background concentrations) and Annual Guideline Concentration (AGC) and Short-term Guideline Concentration (SGC) in the New York State Department of Environmental Conservation Division of Air Resources Guidelines for Evaluation and Control of Ambient Air Contaminants (DAR-1) at such developable site, as determined in accordance with the industrial source screen in Appendix B of Chapter 5 of Title 62 of the rules of the city of New York (Industrial Air Quality Checklist).	☐
(v)	With respect to calculation of noise levels, either:	☐
(A)	Provided to the lead agency representative peak hour outdoor noise sampling showing less than 70 A-weighted decibels (dBA) L10 ambient noise levels at all developable sites, and provided outdoor noise sampling for all developable site buildings within the line of sight of any railway or elevated subway showing less than 65 dBA Ldn ambient noise levels and confirmed that all developable sites are outside the 65 Day Night Average Sound Level contours established in the Noise Exposure Map (NEM) Report for John F. Kennedy Airport and LaGuardia Airport, or	☑
(B)	Agreed to establishment of an (E) designation for noise pursuant to section 11-15 of the NYC Zoning Resolution on any developable sites that cannot meet the requirements of item (A) above, provided that where the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections equivalent to those imposed by an (E) designation for noise attenuation in such regulatory agreement.	☑
(f) (3)	The projected duration of construction at each development site shall not be greater than 24 months and no consecutive projected construction period for all substantially contiguous developable sites shall be greater than 24 months.	☑
(f) (4)	No portion of any developable site shall:	☑
(i)	Be located adjacent to an arterial highway listed in Appendix H to the New York City Zoning Resolution or a vent structure for a tunnel	☑
(ii)	Be located within in a Special Coastal Risk District mapped pursuant to Article XIII, Chapter 7 of the New York City Zoning Resolution; or	☑
(iii)	Contain a natural resource. *("Natural Resource" means surface water bodies; wetland resources; upland resources, such as beaches, shrublands, meadows, and forests; or other significant or sensitive resources.)*	☑
(f) (5)	The action shall not enable construction of a new building or other structure or enlargement of an existing building or structure with a maximum allowable height greater than 250 feet, including all rooftop bulkheads, mechanical equipment, parapets, and any other parts of the building, or with a maximum possible height greater than 50 feet if substantially contiguous to a public open space other than a street or sidewalk, natural resource or an architectural sunlight sensitive resource identified by LPC under subparagraph (ii) of paragraph (2) of this subdivision above, unless such open space, natural resource or sunlight sensitive resource is entirely within the area between -108° degrees from true north and +108 degrees from true north of the building or other structure or is an architectural resource that is located on a facade that faces directly away from a developable site.	☑

A. Location & Density

i. Proposed Actions

A proposed zoning map amendment would rezone Block 13, Lots 60, 68, 71, 73 and small portions of Lot 8 (hereafter, the "Affected Area"). These properties would be amended from R6 to R7-3. In addition, the zoning map amendment would remove the Rezoning Area from the Special Hillside Preservation District (SHPD).

In addition, two zoning text amendments are sought:

- An amendment to Appendix A of Article XII, Chapter 8 of the Zoning Resolution ("ZR") to add the Affected Area to the Special St. George District ("SG").
- An amendment to Appendix F of the ZR to establish the Rezoning Area as a Mandatory Inclusionary Housing Area ("MIH").

ii. Affected Area

The Affected Area consists of portions of Block 13, Lots 60, 68, 71, 73 and small portions of Lot 8. These properties are in the St. George/New Brighton neighborhood of Staten Island Community District 1. Lots 68, 71 and 73 comprise the Projected Development Site, which is a single combined zoning lot and are discussed in greater detail below.

Projected Development Site (Applicant-Owned):

- Block 13, Lots 68, 71 and 73 is an Applicant-owned that is merged into a single zoning lot. The parcel currently contains two unoccupied and dilapidated homes that are currently under demolition. In total, it contains 15,488 square feet of lot area.

Non-Applicant-Owned Lots:

- Block 6682, Lot 8 is improved with two residential buildings, each rising to 20-stories with a total of approximately 524,513 gsf and 454 dwelling units. The parcel contains a lot area of approximately 203,953. Only small portions of the northern portion of the lot are included in the Affected Area. It is not included in the analysis as it is not a Projected nor Potential Development Site.

