



## TECHNICAL MEMORANDUM

# Harborlights Court Hillside Authorization

### Lead Agency:

City Planning Commission  
22 Reade Street  
New York NY 10007

### Prepared for:

Grymes Hill Estates, LLC

### Prepared by:

Equity Environmental Engineering  
500 International Drive, Suite 150  
Mount Olive, NJ 07828

August 16, 2019

Harborlights Court  
Block 615 Lots 34 & 36 (Tentative  
Lots 34, 35, 36 & 37)  
Staten Island, NY

### Project Identification:

CEQR # 03DCP017R  
ULURP # N020446 ZAR

**Project ID:** P2013R0546

SEQRA Classification: Unlisted

## Table of Contents

1.1	INTRODUCTION .....	3
2.0	ENVIRONMENTAL REVIEW .....	20
2.1	LAND USE, ZONING, AND PUBLIC POLICY .....	22
2.2	SOCIOECONOMIC CONDITIONS .....	26
2.3	COMMUNITY FACILITIES AND SERVICES .....	26
2.4	OPEN SPACE .....	27
2.5	SHADOWS .....	27
2.6	HISTORIC AND CULTURAL RESOURCES .....	27
2.7	URBAN DESIGN AND VISUAL RESOURCES .....	28
2.8	NATURAL RESOURCES .....	37
2.9	HAZARDOUS MATERIALS .....	39
2.10	WATER AND SEWER INFRASTRUCTURE .....	39
2.11	SOLID WASTE AND SANITATION SERVICES .....	40
2.12	ENERGY .....	40
2.13	TRANSPORTATION .....	40
2.14	AIR QUALITY .....	40
2.15	NOISE .....	42
2.16	NEIGHBORHOOD CHARACTER .....	43
2.17	PUBLIC HEALTH .....	43
2.18	CONSTRUCTION .....	43

Appendix A - 2003 EAS, 2003 Negative Declaration, and Revised 2006 Negative Declaration

Appendix B - 2006/2019 CPC Plans

Appendix C - Survey

Appendix D - LPC Historic Review Letter

## 1.1 INTRODUCTION

This Technical Memorandum serves to address whether the proposed Authorizations described below would alter the findings of the previous Environmental Review conducted for similar previously approved projects at the Project Site, as hereinafter defined. The November 20, 2003, EAS, January 25, 2005, Technical Memorandum and March 6, 2006, Negative Declaration determined that the previously approved projects would not result in the potential for significant adverse impacts on the environment. As further discussed below, this memorandum compares the Previous Action with the current Proposed Action and concludes that the findings of the previous environmental review have not changed. This Technical Memorandum follows the *2014 Edition of the CEQR Technical Manual*.

## 1.2 Project Overview

This Technical Memorandum has been prepared by Equity Environmental Engineering, LLC (Equity) on behalf of the Applicant, Grymes Hill Estates, LLC, in support of an application with the City Planning Commission (CPC) for Zoning Authorizations pursuant to Sections 119-311 (*Development on a Steep Slope or Steep Slope Buffer*), 119-315 (*Modification of height and setback regulations*), 119-316 (*Modification of grading controls*) and 119-317 (*Modification for private streets and driveways*) of the Zoning Resolution of the City of New York (ZR).

The Project Site, known as Block 615, Tax Lots 34 & 36 (tentative lots 34, 35, 36, and 37) on the New York City Tax Map (*see Figure 1-3*), is located within the Special Hillside Preservation District ("SHPD") in the Grymes Hill section of Staten Island Community District 1. The site is partially located within an R1-1 zoning district and partially within an R2 zoning district (*see Figure 2-2*) and within a Lower Density Growth Management Zone ("LDGMZ"). The Site is currently vacant and undeveloped and consists of a 75,346 square foot, irregularly shaped zoning lot with no mapped street frontage. The site can be accessed from Howard Avenue via a 30-foot-wide easement running through an adjacent zoning lot (tax lot 40). The project site slopes downward from Howard Avenue from an elevation of 294 at Howard Avenue to 215 ft at the lowest point. The Project Site is Categorized as a Tier II Site with an Average Percent Slope (APS) of 16.5%.

The Proposed Authorizations would facilitate the development of four (4) new single-family detached homes on a proposed private road. In total, the four new homes would have a combined floor area of 38,316 gross square feet (23,836 zoning square feet), an FAR of 0.32, and a total lot coverage of 8,592 square feet or 12.22% on a single zoning lot.

## 1.3 Prior Approvals

**September 22, 1992:** The Board of Standards and Appeals (BSA), under BSA Cal. Nos. 54-92-A through 58-92-A, approved a waiver of GCL § 36 for the above referenced Project Site to permit development on this zoning lot, which has no frontage onto a mapped street. The GCL § 36 waiver approved by BSA permit the proposed development to be accessed from Howard Avenue by a private road with a hammerhead turnaround.

**April 20, 1994:** CPC issued SHPD Authorizations (N 920286 ZAR) under ZR 119-311 (*development on a steep slope greater than 35%*), ZR 119-316 (*modification of grading controls*), and ZR 119-317 (*modification of requirements for private roads and driveways*) for the proposed development of five (5) detached single-family homes at Harborlights Court (Block 615, Lots 34 and 36; Proposed Lots 34, 36, 50 and 55<sup>1</sup>). The homes were proposed to be accessed by a private road at the Project Site and included a restrictive declaration. The restrictive declaration was filed to memorialize the site plan, establish the zoning lot, and guarantee that an HOA would maintain the utilities and road.

**February 11, 1998:** The approved development was not constructed. Accordingly, the Applicant applied for a renewal for the development approved on April 20, 1994 (N 920286 ZAR) with CPC on

---

<sup>1</sup> Tentative Lots 34, 35, 36 and 37 under the current application

February 11, 1998, pursuant to Section 11-43 of the Zoning Resolution. ZR section 11-43 was being amended to state that Authorizations and Special Permits would lapse after a four-year period. A determination was made that Authorizations granted prior to the Section 11-42 text amendment would remain vested and would not be subject to these lapse provisions. CPC Application #N980402CMR was subsequently withdrawn.

**December 12, 1999:** The SHPD text regulations were amended and modified by the CPC. This changed the definition of a steep slope (to include slopes of over 25% rather than the previous 35%), as well as the method for calculating lot coverage. Under the 1999 text amendment (N 990687 ZRR), the method for calculating lot coverage was changed to exclude the areas of a private street, and 7 feet around the street. Therefore, the instant application was not vested under the old regulations, and a new zoning analysis of the site was required with an authorization pursuant to ZR 119-314.

**October 4, 2002:** In 2002, the applicant filed an application to develop five (5) homes under the new Hillside rules for the same zoning action as approved in 1994, and an additional CPC authorization ZR 119-314 (*modification of lot coverage controls*) pursuant to the new rules. The 2002 application was prepared in conjunction with a November 20, 2003, Environmental Assessment Statement (EAS), which was based on the then-current version of the *CEQR Technical Manual*.

**December 10, 2003:** The Environmental Review and Assessment Division (EARD) of the Department of City Planning (DCP), acting as a lead agency, issued a Negative Declaration for the above-mentioned project on December 1, 2003. The Negative Declaration and the November 2003 EAS stated that the Proposed Action would have no significant adverse environmental impacts.

**January 25, 2005:** Subsequent to the issuance of the December 1, 2003, Negative Declaration, the applicant revised the proposal to include four (4) rather than five (5) detached single family homes. A Technical Memorandum dated January 25, 2005, was prepared in conjunction with the modified proposal.

**March 6, 2006:** The EARD, on behalf of the CPC, completed a review of the November 20, 2003, EAS and January 25, 2005, Technical Memorandum prepared in connection with the ULURP Application (NO20446 ZAR), and issued a revised Negative Declaration dated March 6, 2006.

**April 17, 2006:** By letter dated April 17, 2006, BSA authorized a modified site plan with a reduction in the number of homes permitted under BSA Cal. Nos. 54-92-A through 58-92-A from five to four. The roadway design was also changed to end in a 70-ft. wide cul-de-sac turnaround, but the slope of the roadway remained as approved initially at 14 percent.

**July 26, 2006:** The CPC approved (N 020446 ZAR) SHPD Authorizations pursuant to ZR Sections 119-316 and 119-317 to facilitate four (4) homes fronting a private road on this site:

- Modification of grading controls (119-316) to allow topographic changes beyond private road, driveways, and 15 ft of homes
- Modification of requirements for private roads and driveways (119-317) to allow private road grade to exceed 10%

**October 17, 2006:** The Department of Buildings (DOB) approved the application (N 020446 ZAR) to grant authorizations pursuant to ZR 119-316 and 119-317.

**August 17, 2007:** By letter dated August 17, 2007, FDNY approved the site plan.

**July 2009:** It was determined during construction that the roadway had to be redesigned, resulting in a modified slope of 17 percent. FDNY disapproved the roadway slope by letter dated July 7, 2009, citing NYC Fire Code (FC) Section 503.2.7.



**August 18, 2011:** After denying a variance request, FDNY issued a final determination on August 18, 2011, which formed the basis for an appeal under Cal. Nos. 143-11-A through 146-11-A. During that appeal to the BSA, the proposed roadway slope was ultimately reduced from 17 percent to 13.59 percent.

**April 29, 2014:** BSA granted the appeal, waived the ten percent maximum slope required under FC § 503.2.7, and approved an alternative slope of 13.59 percent subject to further conditions.<sup>2</sup>

The site plan and private road grade in the proposed development described in this application differ from the project contemplated by the BSA in its approvals. The Applicant reconfigured the site plan to better serve the goals of the SHPD. To accommodate the reconfigured site plan, the private road was redesigned with a slight decrease in grade from 13.59 to 13.38 percent.

*The Board of Standards and Appeals (BSA) issued letters of substantial compliance for BSA Cal. Nos. 54-92-A through 58-92-A (modified site plan for GCL 36) and 143-11-A through 146-11-A (reduced slope from 13.59 to 13.38 percent) in February 2019 due to minor modifications in the current project of the prior BSA approvals. The GCL § 36 waiver approved by BSA, pursuant to Cal. Nos. 54-92-A through 58-92-A, permits the proposed development to be accessed from Howard Avenue by a private road.*

*The November 2003 EAS, December 2003 Negative Declaration, and 2006 revised negative declaration are provided in Appendix A*

## 1.4 Present Application

### Purpose and Need

The CPC-set dated 5/2/19 (Appendix B) reflects the current proposal for CPC authorizations to develop four homes at the Site accessible by a 30-ft. wide roadway connecting to Howard Avenue. As described further in *Section 2.8: Natural Resources*, the site plan was modified to decrease the length of the roadway to 254 ft. Additionally, the four homes in the modified site plan are clustered closer together. The applicant believes that this modification minimizes the amount of disturbance to the Site in furtherance of the goals of the SHPD. These modifications to the site plan would facilitate the application for CPC authorization pursuant to ZR §§ 119-311, 119-315, 119-316, and 119-317. Without the requested actions, the development of the Project Site would not be permitted. Therefore, in the absence of the Proposed Action, the Project Site would remain vacant and undeveloped.

### Proposed Development

The proposed authorizations would allow for the development of four new single-family homes at the Site accessible by a 3-ft. wide roadway connecting to Howard Avenue and a 70 ft diameter turnaround at the end. The present application involves modification to the site plan compared to the previous 2006 CPC approved Project:

- The site plan was modified to decrease the length of the roadway from 328 ft. to 254 ft. resulting in 5,068 sf in area, inclusive of the 7' parcel along the area of the roadbed (4,671 sf) and the 7' parcel along the curbs (397 sf), compared to the previously approved 8,273 sf. The decreased length of the roadway allows a significant reduction in the volume of fill from approximately 3,154 cubic yards (in 2006) to approximately 2,047.41 cubic yards (see Appendix B, 2019 CPC set - CPC-004.00 for breakdown).

---

<sup>2</sup> The BSA imposed the following conditions: (1) All required CPC approvals will be obtained prior to the issuance of a building permit by DOB; (2) The slope of the access road will not exceed 13.59 percent at any point; (3) The access road will have a minimum width of 30 feet; (4) A maximum of four homes will be permitted at the Site; (5) All homes will be fully-sprinklered; (6) No street parking will be permitted along the access road and "No Parking" signs will be installed in accordance with the Fire Code; (7) A minimum of two fire hydrants will be provided along the access road; (8) The access road will be constructed using asphalt porous pavement or a similar system, as recommended by DOT, in order to maximize traction; (9) DOT and DOB will review and approve a Builders Pavement Plan for the intersection of Harborlights Court and Howard Avenue; (10) The approval is limited to the relief granted by the Board in response to specifically cited and filed objection.

- The distance between the four homes was reduced to approximately 20 to 22 feet, thus minimizing the amount of disturbance to the Site in furtherance of the goals of the SHPD.
- The private road would have a proposed slope of 13.38%, compared to the previously approved slope of 13.59%
- As requested by the CPC during a December 2017 interdivisional meeting, the private Road would contain two fire hydrants; one on the eastern point of the proposed turn around and one on the eastern side of Harborlights Court adjacent to Proposed Lot 36. Additionally, all homes would be fully sprinklered.
- As further discussed below, the previously approved 2006 CPC plans measured the maximum building height of each residence from the base plane. Under the current proposal, the building height is measured from the average base plane around the footprint of the building at 10'0 centered to the midpoint of the roof pursuant to ZR Section 119-212.
- The residences under the previously approved 2006 CPC included pitched roofs; whereas the residences under the current proposal have flat roofs.

In total, the Proposed Action would result in the development of 38,316 gross square feet (23,836 zoning square feet) of residential floor area on the Project Site with a total lot coverage of 8,592 square feet or 12.22% on a single zoning lot and an FAR of 0.32. Exclusive of the proposed private road, 61,686 sf of the Project Site's lot area would remain as open space, resulting in an Open Space Ratio (OSR) of 258 – exceeding the minimum required OSR of 150.

**Tentative Tax Lot 34 (25 Harborlights Court):** an 18,734 square foot irregularly shaped lot the southernmost portion of the project site. Pursuant to the Proposed Action, this lot would be developed with a three-story, 6,164 zoning square foot (9,454 gsf) single family detached residence (*House 25/Unit A*). The home would rise to a height of 46'-10", exceeding the maximum permitted height by 10'-10".

**Tentative Tax Lot 35 (35 Harborlights Court):** 13,058 square foot irregularly shaped lot directly north of proposed tax lot 36. A 5,754-zoning square foot (8,787 gsf) single family detached residence (*House 35/Unit B*) is proposed on this lot. The home would rise to a height of 49'-7", exceeding the maximum permitted height by 13'-7".

**Tentative Tax Lot 37 (40 Harborlights Court):** 13,888 square foot irregularly shaped lot directly north of proposed tax lot 35. A 5,747-zoning square foot (8,787 gsf) single family detached residence (*House 40/Unit C*) is proposed on this lot. The home would rise to a height of 47'-7", exceeding the maximum permitted height by 11'-7".

**Tentative Tax Lot 36 (20 Harborlights Court):** 29,840 square foot irregularly shaped lot to the northernmost portion of the Project Site. Pursuant to the Proposed Action, this lot would be developed with a 6,164-zoning square foot (11,228 gsf) single family detached residence (*House 20/Unit D*). The home would rise to a height of 42'-11", exceeding the maximum permitted height by 6'-11".

*Table 1 below provides a breakdown of Proposed Development for each proposed tax lot:*

<b>Table 1: Breakdown of Proposed Development by Proposed Tax Lot</b>				
Proposed Tax Lot	34	35	37	36
House Number	25	35	40	20
Unit	A	B	C	D
Sub-Cellar Level	0.0 sf	0.0 sf	0.0 sf	1,645 sf
Cellar Level	1,645 sf	1,377 sf	1,377 sf	1,645 sf
Basement Level	1,645 sf	1,656 sf	1,656 sf	1,834 sf
First Floor Level	1,834 sf	1,656 sf	1,656 sf	2,128 sf
Second Floor Level	2,128 sf	1,956 sf	1,956 sf	2,202 sf
Third Floor Level	2,202 sf	2,142	2,142 sf	0.0 sf
Total Zoning Square Feet	6,164 zsf	5,754 zsf	5,754 zsf	6,164 zsf
Total Gross Square Feet	9,454 gsf	8,787 gsf	8,787 gsf	11,228 gsf
Base Plane	267.6	263.92	265.8	272.5
Building Height <sup>3</sup>	46'-10"	49'-7"	47'-7"	42'-11"

<sup>3</sup> Calculated Per ZR 119-212

All homes would be fully sprinklered per the BSA condition. Sanitary sewer access is proposed through a force main located under the private road. Additionally, Drywells are proposed for stormwater collection in locations based on the site contours and the identified drainage pattern. All of the drywells would be installed at least two feet above seasonal high groundwater elevation to capture stormwater, disperse it slowly, and substantially reduce runoff. The drywells serving the homes have a combined total capacity of 1,071.6 cubic feet, and the drywells serving the road, sidewalk and driveway would have a total capacity of 1,857.9 cubic feet as follows:

- An 11-tank drywell (168.9 cubic feet of capacity each) with a total capacity of 1,857.9 cubic feet would serve the road, sidewalk, and driveways.
- 20 Harborlights Court (Lot 36) would be served by a three-tank drywell (89.3 cubic feet of capacity each) with a total capacity of 267.9 cubic feet.
- 25 Harborlights Court (Lot 34) would be served by a three-tank drywell (89.3 cubic feet of capacity each) with a total capacity of 267.9 cubic feet.
- 35 Harborlights Court (Lot 35) and 40 Harborlights Court (Lot 37) would be served by a three-tank drywell (89.3 cubic feet of capacity each) with a total capacity of 535.8 cubic feet.

A majority of the Project Site, 42,465 square feet (56%), would be designated as an area of no disturbance protected from all types of intrusion. The area of no disturbance is located on the easternmost portion of the Project Site. The site plan is configured to minimize the amount of cut and fill on the Project Site. The total proposed cut is 3,609 cubic yards and the total proposed fill is 5,048.34 cubic yards. A breakdown of the proposed cut and fill is as follows:

<b>Table 2: Proposed Cut and Fill</b>		
	<b>Cut in cubic yards</b>	<b>Fill in cubic yards</b>
Front Yards	0	1,021.9
Driveways	0	1,834.2
Buildings Footprint	3,609.0	0
Private Road	0	2,047.41
15'-0" Around Buildings	0	155.83
<b>Total</b>	<b>3,609.0</b>	<b>5,048.34</b>

A breakdown of the fill for the private road is as follows:

<b>Table 3: Proposed Private Road Fill</b>		
<b>Area in square feet</b>	<b>Amount to be filled in feet</b>	<b>Total in cubic yards</b>
2,821.55	2	209.0
3,245.0	4	480.74
946.96	6	210.43
612.67	8	181.53
665.29	10	24.64
942.48	12	418.88
663.70	14	344.14
300.47	16	178.05
<b>Total</b>	<b>10,201.12</b>	<b>2,047.41</b>

The private road would be developed using porous asphalt pavement in order to maximize traction. A 2' binder course would be applied over a minimum of 6' of clean, graded and compacted stone (no slag) followed by a well-drained sub-grade with minimum compaction and 8' of clean, graded and compacted stone (*see Appendix B, 2019 CPC Set - CPC-003.00*). The applicant proposes to modify slopes and provide landscaping treatments that step down from the proposed private road to the existing natural grade of the hillside. Retaining walls with guard rails, no parking signs, and two fire hydrants would be installed along the private road.

According to the Proposed Tree Schedule and Calculation (*see Appendix B, 2019 CPC Set - CPC-005.00*), there are 94 trees of various types and sizes on the Project Site, which equates to 241

existing tree credits. 51 percent of the total tree credits on the site equals 123 required tree credits; whereas 146 on-site tree credits will be provided pursuant to ZR Section 119-216.

#### **Requested Actions**

The property has not been previously developed and requires the authorizations listed below in order to be developed. The four proposed houses would not be fronting on a mapped street and would be accessed by a private road that extends beyond the Project Site.

*The Applicant is requesting the following authorizations pursuant to the Special Review Provisions under Section 119-30:*

- **119-311 (authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer):** *Due to the site's topography, access to the four homes would be provided by an opening on a portion of a mapped public easement that must traverse the steepest portion of the site, where it fronts Howard Avenue. This portion of the site exceeds a 25% slope; therefore, an authorization is required pursuant to ZR 119-311.*

As discussed in the *Applicant's Discussion of Findings*, prepared by Akerman LLP, access to Howard Avenue from the Project Site is necessary and is not feasible without development on the steep slope. Approximately 55,388 square feet of the 75,346-square foot zoning lot (approximately 74 percent), is considered steep slope with an additional 6,647-square foot area defined as steep slope buffer. Moreover, the areas that are not steep slope, a combined 19,958 square feet (26 percent), are situated throughout the eastern half of the zoning lot with intervening areas of steep slope between Howard Avenue, which would require extensive cut and fill to reach. Additionally, the areas that are not defined as steep slopes are separate, contain steep slope buffer area, and do not have sufficient dimensions or area to allow as-of-right development.

Of the total 55,388 sf of steep slope area, 25,716 sf (46%) would be disturbed and 29,672 sf (54%) would be preserved. The total area of no disturbance is 42,465 sf, and 55,013 sf of the total project site area or approximately 73% would remain impervious.

- **119-315 (modification of height and setback regulations):** *"For any development or enlargement on a Tier II zoning lot, the City Planning Commission may authorize variations in the height and setback regulations set forth in Section 119-212. In order to grant such authorizations, the Commission shall find that, "the development or enlargement is not feasible without such modification, or that the requested modification will permit a development or enlargement that satisfies the purposes of this Chapter;."*

The previously approved 2006 CPC plans measured the maximum building height of each residence from the base plane. Under these calculations, the proposed buildings were within the 36' maximum allowable building height.

The Project Site is a Tier II Site, which is not located on a mapped street. Accordingly, the maximum permitted height of 36 feet is measured from the average base plane around the footprint of the building at 10'0 centered to the midpoint of the roof pursuant to ZR Section 119-212; the Proposed Building heights under the current application pursuant to ZR 119-212 are listed below (*see Appendix B, 2019 CPC Set - CPC 003.00*):

**Lot 34 (House #25 Unit A):** 46'-10" (increment of 10'-10" compared to as-of-right)

**Lot 35 (House #35 Unit B):** 49'-7" (increment of 13'-7" compared to as of right)

**Lot 37 (House #40 Unit C):** 47'-7" (increment of 11'-7" compared to as-of-right)

**Lot 36 (House #20 Unit D):** 42'-11" (increment of 6'-11" compared to as-of-right)

As indicated in the *Applicant's Discussion of Findings*, the Project Site is unique in that it is located on an unmapped street and requires the development of a private road, consisting of a 70' diameter cul-de-sac on an area of steep slope. Only the top two stories of the proposed buildings would be visible from the proposed private roadway and will, therefore, be similar to the adjacent streetscape in both bulk and use.

As discussed further in *Section 2.7: Urban Design*, the proposed building heights would not impair any adjacent viewsheds or impact the character of the surrounding neighborhood. The undeveloped area and developed single family lots adjacent to the site are heavily wooded and do not allow for a direct line-of-sight to areas below or above the site area. Under the current application, the proposed buildings were modified to include a flat roof. Thus, the current application involves development that would result in less visual impact than the previously approved 2006 CPC application.

Further, The Applicant seeks the additional height not only out of functional purposes described above, but to meet the additional requirement of ZR Section 119-115:

*"by concentrating permitted floor area in a building or buildings of greater height covering less land, the preservation of existing topography and vegetation and the preservation of hillsides having aesthetic value to the public will be assured, and that such preservation would not be possible by careful siting of lower buildings containing the same permitted floor area and covering more land;"*

Without the requested height authorization, the proposed development would involve a greater area of disturbance by concentrating the permitted floor area over more land. A development with compliant height would need an approximately 20-30 percent larger footprint per home to maintain the same floor area, which would require a corresponding increase in distance between homes. As a result, a development with compliant height would cover more land and create more disturbance than the proposed development. Therefore, the proposed building heights are necessary to provide a minimum footprint while still providing adequate floor area and preserving a sizable percentage of the existing natural topography, steep slopes, and vegetation.

- **119-316 (modification of grading controls):** *CPC Authorization for Modification of Grading Controls*  
*In order to preserve hillsides and reduce landslide erosion, an authorization pursuant to ZR Section 316 is required to modify grading controls, to permit grading activities beyond private roads, driveways, and 15 feet of building foundations.*

The Project Site has an average percent of slope of 16.5 percent, qualifying it as a Tier II site pursuant to ZR § 119-01. The requested areas of fill outside of the boundary set forth in ZR § 119-213, are necessary to provide level front yards and driveways, and to blend with the existing topography due to the steep slope condition of the Project Site. The modification of grading controls pursuant to ZR § 119-316 is necessary to allow 1,021 cubic yards of fill within planted areas beyond 15 feet of the building foundations except under driveways and private roads.

As discussed further in the Applicants Discussion of Findings, the proposed modification has minimal impact on the existing natural topography and vegetation. No cut is proposed for the private road or within 15 feet of the building foundations; cut for the proposed development is limited to 3,609 cubic yards within the footprints of the four homes. The total fill for the front yards, driveways, private road, and area within 15 feet of the building foundations is 5,048 cubic yards. All regrading would occur within 15 feet of the proposed building foundations or within driveway and parking areas, with the exception of 5,048.34 cubic yards. The proposed fill in areas located beyond 15 feet of the foundations of the homes includes 1,021 cubic yards of fill in the front yard areas and areas surrounding 20 Harborlights Court (Lot 36) and 25 Harborlights Court (Lot 34), and 1,834 cubic yards of fill in the driveway areas. The requested grading modification would permit these areas of fill outside of the boundary set forth in ZR § 119-213, which is

necessary to provide level front yards and driveways and ensure that these areas blend with the existing topography due to the steep slope condition of the Development Site.

