



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIRMAN

December 17, 2014

**CONDITIONAL NEGATIVE DECLARATION**

**Project Identification**

CEQR No. 13DCP096R  
ULURP Nos. N130145RAR, N130146RAR,  
N130144RCR, and N130147RAR  
SEQRA Classification: Unlisted

**Lead Agency**

City Planning Commission  
22 Reade Street  
New York, NY 10007  
Contact: Olga Abinader  
(212) 720-3493

**Name, Description and Location of Proposal**

**Bridgeview Plaza**

The applicant, Bridgeview Plaza LLC, is seeking three authorizations pursuant to 1) ZR §36-597 for a waiver or modification for cross access connections, 2) ZR § 107-68 for the modification of group parking facility and access regulations, and 3) ZR § 107-64 for the removal of trees. The applicant is also seeking a certification pursuant to ZR §36-592 for cross access connections, a ministerial action not subject to CEQR review. The project site is located at 4895 Arthur Kill Road (Block 7632, Lot 23) in an M1-1 zoning district within the Special South Richmond Development District (SSRDD) in the Charleston neighborhood of Staten Island, Community District 3. The project site has 30,678 square feet of lot area and is currently undeveloped and heavily wooded.

The proposed actions would facilitate a proposal by the applicant to construct an 11,707 gross square foot (sf) Use Group 6 commercial development, to be known as Bridgeview Plaza, (the "proposed project"). The proposed project would contain two buildings, "Building 1," a 1-story, 3,856 gsf commercial building and "Building 2," a 1-story plus cellar 7,851 gsf commercial building. Fifty-one accessory parking spaces would be provided, 25 in an at-grade parking lot adjacent to Building 1 and 26 in a cellar-level garage. The proposed project would be accessed via two curb cuts to be located along Arthur Kill Road. The proposed project is expected to be completed in 2015.

The proposed actions include an (E) designation (E-348) applicable to the project site (Block 7632, Lot 23). The (E) designation would preclude significant adverse impacts related to hazardous materials. The (E) designation text is as follows:

**Task 1**

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling program should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based 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 the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by OER upon request.

**Task 2**

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

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

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER 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 August 1, 2014 prepared in connection with the ULURP Application (Nos. N130144RCR, N130145RAR, N130146RAR, N130147RAR). The City Planning Commission has determined that the proposed actions will have no significant effect on the quality of the environment, once it is modified as follows:

1. The applicant agrees via a Restrictive Declaration to conduct archaeological identification, investigation and mitigation in accordance with the *CEQR Technical Manual* and New York City Landmarks Preservation Commission (LPC) Guidelines for Archaeological Work in New York City. The Restrictive Declaration also restricts the

applicant from submitting any permit applications to the Department of Buildings (DOB) that would allow for soil disturbance on the subject property until such time that LPC provides the necessary written notice to DOB.

**Supporting Statement:**

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

1. By letter dated July 23, 2014, LPC determined that the site may be archeologically significant and that further testing would be required in order to determine if the site contains Native American remains from 19<sup>th</sup> Century occupation of the project site. As such, the applicant has entered into a Restrictive Declaration which requires that prescribed archaeological work be conducted in accordance with *CEQR Technical Manual* and LPC Guidelines for Archaeological Work in New York City.

The Restrictive Declaration is binding upon the property's successors and assigns. The declaration serves as a mechanism to assure the archaeological testing be conducted and that any necessary mitigation measures be undertaken prior to any site disturbance (i.e., site grading, excavation, demolition, or building construction). The Restrictive Declaration was prepared in a form acceptable to the LPC and Restrictive Declaration was executed on July 31, 2014 and it is expected to be submitted for future recordation with the Borough of Staten Island, City Clerk's office.

Consequently, no significant adverse impacts related to archaeological resources are expected.

2. The (E) designation for hazardous materials would ensure that the proposed actions would not result in significant adverse impacts.
3. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alteration are not fully incorporated into the proposed actions, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

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

I, the Undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions to the proposed action.



Signature of Applicant or Authorized Representative

Date: August 1, 2014

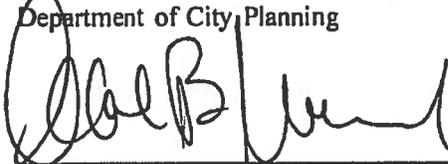
HIRAM A. ROTHKRUG

Name of Applicant or Authorized Representative



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

Date August 1, 2014



Carl Weisbrod, Chairman  
City Planning Commission

Date: 12/17/14