125 GREAVES LANE REZONING

Environmental Assessment Statement

Prepared for:
NBM Development, LLC

Environmental Studies Corp.

April 20, 2023

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* 125 Greaves Lane

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
22DCP146R	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
220456ZMR	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning (NYCDCP)			NAME OF APPLICANT NBM Development LLC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Director of EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Bruno Savo		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 5655 Amboy Road		
CITY New York	STATE NY	ZIP 10271	CITY Staten Island	STATE NY	ZIP 10309
TELEPHONE (212)720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE (718) 966-0616	EMAIL savobros@si.rr.com	

5. *Project Description*

he Applicant, NBM Development LLC, proposes a Zoning Map Amendment to extend an existing C2-1 commercial overlay district over the the remainder of the Evergreen Plaza Shopping Center (i.e., the Zoning Lot, Staten Island Tax Block 4645, Lots 405, 410, 415, 418, 425 and 275) in the Great Kills neighborhood of Staten Island, Community District 03. Specifically, the existing C2-1 commerial overlay district that is mapped over the majority of the Zoning Lot (Lots 410, 275 and p/o 405 and 415) would be extended to include the remaining portions of Lots 405 and 415 and the entirety of Lots 418 and 425 (the "Proposed Rezoning Area"). This action is hereinafter referred to as the Proposed Action.

The Proposed Action would facilitate the use conversion of a portion of the existing 11,381-square-foot (0.25 FAR) building at Lot 425 (the Applicant's Proposed Development Site) currently used a day care (9,331 sf) and medical offices (2,050 sf), (Use Group 3, permitted by the underlying R3-2 zoning district) to general retail and commercial uses (Use Group 6, permitted by the proposed C2-1 commercial overlay) for the 9,331 sf day-care. The 2,050 sf medical offices would remain unchanged.

Project Location

BOROUGH Staten Island	COMMUNITY DISTRICT(S) 03	STREET ADDRESS 125 Greaves Lane
TAX BLOCK(S) AND LOT(S) Block 4645, Lots 405, 410, 415, 418, 425, 275		ZIP CODE 10308

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Evergreen Plaza Shopping Center is bounded by Siedenburg Park to the north, residential uses to the east and west, and a Right-of-Way associated with the Staten Island Railway to the south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R3-2, R3-2/C2-1, Staten Island Special South Richmond Development (SSRD) District	ZONING SECTIONAL MAP NUMBER 33c

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 ☐ Cogeneration Facility ☐ Title V Permit

Other City Approvals Subject to CEQR (check all that apply)
☐ LEGISLATION ☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING ☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:
☐ OTHER, explain:

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: NYC Dept of Buildings C of O

***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.): 384,279 Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 384,279 Other, describe (sq. ft.): 0

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): 9,331
NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 9,331
HEIGHT OF EACH BUILDING (ft.): 30 NUMBER OF STORIES OF EACH BUILDING: 1

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: 384,279
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: sq. ft. (width x length) VOLUME OF DISTURBANCE: 43,029 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 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.)	0	9,331	0	0
Type (*e.g.,* retail, office, school)	N/A units	General Retail/ Commercial	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: 0

Provide a brief explanation of how these numbers were determined:

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: medical office uses as the most conservative No-Action Scenario

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 6 months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: t is assumed that the Proposed Actions would be approved by the end of 2022 and it would take approximately 6 months to retrofit the existing building at the Applicant's Project Site for commercial uses. As such, the anticipated Build Year is 2023.

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

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

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. see attachment		
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		
○ **Early Childhood Programs:** 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)	☐	☒
○ **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)	☐	☒
○ **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)	☐	☒
○ **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 project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☐	☒
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		

	YES	NO
(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. The Proposed Project is within a designated "Archaeological Sensitive Areas" pursuant to information provided by the New York State Office of Parks, Recreation, and Historic Preservation Cultural Resources Information System (Accessed September 27, 2021). However, the Proposed Project would not involve any in-ground disturbance and only consists of the reconfiguration of the interior of an existing building such that archaeological resources at or in the vicinity of the project, if any, would not be impacted. See attached.		
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 Protection Plan Project Tracking 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) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) 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?	☐	☒
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) 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?	☐	☒
(f) 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)?	☐	☒
(g) 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?	☐	☒
(h) 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?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
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?	☐	☒

	YES	NO
(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 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):		
○ 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):		
(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, bus trips, or 50 Citywide Ferry Service ferry 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), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ 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, or Citywide Ferry Service landing?	☐	☐
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 114 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?	☐	☒

	YES	NO
(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		
(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.		

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
Kathleen M Feeney, AICP, Environmental Studies Corp.	4/20/23

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? ☐ YES ☒ NO

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:

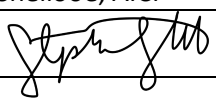
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental 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
Director, Environmental Assessment and Review Division	City Planning Commission
NAME	**DATE**
Stephanie Shellooe, AICP	April 21, 2023

SIGNATURE 

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

An analysis of land use, zoning, and public policy is included in the EAS. The Applicant, NBM Development LLC, proposes a Zoning Map Amendment to extend an existing C2-1 commercial overlay district over the remainder of the Evergreen Plaza Shopping Center in the Great Kills neighborhood of Staten Island, Community District 03 (the "Proposed Action"). Specifically, the existing C2-1 commercial overlay district that is mapped over the majority of the Zoning Lot (Lots 410, 275 and p/o 405 and 415) would be extended to include the remaining portions of Lots 405 and 415 and the entirety of Lots 418 and 425 (the "Proposed Rezoning Area").

The Applicant's Proposed Development Site (Block 4645, Lot 425) currently contains an 11,381-square-foot (0.25 FAR) building with a day care (9,331 sf) and medical offices (2,050 sf), (Use Group 3, permitted by the underlying R3-2 zoning district). The Proposed Action would facilitate the use conversion of the day care use to general retail and commercial uses (Use Group 6, permitted by the proposed C2-1 commercial overlay). The 2,050 sf medical offices would remain unchanged.

