

Technical Memorandum 001 for Bradford Avenue Homes EAS

CEQR Number 04DCP039R

ULURP Nos. N 080258 (A) ZAR, N 130211RAR, N 090389 RCR

INTRODUCTION

The applicant, Michael Picciallo, is requesting (1) a modification to the previously approved application (N 080258), which authorized a waiver of bulk regulations for developments within unimproved streets, and (2) an authorization to modify existing topography pursuant to ZR 107-65 and (3) ZR 107-121 Certification for School Seats. This Technical Memorandum considers the potential environmental effects of adding an additional dwelling unit (a one family house) with 1,630 gsf, on the previously approved action, to be developed on Block 6946, Lot 8 ("the Project Site").

On March 28, 2008, the New York City Planning Commission (CPC), as Lead Agency, issued a Negative Declaration for the proposed Bradford Avenue Homes project (CEQR No.04DCP039R, ULURP Nos. N080258A ZAR, N030340 RAR & N030341 RCR) based on analyses included in an Environmental Assessment Statement (EAS) completed on March 18, 2008. The CPC approved the proposed Bradford Homes project on July 2nd, 2008.

The Environmental Assessment Statement (04DCP039R) was filed under the City Environmental Quality Review (CEQR) in connection with an application made to the City Planning Commission (ULURP Nos. N030340RAR, N030341RCR) pursuant to sections 197-c and 201 of the New York City Charter for the proposed Authorizations for Modification of Existing Topography and Waiver of Bulk Regulations for Developments within Unimproved Streets (ZR Section #'s 107-65 and 26-27(a) respectively), in addition to Certifications for Future Subdivision and Public School Seats (ZR Section #'s 107-08 and 107-123, respectively) for the property located on Block 6946, Lot #'s 8, 15, 20, 25, 30, 62, 70, 104, 106, 108, 110, 112, and 115. The Site, which is zoned R3X, is located within the Special South Richmond Development District (SRD).

The affected area consisted of an irregularly shaped rectangular block, a total of 81,709 square feet in area. The Project Area is bounded by Drumgoole Road East to the north, Minturn Avenue to the east, and Fonda Place to the south, in the Prince's Bay neighborhood of the Borough of Staten Island Community District 3.

The previous actions facilitated, on a vacant and undeveloped parcel the development of 20 dwelling units including two detached one-family homes and nine detached two-family homes with a total square footage of 31,125 gross square feet (see Proposed Site Plan, Attachment A). Access to these homes would be provided via a proposed private road (Bradford Avenue), which is now constructed. Lot 8 was included as part of the Project Area analyzed under 04DCP039R, however the parcel was analyzed without development occurring on the parcel.

Additionally, three of the proposed homes were to be located within the bed of Fonda Place, a final mapped street, which required an approval pursuant to Section 35 of the General City Law from the Board of Standards and Appeal (BSA) and filed and approved as 25-04 A & 26-04 A on February 11, 2004.

EXISTING CONDITIONS

The Project Site (Lot 8) is currently vacant and is located at the lower point of the previously affected Project Area (Lots 8, 15, 20, 25, 30, 62, 70, 104, 106, 108, 110, 112, and 115). The roadway, Bradford Avenue, has been improved and is approximately 4 to 5 feet above the original natural grade, which was approved in the original Special Permit for Modification of Topography (N 030340 RAR). Currently, all infrastructure has been completed and all of the homes have been issued final Certificates of Occupancy. All lots from the prior application have been developed in accordance with the R3X bulk requirements. All lots are separate zoning lots except Lot 8 and Lot 115, which are combined as one zoning lot. All but two houses front Bradford Avenue, which is a private street, while the remaining houses front Minturn Avenue. The Site is also bounded by Drumgoole Road West and Fonda Place, an unopened final mapped street. A portion of this street extends into the Site and a BSA approval was obtained for the building in this area, as well as a previous bulk waiver from CPC Application N 080258ZAR.

DESCRIPTION OF PROPOSED MODIFICATIONS

This application seeks (1) a modification to the prior CPC approval for Waiver of Bulk Regulations for Developments within Unimproved Streets (Section 26-27 (a) to include the proposed new construction, (2) an authorization for Modifications of Existing Topography (Z.R. 107-65) of up to 6 feet around the proposed home, and (3) CPC Chair Certifications pursuant to ZR 107- 121 Certification for School Seats, a ministerial action that is not subject to CEQR. The modification to the approved site plan would facilitate the development of a new 1,630 square foot one family home at 518 Bradford Avenue (Block 6946, Lot 8). Pursuant to ZR 107-312, modifications of topography of up to only two feet of vertical elevation change are permitted as-of-right in the Special South Richmond Development District (SSRD). The authorization for Modifications of Existing Topography (ZR 107-65) of up to six feet is required in order to properly grade the Project Site between the private street and existing service road for the proposed home. The additional Topographic Modification will result in an additional 200 cubic yards of fill above an original estimate of 1,200 cubic yards.

