DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

March 27, 2012

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Forest Avenue Rezoning**
CEQR No. 12DCP082
ULURP No. 110122ZMR
Staten Island, Community District 1
SEQR Classification: Unlisted

The above-referenced application involves discretionary action subject to City Planning Commission approval. The 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, John Sollazo, proposes a zoning map amendment to change the existing zoning from R3-2 and R3-2/C1-1 to R3-2/C1-2 within the rezoning area (Block 1706, part of Lot 21). The proposed action would facilitate a proposal by the applicant to construct a 7,064 SF one-story commercial building with 24 accessory parking spaces that would be accessed from two 15-foot curb cuts along Forest Avenue. The proposed project is located along the south side of Forest Avenue between Richmond Avenue and Sanders Street (Block 1706, Lot 21) in the Elm Park neighborhood of Staten Island, Community District 1.

R3-2 districts are general districts that allow a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- two family residences. R3-2 districts have a maximum FAR of 0.6, a perimeter wall height of 21 feet,

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a maximum building height of 35 feet and a parking requirement of one space per dwelling unit. C1 overlays are mapped within residence districts along streets that also serve retail needs, such as grocery stores, restaurants and beauty parlors. In C1-1 districts, general retail has a parking requirement of one space per 150 SF of floor area. C1-2 districts require one space per 300 SF of floor area. The C1 commercial overlay would allow commercial uses at a maximum FAR of 1.0. Currently, the applicant's property is developed with one-story vacant building with a cellar, an occupied two story detached home and an accessory two car garage.

The proposed project is expected to be completed by 2013. Absent the proposed action, the applicant has stated that the subject site would not be redeveloped and the use would remain the same.

An Environmental Assessment Statement is attached. Please contact Edgar Bajaña of the Department of City Planning at (212) 720-3509, if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

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