The Proposed Action is not anticipated to result in any new land use, zoning, and public policy that are significantly different from surrounding uses, since there are multiple commercial uses in the surrounding uses. The Proposed Development is also located within the Coastal Zone boundary as determined by the New York City Waterfront Revitalization Program (WRP). This project has been assigned WRP #21-002. No significant adverse impacts related to land use, zoning, and public policy are anticipated to occur as a result of the Proposed Action.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Ibrahim Jobe at +1 212-720-3689.

Stephanie Shellooe, AICP Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE 4/21/2023
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 4/24/2023
SIGNATURE	

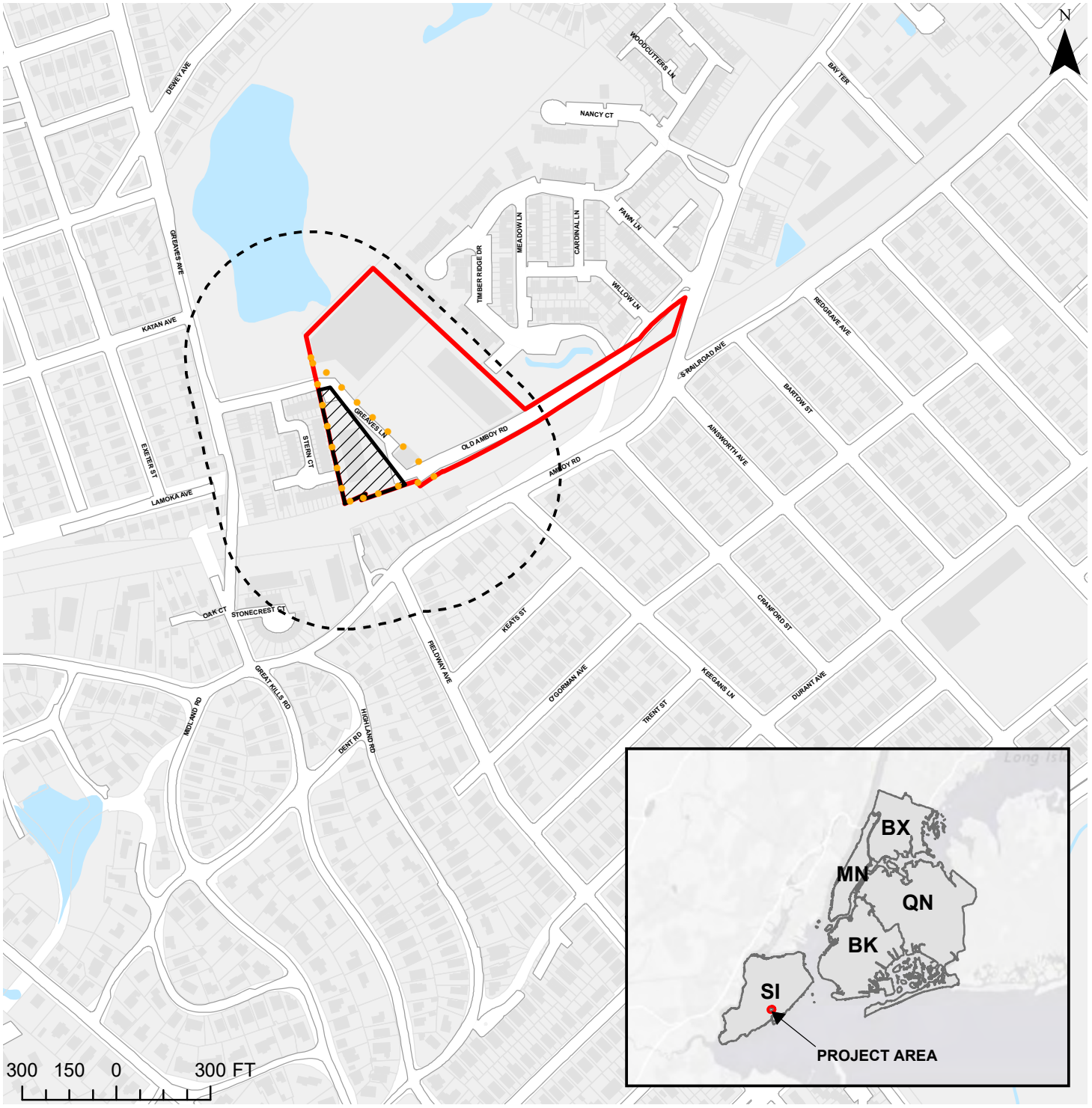
Figure 1 - Site Location Map

Proposed Rezoning Area

Applicant's Development Site

400-Foot Study Area Radius

Evergreen Plaza Shopping Center



Data Source(s):
(1) New York City Department of City Planning, Information Technology Division: MapPLUTO Data;
(2) NYC Department of Information Technology and Telecommunications: NYC Street Centerlines;
(3) NYC Department of Information Technology and Telecommunications: Pavement Edge;
(4) NYC Department of Information Technology and Telecommunications: Building Footprints;
(5) NYC Department of Information Technology and Telecommunications: Open Space (Parks);
(6) NYC Department of Information Technology and Telecommunications: Hydrography;

Figure 2 - Tax Map



Data Source(s):
(1) New York City Department of City Planning, Information Technology Division: MapPLUTO Data;
(2) NYC Department of Information Technology and Telecommunications: NYC Street Centerlines;
(3) NYC Department of Information Technology and Telecommunications: Pavement Edge;