Approximately 73% of the Project Site (55,013 square feet) would remain pervious, and storm water runoff would continue to flow eastward downslope over vegetated surfaces and into drywells, which are strategically located in accordance to site contours and the identified drainage pattern on-site. As such, the requested modification accommodates the proposed clustered site plan, which takes advantage of the natural characteristics of the site by clustering the homes around the private roadway and designating the 42,465 square feet of the easternmost portion of the Project Site as an area of no disturbance.

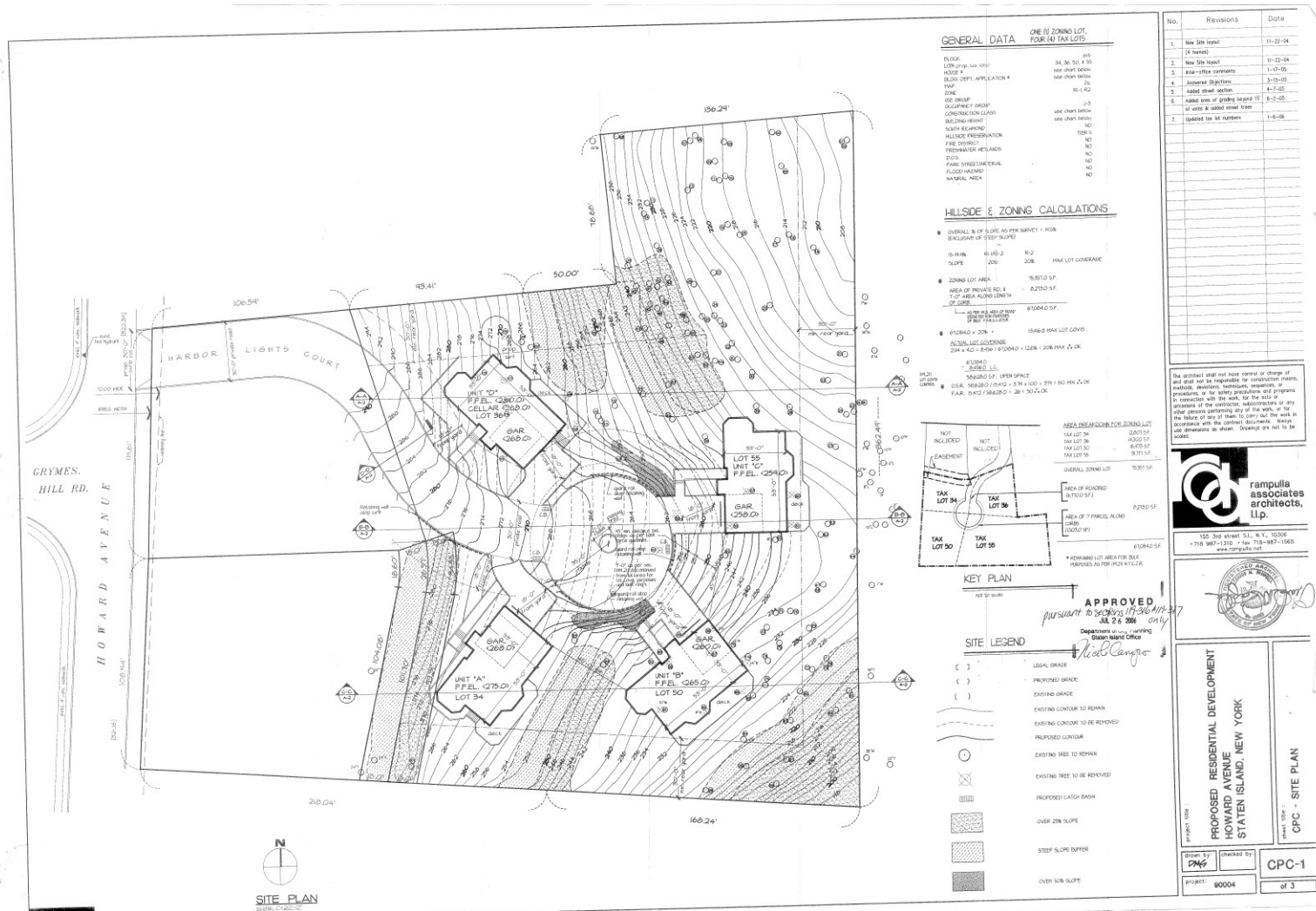
- ***119-317 (Modification of requirements for private streets and driveways):***

Because the steepest part of the site is at the street frontage on Howard Avenue, access to the site requires a private internal street that exceeds the permitted slope. Therefore, an authorization pursuant to ZR 119-317 is required to modify requirements for private streets and driveways. While a maximum of 10% is required, the private road; the continuous slope of the centerline of the proposed road is 13.38% (320 feet in elevation at its higher point, and 286 feet in elevation at his lower point). The maximum permitted private road width per section 119-214 is 30', while the requested private road extension is a 70' diameter cul-de-sac in accordance with the approved BSA and Fire Department plans. The requested grade is necessary to decrease the length of the proposed private road on the steepest portion of the Project Site, which minimizes cut and fill while allowing safe access. The turnaround is required to provide adequate access and maneuverability for Fire Department vehicles and equipment.

The 2006 CPC Site Plan and 2019 CPC Site Plan are provided in Appendix B and shown below in Figure 1-1 and 1-2, respectively.



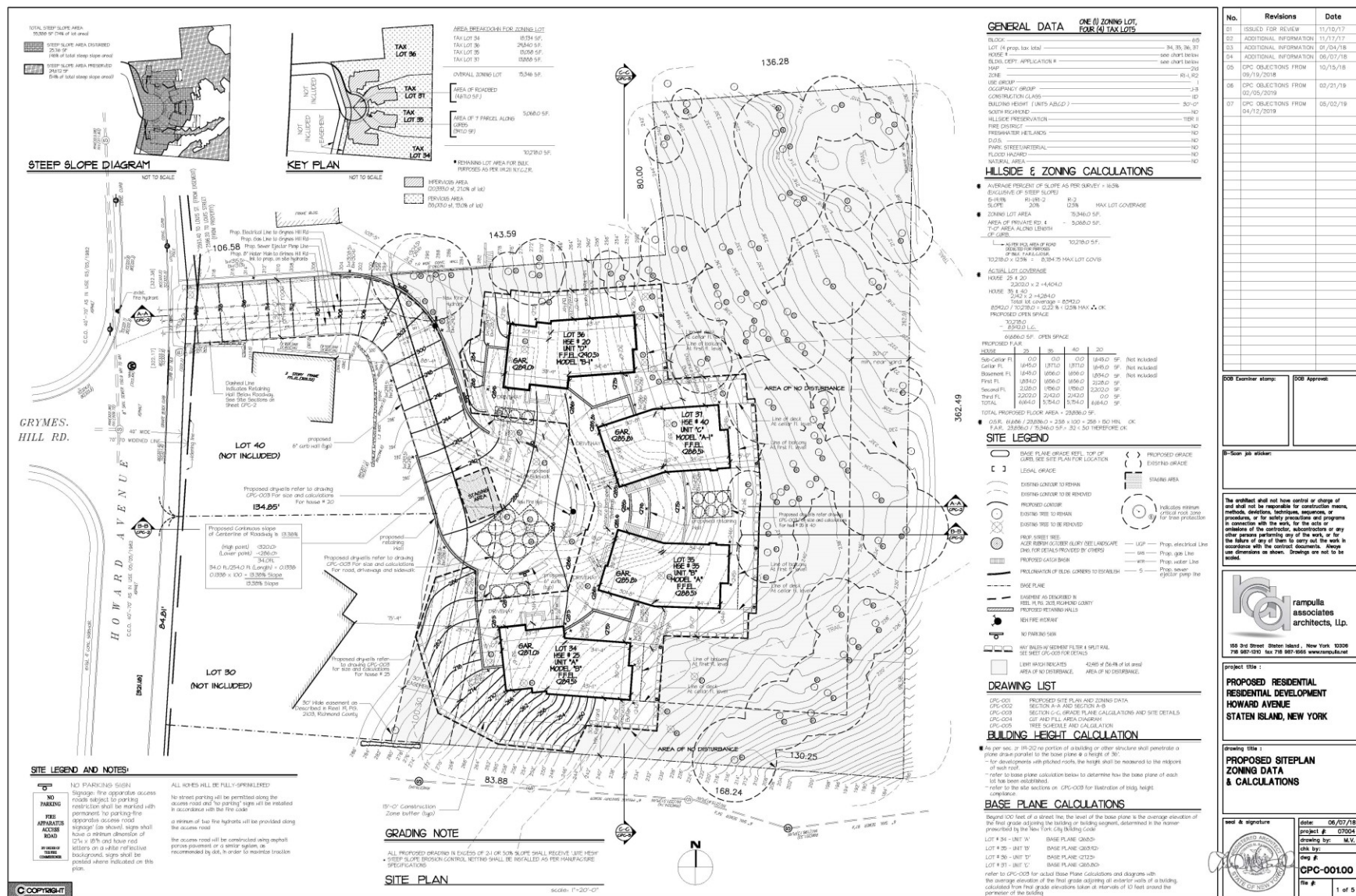
**Figure 1-1 2006 CPC Site Plan**





Technical Memorandum  
Harborlights Court Hillside Authorization  
CEQR #03DCP017R  
8/16/2019

**Figure 1-2 2019 CPC Site Plan**



### Figure 1-3: Site Location Map

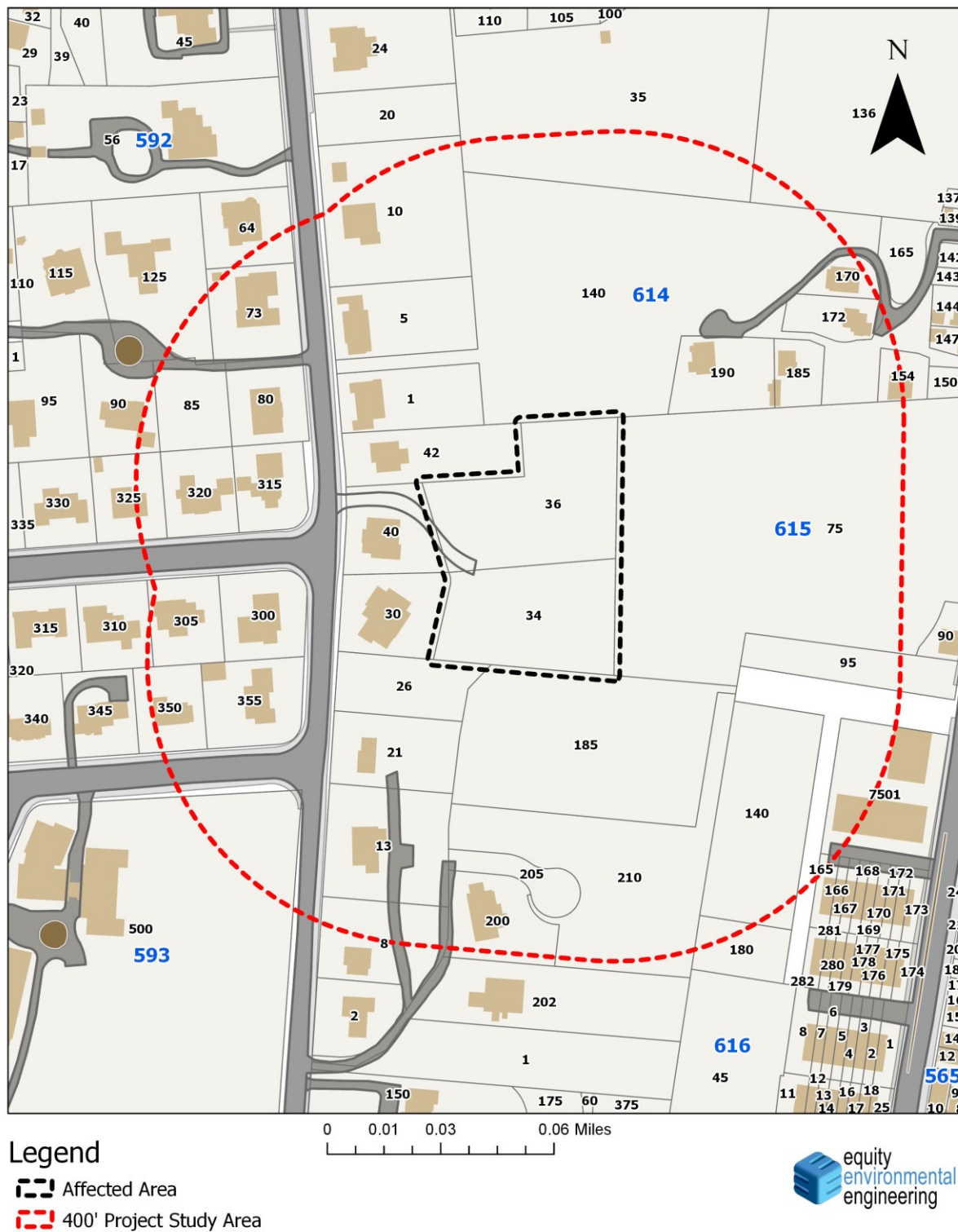




Figure 1-4: Site Photographs



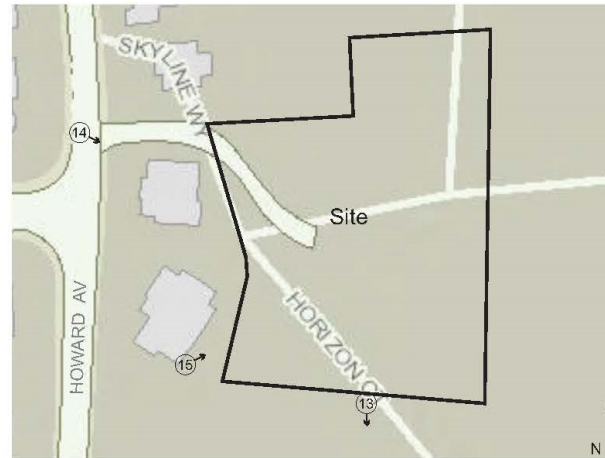
13. View of Horizon Court facing south from the Site.



14. View of the east side of Howard Avenue facing southeast between Ada Place and Grymes Hill Road.



15. View of the Site facing northwest from block 615, lot 30.



Photographs Taken on January 11, 2018

Page 5 of 6

Howard Avenue, Staten Island



10. View of Howard Avenue facing south from Grymes Hill Road.



11. View of Howard Avenue facing north from Grymes Hill Road.



12. View the Site facing north from Horizon Court.



Photographs Taken on January 11, 2018

Page 4 of 6

Howard Avenue, Staten Island





7. View of east side of Howard Avenue facing northeast between Ada Place and Grymes Hill Road.



8. View of west side of Howard Avenue facing northwest between Ada Place and Grymes Hill Road.



9. View of the intersection of Grymes Hill Road and Howard Avenue facing southwest.



Photographs Taken on January 11, 2018

Page 3 of 6

Howard Avenue, Staten Island



4. View of easement entrance to the Site facing west from Howard Avenue.



5. View of the easement facing west from the Site.



6. View of the east side of Howard Avenue facing southeast between Ada Place and Grymes Hill Road.

Photographs Taken on January 11, 2018



Page 2 of 6

Howard Avenue, Staten Island





1. View of the Site facing southeast from the easement.



2. View of the Site facing east from the easement.



3. View of the Site facing south from the easement.



Photographs Taken on January 11, 2018

Page 1 of 6

Howard Avenue, Staten Island





16. View of the east side of Howard Avenue facing northwest from Grymes Hill Road.



17. View of the sidewalk along the east side of Howard Avenue facing south (Site at left).



18. View of the sidewalk along the east side of Howard Avenue facing north (Site at right).

Photographs Taken on January 11, 2018



Page 6 of 6

Howard Avenue, Staten Island

## 2.0 ENVIRONMENTAL REVIEW

*The November 20, 2003 EAS, January 25, 2005 Technical Memorandum and subsequent Revised March 6, 2006, Negative Declaration determined that the previous Proposed Action for the Project Site would not result in the potential for significant adverse impacts on the environment. This Technical Memorandum serves to address whether the current Proposed Action (as described in Section 1.2 above) would affect the findings of the prior Environmental Review conducted for the previous Proposed Action subject to the 2006 CPC Approval (as described in Section 1.3).*

### Description of the Project Site

The Project Site, known as Block 615, Tax Lots 34 & 36 (Tentative Lots 34, 35, 36 and 37) on the New York City Tax Map, is located within the Special Hillside Preservation District ("SHPD") in the Grymes Hill section of Staten Island Community District 1. The Project Site is an irregularly shaped zoning lot consisting of 75,346 square feet (1.73 acres) zoned R1-1 and R2. The site has no mapped street frontage and can be accessed from Howard Avenue via a 30-foot-wide easement running through an adjacent zoning lot (tax lot 40). The subject street, Harborlights Court, terminates at a 70' wide cul-de-sac, which exceeds the maximum 30' wide paved width allowed within the SHPD. The project site slopes downward from west to east. Howard Avenue has a level grade of approximately 322 feet. The high elevation of the Project Site is 294 at the western lot line. The low elevation of the Development Site is 214 at the eastern lot line. Construction of the private road began following the 2006 CPC authorizations, including grading work and some tree removal. However, the Project Site remains unimproved with buildings and is wooded.

The majority of the Project Site, approximately 55,388 square feet (74 percent), has a slope exceeding 25 percent, which qualifies as steep slope pursuant to ZR § 119-01. The areas of steep slope are concentrated on the western half of the Project Site. The area of steep slope buffer as defined by ZR § 119-01 is 6,647 square feet.

The remaining portions of the Project Site, a combined 19,958 square feet (26 percent), have slopes between 15.6 and 18 percent. A 5,971 square foot strip with an 18 percent slope is located at the southeastern corner of the Project Site. A 10,556 square foot area with a 15.6 percent slope is located at the center of the eastern half of the Project Site. A 3,431 area with a 16.4 percent slope is located at the northeastern corner of the Project Site. Based on these portions of the Project Site, it has an average percent of slope (APS) of 16.5 percent qualifying it as a Tier II site pursuant to ZR § 119-01.

As noted above, the Project Site is a single zoning lot with an area of 75,346 square feet consisting of four tax lots, Block 615, Lots 34, 35, 36, and 37. Lot 34 (25 Harborlights Court) is the southernmost lot and has a lot area of 18,734 square feet and a base plane of 267.6 feet. Lot 35 (35 Harborlights Court) has a lot area of 13,058 square feet and a base plane of 263.92 feet. Lot 36 (20 Harborlights Court) is the northernmost lot. It has a lot area of 29,840 square feet and a base plane of 265.8 feet. Lot 37 (40 Harborlights Court) has a lot area of 13,888 square feet and a base plane of 272.5 feet.

### Description of the Surrounding Area

As indicated in Figure 2-1, land use in the immediate vicinity consists primarily of detached single-family residences and vacant land. The prevailing built form is generally consistent with the underlying zoning districts. The area to the west of the Project Site fronting Howard Avenue within the underlying R1-1 zoning district is developed predominantly with two-and three-story single-family homes on large lots. Between Howard Avenue and Van Duzer Street to the north, east and south is unimproved and undeveloped land within the SHPD. The eastern portion of the surrounding area is developed with two-and three-story single-family homes as well as denser three-and four-story townhomes within an underlying C4-1 zoning district mapped on the west side of Van Duzer Street. St. Johns University Staten Island Campus is located southwest of the Project Site within an R3-1 zoning district.

The Surrounding Area is within the Special Hillside Preservation District, which is intended to preserve natural terrain and vegetation for aesthetic reasons as well as to reduce erosion and control stormwater runoff and landslides. The Special District imposes controls on development related to the

average grade of the lot and defines areas of no disturbance where development of staging activities is not permitted. Land use in the surrounding area is consistent with conditions under the previously approved project.

### Analysis Framework

This technical memorandum will consider the conclusions of the previous environmental review, specifically as they relate to the proposed Zoning Authorizations.

**Future Without the Proposed Action:** In the future without the Proposed Action, it is assumed that the Project Site would remain in its current vacant and undeveloped condition. The presence of areas of steep slope triggers the need for a Zoning Authorization for any feasible development of the site.

**Future With the Proposed Action:** The Applicant, Grymes Hill Estates, LLC, seeks Zoning Authorizations from the City Planning Commission (CPC) pursuant to Sections 119-311 (*Development on a Steep Slope or Steep Slope Buffer*), 119-315 (*Modification of height and setback regulations*), 119-316 (*Modification of grading controls*) and 119-317 (*Modification for private streets and driveways*) of the Zoning Resolution of the City of New York (ZR).

The proposed authorizations would allow for the development of four new single-family homes at the Site accessible by a 30-ft. wide roadway connecting to Howard Avenue and a 70 ft diameter turnaround at the end. The present application involves modification to the site plan compared to the previous 2006 CPC approved Project, as discussed in Section 1.3 above. The four homes in the modified site plan are clustered closer together at a distance of approximately 20 – 25 feet, thus minimizing the amount of disturbance to the Site compared to the previous application, in furtherance of the goals of the SHPD. The site plan was modified to decrease the length of the roadway from 328 ft. to 254 ft. resulting in 5,068 sf in area, inclusive of the 7' parcel along the area of the roadbed (4,671 sf) and the 7' parcel along the curbs (397 sf), compared to the previously approved 8,273 sf. The decreased length of the roadway allows a significant reduction in the volume of fill from approximately 3,154 cubic yards (in 2006) to approximately 2,047.41 cubic yards (*see Appendix B, 2019 CPC set - CPC-004.00 for breakdown*). The private road would have a proposed slope of 13.38%. The private Road would contain two fire hydrants; one on the eastern point of the proposed turn around and one on the eastern side of Harborlights Court adjacent to Proposed Lot 36. Additionally, the applicant proposes to modify slopes and provide landscaping treatments that step down from the proposed private road to the existing natural grade of the hillside.

In total, the Proposed Development would result in the development of 38,316 gross square feet (23,836 zoning square feet) of residential floor area on the Project Site with a total lot coverage of 8,592 square feet or 12.22% on a single zoning lot and an FAR of 0.32. Exclusive of the proposed private road, 61,686 sf of the Project Site's lot area would remain as open space.

*Refer to Appendix B for 2006 and current 2019 CPC architectural plans.*

## **2.1 LAND USE, ZONING, AND PUBLIC POLICY**

This analysis of land use, zoning, and public policy follows the guidelines set forth in the 2014 City Environmental Quality Review (CEQR) Technical manual. It characterizes the existing conditions in the area surrounding the project site and addresses potential impacts to land use, zoning, and public policy that would be associated with the proposed action.

The *CEQR Technical Manual* suggests that a land use, zoning and public policy Study Area should extend 400 feet from the site of the Proposed Action. Existing land use patterns within approximately 400 feet of the Project Site are presented in **Figure 2-1** below.

### ***Land Use***

*As indicated below in figure 2-1, land use in the immediate vicinity consists of single-family residential dwellings on large wooded lots. The Proposed Action would result in development that is consistent with established built form in the area. Land use is consistent with conditions as described in the December 2003 EAS and the environmental review which determined that the proposed development would not change or alter existing land use within the Project Area.*

### ***Zoning***

The *New York City Zoning Resolution* dictates the use, density, and bulk of developments within New York City. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low, medium, and high-density districts.

#### ***Project Site***

The Project Site is located in a split R1-2 and R2 zoning district within the Special Hillside Preservation District. The Proposed Development would comply with the underlying zoning district regulations. The majority of the project site is located within the R2 zoning district; while a portion of the western side of the Project Site is located within an R1-2 zoning district.

#### ***Surrounding Area***

Zoning districts in the surrounding area include the R1-1 and R2 zoning districts mapped at the Project Site; an R3-1 zoning district mapped west of Howard Avenue and south of Greta Place; a C4-1 mapped within 200 feet of the west side of Van Duzer Street south of Broad Street; a C8-1 zoning district mapped within 300 feet of Broad Street from Van Duzer to Gordon Street; and an R3-2 zoning district mapped east of Van Duzer and north of Broad Street.

### ***Public Policy***

For public policy, the 2014 CEQR Technical Manual stipulates that a preliminary assessment should identify and describe any public policies (formal plans, published reports) that pertain to the study area, and should determine whether the proposed project could alter or conflict with identified policies. If so, a detailed assessment should be conducted. Otherwise, no further assessment is needed.

Public Policy for the Project Site is defined by the NYC Zoning Resolution and its location within the Special Hillside Preservation District. Apart from the site's location within the SHPD, no applicable public policies pertaining to the Project Site.

#### ***Special Hillside Preservation District***

The Special Hillside Preservation District guides development in the steep slope areas of Staten Island's Serpentine Ridge, an area of approximately 1,900 acres in the northeastern part of the Borough. Pursuant to Article XI, Chapter 9 of the New York City Zoning Resolution, The Special Hillside Preservation District was established to:

- a) reduce hillside erosion, landslides and excessive stormwater runoff associated with development by conserving vegetation and protecting natural terrain;*

*b) to preserve hillsides having unique aesthetic value to the public;  
c) to guide development in areas of outstanding natural beauty in order to protect, maintain, and enhance the natural features of such areas; and  
d) to promote the most desirable use of land and to guide future development in accordance with a comprehensive development plan, and to protect the neighborhood character of the district.*

The primary means of regulating development in the district is to control the amount of the lot that can be covered by a building. As the Project Site becomes steeper, permitted lot coverage decreases although the permissible floor area remains the same. This may result in a taller building but less impact on steep slopes and natural features. There are special regulations for the removal of trees, grading of land, and construction of driveways and private roads. Additionally, the Special Hillsides Preservation District includes special regulations for building and setback regulations. For lots mapped in R2 zoning districts and the Special Hillsides Preservation District, the maximum building height above the base plane is 36 feet.

