DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

April 21, 2017

Hilary Semel, Director
Office of the Mayor, City of New York
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: Staten Island East Shore Special Coastal Risk District Text Amendment and Rezoning
CEQR No. 17DCP150R
ULURP Nos. 170373 ZMR, N 170374 ZRR
Staten Island, Community Districts 2 and 3
SEQRA Classification: Type I

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The New York City Department of City Planning (DCP) proposes an amendment to the Zoning Resolution and an amendment to the Zoning Map that will affect all or portions of a total of 69 tax blocks and 40 tax blocks within the Ocean Breeze and Graham Beach neighborhoods of Community District 2 and 29 blocks within the Oakwood Beach neighborhood of Community District 3. The two areas entirely overlap with the New York State Enhanced Buyout Program, which in part aims to acquire private property and convert the land to open space to serve as buffers to future storms.

The proposed actions seek to achieve the following objectives:

1. Align local land-use regulations with New York State's long term vision for open space in the Enhanced Buyout Areas.
2. Reduce risk to public safety by limiting future residential development in areas highly

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vulnerable to flooding and other natural hazards, while ensuring preservation of ecologically sensitive areas.
3. Align commercial zoning with existing uses and character, while providing relief from high parking requirements that may inhibit rebuilding after future floods.

This would be achieved by two land use actions:

1. *Zoning text amendment* -- The proposed actions include amendments to the text of the Zoning Resolution to establish the Special Coastal Risk District (Zoning Resolution 137-00, CR-1). Regulations applicable to this District (CR-1) include discretionary actions subject to review by the City Planning Commission including an authorization for all new development and enlargements beyond existing building footprints. Also, community facilities with sleeping accommodations will be prohibited.
2. *Zoning map amendment* –The proposed actions will establish a C1-3 commercial overlay adjacent to the Special Coastal Risk District in the Graham Beach and Ocean Breeze neighborhood. An existing C1-1 commercial overlay within an R3-2 district will be reduced and replaced with a new C1-3 overlay. This change is intended to more adequately reflect existing development patterns and to reduce off-street parking requirements to make it easier to reconstruct commercial buildings. The C1-3 overlay will also have the added benefit of making rebuilding in a resilient manner easier in the aftermath of future floods.

Overall, the proposed actions are anticipated to reduce residential density in an area which is vulnerable to flooding by changing the allowable typology to only allow single-family detached homes. Compared to future no action conditions, the proposed text amendment is anticipated to reduce future residential density, by reducing overall zoning capacity, and could result in a reduction of approximately 57-115 residential units. For the area being rezoned from C1-1 to C1-3, the proposed reduction in parking could result in some additional commercial development. Within this area being rezoned to C1-3, three projected development sites were identified, which would produce a total of approximately 15,215 sf of commercial space.

Ocean Breeze, Graham Beach and Oakwood Beach contain largely residential uses and are zoned with residential districts as well as select commercial overlays. Open space and recreation make up nearly four percent of the total. Due to the New York States Buyout Program and the program's associated purchase and demolition of homes, this area has a large proportion of vacant parcels- 40 percent. Much of the project area is zoned R3-1 and R3X with limited areas of R3-2. A C1-1 commercial overlay is mapped in Graham Beach.

The analysis year for the proposed actions is 2032.

An Environmental Assessment Statement is attached. Please contact Lisa Blake of the Department of City Planning at (212) 720-3621 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

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