- Block 13, Lot 60 is developed with an 11-story mixed-use building containing 58,792 gross square feet (gsf) with 40 dwelling units and ground-floor commercial space (currently vacant). It contains approximately 16,983 square feet of lot area with approximately 136 feet of frontage along Richmond Terrace and a depth of approximately 132 feet. The building was recently constructed in 2012 and contains 3.47 FAR, which is more than 50% of the development potential under the Proposed Actions.

As noted above, the Rezoning Area is zoned R6 and is located in the Special Hillside Preservation District. The Affected Area is also located in the Outer Transit Zone (OTZ), part of the Greater Transit Zone. It should be noted; a small portion of Lot 73 is zoned R7-3/C2-4 and is located in the Special SG District.

iii. Future-No-Action Scenario

Absent the Proposed Actions, the properties within the Affected Area would remain in their current conditions.

iv. Future With-Action Scenario

In the future with the Proposed Actions, Projected Development Site 1 would be redeveloped.

Projected Development Site:
In the future with the Proposed Actions, Projected Development Site 1 (Block 13, Lots 68, 71 and 73) would consist of an a new 14-story (162') 124,770 (6.28 FAR) residential-community facility use. The building would contain 130 DUs (26-39 income-restricted) along 10,677 gsf of community facility space on the first three floors with the remaining 114,093 gsf devoted to residential use. The building would rise to 145 feet with a bulkhead rising to 162 feet, which would maximize usable floor area. While accessory off-street parking is waived for both residential use and community facility use in this location (Outer Transit Zone), 4 voluntary off-street parking spaces are provided at the ground floor for handicap access. An assumption of one dwelling unit per 875 gsf results in 130 dwelling units.

While the R7-3 district (SG) under MIH permits a maximum height of 375 feet, the Proposed Development fully utilizes its allowable floor area within 14 stories, reaching 145 feet (162 feet at the bulkhead). Constructing additional height is economically infeasible for several reasons. First, as building height increases, stronger foundations, thicker structural elements, and higher-quality materials are required to withstand greater loads and wind forces. These costs escalate significantly, particularly on a site with steep slopes and a rocky topography, where excavation and reinforcement are especially expensive. Additionally, taller buildings necessitate more elevator cores, stairwells, and mechanical systems, consuming valuable floor area and reducing rentable or sellable space on upper floors. Further, additional height beyond 185 feet requires additional setbacks under height regulations, reducing efficiency on additional floors. Given that the full floor area potential is achieved at 145 feet, this height represents the most practical and economically viable maximum under the Proposed Actions.

v. Development Increment

Development Increment Table

Development	Existing/No-Action	With-Action	Increment
Residential (GSF / DUs)	0	114,093 (130)*	+114,093 (130)*
Community Facility (GSF)	0	10,677	+10,677
Total	0	124,770	+124,770
Accessory Parking	0	4	+4

The With-Action scenario meets Green Fast Track criteria for number of units, non-residential floor area, height, construction duration, and Special Coastal Risk zone status.

b. Air Quality

i. Fuel Source

The project meets Green Fast Track criteria, assuming an electric fuel source for HVAC systems and hot water equipment. In addition, the project meets the criteria as no emissions sources are located in 400 or 1,000 feet, as identified in the Green Fast Tracker Eligibility Report. As such, the following E-Designation (E-864) language will be mapped on the Development Site to avoid impacts related to Air Quality and meet the criteria for Green Fast Track.

Block 13, Lots 68, 71 and 73 (Projected Development Site): Any new residential and/or community facility development on the above-referenced property must ensure the HVAC system and hot water equipment are powered by electricity only with no venting or stacks, to avoid any potential significant adverse air quality impacts.

c. Noise

i. Time, Date, and Location of Noise Monitoring

Under Green Fast Track criteria, noise sampling showing less than 70 A-weighted decibels (dBA) L10 ambient noise levels at all developable sites meet the criteria.

Accordingly, monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day at one location for 20-minute periods. Noise Monitoring Location One (1) was located at the Projected Development Site along Richmond Terrace.