PURPOSE AND NEED

The Project Site and proposed development is in the Special South Richmond Development District and any modifications to the previously approved site plan require new approval from the City Planning Commission. As such, the applicant seeks a modification of the previously approved actions to facilitate the proposed dwelling unit on the Project Site. Prior to City Planning Commission approval on July 2nd, 2008, the Project Site was analyzed as a vacant parcel.

The following discusses any effects on the previously approved environmental analysis.

POTENTIAL IMPACTS OF THE PROPOSED MODIFICATIONS

Framework for Analysis

Future No-Action

In the future and absent the actions, the 8,134 square foot lot (Lot 8) would remain vacant. The previously approved development located on Block 6946, Lot #'s 8, 15, 20, 25, 30, 62, 70, 104, 106, 108, 110, 112, and 115, which consisted of 20 dwelling units including two detached one-family homes and nine detached two-family homes with a total square footage of 31,125 gross square feet, would remain.

Future With-Action

In the future with the proposed action on Lot 8, a 1,630 gsf single-family home with a maximum height of 35 feet would be constructed on Lot 8. The proposed development would result in a single dwelling unit with two accessory parking spaces. The proposed development would comply with the underlying land use and zoning regulations of the R3X (SRD) district. The other 20 dwelling units previously approved would remain in their current state.

Introduction

The following analysis areas were not found to contain the potential for adverse impacts in the original environmental assessment statement (EAS): land use, zoning and public policy (including the WRP); socioeconomic conditions; community facilities and services; open space; shadows; historic resources; urban design and visual resources; neighborhood character; natural resources; hazardous materials; infrastructure; solid waste and sanitation; energy; transportation; air quality; noise; construction; and public health. The following will assess the potential for the proposed modification (a single one-family house) to adversely affect the approved analyses on land use, zoning and public policy.

The addition of a single dwelling unit on the previously approved environmental analysis would not affect the following subject areas: socioeconomic conditions, community facilities and services, open space, historic resources, urban design & visual resources, neighborhood character, natural resources, hazardous materials, infrastructure, solid waste and sanitation, energy, transportation, air quality, noise, construction and public health.

LAND USE, ZONING AND PUBLIC POLICY

The proposed changes to the approved project (the addition of a single dwelling unit measuring 1,630 gsf and with a height of 35 feet on Block 6946, Lot 8 and two accessory parking spaces, accessed from Bradford Avenue) would not alter the proposed uses as compared the approved plan. The proposed development would comply with the underlying land use and zoning

regulations of the R3X (SRD) district. The addition of a single dwelling unit to the prior approved residential plan would continue to be consistent nor inconsistent with Waterfront Revitalization Program (WRP) policies, as analyzed in the prior EAS dated June 20, 2007, and no potentially significant adverse impacts related to the WRP are anticipated as a result of the proposed action.

While the WRP program has been updated since the approval of the prior action, the nature and use of the proposed action has not changed and would still consist of an upland residential use. The proposed action still includes this residential use but will be modified to include an additional dwelling unit. The proposed action still affects an area that is not reserved for maritime uses, nor is located on the waterfront or within any ecologically sensitive area.

Therefore, the proposed modifications would not result in any significant adverse impacts related to land use, zoning, and public policy and would not change the conclusions of the land use, zoning and public policy section of the revised EAS.

Land Use and Zoning

Existing Conditions

The Project Site (Block 6946, Lot 8) is vacant and is at the lower point of the previously affected area, which consisted of an irregularly shaped rectangular parcel, a total of 77,351 square feet, within the Prince's Bay section in the Borough of Staten Island. The subject site is bounded by Drumgoole Road East to the north, Minturn Avenue to the east, and Fonda Place to the south.

Lot 8 is currently vacant is at the lower point of the previously affected area. The roadway has been improved and is approximately 4 to 5 feet above the original natural grade, which was approved in the original Special Permit for Modification of Topography (N 030340 RAR). All but two lots from the prior application have been developed or are in the process of being developed in accordance with the R3X bulk requirements. All lots are separate zoning lots except Lot 8 and Lot 115, which are combined as one zoning lot. All but two houses front Bradford Avenue, which is a private street, while the remaining houses front Minturn Avenue. The Site is also bounded by Drumgoole Road West and Fonda Place, an unopened mapped street. A portion of this street extends into the Site and a BSA approval was obtained for the building in this area, as well as a previous bulk waiver from CPC Application N 080258ZCR.

The R3X (SRD) zoning district restricts the housing type to detached one- and two-family dwellings. The minimum lot area permitted is 3,325 square feet, the minimum lot width is 35 feet, the maximum height allowed is 35 feet, and the maximum floor area ratio is 0.5 plus 0.1 for attic allowance. One (1) parking space per dwelling unit is required

The Special South Richmond Development District (SRD) was established to guide development of predominately vacant land in the southern half of Staten Island. The special district maintains the densities established by the underlying zones and ensures

that new development is compatible with existing communities.