### **Analysis**

**Future Without the Proposed Action:** In the future without the Proposed Action, it is assumed that the Project Site would remain in its current condition. The presence of areas of steep slope triggers the need for a Zoning Authorization for any feasible development of the site. No changes to zoning, land use, or impacts to applicable public policies would occur under no-action conditions.

**Future With the Proposed Action:** Under the Proposed Action, four new single-family residences would be developed at the Project Site. The Proposed Action would result in development that is consistent with land use, zoning, and public policy. Development of detached single-family residences would be consistent with established built form in the area. The proposed development consists of residences designed to fit in the site's existing contours. The Proposed Development is designed to minimize impact on natural topography and native vegetation and would include the provision of dry wells and a vegetated retaining wall as a means to mitigate disturbance of the site's natural drainage pattern.

### **Conclusion**

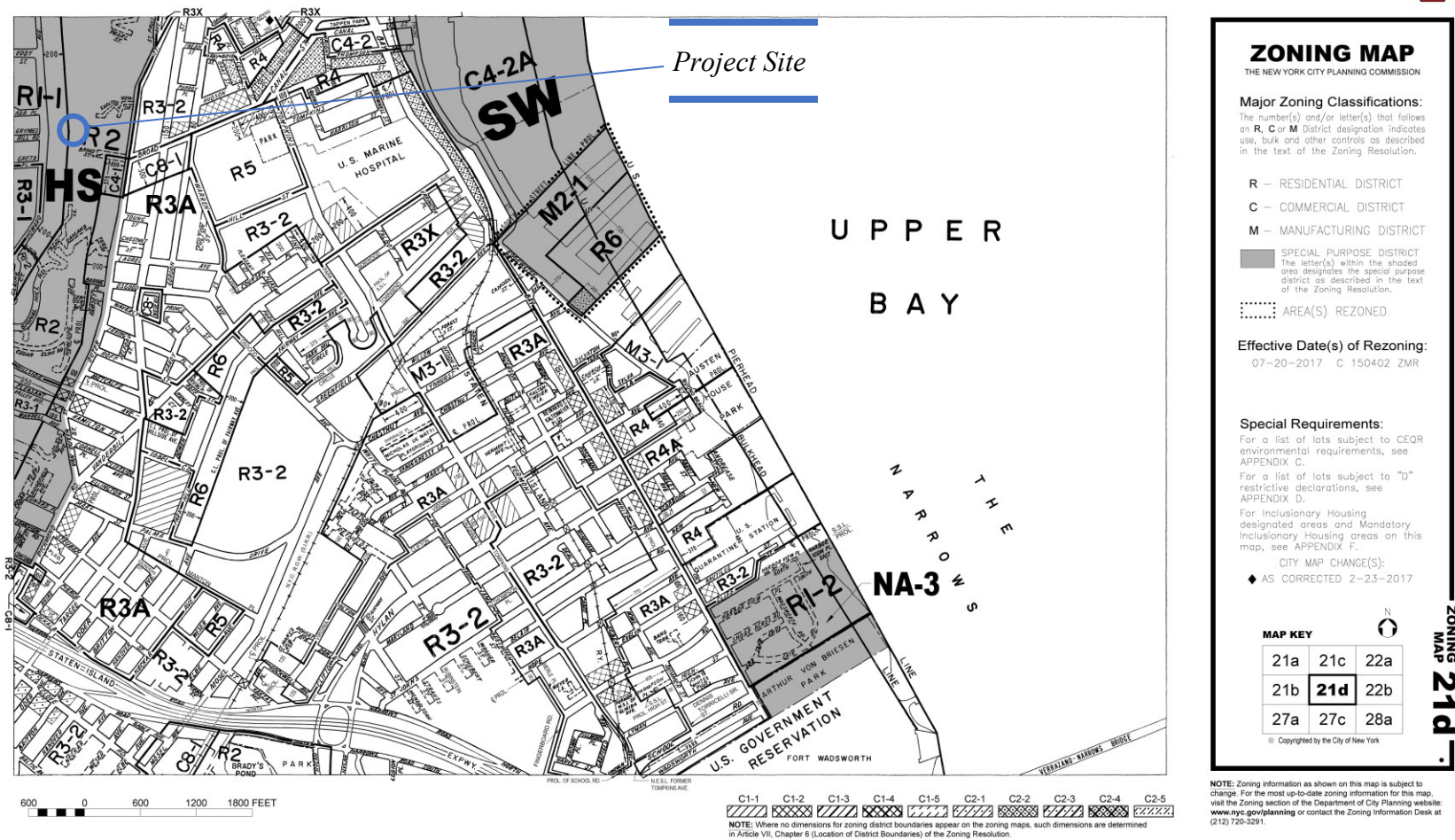
This technical memorandum concurs with the previous Environmental Review, leading to the revised March 2006 Negative Declaration. The Proposed Action, as compared to the previous approval results in a less intensive development in order to avoid site disturbance and impact the intent of the Special Hillsides Preservation District. Accordingly, The Proposed Action would not result in significant adverse impacts related to Land Use, Zoning, and Public Policy.



Figure 2-1 Land Use/Radius Diagram



### Figure 2-2 Zoning Sectional Map





## **2.2 SOCIOECONOMIC CONDITIONS**

According to the *2014 CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may be reasonably expected to create socioeconomic changes within the area affected by the project that would not be expected to occur without the project.

### **Conclusion**

The Proposed Action would result in the development of four (4) additional dwelling units. This is significantly below any of the relevant thresholds identified in Chapter 5 of the CEQR Technical Manual. The Proposed Action would not result in direct or indirect residential or business displacement. As such, no adverse impacts on socioeconomic conditions in the affected area would occur as a result of the Proposed Action. Accordingly, the conclusion of the previous environmental review, which states that the Proposed Action does not warrant a socioeconomic assessment, is still valid.

## **2.3 COMMUNITY FACILITIES AND SERVICES**

A community facilities assessment may be necessary if an action could potentially affect the provision of services provided by public or publicly funded community facilities such as schools, hospitals, libraries, day care/Head Start facilities, and fire and police protection. Per the screening levels established in the *CEQR Technical Manual*, there are direct and indirect effects.

### ***Preliminary Screening***

The Proposed Action would introduce four (4) dwelling units to the Project Site. According to the American Community Survey (ACS) 2012-2016 Census data for the subject census tract (33), the average owner-occupied household size is 3.3. Accordingly, the Proposed Action would introduce - approximately 13.2 residents to the Project Site. Based on a preliminary assessment of CEQR thresholds for analysis, as shown in **Table 6-1 Community Facilities – Thresholds for Detailed Analysis** of the *2014 CEQR Technical Manual*, this project does not trigger a detailed CEQR analysis for libraries, health care facilities, Publicly Funded Day Care/Head Start Facilities, Public Schools, or Police and Fire Protection services.

#### **Indirect Effects:**

*Child Care:* The Proposed Action would not generate 20 or more eligible children under the age of 6.

*Libraries:* The Proposed Action would not increase the residential unit-to-branches ratio by more than 5%.

*Public Schools:* The Proposed Action would not result in 50 or more elementary or middle school children and would not result in 150 or more high school students.

*Health Care and Police/Fire Protection Services:* The Proposed Action would not generate a sizable new neighborhood.

#### **Direct Effects:**

The project would not directly eliminate or displace any community facility.

### **Conclusion**

The Proposed Action would not adversely affect community facilities and services. The development of four dwelling units is well below the relevant thresholds identified in the CEQR Technical Manual and would not significantly affect the demand for community facilities and services, nor would it directly impact operations of any community facility.

## **2.4 OPEN SPACE**

The *CEQR Technical Manual* defines the need for an open space assessment if the proposed action would have a direct or indirect effect on open space resources. Direct effects would occur if the proposed action would result in the physical loss of a public open space; change of use of an open space so that it no longer serves the same user population; limit public access to an open space; or cause increased noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness, whether temporary or permanent. Indirect effects would occur if the proposed action would result in an increase of population would be sufficiently large to noticeably diminish the ability of an area's open space to serve the future population.

*Indirect Impacts:* The Proposed Project would result in the development of four dwelling units. The incremental population would be well below the 200 new residents identified in the CEQR Technical Manual as warranting an assessment of indirect impacts on open space.

*Direct Impacts:* The Proposed Action would not alter any public open space resources, nor would it cast shadows that could affect any open space resources. Therefore, the proposed action would not result in direct impacts to open space.

### **Conclusion**

The Proposed Action would not adversely affect any open space resources. The development of eight dwelling units is well below the relevant threshold identified in the CEQR Technical Manual as warranting an assessment of indirect impacts on open space. Further, the Proposed Development would not directly alter or impact any open space resources. Therefore, no further open space analysis is warranted. Accordingly, this technical memorandum concurs with the previous Environmental Review, which determined that the Proposed Action would not result in adverse impacts to open space.

## **2.5 SHADOWS**

The *CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in (a) new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

The Proposed Action would not result in development that is (a) greater than fifty feet in height or (b) located adjacent to any sunlight sensitive public open space or historic resource.

### **Conclusion**

The Proposed Action does not result in conditions that would warrant an assessment of shadow-related impacts and no impacts to sunlight-sensitive resources would occur as a result of the Proposed Action. Therefore, this technical memorandum concurs with the previous Environmental Review, leading to the revised March 2006 Negative Declaration.

## **2.6 HISTORIC AND CULTURAL RESOURCES**

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the *CEQR Technical Manual*.

### ***Architectural Resources***

The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on May 8, 2018, indicating that the Project Site has no architectural significance (**See Appendix D**).

### ***Archaeological Resources***

As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on May 8, 2018 (see **Appendix D**). LPC has indicated that no known archeological resources were identified on the Project Site.

### **Conclusion**

As indicated in the previous environmental review, the Proposed Action does not have the potential to impact historic or cultural resources adversely. Additionally, the Project Site does not contain any known archeological resources. Therefore, no further analysis is warranted.

## **2.7 URBAN DESIGN AND VISUAL RESOURCES**

According to the *2014 CEQR Technical Manual*, an assessment of urban design is needed when the project may alter the arrangement, appearance, and functionality of the built environment from the pedestrian's perspective. A preliminary assessment of urban design may be required when there is the potential for a pedestrian to observe from the street level, an enlargement beyond that allowed by existing zoning regulations.

### **Analysis**

**Future Without the Proposed Action:** In the future without the Proposed Action, it is assumed that the Project Site would remain in its current condition. The presence of areas of steep slope triggers the need for a Zoning Authorization for any feasible development of the site. No changes to urban design would occur under no-action conditions.

### **Future With the Proposed Action:**

The Applicant seeks authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer, modification of grading controls and modification of requirements for private roads and driveways, as well as minor modification of height requirements - to facilitate the development of four proposed tax lots with single family residences and the construction of a 70' diameter cul-de-sac within the property, providing access from the existing private road easement running from Howard Avenue to the site and required frontage, in accordance with General City Law. The additional action, not subject to the previous approval ZR 119-315 (*modification of height requirements*) is addressed below as it relates to the determination of significance for Urban Design and Visual Resources.

Figure 2-3 Urban Design Study Area

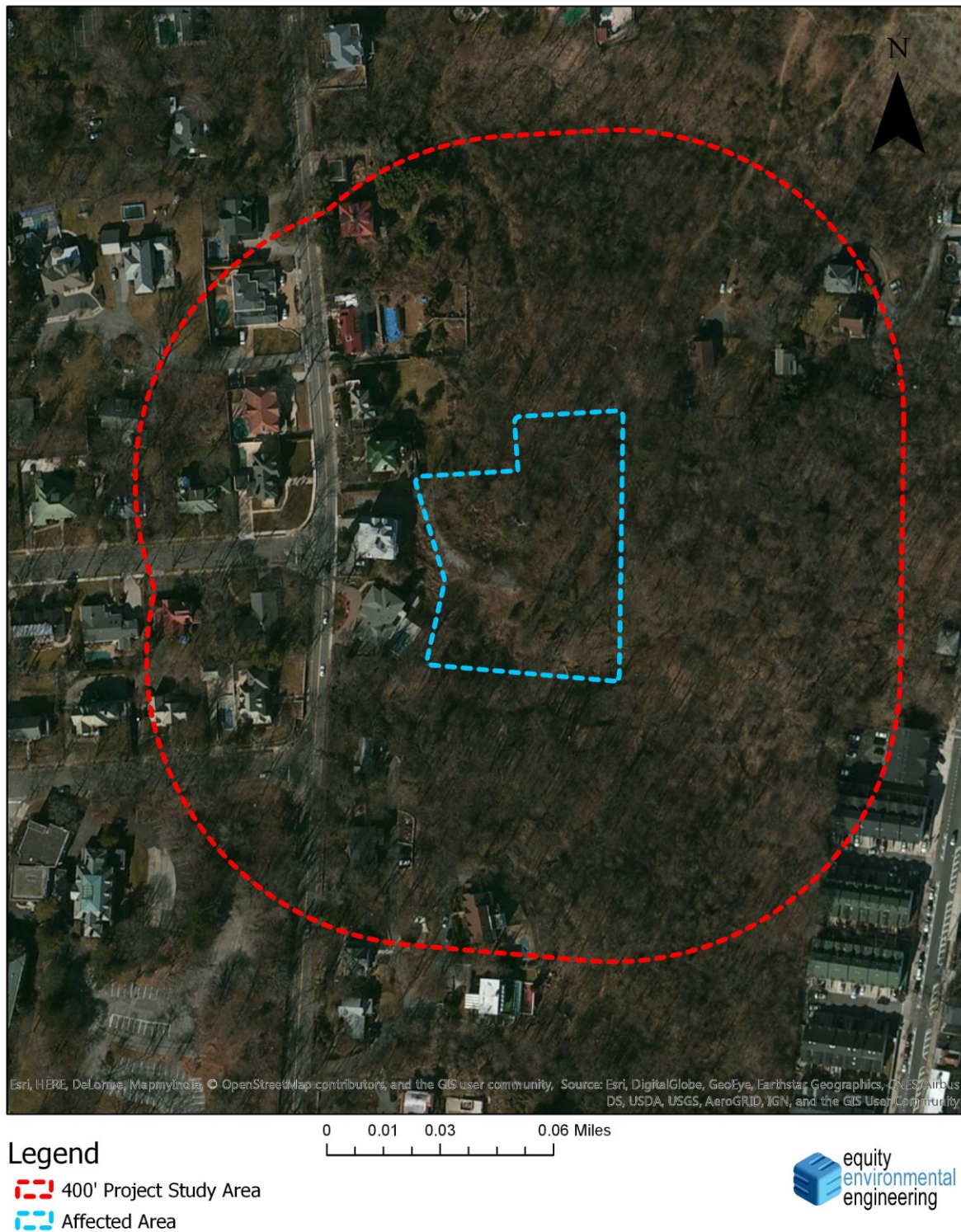
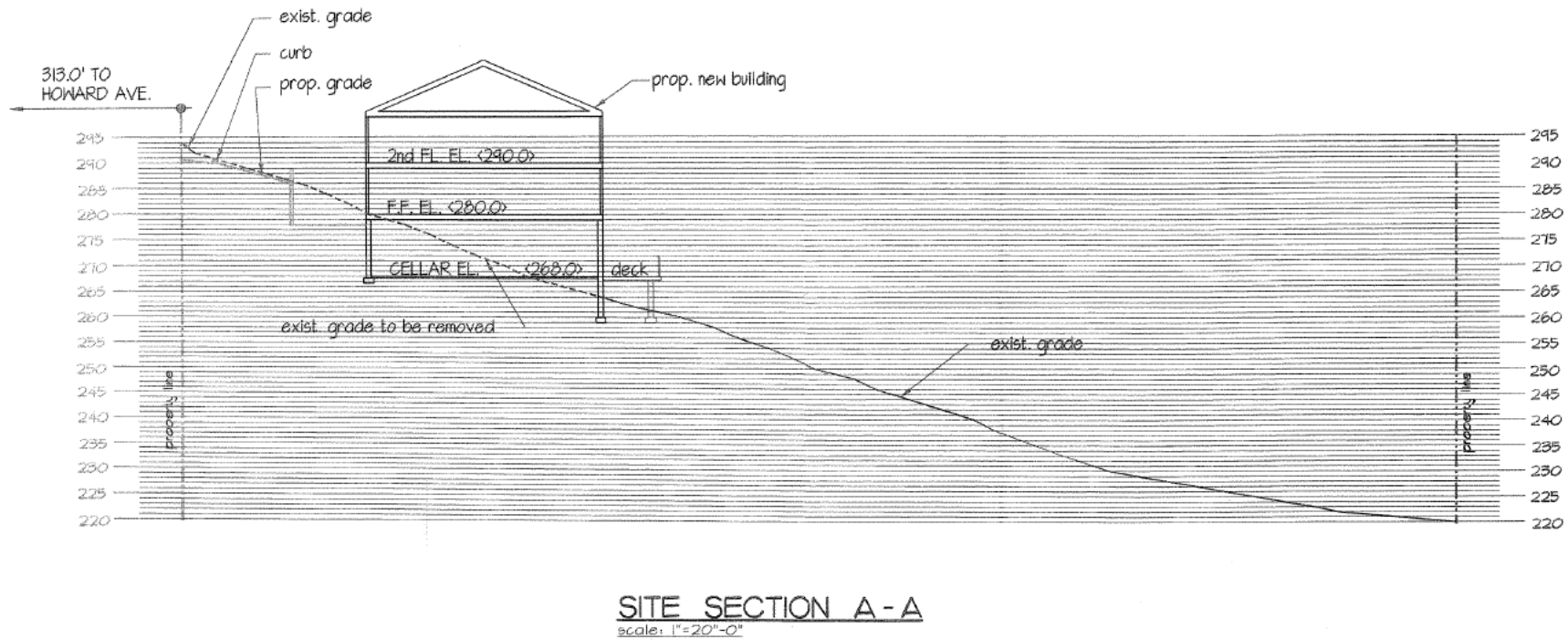


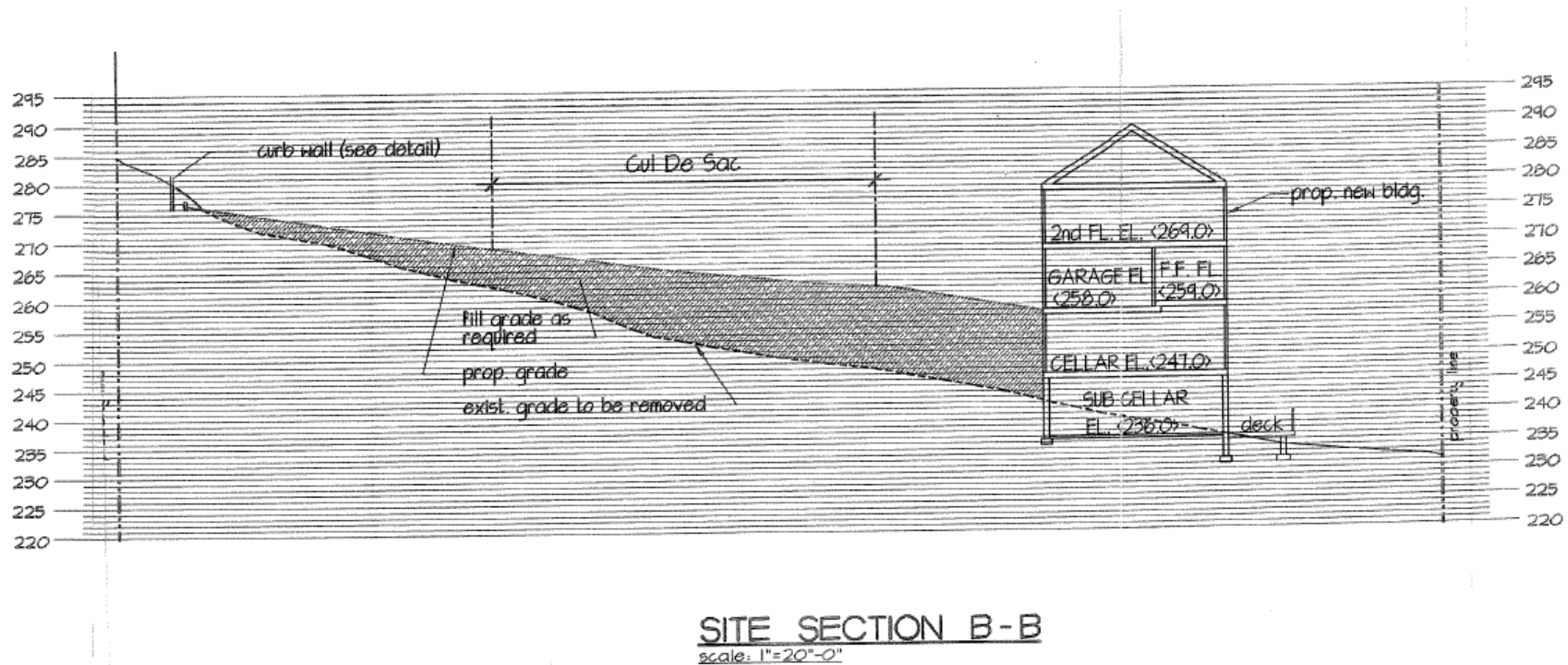


Figure 2-4.1: Site Sections 2006 CPC Set<sup>4</sup>



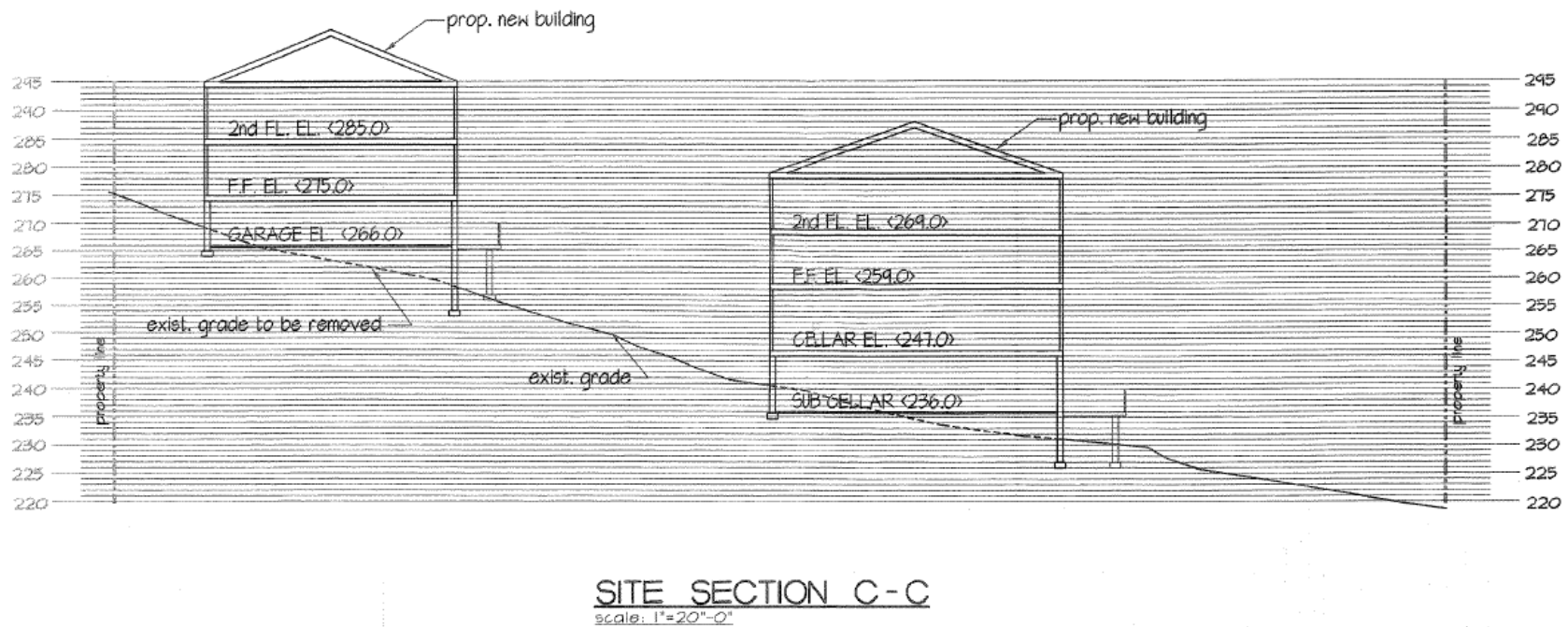
<sup>4</sup> The previously approved residential structures included pitched roofs, whereas the proposed residences under the current application have flat roofs.

Figure 2-4.1: Site Sections 2006 CPC Set (Continued)<sup>5</sup>



<sup>5</sup> The previously approved residential structures included pitched roofs, whereas the proposed residences under the current application have flat roofs.