Figure 3 - Existing Land Use Map

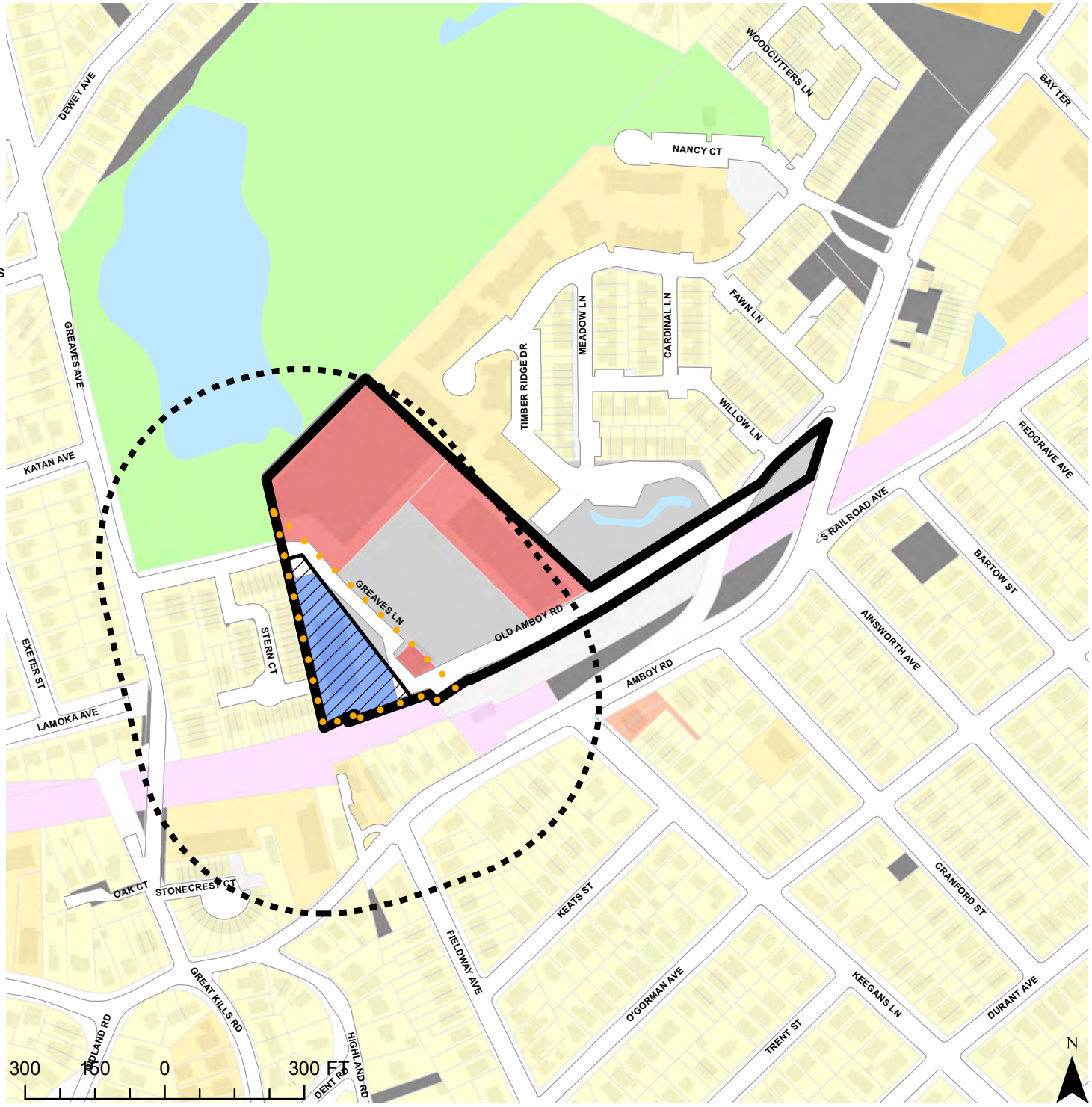
Proposed Rezoning Area

Evergreen Plaza Shopping Center

Applicant's Development Site

Land Use

- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial / Residential Buildings
- Commercial / Office Buildings
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data



Data Source(s):

(1) New York City Department of City Planning, Information Technology Division: MapPLUTO Data;
(2) NYC Department of Information Technology and Telecommunications: NYC Street Centerlines;
(3) NYC Department of Information Technology and Telecommunications: Pavement Edge;
(4) NYC Department of Information Technology and Telecommunications: Building Footprints;
(5) NYC Department of Information Technology and Telecommunications: Hydrography;

