CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

November 18, 2013

NEGATIVE DECLARATION

Project Identification
CEQR No. 11DCP072R
ULURP No. 110106ZMR
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

1582 Richmond Avenue Rezoning
The applicant, Mr. Hashim Araj, is seeking a zoning map amendment to map a C1-2 commercial overlay to R3X and R3-1 districts. 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 Block 2236, Lot 56 & 61. The proposed project is located along the west side of Richmond Avenue between Jardine Avenue and south of Merrill Avenue (Applicant owned, Block 2236, Lot 56 & 61 and non-applicant owned parcel on Block 1580, Lot 22), 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. Lot 61 is occupied with a dental office on the ground floor and office use on the second floor and the building on lot 56 is a vacant doctor's office. Seventeen accessory parking spaces are provided on the applicant owned property. The non-applicant owned property (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 building with local retail and 21 accessory parking spaces. No new development is anticipated on the non-applicant owned property.

The project site 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

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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 overlay 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.

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. The proposed project is expected to be completed by 2014.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated November 6, 2013, prepared in connection with the ULURP Application (No. 110106ZMR). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that no significant effects on the environment that would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Ingrid Young at (212) 720-3425.

Celeste Evans

Date: November 15, 2013

Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: November 18, 2013

Amanda M. Burden, FAICP, Chair
City Planning Commission