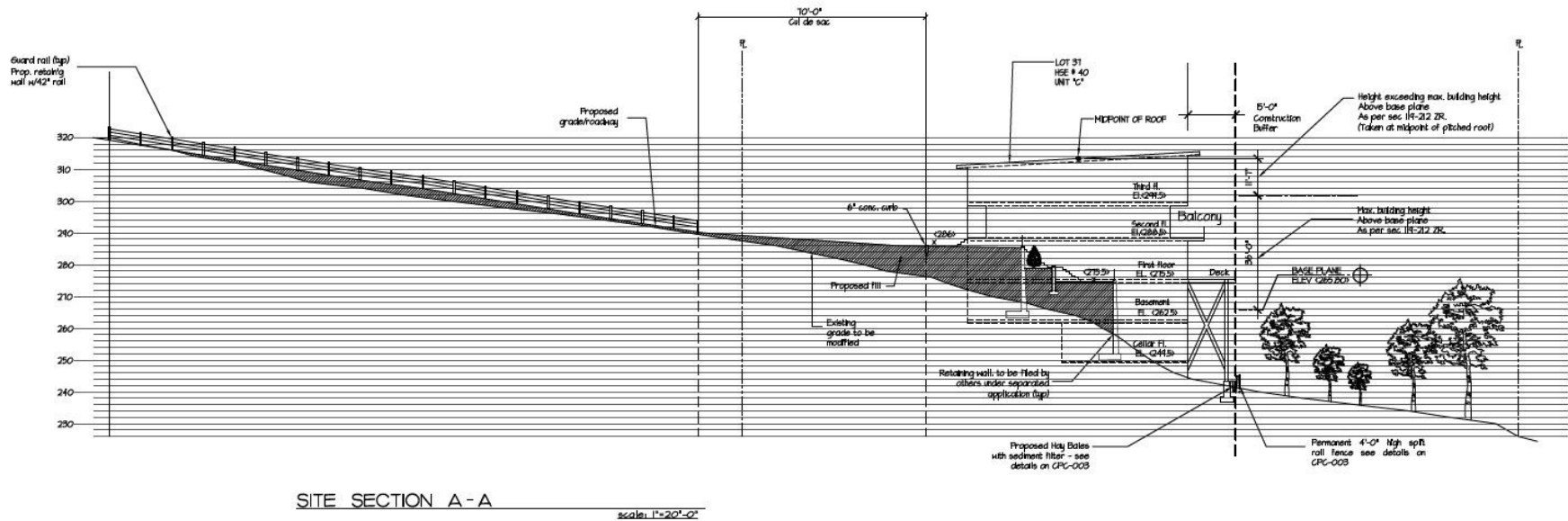
Figure 2-4.1: Site Sections 2006 CPC Set (Continued)<sup>6</sup>

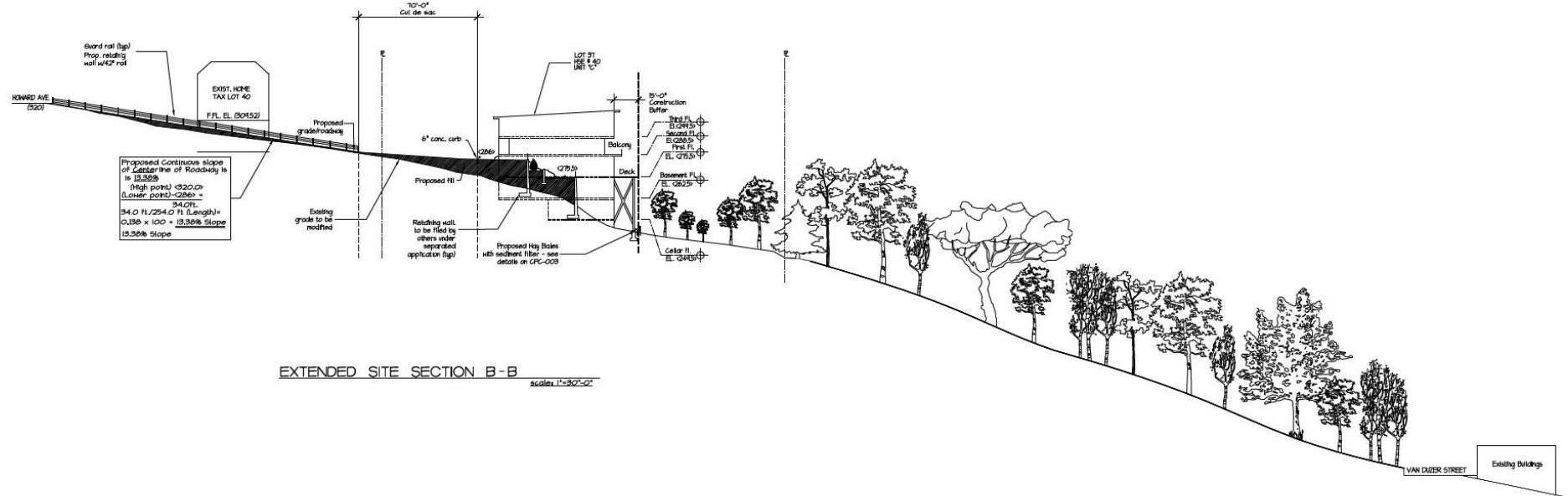


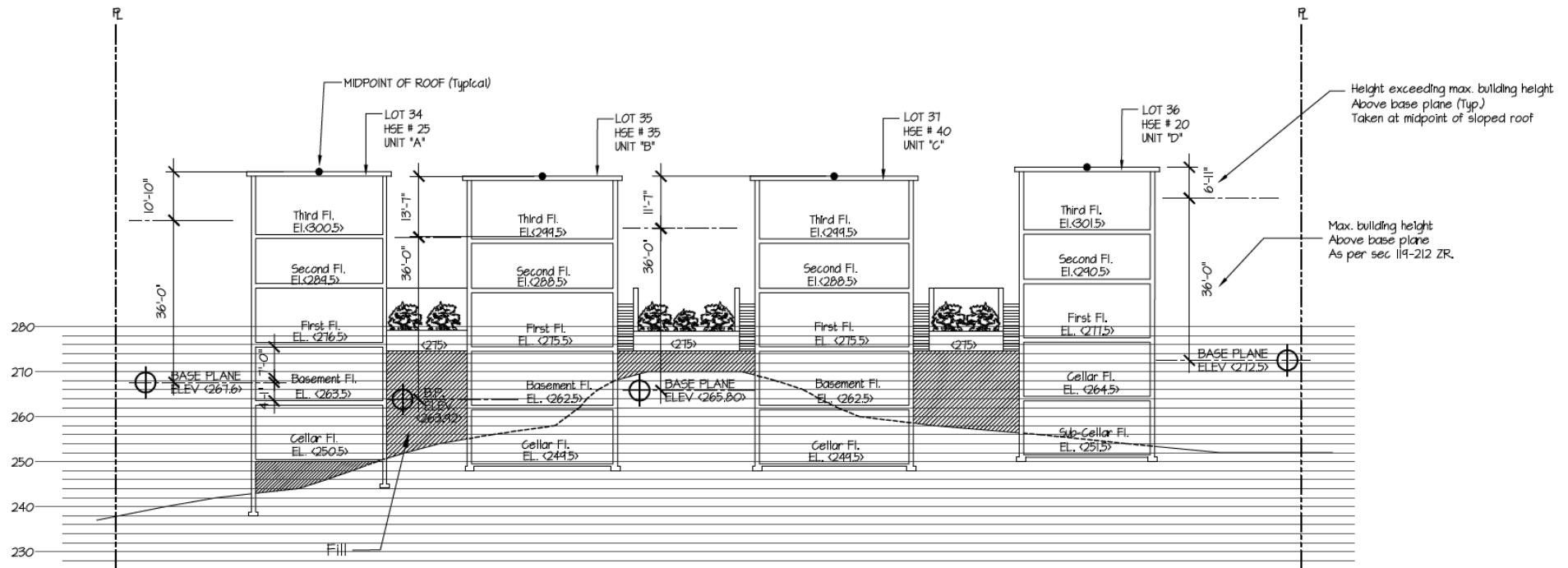
<sup>6</sup> The previously approved residential structures included pitched roofs, whereas the proposed residences under the current application have flat roofs.



Figure 2-4.2: Site Sections 2019 CPC Set







SITE SECTION C-C

scale: 1"=20'-0"

### ***Urban Design Assessment***

A preliminary assessment of urban design may be required when there is the potential for a pedestrian to observe from the street level, an enlargement beyond that allowed by existing zoning regulations.

The previously approved 2006 CPC plans measured the maximum building height of each residence from the base plane. Under these calculations, the proposed buildings were within the 36' maximum allowable building height. The current proposal includes flat roofs to minimize visual impact, and is analyzed differently in terms of height when compared to the previous project.

The Project Site is a Tier II Site which is not located on a mapped street. Accordingly, the maximum permitted height of 36 feet is measured from the base plane at 10'0" centered to the midpoint of the roof pursuant to ZR Section 119-212; the Proposed Building heights under the current application pursuant to ZR 119-212 are listed below (*see Appendix B, 2019 CPC Set – CPC 003.00*):

**Lot 34 (House #25 Unit A): 46'-10" (increment of 10'-10" compared to as-of-right)**  
**Lot 35 (House #35 Unit B): 49'-7" (increment of 13'-7" compared to as of right)**  
**Lot 37 (House #40 Unit C): 47'-7" (increment of 11'-7" compared to as-of-right)**  
**Lot 36 (House #20 Unit D): 42'-11" (increment of 6'-11" compared to as-of-right)**

The proposed residences would be detached structures in a wooded area, setback from the public realm and street level by access of a private roadway. To effectuate the Proposed Action, the existing unmapped road would have to be extended to the site by means of a proposed 254 ft private road with a slope of 13.38%. The undeveloped area and developed single family lots adjacent to the site to the north are heavily wooded and do not allow a direct line-of-sight to the Development Site. There are single-family homes to the west fronting Howard Avenue at a higher elevation of 322 ft compared to 316 ft or lower for the proposed homes, which would prevent a direct line-of-sight to the site area. Accordingly, similar to the previously approved 2006 residential development, no portion of the proposed buildings would be within direct line-of-sight by motorists or pedestrians along the public rights-of-way. Therefore, there would be no potential for significant adverse impacts related to urban design as a result of the Proposed Action.

### ***Visual Resources Assessment***

*A Visual Resource is any significant natural or built feature that is enjoyed by the public at large, including views of the waterfront, public parks, landmarks, or other distinct buildings or natural resources.*

The Special Hillside Preservation District is primarily composed of private properties and heavily wooded area. The Project Site does not offer or impede large scenic vistas of the waterfront, public parks, landmarks or other distinct buildings or natural resources.

The proposed development of four single-family homes would not adversely impact any visual resources in the surrounding area. The proposed residences would be detached structures on a large landscaped and wooded lot and are similar in scale massing and placement on the building lot to surrounding development (*see Figure 2-3*).

### **Conclusion**

The proposed development type and character will be of the same type and general bulk of adjacent residential properties. The Proposed Developments would not be within direct line-of-sight from a pedestrian realm due to site topography and intervening vegetation. Accordingly, the Proposed Development would not impact any significant viewsheds or visual resources, or adversely affect urban design. Further, the proposed residential structures, compared to those previously approved, incorporate in their design a reduced building footprint – which results in the preservation of the sites steep slopes and surrounding wooded areas. Adjacent properties are utilizing a more significant percentage of available FAR and lot coverage than the proposed residential development. Given these factors, the project does not significantly alter the arrangement, appearance and functionality of the

built environment from the pedestrian's perspective – nor is there a potential for a pedestrian to observe from the public street level, an enlargement beyond that allowed by existing zoning regulations. Accordingly, this technical memorandum concurs with the previous determination that the Proposed Action would not result in adverse impacts to urban design or visual resources.

## **2.8 NATURAL RESOURCES**

Pursuant to *2014 CEQR Technical Manual* guidelines, a natural resources assessment considers species in the context of the surrounding environment, habitat, or ecosystem and examines a project's potential to impact those resources. Resources such as groundwater, soils, and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); and any areas used by wildlife may be considered, as appropriate, in a natural resources analysis. Stormwater runoff may also be considered in a natural resources assessment and evaluated in the context of its impact on local ecosystem functions and on the quality of adjacent water bodies.

*As further discussed below, the Project Site lies within The Special Hillside Preservation District, a designated natural resource area where protected steep slopes are present and site disturbance/alteration would occur. Accordingly, an assessment of the impact of the proposed disturbance and alteration on the designated natural resource or areas of steep slope is warranted.*

### **Significant, Sensitive, or designated Natural Resources**

Pursuant to Chapter 11, Section 150 of the *CEQR Technical Manual*, a significant, sensitive, or designated natural resource is one that has been recognized by the city, state, or federal government as having significant value. New York City has recognized specific areas within the City as possessing unique natural features that should be protected. These are designated through special zoning districts in the City's Zoning Resolution designed to preserve their natural characteristics.

The Project Site is located within the Special Hillside Preservation District, a designated natural resource area. The "Special Hillside Preservation District, established in 1987, guides development in the steep slope areas of Staten Island's Serpentine Ridge, an area of approximately 1,900 acres in the northeastern part of the borough. The purpose of the district is to reduce hillside erosion, landslides, and excessive stormwater runoff by preserving the area's hilly terrain, trees, and vegetation. The primary means of regulating development in the district is to control the amount of the lot that can be covered by a building. As the Project Site becomes steeper, permitted *lot coverage* decreases although the permissible floor area remains the same. This may result in a taller building but less impact on steep slopes and natural features. There are special regulations for the removal of trees, grading of land, and construction of driveways and private roads."<sup>7</sup>

### **Hillside Preservation District Slope Calculations**

The site survey prepared in conjunction with the previous application calculated an average percent slope of 19.5%. The current APS, as indicated in the survey from April 25<sup>th</sup>, 2019 (*Appendix C*), is 16.5 due initial grading activities for the private road that began following the 2006 CPC authorizations.

### **Soils**

Pursuant to Chapter 11, Section 323.4 of the 2014 CEQR Technical Manual, "*soils are potentially significant in determining a site's ability to support plant cover, its erosion potential, and its capacity for groundwater recharge. Soils are an integral component of any habitat type, as they play a significant role in determining the type and quality of the vegetative composition, and the amount and nutritive value of vegetation at a site, and they provide habitat for microbes and invertebrates that are important food sources for upper trophic level wildlife.*"

---

<sup>7</sup> <https://www1.nyc.gov/site/planning/zoning/districts-tools/special-purpose-districts-staten-island.page>



Soils on the Project Site consist of TWE or Todthill-Wotalf complex. TWE complex soils are found in areas of 35 to 60 percent slope and are very rocky. These soils are variable in texture, non-hydric, stratified and composed of sandy loam. TWE soils are well drained with a high runoff class and have a depth to water table of more than 80 inches. TWE soils have a frequency of flooding or ponding of zero.

### **Surface Water Hydrology**

Pursuant to the CEQR Technical Manual, an assessment of surface water hydrology should consider the potential impacts on water quality, and of changes in flow as it relates to flooding, wetlands and water bodies. No pits, ponds, streams or lagoons are located onsite. The closest surface water body is Silver Lake Reservoir, located approximately half (.5) a mile northwest of the proposed Project Site. From west to east, the project site slopes downward from Howard Avenue at an elevation of 294 to 215 ft at the lowest point. The site's general drainage patterns and soil conditions would remain generally undisturbed. Stormwater runoff would flow downslope over vegetated surfaces and into dry wells with approximately 73% of the Project Site to remain impervious.

Drywells are strategically proposed based on the site contours and identified areas of stormwater collection and would adequately handle all stormwater on site. An 11-tank drywell with a total capacity of 1,857.9 cubic feet would serve the road, sidewalk, and driveways. 20 Harborlights Court (Lot 36) would be served by a three-tank drywell (89.3 cubic feet of capacity each) with a total capacity of 267.9 cubic feet. 25 Harborlights Court (Lot 34) would be served by a three-tank drywell (89.3 cubic feet of capacity each) with a total capacity of 267.9 cubic feet. 35 Harborlights Court (Lot 35) and 40 Harborlights Court (Lot 37) would be served by a three-tank drywell (89.3 cubic feet of capacity each) with a total capacity of 535.8 cubic feet. The drywells serving the homes have a combined total capacity of 1,071.6 cubic feet. The drywells would be installed at least 2' above seasonal high water to ensure that stormwater is captured and percolated slowly back into the groundwater table, thereby substantially reducing runoff.

### **Vegetation**

There are no aquatic features or rock outcrops on this site, as observed. There is no exposed unvegetated soil that could potentially erode in a rain event. Additionally, groundcover would be planted to control any potential erosion and runoff. The Proposal minimizes tree removal and modifications to the natural slope and includes a partially concealed retaining wall around the private road. The site contains varied vegetation throughout. According to the Proposed Tree Schedule and Calculation (*see Appendix B, 2019 CPC Set - CPC-005.00*), there are 94 trees of various types and sizes on the Project Site, which equates to 241 existing tree credits. 51 percent of the total tree credits on the site equals 123 required tree credits; whereas 146 on-site tree credits will be provided pursuant to ZR Section 119-216. The proposed retaining wall would be planted with native vegetation that serves the function of controlling erosion, managing runoff, and concealing the retaining wall for aesthetic purposes.

### **Topography**

The project site slopes downward from Howard Avenue from an elevation of 294 at Howard Avenue to 215 ft at the lowest point. The Project Site is Categorized as a Tier II Site with an Average Percent Slope (APS) of 16.5%. The Proposed Development minimizes impact on natural topography. Compared to the 2006 CPC plans, the decreased length of the roadway allows a significant reduction in the volume of fill from approximately 3,154 cubic yards (in 2006) to approximately 2,047.41 cubic yards under the current proposal (*see Appendix B, 2019 CPC Set - CPC-004.00 for breakdown*).

The proposed modification has minimal impact on the existing natural topography and vegetation. No cut is proposed for the private road or within 15 feet of the building foundations; cut for the proposed development is limited to 3,609 cubic yards within the footprints of the four homes. The total fill for the front yards, driveways, private road, and area within 15 feet of the building foundations is 5,048 cubic yards. The proposed fill in areas located beyond 15 feet of the foundations of the homes includes 1,021 cubic yards of fill in the front yard areas and areas surrounding 20 Harborlights Court (Lot 36) and 25 Harborlights Court (Lot 34), and 1,834 cubic yards of fill in the driveway areas. The requested grading modification would permit these areas of fill outside of the boundary set forth in ZR § 119-

213, which is necessary to provide level front yards and driveways and ensure that these areas blend with the existing topography due to the steep slope condition of the Development Site.

Approximately 73% of the Project Site (55,013 square feet) would remain pervious, and storm water runoff would continue to flow eastward downslope over vegetated surfaces and into drywells, which as discussed above, are strategically located in accordance to site contours and the identified drainage pattern on-site.

### **Conclusion**

Conditions have not changed since the issuance of the March 2006, Negative Declaration which concluded that the Proposed Action would not result in the potential for significant adverse impacts on the environment. As discussed above, the present application involves modification to the site plan compared to the previous 2006 CPC approved Project. The site plan was modified to decrease the length of the roadway to 254 ft. (5,068 sf in area inclusive of the 7' parcel along curbs) and reduce the distance between the four homes to 20 ft., thus minimizing the amount of disturbance to the Site in furtherance of the goals of the SHPD. The four homes in the modified site plan are clustered closer together to minimize site disturbance. By clustering the homes around the private roadway and designating the 42,465 square feet of the easternmost portion of the Project Site as an area of no disturbance, the proposed action takes advantage of the natural characteristics of the site in furtherance of the overall goals of the SHPD when compared to the previously approved 2006 CPC application. The proposed development has been carefully designed to conserve vegetation and protect natural terrain, preserve the hillside, enhance the natural features of the area, and protect its neighborhood character. These measures are intended to ensure that no impacts to natural resources would occur as a result of the proposed development.

## **2.9 HAZARDOUS MATERIALS**

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site, and b) action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

The Project Site is located in an area where development is limited to residential and community facility uses. Because the Proposed Development would occur on a site and within an area with no history of industrial or manufacturing use and the site itself has never experienced development or soil disturbance, an investigation of hazardous materials will not be required.

### **Conclusion**

Pursuant the *2014 CEQR Technical Manual*, the Proposed Development does not warrant further assessment of Hazardous Materials and no impacts associated with hazardous materials are anticipated.

## **2.10 WATER AND SEWER INFRASTRUCTURE**

The purpose of this assessment is to identify whether projects undergoing review may adversely affect the City's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant. Generally, only projects that increase density or change drainage conditions on a large site require an infrastructure analysis.

### **Conclusion**

The Proposed Action would consist of four single-family detached houses and would have a minimal effect on water consumption and wastewater generation, and therefore does not have the potential for adverse impacts related to infrastructure. The project is designed to avoid impact to natural drainage patterns on the site. On-site stormwater runoff would be addressed through drywells, vegetated retaining walls and yard drains.

## **2.11 SOLID WASTE AND SANITATION SERVICES**

Pursuant to the 2014 CEQR Technical Manual, a solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the New York City Solid Waste Management Plan (SWMP or Plan) or with state policy related to the City's integrated solid waste management system. The City's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal.

### **Conclusion**

The proposed project would allow the development of four single-family residential houses and would not significantly affect the generation of solid waste. Therefore, the Proposed Action does not have the potential for adverse impacts related to solid waste and sanitation services.

## **2.12 ENERGY**

Analysis of energy focuses on a project's consumption of energy and, where relevant, potential effects on the transmission of energy that may result from the project. The measure of energy used in the analysis is British Thermal Units (BTUs) per year. One BTU is the quantity of heat required to raise the temperature of one pound of water one degree Fahrenheit.

The Proposed Development of four (4) residential homes would result in the consumption of approximately 670,032 BTUs annually pursuant to Table 15-1 of *the 2014 CEQR Technical Manual*.

### **Conclusion**

The Proposed Action would not significantly affect energy consumption or the generation and distribution of energy.

## **2.13 TRANSPORTATION**

Pursuant to *CEQR Technical Manual* methodology, a transportation assessment may be necessary when a proposed action would alter the transportation network by closing, opening, or realigning an element of the transportation system such as a roadway, pedestrian way, or transit route, or if it would generate new trips on the transportation network. The objective of the transportation analyses is to determine whether a proposed project may have a potentially significant impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, the safety of all roadway users (pedestrians, bicyclists, and vehicles), on- and off-street parking, or goods movement.

Pursuant to Table 16-1 of the *CEQR Technical Manual*, a residential development of under 200 dwelling units is below the relevant development threshold, and no further analysis is warranted.

### **Transit and Pedestrians**

The proposed development of four single-family detached residential homes is far below the threshold level of development for a detailed traffic study and does not require an analysis of transit and pedestrian conditions. Therefore, the Proposed Action is considered unlikely to result in adverse impacts related to transit and pedestrians.

### **Conclusion**

The Proposed Action does not meet any of the conditions discussed above. Therefore, transportation-related impacts are not anticipated as a result of the Proposed Action.

## **2.14 AIR QUALITY**

### **Mobile Sources**

According to the *CEQR Technical Manual*, projects, whether site-specific or generic, may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic; create any other mobile sources of pollutants (such as diesel trains, helicopters etc.); or add new uses near mobile sources (roadways, garages, parking lots, etc.).

The Proposed Action would not result in operable windows or air intakes within 200 feet of an atypical roadway. It would not result in the creation of a covered roadway or affect any covered roadway. Peak hour trip generation is far below the 170-car threshold identified in Section 17-210 of the *CEQR Technical Manual* as potentially warranting further assessment. The project would not generate diesel traffic. The project would not create a new sensitive receptor adjacent to large parking facilities. The project would not result in the creation of a new parking facility. The project would not result in any other mobile sources of pollution and would not significantly increase vehicle miles traveled in a large area. Therefore, no further assessment of the potential for mobile source air quality impacts is warranted.

#### Stationary Sources

Compared to the previous 2006 CPC plans, the current proposal clusters the homes closer together to minimize site disturbance. Accordingly, a stationary source screening analysis was conducted to determine if any of the proposed residential homes could introduce potential HVAC emission impacts on each other. The worst-case condition for the proposed residential home with the largest floor area and shortest distance between the neighboring property was analyzed. Unit D on Lot 36 is approximately 11,228 gross square feet and 20'11" from Unit C on Lot 37.

Impacts from boiler emissions at the Proposed Project Site are a function of fuel oil type, stack height, the minimum distance from the source to the nearest building, and square footage of the development. The Project stack height and development size were plotted on the graph for residential developments provided in the air quality appendices in the *CEQR Technical Manual*, as shown in **Figure 17-7**. This graph indicates the minimum distance between the Proposed Development and buildings of a similar or greater height to avoid a potential air quality impact.