To maintain the existing community character, the district mandates tree preservation, planting requirements, controls on changes to the topography, height limits, and setback and curb cut restrictions along railroads and certain roads. It restricts construction within designated open space (a defined network of open space set aside for the preservation in its natural state). To preserve designated open space without penalizing the owners of such space, owners are permitted to transfer development rights from the designated open space (a defined network of open space set aside for the preservation in its natural state).

Surrounding Conditions

The remainder of the subject block, zoned R3X (SRD), is developed with one- and two-story homes. To the north of the site are Drumgoole Road East and Richmond Parkway. To the east of the site and across Minturn Avenue, the block is zoned R3X (SRD) and is developed with one- and two-story single-family homes. To the south of the site and across Fonda Place, the block is zoned R3X (SRD) and is developed with single-family homes, and west of the site along the north side of Fonda Place, the area is zoned R3X (SRD) and is developed with two-story homes.

Future No-Action

In the future and absent the actions, the 8,134 square foot lot would remain vacant.

Future With-Action

In the future with the proposed action, a 1,630 gsf single-family home with a maximum height of 35 feet would be constructed on Lot 8. The proposed development would result in a single dwelling unit with two accessory parking spaces. The proposed development would comply with the underlying land use and zoning regulations of the R3X (SRD) district.

Public Policy

Existing Conditions

The Project Site is located within the NYC Waterfront Revitalization Program's (WRP) Coastal Zone. When a proposed project is located within the Coastal Zone and requires a local, state or federal discretionary action, a determination of the project's consistency with the policies and intent of the Waterfront Revitalization Plan (WRP) must be made.

Future No-Action

In the future and absent the actions, the 8,134 square foot lot would remain vacant. Any applicable public policies of the WRP would still govern the Project Site. Under the previously approved action, the Project Site was deemed to be consistent with the policies of the Waterfront Revitalization Program (WRP, Policy 1.1).

Future With-Action

The proposed action would continue to be consistent with the updated WRP policies (see attached

narrative for updated Policy 1.1) and no potentially significant adverse impacts related to the WRP are anticipated as a result of the proposed action.

Conclusion

The proposed modification would not result in significant impacts to zoning, land use or public policy.

Therefore, the additional increment of one dwelling unit would not have significant adverse effects compared to the previously approved environmental analysis (04DCP039R) and additional analysis of the proposed modification is not warranted.

SOCIOECONOMIC CONDITIONS

The proposed project would introduce one new dwelling unit on a currently vacant parcel. Therefore the proposed modification would not result in any of the conditions that would typically trigger the need for a detailed assessment of Socioeconomic Conditions.

The proposed project would not directly or indirectly displace any employees or businesses and would not directly displace any residential population or result in substantial new development that is markedly different from existing uses, development, or activities within the neighborhood. The actions would not adversely affect economic conditions in a specific industry. Therefore, the actions would not create any potentially significant adverse impacts related to Socioeconomic Conditions and further assessment is not warranted.

COMMUNITY FACILITIES

The proposed modification to the previously approved project is not expected to result in any of the conditions that would typically trigger the need for a detailed assessment of Community Facilities.

The addition of a single dwelling unit would not physically displace or alter a community facility, or cause a change in population that could affect the service delivery of a community facility. The action would not create a demand that would either overtax, or not be met by existing services. Development under the proposed dwelling unit would be below the thresholds identified in the *CEQR Technical Manual*, of 100 housing units, as having the potential to adversely affect community facilities and services. Therefore, the proposed modification would create no potentially significant adverse impacts related to community facilities and further assessment is not warranted.

OPEN SPACE

The proposed modification to the previously approved project is not expected to result in any of the conditions that would typically trigger the need for a detailed assessment of Open Space. The proposed development site is not located in an area that is well-served or under-served by open space resources, and while the proposed additional dwelling unit would generate residents, the number of residents would be well under the threshold of 200 residents for indirect impacts on existing open space, as defined in the *CEQR Technical Manual*. Therefore, the proposed actions

would not create any potentially significant adverse indirect impacts related to open space and further assessment is not warranted.

SHADOWS

The proposed modification to the previously approved project is not expected to result in any of the conditions that would typically trigger the need for a detailed assessment of Shadows impacts. The maximum building height permitted in an R3X (SRD) zone is 35 feet. In accordance with guidelines as set forth in the *CEQR Technical Manual*, the proposed actions would not result in new structures or additions to existing structures which would exceed 50 feet in height. The proposed project is not located adjacent to, or across the street from, a sunlight-sensitive resource such as a publicly accessible open space, landmarks, or historic resources. Therefore, the additional dwelling unit would not create any potentially significant adverse Shadows impacts and further assessment is not warranted.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

The proposed action consists of a modification to the previously approved application (N 080258), which authorized a waiver of bulk regulations for developments within unimproved streets, and (2) an authorization to modify existing topography pursuant to ZR 107-65 and (3) ZR 107-121 Certification for School Seats. The proposed action would add an additional dwelling unit (a one family house) with 1,630 gsf, on the previously approved action, to be developed on Block 6946, Lot 8 ("the Project Site").

The proposed modification to the previously approved project is not expected to result in any of the conditions that would typically trigger the need for a detailed assessment of Historic and Archaeological Resources impacts. The proposed project would result in new ground disturbance and excavation on the project site. However, there are no identified sites of archaeological value located on the project site or within the immediately surrounding area. The proposed development site is not located within a designated New York City Landmark Historic District, and no such resources are located within 400 feet of the project site. As per the correspondence (from the New York City Landmarks Preservation Commission dated May 18, 2004, and updated on March 21st, 2016 (see Attachment A), the project site has no archaeological or architectural significance. No potentially significant archaeological or architectural impacts are expected to occur as a result of the project and further assessment is not warranted.

URBAN DESIGN AND VISUAL RESOURCES

The proposed modification to the previously approved project is not expected to result in any of the conditions that would typically trigger the need for a detailed assessment of Urban Design and Visual Resources impacts. The additional dwelling unit would not be substantially different in height, bulk, form, setbacks, scale, use, or arrangement than is permitted as-of-right in an R3X (SRD) zoning district. Additionally, the proposed modification would not change block form, demarcate an active street, and would not affect the street hierarchy, street wall, curb cuts, pedestrian activity, or other streetscape elements. The additional dwelling unit would not block, partially or entirely, a view corridor or natural or built visual resource, would not change urban design features

so that a natural or built visual resource is no longer dominant in an area, and would not change urban design features so that the context of a natural or built resource is altered. Therefore, the proposed additional dwelling unit would not create any potentially significant adverse impacts related to Urban Design and Visual Resources and further assessment is not warranted.

HAZARDOUS MATERIALS

The project site is vacant and prior to the previously approved action has remained undeveloped with surrounding uses consisting of residential uses. The proposed modification to the previously approved project is not expected to result in any of the conditions that would typically trigger the need for a more detailed assessment of Hazardous Materials. Zoning maps dating back to 1961 show that the project site was zoned R3-2, until on July 27, 2000, the site was rezoned to R3X as part of a City Planning Commission sponsored rezoning.

There are no identified former or present operations which have taken place at the subject property which have required permits for the use or need for significant quantities of toxic or hazardous materials, or would have generated significant quantities of toxic or hazardous wastes, and a visual inspection of the site did not find any evidence of dumping or miscellaneous debris. The proposed project on Lot 8 would create no potentially significant adverse impacts related to hazardous materials and further assessment is not warranted.

TRANSPORTATION

The proposed modification to the previously approved project is not expected to result in any of the conditions that would typically trigger the need for a detailed assessment of Transportation impacts. No significant adverse impacts related to street conditions, transportation, roadway conditions, and parking are anticipated. The proposed development is substantially less than the minimum density requiring a traffic analysis as shown in Figure 16-1 of the *CEQR Technical Manual* (Zone 5, 100 new dwelling units). As required in the R3X (SRD) zone, two on-site parking spaces would be provided for the one-family dwelling. The proposed additional dwelling unit would be accessed via Bradford Avenue. The proposed project would not result in 200 or more transit trips, or 200 or more pedestrian trips on any one sidewalk, corner, or crosswalk. Therefore, and in accordance with the threshold guidelines as detailed in the *CEQR Technical Manual*, the proposed actions are not expected to result in significant adverse impacts on transit or pedestrians. The proposed actions would not exceed the *CEQR Technical Manual* threshold for conducting a detailed analysis of transportation and parking. Specifically, the proposed actions are unlikely to have a significant effect on traffic flow, operating conditions, parking conditions, or vehicular and pedestrian safety. Therefore, a detailed analysis of transportation and parking is not required and potentially significant adverse impacts are not anticipated to occur.

AIR QUALITY

No significant adverse impacts related to air quality are anticipated. The proposed modification to the previously approved project is not expected to result in any of the conditions that would typically trigger the need for a detailed analysis of air quality. The actions would result in the construction of 1 dwelling unit with a total square footage of 1,630 gross square feet.

Mobile Source

The proposed development is substantially less than the minimum development density requiring a traffic analysis as shown in Table 16-1 of the *CEQR Technical Manual* (Zone 5, 100 new dwelling units). The net vehicular trips resulting from the proposed actions would be well below the Air Quality *CEQR Technical Manual* threshold of 100 vehicles during any peak hour for this area of the city. Therefore, the proposed actions are not expected to result in significant adverse air quality impacts related to mobile sources and further assessment or mobile source air quality impacts is not warranted.

Stationary Source

To assess air quality impacts associated with emissions from the proposed development's heating and hot water systems, a screening analysis was performed for the previously approved project using the methodology described in the *CEQR Technical Manual*. The results of this analysis found that there would be no significant air quality impacts from the project's HVAC systems. The impacts from boiler emissions associated with the proposed residential development are a function of fuel type, stack height, minimum distance from the source to the nearest building, and square footage of the proposed residential development. The fuel type assumed was natural gas, and the analysis was based on the proposed two-story residential buildings, approximately 26 feet in height, with an emissions stack height of three feet higher than the building height (Hs=29 feet was chosen for this analysis). The *CEQR Technical Manual* Stationary Source Screen (Figure 3Q-9) was used for the analysis. The minimum distance between the RWCDs project development, and buildings of a similar or greater height (the existing house on lot 70) was approximately 63 feet. For a combined total of 31,125 square feet of residential development, the plotted point was below the corresponding curve (Hs=20 feet). Therefore, the potential for significant adverse impacts due to boiler stack emissions was unlikely, and a detailed analysis of stationary source impacts was not required.

Conditions associated with the proposed modification to the previously approved project would not result in any violations of the ambient air quality standards. Therefore, the actions would not result in any significant stationary or mobile source air quality impacts and further assessment is not warranted. Additionally, the proposed additional dwelling unit would not include any unenclosed heating or ventilation equipment. Therefore, the project would not have any potentially adverse mobile or stationary source noise impacts and further assessment is not warranted.

NOISE

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those that could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed action would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, or if the project would include unenclosed mechanical equipment for building ventilation purposes.

Mobile Source

Relative to mobile source impacts, a noise analysis would be required if a proposed project would at least double existing passenger car equivalent (PCE) traffic volumes along a street on which a

sensitive noise receptor (such as a residence, a park, a school, etc.) is located. The surrounding area is principally developed with residential uses. The proposed action would add an additional dwelling unit (a one family house) with 1,630 gsf, to a previously approved action, to be developed on Block 6946, Lot 8 ("the Project Site").

Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes would not double due to the proposed project. Therefore, the proposed project would not result in a mobile source noise impact.

Stationary Source

The project would not locate a new sensitive receptor within 1,500 feet of a substantial stationary source noise generator, and there is not a substantial stationary source noise generator close to the project site. Additionally, the proposed project would not include any unenclosed heating or ventilation equipment that could adversely impact other sensitive uses in the surrounding area. Therefore, the project would not have any potentially adverse stationary source noise impacts.

Conclusion

A detailed noise analysis is not required for the proposed action, as the action would not result in the introduction of new sensitive receptors near a substantial stationary source noise generator. In addition, the proposed development would not introduce significant mobile or stationary source noise into the surrounding area.

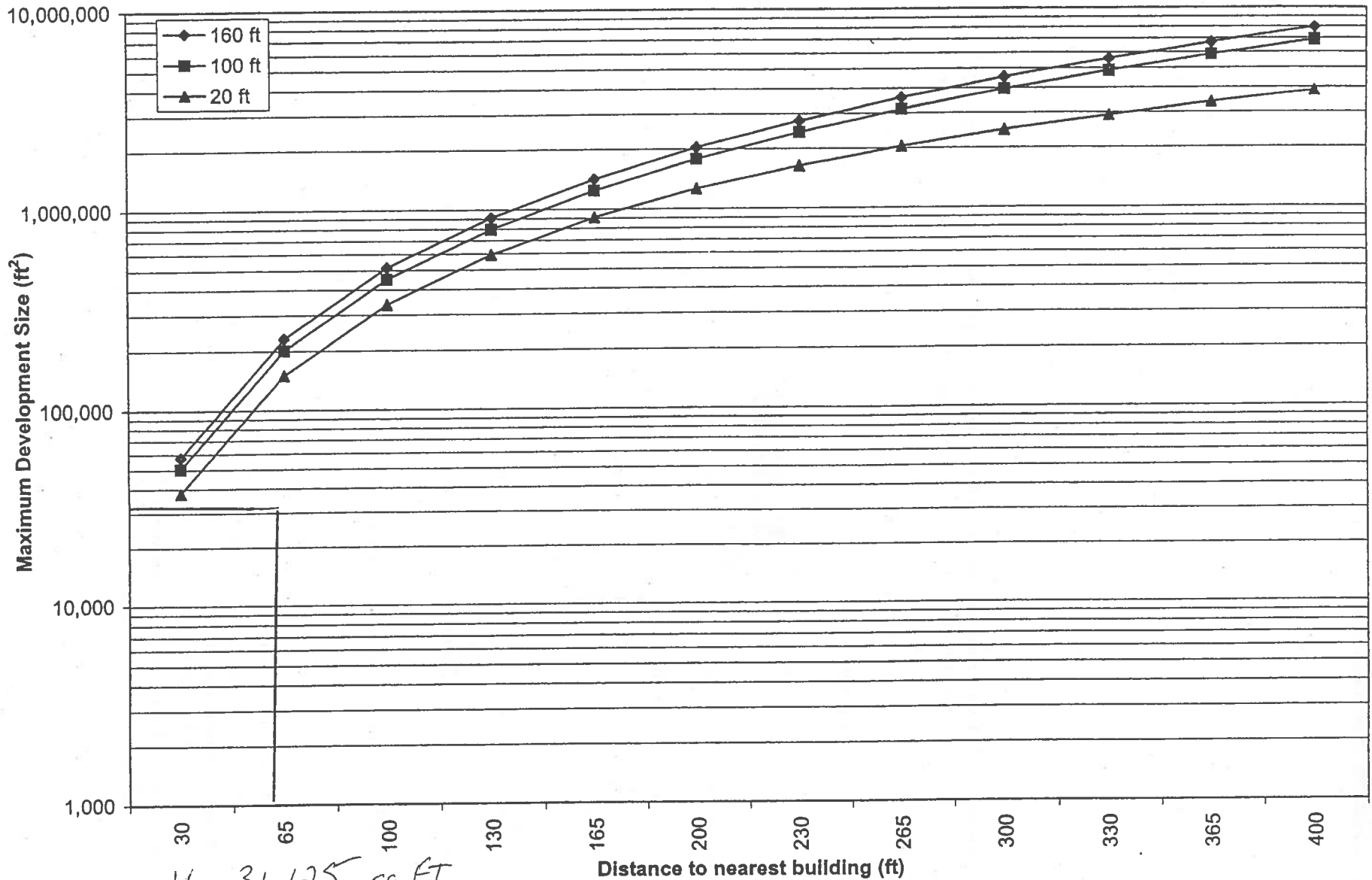
CONSTRUCTION IMPACTS

The proposed additional dwelling unit would be completed within 12 months, including the site clearance period. To prevent sediment runoff during construction, best management practices, such as silt fencing, hay bales, and similar measures to retard erosion, would be implemented. Construction of the proposed residential development would result in temporary disruptions to the surrounding street network. Such temporary effects would not be considered to be significant. The project would be required to comply with applicable control measures for construction noise. Construction noise is regulated by the NYC Noise Control Code and by noise emission standards for construction equipment issued by the U.S. Environmental Protection Agency. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7 AM-6PM; and that construction material be handled and transported in such a manner as to not create unnecessary noise. Therefore, the proposed actions would not have any potentially adverse construction impacts and further assessment is not warranted.

PUBLIC HEALTH

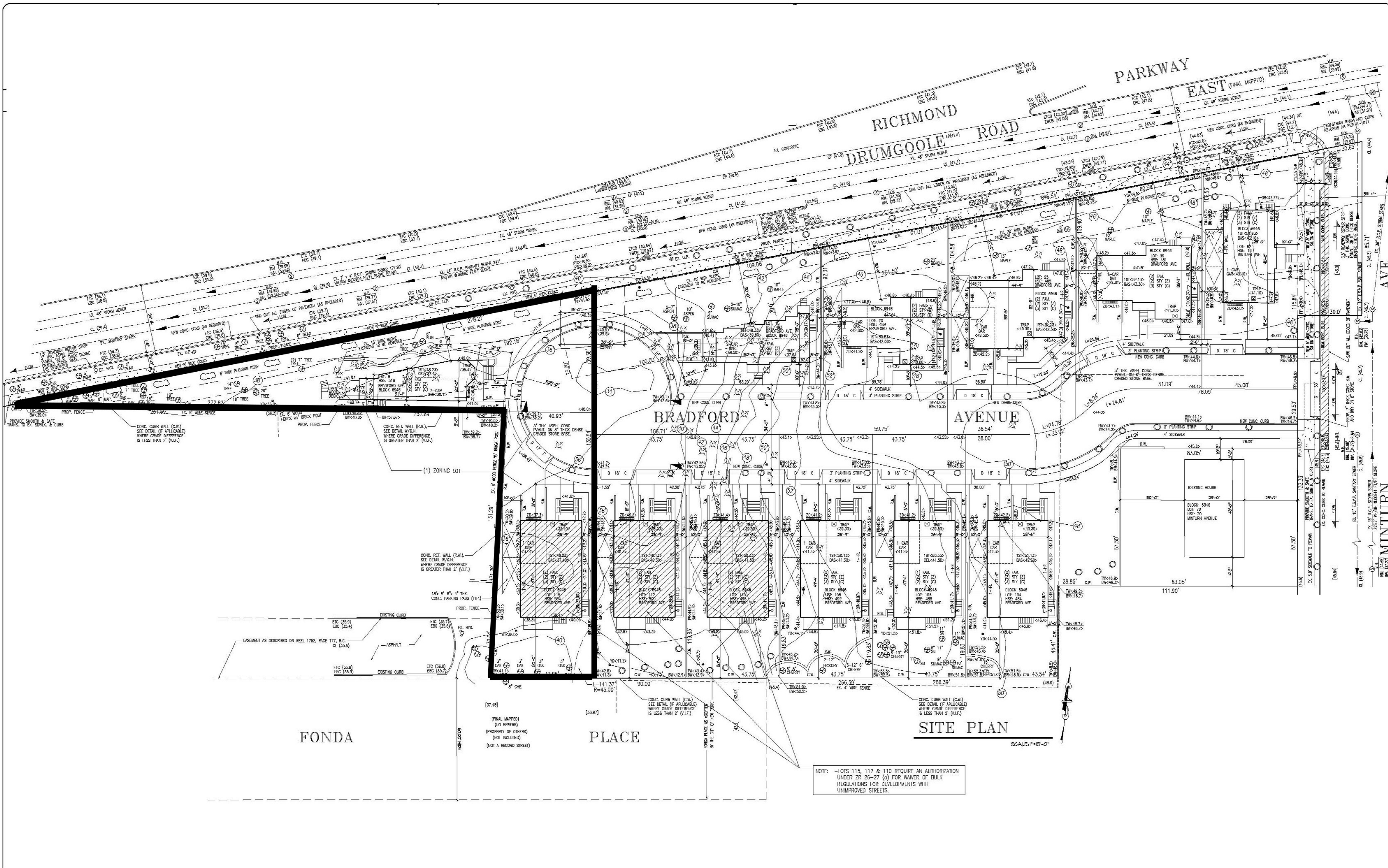
No significant adverse impacts related to public health are anticipated. The proposed modification to the previously approved project is not expected to result in any of the conditions that would typically trigger the need for a detailed assessment of public health impacts. The actions would not cause increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; would not lead to increased exposure to heavy metals or other contaminants in soil/dust resulting in significant adverse impacts; does not contain contamination from historic spills or releases of substances that might have affected or might affect ground water to be used as a source of drinking water; would not utilize solid waste management practices that could attract vermin and result in an increase in pest populations; would not lead to potentially significant adverse impacts to sensitive receptors from noise and odors; and would not involve vapor infiltration from contaminants within a building or underlying soil contamination that would result in significant adverse hazardous materials or air-quality impacts. Therefore, the proposed actions would not have any potentially adverse public health impacts and further assessment is not warranted.

FIGURE 3Q-9
 NO₂ BOILER SCREEN
 RESIDENTIAL DEVELOPMENT - NATURAL GAS



$y = 31,125$ sq. ft.
 $H = 29'$
 $X = 63'$

Attachment A: Proposed Site Plan



SITE PLAN

SCALE: 1"=15'-0"

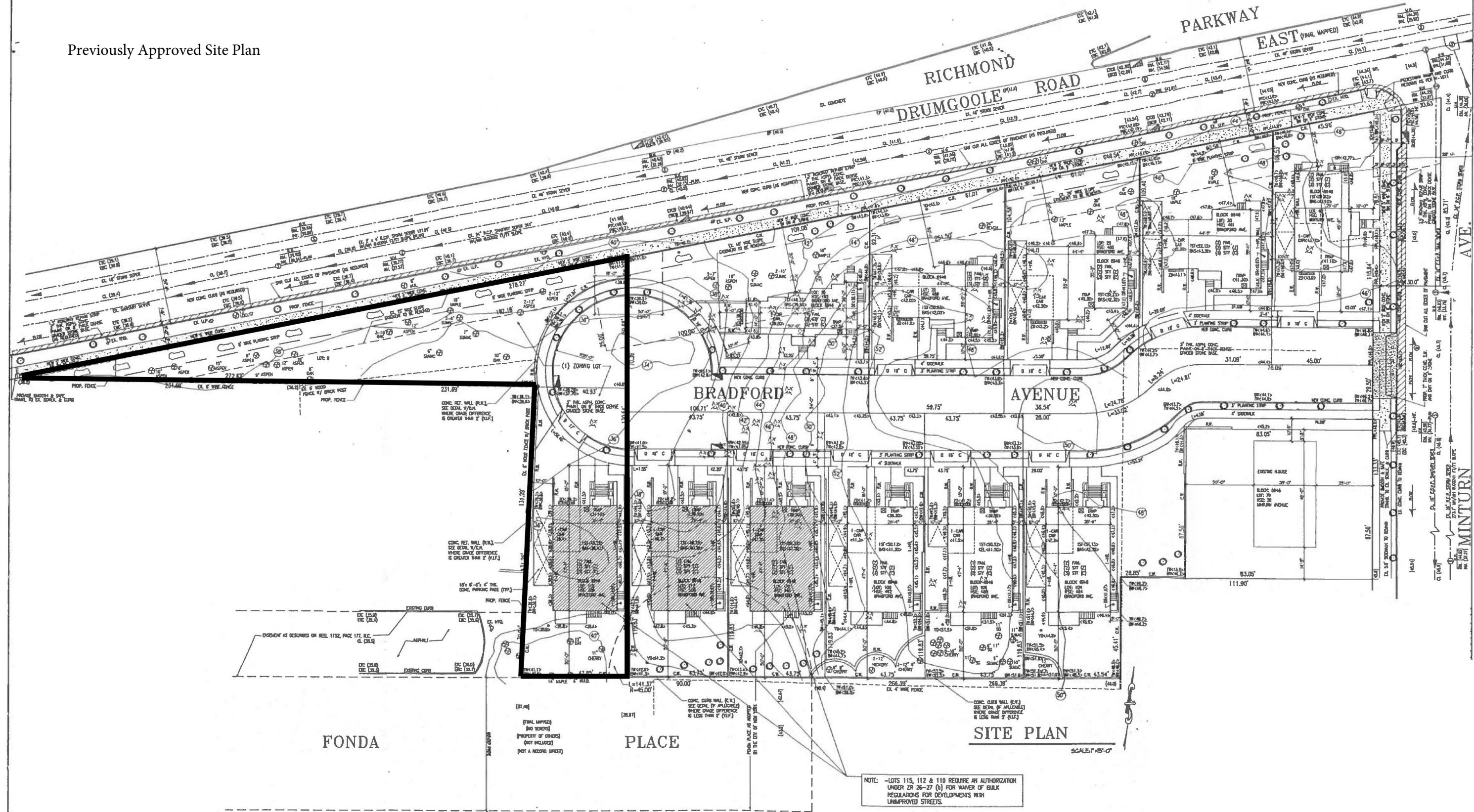
NOTE: -LOTS 115, 112 & 110 REQUIRE AN AUTHORIZATION UNDER ZR 26-27 (c) FOR WAIVER OF BULK REGULATIONS FOR DEVELOPMENTS WITH UNIMPROVED STREETS.

FONDA

PLACE

MINTURN

Previously Approved Site Plan



SITE PLAN

SCALE: 1" = 10'-0"

NOTE: LOTS 115, 112 & 110 REQUIRE AN AUTHORIZATION UNDER ZONING ORDINANCE 26-27 (1) FOR WAIVER OF BULK REGULATIONS FOR DEVELOPMENTS WITH UNIMPROVED STREETS.

FONDA

PLACE

MINTURN AVE

Attachment B: LPC Correspondence:

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 13DCP109R
Project: BRADFORD AVE HOMES
Date received: 3/21/2016

Properties with no Architectural or Archaeological significance:

- 1) ADDRESS: 518 DRUMGOOLE ROAD EAST, BBL: 5069460008
- 2) ADDRESS: 495 BRADFORD AVENUE, BBL: 5069460015
- 3) ADDRESS: 489 BRADFORD AVENUE, BBL: 5069460020
- 4) ADDRESS: 485 BRADFORD AVENUE, BBL: 5069460025
- 5) ADDRESS: 481 BRADFORD AVENUE, BBL: 5069460030
- 6) ADDRESS: 10 MINTURN AVENUE, BBL: 5069460062
- 7) ADDRESS: 20 MINTURN AVENUE, BBL: 5069460070
- 8) ADDRESS: 484 BRADFORD AVENUE, BBL: 5069460104
- 9) ADDRESS: 488 BRADFORD AVENUE, BBL: 5069460106
- 10) ADDRESS: 492 BRADFORD AVENUE, BBL: 5069460108
- 11) ADDRESS: 496 BRADFORD AVENUE, BBL: 5069460110
- 12) ADDRESS: 500 BRADFORD AVENUE, BBL: 5069460112
- 13) ADDRESS: 504 BRADFORD AVENUE, BBL: 5069460115
- 14) ADDRESS: 16 FONDA PLACE, BBL: 5069460125

Gina Santucci

3/25/2016

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 31318_FSO_GS_03252016.doc

Appendix C: Waterfront Revitalization Program

WATERFRONT REVITALIZATION PROGRAM (WRP)

Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development. Where traditional industrial uses have declined or relocated, many coastal areas offer opportunities for commercial and residential development that would revitalize the waterfront. Benefits of redevelopment include providing new housing opportunities, fostering economic growth, and reestablishing the public's connection to the waterfront. This redevelopment should be encouraged on appropriately located vacant and underused land not needed for other purposes, such as industrial activity or natural resources protection. New activities generated by redevelopment of the coastal area should comply with applicable state and national air quality standards and should be carried out in accordance with zoning regulations for the waterfront.

1.1 Encourage commercial and residential redevelopment in appropriate coastal zone areas.

A. Criteria to determine areas appropriate for reuse through public and private actions include: the lack of importance of the location to the continued functioning of the designated Special Natural Waterfront Areas or Significant Maritime and Industrial Areas; the absence of unique or significant natural features or, if present, the potential for compatible development; the presence of substantial vacant or underused land; proximity to residential or commercial uses; the potential for strengthening upland residential or commercial areas and for opening up the waterfront to the public; and the number of jobs potentially displaced balanced against the new opportunities created by redevelopment.

In the future with the proposed action on Lot 8, a 1,630 gsf single-family home would be constructed. The Project Site is currently vacant and unutilized. Adjacent to the Project Site are a series of similar residential properties. The Site is located upland and not near or adjacent to any waterfront properties. Furthermore, the Project Site is not located within any Special Natural Waterfront Areas or Significant Maritime and Industrial Areas and is not needed for other purposes pursuant to policy above. Therefore, the proposed action would be consistent with the policy 1.1 discussed above and would be suitable for residential development.