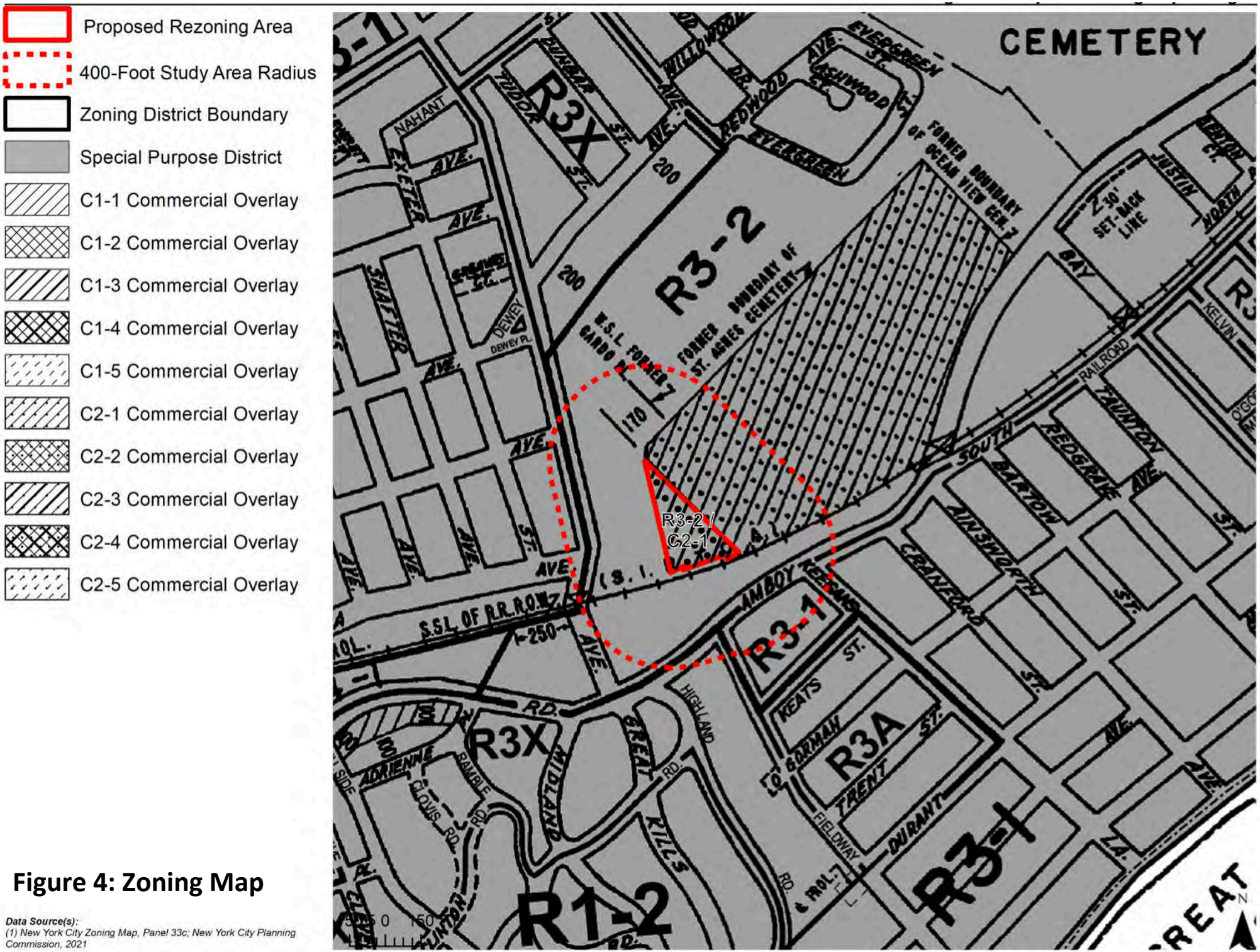


Figure 4: Zoning Map

Data Source(s):
(1) New York City Zoning Map, Panel 33c; New York City Planning Commission, 2021

Figure 5 - Aerial Imagery

Proposed Rezoning Area

Applicant's Development Site

400-Foot Study Area Radius

Evergreen Plaza Shopping Center



Data Source(s):
(1) New York City Department of City Planning, Information Technology Division: MapPLUTO Data;
(2) ESRI, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AerioGRID, IGN, and the GIS User Community



1. View of the Site facing south from the parking lot adjacent to the Site.



2. View of the Site facing west from the parking lot adjacent to the Site.



3. View of the Site facing northwest from the parking lot adjacent to the Site.





4. View of the Site facing southeast from Greaves Lane.



5. View of the Site facing southwest from the parking lot adjacent to the Site.



6. View of the Site facing southwest from the parking lot adjacent to the Site.





7. View of the Site facing north from the Staten Island Railway.



8. View of the Site facing south from the parking lot adjacent to the Site.



9. View of Greaves Lane facing east (Site at right).





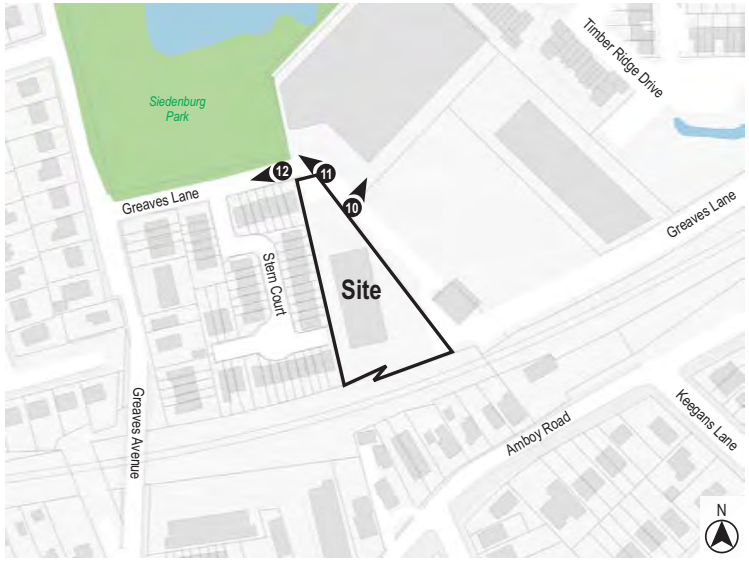
10. View of the parking lot adjacent to the Site facing northeast from the Site.



11. View of 100 Greaves Lane facing northwest from Site.



12. View of Greaves Lane facing west (Site at left).





13. View of the Staten Island Railway facing southeast from the Site.



14. View of the shopping center adjacent to the Site facing northeast.



15. View of Greaves Lane facing northeast from the Site.





16. View of 100 Greaves Lane facing northwest from the parking lot.



17. View of 100 Greaves Lane facing northwest from the parking lot.



18. View of the parking lot adjacent to 100 Greaves Lane facing southwest.





19. View of the parking lot facing northeast from the Site.



20. View of the parking lot adjacent to 150 Greaves Lane facing northwest.



21. View of the parking lot adjacent to 150 Greaves Lane facing southwest.





22. View of the parking lot adjacent to 150 Greaves Lane facing southeast.



23. View of the parking lot adjacent to 150 Greaves Lane facing southwest (Site ahead).



24. View of 150 Greaves Lane facing northeast.





25. View of Greaves Lane facing southwest.



26. View of Greaves Lane facing southwest.



27. View of Greaves Lane facing northeast.



PROJECT DESCRIPTION
125 GREAVES LANE, STATEN ISLAND, NY 10308

Introduction

The applicant, NBM Development LLC, (the "Applicant"), seeks a zoning map amendment to Zoning Map 33c to extend an existing C2-1 commercial overlay district over the remainder of the Evergreen Plaza Shopping Center (the "Zoning Lot") in the Great Kills neighborhood of Staten Island Community District 3. The Zoning Lot includes Block 4645, Lots 405, 410, 415, 418, 425 and 275 (the "Proposed Rezoning Area") located at 125 Greaves Lane.