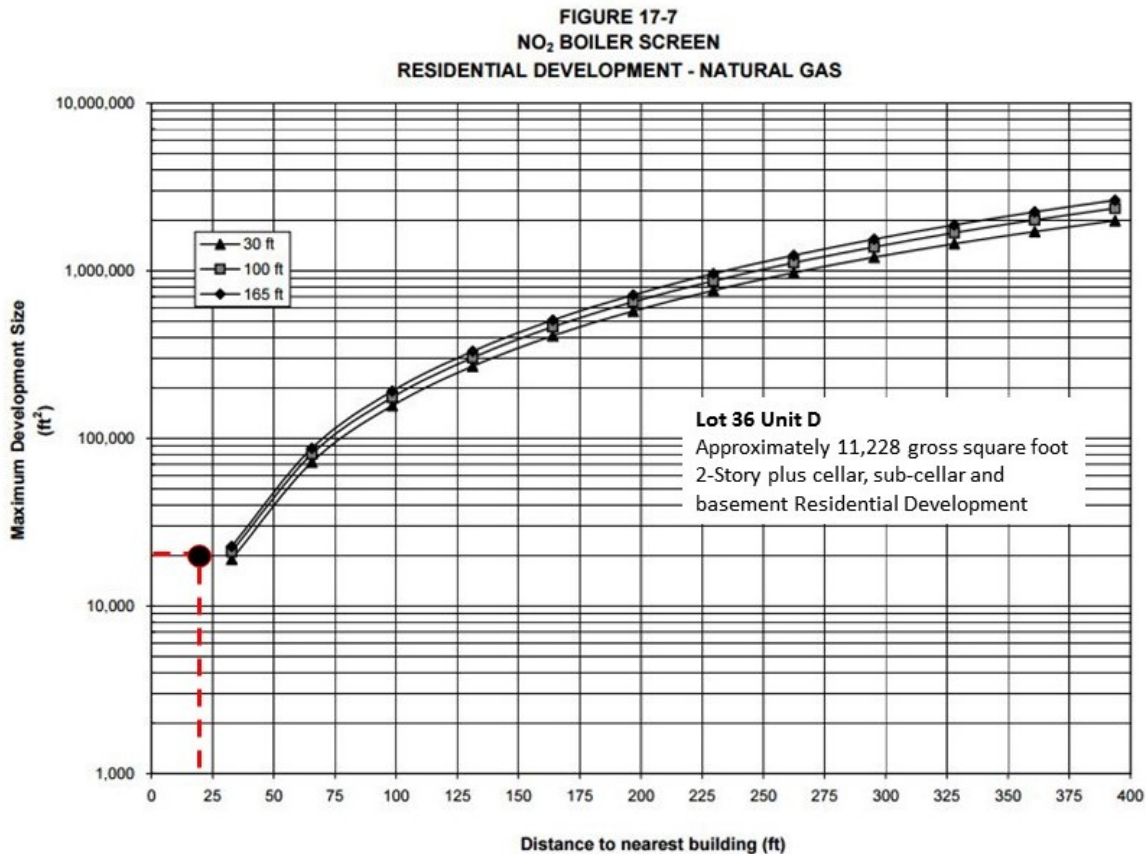
As indicated below, this is below the applicable stationary screening threshold warranting further assessment. Therefore, no further analysis is required and there is no potential for impacts related to stationary source emissions.

#### Industrial Sources

There are no manufacturing districts within a 400-foot radius of the Project Site and no large emissions sources within a 1,000-foot radius of the Project Site. Therefore, no analysis is required and there is no potential for impacts related to industrial emissions.

#### Conclusion

Based on the Air Quality screening, this technical memorandum concludes that, as determined by the 2006 Negative Declaration, the Proposed Action would not result in the potential for significant adverse impacts related to Air Quality.



## 2.15 NOISE

The *CEQR Technical Manual* recommends an analysis of two principal types of noise sources: mobile sources; and stationary sources. Both types of noise sources are examined in the following section.

The Proposed Action would not increase existing passenger equivalent values by more than 100 percent, nor would it be located adjacent to an area of existing high ambient noise levels. No unenclosed specific stationary noise sources of concern were observed during the field inspection. As the project site is not subject to high ambient noise levels from any nearby stationary source, no stationary source noise impacts from surrounding uses are anticipated. Additionally, the proposed project would not introduce a new stationary noise source.

### Conclusion

The Proposed Action is not expected to result in increased noise levels. Traffic volumes would not double. Therefore no mobile-source noise impacts are anticipated. Additionally, the development of four residential homes on a private road would not result in the development of a significant noise generator. Therefore, the Proposed Development would not adversely affect noise levels in the area. The surrounding area has low ambient noise levels characteristic of a lower-density residential community.



## **2.16 NEIGHBORHOOD CHARACTER**

According to the *2014 CEQR Technical Manual*, a neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. Thus, to determine a project's effects on the neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered together. These elements may include land use, zoning, public policy, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise.

The analyses presented in other portions of the previously approved EAS conclude that the proposed project would have no significant adverse effect on land use, urban design, visual resources, historic resources, socioeconomics, traffic, or noise.

### **Conclusion**

Based on the guidelines presented in the CEQR Technical Manual, the project meets the screening thresholds for neighborhood character, and would not result in a significant neighborhood character impact.

## **2.17 PUBLIC HEALTH**

Pursuant to 2014 CEQR Technical Manual methodology, for most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

### **Conclusion**

The Proposed Action does not have the potential for adverse impacts to any of the constituent elements related to Public Health.

## **2.18 CONSTRUCTION**

According to the *2014 CEQR Technical Manual*, Construction impacts may be analyzed for any project that involves construction or could induce construction. For construction activities not related to in-ground disturbance, short-term construction generally does not warrant a detailed construction analysis.

### **Conclusion**

All construction activities would be temporary and limited in scope, would be completed within 18-24 months, and would be performed subject to relevant NYC Department of Transportation ("DOT") and Department of Buildings ("DOB") regulations to ensure minimal construction-related impacts. The potential for construction activities to affect site topography and stormwater flow, hazardous materials, and historic resources are addressed above. Therefore, the Proposed Action would not have the potential for adverse construction-related impacts.

## **ENVIRONMENTAL REVIEW CONCLUSION**

The November 20, 2003 EAS, January 25, 2005 Technical Memorandum and subsequent Revised March 6, 2006 Negative Declaration determined that the previous Proposed Action for the Project Site would not result in the potential for significant adverse impacts on the environment. This Technical Memorandum serves to address whether the current Proposed Action would alter the findings of the prior Environmental Review conducted for the previous Proposed Action subject to the 2006 CPC Approval.

This memorandum concludes that the findings of the previous environmental review have not changed. The scope of the proposed project has been revised to result in a less intensive development scenario than what was previously assessed and approved. As such, the 2006 Negative Declaration, which concludes that the Proposed Action would not result in the potential for significant adverse impacts on the environment, remains valid.

---

*Appendix A: 2003 EAS, 2003 Negative Declaration, and Revised 2006  
Negative Declaration*

---



# City Environmental Quality Review

## ENVIRONMENTAL ASSESSMENT STATEMENT

### PART I. GENERAL INFORMATION

1. **03DCP017R**  
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)  
**N 020446 ZAR**  
ULURP REFERENCE NO. IF APPLICABLE

**RECEIVED**  
**OCT 4 2002**

BSA REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO(S) IF APPLICABLE  
(e.g. Legislative Ref., CPA, etc.)  
**DEPT OF ENVIRONMENTAL CONSERVATION**

#### Reference Numbers

#### Lead Agency & Applicant Information

PROVIDE APPLICABLE INFORMATION

2a. Lead Agency  
**City Planning Commission**  
NAME OF LEAD AGENCY  
**Robert Dobruskin**  
NAME OF LEAD AGENCY CONTACT PERSON  
**22 Reade Street, 4 North**  
ADDRESS  
**New York NY 10007**  
CITY STATE ZIP  
**212-720-3423 212-720-3495**  
TELEPHONE FAX  
EMAIL ADDRESS

2b. Applicant Information  
**Joseph J. LiBassi**  
NAME OF APPLICANT  
**James Heineman**  
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
**18 Harrison Street, #5**  
ADDRESS  
**New York NY 10013**  
CITY STATE ZIP  
**212-334-1962 212-334-6173**  
TELEPHONE FAX  
**jim@metrocommute.com**  
EMAIL ADDRESS

#### Action Description

SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL **Harborlights Court**  
3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S)  
**The applicant seeks an Authorization pursuant to Z.R. Sections 119-314 and 119-317 to modify lot coverage and modify a private drive, respectively, on a lot within the Special Hillside Preservation District, along with other CPC actions which are not subject to CEQR. The proposed project would allow the construction of five detached dwellings.**  
C. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S)  
**The proposal would allow the development of a previously-approved project in a manner that is consistent with the policies of the Special Hillside District.**

#### Required Action or Approvals

4. CITY PLANNING COMMISSION ☒ Yes ☐ No  
☐ Change in City Map ☐ Zoning Certification ☐ Site Selection - Public Facility  
☐ Zoning Map Amendment ☒ Zoning Authorization ☐ Disposition - Real Property  
☐ Zoning Text Amendment ☐ Housing Plan & Project ☐ UDAAP ☐ Revocable Consent  
☐ Charter 197-a Plan ☐ Franchise  
☐ Zoning Special Permit, specify type ☐ Concession  
☐ Modification of ☐ Renewal of  
☐ Other  
5. UNIFORM LAND USE PROCEDURE (ULURP) ☐ Yes ☒ No  
6. BOARD OF STANDARDS AND APPEALS ☐ Yes ☒ No  
☐ Special Permit ☐ New ☐ Renewal ☐ Expiration Date  
☐ Variance ☐ Use ☐ Bulk  
Specify affected section(s) of Zoning Resolution  
7. DEPARTMENT OF ENVIRONMENTAL PROTECTION ☐ Yes ☒ No  
☐ Title V Facility ☐ Power Generation Facility ☐ Medical Waste Treatment Facility

**DEPT OF CITY PLANNING**  
**2002 OCT 4 PM 1:29**  
**ENVIRONMENTAL REVIEW DIV.**

PLEASE NOTE THAT  
MANY ACTIONS ARE  
NOT SUBJECT TO  
CEQR. SEE SECTION 110  
OF TECHNICAL  
MANUAL.

8. OTHER CITY APPROVALS ☐ Yes ☒ No  
☐ Legislation ☐ Rulemaking, specify agency: \_\_\_\_\_  
☐ Construction of Public Facilities ☐ Funding of Construction, Specify \_\_\_\_\_ ☐ Funding of Programs, Specify \_\_\_\_\_  
☐ Policy or plan ☐ Permits, Specify \_\_\_\_\_  
Other, explain \_\_\_\_\_

9. STATE ACTIONS/APPROVALS/FUNDING ☐ Yes ☒ No  
If "Yes," identify \_\_\_\_\_

10. FEDERAL ACTIONS/APPROVALS/FUNDING ☐ Yes ☒ No  
If "Yes," identify \_\_\_\_\_

### Action Type

- 11a. ☒ Unlisted, or ☐ Type I, specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended) \_\_\_\_\_

- 11b. ☒ Localized action, site specific ☐ Localized action, change in regulatory control for small area ☐ Generic action

### Analysis Year

12. Identify the analysis year (or build year) for the proposed action 2003

Would the proposal be implemented in a single phase? ☒ Yes ☐ No ☐ NA

Anticipated period of construction Nine months

Anticipated completion date Summer 2003

Would the proposal be implemented in multiple phases? ☐ Yes ☒ No ☐ NA

Number of phases \_\_\_\_\_

Describe phases and construction schedule \_\_\_\_\_

### Directly

### Affected Area

INDICATE LOCATION  
OF PROJECT SITE FOR  
ACTIONS INVOLVING A  
SINGLE SITE ONLY  
(PROVIDE  
ATTACHMENTS AS  
NECESSARY FOR  
MULTIPLE SITES)

- 13a. LOCATION OF PROJECT SITE

20, 25, 35, 45, and 55 Harborlights Court

STREET ADDRESS

E. side of Howard Avenue at Grymes Hill Road

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

R2, Special Hillside Preservation District

21D

EXISTING ZONING DISTRICT INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY

Block 615, Current Lots 34 and 36, Proposed Lots 34, 36, 50, 55, 60

ZONING SECTIONAL MAP NO

Staten Island 1

TAX BLOCK AND LOT NUMBERS

BOROUGH

COMMUNITY DISTRICT NO

- 13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR 75,357 SQ FT

PROJECT SQUARE FEET TO BE DEVELOPED 12,972 square feet.

GROSS FLOOR AREA OF PROJECT 17,556 square feet

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED

IN THE NUMBER OF UNITS, SQ FT, OR OTHER APPROPRIATE MEASURE \_\_\_\_\_ % OF \_\_\_\_\_

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE 36 HEIGHT 35 WIDTH 80 LENGTH \_\_\_\_\_

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE 0

- 13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION NA

- 13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? ☐ Yes ☒ No  
IF "YES," IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE.



## PART II, SITE AND ACTION DESCRIPTION

### Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. **GRAPHICS** Please attach (1) a Sanborn or other land use map, (2) a zoning map, and (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8½ x 14 inches in size.

2. **PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq ft) 75,357 Water surface area (sq ft) \_\_\_\_\_  
Roads, building and other paved surfaces (sq ft) \_\_\_\_\_ Other, describe (sq ft): 75,357 undeveloped lot

3. **PRESENT LAND USE**

Residential

Total no. of dwelling units 0 No. of low-to-moderate income units 0  
No. of stories 0 Gross floor area (sq ft) N/A  
Describe type of residential structures N/A

Commercial

NONE

Retail No. of bldgs \_\_\_\_\_ Gross floor area of each building (sq ft) \_\_\_\_\_  
Office No. of bldgs \_\_\_\_\_ Gross floor area of each building (sq ft) \_\_\_\_\_  
Other No. of bldgs \_\_\_\_\_ Gross floor area of each building (sq ft) \_\_\_\_\_  
Specify type(s) \_\_\_\_\_ No. of stories and height of each building \_\_\_\_\_

Manufacturing/Industrial NONE

No. of bldgs \_\_\_\_\_ Gross floor area of each building (sq ft) \_\_\_\_\_  
No. of stories and height of each building \_\_\_\_\_ Open storage area (sq ft) \_\_\_\_\_  
Type of use(s) \_\_\_\_\_  
If any unenclosed activities, specify \_\_\_\_\_

Community facility

NONE

Type of community facility \_\_\_\_\_ Gross floor area of each building (sq ft) \_\_\_\_\_  
No. of bldgs \_\_\_\_\_  
No. of stories and height of each building \_\_\_\_\_

Vacant land

Is there any vacant land in the directly affected area? ☒ Yes ☐ No  
If yes, describe briefly The project site is currently vacant and undeveloped.

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? ☐ Yes ☒ No  
If yes, describe briefly \_\_\_\_\_  
Does the directly affected area include any mapped City, State or Federal parkland? ☐ Yes ☒ No  
If yes, describe briefly \_\_\_\_\_

Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes ☒ No  
If yes, describe briefly \_\_\_\_\_

Other land use

No. of stories \_\_\_\_\_ Gross floor area (sq ft) \_\_\_\_\_  
Type of use \_\_\_\_\_

4. **EXISTING PARKING**

Garages

NONE

No. of public spaces \_\_\_\_\_ No. of accessory spaces \_\_\_\_\_  
Operating hours \_\_\_\_\_ Attended or non-attended? \_\_\_\_\_

Lots

No. of public spaces \_\_\_\_\_ No. of accessory spaces \_\_\_\_\_  
Operating hours \_\_\_\_\_ Attended or non-attended? \_\_\_\_\_

Other (including street parking) - please specify and provide same data as for lots and garages as appropriate

5. **EXISTING STORAGE TANKS**

Gas or service stations? ☐ Yes ☒ No Oil storage facility? ☐ Yes ☒ No Other? ☐ Yes ☒ No  
If yes, specify \_\_\_\_\_ Last NYID inspection date \_\_\_\_\_  
Number and size of tanks \_\_\_\_\_  
Location and depth of tanks \_\_\_\_\_

SEE CEQR  
TECHNICAL MANUAL  
CHAPTER III F  
HISTORIC RESOURCES

6. CURRENT USERS NONE  
No. of residents: \_\_\_\_\_ No. and type of businesses: \_\_\_\_\_  
No. and type of workers by businesses: \_\_\_\_\_ No. and type of non-residents who are not workers: \_\_\_\_\_

## 7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that

- (a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark,
  - (b) is within a designated New York City Historic District,
  - (c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places,
  - (d) is within a New York State or National Register Historic District, or
  - (e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?
- Identify any resource NONE

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource  
NONE

## 8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? ☐ Yes ☒ No  
(A map of the boundaries can be obtained at the Department of City Planning bookstore)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used

## 9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? ☐ Yes ☒ No  
If yes, describe briefly

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? ☒ Yes ☐ No  
If yes, describe briefly Five detached residences would be constructed

## 10. PROPOSED LAND USE

Residential  
Total no. of dwelling units 5 No. of low-to-moderate income units 0 Gross floor area (sq. ft.) 17556  
No. of stories 2 Describe type of residential structures single-family detached

Commercial NONE  
Retail No. of bldgs \_\_\_\_\_ Gross floor area of each building (sq. ft.) \_\_\_\_\_  
Office No. of bldgs \_\_\_\_\_ Gross floor area of each building (sq. ft.) \_\_\_\_\_  
Other No. of bldgs \_\_\_\_\_ Gross floor area of each building (sq. ft.) \_\_\_\_\_  
Specify type(s) \_\_\_\_\_

No. of stories and height of each building \_\_\_\_\_

Manufacturing/Industrial NONE  
No. of bldgs \_\_\_\_\_ Gross floor area of each building (sq. ft.) \_\_\_\_\_

No. of stories and height of each building \_\_\_\_\_  
Type of use(s) \_\_\_\_\_ Open storage area (sq. ft.) \_\_\_\_\_ If any unenclosed activities, specify \_\_\_\_\_

Community facility NONE  
Type of community facility \_\_\_\_\_  
No. of bldgs \_\_\_\_\_ Gross floor area of each building (sq. ft.) \_\_\_\_\_

No. of stories and height of each building \_\_\_\_\_

Vacant land

Is there any vacant land in the directly affected area? ☐ Yes ☒ No  
If yes, describe briefly

SEE CEQR  
TECHNICAL MANUAL  
CHAPTER III K  
WATERFRONT  
REVITALIZATION  
PROGRAM

## Project Description

THIS SUBPART SHOULD  
GENERALLY BE  
COMPLETED ONLY IF  
YOUR ACTION  
INCLUDES A SPECIFIC  
OR KNOWN  
DEVELOPMENT  
AT PARTICULAR  
LOCATIONS

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? ☐ Yes ☒ No

If yes, describe briefly

Does the directly affected area include any mapped City, State, or Federal parkland? ☐ Yes ☒ No

If yes, describe briefly

Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes ☒ No

If yes, describe briefly

Other land use

Gross floor area (sq. ft.) \_\_\_\_\_

No. of stories \_\_\_\_\_

Type of use \_\_\_\_\_

**11. PROPOSED PARKING**

Garages

No. of public spaces \_\_\_\_\_

Operating hours \_\_\_\_\_

No. of accessory spaces 5 (each house has a one-car garage)

Attended or non-attended? \_\_\_\_\_

Lots

No. of public spaces \_\_\_\_\_

Operating hours \_\_\_\_\_

No. of accessory spaces \_\_\_\_\_

Attended or non-attended? \_\_\_\_\_

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate

No. and location of proposed curb cuts **Development would be served by a single curb cut on Howard Avenue**

**12. PROPOSED STORAGE TANKS**

Gas or service stations? ☐ Yes ☒ No

If yes, specify \_\_\_\_\_

Size of tanks \_\_\_\_\_

Oil storage facility? ☐ Yes ☒ No Other? ☐ Yes ☒ No

Location and depth of tanks \_\_\_\_\_

**13. PROPOSED USERS**

No. of residents **5 families**

No. and type of businesses \_\_\_\_\_

No. and type of workers by businesses \_\_\_\_\_

No. and type of non-residents who are not workers \_\_\_\_\_

**14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number

7 in the Site Description section of the form? ☐ Yes ☒ No

If yes, describe briefly

**15. DIRECT DISPLACEMENT**

Will the action directly displace specific business or affordable and/or low income residential units? ☐ Yes ☒ No

If yes, describe briefly

**16. COMMUNITY FACILITIES**

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities,

libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? ☐ Yes ☒ No

If yes, describe briefly

17. What is the zoning classification(s) of the directly affected area? **R1-1 and R2**

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning?  
Describe in terms of bulk for each use **0.5 FAR of Residential or Community Facility development; up to 1.0 FAR of Community Facility by Special Permit.**

19. What is the proposed zoning of the directly affected area? **R1-1 and R2**

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning?  
Describe in terms of bulk for each use **The proposed Authorization would result in a total FAR on the zoning lot of .29**

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action?  
**The surrounding area is predominantly lower-density residential, zoned R1 and R2**

SEE CEQR  
TECHNICAL MANUAL  
CHAPTER III B  
SOCIO-ECONOMIC  
CONDITIONS

SEE CEQR  
TECHNICAL MANUAL  
CHAPTER III C  
COMMUNITY FACILITIES & SERVICES

**Zoning  
Information**

## Additional Information

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16

## Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable)

a LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III A
b SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III B
c COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III C
d OPEN SPACE	See CEQR Technical Manual Chapter III D
e SHADOWS	See CEQR Technical Manual Chapter III E
f HISTORIC RESOURCES	See CEQR Technical Manual Chapter III F
g URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III G
h NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III H
i NATURAL RESOURCES	See CEQR Technical Manual Chapter III I
j HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III J
k WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III K
l INFRASTRUCTURE	See CEQR Technical Manual Chapter III L
m SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III M
n ENERGY	See CEQR Technical Manual Chapter III N
o TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III O
p TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III P
q AIR QUALITY	See CEQR Technical Manual Chapter III Q
r NOISE	See CEQR Technical Manual Chapter III R
s CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III S
t PUBLIC HEALTH	See CEQR Technical Manual Chapter III T

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

## Applicant Certification

24. James Heineman  
PREPARER NAME

Vice President  
PREPARER TITLE

PREPARER SIGNATURE

October 4 2002  
DATE

Lemonides Heineman Associates  
PRINCIPAL

James Heineman  
NAME OF PRINCIPAL REPRESENTATIVE

TITLE OF PRINCIPAL REPRESENTATIVE

Vice President  
TITLE OF PRINCIPAL REPRESENTATIVE

SIGNATURE OF PRINCIPAL REPRESENTATIVE

October 4 2002  
DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.



## Impact Significance

### PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.  
LAND USE, ZONING, AND PUBLIC POLICY \_\_\_\_\_  
SOCIOECONOMIC CONDITIONS \_\_\_\_\_  
COMMUNITY FACILITIES AND SERVICES \_\_\_\_\_  
OPEN SPACE \_\_\_\_\_  
SHADOWS \_\_\_\_\_  
HISTORIC RESOURCES \_\_\_\_\_  
URBAN DESIGN/VISUAL RESOURCES \_\_\_\_\_  
NEIGHBORHOOD CHARACTER \_\_\_\_\_  
NATURAL RESOURCES \_\_\_\_\_  
HAZARDOUS MATERIALS \_\_\_\_\_  
WATERFRONT REVITALIZATION PROGRAM \_\_\_\_\_  
INFRASTRUCTURE \_\_\_\_\_  
SOLID WASTE AND SANITATION SERVICES \_\_\_\_\_  
ENERGY \_\_\_\_\_  
TRAFFIC AND PARKING \_\_\_\_\_  
TRANSIT AND PEDESTRIANS \_\_\_\_\_  
AIR QUALITY \_\_\_\_\_  
NOISE \_\_\_\_\_  
CONSTRUCTION IMPACTS \_\_\_\_\_  
PUBLIC HEALTH \_\_\_\_\_
2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.
3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.
4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.
5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

## Lead Agency Certification

PREPARED NAME

NAME OF LEAD AGENCY REPRESENTATIVE

PREPARED TITLE

TITLE OF LEAD AGENCY REPRESENTATIVE

PREPARED SIGNATURE

SIGNATURE OF LEAD AGENCY REPRESENTATIVE

DATE

DATE

**Harborlights Court  
EAS Section F: Analyses**

A. Introduction and Project Description

The applicant, Joseph J. Libassi seeks a Zoning Authorization pursuant to Z.R. sections 119-311 (development with slope of greater than 25%); 119-314 (modification of lot coverage); 119-316 (modification of grading controls); and 119-317 (modification of private streets & driveways).

The action would permit the construction of five detached single-family homes on a parcel located at 20-55 Harborlights Court, in the Grymes Hill section of Staten Island Community District 1. The parcel is zoned R2 and is within the Special Hillside Preservation District.

The proposed action would permit the construction of a project originally approved by the City Planning Commission on April 20, 1994 (N920286 ZAR). This approval was for authorizations pursuant to Z.R. sections 119-311, 119-316, and 119-317. Because this approval was granted prior to the amendment of Z.R. Section 11-42, it was not subject to that section's four-year time limit on Authorizations and Special Permits.

Due to the site's topography, access to the five homes would be provided by opening a portion of a mapped public easement that must traverse the steepest portion of the site, where it fronts on Howard Avenue. Because this portion of the site exceeds a 25% slope, an authorization pursuant to Z.R. 119-311 is required.

Due to a 1999 text amendment, the method for calculating lot coverage was changed to exclude the areas of a private street, and 7 feet around the street. Using this new method, the previously approved project would exceed the allowable lot coverage. Therefore an authorization pursuant to Z.R. 119-314 is required to modify lot coverage controls

In order to preserve hillsides and reduce landslide erosion, an authorization pursuant to Z.R. 119-316 is required to modify grading controls, to permit grading activities beyond 15 feet from a building foundation.

Because the steepest part of the site is at the street frontage on Howard Avenue, access to the site requires a private internal street that exceeds the permitted slope. Therefore an authorization pursuant to Z.R. 119-317 is required to modify requirements for private streets and driveways

There would be no adverse impacts to the environment resulting from the proposed project

**B. Land Use, Zoning, and Public Policy**

**Existing Conditions** The affected area consists of five tax lots comprising a single zoning lot. The affected area has an area of 75,357 square feet, and is located on the east side of Howard Avenue opposite Grymes Hill Road. Access to the site is via an easement which traverses a separate parcel (Block 615, Lot 40) which has frontage on Howard Avenue.

The subject site is undeveloped and wooded, and contains steep slopes. It is zoned R1-1 and R2, and is a Tier II site as defined by the Special Hillside Preservation District. A Tier II site is defined as having an average percent of slope equal to or greater than 10 percent. An easement providing access to the site is mapped across the adjoining Lots 40 and 30, as illustrated in the attached tax map

R2 permits only single-family detached residences with a Floor Area Ratio (FAR) of 0.5 on lots with a minimum width of 40 feet and a minimum size of 3,800 square feet. R1-1 permits only single-family detached residences with an FAR of 0.5 on lots with a minimum width of 100 feet and a minimum size of 9,500 square feet.