Noise Monitoring Location Two (2) was located near the Projected Development Site along Nicholas Street.

ii. Noise Monitoring Results & Tables

Table 1-4 and **Table 1-5** below contain the results for the measurements taken at Location 1 and Location 2.

b. Table 1-4: Noise Levels in dBA at Location 1

	Thursday, April 10, 2025		
Time	**7:34 am – 7:54 am**	**12:03 pm – 12:45 pm**	**4:30 pm – 4:50 pm**
L_{max}	92.4	83.6	85.4
L_{10}	69.0	67.5	72.5
L_{eq}	66.1	63.4	68.2
L_{50}	62.0	57.5	61.5
L_{90}	53.0	58.5	50.0
L_{min}	41.6	42.5	43.9

c.

d. Table 1-5: Noise Levels in dBA at Location 2

	Thursday, April 10, 2025		
Time	**7:57 am – 8:17 am**	**12:25 pm – 12:45 pm**	**4:51 pm – 5:11 pm**
L_{max}	86.0	82.4	89.5
L_{10}	69.0	66.0	70.0
L_{eq}	65.3	62.2	66.5
L_{50}	62.5	57.0	60.5
L_{90}	53.5	49.5	49.0
L_{min}	45.9	44.1	42.9

The traffic volumes (vehicle counts) and vehicle classifications collected during peak vehicular travel periods [morning (AM), noon (MD), and evening (PM)] concurrent with noise monitoring at Location 1 and Location 2 are shown below in **Table 1-6** and **Table 1-7**.

Table 1-6: Traffic Volumes and Vehicle Classifications Noise Location 1

	Thursday, April 10, 2025		
	7:34 am – 7:54 am	**12:03 pm – 12:45 pm**	**4:30 pm – 4:50 pm**
Car/ Taxi	32	28	36
Van/Light Truck/SUV	44	45	48
Medium Truck	4	1	2
Heavy Truck	1	2	1
Bus	7	6	0

Table 1-7: Traffic Volumes and Vehicle Classifications Noise Location 2

	Thursday, April 10, 2025		
	7:57 am – 8:17 am	**12:25 pm – 12:45 pm**	**4:51 pm – 5:11 pm**
Car/ Taxi	4	7	2
Van/Light Truck/SUV	7	5	0
Medium Truck	0	0	0
Heavy Truck	0	0	0
Bus	0	0	0

i. Conclusion of Noise Monitoring

For a residential/community facility use - as would occur under the proposed action, an L10 of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. An L10 of between 70 and 75 dB(A) is identified as marginally unacceptable general external exposure.

The highest recorded L_{10} at Location 1 was 72.5 dB(A) during the evening period. The highest recorded L_{10} at Location 2 was 70.0 dB(A) during the evening period. Based on the noise readings, a window wall attenuation of 28 dB(A) would be required on all facades, however as determined by the nearby *River North Rezoning EIS* (20DCP140R) from 2021, noise readings associated with that project found buildings on this segment of Richmond Terrace would require 31 dB(A) of attenuation to ensure interior noise levels within the proposed project would satisfy applicable interior noise criteria. This EIS has a more comprehensive noise analysis with additional noise sources. Therefore, a minimum of 31 dB(A) window/wall attenuation would be required for this location as recommended by DCP.

As such, the following E-Designation (E-864) language will be mapped on the Development Site to avoid impacts related to Noise and meet the criteria for Green Fast Track.

Block 13, Lots 68, 71 and 73 (Projected Development Site): In order to ensure an acceptable interior noise environment, future residential or community facility uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all facades to maintain an interior L10 noise level not greater than 45 dB(A) for residential uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

b. Hazardous Materials

i. Phase I ESA Summary:

The April 2025 Phase I ESA report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, institutional and industrial uses. Properties in the surrounding area include residential apartment buildings, a vacant lot, and a parking garage. Regulatory databases identified no Recognized Environmental Conditions (RECs) at the subject property. A total of 3 RCRA generator sites, 23 underground/aboveground storage tank (UST/AST) sites, and 26 leaking UST sites were identified within a ½-mile radius, though none are expected to pose an adverse impact. Additionally, 8 spill sites were identified within ½ mile, all with closed status and no expected environmental concern. One site (160 Richmond Terrace) located 0.02 miles away had a resolved petroleum spill

ii. DEP response to Phase I ESA

Based upon a review of the Phase I report, DEP concluded in a letter dated July 22, 2025, that based on prior on-site and/or surrounding area land uses an (E) Designation for hazardous material should be placed on the Projected Development Site, which will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance occurs. To determine if contamination exists and perform the appropriate remediation, the following tasks must be undertaken by the fee owners of the lots (Block 13, Lots 68, 71 and 73) restricted by this (E) designation (E-864) prior to any demolition or disturbance of soil on the lot:

Block 13, Lots 68, 71 and 73 (Projected Development Site):

Task 1- Sampling Protocol

The fee owners of the lot restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to the Mayor's Office of Environmental Remediation (OER) for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.

