



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Joseph B. Rose, *Director*
Department of City Planning

June 25, 2001

Jane Norberg
Mariners Harbor Civic Association
58 Maple Parkway
Staten Island, NY 10303

Re: **Mariners Harbor Rezoning**
CEQR No. 01DCP078R
ULURP No. 010601ZMR

Dear Ms. Norberg:

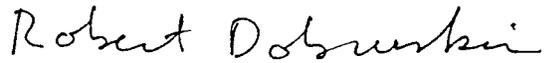
Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action will not have a significant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

Enclosed is the Negative Declaration for CEQR No. 01DCP078R, Mariners Harbor Rezoning, including supporting statements for the finding that the project will not have a significant effect. The proposal involves an application by Mariners Harbor Civic Association to rezone an approximately 32 block area from R3-2 and M1-1 to R3A, so that future residential development on the subject properties will be limited to single- and two family detached houses on small to medium lots. Within the rezoning area, it is proposed to rezone the R3-2/C1-2 and the R3-2/C2-2 zoning districts to R3A/C1-2 and R3A/C2-2 zoning districts, respectively. The area zoned M1-1 consists of twenty lots of which fifteen are developed residentially and five are vacant, and does not contain any manufacturing uses. The houses are legal non-conforming uses, which were built prior to the M1-1 mapping.

The project site is located in the Mariners Harbor section of Staten Island, Community District 1. The affected area comprises a total of 158 acres. The area is generally bounded by Richmond Terrace on the north, Lockman Avenue on the west, Forest Avenue on the south and Lake Avenue on the east.

As noted in the Negative Declaration, the proposed rezoning includes (E) designations for hazardous materials on several parcels currently zoned M1-1.

Sincerely,



Robert Dobruskin

cc: The Hon. Guy V. Molinari, Staten Island Borough President
Alessandra Sumowicz
David Karnovsky
Joseph Ketas
Lance Michaels
Lawrence Parnes
Gail Benjamin
John Cahill
Phil Sperling
Esther Ginsberg
Pat Bussey
Douglas Brooks
Community Board 1, Staten Island
James Merani
James Miraglia



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

June 25, 2001

Project Identification

CEQR No. 01DCP078R

ULURP No. 010601ZMR

SEQRA Classification: Unlisted

Lead Agency

City Planning Commission

22 Reade Street

New York, NY 10007

Contact: Robert Dobruskin

(212) 720-3423

Name, Description and Location of Proposal:

Mariners Harbor Rezoning

The applicant, Mariners Harbor Civic Association, proposes to rezone an approximately 32 block area from R3-2 and M1-1 to R3A, so that future residential development on the subject properties will be limited to single- and two-family detached houses on small to medium lots. Within the rezoning area, it is proposed to rezone the R3-2/C1-2 and the R3-2/C2-2 zoning districts to R3A/C1-2 and R3A/C2-2 zoning districts, respectively. The area zoned M1-1 consists of twenty lots of which fifteen are developed residentially and five are vacant, and does not contain any manufacturing uses. The houses are legal non-conforming uses, which were built prior to the M1-1 mapping.

The project site is located in the Mariners Harbor section of Staten Island, Community District 1. The affected area comprises a total of 158 acres. The area is generally bounded by Richmond Terrace on the north, Lockman Avenue on the west, Forest Avenue on the south and Lake Avenue on the east.

The area of the proposed rezoning is primarily residential (86.5%). Eighty percent (80.3%) of the residentially developed lots contain detached one- and two-family homes, about six percent (5.9%) contain semi-detached homes, and fourteen percent (13.8%) contain attached homes. Approximately nine percent (9.2%) of the lots in the affected area are vacant. To the north of the rezoning area is a M3-1 zone, to the east is a M3-1 zone and a R3-2 zone, to the south is a R3-2 zone and a C8-1 zone, and to the west is a R4 zone.

In response to environmental issues, within the rezoning area, identified in the proposal's Environmental Assessment Statement, the proposed rezoning includes (E) designations for hazardous materials.

Mariners Harbor Rezoning

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The (E) designation for hazardous materials would be placed on the following parcels:

Site 1:	Block 1249	Lot 75	Harbor Road
Site 2:	Block 1249	Lot 77	Harbor Road
Site 3:	Block 1249	Lot 130	Samuel Place
Site 4:	Block 1249	Lot 141	Samuel Place
Site 5:	Block 1249	Lot 143	Samuel Place

The (E) designation for hazardous materials would ensure that sampling and remediation take place where hazardous material contamination may exist, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designation would require that the fee owner of such site conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designation also includes a mandatory construction-related health and safety plan which must be approved by NYCDEP.

The text for the (E) designation would be as follows:

Task 1 -The applicant must submit to the NYCDEP Office of Environmental Planning and Assessment (OEPA) for review and approval a soil and ground water testing protocol including a description of methods and a site map with all sampling locations clearly and precisely represented.

No sampling program should begin until written approval of a protocol is received from DEP. The number and location of sample site should be selected to adequately characterize the site, the specific source of suspected 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 choosing sampling sites and performing sampling will be provided by DEP upon request.

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

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

A DEP-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to NYCDEP for review and approval prior to implementation.

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 June 22, 2001, prepared in connection with ULURP No. 010601ZMR. The City Planning Commission has determined that the proposed action 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 no 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.

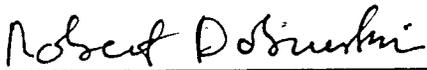
Should you have any questions pertaining to this Negative Declaration, you may contact Brad Kieves at (212) 720-3417.

Mariners Harbor Rezoning

Negative Declaration

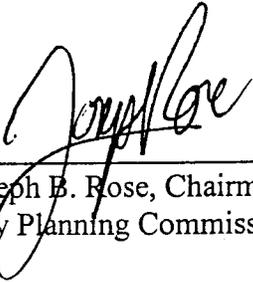
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Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

Date: 6/22/01



Joseph B. Rose, Chairman
City Planning Commission

Date: 6-25-01