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

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, 5801-14 AMBOYS LLC, seeks a Zoning Map amendment from the City Planning Commission (CPC) to rezone Block 6896, Lots 50 and 53 (the "Development Site") in the Prince's Bay neighborhood of Staten Island Community District 3 from an R3X zoning district to an R3X/C2-2 zoning district. In addition, the applicant seeks approval of a Special Permit from the Board of Standards and Appeals (BSA) pursuant to Zoning Resolution (ZR) Section 73-311 (Drive-Through Facilities) (collectively, the "Proposed Actions"). The Proposed Actions would legalize and bring the existing drive-through facility into conformance while also facilitating site modifications to improve circulation and queuing by incorporating the adjacent Lot 50 into the Development Site to provide approximately 4,400 square feet of additional on-site queuing and circulation space. This expanded area would allow improved vehicular ingress and a larger parking and stacking area for customers accessing the drive-through or visiting the interior of the establishment. There is no construction anticipated on the Development Site associated with the Proposed Actions.

The Proposed Actions would not introduce land uses incompatible with the surrounding area and would be consistent with existing residential, commercial, and open space development patterns within the study area. The action would facilitate the continued operation of an existing Use Group VI eating and drinking establishment with an accessory drive-through component, thereby maintaining an established commercial use while improving site functionality and reducing potential vehicular queuing onto adjacent streets. The Development Site is located within a Lower Density Growth Management Area (LDGMA), where special regulations apply to certain development types in low-density residential and commercial districts in Staten Island. However, because the Development Site is currently zoned R3X, the Proposed Actions would not trigger additional development restrictions beyond the proposed zoning and special permit framework. In addition, the surrounding area includes mapped R3X/C1-1 and similar low-density commercial overlays along nearby corridors such as Amboy Road and Foster Road, supporting the compatibility of the proposed C2-2 commercial overlay. A Waterfront Revitalization Program (WRP) Policy Consistency Assessment Form was completed, and the Proposed Actions were found to be consistent with applicable WRP policies (WRP #24-147). Overall, the Proposed Actions would be compatible with the study area's existing residential and mixed-use character, zoning context, and applicable public policies. Therefore, the Proposed Actions would not result in significant adverse impacts related to land use, zoning, or public policy.

Disadvantaged Communities Assessment

An assessment of the Proposed Actions' potential effects on Disadvantaged Communities (DACs) is included in the EAS. The Development Site is not located within census tract identified as a disadvantaged community, nor is it located within a ½ mile of a census tract identified as a disadvantaged community. The Proposed Actions would not result in significant adverse impacts to the following technical areas analyzed in the EAS: land use, zoning, and public policy. As a result, the Proposed Actions would not disproportionately affect any disadvantaged communities, nor would they cause or increase a disproportionate pollution burden.

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 Jameson Mitchell at jmitchell@planning.nyc.gov.

TITLE Deputy 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 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 7/23/2026
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Sideya Sherman	DATE 7/27/2026
SIGNATURE Sideya Sherman	