



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 08DCP070R
ULURP Nos. N080425 ZRR and 080426 ZMR
SEQRA Classification: Type I

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin

Name, Description, and Location of Proposal:

Special St. George District

The New York City Department of City Planning (DCP) proposes to establish and map the Special St. George District (SSGD) in the St. George section of Staten Island, Community District 1. The area of the proposed special district is generally bounded by Hamilton Avenue to the north; Richmond Terrace and the U.S. Pierhead Line to the east; Victory Boulevard and Hannah Street to the south; and Montgomery Avenue and St. Mark's Place to the west.

The creation of the proposed Special Hunts Point District would involve the following public land-use actions:

Zoning Map Amendments

- Map the Special St. George District
- Rezone a portion of the project area (Block 498, Lot 40) from R3-2/C1-2 to C4-2

Zoning Resolution Text Amendments

- Establish the Special St. George District

The proposed actions are intended to facilitate the revitalization of St. George, building upon the existing civic center, the ferry terminal and other transit connections, as well as the newly emerging vibrant residential neighborhood.

The proposed text amendment would establish the SSGD throughout the entire existing C4-2 district in St. George and on a portion of Block 498, Lot 40, which is zoned R2-2/C1-2. The SSGD would modify the bulk and use regulations of C4-2 districts as established in the text. It would affect the R2-2/C1-2 portion in limited ways. The

proposal would require commercial uses on certain streets. The proposal would also identify appropriate building bulk regulations based upon neighborhood character and width of streets. The proposal seeks to identify appropriate parking regulations as well as provide incentives to promote development that offers parking, views and other amenities.

The proposed action is projected to result in development on nine sites with a net increase of 225 residential units, a decrease of 157,501 square feet of commercial space, and a decrease of 74 parking spaces. A total of nine projected development sites and 18 potential development sites have been identified in the area.

The analysis year for the proposed action is 2018.

To avoid any potential impacts associated with hazardous materials, as part of the proposed rezoning, an (E) designation for hazardous materials would be placed on Block 498, Lot 40.

The text of the (E) designations for hazardous materials is as follows:

Task 1-Sampling Protocol

A. Petroleum

A soil, soil gas, and groundwater testing protocol (including a description of methods), and a site map with all sampling location represented clearly and precisely, must be submitted to the NYCDEP by the fee owner(s) of the lot which is restricted by this (E) designation, for review and approval.

A site map with the sampling locations clearly identified and a testing protocol with a description of methods, for soil, soil gas, and groundwater, must be submitted by the fee owner(s), of the lot which is restricted by the (E) designation, to the NYCDEP for review and approval.

B. Non-Petroleum

The fee owner(s) of the lot restricted by this (E) designation will be required to prepare a scope of work for any sampling and testing needed to determine if contamination exists and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to NYCDEP for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis. For all non-petroleum (E) designated sites, the three generic NYCDEP soil and ground-water sampling protocols should be followed.

A scope of work for any sampling and testing to be completed, which will determine the extent of on-site contamination and the required remediation, must be prepared by the fee owner(s) of the lot restricted by this (E) designation. The scope of work will include the following: site plans, sampling locations, and all other relevant supporting documentation. The scope of work must be submitted to the NYCDEP for review and confirmation that an adequate testing protocol (i.e., number of samples collected, appropriate parameters for laboratory analysis) has been prepared. The NYCDEP must approve the scope of work before it can be implemented.

For non-petroleum (E) designated sites, one of the three generic soil and groundwater sampling protocols prepared by the NYCDEP should be followed.

The protocols are based on three types of releases to soil and groundwater sampling protocols prepared by the NYCDEP should be followed.

The protocols are based on three types of releases to soil and groundwater, including: the release of a solid hazardous material to ground surface; the release of a liquid hazardous material to the ground surface; and the release of a hazardous material to the subsurface (i.e., storage tank or piping). The type of release defines the areas of soil to be sampled from surface, near-surface, to subsurface. Additionally, it determines the need for groundwater sampling.

A written approval of the sampling protocol must be received from the NYCDEP before commencement of sampling activities. Sample site quantity and location should be determined so as to adequately characterize the site, the source of contamination, and the condition of the remainder of the site. After review of the sampling data, the characterization should have been complete enough to adequately determine what remediation strategy (if any) is necessary. Upon request, NYCDEP will provide guidelines and criteria for choosing sampling sites and performing sampling.

Finally, a Health and Safety Plan must be devised and approved by the NYCDEP before the commencement on any on-site activities.

Task 2-Remediation Determination and Protocol

After sample collection and laboratory analysis have been completed on the soil and/or groundwater samples collected in Task 1, a summary of the data and findings in the form of a written report must be presented to the NYCDEP for review and approval. The NYCDEP will provide a determination as to whether remediation is necessary.