The affected area is within the Special Hillside Preservation District. This Special District is intended to preserve natural terrain and vegetation for aesthetic reasons and to reduce erosion and control landslides, and to maintain the area's natural features and neighborhood character. The Special District imposes controls on development related to the average grade of the lot, defines "areas of no disturbance" where development or staging activities are not permitted except under specific circumstances and subject to City Planning approval, and requires a City Planning Commission Authorization for development of a commercial use or of a group parking facility for more than thirty vehicles.

An authorization allowing a development proposal identical in all regards to the subject application was approved by the City Planning Commission on April 20, 1997. This approval is no longer valid because an amendment to the zoning text adopted in 1999 changed the definition of "steep slope" to include slopes of over 25%, rather than the previous 35%, and altered the method for calculating lot coverage to exclude area used for private streets, and the area within 7 feet of the private street. Because the site includes areas with slope of over 25% where the access road would be constructed, and because the altered method of lot coverage calculation resulted in a lot coverage in excess of the 12.5% permitted in a Tier II development, a new application is required to permit this previously-approved project.

Land use in the project vicinity is limited to lower-density residences, many of which are on large, wooded lots.

**Future Without the Proposed Action** No changes to land use or zoning are anticipated in the future without the proposed action.

**Future With the Proposed Action** Under the proposed action, five single-family residences would be constructed. In order to provide access to these houses, a portion of an existing access easement would be constructed, connecting to Howard Avenue. Because this drive would be constructed within a steep slope area (slope exceeding 25%), an Authorization pursuant to Z.R. 119-311 and Z.R. 119-317 is required. The proposal to open only a portion of the easement and orient the buildings around a cul-de-sac at the center of the site would minimize the encroachment into the steep slope area, as compared to a site plan which would involve construction of the entire easement, with houses oriented toward the easement. Due to the site's topography, the only way to provide access to the site is by traversing the steep slope area.

In order to allow a site plan in which buildings are "set in" to the site's slope and blend well with existing natural features, and to avoid erosion hazard and control site drainage, a modification of grading controls is sought pursuant to Z.R. 119-316, to allow grading activity beyond 15 feet from the building footprints.

Due to modifications in the way lot coverage is calculated, and Authorization is sought pursuant to Z.R. 119-314 to exceed the 12.5% lot coverage permitted on a zoning lot or portion of a zoning lot with a steep slope. When originally approved, this project did not require this authorization, since its lot coverage did not exceed 12.5%. A 1999 text amendment mandated that areas of the private street and seven feet around the private street are deducted from the lot area when calculating lot coverage. Under this new method of calculation, the lot coverage would be 17.5%.

The proposed action would be consistent with land use, zoning, and public policy. The City Planning Commission previously approved an identical proposal, but due to modifications to the text of the Special District, the present application is required. The proposed development consists of single-family residences designed to fit in with the site's existing contours. It leaves the steepest portions of the site undisturbed, and avoids steep slopes except where necessary to provide street access. The buildings are clustered around a cul-de-sac to minimize impact on natural topography especially in the steep rear of the site, and would not disturb the site's natural drainage pattern.

### C. Socioeconomic Conditions

The proposed action would not adversely affect socioeconomic conditions in the affected area. Based on the criteria identified in Section 3B-200 of the *CEQR Technical Manual*, the



proposed action does not exceed any of the criteria which may warrant a socioeconomic assessment. Specifically, the proposed action

- 1) would not directly displace residential population.
- 2) would not directly displace substantial numbers of businesses or employees
- 3) would not result in development of over 200 residential units.
- 4) would not affect conditions in the real estate market in a larger area .
- 5) would not adversely affect economic conditions in a specific industry.

Therefore the proposed action would not result in adverse impacts related to socioeconomic conditions.

#### D. Community Facilities and Services

The proposed action would not adversely affect community facilities and services. The development of five single-family houses would not affect the demand for community facilities and services, nor would it directly affect the operations of any community facility. The proposed access drive would meet City standards, ensuring that adequate fire protection could be provided to the proposed residences.

#### E. Open Space

**Indirect Impacts** The proposed project would result in the development of five detached residences. The incremental population would be well below the 200 new residents identified in the CEQR Technical Manual as warranting an assessment of indirect impacts on open space.

**Direct Impacts** The proposed project would not alter any public open space resources, nor would it cast shadows that could affect any open space resource. Therefore the proposed action would not result in direct impacts to open spaces.

#### F. Shadows

The proposed action would not result in adverse impacts related to shadows. The proposed residences would be less than fifty feet in height and would not be adjacent to any sunlight

sensitive public open space or historic resource, and therefore no impacts are foreseen.

#### G. Cultural Resources

The proposed action would not result in adverse impacts to cultural resources. There are no historic resources in the vicinity that could be affected by construction of the proposed project.

An inquiry has been made to the Landmarks Preservation Commission to determine the site's potential archaeological sensitivity. Pending LPC's review, it is unlikely that the site is sensitive for archaeological resources, and therefore the proposed action does not have the potential to adversely affect archaeological resources.

#### H. Urban Design/Visual Resources

The proposed action would not adversely affect urban design or visual resources in the surrounding area. The proposed residences would be detached structures on a large, landscaped and wooded lot, and are similar in scale, massing, and placement on the building lot to surrounding development. By avoiding the development site's steep slopes to the maximum extent practicable, the project would respect the aesthetic value of the Hillside District's unique topography, in keeping with the policy intent of the Special District. Therefore the proposed project would not adversely affect urban design or visual resources.

#### I. Neighborhood Character

The *CEQR Technical Manual* defines neighborhood character as an amalgam of the various elements that give neighborhoods their distinct "personality". These can include land use, urban design, visual resources, historic resources, socioeconomics, traffic, and noise. For neighborhood character, CEQR considers how these elements combine to create the context and feeling of a neighborhood, and how an action would affect that context. CEQR generally requires an assessment of neighborhood character when one of these categories is significantly impacted by a proposed action, or when a combination of these categories is moderately affected by a proposed action.

The analyses presented in other portions of this document conclude that the proposed project would have no significant adverse effect on land use, urban design, visual resources, historic resources, socioeconomics, traffic, or noise. Therefore, based on the guidelines presented in the *CEQR Technical Manual*, the project meets the screening thresholds for neighborhood character, and would not result in a significant neighborhood character impact.

As demonstrated in the traffic, air quality, and noise sections, the project meets the screening

criteria which indicate that there would be no impact relating to increased vehicle trips and vehicular exhaust fumes from trips associated with the project.

The proposed construction of five detached single-family residences on a large, landscaped and wooded lot would be consistent with the character of the surrounding neighborhood. The project has been designed to preserve the area's steep topography and to blend harmoniously with nearby development.

#### J. Hazardous Materials

The proposed action would result in the construction of five houses in an area where development is limited to single-family detached houses. The site of the proposed development has not been previously developed.

The *CEQR Technical Manual* identifies the following criteria to determine whether an assessment is necessary:

- Rezoning of a manufacturing or C8 district to residential or commercial, or new development in or adjacent to a manufacturing district or adjacent to certain existing manufacturing or commercial uses.
- Development on a site where there is reason to suspect illegal dumping, where underground and/or above-ground storage tanks are on or adjacent to the site, or affecting a site on which asbestos-containing materials or transformers possibly containing PCBs are present.
- Development adjacent to a former municipal incinerator or a solid waste landfill site, inactive hazardous waste site, power generating/transmitting facility, or railroad tracks or railroad right-of-way.

None of these conditions would occur as a result of the proposed action, and therefore there is no potential for adverse impacts associated with hazardous materials.

#### K. Natural Resources

The proposed action would not adversely affect natural resources. Given the small size of the affected area, and its location in an area which is largely built up for residential use, it is unlikely that the site provides significant habitat. The project would affect a 1.73-acre site, most of which would remain undisturbed by construction or grading activity. The area which

would be developed avoids steep slopes except where necessary to provide site access, and preserves most of the site's existing topography and vegetation. The project consists of the proposed private road, whose path is designed to minimize encroachment on areas of steep slopes, and the five houses, which would be built on a relatively flat portion of the site. The site plan is designed to avoid intrusion into the steeply sloping areas of the site.

Therefore the proposed project does not have the potential for adverse impacts related to Natural Resources.

#### L. Waterfront Revitalization Program

The affected area is not within the Coastal Zone, and therefore no assessment is required and no impacts would result.

#### M. Infrastructure

The proposed action would consist of five single-family houses and would have a minimal effect on water consumption and wastewater generation, and therefore does not have the potential for adverse impacts related to infrastructure. The project is designed to avoid areas of steep slope, thereby avoiding the potential for soil erosion related to stormwater runoff. Grading activity would be used where necessary to avoid erosion on the site.

#### N. Solid Waste and Sanitation Services

The proposed project would allow the development of five single-family residences and would not significantly affect generation of solid waste or provision of sanitation services, and therefore does not have the potential for adverse impacts related to solid waste and sanitation services.

#### O. Energy

The proposed action would not significantly affect energy consumption or the generation and distribution of energy.



**P. Traffic and Parking**

The proposed action would permit the construction of five single-family houses. This is well below the threshold identified in the *CEQR Technical Manual* as warranting a traffic study. Each of the five houses would have a garage for on-site parking. Therefore the proposed action does not have the potential for adverse impacts related to traffic and parking.

**Q. Transit and Pedestrians**

The proposed action is below the threshold for a detailed traffic study, and does not require an analysis for transit and pedestrian conditions and is considered unlikely to result in adverse impacts.

**R. Air Quality**

As described in Traffic and Parking above, the proposed project does not meet the minimum threshold requiring a traffic study and therefore would not raise any concerns regarding mobile source air quality. Due to the project's small size, it does not raise any concerns regarding HVAC emissions, based on a screening analysis using Figure 3Q-3 of the *CEQR Technical Manual*. The proposed project would be located in a lower-density residential area, so there are no surrounding uses that could be emissions sources of concern.

**S. Noise**

The proposed project is not expected to result in increased noise levels. There could be a minimal increase in vehicular traffic as indicated above, but traffic volumes would not double, so no mobile-source noise impacts are anticipated. The proposed action would not result in the development of a significant noise generator. Therefore the proposed project would not adversely affect noise levels in the area. The surrounding area has the low ambient noise levels characteristic of a lower-density residential community. Therefore there are no potential impacts related to noise

**T. Construction Impacts**

Construction of the proposed project would involve a single phase and would take up to nine months to complete. Expansion of the building would not result in any significant environmental impacts. All construction impacts would be temporary in nature and limited in scope.

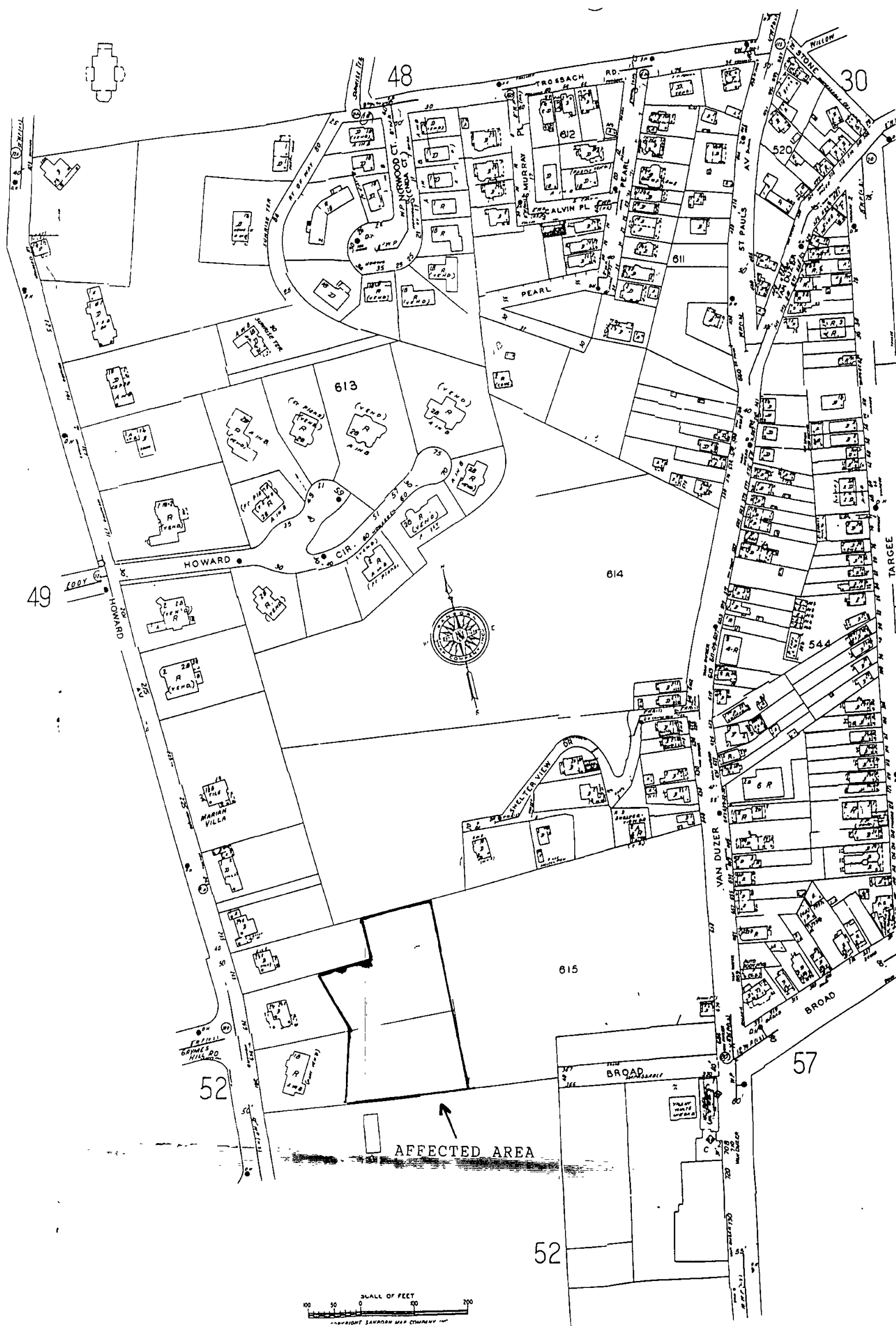
U. Public Health

The proposed action does not have the potential for adverse impacts related to public health. It would not increase emissions of air pollutants, increase exposure to heavy metals or other contaminants, attract vermin or pest populations, create noise or odors, or otherwise meet any of the criteria identified in Section T-200 of the *CEQR Technical Manual*.

50



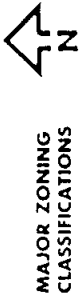
FIGURE 1 TAX MAP





# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION



## MAJOR ZONING CLASSIFICATIONS

- R — RESIDENTIAL DISTRICT
- C — COMMERCIAL DISTRICT
- M — MANUFACTURING DISTRICT

The number(s) and/or letter(s) which follows an "R", "C", or "M" district designation indicates use, bulk, and other controls as described in the text of the Zoning Resolution

**SPECIAL PURPOSE DISTRICTS**  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution

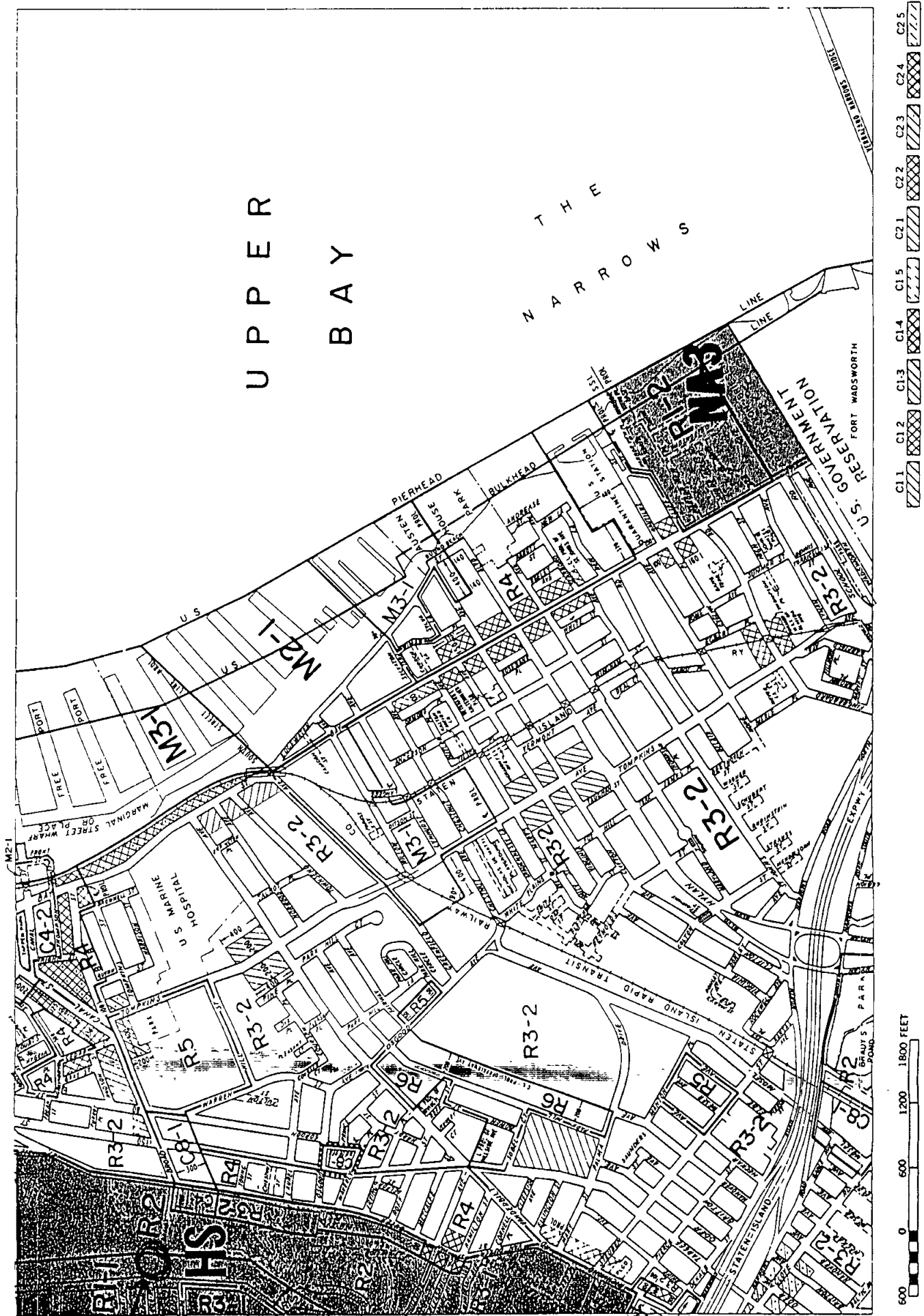
..... INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE 12-16-99  
990444 ZMR A-1786  
⓪ RESTRICTIVE DECLARATION, FOR DETAIL REFER TO R.D. SHEET

## MAP KEY

21a	21c	22a
21b	21d	22b
27a	27c	28a

ZONING MAP **21d**

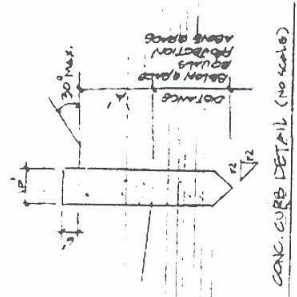
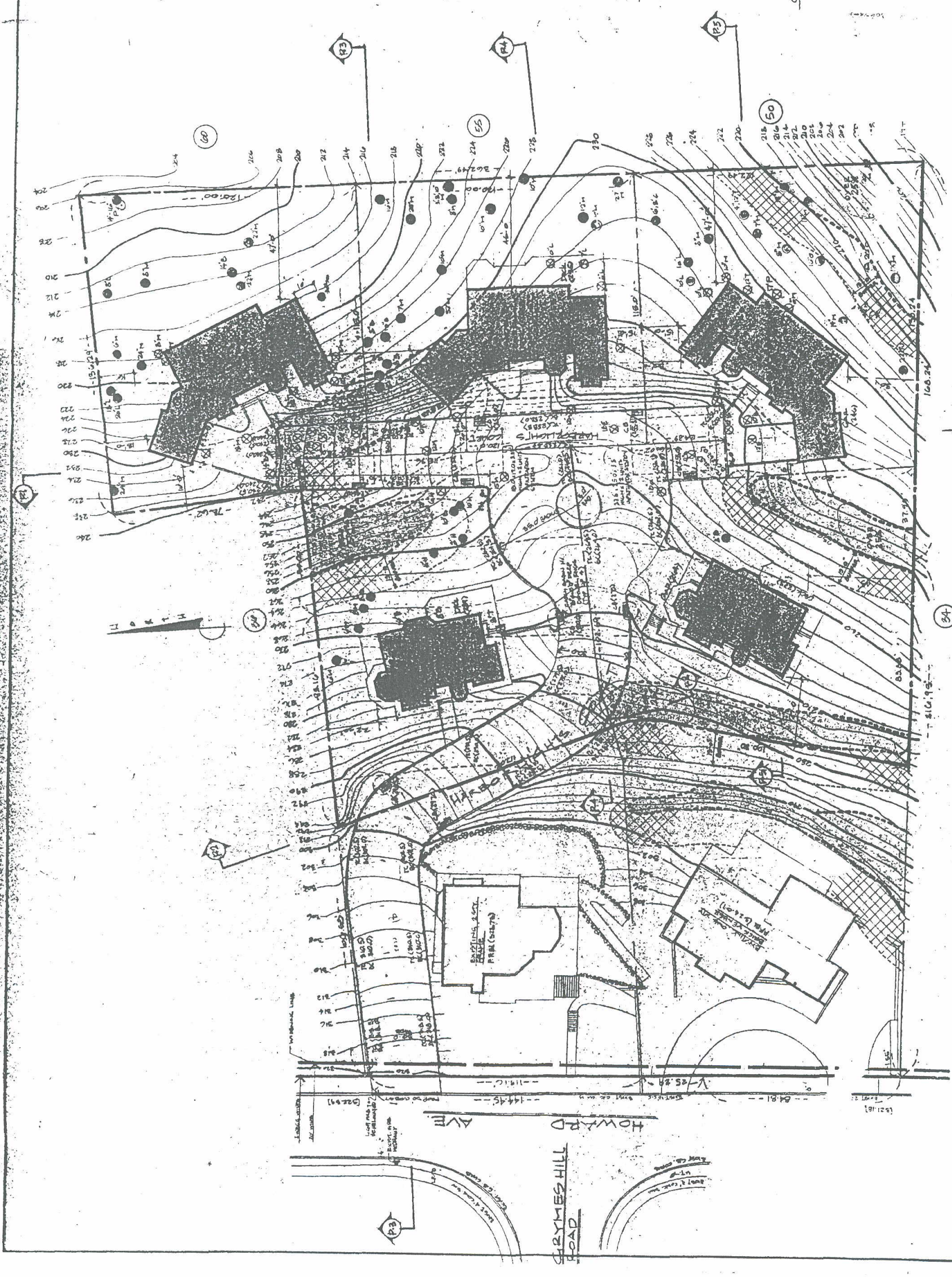
● COPYRIGHTED BY THE CITY OF NEW YORK



AFFECTED AREA

FIGURE #3 - ZONING





-AVERAGE % OF SLOPE = 21.5%  
-MAX LOT COVE (HILLTOP DIST) = 17.5%  
-BLOCK: 615

**TREE LEGEND**


- EYES TO PANAM
- EYES TO BE REMOVED
- LUM TREES
- BIRCH
- CHERRY
- LOCUST
- MAPLE
- OAK
- PINE
- TULIP

**GRADE LEGEND**

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING CURB
- PROPOSED CURB
- EXISTING LANE
- PROPOSED LANE
- EXISTING DRIVE
- PROPOSED DRIVE



REV. 1-4-02 REVISED TO REFLECT PREVIOUS LAYOUT. ALL  
REV. 1-4-02 CHANGED END LAYOUTS. ALL  
REV. 1-4-02 - PARCELS STREET LENGTH 50' x 10'



**rampulla  
associates  
architects**

DATE: 1/1/02

TITLE: PROPOSED  
(S) ONE FAMILY DWELLINGS

1100: A/100  
HOWARD AVE.  
S.I.M.Y.

1/6

C.R.C. 5/78 PLAN





CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIR

**NEGATIVE DECLARATION**

December 1, 2003

**Project Identification**

CEQR No 03DCP017R  
ULURP No N020446 ZAR  
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**

Harborlights Court

The proposal involves an application by Joseph J LiBassi for the following City Planning Commission approvals on a zoning lot within the Special Hillside Preservation District (SHPD)

- 1 ) authorization of a development, enlargement or site alteration on a zoning lot or portion of a zoning lot having a steep slope or steep slope buffer (Section 119-311 of the Zoning Resolution),
- 2 ) authorization for the modification of lot coverage controls (Section 119-314 of the Zoning Resolution),
- 3 ) authorization for the modification of grading controls (Section 119-316 of the Zoning Resolution), and
- 4 ) authorization for the modification of requirements for private streets and driveways (Section 119-317 of the Zoning Resolution)

The proposed authorization would facilitate a proposal by the applicant to construct five detached single-family homes on a site located at 20, 25, 35, 45, and 55 Harborlights Court (Block 615, proposed Lots 34, 36, 50, 55, and 60) within the Special Hillside Preservation District of Staten Island Community District No 1. The project site is partially located within an R1 zoning district and partially within an R2 zoning district.

