Environmental Assessment Statement
and
Supplemental Report

for

901 Manor Road Rezoning

901 Manor Road
Staten Island, New York

Prepared by:

David J. Darcy, RA
900 South Avenue, Suite 300
Staten Island, New York 10314

November 10, 2016

EAS FORM

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* Manor Road Development

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
16DCP186R	n/a
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA) n/a
160378ZMR	

4a. *Lead Agency Information*

NAME OF LEAD AGENCY: Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON: Robert Dobruskin

ADDRESS: 120 Broadway 31st Floor, New York, NY 10271

CITY: New York | STATE: NY | ZIP: 10271

TELEPHONE: 212 720-3423 | EMAIL: rdobrus@planning.nyc.gov

4b. *Applicant Information*

NAME OF APPLICANT: Clara Fazzino

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: David J. Darcy

ADDRESS: 900 South Avenue Suite 300

CITY: Staten Island | STATE: NY | ZIP: 10314

TELEPHONE: 718-351-5475 | EMAIL: darcyra@verizon.net

5. *Project Description*

The applicant, Clara Fazzino, is proposing a zoning map amendment to extend a C1-1 commercial overlay district within in an existing R3-1 district. The area proposed for rezoning is approximately 9,000 square feet (sf) of applicant owned property (a portion ofBlock 701, Lot 1) located at 901 Manor Road. The proposed action would facilitate a proposal by the applicant to develop 20,003 sq. ft. of vacant property located on the northeast corner of Manor Road and Tillman Street in the Willowbrook neighborhood, Staten Island Community District #2. The proposed development will include a one story 7,956 gsf commercial building, with the 27 off street parking spaces to be accessed by two curbs cuts, along Tillman Street.

Project Location

BOROUGH	COMMUNITY DISTRICT(S)	STREET ADDRESS
Staten Island	2	901 Manor Road
TAX BLOCK(S) AND LOT(S)		ZIP CODE
Block 701 Lot 1		10314

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS: Project is located on the northeast corner of the intersection formed by Manor Road and Tillman Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: R3-1/C1-1 and R3-1

ZONING SECTIONAL MAP NUMBER: 21b & 27a

6. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☒ YES ☐ NO If "yes," specify: Proposed sewer connection

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

State or Federal Actions/Approvals/Funding: ☐ YES ☒ NO If "yes," specify:

7. Site Description: *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

Graphics: *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 20,003
Waterbody area (sq. ft) and type: n/a
Roads, buildings, and other paved surfaces (sq. ft.): Project fronts 2 public streets
Other, describe (sq. ft.):

8. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 7,956.00
NUMBER OF BUILDINGS: one
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 7,956.00
HEIGHT OF EACH BUILDING (ft.): 25'0"
NUMBER OF STORIES OF EACH BUILDING: one

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 20,003 sq. ft.
The total square feet not owned or controlled by the applicant: 0

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 20,003 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 35,000 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 17,250 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	Commercial	Community Facility	Industrial/Manufacturing
Size (in gross sq. ft.)	N/A	7,956.00 sq. ft.	N/A	N/A
Type (*e.g.*, retail, office, school)	N/A units	financial institution	N/A	N/A

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS: 0
NUMBER OF ADDITIONAL WORKERS: 8
Provide a brief explanation of how these numbers were determined: 8 full time employees for the proposed financial institution

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: The No-Action development of the property would consist of a mix between the commercial development rights for the corner portion of the site. This area would be

developed with a building elevated above the street to provide for the required accessory off street parking under the building. The remainder of the site, as zoned R3-1, would be developed with (4) semi-detached residential one and two family units.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: n/a

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. Attachment "C" - LPC Environmental Review		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it	☐	☒

	YES	NO
involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?		
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 75		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 860,000		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		

	YES	NO
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒

(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

The proposed project construction period is a short term project (less than 2 years). Therefore no detailed assessment is required. Due to the open parking lot that is proposed, construction staging will take place within the property boundaries to limit public impact. In addition, the project is located on a corner so that construction traffic ingress and egress will be thorugh the adjacent side of Tillman Street. The project is located on the northeast corner of the intersection formed by Manor Road and Tillman Street.

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
David J. Darcy	11/10/16

SIGNATURE

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ ☒

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	The New York City Department of City Planning (DCP)
NAME	DATE
Olga Abinader	November 10, 2016

SIGNATURE

Olga Abinader

FIGURES AND PHOTOGRAPHS

901 Manor Road
Staten Island, New York

List of Figures and Drawings

1. Tax Map
2. Area Land Use Map
3. Site Location (with photo view locations)
   - Photographs 1-7
4. Zoning
5. Zoning Change
6. No Action Illustrative Site Plan
7. With Action Illustrative Site Plan
8. Attachment "A" Building Boiler Analysis
9. Attachment "B" Landmarks Preservation Commission Environmental Review

FINANCE NEW YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-04-2008 16:49:53
End Date : Current

Staten Island Block: 701



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

ZONING DISTRICT TO REMAIN

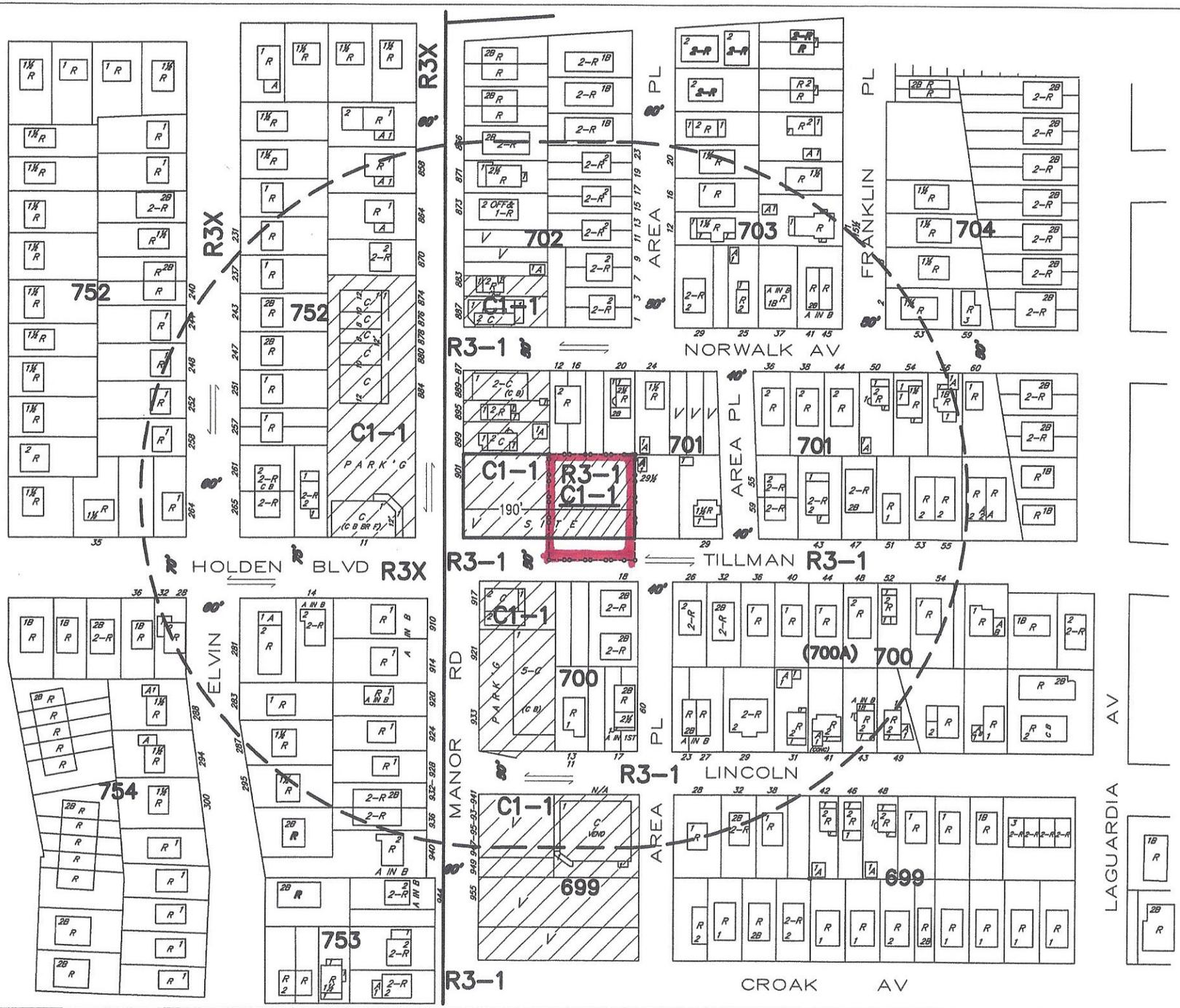
NEW C1-1 COMMERCIAL OVERLAY

C1-1 NEW COMMERCIAL OVERLAY

C1-1 EXISTING COMMERCIAL OVERLAY

R3-1 EXISTING RESIDENTIAL ZONING

190' - PROPOSED ZONING DIMENSIONS



GENERAL DATA

BLOCK	701
LOT	1
HOUSE #	901
MAP	21b & 27a
COMMUNITY BOARD	2
SPECIAL DISTRICT	NONE
OUTSIDE FIRE DISTRICT	
OUTSIDE F.W. WETLANDS	
OUTSIDE FLOOD HAZARD	

