



## MEMORANDUM

**TO:** File  
**FROM:** Emily Humes, Director of Environmental Review and Program Delivery  
**DATE:** November 7, 2025  
**RE:** Type II CEQR Determination – Meredith Garage Acquisition

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NYC Parks (DPR) and the Department of Citywide Administrative Services (DCAS), as ULURP co-applicant, are proposing to acquire a property located at 336–346 Meredith Avenue (Block 2810, Lot 80) in the Chelsea neighborhood of Staten Island. NYC Parks is acquiring this site for a park purpose, specifically for use as a NYC Parks fleet operations facility. The project site total lot area measures approximately 70,575 square feet and is currently developed with three standalone buildings totaling about 17,273 square feet. The site also includes a paved parking area that can accommodate up to 80 city buses and 15–20 standard vehicles. The property previously served as a bus depot and repair facility operated by the Metropolitan Transportation Authority (MTA). The site is located within an M3-1 zoning district. The surrounding area is also characterized by industrial uses, including Staten Island Recycling and the Granite Marble and Quartz Company.

In Fiscal Years 2025–2026, NYC Parks received funding in the Executive Budget to assume responsibility for the repair and maintenance of DPR’s Staten Island vehicle fleet, a function previously managed by the Department of Sanitation. To support this transition, DPR requires an adequately equipped garage facility to serve approximately 200 vehicles, including the return of 152 DPR vehicles from Sanitation and approximately 43 forestry vehicles currently housed at the overburdened Slosson Avenue Sanitation facility.

Following a site visit to the former MTA bus maintenance facility at 336-346 Meredith Avenue, DPR determined that the site is well-suited to meet the programmatic and operational needs of its Staten Island fleet. The site provides both enclosed space for vehicle repair operations and sufficient outdoor space for fleet parking and other Borough Management & Operation needs. This action includes acquisition only; there is no planned capital work.

As part of the proposed project, the following approval is required for project implementation:

- NYC Planning Commission (CPC) ULURP Approval

Pursuant to section 617.5 (c) of Title 6 of the New York Codes, Rules and Regulations, the regulations promulgated pursuant to the State Environmental Quality Review Act, NYC Parks has determined that the Meredith Garage Acquisition is a Type II action having no potential for significant adverse environmental impacts. Section 617.5(c) of Title 6 of NYCRR sets forth the list of possible Type II actions. The relevant sections of SEQRA that support this determination are:

- (26) routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment;
- (39) an agency's acquisition and dedication of 25 acres or less of land for parkland, or dedication of land for parkland that was previously acquired, or acquisition of a conservation easement;

These Type II actions cover the scope of the proposed project and have been determined not to have a significant impact on the environment or are otherwise precluded from further environmental review under Environmental Conservation Law, Article 8.



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Emily Humes

Director of Environmental Review and Program Delivery