Amanda M Burden, AICP, *Chair*  
22 Reade Street, New York, N Y 10007-1216  
(212) 720-3200 FAX (212) 720-3219  
nyc.gov/planning



The project site is currently vacant and undeveloped. Absent the proposed actions, existing conditions at the site would remain. The anticipated completion date for the proposed homes would be the Summer of 2004.

The proposed project was the subject of a previous application (N920286 ZAR) approved by the City Planning Commission on April 20, 1994. That application involved a request for authorizations pursuant to Section 119-311 of the Zoning Resolution for development with slope of greater than 25%, Section 119-316 of the Zoning Resolution for modification of grading controls, and Section 119-317 of the Zoning Resolution for modifications of private streets and driveways. Although approved, the development was not constructed. In 1999, the City Planning Commission adopted changes to the Special Hillside Preservation District text which changed the definition of steep slope as well as the method for calculating lot coverage. As a result, the previous approvals became invalid and new authorizations pursuant to the modified text are needed to allow the development of the proposal.

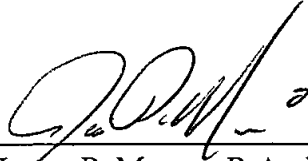
**Statement of No Significant Effect:**

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 November 20, 2003, prepared in connection with the ULURP Application (N020446 ZAR). 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 Carla Sisler at (212) 720-3321.



James P Merani, R A , Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date

11/26/03



Amanda M Buden, AICP, Chair  
City Planning Commission

Date

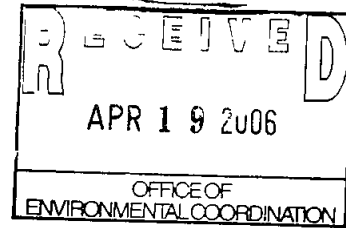
12/01/03





CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR



March 6, 2006

**REVISED NEGATIVE DECLARATION**

Supercedes Negative Declaration issued on December 01, 2003

**Project Identification**

CEQR No 03DCP017R  
ULURP No N020446 ZAR  
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**

**Harborlights Court**

The proposal involves an application by Joseph J LiBassi to modify the private streets and driveways regulations, pursuant to Section 119-317 of the Zoning Resolution, to facilitate the construction of four detached single-family homes at Harborlights Court (Block 615, proposed Lots 34, 36, 50 and 55) within the Special Hillside Preservation District of Staten Island Community District 1. The project site is partially located within an R1 zoning district and partially within an R2 zoning district. It is currently vacant and undeveloped. Absent the proposed action, the existing conditions at the site would remain.

A previous application (N 920286 ZAR) was approved by the City Planning Commission on April 20, 1994, for authorizations pursuant to Section 119-311 of the Zoning Resolution for development on a slope of greater than 25%, Section 119-316 of the Zoning Resolution for modification of grading controls, and Section 119-317 of the Zoning Resolution for modifications of private streets and driveways to facilitate the construction of five detached single-family homes (Block 615, proposed Lots 34, 36, 50, 55 and 60). Although approved, the development was not constructed.

In 1999, the City Planning Commission adopted changes to the Special Hillside Preservation District text which changed the definition of steep slope as well as the method for calculating lot coverage. As a result, the previous approvals became invalid. On October 4, 2002, the applicant submitted a revised application (N 020446 ZAR) for new authorizations pursuant to the modified text. Under the new regulations, an authorization to modify the grading controls (Section 119-316) was not needed. A Negative Declaration for the revised application was issued on December 10, 2003. Subsequent to the issuance of the Negative Declaration, the applicant revised the proposal.

The changes to the application include reducing the number of detached single-family homes from five to four, avoiding any infringement on the steep slope and eliminating the need for an authorization to develop on the steep slope (Section 119-311) Accordingly, only an authorization to modify the private streets and driveways regulations (Section 119-317 of the Zoning Resolution) is now being sought

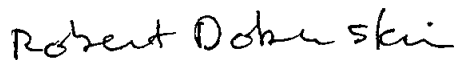
**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its review of the Environmental Assessment Statement dated November 20, 2003, and technical memorandum dated January 25, 2005 prepared in connection with the ULURP Application (N020446 ZAR) 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 James Merani at (212) 720-3628



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

Date March 3, 2006



Amanda M Burden, AICP, Chair  
City Planning Commission

Date March 6, 2006

---

*Appendix B: Architectural Plans*

---

2006 CPC Set



GENERAL DATA		ONE (1) ZONING LOT, FOUR (4) TAX LOTS
BLOCK		615
LOT# (prop. tax lots)		34, 36, 50, & 55
HOUSE #		see chart below
BLDG. DEPT. APPLICATION #		see chart below
MAP		21c
ZONE		R1-1, R2
USE GROUP		J-3
OCCUPANCY GROUP		see chart below
CONSTRUCTION CLASS		see chart below
BUILDING HEIGHT		NO
SOUTH RICHMOND		TIER II
HILLSIDE PRESERVATION		NO
FIRE DISTRICT		NO
FRESHWATER WETLANDS		NO
D.O.S.		NO
PARK STREET/ARTERIAL		NO
FLOOD HAZARD		NO
NATURAL AREA		NO

### HILLSIDE & ZONING CALCULATIONS

\* OVERALL % OF SLOPE AS PER SURVEY = 19.5%  
(EXCLUSIVE OF STEEP SLOPE)

15-19.4% SLOPE	R1-1/R2-2 20%	R-2 20%	MAX LOT COVERAGE
* ZONING LOT AREA 75,351.0 S.F.			
AREA OF PRIVATE RD. & 1'-0" AREA ALONG LENGTH OF CURB 8,273.0 S.F.			
AS PER 11.211 AREA OF ROAD DEDUCTED FOR PURPOSES OF BULK PARALLEL 61,084.0 S.F.			
* 61,084.0 x 20% = 12,216.8 MAX LOT COV'G			
ACTUAL LOT COVERAGE 2114 x 4.0 = 8,456 / 61,084.0 = 12.6% < 20% MAX. OK			
- 61,084.0 S.F. OPEN SPACE			
* 0.5 R. 50,628.0 / 15,412 = 3.79 x 100 = 379' 150 MIN. OK			
F.A.R. 15,412 / 50,628.0 = .26 < .50 OK			

AREA BREAKDOWN FOR ZONING LOT	
TAX LOT 34	12,801 S.F.
TAX LOT 36	14,300 S.F.
TAX LOT 50	16,413 S.F.
TAX LOT 55	31,711 S.F.
OVERALL ZONING LOT	75,351 S.F.
AREA OF ROADBED (6,710.0 S.F.)	
AREA OF T-PARCEL ALONG CURBS (1,503.0 S.F.)	
REMAINING LOT AREA FOR BULK PURPOSES AS PER 11.211 N.Y.C.Z.R.	61,084.0 S.F.

### KEY PLAN

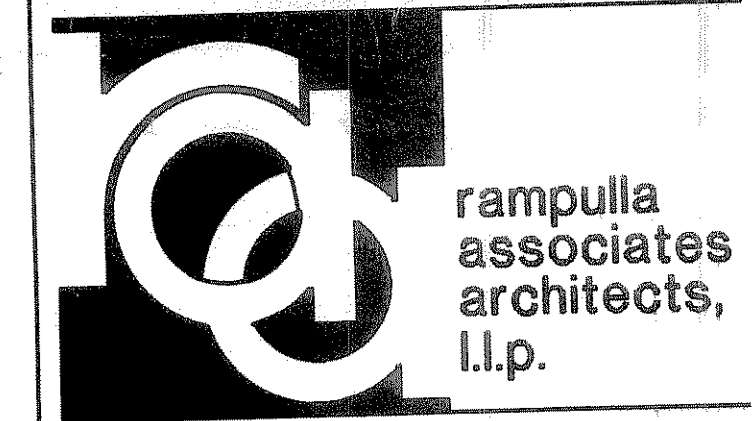
not to scale

### SITE LEGEND

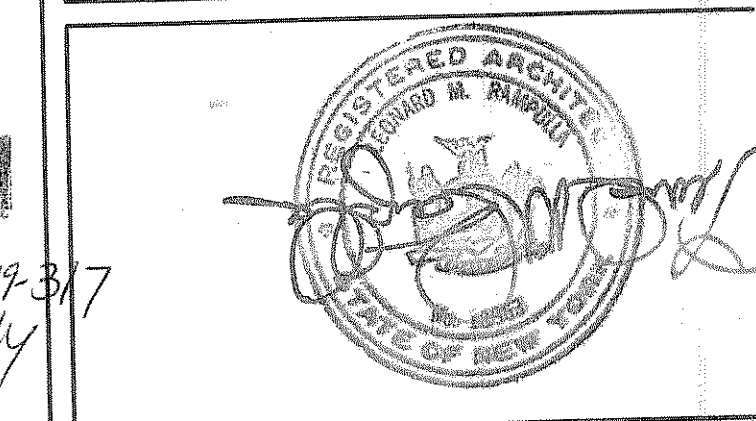
- [ ] LEGAL GRADE
- < > PROPOSED GRADE
- ( ) EXISTING GRADE
- - - EXISTING CONTOUR TO REMAIN
- - - EXISTING CONTOUR TO BE REMOVED
- - - PROPOSED CONTOUR
- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- ▨ PROPOSED CATCH BASIN
- ▨ OVER 25% SLOPE
- ▨ STEEP SLOPE BUFFER
- ▨ OVER 50% SLOPE

No.	Revisions	Date
1.	New Site layout (4 homes)	11-22-04
2.	New Site layout	11-22-04
3.	Inter-office comments	1-17-05
4.	Answered Objections	3-15-05
5.	Added street section.	4-7-05
6.	Added area of grading beyond 15' of units & added street trees	6-2-05
7.	Updated tax lot numbers	1-6-06

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Always use dimensions as shown. Drawings are not to be scaled.



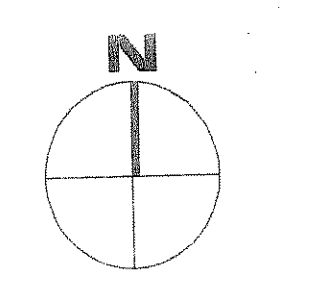
155 3rd street S.I., N.Y., 10306  
• 718 987-1310 • fax 718-987-1565  
www.rampulla.net



project title:  
**PROPOSED RESIDENTIAL DEVELOPMENT  
HOWARD AVENUE  
STATEN ISLAND, NEW YORK**

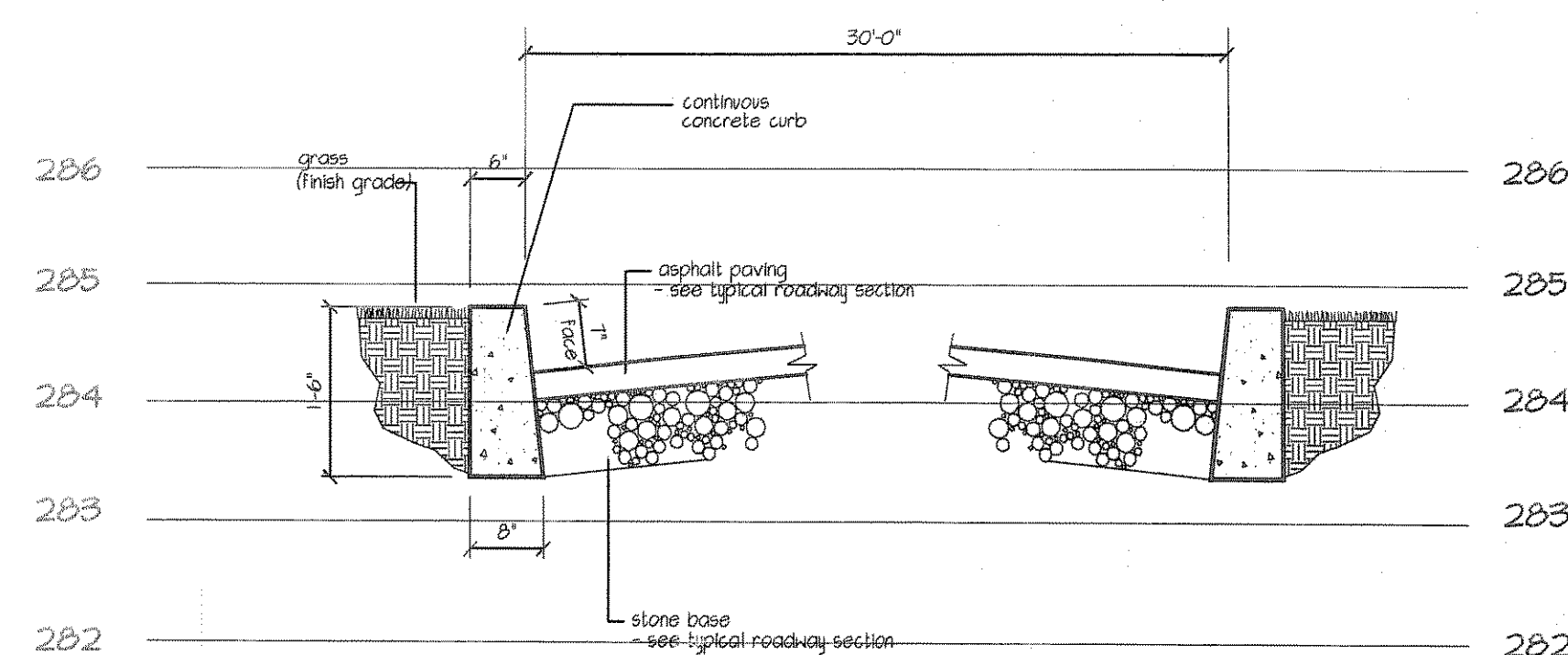
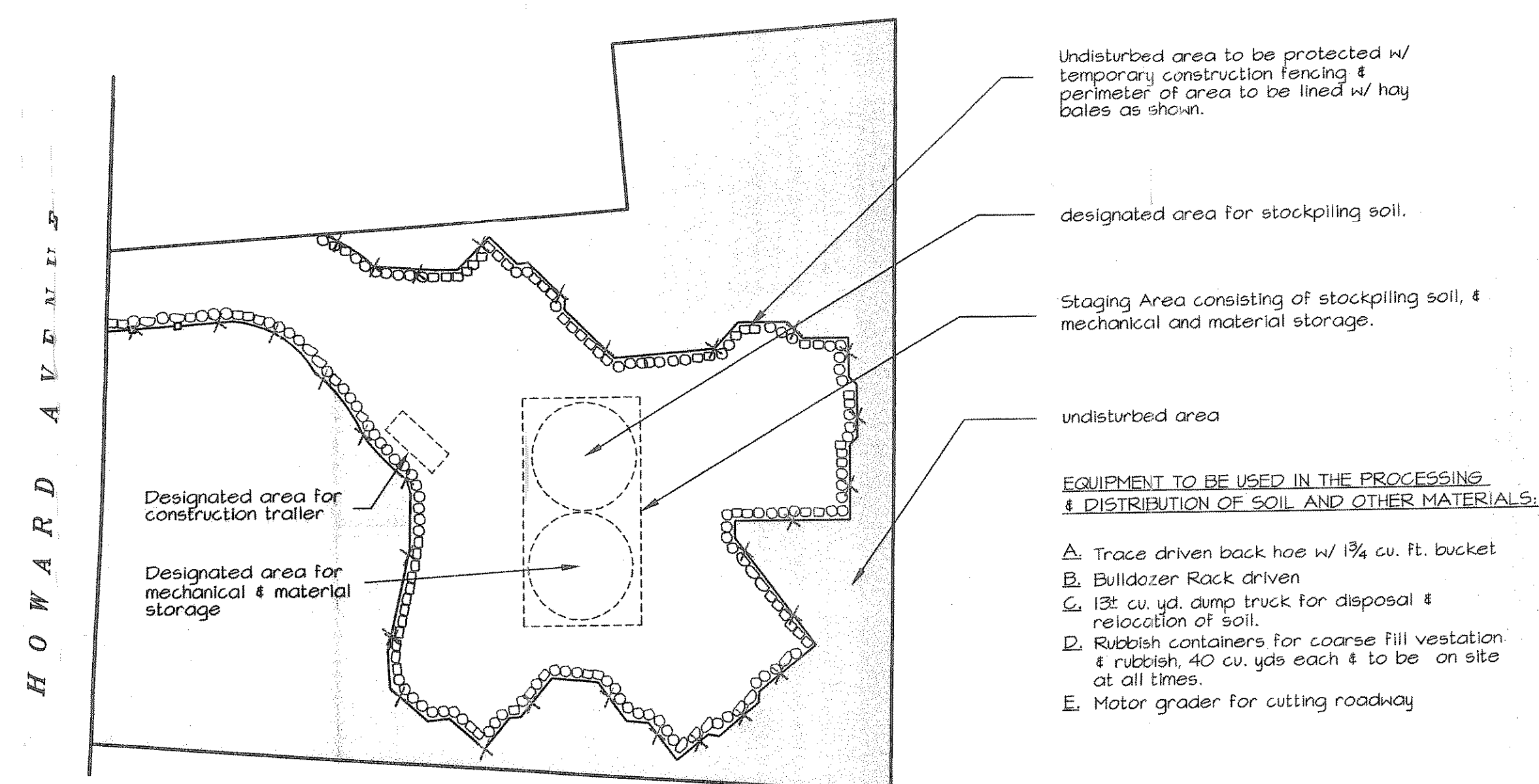
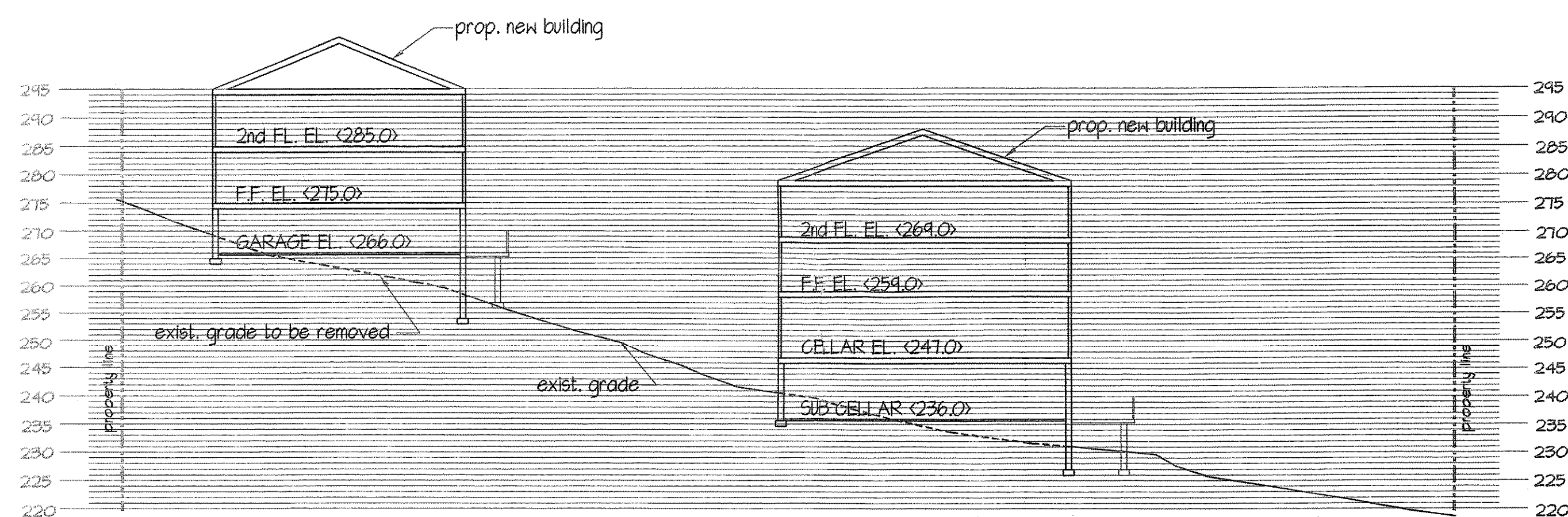
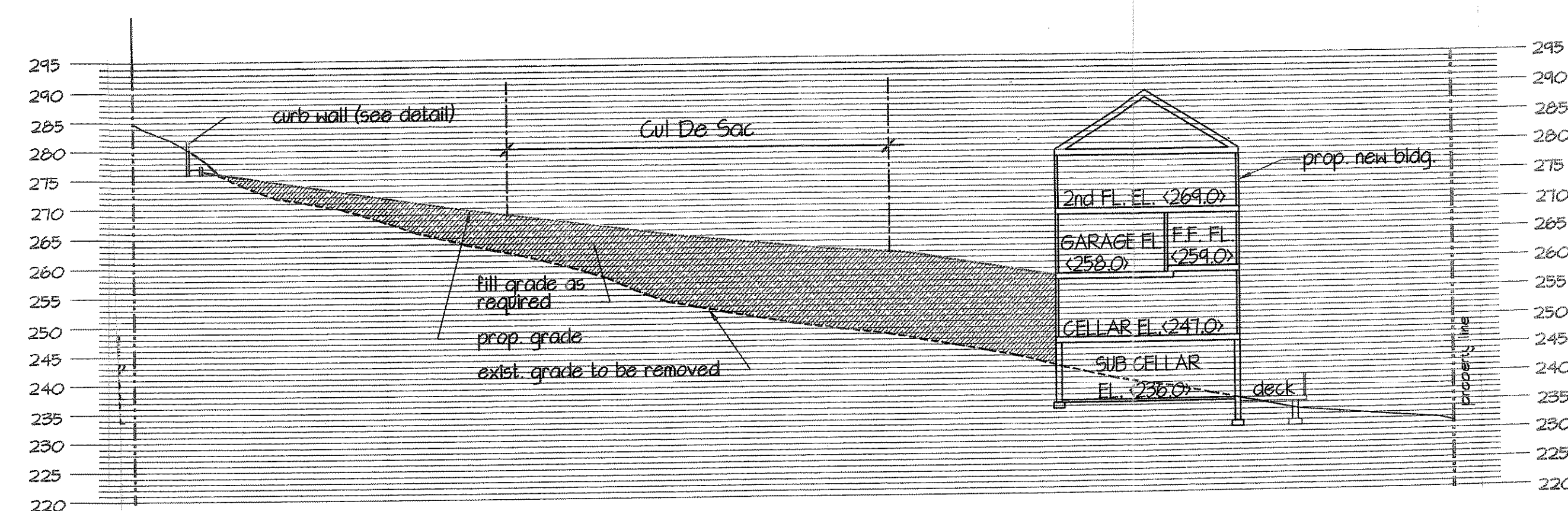
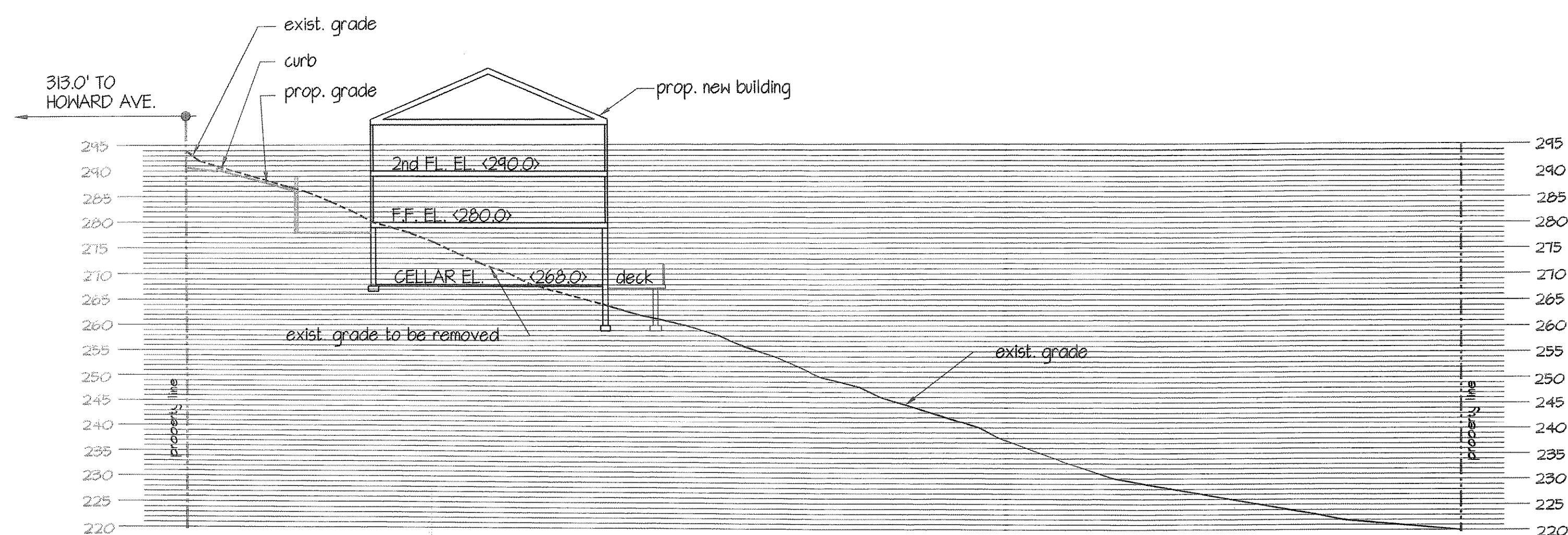
sheet title:  
**CPC - SITE PLAN**

drawn by: **DMS** checked by:  
project: **90004** **CPC-1** of 3



**SITE PLAN**  
Scale: 1"=20'-0"

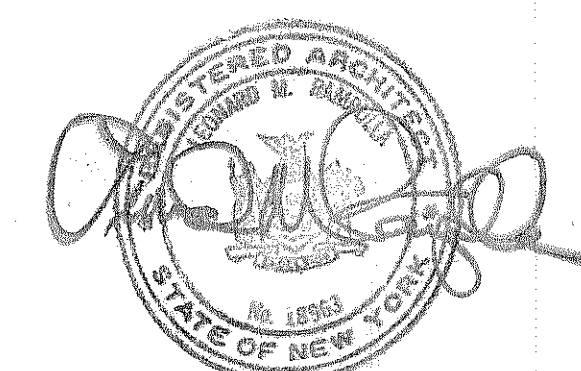


[illegible]

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Always use dimensions as shown. Drawings are not to be scaled.