No sampling program may begin until written approval of a work plan and sampling protocol is received from the OER. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by OER upon request.

Task 2 – Remediation Determination and Protocol

A written report with findings and a summary of the data must be presented to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided by OER if the results indicate that remediation is necessary.

If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is necessary according to test results, a proposed remediation plan must be submitted to OER for review and approval. The fee owners of the lot restricted by this (E) designation must perform such remediation as determined necessary by OER. After completing the remediation, the fee owners of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to OER for review and approval prior to implementation.

With the implementation of the above (E) designation, no significant adverse impacts related to hazardous materials would occur and no potential for the Proposed Actions to result in significant adverse impacts related to hazardous materials.

Under Green Fast Track criteria, if hazardous materials impacts can be avoided, a project meets the criteria.

c. Natural Resources

Under Green Fast Track criteria, a project can be eligible if it is does not contain natural resources. The Projected Development Site (or a site adjacent to the project) does not contain natural resources, as identified on the Green Fast Tracker Eligibility Report. In addition, the Affected Area is not located within the Jamaica Bay Watershed.

d. Historic Resources

i. LPC Correspondence

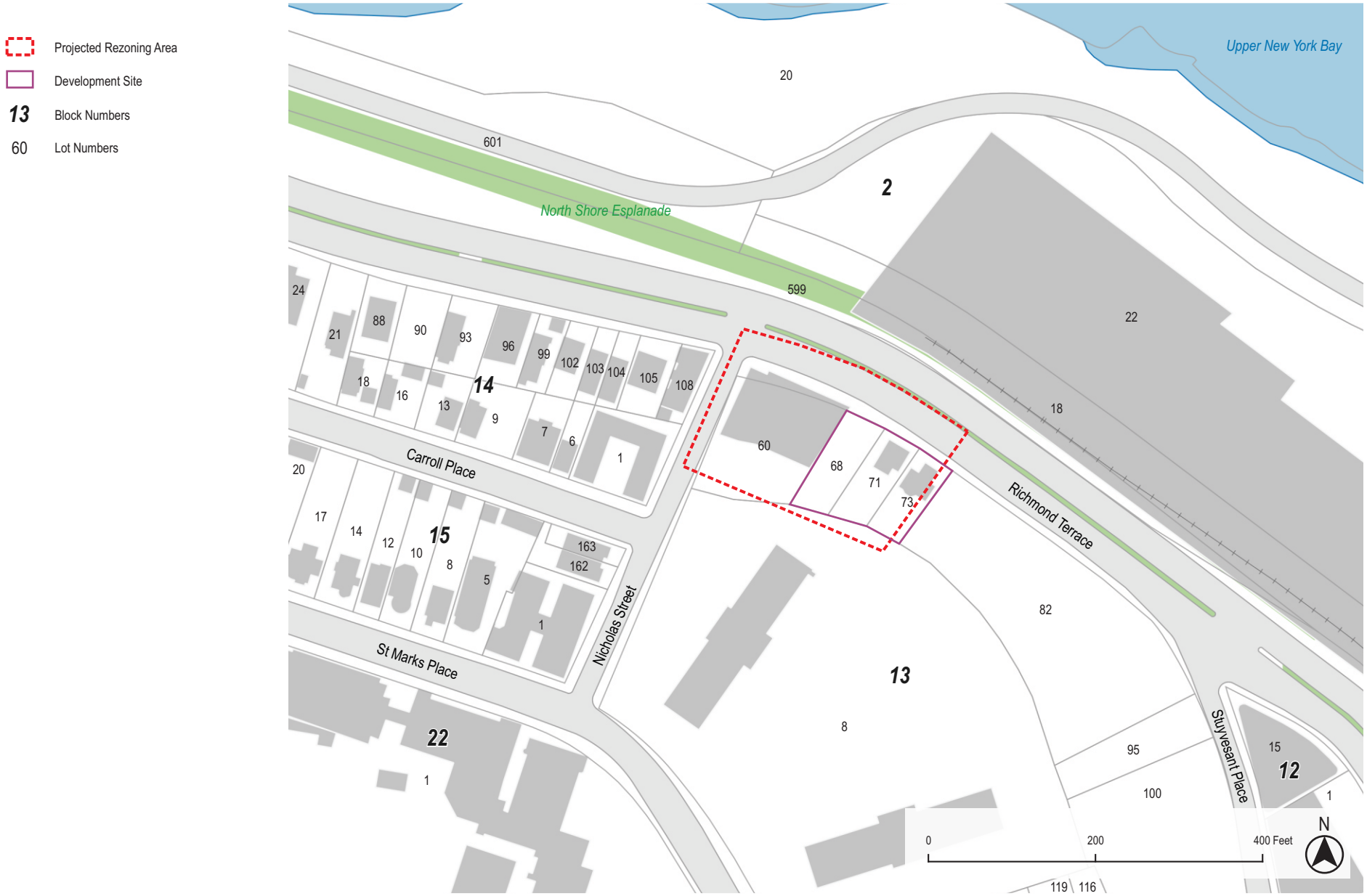
The proposed project was sent to the Landmarks Preservation Commission (LPC) for review and the LPC replied in a letter on May 20, 2025, that the Projected Development Site is does not contain architectural or archaeological significance.

