DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

June 12, 2015

Nilda Mesa
New York City Office of Environmental Coordination
100 Gold Street 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **3130 Victory Boulevard**
CEQR No. 15DCP182R
ULURP No. Pending
Staten Island, Community District 2
SEQR Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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 applicant, C & A Realty Holding LLC, is seeking a zoning map amendment from R3X/C2-2 to C8-2 affecting five lots (Block 2159, Lots 1, 10, 13, 15 & 18, the "Affected Area"), located within the Bulls Head neighborhood of Staten Island, Community District 2. The proposed rezoning would facilitate a proposal by the applicant to enlarge an existing Use Group 16 automobile repair facility at 3130 Victory Boulevard and 3130 Clifton Street (Lots 13 and 18) by approximately 4,767 gross square feet (gsf); and legalize pre-existing nonconforming automotive uses (Lots 10, 13 and 15). The rezoning area is generally bounded by Victory Boulevard to the north, Clifton Street to the south, Richmond Avenue to the east and Jones Street to the west. The affected sites are located within an R3X zoning district of the Staten Island Lower Density Growth Management Area (LDGMA).

Lots 13 and 15, which are under the applicant's control, are currently developed with automotive service areas, both of which are considered legally non-conforming, as their construction pre-

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dates the existing zoning district. Lot 18, also under the applicant's control, is currently utilized for storage and accessory parking. Lot 1 is developed with a 2,580 gsf commercial retail property (a Tim Horton's facility), and Lot 10 is developed with a 3,760 gsf non-conforming automotive service facility.

The existing R3X zoning district allows one and two-family detached residential buildings on lots at least 35 feet wide and permits residential use (Use Groups 1 & 2) as well as community facility uses (Use Groups 3 & 4). The maximum FAR in R3X districts for both housing and community facility uses is 0.50 in the Staten Island LDGMA, and may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof as well as an exemption of 500 square feet for two parking spaces. No commercial uses are permitted per the existing zoning district.

The proposed rezoning would bring the pre-existing non-conforming uses within the Affected Area into conformance with zoning, and would facilitate a proposal by the applicant to redevelop Lot 13 with a new 4,767 gsf automotive service facility and 8 accessory parking spaces as an expansion to the existing automotive facility on Lots 15 and 18. The facility would be built to a total Floor Area Ratio (FAR) of 0.74. No new curb cuts are being sought as part of the proposed action.

The analysis year for the proposed project is 2018.

An Environmental Assessment Statement is attached. Please contact Ingrid Young of the Department of City Planning at (212) 720-3425 if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Jacquelyn Harris, Robert Dobruskin, Farah Mahjabeen, Nicole Campo, Pat Bussey, Susan Wong, Ingrid Young