NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

An analysis of land use, zoning, and public policy is included in the EAS. The Applicant, NBM Development LLC, proposes a Zoning Map Amendment to extend an existing C2-1 commercial overlay district over the remainder of the Evergreen Plaza Shopping Center in the Great Kills neighborhood of Staten Island, Community District 03 (the "Proposed Action"). Specifically, the existing C2-1 commercial overlay district that is mapped over the majority of the Zoning Lot (Lots 410, 275 and p/o 405 and 415) would be extended to include the remaining portions of Lots 405 and 415 and the entirety of Lots 418 and 425 (the "Proposed Rezoning Area").

The Applicant's Proposed Development Site (Block 4645, Lot 425) currently contains an 11,381-square-foot (0.25 FAR) building with a day care (9,331 sf) and medical offices (2,050 sf), (Use Group 3, permitted by the underlying R3-2 zoning district). The Proposed Action would facilitate the use conversion of the day care use to general retail and commercial uses (Use Group 6, permitted by the proposed C2-1 commercial overlay). The 2,050 sf medical offices would remain unchanged.

The Proposed Action is not anticipated to result in any new land use, zoning, and public policy that are significantly different from surrounding uses, since there are multiple commercial uses in the surrounding uses. The Proposed Development is also located within the Coastal Zone boundary as determined by the New York City Waterfront Revitalization Program (WRP). This project has been assigned WRP #21-002. No significant adverse impacts related to land use, zoning, and public policy are anticipated to occur as a result of the Proposed Action.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Ibrahim Jobe at +1 212-720-3689.

Stephanie Shellooe, AICP Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE 4/21/2023
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TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 4/24/2023
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