ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Victory Boulevard Realty, LLC
c/o Thomas Cordasco
70 72nd Street
Brooklyn, NY 11206

Re:	**252 Victory Boulevard**
CEQR No.	21DCP153R
ULURP No(s).	N210361ZMR, N210362ZRR, N210363ZAR, N210364ZAR
SEQRA Classification:	Unlisted
Community District:	Staten Island 1

Dear Victory Boulevard Realty LLC,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 21DCP153R, 252 Victory Boulevard, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on May 3, 2021.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

May 10, 2021
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
James Oddo, Staten Island Borough President
Staten Island Community Board 1

Olga Abinader, *Director*, (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director*, (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

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

A detailed analysis of land use, zoning, and public policy is included in the EAS. This is a private application by Victory Boulevard Realty LLC requesting a zoning map amendment from R3-2 residential district to an R6B residential district with a C1-3 commercial overlay, a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to map the rezoning area as a Mandatory Inclusionary Housing (MIH) Area , and authorizations pursuant to ZR 119-311, ZR 119-312, and ZR 119-313 to facilitate the development of a five-story mixed-use building with residential, commercial, and community facility uses on a site located in the Tompkinsville neighborhood of Staten Island, Community District 1. The project area includes the applicant-owned development site (Block 576, Lot 25) and other adjacent sites (Block 576, Lots 21, 23, 38, and 42).. The proposed rezoning action would permit an increase in FAR from 0.6 for residential and 1.0 for community facility to an FAR of 2.0 for residential uses (2.2 with Mandatory Inclusionary Housing), 2.0 for community facility uses, and 1.0 for commercial uses. The proposed authorization actions would modify steep slope area, allow for the development of a community facility use and a group parking facility with more than 30 spaces, and modify tree planting requirements. The proposed actions would facilitate the redevelopment of vacant land with contextual residential, community facility, and local retail uses along a major commercial and residential thoroughfare such that the proposed project would be consistent with the surrounding zoning and land use of the area. The authorizations would permit a building, lot coverage, and height that is consistent with the existing built form of the surrounding area. The proposed actions would be limited to the affected area and would be consistent with the applicable public policy goals, including supporting the creation of affordable housing. The project would not result in any significant adverse impacts to land use, zoning, or public policy.

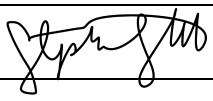
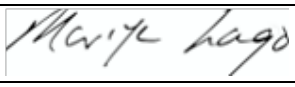
Urban Design

The proposed project would redevelop vacant property to a new contextual, mixed-use building containing residential, commercial, and community facility uses. The proposed R6B zoning district would regulate the building's height, bulk, setback, and width along the street frontage to produce a building design consistent with the existing built context of the surrounding area and the Special Hillside Preservation District. The zoning authorizations would permit a building lot coverage and height consistent with the existing built form of the surrounding area and activate the site with uses appropriate to the surrounding area along a major thoroughfare. Based on the above, the project would not result in any significant adverse impacts to urban design.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-615) related to hazardous materials, air quality, and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, air quality, and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

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 George Todorovic at gtodorovic@planning.nyc.gov.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3338
NAME Stephanie Shellooe, AICP	DATE April 30, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE May 3, 2021
SIGNATURE 	

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Development Site 1	SI	Block 576, Lot 25

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-615**) would be established as part of approval of the proposed actions on **Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Development Site 1	X	X	X

Hazardous Materials

The (E) designation requirements for Hazardous Materials would apply as follows:

Development Site 1:
Task 1-Sampling Protocol - The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol - A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

Air Quality

The (E) designation requirements for Air Quality would apply as follows:

> ***Development Site 1:*** *Any new residential, commercial, and/or community facility on the above-referenced property must ensure the heating, ventilating, and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier and at least 75 feet above grade, and must be located at least 80 feet from the southern lot line facing Cebra Avenue and at least 80 feet from the eastern lot line facing Ward Avenue to avoid any potential significant adverse air quality impacts.*

Noise

The (E) designation requirements for Noise would apply as follows:

> ***Development Site 1:*** *To ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 35 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential and community facility uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.*