If it is determined that no remediation activities are necessary, a written notice will be released to that effect. However, if it is the NYCDEP's determination that remediation is necessary the fee owner(s) of the lot restricted by the (E) designation

must submit a proposed remediation plan to the NYCDEP for review and approval. Once approval has been obtain, and the work completed, the fee owner(s) of the lot restricted by the (E) designation must provide proof to the NYCDEP that the work has been completed satisfactorily.

With the placement of the (E) designations on the above block and lots, no impacts related to hazardous materials are anticipated.

To avoid any potential impacts associated with air quality, as part of the proposed rezoning, (E) designations for air quality would be placed on the following blocks and lots:

Block 5, Lots 7, 10, 39, 42, 45, 87, 92, 95, 103
Block 7, Lots 63, 81, 86
Block 8, Lots 16, 60, 86, 92, 99
Block 11, Lots 3, 4, 7, 8
Block 16, Lots 50, 54

The text for the (E) designations is as follows:

Block 7, Lot 63 (Projected Development Site 4)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 66 and 62 feet for Oil No. 4 and No. 2 from the lot line facing Richmond Terrace, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 8, Lot 16 (Projected Development Site 6)

Any new residential and/or commercial development on the above-referenced properties must use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 5, Lots 7, 10 (Potential Development Site 11)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 69 and 62 feet for Oil No. 4 and Oil No. 2 from the lot line facing Slosson Terrace, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 5, Lot 39 (Potential Development Site 12)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 52 and 36 feet for Oil No. 4 and No. 2 from the lot line facing Hyatt

Street, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 5, Lots 42, 45 (Potential Development Site 13)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 72 and 62 feet for Oil No. 4 and No. 2 from the lot line facing Hyatt Street, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 5, Lot 103 (Potential Development Site 14)

Any new residential and/or commercial development on the above-referenced properties must use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 5, Lots 92, 95 (Potential Development Site 15)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 75 and 62 feet for Oil No. 4 and Oil No. 2 from the lot line facing Hyatt Street, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 5, Lot 87 (Potential Development Site 16)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 39 feet for Oil No. 2 from the lot lines facing Central Avenue and Slosson Terrace, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 8, Lots 86, 92 (Potential Development Site 17)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 66 feet for Oil No. 2 from the lot line facing Wall Street, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 8, Lot 99 (Potential Development Site 18)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 66 (and not more than 82) feet for Oil No. 2 from the lot line facing Central Avenue, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 8, Lot 60 (Potential Development Site 19)

Any new residential and/or commercial development on the above-referenced properties must use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 7, Lot 86 (Potential Development Site 20)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least at least 66 and 13 feet for Oil No. 4 from the lot lines facing Stuyvesant Place and Wall Street, respectively, and at least 56 and 3 feet for Oil No. 2 from the lot lines facing Stuyvesant Place and Wall Street, respectively, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 7, Lot 81 (Potential Development Site 21)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least at least 24 and 9 feet for Oil No. 4 from the lot lines facing Stuyvesant Place and Wall Street, respectively, and at least 18 feet for Oil No. 2 from the lot line facing Stuyvesant Place, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11, Lot 8 (Potential Development Site 22)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 79 and 52 feet for Oil No. 4 and No. 2 from the lot line facing Academy Place, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11, Lots 3, 4, 7 (Potential Development Site 23)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 72 and 62 feet for Oil No. 4 and No. 2 from the lot line facing Hamilton Avenue, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 16, Lot 54 (Potential Development Site 24)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 98 and 82 feet for Oil No. 4 and No. 2 from the lot line facing Victory Boulevard, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 16, Lot 50 (Potential Development Site 25)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 59 (and not more than 62) feet for Oil No. 2 from the lot line facing Fort Place, or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse 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 May 16, 2008, prepared in connection with the ULURP Application (ULURP Nos. N080425 ZRR and 080426 ZMR). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

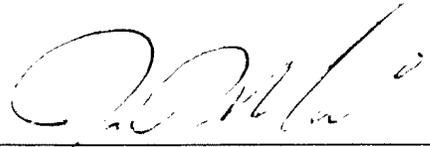
Supporting Statement:

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

1. The (E) designation for hazardous materials would ensure that the proposed action would not result in significant adverse impacts due to hazardous materials.
2. The (E) designations for air quality would ensure that the proposed action would not result in significant adverse impacts due to air quality
3. No other significant adverse 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 Adam Lynn at (212) 720-3493.



James P. Merani, RA, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: 5/15/08



Amanda M. Burden, FAICP, Chair
City Planning Commission

Date: 5/14/08