LINE LEGEND

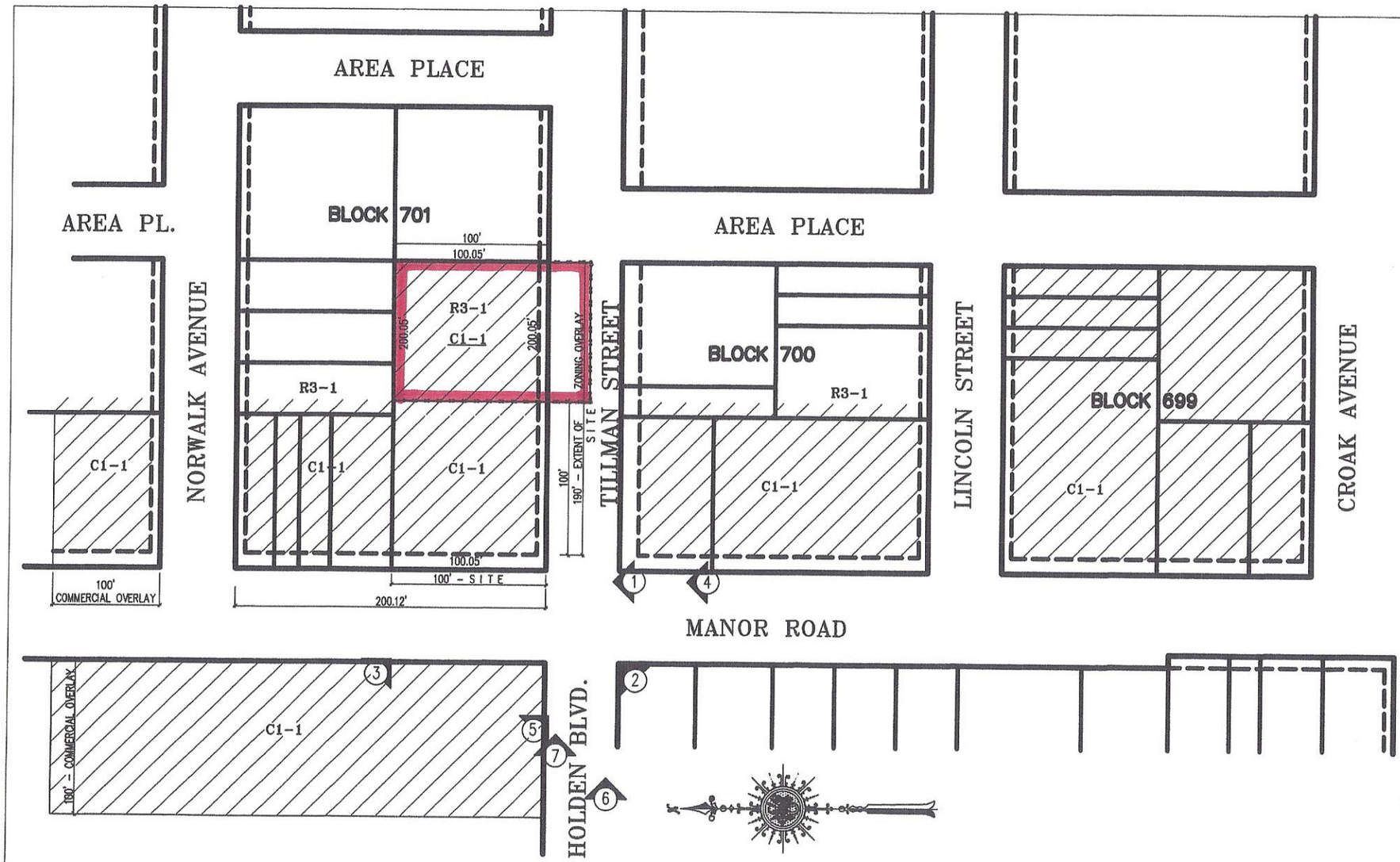
- TAX BLOCK/LOTS
- STREET DIRECTION ARROWS
- 701 — TAX BLOCK
- C1-1 — EXISTING COMMERCIAL OVERLAY
- R3-1 — EXISTING RESIDENTIAL ZONING
- C1-1 — NEW COMMERCIAL OVERLAY
- NEW C1-1 COMMERCIAL OVERLAY
- EXISTING C1-1 COMMERCIAL OVERLAY
- EXISTING ZONING LINES
- EXISTING BUILDING FOOTPRINT
- 190' — PROPOSED ZONING DIMENSIONS
- 2 — # OF BUILDING STORIES
- R — RESIDENTIAL USE
- V — VACANT LOT
- 400' RADIUS DIAGRAM
- 25' — STREET/EASEMENT WIDTH

LAND USE MAP

SCALE OF FEET

100 50 0 100 200

rev 11/30/11
6/9/15, 3/25/16



GENERAL DATA

BLOCK	701
LOT	1
HOUSE #	901
MAP	21b & 27a
COMMUNITY BOARD	2
SPECIAL DISTRICT	NONE
OUTSIDE FIRE DISTRICT	
OUTSIDE F.W. WETLANDS	
OUTSIDE FLOOD HAZARD	

LEGEND

	TAX BLOCK/LOTS
	STREET DIRECTION ARROWS
701	TAX BLOCK
C1-1	EXISTING COMMERCIAL OVERLAY
R3-1	EXISTING RESIDENTIAL ZONING
C1-1	NEW COMMERCIAL OVERLAY
	NEW C1-1 COMMERCIAL OVERLAY
190'	PROPOSED ZONING DIMENSIONS
SITE	SITE
(1)	DENOTES DIRECTION OF PHOTOGRAPH