155 3rd street S.I., N.Y., 10306  
• 718 987-1310 • fax 718-987-1565  
[www.rampulla.net](http://www.rampulla.net)



Project title : **PROPOSED RESIDENTIAL DEVELOPMENT  
HOWARD AVENUE  
STATEN ISLAND, NEW YORK**

sheet title : SITE SECTIONS

drawn by: <b>DMS</b>	checked by:
project: <b>90004</b>	

CPC-2



ON-SITE TREE REQUIREMENTS FOR HILLSIDE PRESERVATION DISTRICT - LOT #34836									
TREE NO.	SPECIES COMMON NAME (LATIN)	CALIPER (inches)		TREE CREDITS				PROJECT CREDITS	REMARKS
		LISTED IN APPENDIX B	UNLISTED SPECIES	EXISTING	TO REMAIN	TO BE REMOVED	TO BE PLANTED		
1	PINE	14	-	3	3	-	-	-	
2	PINE	16	-	3	3	-	-	-	
3	LOCUST	8	-	1	1	-	-	-	
4	MAPLE	8	-	1	1	-	-	-	
5	MAPLE	6	-	1	1	-	-	-	
6	LOCUST	18	-	4	4	-	-	-	
7	LOCUST	20	-	4	4	-	-	-	
8	MAPLE	24	-	5	5	-	-	-	
9	MAPLE	24	-	5	5	-	-	-	
10	MAPLE	8	-	1	1	-	-	-	
11	MAPLE	8	-	1	1	-	-	-	
12	MAPLE	10	-	2	2	-	-	-	
13	MAPLE	10	-	2	2	-	-	-	
14	MAPLE	6	-	1	1	-	-	-	
15	MAPLE	20	-	4	4	-	-	-	
16	MAPLE	10	-	2	2	-	-	-	
17	MAPLE	22	-	5	5	-	-	-	
18	BIRCH	14	-	3	3	-	-	-	
19	MAPLE	22	-	5	5	-	-	-	
20	SWEET GUM	30	-	7	7	-	-	-	
21	MAPLE	16	-	3	3	-	-	-	
22	MAPLE	24	-	5	5	-	-	-	
23	MAPLE	13	-	2	2	-	-	-	
24	MAPLE	8	-	1	1	-	-	-	
25	MAPLE	8	-	1	1	-	-	-	
26	MAPLE	10	-	2	2	-	-	-	
27	MAPLE	10	-	2	2	-	-	-	
28	MAPLE	10	-	2	2	-	-	-	
29	MAPLE	32	-	7	7	-	-	-	
30	BIRCH	10	-	2	2	-	-	-	
31	MAPLE	7	-	1	1	-	-	-	
32	BIRCH	8	-	1	1	-	-	-	
33	MAPLE	10	-	2	2	-	-	-	
34	MAPLE	12	-	2	2	-	-	-	
35	MAPLE	12	-	2	2	-	-	-	
36	TULIP	18	-	3	3	-	-	-	
37	MAPLE	7	-	1	1	-	-	-	
38	BIRCH	18	-	4	4	-	-	-	
39	BIRCH	14	-	3	3	-	-	-	
40	MAPLE	12	-	2	2	-	-	-	
41	MAPLE	10	-	2	2	-	-	-	
42	MAPLE	11	-	2	2	-	-	-	
43	MAPLE	7	-	1	1	-	-	-	
44	MAPLE	7	-	1	1	-	-	-	
45	MAPLE	7	-	1	1	-	-	-	
46	MAPLE	7	-	1	1	-	-	-	
47	HAWTHORN	12	-	2	2	-	-	-	
48	MAPLE	7	-	1	1	-	-	-	
49	MAPLE	7	-	1	1	-	-	-	
50	MAPLE	10	-	2	2	-	-	-	
51	MAPLE	8	-	1	1	-	-	-	
52	MAPLE	8	-	1	1	-	-	-	
53	PINE	10	-	2	2	-	-	-	
54	MAPLE	12	-	2	2	-	-	-	
55	MAPLE	8	-	1	1	-	-	-	
56	MAPLE	30	-	7	7	-	-	-	
O 57	LOCUST	12	-	2	-	2	-	-	
O 58	MAPLE	12	-	2	-	2	-	-	
O 59	LOCUST	7	-	1	-	1	-	-	
O 60	LOCUST	10	-	2	-	2	-	-	
O 61	LOCUST	7	-	1	-	1	-	-	
62	LOCUST	12	-	2	2	-	-	-	
63	LOCUST	10	-	2	2	-	-	-	
64	LOCUST	27	-	6	6	-	-	-	
O 65	LOCUST	8	-	1	-	1	-	-	
66	MAPLE	7	-	1	1	-	-	-	
67	CHERRY	6	-	1	1	-	-	-	
68	CHERRY	8	-	1	1	-	-	-	
69	MAPLE	8	-	1	1	-	-	-	
70	LOCUST	10	-	2	2	-	-	-	
71	LOCUST	10	-	2	2	-	-	-	

ON-SITE TREE REQUIREMENTS FOR HILLSIDE PRESERVATION DISTRICT - LOT #34836									
TREE NO.	SPECIES COMMON NAME (LATIN)	CALIPER (inches)		TREE CREDITS				PROJECT CREDITS	REMARKS
		LISTED IN APPENDIX B	UNLISTED SPECIES	EXISTING	TO REMAIN	TO BE REMOVED	TO BE PLANTED		
72	MAPLE	10	-	2	2	-	-	-	
73	LOCUST	10	-	2	2	-	-	-	
74	TULIP	12	-	2	2	-	-	-	
O 75	PINE	14	-	3	-	3	-	-	
76	PINE	17	-	3	3	-	-	-	
77	MAPLE	12	-	2	2	-	-	-	
78	TULIP	4	-	-	-	-	-	-	
79	TULIP	12	-	2	2	-	-	-	
80	MAPLE	8	-	1	1	-	-	-	
81	MAPLE	12	-	2	2	-	-	-	
82	MAPLE	16	-	3	3	-	-	-	
83	OAK	16	-	3	3	-	-	-	
84	MAPLE	14	-	2	2	-	-	-	
85	MAPLE	8	-	1	1	-	-	-	
86	PINE	7	-	1	1	-	-	-	
O 87	BIRCH	12	-	2	-	2	-	-	
O 88	PINE	7	-	1	-	1	-	-	
O 89	BIRCH	10	-	2	-	2	-	-	
O 90	MAPLE	8	-	1	-	1	-	-	
O 91	MAPLE	10	-	2	-	2	-	-	
O 92	BIRCH	12	-	2	-	2	-	-	
93	HAWTHORN	7	-	1	1	-	-	-	
94	BIRCH	8	-	1	1	-	-	-	
95	MAPLE	16	-	3	3	-	-	-	
96	MAPLE	12	-	2	2	-	-	-	
97	OAK	26	-	6	6	-	-	-	
98	TULIP	22	-	5	5	-	-	-	
O 99	BIRCH	12	-	2	-	2	-	-	
O 100	PINE	10	-	2	-	2	-	-	
101	TULIP	16	-	3	3	-	-	-	
O 102	OAK	18	-	4	-	4	-	-	
O 103	ELM	18	-	4	-	4	-	-	
O 104	TULIP	8	-	1	-	1	-	-	
O 105	MAPLE	6	-	1	-	1	-	-	
106	MAPLE	8	-	1	1	-	-	-	
107	BIRCH	8	-	1	1	-	-	-	
O 108	HAWTHORN	8	-	1	-	1	-	-	
O 109	HAWTHORN	8	-	1	-	1	-	-	
110	BIRCH	10	-	2	2	-	-	-	
111	BIRCH	10	-	2	2	-	-	-	
112	HAWTHORN	6	-	1	1	-	-	-	
113	MAPLE	15	-	3	3	-	-	-	
114	BIRCH	8	-	1	1	-	-	-	
115	TULIP	36	-	6	6	-	-	-	
O 116	BIRCH	8	-	1	-	1	-	-	
O 117	BIRCH	6	-	1	-	1	-	-	
O 118	MAPLE	6	-	1	-	1	-	-	
O 119	BIRCH	14	-	1	-	1	-	-	
TOTAL TREE CREDITS				260	218	42	0	218	

ON-SITE TREE REQUIREMENTS FOR HILLSIDE PRESERVATION DISTRICT - LOT #1

0 PER SECTION 119-21 N.Y.C.Z.R., ONE PER 1,000 S.F. OF LOT AREA OR PORTION THEREOF

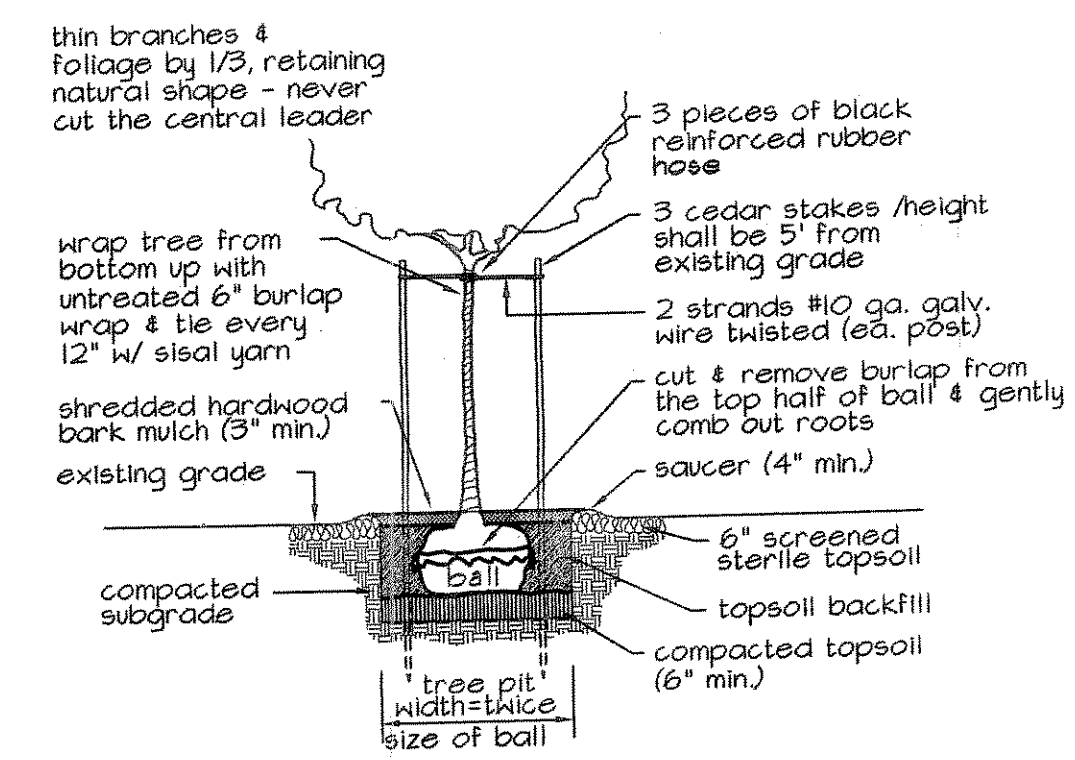
Total Lot Area = 75,885.0 S.F. divided by 1,000 = 76 tree credits required on site

Total Tree Credits to Remain = 218 Tree Credits

218 Tree Credits = 0 Tree Credits Required, THEREFORE NO NEW SITE TREES REQUIRED

APPROVED

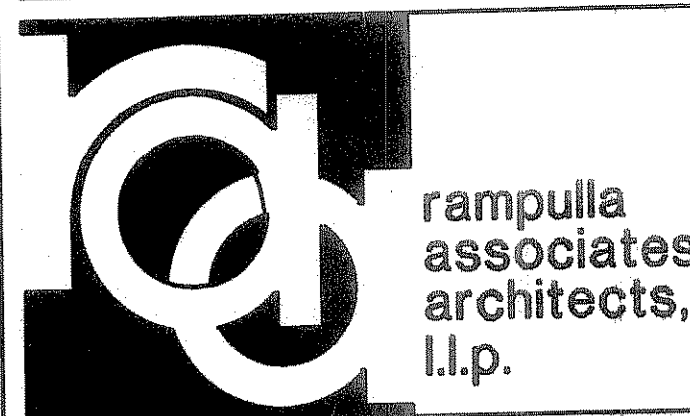
JUL 26 2006  
Department of City Planning  
Staten Island Office



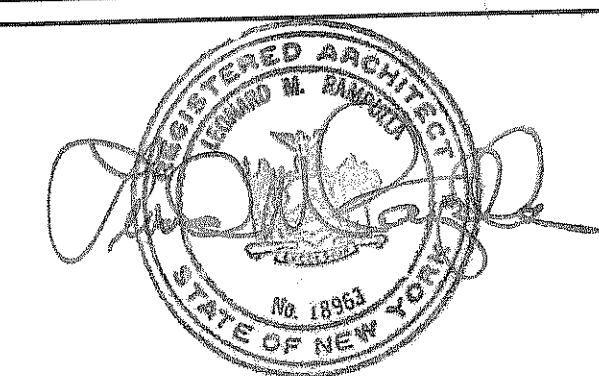
SECTION - ELEVATION  
TYPICAL PLANTING & STAKING DETAIL  
FOR DECIDUOUS TREES OF 3" - 4 1/2" CAL.

No.	Revisions	Date
1.	New Site layout (4 homes)	11-22-04
2.	New Site layout	11-22-04
3.	Updated Tax Lot Numbers	01-06-06

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Always use dimensions as shown. Drawings are not to be scaled.



155 3rd street S.I., N.Y., 10306  
• 718 987-1310 • fax 718-987-1565  
www.rampulla.net



project title:	PROPOSED RESIDENTIAL DEVELOPMENT HOWARD AVENUE STATEN ISLAND, NEW YORK	sheet title:	TREE CALCULATIONS
drawn by:	DMS	checked by:	
project:	90004		CPC-3
			of 3



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

Staten Island Office

Amanda M. Burden, AICP, *Director*  
Department of City Planning

October 17, 2006

Ms. Susan Hinkson  
Borough Commissioner  
Department of Buildings  
Borough Hall  
Staten Island, NY 10301

Re: N 020446 ZAR  
Harborlights Court  
Block 615, Lots 34 and 36  
Special Hillside Preservation District  
Borough of Staten Island

Dear Ms. Hinkson:

Please be advised that the application (N 020446 ZAR) submitted by Joseph J. Libassi, for grant of authorization pursuant to Sections 119-316 and 119-317 of the Zoning Resolution involving the modification of grading controls and modification of private streets on a zoning lot having a steep slope of 25% or more for the construction of a one single-family detached home at the above referenced location was approved by the City Planning Commission on July 26, 2006 (Calendar No. 6).

**THIS APPLICATION (N 020446 ZAR) HAS BEEN APPROVED SOLELY PURSUANT TO SECTIONS 119-316 and 119-317 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.**

Leonard Garcia-Duran, Director  
Kirsti C. Jutila, Deputy Director  
130 Stuyvesant Place, Staten Island, New York 10301-2511 6<sup>th</sup> Floor  
(718) 556-7240 FAX (718) 556-7305  
[nyc.gov/planning](http://nyc.gov/planning)



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

Staten Island Office

Amanda M. Burden, AICP, *Director*  
Department of City Planning


For your information we are enclosing:

1. The following drawings prepared by Rampulla Associates Architects, L.L.P.:

Drawing No.	Title	Date
CPC-1	Site Plan	01/06/06
CPC-2	Site Sections	04/07/05
CPC-3	Tree Calculations	01/06/06

2. A survey prepared by Rajakaruna & Ettlinger P.C., last dated 05/18/05.
3. A copy of the First Modification of Restrictive Dec executed by Joseph Libassi and recorded on August 10, 2006, Land Doc # 120915, in the Office of the County Clerk, Borough of Richmond.

Sincerely,



Leonard Garcia-Duran

Enc.

c: L. Parnes  
P. Sperling  
N. Campo  
G. Friedman  
P. Rampulla  
J. Libassi

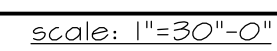
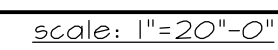
Leonard Garcia-Duran, Director  
Kirsti C. Jutila, Deputy Director  
130 Stuyvesant Place, Staten Island, New York 10301-2511 6<sup>th</sup> Floor  
(718) 556-7240 FAX (718) 556-7305  
nyc.gov/planning


2019 CPC Set









	seal & signature	date: 06/07/18
		project #: 07004
		drawing by: M.V.
		chk by:
		dwg #:
		<b>CPC-002.00</b>
	file #:	2 of 5



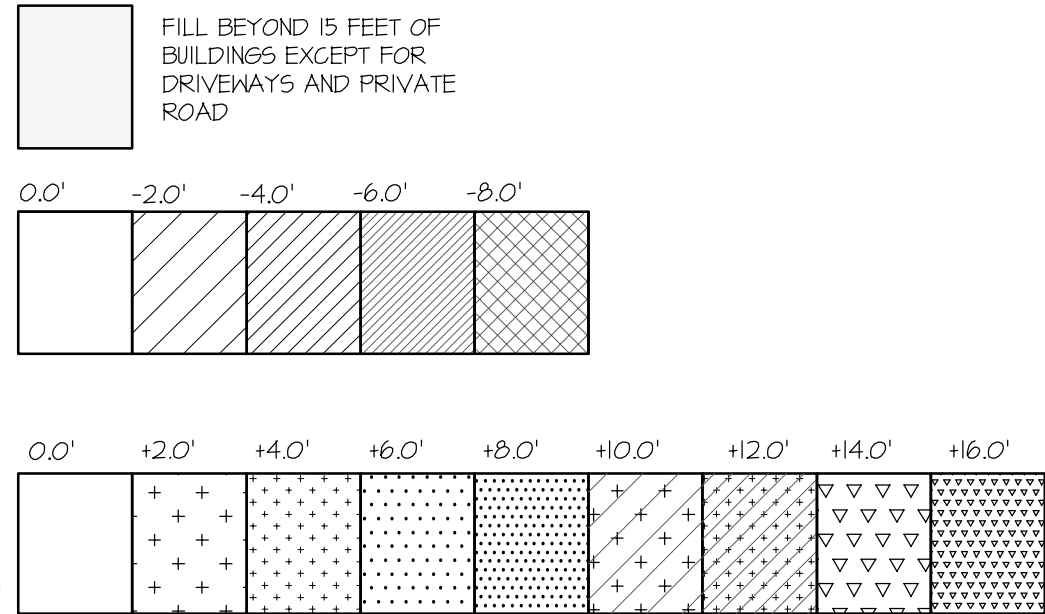




SITE LEGEND

- Removed contours
- Existing contours
- Proposed contours
- Property line

CUT & FILL LEGEND



CUT & FILL CALCULATION

PRIVATE ROAD		
FILL AREA CALCULATION		
Area	Amount to be filled	Total
282155 sf	2.0'	5643.10 cf / 21 = 269.0 cy
3245.0 sf	4.0'	12980.0 cf / 21 = 618.1 cy
946.96 sf	6.0'	5681.76 cf / 21 = 270.6 cy
612.61 sf	8.0'	4901.36 cf / 21 = 233.4 cy
665.24 sf	10.0'	6652.4 cf / 21 = 316.8 cy
942.48 sf	12.0'	11309.76 cf / 21 = 538.5 cy
663.10 sf	14.0'	9283.4 cf / 21 = 442.1 cy
300.41 sf	16.0'	4806.56 cf / 21 = 229.0 cy
Total	10201.2 sf	55280.54 cf / 21 = 2632.4 cy

CUT AREA CALCULATION		
Area (sf)	Amount to be cut	Total
0.0	0.0	0.0 cy
Total	0.0	0.0 cy

CUT AND FILL CALCULATION BREAKDOWN		
	CUT	FILL
FILL BEYOND 15 FEET OF BUILDINGS EXCEPT FOR DRIVEWAYS AND PRIVATE ROAD	0.0 CY	1021.9 CY
DRIVEWAYS	0.0 CY	1834.2 CY
BUILDINGS FOOTPRINT	3609.0 CY	0.0 CY
PRIVATE ROAD	0.0 CY	2047.41 CY
15'-0" AROUND BUILDINGS	0.0 CY	144.83 CY
TOTAL	3609.0 CY	5048.34 CY

TOTAL NET CUT AND FILL CALCULATIONS  
5048.34 cy To be fill  
3609.0 cy To be cut

No.	Revisions	Date
01	ISSUED FOR REVIEW	11/10/17
02	ADDITIONAL INFORMATION	11/17/17
03	ADDITIONAL INFORMATION	01/04/18
04	ADDITIONAL INFORMATION	06/07/18
05	CPC OBJECTIONS FROM 09/19/2018	10/15/18
06	CPC OBJECTIONS FROM 02/05/2019	02/21/19
07	CPC OBJECTIONS FROM 04/12/2019	05/02/19

DOB Examiner stamp:

DOB Approval:

B-Scan job sticker:

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Always use dimensions as shown. Drawings are not to be scaled.




rampulla  
associates  
architects, llp.

155 3rd Street Staten Island , New York 10306  
718 987-1310 fax 718 987-1565 www.rampulla.net

project title :  
**PROPOSED RESIDENTIAL  
RESIDENTIAL DEVELOPMENT  
HOWARD AVENUE  
STATEN ISLAND, NEW YORK**

drawing title :  
**PROPOSED  
CUT AND FILL DIAGRAM**

seal & signature  


date: 06/07/18  
project #: 07004  
drawing by: M.V.  
chk by:  
dwg #: **CPC-004.00**  
file #: 4 of 5



---

*Appendix C: Survey*

---



SCALE: 1" = 20' SURVEY #38577 - XL F.B. # 972/27 D.C. 1098/LP <table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>F.B.</th> </tr> </thead> <tbody> <tr> <td>04-06-06</td> <td>REVISED &amp; REISSUED</td> <td></td> </tr> <tr> <td>05-22-06</td> <td>PLOT ESMT / REM SUB</td> <td></td> </tr> <tr> <td>08-01-06</td> <td>PROPOSED ESMT.</td> <td></td> </tr> <tr> <td>08-01-06</td> <td>SEWER INFO</td> <td></td> </tr> <tr> <td>01-14-15</td> <td>REVISED &amp; REISSUED</td> <td></td> </tr> <tr> <td>08-15-17</td> <td>REVISED &amp; REISSUED</td> <td></td> </tr> <tr> <td>08-15-17</td> <td>SLOPE CALC. ST STATUS</td> <td></td> </tr> <tr> <td>08-15-17</td> <td>STEEP SLOPE BUFFER</td> <td></td> </tr> <tr> <td>04-25-19</td> <td>REVISED &amp; REISSUED</td> <td></td> </tr> </tbody> </table>	REV.	DESCRIPTION	F.B.	04-06-06	REVISED & REISSUED		05-22-06	PLOT ESMT / REM SUB		08-01-06	PROPOSED ESMT.		08-01-06	SEWER INFO		01-14-15	REVISED & REISSUED		08-15-17	REVISED & REISSUED		08-15-17	SLOPE CALC. ST STATUS		08-15-17	STEEP SLOPE BUFFER		04-25-19	REVISED & REISSUED		TAX MAP INFORMATION: SEC. 3 VOL. 2 BLOCK 615 LOTS 34 & 36 FILED MAP INFORMATION FINAL ELEVATIONS SHOWN THUS: ( ) EXISTING ELEVATIONS SHOWN THUS: ( ) ELEVATIONS REFER TO RICHMOND HIGH WATER DATUM. COORDINATES AND BEARINGS ARE IN A SYSTEM ESTABLISHED BY THE USCG & GS	BOROUGH OF STATEN ISLAND CITY OF NEW YORK SURVEYED: APRIL 14, 2000 <b>WOHL &amp; O'MARA, L.L.P.</b> CIVIL ENGINEERS AND LAND SURVEYORS 544 VANDERBILT AVENUE S.I., N.Y. 10304 718-448-7456 FOUNDATION LOCATION: THIS SURVEY IS CERTIFIED TO
REV.	DESCRIPTION	F.B.																														
04-06-06	REVISED & REISSUED																															
05-22-06	PLOT ESMT / REM SUB																															
08-01-06	PROPOSED ESMT.																															
08-01-06	SEWER INFO																															
01-14-15	REVISED & REISSUED																															
08-15-17	REVISED & REISSUED																															
08-15-17	SLOPE CALC. ST STATUS																															
08-15-17	STEEP SLOPE BUFFER																															
04-25-19	REVISED & REISSUED																															



---

*Appendix D: LPC Historic Review Letter*

---

## **ENVIRONMENTAL REVIEW**

**Project number:** DEPARTMENT OF CITY PLANNING / LA-CEQR-R  
**Project:** HARBORLIGHTS COURT  
**Date received:** 5/8/2018

---

**Properties with no Architectural or Archaeological significance:**

- 1) ADDRESS: HOWARD AVENUE, BBL: 5006150034
- 2) ADDRESS: HOWARD AVENUE, BBL: 5006150036

|



5/16/2018

---

SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 33355\_FSO\_DNP\_05162018.doc