The Proposed Rezoning Area is currently zoned R3-2 part of which includes a commercial overlay. The existing C2-1 commercial overlay district is mapped over the majority of the Zoning Lot (Lot 410, 275 and p/o Lots 405 and 415) and would be extended to include the remaining portions of Lots 405 and 415 and the entirety Lots 418 and 425. This action is hereinafter referred to as the "Proposed Action".

The Proposed Action would facilitate the use conversion of 9,331 square foot (sf) of an existing 11,381 sf one-story building from a day-care facility (Use Group 3) community facility use to general retail and commercial use (Use Group 6), the "Proposed Development." The remaining 2,050 sf of building would continue to be medical office use. This conversion would include interior reconfiguration only. There would be no in-ground disturbance and existing building's size and bulk would not be modified.

See **Figure 1 –** Site Location and **Figure 2 –** Tax Map.

Existing Conditions

The Proposed Rezoning Area consists of five adjacent tax and zoning lots, (Block 4645, Lots 405, 410, 415, 418 and 425) that make up the Evergreen Plaza Shopping Center as well as one noncontiguous lot (Block 4645, Lot 275) located in the Great Kills section of Staten Island, Community District 3.

Block 4645 **Lot 405** (136,715 sf) is the shopping center's parking lot (544 parking spaces) and access drive.

Block 4645 **Lot 410** (52,481 sf) is improved upon with a 25,800-sf one-story strip mall with retail use, including a nail salon, coffee shop, dry-cleaners, optician, and restaurant and 53 additional parking spaces built in 2001.

Block 4645 **Lot 415** (90,650 sf) is improved upon with a 61,752 square foot supermarket (Superfresh) and 11 additional parking spaces built in 2001.

Block 4645 **Lot 418** (9,900 sf) is improved upon with a 3,200-sf eating and drinking establishment built in 2003.

Block 4645 **Lot 425** (46,145 sf) is the Proposed Development Site and is currently improved upon with a 11,381 square foot community use building including a 9,331 sf day-care facility and 2,050 sf of medical offices including 42 additional parking spaces.

Block 4645 **Lot 275** (48,388 sf) includes 9,952 sf of approved commercial office space.

The entire Proposed Rezoning Area encompasses approximately 384,279 square feet. The Proposed Development Site totals approximately 46,145 square feet. The boundaries of the Proposed Development Site and the Proposed Rezoning Area are not identical.

The Proposed Rezoning Area is primarily commercial and community facility uses and the surrounding neighborhood is primarily residential with open space to the north and transportation use along the Staten Island Railway to the south.

See **Figure 3 –** Land Use Map.

Proposed Actions

The Proposed Action is a zoning map amendment to establish a C2-1 commercial overlay on the existing R3-2 zoning district. The zoning map amendment is necessary to permit new commercial use within the Proposed Rezoning Area.

See **Figure 4 –** Zoning Map.

Proposed Zoning Map Amendment:

R3-2 zoning district to an R3-2 zoning district with a C2-1 commercial overlay (Block 4645; p/o Lots 405 and 415, entire Lots 418 and 425)

The proposed R3-2/C2-1 zoning district within the Evergreen Plaza Shopping Center would permit an FAR of 1.00 for commercial use, facilitating the Proposed Project on the Proposed Development Site.

Proposed Development Site

The Proposed Development would facilitate the use conversion of 9,331 sf (FAR 0.20) of the existing 11,381 square foot (FAR 0.25) community facility use building on the

Proposed Development Site to general retail and commercial uses (Use Group 6) that would complement the existing retail uses within the Evergreen Plaza Shopping Center. The medical offices (2,050 sf, FAR 0.05) would remain. The existing building's size and bulk would not be modified.

The proposed zoning map amendment would affect the entire Proposed Rezoning Area, which includes Block 4645, Lots 405, 410, 415, 418, 425 and 275.

Purpose and Need

The Proposed Development Site requires a zoning map amendment to facilitate the development of a commercial building. The Proposed Rezoning Area contains as-of-right residential and community facility uses in the existing R3-2 zoning district. The proposed R3-2/C2-1 overlay would provide neighborhood retail, consistent with the existing commercial character of the Evergreen Plaza Shopping Center.

Existing Conditions

Block 4645 **Lot 405** (136,715 sf) is the shopping center's parking lot (544 parking spaces) and access drive.

Block 4645 **Lot 410** (52,481 sf) is improved upon with a 25,800-sf one-story strip mall with retail use, including a nail salon, coffee shop, dry-cleaners, optician, and restaurant and 53 additional parking spaces built in 2001.

Block 4645 **Lot 415** (90,650 sf) is improved upon with a 61,752 square foot supermarket (Superfresh) and 11 additional parking spaces built in 2001.

Block 4645 **Lot 418** (9,900 sf) is improved upon with a 3,200-sf eating and drinking establishment built in 2003.

Block 4645 **Lot 425** (46,145 sf) is the Proposed Development Site and is currently improved upon with a 11,381 square foot (FAR 0.25) community use building including a day-care facility and medical offices including 42 additional parking spaces.

Block 4645 **Lot 275** (48,388 sf) includes 9,952 sf of approved commercial office space.

The Proposed Rezoning Area (**Figure 5** – Aerial Map) is within a R3-2 zoning district which permits residential uses (Use Groups 1 and 2) and community facility uses (Use Groups 3 and 4) only. The maximum residential FAR is 0.5 and the maximum community facility FAR is 1.0. Commercial use is not permitted as-of-right.

Photographs of the existing area are attached.

ANALYTICAL FRAMEWORK

Future No-Action Scenario

Absent the Proposed Action, the Proposed Development Site would be governed by the existing underlying R3-2 zoning district and would be converted to medical offices the most conservative analysis. The size and bulk of the building would remain the same and no new in-ground disturbance would be necessary.

Future With-Action Scenario

In the future with the Proposed Action, the Proposed Development Site would be converted to general retail and commercial use. This conversion would require interior modifications only. No new in-ground disturbance would be required, and size and bulk of the building would remain the same.

