CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION November 14, 2016

Project Identification
CEQR No. 16DCP186R
ULURP No. 160378ZMR
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

901 Manor Road Rezoning

The Applicant, Clara Fazzino, is seeking a zoning map amendment to extend a Cl-1 commercial overlay within an R3-1 zoning district mapped on an approximately 9,000 square foot (sf) portion of a 20,000 sf lot (Block 701, p/o Lot 1) located within the Willowbrook neighborhood of Staten Island, Community District 2. An approximately 11,000 sf portion of Lot 1 is zoned R3-1 with a C1-1 commercial overlay; upon approval of the proposed rezoning action, the entirety of Lot 1 would be mapped R3-1/C1-1. The proposed action would facilitate a proposal by the applicant to develop a one-story, approximately 8,000 gross square foot (gsf) commercial building and 27 accessory off-street parking spaces on 901 Manor Road, (Block 701, Lot 1, the "project site").

The project site, which is currently undeveloped, has two separate frontages on Manor Road to the west and Tillman Street to the south. The R3-1 district is mapped on the entirety of the site, while the C1-1 commercial overlay is mapped to a depth of 100 feet of the site from Manor Road. The proposed C1-1 commercial overlay would be extended over the remaining portion of the project site. Standalone R3-1 zoning districts allow low-density residential uses at a Floor Area Ratio (FAR) of 0.6, with up to a 20% increase for attic allowance, and community facility uses at an FAR of 1.0. When mapped with a C1-1 commercial overlay, R3-1 districts are permitted local commercial uses at an FAR of 1.0. Commercial uses are allowed only within the R3-1/C1-1 portion of the project site.

Absent the proposed action and under the existing "split" R3-1/C1-1 and R3-1 zoning districts applicable to the project site, the applicant would develop the site with five separate structures: the R3-1 portion of the project site fronting Tillman Street would be developed with four market-rate

residential buildings containing a total of six dwelling units, measuring approximately 6,000 gsf. Ten accessory parking spaces would be provided, accessed via three new curb cuts on Tillman Street. The portion of the project site mapped with a R3-1/C1-1 fronting Manor Road would be developed with an approximately 2,500 gsf commercial building containing 17 below-grade accessory parking spaces, accessed via one new curb cut located along Tillman Street.

The analysis year for the proposed project is 2018.

To avoid the potential for significant adverse impacts related to air quality, an (E) designation (E-399) is proposed to be assigned to the project site as described below.

The (E) designation (E-399) text related to air quality is as follows:

> **Block 701, Lot 1**
>
> **Any new commercial development on Block 701, Lot 1 must ensure that the heating, ventilating and air conditioning stack(s) is located at least 27 feet away from the lot line facing Norwalk Ave, to avoid any potential significant air quality impacts.**

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated November 10, 2016, prepared in connection with the ULURP Application (No. 160378ZMR). The City Planning Commission has determined that the proposed actions will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The (E) designation (E-399) related to air quality would ensure that the proposed actions would not result in significant adverse impacts.

2. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

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

Should you have any questions pertaining to this Negative Declaration, you may contact Annabelle Meunier at (212) 720-3426.

Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: November 10, 2016

Kenneth J Knuckles, Esq., Vice Chairman
City Planning Commission

Date: November 14, 2016