SITE LOCATION MAP

6/9/15, 3/25/16

01 - View north at subject site



02 - View northeast at subject site



03 - View southeast at subject site



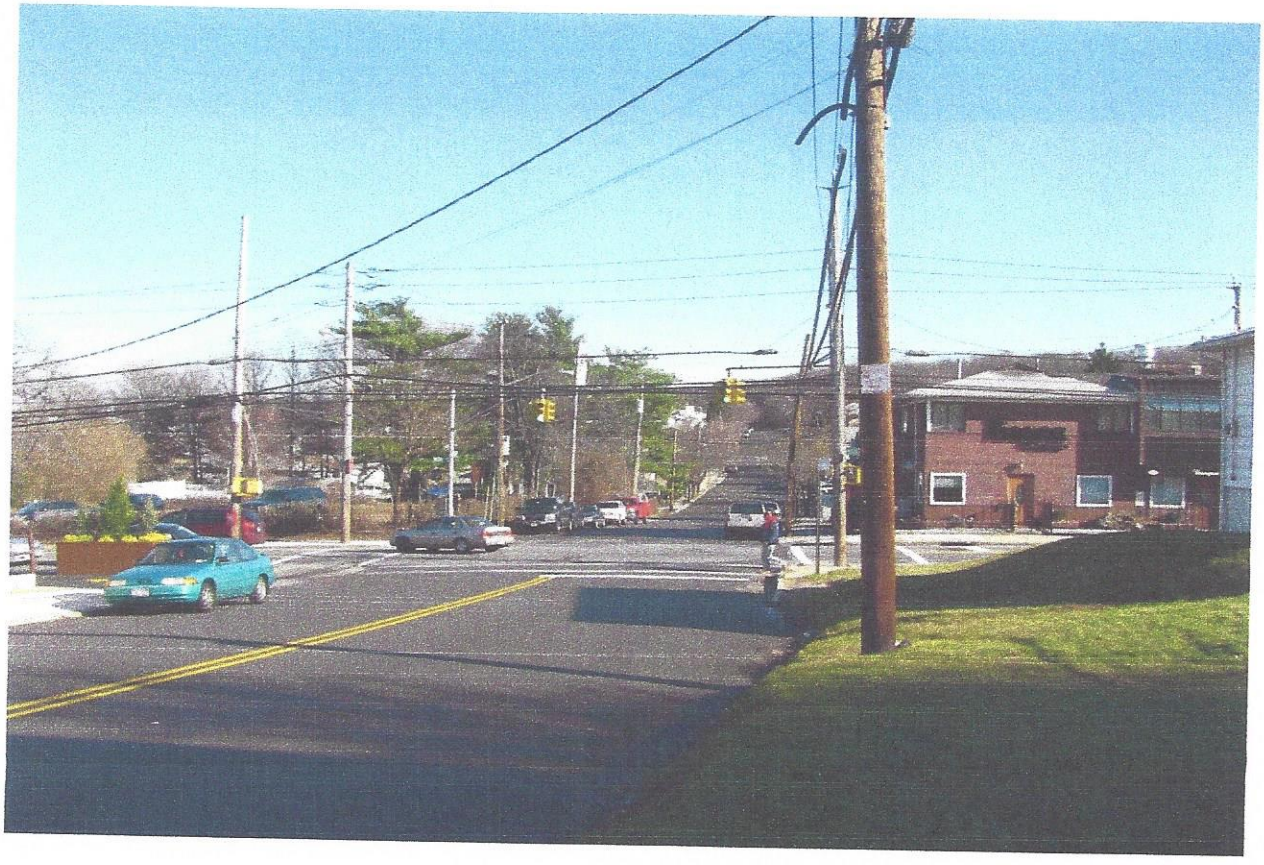
04 - View north along Manor Road



05 - View southeast towards adjacent block

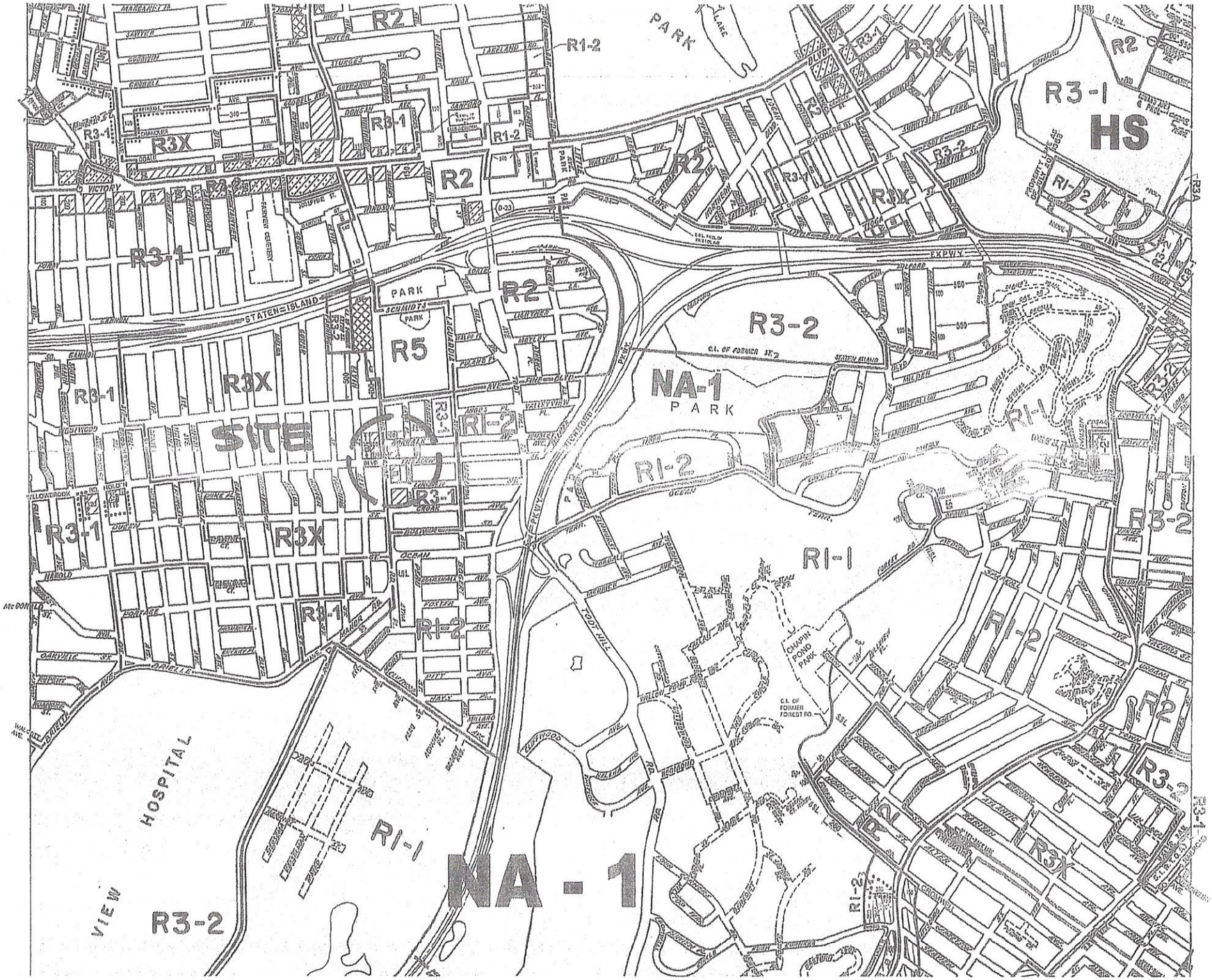


06 - View east along Tillman Street



07 - View east along Tillman Street





ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

(D) – RESTRICTIVE DECLARATION

(E) – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

N

MAP KEY

20c	21a	21c
20d	**21b**	21d
26c	27a	27c

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ZONING MAP 21b

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R, C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
10-11-2005 C 050454 ZMR
CITY MAP CHANGE(S):
▲ 1-21-2006 C 020265 MMR

N

MAP KEY

20d	21b	21d
26c	**27a**	27c
26d	27b	27d

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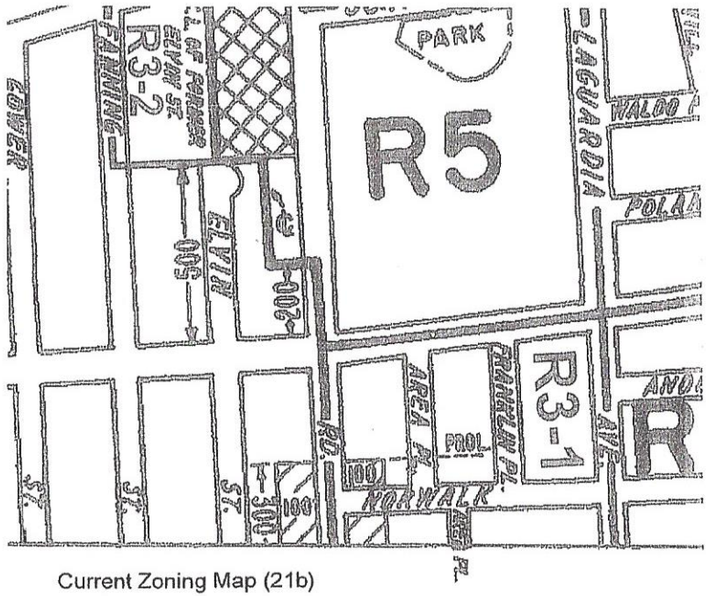
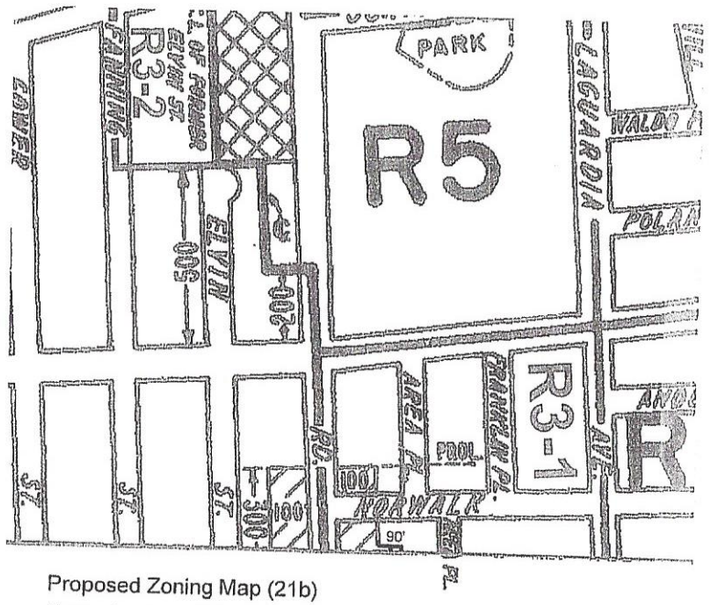
ZONING MAP 27a

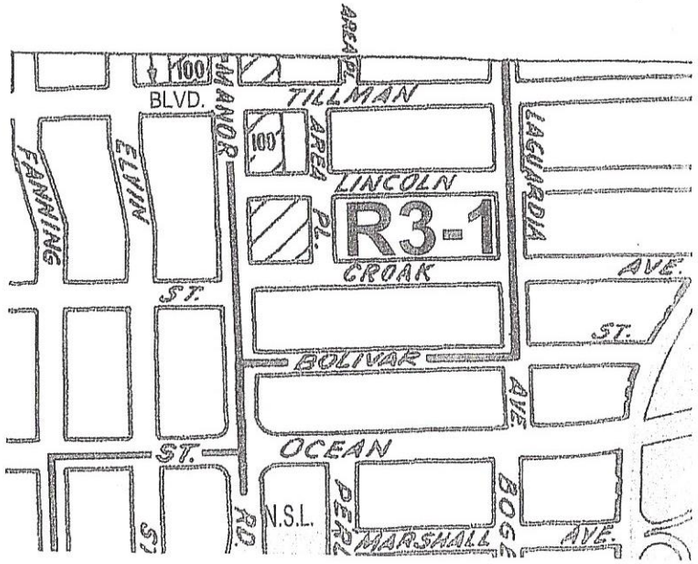
Zoning Change Map



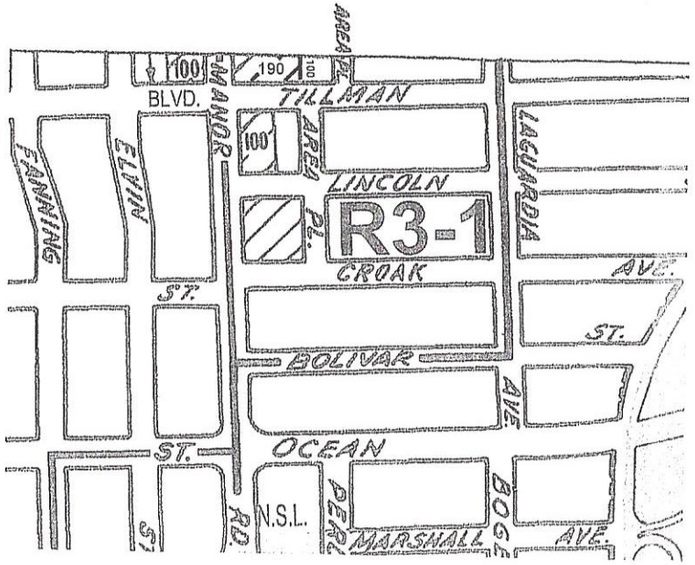
Current Zoning Map (21b)