Build Year

Based on an estimated eight-month approval process and a 10-month construction period, the analysis year is assumed as 2023.

Based on the Reasonable Worst Case Design Scenario (RWCDS), the increment between the No-Action and With-Action Scenarios are show below:

Land Use	Existing Condition	No-Action Condition	With-Action Condition	Increment
Commercial Retail Space (gsf)	100,704	100,704	110,035	+9,331
Community Facility-Medical office (gsf)	2,050	11,381	0	-11,381
Community Facility-Daycare Facility	9,331	0	2,050	+2,050
Total	112,058	112,058	112,058	0

4. LAND USE, ZONING AND PUBLIC POLICY

I. Introduction

The analysis of land use, zoning and public policy characterizes the existing conditions of the Proposed Rezoning Area and the surrounding study area; anticipates and evaluates those changes in land use, zoning and public policy that are expected to occur independently of the Proposed Action; and identifies and addresses any potential impacts related to land use, zoning and public policy resulting from the Proposed Action. Various sources have been used to prepare a comprehensive analysis of land use, zoning, and public policy characteristics of the area, including field surveys, studies of the neighborhood, census data, and land use and zoning maps.

Land Use Study Area

In order to assess the potential for project related impacts, the land use study area has been defined as the area located within a 400-foot radius of the site, which is an area within which the Proposed Action would have the potential to affect land use or land use trends. The 400-foot radius study area is bounded roughly by 300 feet inside Siedenburg Park to the north, the eastern boundary of the Proposed Rezoning Area to the east, Keats Street to the south and Greaves Avenue to the west. It is characterized primarily by a mix of commercial and community facility uses within the Evergreen Plaza Shopping Center. There is open space to the north and low-density residential detached homes and semi-detached homes to the west and south and transportation uses (Staten Island Railway) to the south.

II. Land Use

Site Description (Existing Conditions)

The Proposed Development Site, Block 4645 **Lot 425** (46,145 sf) is currently improved upon with a 11,381 square foot community use building including a day-care facility and medical offices.

The remainder of the Proposed Rezoning Area is general retail, commercial uses, and office space (Use Group 6). Land uses within the study area include residential (Use Groups 1 and 2), as well as open space and transportation uses.

Future No-Action (No-Build) Scenario
In the future and absent the Proposed Actions, the Proposed Development Site would be converted to medical offices. No additional land use changes would be made to the Proposed Rezoning Area and the study area would continue to remain in its existing condition.

With-Action (Build) Scenario
In the future with the Proposed Action, commercial use (Use Group 6) would be permitted within the entire Proposed Rezoning Area. This would facilitate the development of the proposed general retail and commercial building on the Proposed Development Site. The proposed C2-1 overlay permits commercial uses including local retail and service establishments (Use Group 6), home maintenance or repair services (Use Group 7), amusement or service establishments (Use Group 8), retail and service establishments that serve a larger area (Use Group 9) and special services related to boating (Use Group 14).

The Proposed Action would facilitate the proposed new commercial development on the Proposed Development Site (Block 4546, Lot 425), where only residential and community facility uses are currently permitted.

With the Proposed Action's rezoning to R3-2 residential with a C2-1 commercial overlay, the Proposed Development Site would consist of a 9,331-sf commercial use building (Use Group 6) and 2,050 sf community facility use (medical offices) and would include 76 parking spaces. The size and bulk of the building would remain the same.

Conclusion
The Proposed Action is not anticipated to result in any new land uses or uses that are significantly different from surrounding uses. There are commercial, residential and community facility uses within the study area. The Proposed Action would not be a departure from adjacent uses and would not be incompatible with the land uses in the surrounding area.

No potentially significant adverse impacts related to land use are expected to occur as a result of the Proposed Action. Therefore, further analysis of land use is not warranted.

III. Zoning

Existing Conditions

The Proposed Rezoning Area is currently zoned R3-2, which permits a variety of housing types, including low-rise attached houses, small multifamily apartment houses, and detached and semi-detached one- and two-family residences. It is the lowest density zoning district in which multiple dwellings are permitted. The 0.5 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 being set back to a maximum building height of 35 feet. The maximum FAR for community facility use is 1.0. One off-street parking space is required for each dwelling unit.

The Proposed Rezoning Area is also located in the Special South Richmond Development District (SRD) which was established in 1975 to guide the development of the southern part of Staten Island. At a time of rapid development, strict rules were adopted to manage growth in this area of more than 20 square miles and to ensure that the provision of public infrastructure kept pace with new development.

To avoid destruction of the natural and recreational resources that define the community, the district mandates tree preservation and planting requirements, controls changes to topography, and establishes special building height and setback limits, and designated open spaces (DOS) to be left in a natural state as part of an open space network that includes public parks and waterfront esplanades. To ensure that public school needs are addressed, the Chairperson of the City Planning Commission must certify that sufficient school capacity exists to accommodate a new residential development, except in a predominantly built-up area, before a building permit can be issued.

The Proposed Development Site is currently improved upon with a 11,381 square foot (FAR 0.25) community use building including a day-care facility and medical offices including 42 additional parking spaces.

In addition to the R3-2 zone, there is also an R3-2 with a C2-1 commercial overlay within the Proposed Rezoning Area.

C2-1 districts are commercial overlays mapped within residential districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R3-2 districts, the maximum commercial floor area ratio (FAR) is 1.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet. One space per 150 sf of commercial space is required for a C2-1 commercial overlay.

There is also an R3-1 zoning district within the study area to the south. An R3-1 is similar to the R3-2 zoning districts except it does not allow multi-family apartment buildings.

Future No-Action (No-Build) Scenario

In the future and absent the Proposed Action, development of the Proposed Rezoning Area would continue to be governed by the provisions of the existing R3-2 zoning district. The entire building (11,381 sf, FAR 0.25) would be converted to medical offices.

No changes are anticipated to the zoning districts and zoning regulations relating to the Proposed Rezoning Area or the surrounding study area by the project build year of 2023.