e. Shadows

Under the Green Fast Track criteria, a project can be eligible if it is between 50 feet and 250 feet in height, and not substantially contiguous to a sunlight sensitive resource. The North Shore Esplanade, which is proposed for redevelopment by the Economic Development Corporation (RR066), is located to the north of the Projected Development Site. However, the resource does not exist at this time and is separated from the Projected Development Site by Richmond Terrace (100 feet in width) and intervening buildings. Therefore, the project qualifies for Green Fast Track criteria.

198-208 Richmond Terrace, Staten Island

Figure 1: Project Area Map



Data Source: MapPLUTO 2025v2.1

Urban Cartographics

Landmarks Preservation Commission

253 Broadway
11th Floor
New York, NY 10007

Voice (212) 669-7700
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 78DCP111R
Project: 198-208 RICHMOND TERRACE
Date Received: 5/19/2025

Properties with no Architectural or Archaeological significance:

1) 165 ST. MARKS PLACE, BBL: 5000130008
2) 224 RICHMOND TERRACE, BBL: 5000130060
3) 208 RICHMOND TERRACE, BBL: 5000130068
4) 204 RICHMOND TERRACE, BBL: 5000130071
5) 198 RICHMOND TERRACE, BBL: 5000130073

Gina Santucci 5/20/2025

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37643_FSO_GS_05202025.docx

Environmental Protection

Rohit T. Aggarwala
Commissioner

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Deputy Commissioner
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July 22, 2025

Alexander Plackis
Associate Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 198-208 Richmond Terrace
Block 13, Lots 8, 60, 68, 71, and 73
CEQR # 78DCP111R

Dear Mr. Plackis:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the May 2025 Green Fast Track Memo and the April 2025 Phase I Environmental Site Assessment (Phase I) prepared by Environmental Affiliates, Inc. on behalf of ZHL Group (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to rezone Block 13, Lots 60, 68, 71, 73 and small portions of Lot 8 (Affected Area). These properties would be amended from R6 to R7-3. In addition, the zoning map amendment would remove the Rezoning Area from the Special Hillside Preservation District. In addition, two zoning text amendments are sought: an amendment to Appendix A of Article XII, Chapter 8 of the Zoning Resolution (ZR) to add the Affected Area to the Special St. George District and an amendment to Appendix F of the ZR to establish the Rezoning Area as a Mandatory Inclusionary Housing Area. The Affected Area consists of portions of Block 13, Lots 60, 68, 71, 73 and small portions of Lot 8. These properties are in the St. George/New Brighton neighborhood of Staten Island Community District 1. Lots 68, 71 and 73 comprise the Projected Development Site, which is a single combined zoning lot. In the future with the Proposed Actions, the Projected Development Site would consist of a new 14-story, residential-community facility use. Block 6682, Lots 8 and 60 are not Projected nor Potential Development Sites.

The April 2025 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including a gas station, a railroad line, a railroad yard, residential buildings, a parking garage, a hotel, a club, a central heating plant, etc. Regulatory databases identified 8 spills within 1/8 mile; 10 underground storage tank sites and 12 aboveground storage tank sites within 1/4 mile; and 27 leaking storage tank sites and 1 voluntary cleanup program site within 1/2 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, an (E) Designation for hazardous materials should be placed on the Projected Development Site pursuant to Section 11-15 of the New York City Zoning Resolution. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance occurs, as well as to ensure the maintenance and oversight of any required engineering controls by the Mayor's Office of Environmental Remediation (OER). Further hazardous materials assessments should be coordinated through OER.

Future correspondence and submittals related to this project should include the following CEQR # **78DCP111R**. If DCP has any questions, you may contact me at weiy@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
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