Proposed Zoning Map (21b)
Rezoning from R3-1 to R3-1 / C1-1



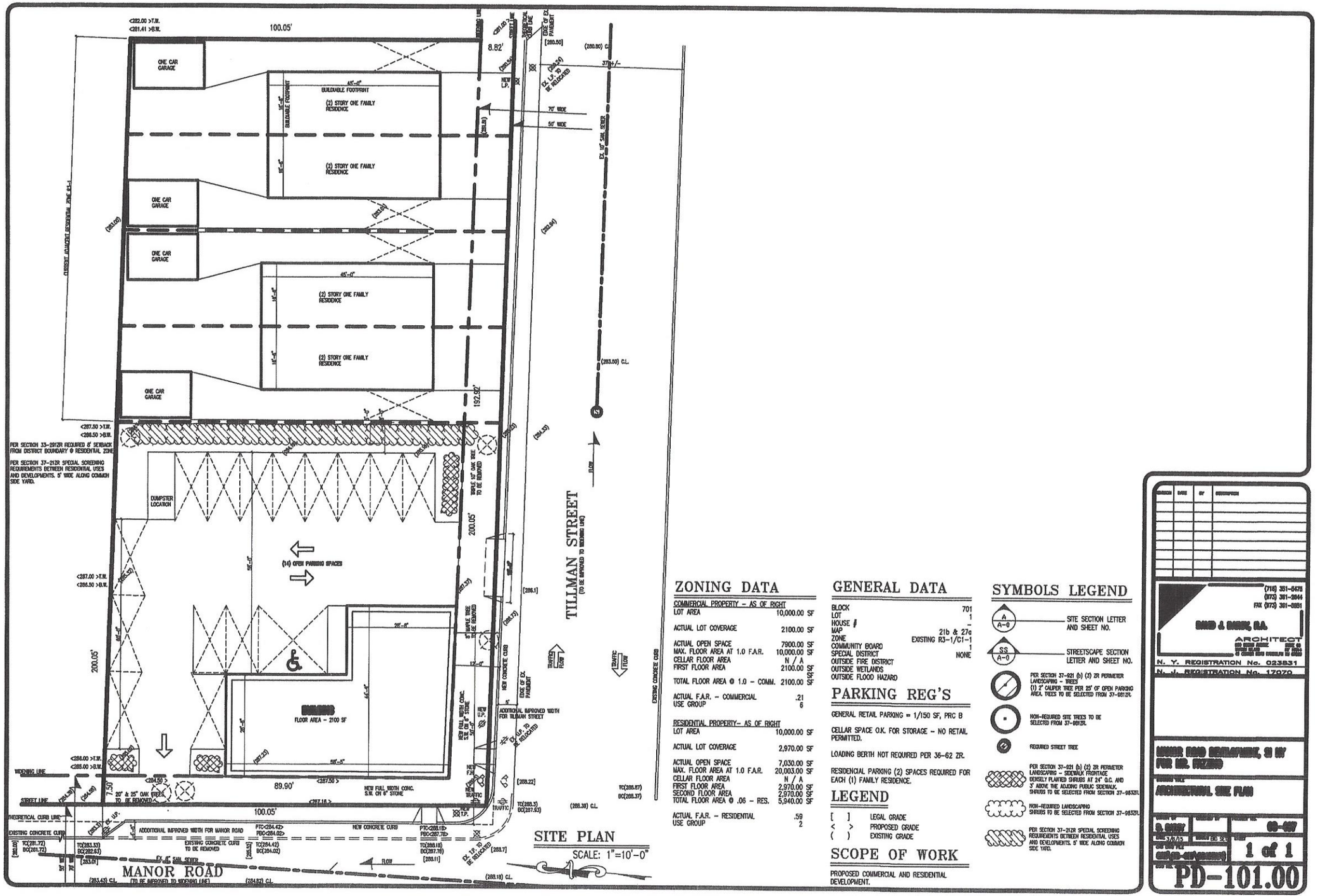
Current Zoning Map (27a)



Proposed Zoning Map (27a)
Rezoning from R3-1 to R3-1/C1-1

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



SITE PLAN

SCALE: 1"=10'-0"

ZONING DATA

COMMERCIAL PROPERTY - AS OF RIGHT	
LOT AREA	10,000.00 SF
ACTUAL LOT COVERAGE	2100.00 SF
ACTUAL OPEN SPACE	7900.00 SF
MAX. FLOOR AREA AT 1.0 F.A.R.	10,000.00 SF
CELLAR FLOOR AREA	N / A
FIRST FLOOR AREA	2100.00 SF
TOTAL FLOOR AREA @ 1.0 - COMM.	2100.00 SF
ACTUAL F.A.R. - COMMERCIAL	.21
USE GROUP	6
RESIDENTIAL PROPERTY- AS OF RIGHT	
LOT AREA	10,000.00 SF
ACTUAL LOT COVERAGE	2,970.00 SF
ACTUAL OPEN SPACE	7,030.00 SF
MAX. FLOOR AREA AT 1.0 F.A.R.	20,003.00 SF
CELLAR FLOOR AREA	N / A
FIRST FLOOR AREA	2,970.00 SF
SECOND FLOOR AREA	2,970.00 SF
TOTAL FLOOR AREA @ .06 - RES.	5,940.00 SF
ACTUAL F.A.R. - RESIDENTIAL	.59
USE GROUP	2

GENERAL DATA

BLOCK	701
LOT	1
HOUSE #	-
MAP	21b & 27a
ZONE	EXISTING R3-1/C1-1
COMMUNITY BOARD	1
SPECIAL DISTRICT	NONE
OUTSIDE FIRE DISTRICT	
OUTSIDE WETLANDS	
OUTSIDE FLOOD HAZARD	

PARKING REG'S

GENERAL RETAIL PARKING = 1/150 SF, PRC B

CELLAR SPACE O.K. FOR STORAGE - NO RETAIL PERMITTED.

LOADING BERTH NOT REQUIRED PER 36-62 ZR.

RESIDENCIAL PARKING (2) SPACES REQUIRED FOR EACH (1) FAMILY RESIDENCE.

LEGEND

[ ] LEGAL GRADE
< > PROPOSED GRADE
( ) EXISTING GRADE

SCOPE OF WORK

PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

SYMBOLS LEGEND

- A / A-0 — SITE SECTION LETTER AND SHEET NO.
- SS / A-0 — STREETSCAPE SECTION LETTER AND SHEET NO.
- PER SECTION 37-921 (b) (3) ZR PERIMETER LANDSCAPING - TREES (1) 2" CALIPER TREE PER 25' OF OPEN PARKING AREA. TREES TO BE SELECTED FROM 37-0917R.
- NON-REQUIRED SITE TREES TO BE SELECTED FROM 37-0917R.
- REQUIRED STREET TREE
- PER SECTION 37-921 (b) (2) ZR PERIMETER LANDSCAPING - SIDEWALK FRONTAGE DENSELY PLANTED SHRUBS AT 24" O.C. AND 3' ABOVE THE ADJOING PUBLIC SIDEWALK. SHRUBS TO BE SELECTED FROM SECTION 37-0932R.
- NON-REQUIRED LANDSCAPING SHRUBS TO BE SELECTED FROM SECTION 37-0932R.
- PER SECTION 37-212R SPECIAL SCREENING REQUIREMENTS BETWEEN RESIDENTIAL USES AND DEVELOPMENTS. 5' WIDE ALONG COMMON SIDE YARD.

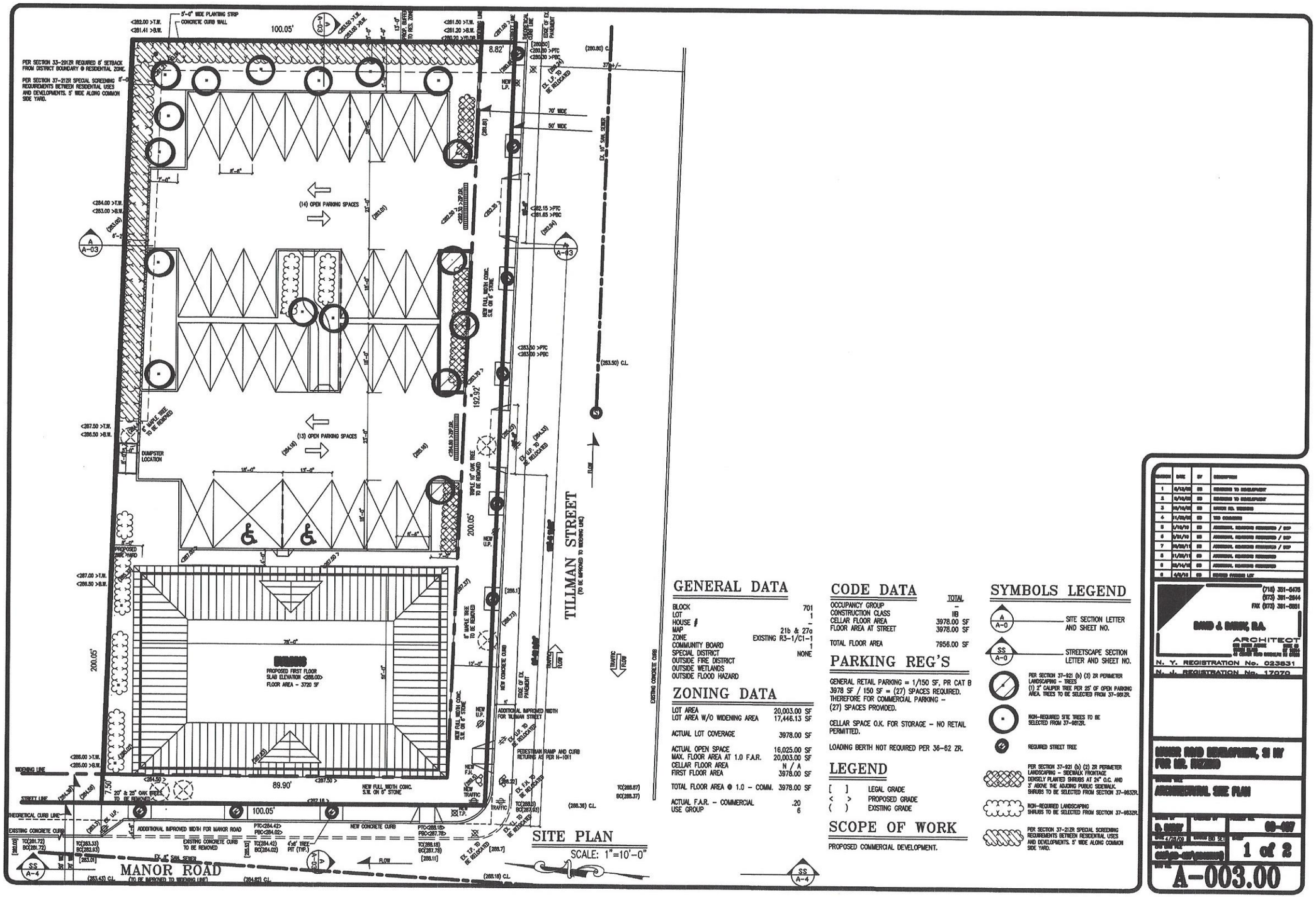
(718) 351-5478
(973) 351-2944
FAX (973) 351-0851
DAVID J. DAVIS, R.A.
ARCHITECT
N. Y. REGISTRATION No. 023831
N. J. REGISTRATION No. 17070

MANOR ROAD REALTY, LLC
FOR MR. PIZZO

ARCHITECTURAL SITE PLAN

SCALE: 1"=10'-0" | JOB NO. 03-407 | DATE 5/7/05 | SHEET NO. 1 of 1

PD-101.00



GENERAL DATA

BLOCK	701
LOT	1
HOUSE #	-
MAP	21b & 27a
ZONE	EXISTING R3-1/C1-1
COMMUNITY BOARD	1
SPECIAL DISTRICT	NONE
OUTSIDE FIRE DISTRICT	
OUTSIDE WETLANDS	
OUTSIDE FLOOD HAZARD	

ZONING DATA

LOT AREA	20,003.00 SF
LOT AREA W/O WIDENING AREA	17,446.13 SF
ACTUAL LOT COVERAGE	3978.00 SF
ACTUAL OPEN SPACE	16,025.00 SF
MAX. FLOOR AREA AT 1.0 F.A.R.	20,003.00 SF
CELLAR FLOOR AREA	N / A
FIRST FLOOR AREA	3978.00 SF
TOTAL FLOOR AREA @ 1.0 - COMM.	3978.00 SF
ACTUAL F.A.R. - COMMERCIAL	.20
USE GROUP	6

CODE DATA

	TOTAL
OCCUPANCY GROUP	-
CONSTRUCTION CLASS	6B
CELLAR FLOOR AREA	3978.00 SF
FLOOR AREA AT STREET	3978.00 SF
TOTAL FLOOR AREA	7956.00 SF

PARKING REG'S

GENERAL RETAIL PARKING = 1/150 SF, PR CAT B
3978 SF / 150 SF = (27) SPACES REQUIRED.
THEREFORE FOR COMMERCIAL PARKING -
(27) SPACES PROVIDED.

CELLAR SPACE O.K. FOR STORAGE - NO RETAIL PERMITTED.

LOADING BERTH NOT REQUIRED PER 36-62 ZR.

LEGEND

[ ] LEGAL GRADE
< > PROPOSED GRADE
( ) EXISTING GRADE

SCOPE OF WORK

PROPOSED COMMERCIAL DEVELOPMENT.

SYMBOLS LEGEND

- A / A-0 — SITE SECTION LETTER AND SHEET NO.
- SS / A-0 — STREETSCAPE SECTION LETTER AND SHEET NO.
- PER SECTION 37-921 (b) (3) ZR PERIMETER LANDSCAPING - TREES (1) 2" CALIPER TREE PER 25' OF OPEN PARKING AREA. TREES TO BE SELECTED FROM 37-9812R.
- NON-REQUIRED SITE TREES TO BE SELECTED FROM 37-9812R.
- REQUIRED STREET TREE
- PER SECTION 37-921 (b) (2) ZR PERIMETER LANDSCAPING - SIDEWALK FRONTAGE DENSELY PLANTED SHRUBS AT 24" O.C. AND 3' ABOVE THE ADJOINING PUBLIC SIDEWALK. SHRUBS TO BE SELECTED FROM SECTION 37-9832R.
- NON-REQUIRED LANDSCAPING SHRUBS TO BE SELECTED FROM SECTION 37-9832R.
- PER SECTION 37-212R SPECIAL SCREENING REQUIREMENTS BETWEEN RESIDENTIAL USES AND DEVELOPMENTS. 5' WIDE ALONG COMMON SIDE YARD.

1	6/15/10	EB	COMMENTS TO DEVELOPER
2	9/15/10	EB	COMMENTS TO DEVELOPER
3	10/15/10	EB	UNDER RD. COMMENTS
4	11/22/10	EB	DOB COMMENTS
5	1/10/11	EB	ADDITIONAL COMMENTS RECEIVED / DEP
6	2/21/11	EB	ADDITIONAL COMMENTS RECEIVED / DEP
7	7/22/11	EB	ADDITIONAL COMMENTS RECEIVED / DEP
8	11/28/11	EB	ADDITIONAL COMMENTS RECEIVED
9	12/14/11	EB	ADDITIONAL COMMENTS RECEIVED
10	4/5/12	EB	REVISED PARKING LOT

(718) 351-6478
(973) 351-2944
FAX (973) 351-6851
DAVID J. BIRCH, R.A.
ARCHITECT
N. Y. REGISTRATION No. 023631
N. J. REGISTRATION No. 17070

ARCHITECTURAL SITE PLAN

DRAWN BY	08-007
DATE 4/28/09	SHEET NO. 1 of 2

A-003.00

ATTACHMENT "A"

DAVID J. DARCY, RA
ARCHITECT

900 SOUTH AVENUE, SUITE 300, SI, NY 10314
(718) 351-5475
49 CENTER ROAD, RANDOLPH, NJ 07869
(973) 361-2644

FAX (973) 361-5851
darcyra@verizon.net

October 24, 2016

Re: ***901 Manor Road***
Staten Island, NY

Calculation for chimney distance (for chimneys serving appliances less than 600 degrees F) measured from the center of the chimney outlet to the nearest construction. As a minimum the chimney is to extend 3' above the highest construction within 10 feet. In addition, any chimney located beyond 10 feet, from such construction, but not more than the calculation below (Fuel Gas Code Equation 5-1), shall be at least as high as the construction.

Per the 2014 Construction Code requirements under the Fuel Gas Code, chapter 5 Chimneys and Vents, section 503.5.4 Chimney termination: the following calculation is to be used:

D=F x (sq root of A)

where:

D= Distance in feet, measured from the center of the chimney outlet to the nearest edge of the construction.

F = Value determination from table in chapter 5 of the Fuel Gas Code (F factor =2.5)

A = Free area, in square inches, of chimney flue space.

The proposed project located at 901 Manor Road, is proposed to have two chimneys installed, each 6" diameter.

Based on the formula above:

D= 2.5 x (sq. root of 113.04)

D=26.58 feet required

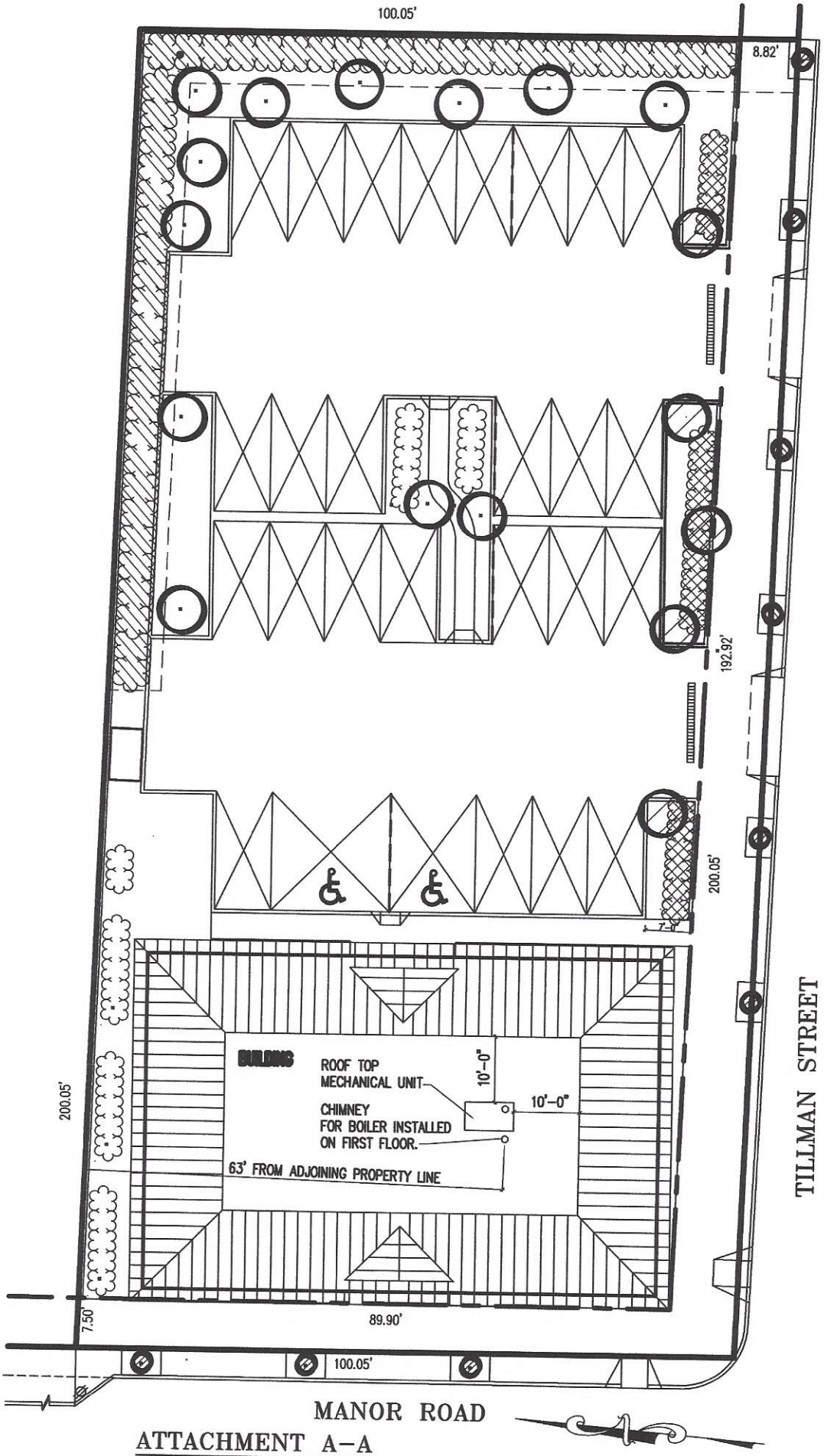
Therefore, since the proposed chimneys are setback more than 26.58 feet from construction on adjoining properties, there are no height restrictions imposed by adjoining properties. Please see Attachment A-A'.

If any additional information is required please feel free to contact my office.

Very truly yours,

David J. Darcy, Architect





ATTACHMENT A–A

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 16DCP186R
Project:
Address: 901 MANOR ROAD, **BBL:** 5007010001
Date Received: 8/10/2016

[X] **No architectural significance**

[X] **No archaeological significance**

[ ] **Designated New York City Landmark or Within Designated Historic District**

[ ] **Listed on National Register of Historic Places**

[ ] **Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

[ ] **May be archaeologically significant; requesting additional materials**

Gina Santucci

8/15/2016

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 31692_FSO_DNP_08152016.doc

PROJECT DESCRIPTION

Manor Road Development
901 Manor Road
Staten Island, New York
October 25, 2016

1. Introduction

The Applicant, Clara Fazzino, owner of property at Block 701, Lot 1, 901 Manor Road, Staten Island, NY, in the neighborhood of Willowbrook, within Community District 2 is requesting a zoning map amendment for a C1-1 zoning overlay extension over the existing R3-1 residential zoning district. Currently the C1-1 zone overlay is 100 feet deep from Manor Road in the applicant's property. The requested amendment would extend the commercial overlay an additional 90 feet to the east, along the northern side of Tillman Street, to facilitate the development of a financial institution.

2. Background

The property is vacant and has been for many years. There are no recent DCP-initiated re-zonings and no recent landmark designations or landmark district designations in the surrounding area.

The area was subject to a contextual rezoning in 2003 (C 030022 ZMR) which changed the zoning district from R3-2 to an R3-1. In 2005, the CPC approved a zoning text amendment (C 060066ZRR) to regulate commercial development in Lower Density Growth Management Areas in the Borough of Staten Island to address issues associated with overdevelopment and inappropriate development on the established neighborhood character. In order to encourage appropriate commercial and mixed use development in commercial districts, residential uses could only be located above the ground floor of a building containing a commercial or community facility use. Street trees for commercial developments and landscape buffers are also required between residential and non-residential uses in C1, C2 and C4 zoning districts.

3. Description of the Surrounding Area

The surrounding area is comprised of commercial and residential properties. To the north of the property, the C1-1 district extends 100 feet deep from Tillman Street to Norwalk Ave in Block 701 and then on the opposite side of Norwalk Avenue, another 100 feet along the side of Manor Road in Block 702. To the south of the property, the C1-1 overlay extends 100 feet deep along Manor Road to Lincoln Street with approximately 200 feet of frontage, in Block 700. Additionally, the C1-1 commercial overlay continues along Manor Road and encompasses the entire Block 699 which is approximately 200 feet by 200 feet deep. The commercial development in the area are characterized by strip malls such as the Manor Heights Shopping Plaza and the A& C Plaza offering a variety of goods and services to the immediate community. These buildings are one-story fully used as commercial establishments for bar and restaurants, groceries, beauty salon, laundromat, game store, insurance, and home improvement services. The larger commercial establishments in the

immediate area consists of a two-story banquet hall and a Walgreens pharmacy. The adjacent properties to the west and northwest are residentially zoned and occupied by single family detached homes, a few semi-detached residences on Area Place and vacant lots scattered throughout.

The R3-1 district is the lowest density district that permits semi-detached one- and two-family residences, as well as detached homes. The minimum lot width for detached houses is 40 feet; semi-detached buildings must be on zoning lots that are at least 18 feet wide. The maximum lot coverage is 35% and the 0.5 FAR may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or setting back to a maximum building height of 35 feet. Front yards must be at least 15 feet deep. Two side yards with a total minimum width of 13 feet are required for detached homes; one eight foot wide side yard is required for each semidetached residence.

The C1-1 commercial overlay permits a maximum floor area ratio of 1.0 when mapped in R1-R5 districts. Overlay districts are distinct from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. Parking requirement is 1 space for every 150 square feet of floor area for local retail uses.

Manor Road travels north / south and is a busy street servicing the commercial properties in the immediate area. The New York City bus line that traverses north / south along Manor Road is S54. Tillman Street travels east / west, and beyond the subject site provides access to the predominately residentially built areas.

4. Description of Proposed Development Site

The project site is located on the northeast corner of the intersection formed by Manor Road and Tillman Street. The property has 100 feet of street frontage along Manor Road and 200 feet of street frontage along Tillman Street. It has a gentle slope along Tillman Street, west to east approximately 4%. The slope along Manor Road, south to north is also approximately 4%.

The site is located within tax block 701, tax lot 1.

The property is zoned R3-1/C1-1 on the portion fronting on Manor Road. The proposed zoning map amendment would extend the commercial overlay 90' to the east along Tillman Street in order to facilitate a project by the applicant to redevelop approximately 20,003 sq. ft. of vacant property with a one-story commercial building.

5. Description of the Proposed Development

The proposed development will be a one-story commercial building measuring 7956 gsf, including 3,978 gsf of commercial space on the ground floor and 3,978 gsf of cellar space. The ground floor will be used as a financial institution, as permitted by C1-1 commercial district regulations, and the cellar space will be used for accessory storage. The

commercial development will include 27 accessory off-street parking spaces (unattended), accessed by two curbs cuts. These two proposed curb cuts, both providing ingress and egress, will be 18 feet wide. They will be located on Tillman Street, approximately 92 feet east and 150 feet east of the intersection of Tillman Street and Manor Road. The proposed use group is 6, and the anticipated commercial business which will lease the property is a small financial institution. The proposed development has a 0.20 FAR.

The construction of the project will take approximately one year and the targeted completion year is 2018.

6. Action(s) Necessary to Facilitate the Project

The proposed rezoning would facilitate the construction of a one story financial institution within a 7,956 sf building including a cellar, and provide for accessory off-street parking and landscaping in the rear portion of the property. The egress and ingress for the proposed development would occur via (2) proposed 18 foot curb cuts located along Tillman Street, approximately 92 feet east and 150 feet east of the intersection of Tillman Street and Manor Road.

The project will comply with all other zoning regulations as required by the C1-1 commercial zone.

7. Purpose and Needs

A zoning map amendment to change the Project Area from an R3-1 zoning district to an R3-1 zoning district with C1-1 commercial overlay is necessary to provide for accessory off street parking in association with the proposed one story commercial building. Without the zoning map amendment the development of a 7,956 square foot commercial building (gsf), is not feasible. Commercial parking is not permitted in the R3-1 district per ZR Section 22-10 (Uses Permitted As-of-right).

The Applicant is seeking a rezoning of the Project Area from an R3-1 district to an R3-1/C1-1 district, so that the proposed accessory parking lot will be allowed as an as-of-right use per ZR § 32-17 (Uses Permitted As-of-right, Use Group 6).

Per the No Action scenario, in order to provide the required accessory parking on this site as currently zoned, the applicant would need to provide the parking spaces underground and create grade changes on the project site, creating a development that is out of character with the surrounding area.

8. Conclusion

The proposed development of this site is a one-story financial institution that will be able to provide for commercial as well as private banking needs for the neighborhood. Currently there is a need for this neighborhood bank to service the community. This

proposed use is in character with the retail shopping in the area and by designing a one-story building with slopping roof lines, will also be in character with the residential building types in the surrounding area.

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the Project Area affected by the proposed land use actions. The increment is the difference between the No-Action and the With-Action conditions.

If your project involves multiple development sites, it is generally appropriate to include total development projections in the table below and attach separate tables outlining the reasonable development scenarios for each site. Applicants may re-use information from this table, in its approved form, within the CEQR Full Form.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures		(2) semi-detached units		(2) semi-detached unit
No. of dwelling units		6 units		6 units
No. of low- to moderate-income units		0 units		0 units
Gross floor area (sq. ft.)		6000 sf		6000 s
Commercial	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)		retail	retail	
Gross floor area (sq. ft.)		2500 sf	7956 sf	5456 sf
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☒ YES ☐ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	vacant			
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces		(R) 4		4
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces		(R) 6 + (C) 17	(C) 27	4
ZONING				
Zoning classification	R3-1 / C1-1 & R3-1	R3-1 / C1-1 & R3-1	R3-1 / C1-1	
Maximum amount of floor area that can be developed	10,000 SF Commercial 6000 SF Residential	10,000 SF Commercial 6000 SF Residential	20,000 SF Commercial	10,000 SF Commercial
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	R3-1 R3-1 / C1-1	R3-1 R3-1 / C1-1	R3-1 R3-1 / C1-1	

SUPPLEMENTAL REPORT

EAS NARRATIVE ATTACHMENT

901 MANOR ROAD REZONING

ENVIRONMENTAL ASSESSMENT STATEMENT

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the analysis area that requires further explanation is land use, zoning and public policy, air quality, and noise.

1. LAND USE, ZONING, AND PUBLIC POLICY

LAND USE

Proposed Rezoning Area

The proposed rezoning area consists of at Block 701, Lot 1, 901 Manor Road, Staten Island, NY, in the neighborhood of Willowbrook, within Community District 2 is requesting a zoning map amendment for a C1-1 zoning overlay extension over the existing residential zone of R3-1. Currently the C1-1 zone overlay is for the 100 feet of the applicant's property facing Manor Road. The requested commercial overlay would extend from the current edge, to 90 feet to the east of the commercial zoning over lay, easterly, along the northern side of Tillman Street. The Project Site includes Block 701, Lot and an additional 100'of the property will be included in the rezoning area.

The proposed rezoning would facilitate a proposal by the applicant to develop the front 100 feet of the property for construction of a one story financial institution, 3978 gsf building with cellar, and provide for accessory off-street parking and landscaping in the rear portion of the property. The egress and ingress for the proposed development would occur via (2) proposed 18 foot curb cuts located along Tillman Street, approximately 92 feet east and 150 feet east of the intersection of Tillman Street and Manor Road.

The project will comply with all other zoning regulations as required by the C1-1 commercial zone.

The affected portion of the Applicant's property is currently zoned R3-1. This residential zoning district allows for detached and semi detached one and two family buildings.

Project Area

The site is located within tax block 701, tax lot 1. The property is vacant and has been for many years. There are no recent DCP-initiated re-zonings and no recent landmark

designations or landmark district designations in the surrounding area.

The project is located in the Willowbrook neighborhood in the borough of Richmond, and is on the northeast corner of the intersection formed by Manor Road and Tillman Street. The property is 100 feet of street frontage along Manor Road and 200 feet of street frontage along Tillman Street. It has a gentle slope along Tillman Street, west to east approximately 4%. The slope along Manor Road, south to north is also approximately 4%.

The area was subject to a contextual rezoning in 2003 (C 030022 ZMR) which changed the zoning from an R3-2 to an R3-1. In 2005, the CPC approved a zoning text amendment (C 060066ZRR) to regulate commercial development in Lower Density Growth Management Areas in the Borough of Staten Island to address issues associated with overdevelopment and inappropriate development on the established neighborhood character. In order to encourage appropriate commercial and mixed use development in commercial districts, residential uses could only be located above the ground floor of a building containing a commercial or community facility use. Street trees for commercial developments and landscape buffers are also required between residential and non-residential uses in C1, C2 and C4 zoning districts.

The surrounding area is comprised of commercial and residential properties. To the north of the property, the C1-1 district extends 100 feet deep from Tillman Street to Norwalk Ave in Block 701 and then on the opposite side of Norwalk Avenue, another 100 feet along the side of Manor Road in Block 702. To the south of the property, the C1-1 overlay extends 100 feet deep along Manor Road to Lincoln Street approximately 200 feet of frontage, in Block 700. Additionally, the C1-1 commercial overlay continues along Manor Road and encompasses the entire Block 699 which is approximately 200 feet by 200 feet deep. The commercial development in the area are characterized by strip malls such as the Manor Heights Shopping Plaza and the A& C Plaza offering a variety of goods and services to the immediate community. These buildings are one-story fully used as commercial establishments for bar and restaurants, groceries, beauty salon, laundromat, game store, insurance, and home improvement services. The larger commercial establishments in the immediate area consists of a two-story banquet hall and a Walgreens pharmacy. The adjacent properties to the west and northwest are residentially zoned and occupied by single family detached homes, a few semi-detached residences on Area Place and vacant lots scattered throughout.

The R3-1 district is the lowest density district that permits semi-detached one- and two-family residences, as well as detached homes. The minimum lot width for detached houses is 40 feet; semi-detached buildings must be on zoning lots that are at least 18 feet wide. The maximum lot coverage is 35% and the 0.5 FAR may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or setting back to a maximum building height of 35 feet. Front yards must be at least 15 feet deep. Two side yards with a total minimum width of 13 feet are required for detached homes; one eight foot wide side yard is required for each

semidetached residence.

The C1-1 commercial overlay permits a maximum floor area ratio of 1.0 when mapped in R1-R5 districts. Overlay districts are distinct from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. Parking requirement is 1 space for every 150 square feet of floor area for local retail uses.

Manor Road travels north / south and is a busy street servicing the commercial properties in the immediate area. The New York City bus line that traverses north / south along Manor Road is S54. Tillman Street travels east / west, and beyond the subject site provides access to the predominately residentially built areas.

ZONING

The project site consists of tax block 701 and lot 1, 20,003 sf, is currently owned by the applicant. No property is to be purchased or is affected by the requested zoning extension overlay.

Future No-Action Scenario

The property is currently split with an existing commercial overlay for the area fronting Manor Road for a depth of 100' along Tillman Street and the remainder being zoned R3-1 for residential use. The property development as of right scenario would be as follows:

- C1-1 portion fronting Manor Road would be developed commercially, but in order to maximize the floor area permitted, the proposed building would have to be raised and be provided with off-street parking under the building. This design scenario would create an out of character build type from the surrounding buildings as well as require the ingress and egress to the parking to be located closer to the intersection of Manor Road and Tillman Street. In addition, the current grades would have to be altered in order to provide a downward sloping driveway ramp to access the parking area under the building. There is a required number of parking under this No-Action scenario. Under Section 36-20 of the Zoning Resolution, the parking for general retail is 1 per 150 sq. ft. of #floor area#.

- R3-1 portion would be developed as a residential use. The 100 feet x 100 feet property would be sub-divided into (2) zoning lots. Each zoning lot would contain a one and two family semi-detached building. An accessory detached garage would also be provided for the two family residence, and open accessory off street parking would be provided as well for both residential units. The required number of off-street parking under this No-Action scenario, is two #accessory# off-street parking spaces shall be provided for each #single family residence#, three #accessory off-street parking spaces shall be provided for each #two family residence#, per Section 25-22 of the Zoninig Resolution. A total of (10) off-street parking spaces are required.

As shown in the attached (No-Action Scenario Site Plan), drawing RWCDS-01.00, the property could be developed as-of-right with the following:

- The C1-1 portion for the first 100 feet from the corner could be developed with approximately 2,500 sf commercial building with accessory off-street parking for (17) cars. The location of the accessory parking to be located under the building.
- The R3-1 portion approximately 100 feet beyond the corner, could be developed with (4) residential buildings consisting of a mix of one and two family units. This would require (6) off-street open parking spaces and an additional (4) enclosed parking spaces for a total of (10).

Future With-Action Scenario

Consistent with the regulations set forth under the Zoning Resolution of the City of New York, Sections 33-10 and 36-20, the maximum allowable FAR of 1.0 for the proposed C1-1 overlay would permit 20,000 gsf of buildable commercial floor area. Outlined below are applicable bulk, setback and parking requirements relative to the proposed C1-1 overlay.

The maximum permitted development of a 20,000 sf building, as permitted in Section 33-10 ZR Floor Area Regulations, is not feasible from the following standpoints:

1. Section 33-291 ZR requires an 8' setback from district boundaries. Thereby reducing the buildable area 100 feet along the easterly property and 100' feet along the northerly portion of the site. This area equates to 1600 square feet of restricted area, and represents 8.0% of the permitted floor area.
2. Section 33-43 Maximum Height of Walls and Required Setbacks permits the street wall of the building to be 30' or (2) stories, whichever is less, with a setback of 1/1 after that initial height. However under this section, non-#residential uses# listed in Use Groups 6a, 6b, 6c, 6F shall not exceed 30 feet or two #stories#, whichever is less. Thereby, making it impossible to obtain the maximum permitted floor area allowed.
3. Section 36-20 ZR Required Accessory Off-Street Parking Spaces for Commercial or Community Facilities, requires 1 per 150 square feet of #floor area# of the building for the proposed retail space in PRC B and Use Group 6. Under this section, a proposed 20,000 square foot building would require 133 parking spaces, which would not be able to physically provide on the site, for an open parking lot. Construction of a multi-story parking garage would not be financially feasible, and still we would not be able to maximize the property for the allowable FAR.
4. Section 36-231 ZR In the districts with high, medium or low parking requirements does not apply since in C1-1 the waiver is for less than (10) spaces.
5. Section 37-921 (b) (2) ZR Perimeter Landscaping requires a 7' area between the public parking area and the street line. In this case, the impact of this section restricts approximately 504 square feet of the property, and represents 2.5% of the lot area.

With the bulk, yard and parking requirements identified in the above sections it would not be possible to utilize the full allowable 20,000 square feet of development area. Based on the requirements above the proposed With-Action is a 1-story 3978 gsf commercial building with cellar and an accessory 27 space parking lot. The proposed project would provide ingress and egress to the parking lot via two proposed curb cuts on Tillman Street.

PUBLIC POLICY

No Public Policies are affected by the proposed rezoning area or the surrounding project area. The project site is vacant and has been for many years under my client's ownership.

The zoning goals of the Lower Density Growth Management Area are achieved with the proposed project. The goal of keeping residential areas distinct from commercial areas is achieved. Also, the applicant's illustrative plan allows room for landscaping.

The site is not located in the coastal zone and is therefore not subject to Waterfront Revitalization Program review. The site is not subject to any 197a plans. As the proposed rezoning is to extend an existing commercial overlay to develop a commercial building, and the underlying zoning is R3-1, the site is not affected by the Mayor's Housing New York plan.

2. AIR QUALITY

Introduction

Ambient air quality, or the quality of the surrounding air, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under CEQR, an air quality assessment determines both a proposed project's effects on ambient air quality as well as the effects of ambient air quality on the project.

Under CEQR, potential mobile sources are those that result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO) and Particulate Matter. Potential stationary sources are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings in close proximity to a proposed project. Both the potential impacts of a proposed project on surrounding buildings and potential impacts of uses in the environs of a proposed sensitive use, such as residences, schools, and hospitals, are considered in the assessment.

As the zoning regulations in this district do not ensure that the nearest residential building would be at least 30 feet from the project proposed under the with-action scenario, a building boiler code analysis is attached in the Appendix, Attachment "A" Boiler Analysis. The distance from the nearest permitted stack location under the with-action scenario

would exceed the distance mandated by building code, and thereby preclude any potential of significant air quality impacts generated by the project to the existing sensitive receptors.

Mobile Source

Under guidelines contained in the CEQR Technical Manual, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. The proposed development would generate fewer than 170 vehicle trips at any intersection in the study area during any peak hour. Therefore, no detailed mobile source air quality analysis would be required per the CEQR Technical Manual, and no significant mobile source air quality impacts would be generated by proposed action.

In accordance with the analysis framework, the proposed development would generate 7,956 square feet of commercial space (gsf) and 27 accessory parking spaces. This is below the CEQR Technical Manual, January 2014 Edition threshold for transportation analysis for this area (Zone 5), which is 10,000 square feet of commercial retail or 60 accessory off-street parking spaces. Therefore, no parking facility air quality analysis is warranted.

Stationary Source

There are no manufacturing/industrial uses, including on-site dry cleaners or auto-body repair shops containing spray booths, within 400 feet of the Project Site that generate industrial source emissions. Furthermore, there are no major industrial emissions sources within 1,000 feet of the Project Site.

The CEQR Technical Manual states that the potential for stationary source emissions from heat and hot water systems to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used, the height of the stack venting the emissions, the distance to the nearest building whose height is at least as great as the venting stack height, and the square footage of the development that would be served by the system. The CEQR Technical Manual provides a screening analysis based on these factors, which was utilized to determine the potential for significant impacts from the proposed building's system.

The proposed impact from mechanical equipment emissions associated with the proposed commercial development are a function of fuel type, stack height, minimum distance from the source to the nearest building of concern, and square footage of the proposed development. The analysis was based on a proposed one-story, and cellar 7,956 gross square feet (gsf) commercial retail building, 26 feet in height, with an emissions stack height of four feet higher than the building height (Hs=30 feet was chosen for analysis). The nearest sensitive site of the same or greater height than the proposed building would

be the two-story residential building, located to the north of the Project Site at 12 Norwalk Avenue (Block 701, Lot 12). The proposed project located at 901 Manor Road, is proposed to have two chimneys installed, each 6" diameter.

Based on the formula referenced in the Building Boiler Code Analysis performed on October 24, 2016 (see Attachment A, page 24):

D= 2.5 (square root of 113.04)
D= 27 feet required

Since the proposed chimneys are setback more than 27 feet from construction on adjoining properties, there are no height restrictions imposed by adjoining properties.

To preclude the potential for significant adverse air quality impacts on nearby buildings from the HVAC emissions from the project site, an (E) designation with respect to HVAC systems is proposed for Staten Island Block 701, Lot 1, as follows:

Block 701, Lot 1
Any new commercial development on Block 701, Lot 1 must ensure that the heating, ventilating and air conditioning stack(s) is located at least 27 feet away from the lot line facing Norwalk Ave, to avoid any potential significant air quality impacts.

Therefore, the proposed project would not generate any significant adverse impacts on surrounding uses.

3. NOISE

Introduction

Two types of potential noise impacts are to be considered under CEQR. These are potential mobile source and stationary source noise impacts.

Mobile source impacts are those that:

a) The proposed project generates or reroutes vehicle traffic.

Potential stationary source noise impacts are considered if:

b) The proposed project introduces new or additional receptors near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of a receptor with an existing or proposed rail line with a direct line of sight to that rail line.

c) The proposed project causes a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise, or

d) The proposed project site has existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts.

Mobile Source

Mobile sources are those noise sources that move in relation to a noise-sensitive receptor principally automobiles, buses, trucks, aircraft, and trains.

Relative to mobile source impacts, although the proposed project will generate vehicle traffic, a noise analysis would only be required if the proposed project would create a 100 percent increase in passenger car equivalent (PCE) traffic volumes along a street on which a sensitive noise receptor (such as a residence, a park, a school, etc.) is located. The surrounding area is principally developed with a mix of residential, and commercial uses.

Vehicles would travel to and from the Site along Manor Road and Tillman Street. There would be an increase in vehicular traffic along both roads resulting from the proposed development, but this increment, less than 100 percent, would be a small portion of total traffic volumes. Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated along either Manor Road or Tillman Street due to the proposed project. Therefore, the proposed project would not result in a mobile source noise impact.

Stationary Source

Stationary sources of noise do not move in relation to a noise-sensitive receptor. Typical stationary noise sources of concern for CEQR include machinery or mechanical equipment associated with industrial and manufacturing operations; or building heating, ventilating, and air-conditioning systems.

The project would not locate a receptor within 1,500 feet of a substantial stationary source noise generator, and there is not a substantial stationary source noise generator close to the project site that is also a sensitive receptor. The project includes unenclosed heating and ventilation equipment to be located on the roof. The noise from this equipment would not adversely impact other sensitive uses in the surrounding area, or produce significant noise levels at the closest nearby receptor.

Therefore, the project would not have any potentially adverse stationary source noise impacts. A detailed noise analysis is not required for the proposed action, as the action would not result in the introduction of new sensitive receptors near a substantial stationary source noise generator. In addition, the proposed development would not introduce significant mobile or stationary source noise into the surrounding area.

CONCLUSION

The proposed development of this site is a one story financial institution that will be able to provide for commercial as well as private banking needs for the neighborhood. Currently there is a need for this neighborhood bank to service the community. This proposed use is in character with the retail shopping in the area and by designing a one story building with slopping roof lines will also be in character with the residential building types in the surrounding area.