Future With-Action (Build) Scenario

In the future with the Proposed Action, commercial uses would be permitted within the Proposed Rezoning Area. This would facilitate the proposed commercial development of Proposed Development Site.

Within the R3-2/C2-1 zoning district, the maximum FAR for commercial uses is 1.0. The maximum FAR permitted for residential of 0.5 and the maximum FAR for community facility of 1.0 remain unchanged. The maximum permitted base height remains 35 feet. The R3-2/C2-1 zoning district requires one accessory residential parking spaces per dwelling units. Parking is required for commercial uses based on area, with retail uses at one space per 150 square feet.

The Proposed Action seeks a zoning map amendment that would add a C2-1 commercial overlay to the existing R3-2 zoning district. This would facilitate the use conversion of a 9,331 gsf commercial use building (FAR 0.20). The building would contain commercial retail. While the existing building's size and bulk would not be modified, up to 34 additional parking spaces would be required, depending on the retail use. The existing parking lot has a permitted capacity of 735 parking spaces and

currently 659 parking spaces are required based on the existing land uses. This leaves enough parking to satisfy the additional 34 required parking spaces.

Because the Proposed Rezoning is located within an existing commercial shopping center, it would not be contrary to the underlying Special South Richmond Development District.

Conclusion
No significant impacts to zoning patterns in the area would be expected. The Proposed Actions would result in a zoning map amendment that creates new R3-2/C2-1 zoning district.

While the Proposed Actions would facilitate redevelopment in the Proposed Rezoning Area, the action is not intended to facilitate additional development but would be compatible with the existing adjacent R3-2/C2-1 within the Evergreen Plaza Shopping Center.

Therefore, the Proposed Action would not have a significant impact on the extent of conformity with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby properties and further assessment of zoning is not warranted.

IV. Public Policy

Existing Conditions
The Proposed Rezoning Area is within the Great Kills section of Staten Island, Community District 3.

The Proposed Development is located within a Lower Density Growth Management Area (LDGMA). LDGMA special zoning controls aim to match future development to the capacity of supporting services and infrastructure in parts of the city experiencing rapid growth. The Proposed Development building is already built, and support services and infrastructure are already in place.

The Proposed Development is also located within the Coastal Zone boundary as determined by the New York City Waterfront Revitalization Program (WRP).

The Proposed Development is located within the Coastal Zone boundary as determined by the New York City Waterfront Revitalization Program (WRP). The WPR establishes the City's policies for waterfront planning, preservation, and development to ensure consistency over the long term. The goal of the program is to maximize the benefits derived from economic development, environmental conservation, and public use of

the waterfront, while minimizing any potential conflicts among these objectives. The Proposed Action on the project site would allow for commercial development within an existing building located in an existing shopping center and is located within a well-developed area with substantial development nearby. The Proposed Action would therefore be consistent WRP policy of supporting, facilitating, and encouraging commercial development in areas well-suited for development where public facilities and infrastructure would be adequate.

The Proposed Development requires only interior renovations and is in an existing building which is located within an existing shopping center. Therefore, it would not contradict the goals of the WRP. See **Appendix B**

The study area includes a portion of a Recognized Ecological complex (REC) and is discussed further in the Natural Resource section of this document.

No other public policies relate to the Proposed Rezoning Area or to the surrounding 400-foot radius study area. The Proposed Rezoning Area and the 400-foot radius area are not located within an Historic District and do not contain any designated historic resources and are therefore not subject to any historic regulations. Neither the Proposed Rezoning Area nor the study area are located within a Federal Empowerment Zone, nor are they covered by any 197-a Community Development Plans and are not located within a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area.

Future No-Action (No-Build) Scenario

No new public policy initiatives or changes to existing initiatives are anticipated to affect the Proposed Rezoning Area or the surrounding 400-foot study area by the analysis year of 2023.

Future With-Action (Build) Scenario

The future with the Proposed Action would result in a zoning map amendment that would include a commercial overlay over an R3-2 zoning district, creating a new R3-2/C2-1 zoning district. This R3-2/C2-1 district would facilitate the use conversion of the Proposed Development Site. As noted within the land use analysis above, the proposed uses would be compatible with the existing land uses within a 400-foot radius of the Proposed Rezoning Area.

No adverse impact to public policies would occur as a result of the Proposed Action.

Conclusion

The Proposed Action, which would facilitate a commercial development in the Proposed Rezoning Area, would not be inconsistent with the goals of any existing public policies for the area, as discussed above.

No potentially significant adverse impacts related to public policy are anticipated to occur as a result of the Proposed Action, and further assessment of public policy is not warranted.

V. Conclusion

No significant adverse impacts related to land use, zoning, and public policy are anticipated to occur as a result of the Proposed Action. Therefore, the Proposed Action are not expected to result in any of the conditions that warrant the need for further assessment of land use, zoning, or public policy.

9. HISTORIC AND CULTURAL RESOURCES

Historic and cultural resources include both architectural and archaeological resources. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. They may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground. Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. As a general rule, archaeological resources do not include 20th and 21st Century artifacts.

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if a project has the potential to affect either archaeological or architectural resources. Based on the information provided by New York States Cultural Resource Information database (CRIS), there are no historical or cultural resources within the study area. The 400-foot radius study area is bounded roughly by midblock between 27th and 25th Avenues to the north; 31st Avenue to the south; 98th Street to the west; and McIntosh Street to the east.

The Proposed Development is within a designated "Archaeological Sensitive Areas" pursuant to information provided by the New York State Office of Parks, Recreation and Historic Preservation Cultural Resources Information System (accessed September 27th, 2021). However, the Proposed Development would not involve any in-ground disturbance and only consists of interior renovations of an existing building such that archaeological resources at or in the vicinity of the Project would not be impacted.

This is supported by the attached letter dated December 7, 2021, from the New York City Landmarks Preservation Commission (NYC LPC), affirms that the Proposed Rezoning Area has no architectural or archaeological significance. See **Appendix A**.

