DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

May 17, 2013

Robert Kulikowski, Director

Mayor's Office of Environmental Coordination
253 Broadway- 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Richmond Avenue Rezoning**
CEQR No. 11DCP072R
ULURP No. 110106ZMR
Staten Island, Community District 2
SEQR Classification: Unlisted

The above-referenced application involves discretionary action subject to City Planning Commission approval. This action is subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, Mr. Hashim Araj, proposes a zoning map amendment to change the existing zoning from R3X and R3-1, to R3X/C1-2 and R3-1/C1-2 within the rezoning area (Block 2236, Lots 56 & 61 and Block 1580, Lot 22). The proposed action would facilitate a proposal by the applicant to construct a 6,440 square foot one-story commercial building with 21 accessory parking spaces on the applicant owned portion of the rezoning area (Block 2236, Lot 56 & 61). The proposed project is located along the west side of Richmond Avenue between Jardine Avenue and Merrill Avenue and south of Merrill Avenue, in the Bulls Head neighborhood of Staten Island, Community District 2.

The applicant owned portion of the rezoning area (Block 2236, Lots 56 & 61) is currently developed with 2 two-story residential structures with attics. The building on lot 61 is currently occupied by community facility(dental offices) on the ground floor and office use on the second

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floor and the building on lot 56 is vacant. Seventeen accessory parking spaces are provided on the applicant owned property. The non-applicant owned site (Block 1580, Lot 22) is developed with a two-story, 25,000 square foot building housing medical offices. Accessory parking for 31 cars is also provided on this property. The existing buildings on the applicant owned lots would be demolished and replaced with a new one-story 6,440 sf local retail building and 21 accessory parking spaces.

The rezoning area is located within R3X and R3-1 zoning districts. R3-X and R3-1 districts are low-density districts. R3X districts permit one- and two-family detached homes on lots that must be at least 35 feet wide. R3-1 districts allow semi-detached one- and two-family residences, as well as detached homes. The maximum allowable FAR in both the zoning districts is 0.5 FAR, which can be increased up to 20% by an attic allowance for the inclusion of a space beneath a pitched roof. Commercial uses are not allowed in R3-X and R3-1 districts.

The proposed C1-2 commercial overly permits commercial uses that include a broad range of retail and service establishments that serve residential neighborhoods. The typical retail uses include grocery stores, restaurants and beauty parlors, catering to the immediate neighborhood. The commercial uses are limited to the first floor in mixed-use buildings with a maximum FAR of 1.0.

The proposed project is expected to be completed by 2014. Absent the proposed action, the non-compliant office use on Block 2236, Lot 61 would be removed and replaced with conforming use (residential or community facility uses) and the vacant building on Lot 56 would be occupied by residential and community facility use. The existing conditions on the non-applicant owned property are expected to remain.

An Environmental Assessment Statement is attached. Please contact the Project Manager, Ingrid Young at (212) 720-3425 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
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New York City Department of City Planning

cc: Robert Dobruskin, Roselle Leader, Susan Wong, Len Garcia-Duran, Nicole Campo, Pat Bussey, Jacquelyn Harris, James Miraglia