Conclusion

Based on the above, there is no potential for impacts related to architectural historic resources or archaeological historic resources as a result of the Proposed Actions and further analysis is not required.

11. NATURAL RESOURCES

The Proposed Rezoning Area is located adjacent to the 22-acre Siedenburg Park (formally Evergreen Park Preserve), which sustains a broad assortment of wetland wildlife in both ponds and reedy swamps. The Greaves Avenue expanse overlooks the swamp, which is home to the park's many birds, among them great blue herons (*ardea herodius*), mallard ducks (*anas platyrhynchos*), egrets (*casmerodius albus*), green herons (*butorides striatus*), and red-winged blackbirds (*agelaius phoeniceus*). A large section of the park is covered by oak forest and hosts several varieties of ferns, pink-ladies-slipper orchids (*cypripedium reginae*), wild blueberries (*vaccinium*), azaleas and other, similar shrubs. Some evergreens and Red Maples (*acer rubrum*) can also be found in this vast woodland and unique species to this park, such as royal ferns (*osmunda regalis*), netted chain ferns (*woodwardia*), and Indian cucumber roots (*medeola virginiana*) are abundant.

As discussed in the Public Policy section of this document, the Proposed Development is located within the Coastal Zone boundary as determined by the New York City Waterfront Revitalization Program (WRP). Part of the determination of impact analysis is whether the Proposed Development is adjacent to a Recognized Ecological Complex (REC).

Siedenburg Park is considered a natural resource and is a Recognized Ecological Complex (REC). As such, a preliminary assessment of the Proposed Actions' potential effect on natural resources is required. Relative to the requirements of the Natural Resources chapter of the *CEQR Technical Manual*, the Proposed Development Site requires only interior renovations and is located in an existing building within an existing shopping center making the site itself devoid of any significant natural resources. The site is fully covered by impervious surfaces and does not contain any vegetarian or animal habitat.

14. TRANSPORTATION

Minimum Development Density Screening

This net difference development would not exceed the minimum development density potentially requiring a transportation analysis, requiring a minimum development density screening analysis, as shown in **Table 16-1** of the transportation chapter of the *2021 CEQR Technical Manual.* The applicable minimum development density for the location of the project development site (all other areas) in Zone 5 is, ***10,000 additional gross square feet of commercial retail space***.

The minimum development density screening for new Commercial Retail space of 9,331 gsf would result in less than 10,000 gsf of commercial retail space.

In accordance with *the CEQR Technical Manual criteria (***Table 16-1***)*, the proposed development would not result in any conditions that would typically trigger the need for a detailed assessment of transportation related impacts.

APPENDIX A
New York City Landmarks Preservation Commission

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 / LA-CEQR-R
Project: 125 GREAVES LANE
Date Received: 12/7/2021

Properties with no Architectural or Archaeological significance:

1) AMBOY ROAD, BBL: 5046450405
2) 150 GREAVES LANE, BBL: 5046450410
3) 100 GREAVES LANE, BBL: 5046450415
4) 145 GREAVES LANE, BBL: 5046450418
5) 125 GREAVES LANE, BBL: 5046450425

Gina Santucci 12/14/2021

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 36015_FSO_DNP_12142021.docx

APPENDIX B
Waterfront Revitalization Plan

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: NBM Development LLC

Name of Applicant Representative: Hiram A Rothkrug of Environmental Studies Corp

Address: 55 Water Mill Lane, Great Neck NY 11021

Telephone: 718-343-0026 Email: hrothkrug@environmentalstudiescorp.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Applicant, NBM Development LLC, proposes a Zoning Map Amendment to extend an existing C2-1 commercial overlay district over the the remainder of the Evergreen Plaza Shopping Center (Tax Block 4645, Lots 405, 410, 415, 418, and 425) in the Great Kills neighborhood of Staten Island, Community District 03. Specifically, the existing C2-1 commerial overlay district is mapped over the majority of the Zoning Lot (including the entirety of Lot 410 and p/o lots 405 and 415) and would be extended to include the remaining portions of Lots 405 and 415 and the entirety of Lots 418 and 425.

2. Purpose of activity

The Proposed Actions would facilitate the use conversion of the existing 22,050-square-foot (0.47 FAR) building at Lot 425 (i.e., the Applicant's Development Site, currently used a day care (9,331 sf) and med ical offices (2,050 sf), Use Group 3,which is permitted by the underlying R3-2 zoning district) to gen- eral retail and commercial uses (Use Group 6, as permitted by the C2-1 commercial overlay) for the 9,331 sf day-care, that would complement the existing retail uses within the Evergreen Plaza Shopping Center.

C. PROJECT LOCATION

Borough: Staten Island Tax Block/Lot(s): Block 4645, Lots 405, 410, 415, 418, 425

Street Address: 125 Greaves Lane

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☑ Zoning Map Amendment
- ☐ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☑ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☑ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☑ No
4. Is the project located within a FEMA 1% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
6. Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).* ☑ Yes ☐ No

   ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
   ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
   ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
   ☑ Recognized Ecological Complex (REC) (*4.4*)
   ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☐	☐	☑

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☑
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☑
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☑
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☑
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☑
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☑
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☑
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☑
4.8	Maintain and protect living aquatic resources.	☐	☐	☑

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☑
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☑
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☐	☐	☑
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☐	☐	☑
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☐	☐	☑
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☑
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☑
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☑
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☑
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☑
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☑
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☑
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☑
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☑
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☑
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

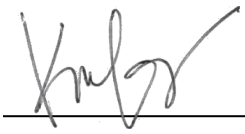
The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Kathleen M Feeney

Address: Environmental Studies Corp, 55 Water Mill Lane, Great Neck NY 11201

Telephone: 718-343-0026 Email: kfeeney@environmentalstudiescorp.com

Applicant/Agent's Signature: 

Date: 11/12/21

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- [x] Copy of original signed NYC Consistency Assessment Form
- [ ] Attachment with consistency assessment statements for all relevant policies
- [ ] For Joint Applications for Permits, one (1) copy of the complete application package
- [ ] Environmental Review documents
- [ ] Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- [ ] Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp