City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* Sollazzo Plaza

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 12DCP082R	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 110122ZMR	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning			NAME OF APPLICANT Estate of Letizia Sollazzo		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Hiram A. Rothkrug, EPDSCO		
ADDRESS 22 Reade Street			ADDRESS 55 Water Mill Road		
CITY New York	STATE NY	ZIP 10007	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@epdsco.com	

5. *Project Description*

Application requesting that the existing C1-1 commercial overlay mapped over approximately 20% of the site be removed and a C1-2 commercial overlay be mapped over the entire property to allow for the redevelopment of the property with a Use Group 6 local retail development.

Project Location

BOROUGH Staten Island	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 1816 Forest Avenue
TAX BLOCK(S) AND LOT(S) Block 1706, Lot 21		ZIP CODE 10303
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS South side of Forest Avenue between Richmond Avenue and Sanders Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R3-2/C1-1 & R3-2		ZONING SECTIONAL MAP NUMBER 20d

6. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

PROJECT DESCRIPTION

Introduction

The applicant, Estate of Letizia Sollazzo c/o John Sollazzo, is proposing a zoning map amendment to extend a C1-2 overlay to existing R3-2/C1-1 and R3-2 districts affecting a property located at 1816 Forest Avenue (Block 1706, Lot 21, the "project site") in the Elm Park neighborhood of Staten Island, Community District 1. The proposed action would facilitate a proposal by the applicant to develop a 1-story, approximately 7,064 gross square foot (gsf) Use Group 6 commercial retail building and a 24-space accessory parking lot on the project site.

Existing Conditions

The project site is located along the south side of Forest Avenue, with approximately 130 feet of frontage along Forest Avenue, between Richmond Avenue and Sanders Street. The site is zoned R3-2/C1-1 and R3-2 with approximately 20% of the site along its eastern edge mapped within a C1-1 commercial overlay. Adjacent uses include an automotive service station and accessory convenience store to the east, two three-story residences to the west, and property developed with a two-story public school to the west and south. A McDonalds restaurant is located across Forest Avenue from the site to the north. The surrounding 400-foot radius area is characterized primarily by commercial developments along Forest and Richmond Avenues and one- to three-story residences located behind these uses and along the smaller streets in the area.

The project site consists of Tax Block 1706, lot 21 comprising approximately 18,237 square feet of land area and including a total of approximately 3,714 square feet of building floor area. The property is currently developed with one vacant two-story, former commercial building, one vacant, two-story residential structure, and an accessory garage building. All three buildings were constructed around 1945 and it is the applicant's position that they are obsolete given the context of the surrounding commercial uses and zoning. The property is partially landscaped with grass and shrubs, and the rear yard of the property contains several trees.

Proposed Action

In order to facilitate the construction of a commercial retail building on the project site, the applicant requests that the existing C1-1 commercial overlay (mapped over approximately 20% of the site) be removed and a C1-2 commercial overlay be mapped over the entire property. The proposed rezoning would allow for the redevelopment of the property with a Use Group 6 local retail development, such as a convenience store or hair salon, consisting of a one-story 7,065 square foot building which would be serviced by 24 accessory parking spaces. The parking area would be accessed from two 15-foot wide, one-way curb cuts along the Forest Avenue frontage of the site, one for entry to the site and one serving as an exit from the property. New landscaping would

be added in conformance with the commercial district regulations pertaining to parking areas pursuant to zoning.

The proposed C1-2 commercial overlay zone permits an FAR of 1.0 which would allow for a maximum development of 18,237 square feet of floor area on the site. The proposed 7,065 square foot commercial retail building is considered to be the Reasonable Worst Case Development Scenario (RWCDS) on the subject site as the required 24 accessory parking spaces, access drives, and landscaped areas would not permit a larger building to be constructed on the property. The proposed FAR for this development would be 0.39, which is well below the allowable FAR of 1.00 in the proposed C1-2 overlay district.

All existing structures on the subject site would be demolished and all existing vegetation would be removed in order to accommodate the proposed development. A landscaped buffer strip at least seven feet in width and containing one 2" caliper tree for every 25 feet of frontage would be created along the street frontage of the site. Three street trees would be planted along the Forest Avenue frontage and one existing tree would remain, to fulfill the street tree requirements.

In the future without the proposed action, the existing conditions on the project site would remain unchanged. The proposed build year is 2015.

(E) designation

In order ensure that the project would not result in any significant air quality impacts from heat and hot water systems emissions, an (E) designation related to air quality would be assigned to the project site, as described in Air Quality discussion, Section 17. of this document.

Purpose and Need

The proposed rezoning would establish a C1-2 commercial overlay over the entire project site, thereby permitting the affected property to be developed with the project proposed by the applicant. The proposed C1-2 district's parking requirements would accommodate the applicant's proposed project by requiring 50% fewer parking spaces compared to C1-1 districts. The proposed rezoning would permit the establishment of a new retail use along the commercially developed Forest Avenue near its intersection with the similarly commercially developed Richmond Avenue.

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☒ PERMITS, specify: Dept. of Buildings building permit

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 18,237
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 3,576
Other, describe (sq. ft.): 14,661 SF landscaped and unpaved area

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 7,065
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 7,065
HEIGHT OF EACH BUILDING (ft.): 24
NUMBER OF STORIES OF EACH BUILDING: 1

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 18,237
The total square feet not owned or controlled by the applicant: 0

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: 18,237 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 18,237 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	None	7,065	None	None
Type (*e.g.,* retail, office, school)	None units	Retail	None	None

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 0 NUMBER OF ADDITIONAL WORKERS: 21
Provide a brief explanation of how these numbers were determined: Based on an estimate of 3 workers per 1,000 SF of floor area

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2015
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 6 months
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: INSTITUTIONAL USES

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project 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?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See attached narrative report	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it	☐	☒

	YES	NO
involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?		
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 1,659		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 1,527,943,200		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		

	YES	NO
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☐	☒
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See attached narrative report		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Hiram A. Rothkrug, EPDSCO	June 20, 2014

SIGNATURE

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project 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? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Deputy Director, EARD	NYC Department of City Planning
NAME	DATE
Olga Abinader	6/20/14

SIGNATURE Olga Abinader

Figure 1, Site Location Map

	1816 Forest Avenue, Staten Island NY	JOSEPH M. MORACE, A.I.A. ARCHITECT 3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066
	CEQR - Arial Photograph of Subject Site	

Figure 2, Tax Map

I 110122 ZMR

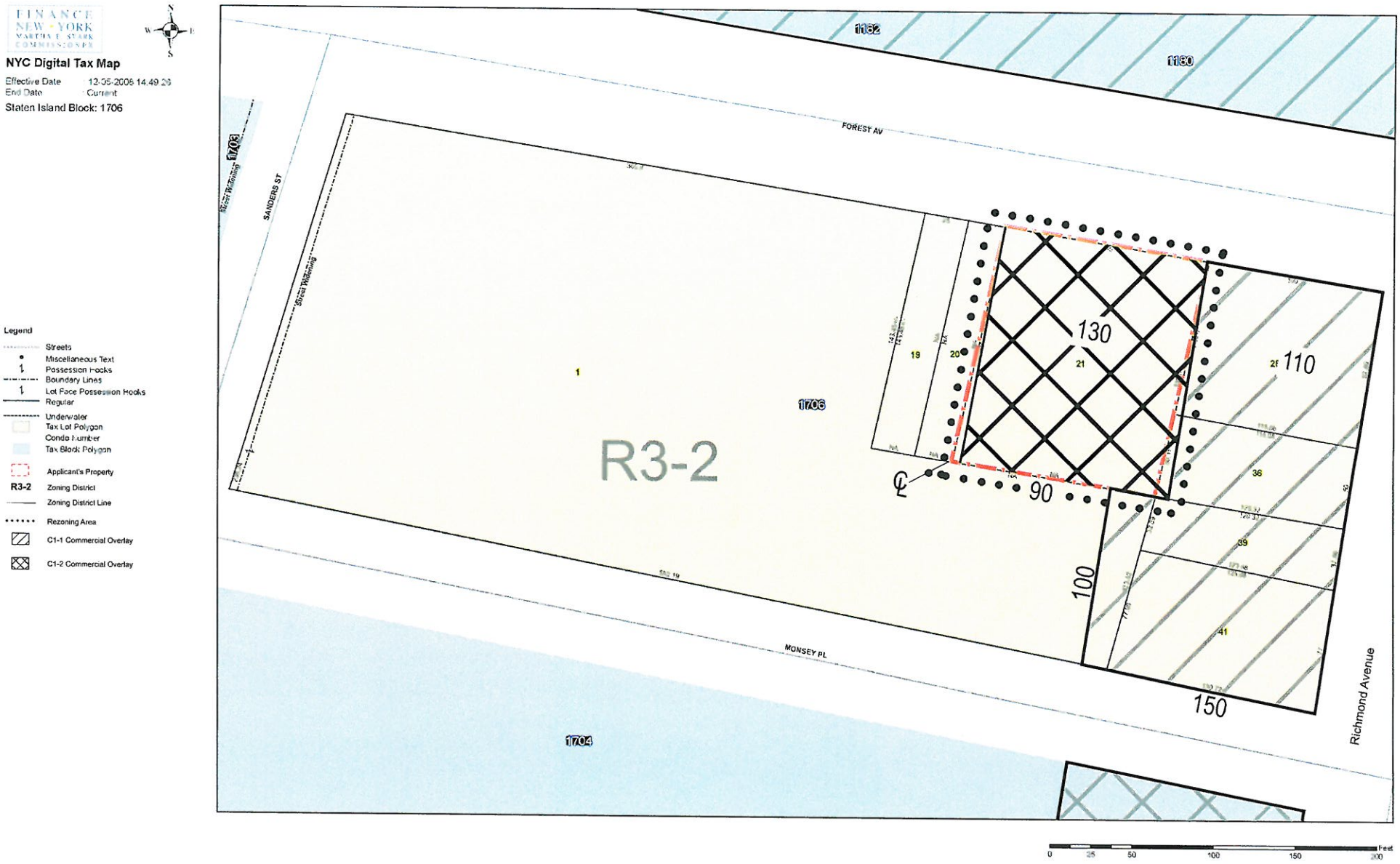


Figure 3, Zoning Map

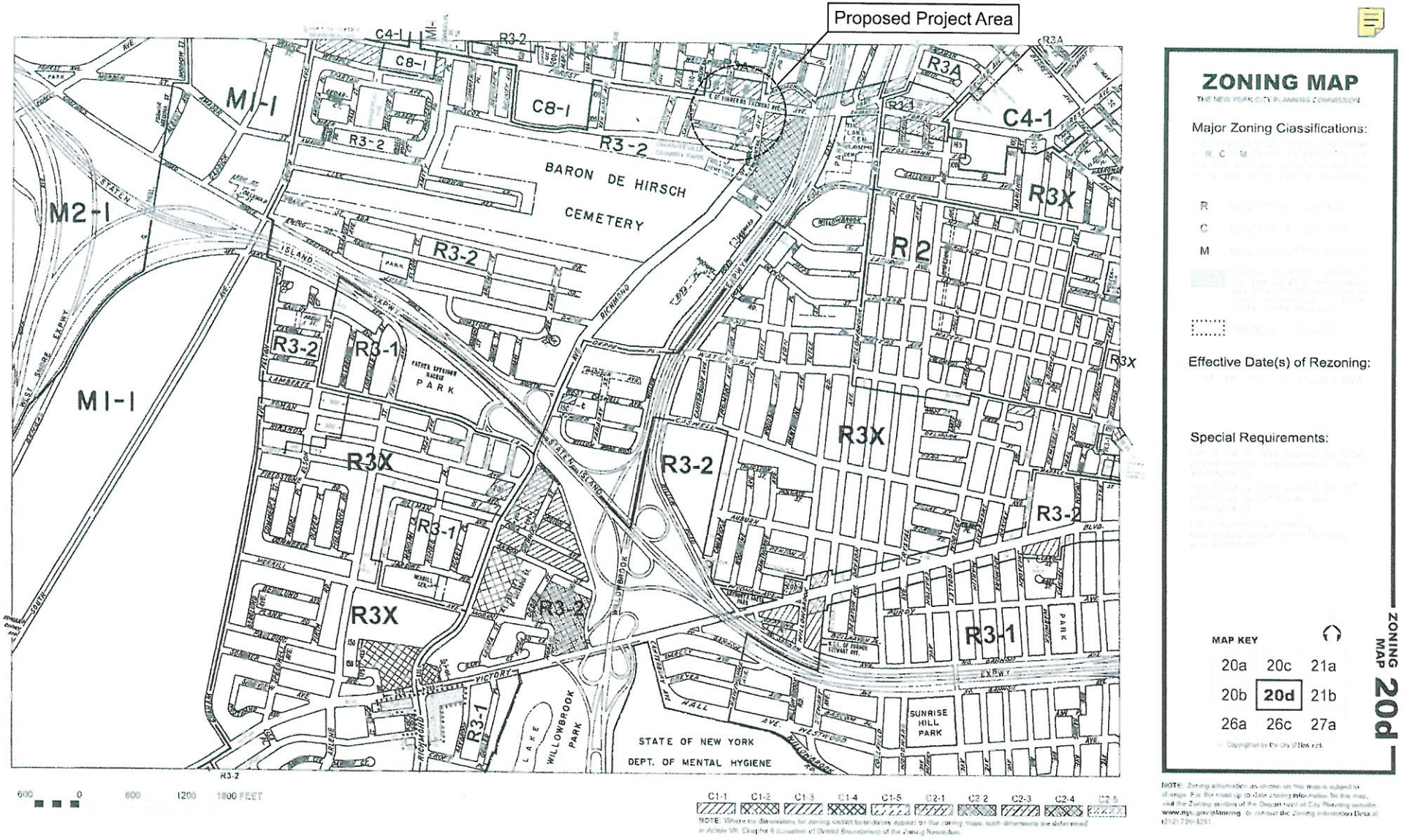


Figure 4, Land Use Radius Map

Area Map

Staten Island Block: 1706, Lot: 21
Project ID #: I 110122 ZMR

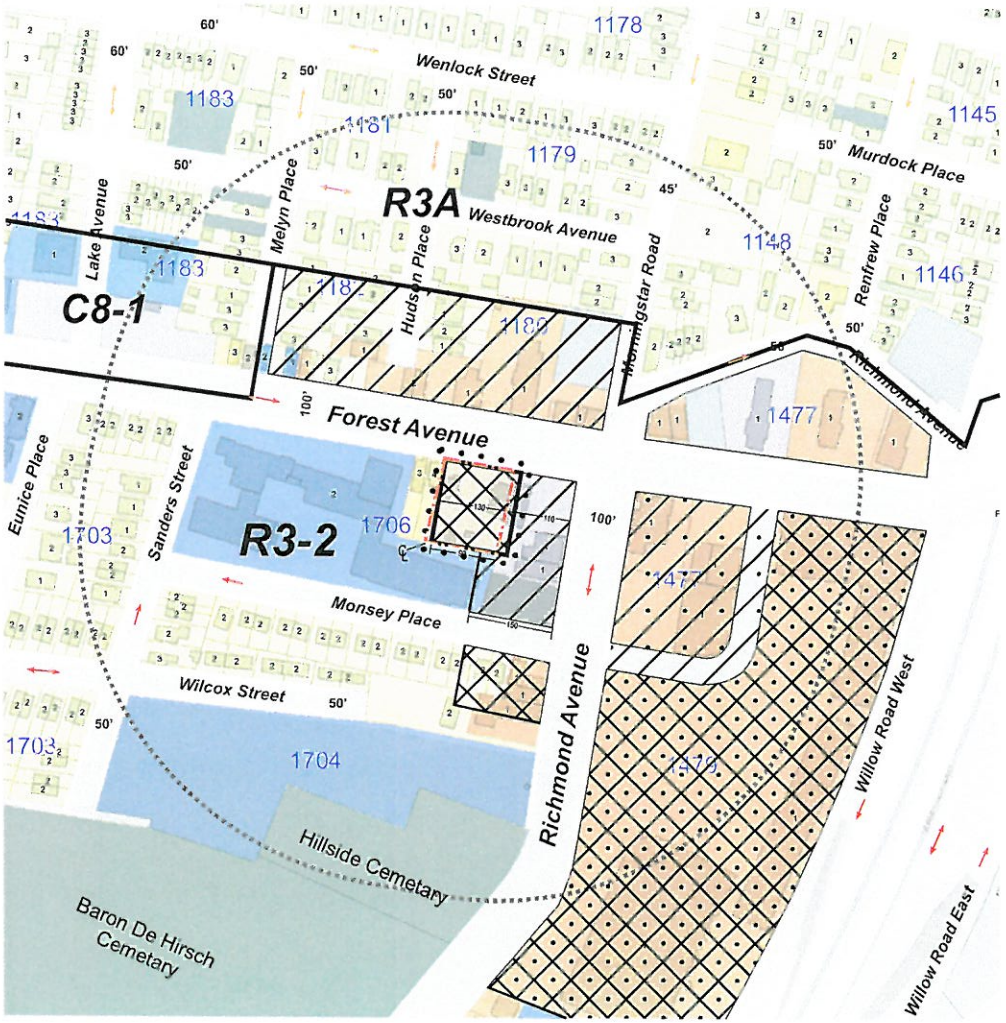
Project Information
- 600' Buffer
- Development Site
- Project Area

Existing Zoning Districts

Existing Commercial Overlays
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land

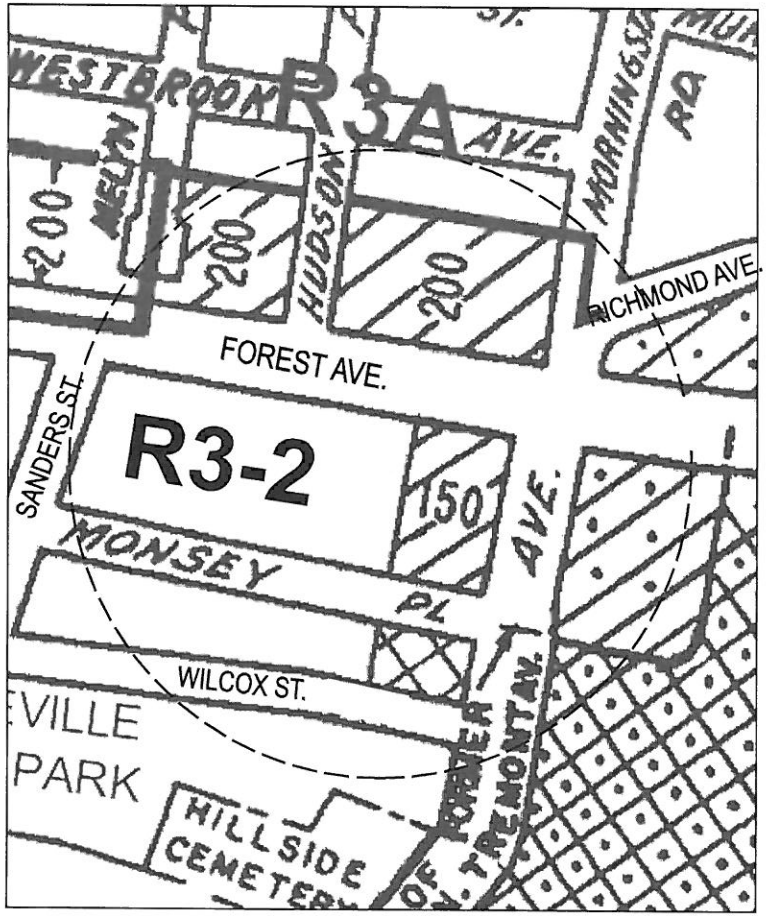


North

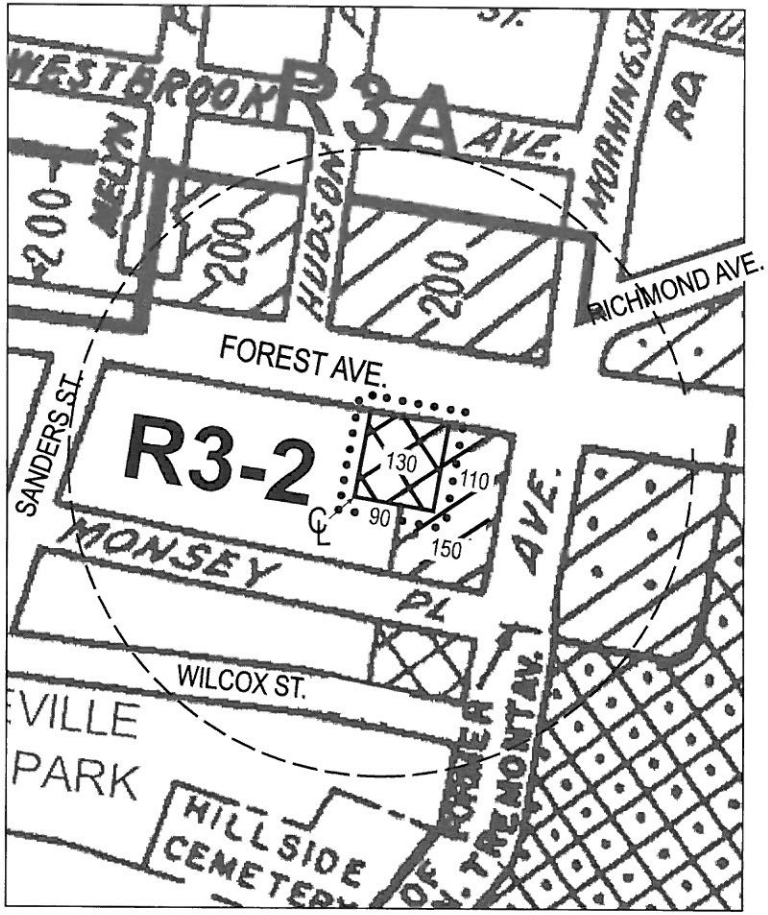
0 200 400 600 Feet

January 2013
Prepared by Urban Cartographics

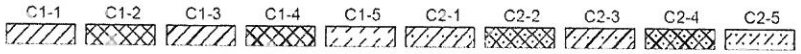
Zoning Change Map



Current Zoning Map



Proposed Zoning Map - Project Area outlined with dotted lines



Changing an R3-2 district to an R3-2/C1-2 district; and

Changing an R3-2/C1-1 district to an R3-2/C1-2 district.

Figure 5, Zone Change Map

Figure 6, Illustrative Site Plan

REFERENCE DATA

BLOCK	1706
LOT	21
ZONE	R3-2 & R3-2/C1-1
MAP NO.	20d
USE GROUP	6
LOT AREA	18,236.98 S.F.
PROPOSED ZONE	R3-2/C1-2

ZONING COMPUTATIONS

LOT AREA	18,236.98 S.F.
PROP. 1st FLR. AREA	7,064.78 S.F.
TOTAL FLOOR AREA	7,064.78 S.F.
FLOOR AREA RATIO	7,064.78 S.F. / 18,236.98 S.F. = .39 < 1.00 :. OK

PARKING COMPUTATIONS

REQ'D PARKING
(BASED UPON C1-2 ZONE)
7,064.78 S.F. / 300 S.F. PER SPACE = 24 SPACES
PROP. PARKING 24 SPACES

REQ'D HANDIC'D PARKING 5% OF 24 SPACES = 1 TOTAL
PROP. HANDIC'D PARKING 1 SPACE

TREE PLANTING REQ'TS

PARKING AREA SHALL BE SCREENED AT THE STREET LINE BY A PERIMETER LANDSCAPED AREA AT LEAST SEVEN FEET IN WIDTH MEASURED PERPENDICULAR TO THE STREET LINE. ONE TWO-INCH CALIPER TREES SHALL BE PROVIDED FOR EVERY 25 FEET OF OPEN PARKING AREA STREET FRONTAGE.

FRONTAGE = 130 FT. / 25 FT. = 5 TREES REQ'D.

ZR 37-41; 37-921; 37-961

PERIMETER LANDSCAPING

TREES

SWEETBAY MAGNOLIA OR EQ. FROM LIST

ZR 37-963

GROUND COVER

VINCA; EPIMEDIUM; MAIDEN GRASS OR EQ. FROM LIST

SHRUBS

OAKLEAF HYDRANGEA, SUMMERSWEET SPIREA OR EQ. FROM LIST

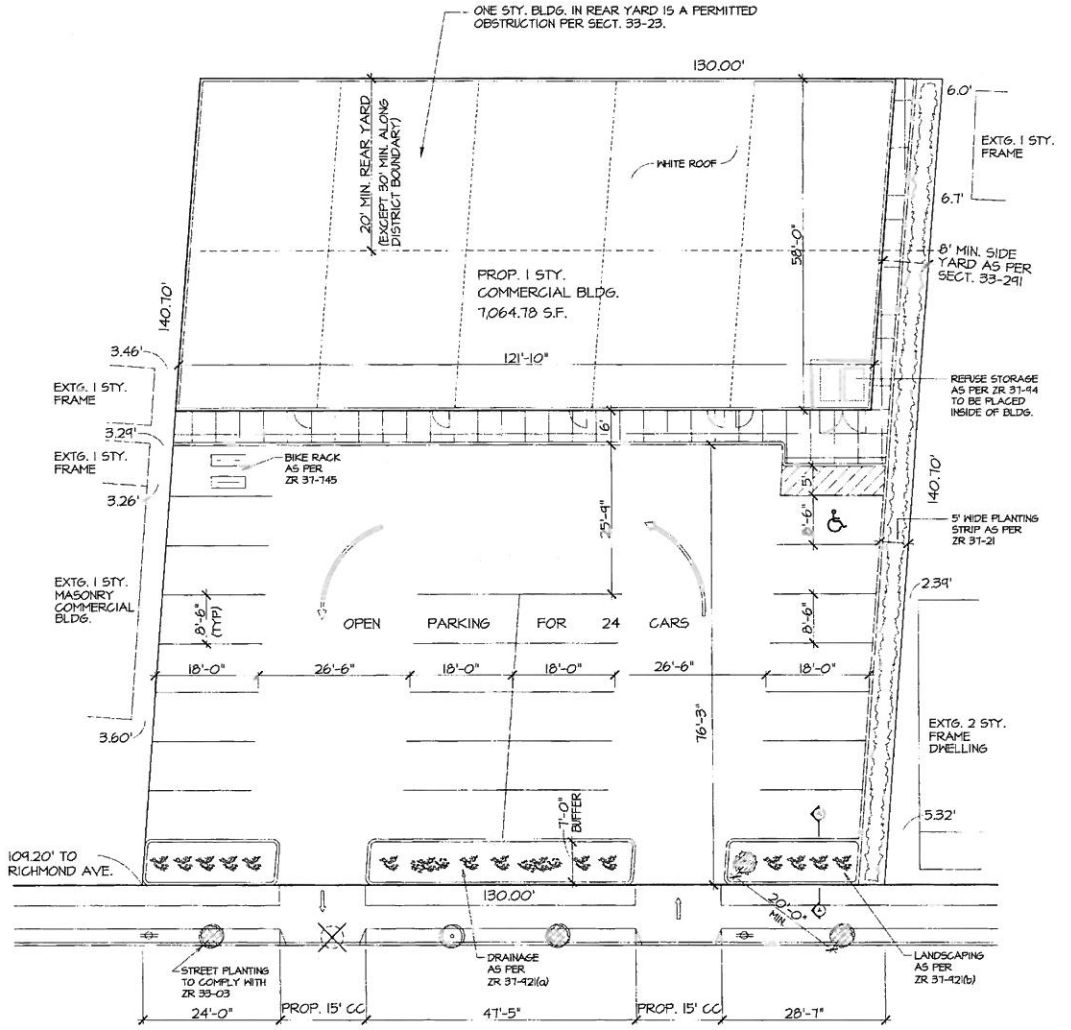
ZR 37-922

INTERIOR LANDSCAPING

NONE REQ'D., LESS THAN 36 CARS & LESS THAN 12,000 SF PARKING AREA

LEGEND

- [ ] LEGAL GRADE
- ( ) EXISTING GRADE
- < > PROP. GRADE
- PROP. LEADER W/ PIPING
- EXIST'G SANITARY PIPING
- PROP. YARD DRAIN
- UTILITY POLE
- FIRE HYDRANT
- PROP. CURB WALL
- (DW) PROP. DRYWELL
- NEW TREE - CERCIS CANADENSIS (redbud tree)
- EXISTING TREE TO REMAIN
- NEW STREET TREE
- EXISTING TREE TO BE REMOVED



FOREST AVENUE

SITE PLAN
SCALE 1"=10'-0"

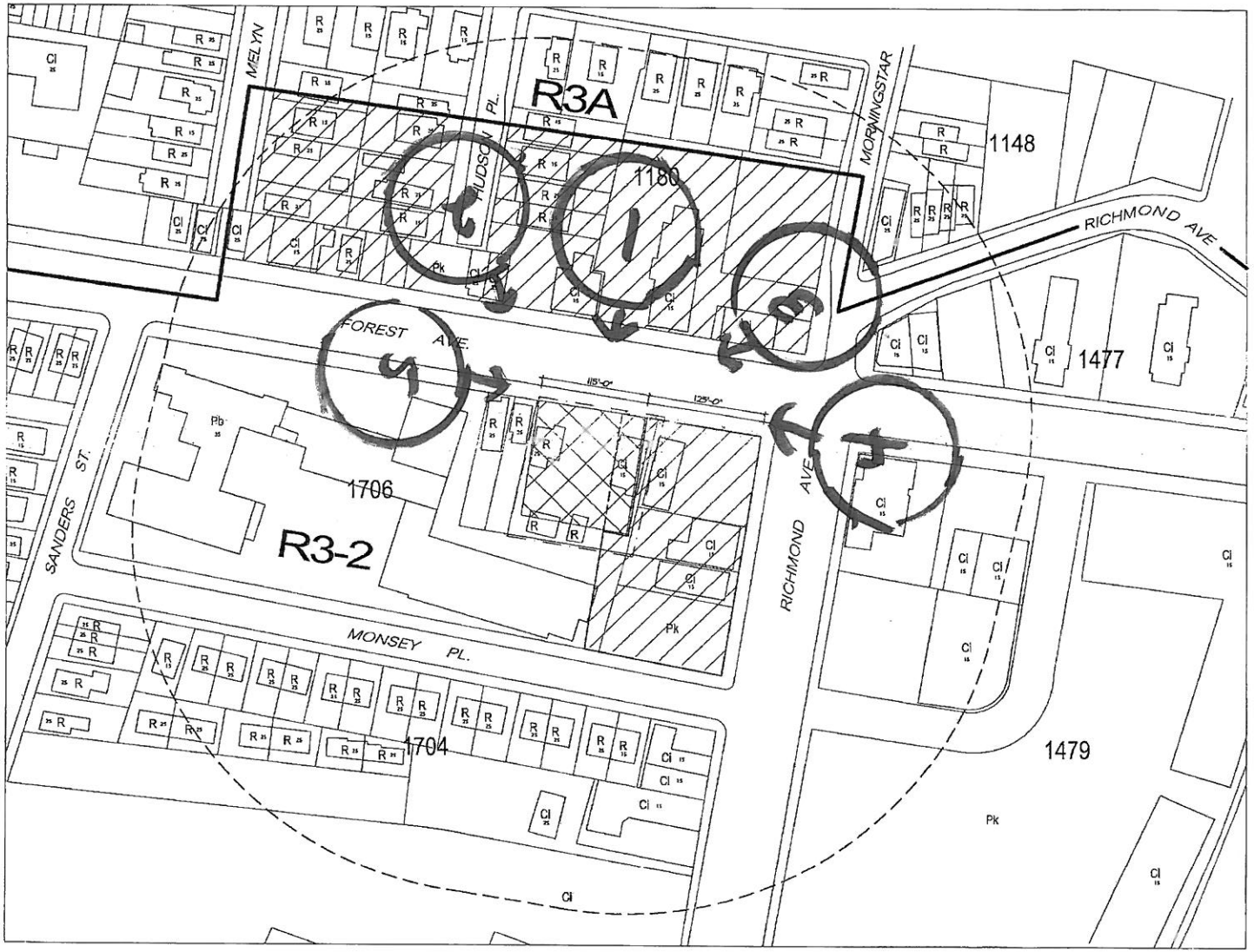
1816 FOREST AVENUE
STATEN ISLAND, N.Y.
SITE PLAN

DATE: 05/27/11
JOB # 941
DRAWN BY: RPM
CHK. BY: JMM
SCALE: 1"=10'-0"
DWG No: A-001.00
SHEET: 1 OF 1

PROPOSED ONE STORY SHOPPING CENTER
1816 FOREST AVENUE , STATEN ISLAND, N.Y.

REV. 09/02/13
REV. 08/17/14

JOSEPH M. MURACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I., N.Y. 10306 (718) 979-3088



400-FOOT RADIUS MAP

R3 - 2 Existing Zoning
125'-0" Proposed Zoning Dimensions
Applicant Property
New C1-2 Comm. Overlay
Existing C1-1 Comm. Overlay
Removed C1-1 Comm. Overlay
Existing Zoning Lines
1148 Tax Block
400' Radius
15 Number of Stories
Building Footprints
Tax Blocks / Lots

Key to Land Uses

R Residential
M Mixed Commercial / Residential
Cl Commercial / Industrial / Manufacturing
T Transportation / Utility
Pb Public Facilities & Institutions
O Open Space / Park
Pk Parking Facilities
V Vacant Land

N

0 25 50 100 200 Feet

Figure 7, Photographs


TIME of Staten Island


OPEN
24
HOURS
BAGEL TIME
McDonald's

SOLLAZZO PLAZA REZONING

ENVIRONMENTAL ASSESSMENT STATEMENT

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the only analysis areas that require further explanation include land use, zoning, and public policy (including waterfront revitalization), shadows, historic and cultural resources, urban design, natural resources, hazardous materials, air quality, noise, and construction as further detailed below. The subject heading numbers below correlate with the relevant chapters of the 2014 *CEQR Technical Manual.*

4. LAND USE, ZONING, AND PUBLIC POLICY

Introduction

The analysis of land use, zoning, and public policy characterizes the existing conditions of the project site and the surrounding study area; anticipates and evaluates those changes in land use, zoning, and public policy that are expected to occur independently of the proposed action; and identifies and addresses any potential impacts related to land use, zoning, and public policy resulting from the proposed project.

In order to assess the potential for project related impacts, the land use study area has been defined as the area located within a 400-foot radius of the area to be rezoned, which is the area within which the proposed action has the potential to affect land use or land use trends. The 400-foot radius study area is generally bounded by Westbrook Avenue to the north, Wilcox Street to the south, an area between Richmond Avenue and Willowbrook Expressway to the east, and Melyn Place to the west. Various sources have been used to prepare a comprehensive analysis of land use, zoning and public policy characteristics of the area, including field surveys, studies of the neighborhood, census data, and land use and zoning maps.

Land Use

Existing Conditions

Site Description

The project site consists of property identified as 1816 Forest Avenue (Block 1706, lot 21), located along the south side of Forest Avenue between Richmond Avenue and Sanders Street in between the Mariner's Harbor and the Elm Park neighborhoods of Staten Island. The site, which has approximately 130 feet of frontage along Forest Avenue, consists of approximately 18,237 square feet of land area developed with approximately 3,714 square feet of building floor area. The property is currently developed with one vacant two-story, former commercial building, one vacant and boarded up two-story residential structure, and an accessory garage building. All three buildings were constructed in about 1945 and are obsolete given the context of the surrounding commercial uses and zoning. The

property is partially landscaped with grass and shrubs, and the rear yard of the property contains several trees.

Surrounding Area

The project site is bordered by Forest Avenue to the north, an automotive service station and accessory convenience store to the east, two three-story residences to the west, and property developed with a two-story public school to the west and south. A McDonalds restaurant is located across Forest Avenue from the site to the north. The remainder of the 400-foot radius study area is primarily developed with one- and two-story commercial developments along the street frontages of Forest and Richmond Avenues and one- to three-story residences located behind these uses and along the smaller streets in the area.

No-Build Condition

Under the No-Build Condition, no changes would be made to the project site and the existing uses on the site would remain as they are currently. The existing vacant residential building and accessory garage and the existing vacant former commercial building would likely remain unoccupied or be demolished.

Based on a review of DCP's Land Use and CEQR Application Tracking System (LUCATS), surrounding land uses within the immediate study area (within 600 feet of the project site) are expected to remain largely unchanged by the project build year of 2015. No development plans are known to exist for the study area by the project build year of 2015. The project study area is generally fully developed with few, if any, vacant parcels.

Build Condition

Under the Reasonable Worst Case Development Scenario (RWCDS), the applicant proposes to develop the property with a Use Group 6 local retail development, such as a convenience store or hair salon, consisting of a one-story 7,065 square foot building which would be serviced by 24 accessory parking spaces. It is proposed to place the building along the rear lot line of the subject site and all of the required 24 accessory parking spaces would be located between the proposed building and the street line of Forest Avenue. The parking area would be accessed from two 15-foot wide, one-way curb cuts along the Forest Avenue frontage of the site, one for entry to the site and one serving as an exit from the property. New landscaping would be added in conformance with the commercial district regulations pertaining to parking areas pursuant to zoning. The proposed action would be taken in 2015.

All existing structures on the subject site would be demolished to accommodate the proposed development. A landscaped buffer strip at least seven feet in width and containing one 2" caliper tree for every 25 feet of frontage would be created along the street frontage of the site. Three street trees would be planted along the Forest Avenue frontage with one existing tree to remain, to fulfill the street tree requirements.

Conclusion

The proposed action would establish a C1-2 commercial overlay over the entire project site, thereby permitting the subject property to be developed with a local retail use in an area surrounded by other, similar commercial uses. The proposed C1-2 district's parking requirements would accommodate the applicant's proposed project by requiring 50 percent fewer parking spaces compared to C1-1 district's. The proposed action would permit the establishment of a new retail use along the commercially developed Forest Avenue near its intersection with the similarly commercially developed Richmond Avenue. These changes would be consistent with the land uses found on the Richmond Avenue frontage of the block to the south of the site across Monsey Place and would be similar to the land uses that exist along the Forest Avenue frontage of the block to the north of the site.

It is the applicant's opinion that the proposed project would complement the surrounding retail environment and serve the surrounding residential community by replacing the current obsolete and vacant buildings on the site with a modern commercial retail development. The proposed rezoning would permit the establishment of a new retail use along the commercially developed Forest Avenue near its intersection with the similarly commercially developed Richmond Avenue.

No potentially significant adverse impacts related to land use are expected to occur as a result of the proposed action. Therefore, further analysis of land use is not warranted.

Zoning

Existing Conditions

The project site is zoned R3-2/C1-1 and R3-2 with approximately 20% of its area lies within a C1-1 commercial overlay district. Most of the surrounding 400-foot radius project study area is also located within the R3-2 district. A C1-1 commercial overlay is mapped over the entire Richmond Avenue block frontage of the project site block to a depth of 150 feet as well as over the entire Forest Avenue block frontages of the two blocks to the north of the project site block to a depth of 200 feet. C1-2, C2-1, and C2-2 commercial overlays are mapped over most of the Richmond Avenue block frontages within the project study area. Other zoning districts mapped within 400 feet of the project site include an area zoned R3A at the northern end of the study area and a small area zoned C8-1 in the study area's northwestern corner.

The R3-2 zoning district is the lowest density zone in the City in which multiple dwellings are allowed. Community facility uses are permitted in this district but commercial uses are not allowed. A variety of housing types, including garden apartments and rowhouses, are common in this district. The R3-2 zoning district requires a minimum lot size of 3,800 square feet for detached units, and a minimum lot size of 1,700 square feet for attached, semi-detached, or other units. The maximum residential floor area ratio (FAR) in the R3 zone is 0.5 plus 0.1 as an attic allowance with a maximum permitted lot coverage of 35

percent and a maximum building height of 35 feet. Two parking spaces are required for a one-family dwelling and three parking spaces are mandated for a two-family dwelling in Lower Density Growth Management Areas such as Staten Island.

C1 and C2 commercial overlay districts accommodate the retail and personal service shops needed in residential neighborhoods Use Groups 1 through 4 and 6, and are generally mapped along major avenues. C2 districts permit a slightly wider range of uses than C1 districts, such as funeral homes and repair shops. The maximum commercial FAR of the C1-1, C1-2, C2-1, and C2-2 overlay districts mapped in lower density residential districts, such as the R3-2 district in the area of the project site, is 1.0. Residential uses are permitted within these overlays with residential bulk being governed by the provisions of the surrounding residential zone. Parking requirements vary by use within the commercial overlay zones with one parking space required for each 150 square feet of general retail floor area in the C1-1 and C2-1 overlay districts and one parking space required for each 300 square feet of general retail floor area in the C1-2 and C2-2 commercial overlay zones. No loading spaces are required for the first 8,000 square feet of floor area, and one loading berth is required for the next 17,000 square feet of commercial retail floor area.

No-Build Condition

In the future and absent the action, development on the project site would continue to be governed by the provisions of the site's underlying R3-2 zoning as well as the C1-1 district mapped on approximately 20% of the site. No Zoning Amendments or other approvals would be sought from the CPC.

Under the No-Build Condition, no changes would be made to the project site and the existing uses on the site would remain as they are currently.

No changes are anticipated to the zoning districts and zoning regulations relating to the project site or the surrounding study area by the project build year of 2015. However, it should be noted that the project study area to the north of Forest Avenue is located within the Staten Island North Shore Land Use and Transportation Study Area. This study is discussed in the Public Policy section below.

Build Condition

In order to facilitate the construction of a commercial retail building on the subject site, the applicant requests that that the existing C1-1 commercial overlay mapped over approximately 20% of the site be removed and a C1-2 commercial overlay be mapped over the entire property. The underlying R3-2 zoning of the property would remain in place. The proposed rezoning would allow for the redevelopment of the property with a Use Group 6 local retail development, such as a convenience store or hair salon, consisting of a one-story 7,065 square foot building which would be serviced by 24 accessory parking spaces.

The proposed C1-2 commercial overlay zone permits an FAR of 1.0 which would allow for a maximum development of 18,237 square feet of floor area on the site. The proposed 7,065 square foot commercial retail building is considered to be the Reasonable Worst Case Development Scenario (RWCDS) on the subject site as the required 24 accessory parking spaces, access drives, and landscaped areas would not permit a larger building to be constructed on the property. The proposed FAR for this development would be 0.39, which is well below the allowable FAR of 1.00 in the proposed C1-2 overlay district.

As illustrated on the Site Plan filed with this application, the proposed development would comply with all the applicable provisions of the proposed C1-2 commercial overlay zoning including permitted uses, building bulk, parking, and landscaping requirements.

Conclusion

The proposed rezoning would establish a C1-2 commercial overlay over the entire project site thereby permitting the subject property to be developed with a local retail use in an area surrounded by other commercial uses. The proposed C1-2 zoning would be consistent with the C1-2 overlay mapped on the Richmond Avenue frontage of the block to the south of the site across Monsey Place and would be similar to the C1-1 commercial overlays mapped along the Forest Avenue frontage of the block to the north of the site as well as the C1-1 overlay mapped to the east and south of the premises. The proposed action would therefore not have a significant impact on the extent of conformity with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby properties.

Potentially significant adverse impacts related to zoning are not expected to occur as a result of the proposed action, and further assessment of zoning is therefore not warranted.

PUBLIC POLICY

Existing Conditions

The Elm Park neighborhood of Staten Island, which is located in Staten Island Community District 1, is primarily a residential neighborhood with a strip of commercial uses running along Richmond Avenue and its intersections with adjoining streets. According to the 2010 U. S. Census, the population of the area, which includes other residential communities along the north shore of Staten Island, increased by 8.1 percent from 162,609 people in 2000 to 175,756 people in 2010.

In addition to the zoning provisions discussed above, the project site is subject to the provisions of the City's Waterfront Revitalization Program (WRP), as the site and the surrounding study area to the west of Richmond Avenue and south of Forest Avenue are located within the City's Coastal Zone Boundary.

The project study area to the north of Forest Avenue is located within the Staten Island North Shore Land Use and Transportation Study Area ("North Shore 2030: A Proposed Action Plan Improving and Connecting the North Shore's Unique and Historic Assets"). The project site lies just south of the Study Area boundary. The DCP website states the following about this study.

The North Shore's assets – the Kill Van Kull, Richmond Terrace, the former North Shore Railroad Right-of-Way (ROW) and historic neighborhoods and town centers – are in need of targeted and coordinated improvements. These improvements will unlock the North Shore's potential to provide North Shore residents, businesses and visitors with quality jobs, needed community services, waterfront public access and improved transportation connections.

The plan's goals are to:

- *Increase opportunities for quality jobs*
- *Create visual and physical public access to the waterfront*
- *Revitalize historic communities with services and housing options*
- *Facilitate east-west commutes*
- *Recover and reutilize brownfield sites*
- *Foster a restored, climate resilient shoreline*

The proposed recommendations will benefit the North Shore by:

- ***Improving mobility and pedestrian safety*** –
    - *Strengthen east-west transportation connections by making targeted intersection improvements, utilizing bus priority service on key routes and creating safe pedestrian connections along Richmond Terrace and to the waterfront.*
    - *In coordination with the MTA North Shore Alternatives Analysis, resolve the conflicts between the former rail line, businesses and public spaces by relocating parts of the ROW and identifying underutilized lots that could support future transit.*

- ***Strengthening the maritime industry*** – *Facilitate maritime business expansion and new job opportunities by targeting expansion areas, addressing regulatory challenges, identifying key infrastructure improvements and encouraging new support businesses and services.*

- ***Increasing public waterfront access*** – *Provide improved pedestrian access along Richmond Terrace with targeted waterfront public open space and access points and an emphasis on creating strong greenway connections between North Shore destinations.*

- ***Enhancing and creating neighborhood centers*** – *Restore the North Shore's historic mixed-use, pedestrian friendly neighborhood centers by incentivizing redevelopment at key locations and providing more retail opportunity, a variety of housing types and increased parking options.*

- ***Addressing environmental challenges*** – *Identify needed physical improvements to the deteriorating shoreline, connect property owners with new tools to remediate contaminated sites and begin long-term citywide studies on climate resilience.*

The Study targets the intersection of Richmond and Forest Avenues close to the project site for safety improvements.

No other public policies would apply to the proposed action as the project site and the surrounding 400-foot radius study area are not located within the boundaries of any 197-a Community Development Plans or Urban Renewal Area plans, and also are not within a historic district, a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area.

No-Build Condition

In the future without the action, the project site would continue to be governed by the provisions of the site's underlying R3-2 zoning, the C1-1 district mapped on approximately 20% of the site, and the City's Waterfront Revitalization Program. The City's Waterfront Revitalization Program and the Staten Island North Shore Land Use and Transportation Study Area Plan would pertain to portions of the 400-foot study area around the property. No other public policy initiatives are anticipated to pertain to the project site or to the 400-foot study area around the property by the project build year of 2015. No changes are anticipated to any public policy documents relating to the project site or the surrounding study area by the project build year.

Build Condition

The Waterfront Consistency Assessment Form and a narrative relating to the proposal's consistency with the applicable waterfront policies are attached hereto **(see Attachment 4-1, Waterfront Revitalization Program)**. The narrative explains how the project complies with the policies noted after each Consistency Assessment Form question that has been affirmatively responded to. The proposed action is consistent with all WRP policies, and as indicated in Attachment 4-1, no significant adverse impacts related to the WRP are anticipated as a result of the project, and further assessment is not warranted.

The proposed development would not be relevant to the Staten Island North Shore Land Use and Transportation Study Area Plan 2030 as the project site lies just outside the boundaries of the Study Area. However, the Study's proposed safety improvements for

the intersection of Richmond and Forest Avenues close to the project site would benefit both the proposed development and other land uses within 400 feet of the project site.

No impact to public policies would occur as a result of the proposed action. The proposed new development would be compatible with the New York City Waterfront Revitalization Program policies applicable to the site, as explained in detail in the Waterfront Consistency attachments to this document. The proposed action would provide for new commercial development on an underdeveloped and underused site adjacent to an existing commercial area and would be compatible with and of benefit to the surrounding residential neighborhood.

Conclusion

In accordance with the stated public policies within the study area, the action would be an appropriate development on the project site, would be a positive addition to the surrounding neighborhood, and would serve to further the goals of the existing public policies for the area.

No potentially significant adverse impacts related to public policy are anticipated to occur as a result of the proposed action, and further assessment of public policy is not warranted.

No significant adverse impacts related to land use, zoning, and public policy are anticipated to occur as a result of the action. The action is not expected to result in any of the conditions that warrant the need for further assessment of land use, zoning, or public policy.

For Internal Use Only:
Date Received: _____

WRP no. 12-044
DOS no. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's designated coastal zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)*. The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and subsequently approved by the New York State Department of State with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other state agencies or the New York City Department of City Planning in their review of the applicant's certification of consistency.

A. APPLICANT

1. Name: Hiram A. Rothkrug, Director, EPDSCO, for Eric Palatnik, Esq.
2. Address: 55 Water Mill Road, Great Neck, NY 11021
3. Telephone: 718-343-0026 Fax: 516-487-2439 E-mail: hrothkrug@epdsco.com
4. Project site owner: Estate of Letizia Sollazzo c/o John Sollazzo

B. PROPOSED ACTIVITY

1. Brief description of activity:

   The applicant requests that a C1-1 commercial overlay mapped on approximately 20% of the project site be removed and a C1-2 commercial overlay be mapped over the entire property in order to facilitate the construction of a commercial retail building on the property. The proposed rezoning would allow for the redevelopment of the property with a Use Group 6 local retail development consisting of a one-story 7,065 square foot building and 24 accessory parking spaces. The parking area would be accessed from two curb cuts along the Forest Avenue frontage of the site. New landscaping would be added in conformance with the commercial district regulations pertaining to parking areas pursuant to zoning. The proposed action would be taken in 2015.

2. Purpose of activity:

   The proposed rezoning would establish a C1-2 commercial overlay over the entire project site thereby permitting the subject property to be developed with a local retail use in an area surrounded by other commercial uses. The proposed rezoning would permit the establishment of a new retail use along Forest Avenue near its intersection with Richmond Avenue.

3. Location of activity: (street address/borough or site description):

   1816 Forest Avenue, Staten Island (Block 1706, Lot 21)

Proposed Activity Cont'd

4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:

   N/A

5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).

   N/A

6. Will the proposed project require the preparation of an environmental impact statement?
   Yes _____ No ____✔____ If yes, identify Lead Agency:

7. Identify **city** discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.

   A City Planning Commission Zoning Map Amendment to remove a C1-1 commercial overlay mapped on approximately 20% of the subject lot area and to map a C1-2 commercial overlay over the entire parcel. The underlying R3-2 zoning of the subject property would remain.

C. COASTAL ASSESSMENT

Location Questions:	**Yes**	**No**
1. Is the project site on the waterfront or at the water's edge?		✔
2. Does the proposed project require a waterfront site?		✔
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?		✔

Policy Questions	**Yes**	**No**

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each question indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either "Yes" or "No" for each of the following questions. For all "yes" responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under-used waterfront site? (1)		✔
5. Is the project site appropriate for residential or commercial redevelopment? (1.1)	✔	
6. Will the action result in a change in scale or character of a neighborhood? (1.2)		✔

Policy Questions cont'd	Yes	No
7. Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3)		✔
8. Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)		✔
9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)		✔
10. Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1)		✔
11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)		✔
12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)		✔
13. Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)		✔
14. Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)		✔
15. Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)		✔
16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)		✔
17. Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)		✔
18. Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound- East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)		✔
19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)		✔
20. Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1and 9.2)		✔
21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)		✔
22. Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)		✔
23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)		✔
24. Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)		✔
25. Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1)		✔
26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)		✔
27. Will any activity associated with the project generate nonpoint source pollution? (5.2)		✔
28. Would the action cause violations of the National or State air quality standards? (5.2)		✔

Policy Questions cont'd	Yes	No
29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)		✔
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)		✔
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)		✔
32. Would the action result in any activities within a federally designated flood hazard area or state-designated erosion hazards area? (6)		✔
33. Would the action result in any construction activities that would lead to erosion? (6)		✔
34. Would the action involve construction or reconstruction of a flood or erosion control structure? (6.1)		✔
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)		✔
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)		✔
37. Would the proposed project affect a non-renewable source of sand ? (6.3)		✔
38. Would the action result in shipping, handling, or storing of solid wastes, hazardous materials, or other pollutants? (7)		✔
39. Would the action affect any sites that have been used as landfills? (7.1)		✔
40. Would the action result in development of a site that may contain contamination or that has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2)		✔
41. Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)		✔
42. Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)		✔
43. Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8)		✔
44. Would the action result in the provision of open space without provision for its maintenance? (8.1)		✔
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)		✔
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)		✔
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)		✔
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)		✔
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)		✔
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)		✔

Policy Questions cont'd	Yes	No
51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10)		✓
52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10)		✓

D. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent Name: Hiram A. Rothkrug, EPDSCO

Address: 55 Water Mill Road, Great Neck, NY 11021

Telephone 718-343-0026

Applicant/Agent Signature: [signature] Date: 6/6/14

Sollazzo Plaza Rezoning

Explanation of Consistency with Waterfront Policies

1. **Policy 1.1: Encourage commercial and residential redevelopment in appropriate coastal zone areas.**

The project site is an appropriate location for the proposed development and meets the criteria of Policy 1.1 as described below.

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.

Relative to Policy 1.1 A., the project site is not designated either as a Special Natural Waterfront Area (SNWA) or a Significant Maritime and Industrial Area (SMIA) nor is it located in close proximity to any such areas. The project site does not border the shoreline and does not contain any unique or significant natural features. The project site is currently developed with two residential structures, an accessory garage building, and associated landscaping. One of the structures is vacant and boarded up and the other is obsolete. The site is located along and close to Forest Avenue and Richmond Avenue, two, major four lane arterials servicing the north shore of Staten Island respectively. The surrounding area is nearly completely developed with commercial, residential, and community facility uses.

The proposed action would result in the redevelopment and productive use of this partially vacant site. The proposed commercial retail building would be compatible with and of benefit to the surrounding commercial and residential community. No jobs would be displaced by the action and new jobs would be provided on the site.

Development of the proposed project would have no impact upon public access to the waterfront as the project site is not located along or close to the waterfront.

B. Public actions, such as property disposition, Urban Renewal Plans, and infrastructure provision, should facilitate redevelopment of underused property to promote housing and economic development and enhance the city's tax base.

The proposed project would not involve any of the public actions noted under Policy 1.1 B. and therefore this policy does not apply to the proposed action.

8. SHADOWS

Under CEQR, a shadow is defined as the circumstance in which a building or other built structure blocks the sun from the land. An adverse shadow impact is considered to occur when the shadow from a proposed project falls upon a publicly accessible open space, a historic landscape, or other historic resource if the features that make the resource significant depend on sunlight, or if the shadow falls on an important natural feature and adversely affects its uses or threatens the survival of important vegetation. An adverse impact would occur only if the shadow would fall on a location that would otherwise be in sunlight; the assessment therefore distinguishes between existing shadows and new shadows resulting from a proposed project. Finally, the determination of whether the impact of new shadows on an open space or a natural or historic resource would be significant is dependent on their extent and duration. In general, shadows on City streets and sidewalks or on other buildings are not considered significant under CEQR. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are not considered significant under CEQR.

A shadows analysis is generally only required if a project's building(s) are over 50 feet in height and are close enough to an existing park, historic resource, or important natural feature to cast a shadow on them. Although the proposed building would be only approximately 24 feet in height, it would be constructed adjacent to an outdoor playground on the grounds of the Graniteville Elementary School (PS 22) which adjoins the project site to the south and wraps around the site to the west. Therefore, a preliminary shadows screen is required.

Based on *CEQR Technical Manual* criteria, the longest shadow that any building would cast during the year (except within an hour and a half of sunrise or sunset which is not deemed to be of concern) is 4.3 times its height. 4.3 times the proposed building height of 24 feet is approximately 103.2 feet. The Graniteville Elementary School playground referenced above is located within 103.2 feet of the proposed building as shown on the attached Tier 2 Shadows Analysis Drawing (Longest Shadow Study Area). However, as indicated by the shaded area on the drawing, much of this playground lies south of the project site and according to the *CEQR Technical Manual,* in New York City "no shadow can be cast in a triangular area south of any given project site".

The attached Tier 3 Shadows Drawings indicate the following:

- No shadows would be cast by the proposed building on the adjacent Graniteville Elementary School playground on either December 21st (the shortest day of the year) or on March/September 21st (the vernal and autumnal equinoxes).
- On May and August 6th, shadows would be cast on approximately 20% of the playground between the hours of 6:30 and 7:00 AM. This shadows impact would not

be considered significant according to the *CEQR Technical Manual* as it would occur within 1.5 hours after sunrise. In addition, it is unlikely that the playground would be in use during these hours.

- On the longest day of the year, the summer solstice on June 21st, shadows would be cast on approximately 40% of the playground between the hours of 6:00 and 7:00 AM. This shadows impact would not be considered significant according to the *CEQR Technical Manual* as it would occur within 1.5 hours after sunrise. In addition, it is unlikely that the playground would be in use during these hours.

Therefore, no significant shadows impacts would be cast by the proposed building on the adjacent playground.

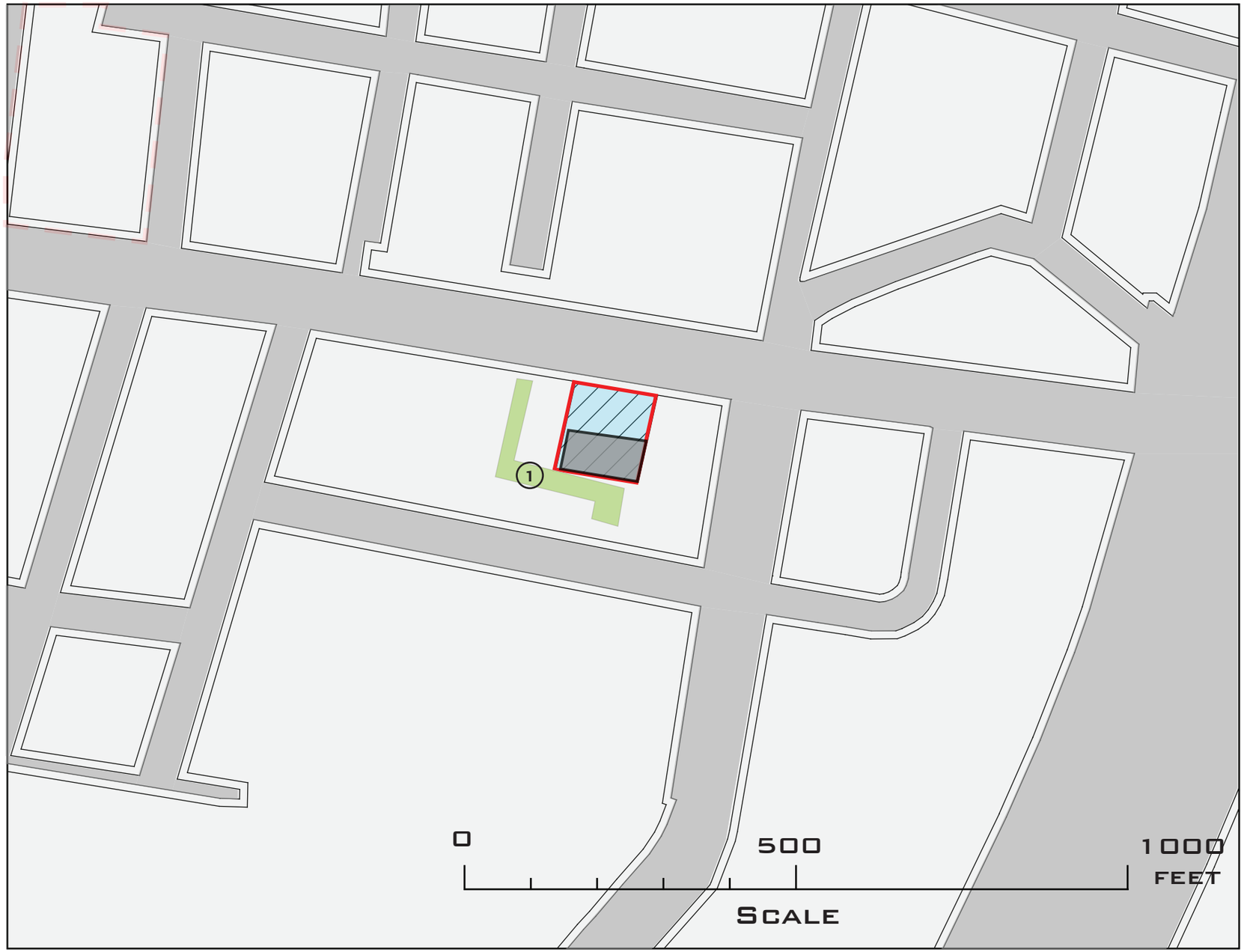
No other sunlight-sensitive open space areas, Historic Districts or designated historic resources, or important natural features are located within the maximum shadow distance of 103.2 feet from the proposed building. Therefore, no shadows of concern would be cast by the proposed development.

The proposed development would not result in significant adverse shadows impacts on any open space resources, historic resources, or important natural features and no further analysis is warranted.

PROPOSED BLDG. SITE

① SUNLIGHT-SENSITIVE RESOURCES

PROPOSED BUILDING



1816 FOREST AVENUE

CEQR - SHADOWS -- BASE MAP

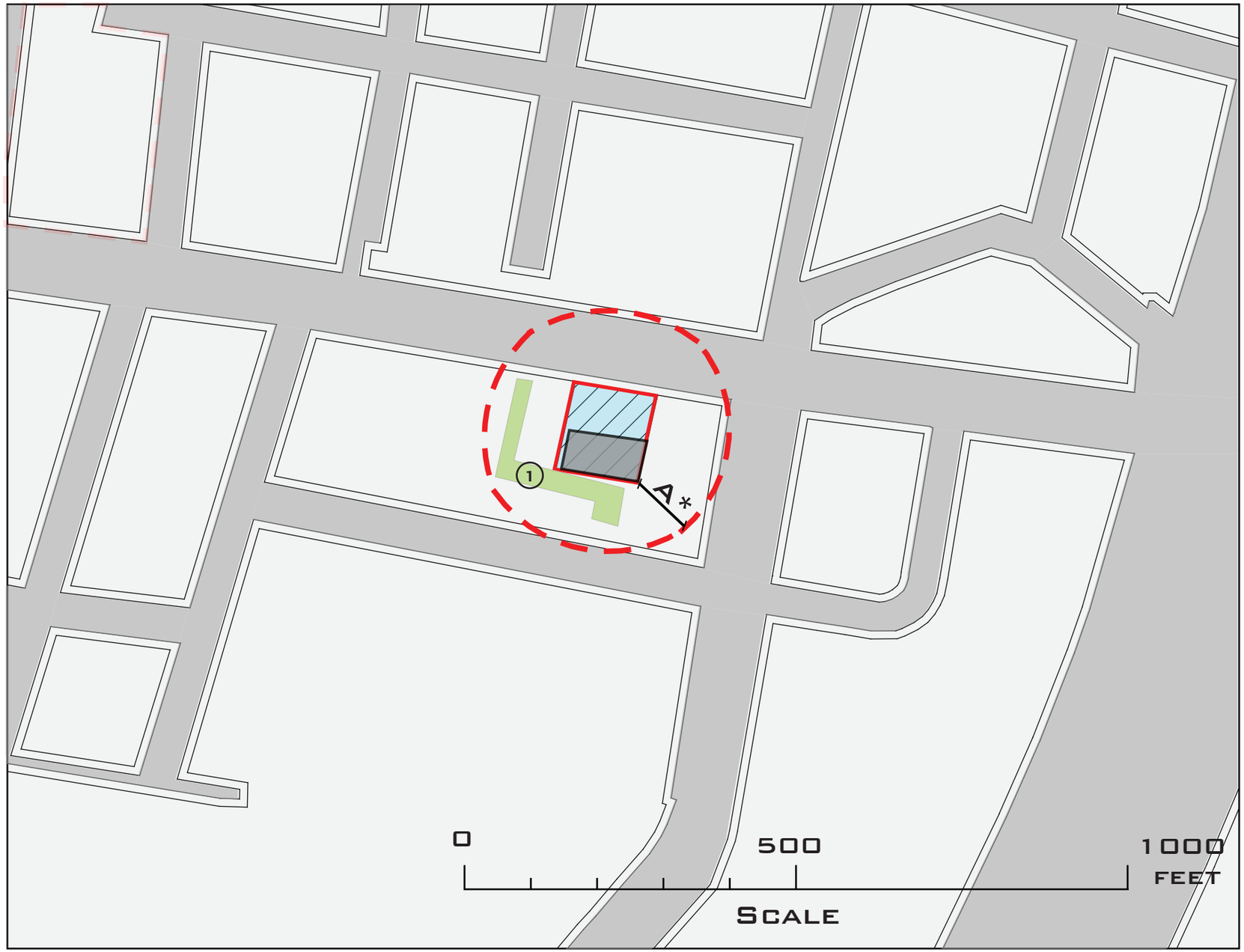
JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

PROPOSED BLDG. SITE

① SUNLIGHT-SENSITIVE RESOURCES

LONGEST SHADOW STUDY AREA BOUNDRY

PROPOSED BUILDING



A*: 103.2'
(RADIUS = 4.3 x 24 (MAX. BLDG. HGT.))

1816 FOREST AVENUE

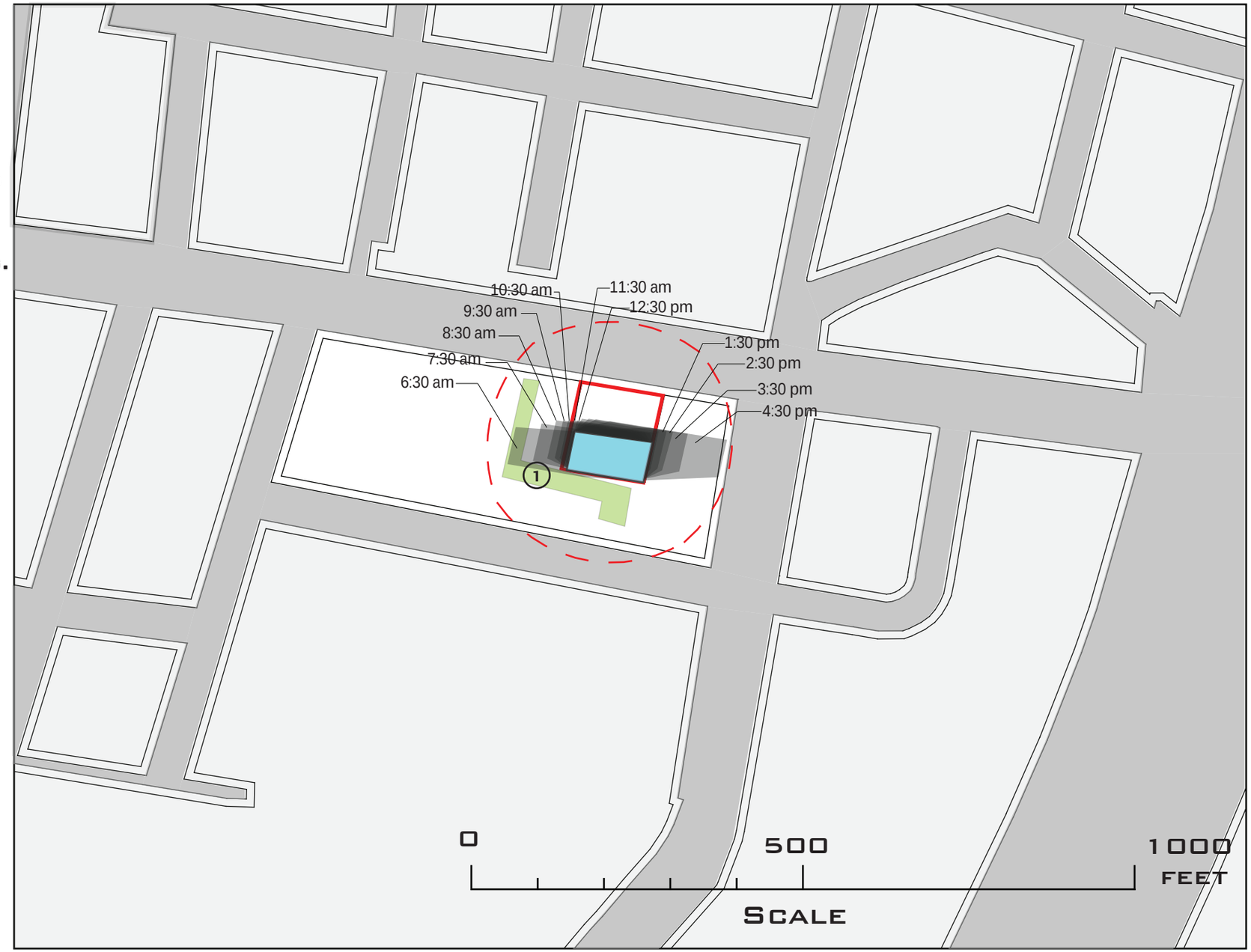
CEQR - SHADOWS -- LONGEST SHADOW STUDY AREA

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

PROPOSED BLDG. SITE

① SUNLIGHT-SENSITIVE RESOURCES

SHADOW FROM PROPOSED BLDG.



1816 FOREST AVENUE

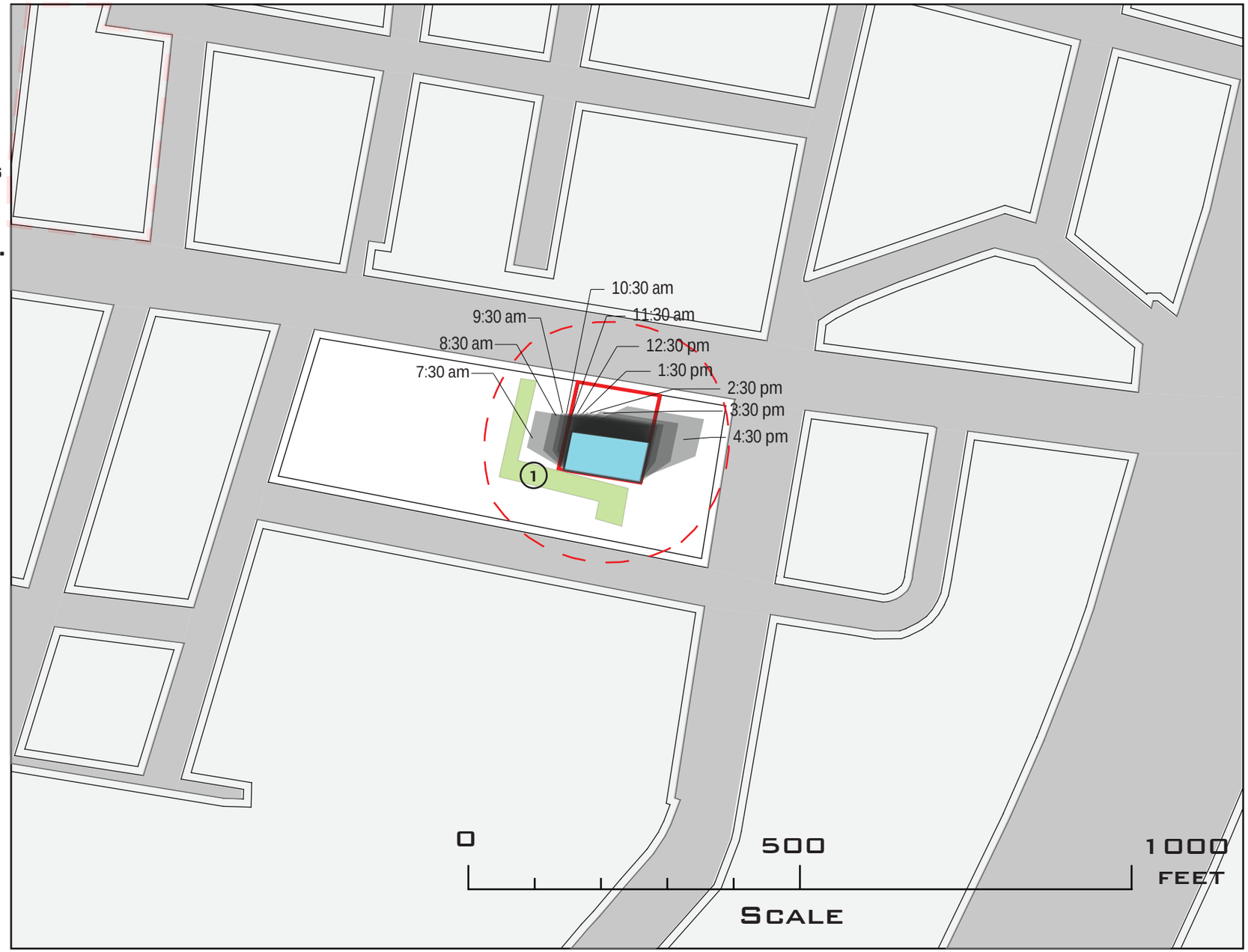
CEQR - SHADOWS -- TIER 3 SCREENING - MAY/AUGUST 6 ANALYSIS

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

PROPOSED BLDG. SITE

① SUNLIGHT-SENSITIVE RESOURCES

SHADOW FROM PROPOSED BLDG.



1816 FOREST AVENUE

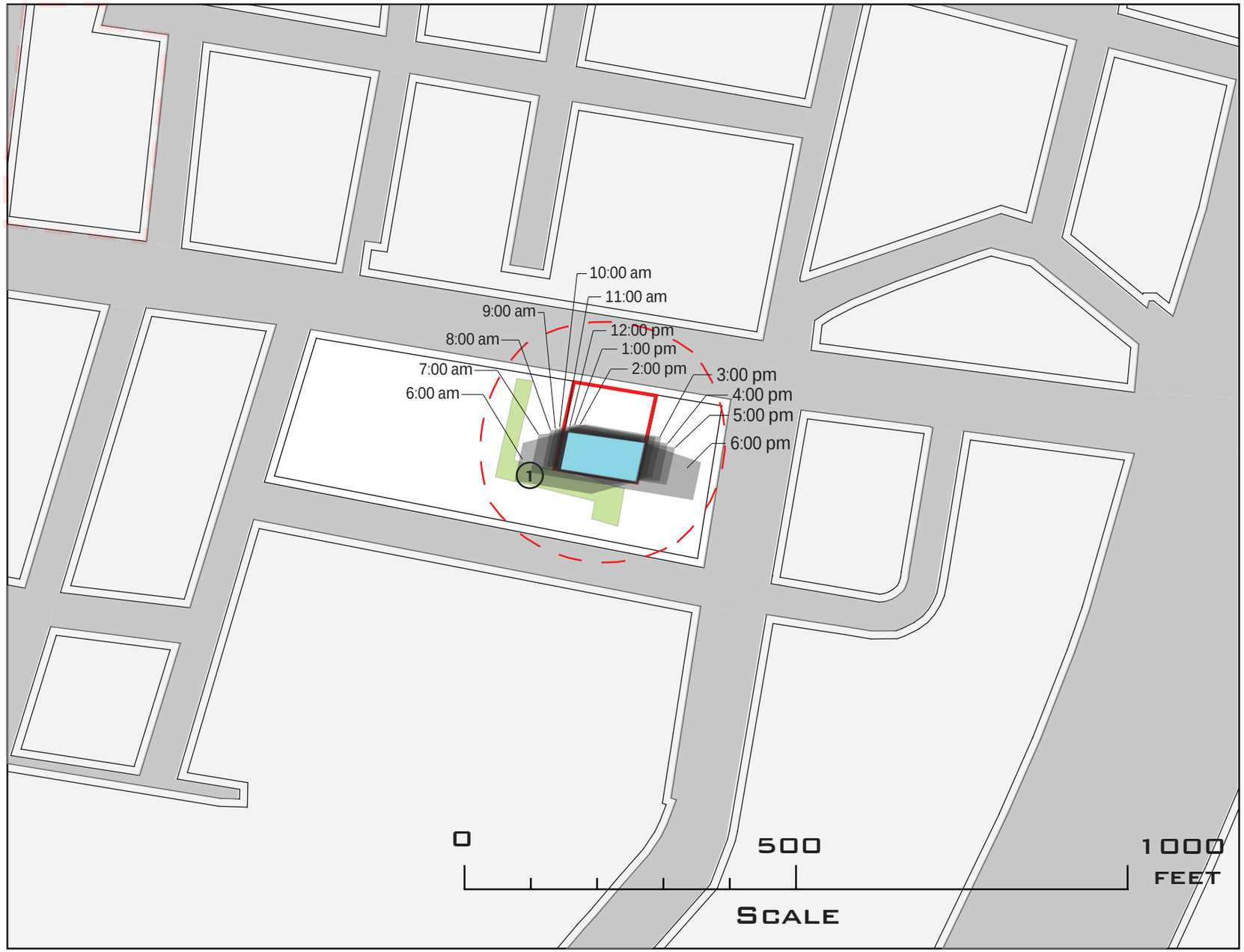
CEQR - SHADOWS -- TIER 3 SCREENING - MARCH/SEPT. 21ST ANALYSIS

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

PROPOSED BLDG. SITE

① SUNLIGHT-SENSITIVE RESOURCES

SHADOW FROM PROPOSED BLDG.



1816 FOREST AVENUE

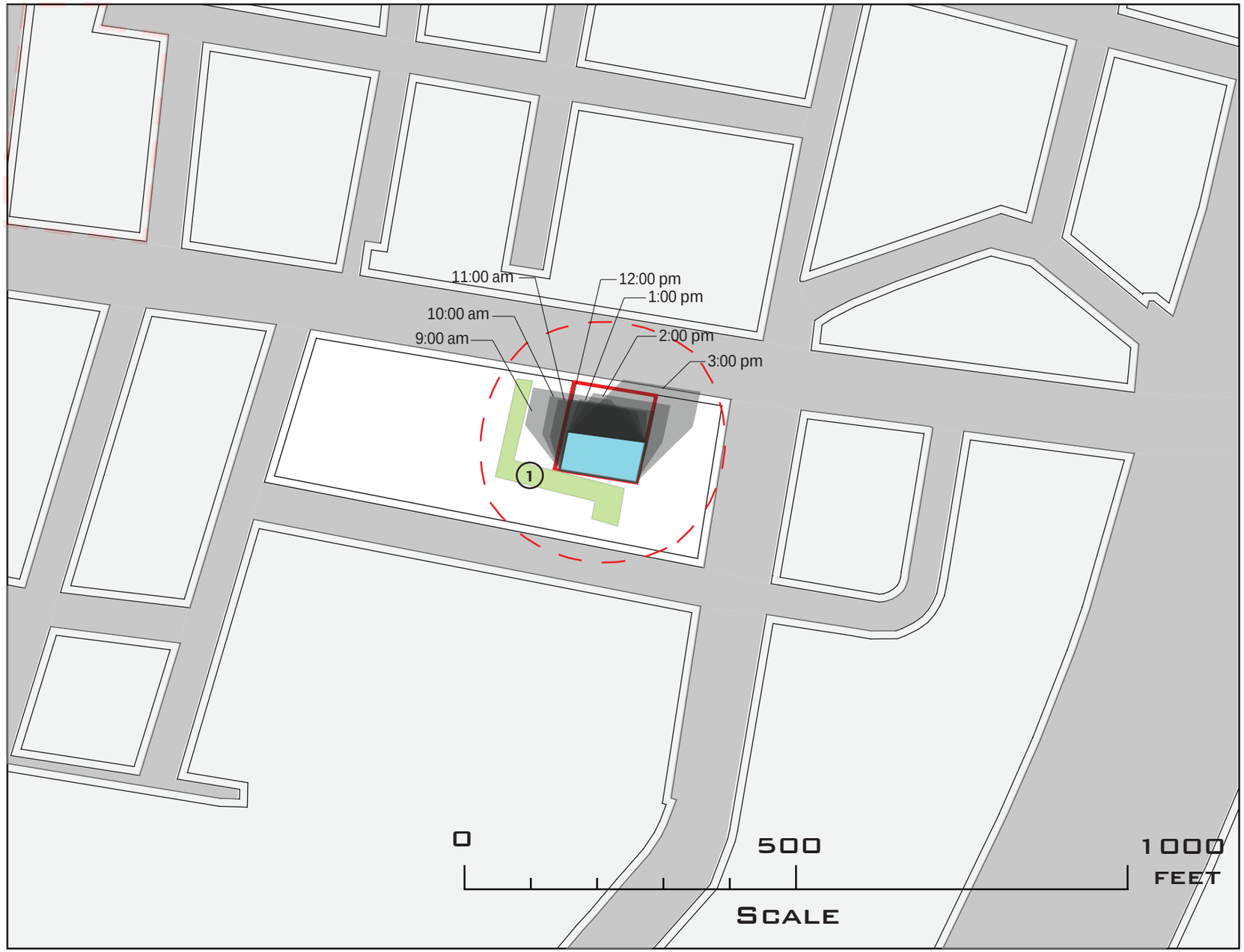
CEQR - SHADOWS -- TIER 3 SCREENING - JUNE 21 ANALYSIS

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

PROPOSED BLDG. SITE

① SUNLIGHT-SENSITIVE RESOURCES

SHADOW FROM PROPOSED BLDG.



1816 FOREST AVENUE

CEQR - SHADOWS -- TIER 3 SCREENING - DECEMBER 21ST ANALYSIS

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

9. HISTORIC AND CULTURAL RESOURCES

The NYC Landmarks Preservation Commission (LPC) in their letter of March 28, 2012 (copy attached) determined that the proposed project would not result in any impacts to historic or archaeological resources.

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 12DCP082R
Project: FOREST AVE REZONING
Address: 1816 FOREST AVENUE, **BBL:** 5017060021
Date Received: 3/28/2012

[X**] No architectural significance**

[X**] No archaeological significance**

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

Comments:

Gina Santucci 4/2/2012

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 27938_FSO_DNP_04022012.doc

10. URBAN DESIGN AND VISUAL RESOURCES

Introduction

The *CEQR Technical Manual* states that a preliminary urban design assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. The proposed action is the rezoning of the project site from an existing R3-2 zone with a C1-1 commercial overlay mapped over approximately 20% of the lot area to the proposed removal of the C1-1 commercial overlay and the mapping of a C1-2 commercial overlay over the entire site (the underlying R3-2 zoning would remain). As the current C1-1 commercial overlay covers only approximately 20% of the area of the site, the property could not feasibly be developed for commercial use and would only be usable for a residential or community facility development. Therefore, a preliminary urban design assessment would be required as the proposed action would develop a commercial use on the project site that would not occur under existing zoning.

Existing Conditions

The project site is located along the south side of Forest Avenue, with approximately 130 feet of frontage along Forest Avenue, between Richmond Avenue and Sanders Street. Adjacent uses include an automotive service station and accessory convenience store to the east, a three-story residence to the west, and property developed with a two-story public school to the south. A McDonalds restaurant is located across Forest Avenue from the site to the north. The surrounding 400-foot radius area is characterized primarily by commercial developments along Forest and Richmond Avenues and one- to three-story residences located behind these uses and along the smaller streets in the area.

The project site consists of approximately 18,237 square feet of land area and includes a total of approximately 3,714 square feet of building floor area. It is currently developed with one vacant and boarded up two-story former commercial building, one vacant two-story residential structure, and an accessory garage building. All three buildings were constructed in about 1945 and, although they comply with the provisions of the existing R3-2 zoning of the site, are obsolete given the context of the surrounding commercial uses and zoning. The property is partially landscaped with grass and shrubs, and the rear yard of the property contains several trees.

Proposed Conditions

The proposed rezoning would allow for the redevelopment of the property with a Use Group 6 local retail development consisting of a one-story 7,065 square foot building which would be serviced by 24 accessory parking spaces. All existing structures on the subject site would be demolished and all existing vegetation would be removed in order to accommodate the proposed development. It is proposed to place the building along the rear lot line of the subject site and all of the required 24 accessory parking spaces would be

located between the proposed building and the street line of Forest Avenue. The parking area would be accessed from two 15-foot wide, one-way curb cuts along the Forest Avenue frontage of the site, one for entry to the site and one serving as an exit from the property. New landscaping would be added in conformance with the commercial district regulations pertaining to parking areas pursuant to zoning. A landscaped buffer strip at least seven feet in width and containing one 2" caliper tree for every 25 feet of frontage would be created along the street frontage of the site. Five street trees would be planted along the Forest Avenue frontage of the site to fulfill the street tree requirements.

Urban Design and Visual Resource Impacts

The proposed development would represent a clearly different use with a substantially different appearance than either the current development on the project site or a development that could currently be built under the property's existing zoning. However, as explained below, the proposed building would be an appropriate development from an urban design perspective given the surrounding neighborhood context. See the attached existing site and surrounding context photographs, the proposed Site Plan, and the massing study drawing for the proposed project.

It is the applicant's opinion that the project site is an obsolete and undesirable location for its former residential and vacant commercial development as it is surrounded by occupied commercial and community facility developments including a McDonalds restaurant and several strip retail stores to the north, a large elementary school to the south, and an automotive service station and accessory convenience store to the east. In addition, the project site is located along Forest Avenue, which is a four-lane thoroughfare close to its intersection with Richmond Avenue, which is also a four lane roadway. The residential and commercial buildings on the site were constructed in about 1945 and are obsolete within the context of the surrounding commercial uses and zoning. The two remaining residential dwellings located on the project site block adjoin the project site to the west and are similarly obsolete given the non-residential character of and the traffic volumes along Forest Avenue in this area.

The street frontages of Forest and Richmond Avenues within the 400-foot radius project study area are all mapped with C1 and C2 commercial overlays with the exception of most of the project site, the two adjacent residential dwellings, and the elementary school. Nearly all the development within these overlay districts consists of commercial businesses which are located in more recently constructed buildings than those located on the project site. It appears that development along Forest and Richmond Avenues has gradually changed from residential to commercial use since the time that the buildings on the project site were originally constructed.

Visually, the project site is relatively unique within the 400-foot radius project study area along Forest and Richmond Avenues as it is one of the few residentially developed sites

along these roadways. No significant visual resources exist within the 400-foot radius project study area, which according to *CEQR Technical Manual* criteria, are considered to be views of the waterfront, public parks, landmark structures or districts, and natural resources.

In the future without the action, it is not anticipated that any new development would occur on the project site. Significant new development in the study area by the project build year is not expected as the project study area is generally fully developed with commercial uses and residences and few, if any, vacant parcels exist. Therefore, it is not anticipated that the urban design character of the area would change significantly by 2015 without the project.

As illustrated in the attached streetscape overlay and the project rendering, the proposed development would be similar to other commercial retail developments in the surrounding area which typically consist of a one- to two-story structure surrounded by areas for vehicle parking. Therefore, the proposed building would be similar in appearance to and in character with the surrounding commercial environment and would represent an appropriate development relative to urban design and visual resources.

The proposed project would not affect such urban design elements as block forms and street patterns. It also would not affect significant views currently available in the vicinity of the property. The proposed building and use would be in character with development patterns in the area, and therefore no adverse environmental impacts to urban design and visual character would arise as a result of the proposed action.

1816 Forest Avenue, Staten Island NY

CEQR - Urban Design -- Arial Photograph of Subject Site

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

Existing Zoning

Residential:

Lot Area: 18,236.98 S.F.

Lot Coverage: 1,305.59 S.F. + Garages 1,170 = 2475.59

1st Floor Area: 1,305.59 S.F.

2nd Floor Area: 796.00 S.F.

Total Floor Area: 2,101.59 S.F.

Floor Area Ratio: $\frac{2,101.59}{18,236.98} = .115 = 11.5\%$

Building Height: ±26.5'

Commercial:

Lot Area: 18,236.98 S.F.

Lot Coverage: 1,100.00 S.F.

1st Floor Area: 1,100.00 S.F.

2nd Floor Area: 512.35 S.F.

Total Floor Area: 1,612.35 S.F.

Floor Area Ratio: $\frac{1,612.35}{18,236.98} = .088 = 8.8\%$

Building Height: ±21'

Total:

Lot Area: 18,236.98 S.F.

Lot Coverage: 3,575.59 S.F.

Total Floor Area: 3,713.94 S.F.

Floor Area Ratio: $\frac{3,713.94}{18,236.98}$

$= .204$

$= 20.4\%$

Proposed Zoning

Commercial:

Lot Area: 18,236.98 S.F.

Lot Coverage: 7,064.78 S.F.

1st Floor Area: 7,064.78 S.F.

Total Floor Area: 7,064.78 S.F.

Floor Area Ratio: $\frac{7,064.78}{18,236.98} = .387 = 38.7\%$

Building Height: 24'

JOSEPH M. MORACE, A.I.A. ARCHITECT
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1816 Forest Avenue, Staten Island NY

CEQR - Urban Design -- Surrounding Context Photographs

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

EXISTING SITE & CONTEXT

PROPOSED PROJECT

1816 FOREST AVENUE, STATEN ISLAND NY

CEQR - URBAN DESIGN -- STREETSCAPE OVERLAY

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

FOREST AVENUE

PROPOSED ONE STORY SHOPPING CENTER

1816 FOREST AVENUE , STATEN ISLAND, N.Y.

REV: 09/02/13
REV: 03/17/14

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3666

1816 FOREST AVENUE
STATEN ISLAND, N.Y.

FRONT ELEVATION

DATE: 05/27/11
JOB # 941
DRAWN BY: RPM
CHK. BY: JMM
SCALE: N/A
DWG No: A-001.00
SHEET: 1 OF 1

12. HAZARDOUS MATERIALS

Introduction

Based on the *CEQR Technical Manual*, a hazardous materials assessment is relevant to the proposed action as it would result in "development where underground and/or aboveground storage tanks (USTs or ASTs) are (or were) located on or near the site." The project site is located adjacent to a lot developed with an automotive service station (Block 1706, lot 28) which contains fueling stations and underground storage tanks.

Existing Conditions

The property is currently developed with one vacant and boarded up two-story former commercial building, one vacant two-story residential structure, and an accessory garage building. All three buildings were constructed in about 1945. In addition to the automotive service station noted above, the project site is located adjacent to other residences and an elementary school. The remainder of the 400-foot radius area around the property is developed with commercial developments along Forest and Richmond Avenues and one- to three-story residences located behind these uses and along the smaller streets in the area. The project site and the surrounding study area are zoned for residential and local commercial use. Therefore, other than the adjacent automotive service station, no uses within 400 feet of the project site would be of concern for hazardous materials.

The subject site was not identified on any of the government environmental databases reviewed, including the USEPA Superfund or CERCLIS lists, the ERNS database, the RCRA Hazardous Waste Treatment/Storage/Disposal [TSDF] Facilities list or the RCRA Hazardous Waste Generators database. There are no listings for the *project site* on the following NYSDEC databases: Petroleum Bulk Storage, Spills, Chemical Bulk Storage, the Brownfields database, the Inactive Hazardous Waste Disposal Site Registry, Solid Waste Facilities database or Major Oil Storage Facilities lists.

There are not any USEPA Superfund (NPL) sites, NYSDEC Inactive Hazardous Waste Disposal sites, RCRA Treatment/Storage/Disposal [TSDF] Facilities, Major Oil Storage Facilities, Brownfield sites, Solid Waste facilities, Voluntary Cleanup Program sites or Engineering/Institutional Controls facilities located within 1/2 mile of the subject property.

There are four NYSDEC-reported spill incidents identified within 400 feet of the project site. Three of these have been closed by the NYSDEC. The one active spill incident occurred at the adjacent gasoline filling station at 920 Richmond Avenue (A.K.A. 1810 Forest Avenue), Staten Island, New York. According to information in the database, Spill Number 9502503 was assigned on 5/30/95 when contaminated soil was discovered during soil sampling at this site. In 1996, twelve 550-gallon underground gasoline tanks (USTs), three previously abandoned 550-gallon USTs, a 1,000-gallon fuel oil UST and a 550-gallon waste

oil UST were removed from the site. Excavation and removal of contaminated soil was performed at this time. In 1998, two 12,000-gallon gasoline USTs and one 5,000-gallon diesel fuel UST were installed at the site. Excavation and removal of additional contaminated soil occurred during this time. In 2008, the tank closure report, groundwater sampling report, quarterly groundwater monitoring report and Phase II report for this site were submitted to the NYSDEC for review; however, no information from these reports is included in the database report reviewed. As of the date of this writing, Spill 9502503 has not been closed by the NYSDEC.

Proposed Conditions

The proposed rezoning would result in the removal of the existing structures on the project site and the development of the property with a one-story 7,065 square foot building and 24 accessory parking spaces. It is proposed to place the building along the rear lot line of the subject site and all of the required 24 accessory parking spaces would be located between the proposed building and the street line of Forest Avenue.

Soil disturbance would take place prior to construction of the proposed project. Based on the Phase I and Phase II analysis materials provided below, the adjacent automotive service station uses would not have any adverse hazardous materials impacts on the proposed development based on the NYSDEC information provided above and as the service station is located downgradient from the project site. In addition, it should be noted the proposed location of the new retail building at the rear of the subject project site would place this building and any likely required soils disturbance on the property away from the automotive service station and its associated underground tanks.

Based on the above, it is not anticipated that the adjacent automotive service station or any other uses in the vicinity of the site would be of concern relative to hazardous materials impacts.

Recent Hazardous Materials Investigations

PHASE I ENVIRONMENTAL SITE ASSESSMENT

General Consolidated Industries, Inc. (GCI) has performed a Phase I Environmental Site Assessment (ESA) dated September 7, 2012 in conformance with the scope and limitations of ASTM E 1527-05 of the subject site. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the subject site at this time, with the exception of the following:

On Site Discharges - Phase II Subsurface Investigation

According to a Phase II Subsurface Investigation, dated August 24, 2007, prepared by GCI, it was confirmed that the discharges from the bathroom, slop sink, and floor drain FD-1 within the garage building were directed to the municipal sewer system located on

Forest Avenue. Floor drain FD-2 and the oil/ water separator were dye tested, but the discharge location could not be confirmed to be connected to the municipal sewer system due to the structures being clogged. The report recommended that floor drain FD-2 and the oil/water separator structures be pumped out, cleared of sludge/debris, and then power-jetted to clear the structures and the piping for dye testing.

Sanitary discharges are directed to the municipal New York City sewer system. There is one septic vent located at the west side of the garage. There is one (1) septic cleanout located within the southeast side of the garage and one (1) septic cleanout located at the south side of the garage.

There are "typical" sinks located within the bathrooms of the buildings. There is one (1) sink located within the shop of 1816 Forest Avenue. There is one (1) floor drain located within the garage of 1816 Forest Avenue. There is one (1) floor drain located within the boiler room of 1816 Forest Avenue. There were a significant amount of oil stains observed within the vicinity of the floor drain.

There was a significant amount of petroleum staining observed on the concrete floor of the boiler room within 1816 Forest Avenue. A floor drain was located within the vicinity of the staining. There was a moderate amount of petroleum staining observed on the dirt floor of the west shed.

Based on the fact that discharge points of floor drain FD-2 and the oil/water separator could not be confirmed to be connected to the municipal sewer system, FD-2 and the oil/water separator structures should be pumped out, cleared of sludge/debris, and then power jetted to clear the structures and the piping for dye testing.

Storage Tanks

There is one (1) - 550 gallon fuel oil UST located at the southeast side of the commercial building and one (1) - 550 gallon fuel oil UST located at the north side of the residential house. The fill ports and vent lines for the tanks are located within these vicinities as well. The tanks have both been used to heat their associated buildings, however it was reported that the heating systems within the buildings have been drained and are no longer in use. Based on NYC FD records, it is assumed that the tanks are at least fifty-three (53) years old.

There was a suspect fill port located at the west side of the commercial building. The fill port appears to be associated with the nearby underground hydraulic lift. There was one (1) pipe/suspect vent located at the southeast side of the commercial building.

According to a Phase II Subsurface Investigation, dated August 24, 2007, prepared by GCI, the two (2) active 550 gallon fuel oil USTs and the associated piping systems were tightness tested utilizing the EZY 3 Locator Plus test. The results of the tightness test

indicated that the 550 gallon UST located at the south side of the repair garage passed and there was no water intrusion. The results of the tightness test indicated that the 550 gallon UST located at the north side of the residential house failed and there was no water intrusion. The New York State Department of Environmental Conservation (NYS DEC) was notified and Spill/ Case Number 07-04492 was assigned to the subject site.

Issue A - Remove/Replace USTs

The industry accepted life span of a steel UST ranges from fifteen (15) to thirty (30) years. Based on the assumed age of the two (2) fuel oil USTs at the site (fifty-three (53) years), the industry accepted life span of the USTs has expired.

Based on the age of the two (2) - 550 gallon fuel oil USTs, the tanks should be properly removed and replaced. A Tank Excavation Assessment (TEA) should be conducted at the time of the removals in order to confirm the soil quality within the vicinity of the tanks. If the tanks are not proposed to be removed in the immediate future, the tanks should be tightness tested or assessed vis soil borings in order to confirm the structural integrity of the tanks and their related piping.

Issue B - Excavate Hydraulic Lift UST

Based on the fact that the underground hydraulic lift is no longer in use at the site, the UST represents an on-site storage liability. The UST should be properly excavated and removed from the site. A Tank Excavation Assessment (TEA) should be conducted at the time of the removals in order to confirm the soil quality within the vicinity of the tank.

Non-Scope Considerations

Non-scope considerations are outside the scope of a Phase I ESA report, as defined by the American Society for Testing and Materials (ASTM) E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Non-scope considerations are conditions that may lead to contamination of the subject site or of nearby properties but are not included in CERCLA's definition of *hazardous substances* (42U.S.C. 9601(14))or do not otherwise present potential CERCLA liability.

Based on the completion of the Phase I ESA for the subject site, the following non-scope considerations pertain to the subject site at this time:

Asbestos

A visual inspection of the property was conducted for suspect asbestos, such as: friable pipe insulation, friable surface material, and non-friable floor tile. There was approximately one hundred fifty (150) square feet of suspect asbestos floor tile observed within the office of 1816 Forest Avenue. The floor tile was noted to be non-friable and in deteriorating condition. Based on the construction date of the subject building (circa 1945),

the floor tile is assumed to contain asbestos. Please note that the interior of the residential house was inaccessible at the time of the site inspection since the owner would not allow GCI access. It is unknown if suspect asbestos materials are located within the house.

Based on the construction dates of the subject buildings (1816 Forest Avenue - circa 1945, 1826 Forest Avenue - prior to 1898), the presence of asbestos would be suspected in non-accessible areas. These non-accessible areas would include mechanical systems, electrical systems, plumbing systems and behind walls or within roofing materials. Please note that this inspection was limited to areas capable of being accessed and visible at the time of the site inspection.

In addition, according to Title 29 of the Code of Federal Regulations Part 1910.1001 (29 CFR 1910.1001), any thermal system insulation and surfacing material found in buildings constructed no later than 1980 is said to be "presumed asbestos containing material."

The removal/abatement of asbestos is not required by law for the subject building; therefore any asbestos found can remain in place, or it can be removed/abated. A comprehensive asbestos inspection would be necessary in order to identify any ACM in the subject building. If asbestos remains in place, it is recommended that an ACM Operations and Maintenance (0 & M) Program be implemented by the property owner.

Lead-Based Paint (LBP)

The subject site is presently improved by a one (1) story commercial building and a two (2) story single family residential house, which were constructed circa 1945 and prior to 1898, respectively. In view of the fact that the subject buildings were constructed prior to 1978, the site has been deemed to be a "pre-1978 property." For this reason, the subject property would be suspected of having lead-based paint (LBP) present.

Based on the results of the "Visual Assessment" which was conducted in an effort to evaluate the potential risk of exposure to lead-based paint hazards, the residential house (in general) is considered a "moderate" risk for potential exposure to lead-based paint hazards. This is based on the age of the building.

The subject site is partially residential in nature. Based upon the suspected lead-based paint (LBP) building components present, it is recommended that an acceptable Operations & Maintenance (0 & M) Program be prepared and implemented within 1826 Forest Avenue. The 0 & M Program should be implemented until such time as further action, such as abatement, can be taken.

De Minimus Conditions

De minimus conditions are defined as conditions which generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Conditions determined to be de minimus are not considered Recognized Environmental Conditions (RECs), although they do warrant discussion within a Phase I ESA report.

Based on the completion of the Phase I ESA for the subject site, the following de minimus conditions pertain to the subject site at this time:

Remove Storage Drums

There was one (1) - 35 gallon drum and one (1) - 5 gallon drum of unknown contents located within the oil changing pit. There were no signs of stains observed within the vicinity of the drums which would indicate leaks. Based on the fact that the drums are no longer in use, the drums represent an on-site storage liability. The drums should be properly removed from the subject site and all documentation of the same should be provided for review.

Excavate Stained Areas

There was a moderate amount of petroleum staining observed on the dirt floor of the west shed. The stained soil should be excavated until clean soil is observed. Documentation of the same should be provided for review.

PHASE II SUBSURFACE SITE INVESTIGATION

CGI prepared a Phase II Subsurface Site Investigation dated April 17, 2013. Per the requirements of the New York City Department of Environmental Protection (NYC DEP), the following items were addressed by the Phase II Subsurface Investigation activities:

- The possible impact to the subsurface soil/groundwater at the subject site due to historical site operations.

- The possible impact to the subsurface soil vapor at the subject site due to historical site operations.

Subsurface Soil Assessment

Sixteen (16) soil borings, designated SB-1 through SB-16, were installed throughout the subject site. One (1) representative soil sample from each soil boring was submitted to the laboratory for analysis. The sixteen (16) soil samples were submitted for analysis of volatile organic compounds (VOCs) utilizing EPA Method 8260, for semi-volatile organic compounds utilizing EPA Method 8270, for pesticides utilizing EPA Method 8081, for PCBs utilizing EPA Method 8082 and for TAL metals utilizing EPA Method 6010.

Based upon the laboratory analytical data, the soil in the area of borings SB-1, SB-2, SB-5, SB-6, SB-7, SB-8, SB-9, SB-10, SB-11, SB-12, SB-13, SB-14 and SB-16 has not been impacted.

Based upon the laboratory analytical data, the soil in the area of borings SB-3, SB-4 and SB-15 has been slightly impacted:

- For SB-3, there were two (2) VOCs which did not exceed the NYS DEC Unrestricted Use Soil Cleanup Objectives, but slightly exceeded the NYS DEC Restricted Use Soil Cleanup Objectives - Residential.

- For SB-4, there were seven (7) SVOCs, as well as lead and mercury which slightly exceeded the NYS DEC Unrestricted Use Soil Cleanup Objectives and the NYS DEC Restricted Use Soil Cleanup Objectives - Residential.

- For SB-15, lead slightly exceeded the NYS DEC Unrestricted Use Soil Cleanup Objectives and the NYS DEC Restricted Use Soil Cleanup Objectives - Residential .

Groundwater Assessment

Four (4) groundwater borings, designated GW-1 through GW-4, were installed at the subject site. One (1) representative groundwater sample from each groundwater boring was submitted to the laboratory for analysis. The four (4) groundwater samples were submitted for analysis of volatile organic compounds (VOCs) utilizing EPA Method 8260, for semi-volatile organic compounds utilizing EPA Method 8270, for pesticides utilizing EPA Method 8081, for PCBs utilizing EPA Method 8082 and for TAL metals utilizing EPA Method 6010 (filtered and unfiltered).

Based on the laboratory analytical data, there were six (6) VOCs, one (1) SVOC, and four (4) metals detected at concentrations which slightly exceeded the respective NYS DEC Groundwater Standards in boring GW-1. There were six (6) metals detected at concentrations which slightly exceeded the respective NYS DEC Groundwater Standards in borings GW-2, GW-3, and GW-4.

Based on the analytical data, the groundwater in the area of GW-1 has been slightly impacted by VOCs and metals. Based on the low levels of metals detected, the area of the subject site, the lack of any significant contamination in the on-site subsurface soils, and the lack of any other source of contamination at the subject site, the levels are likely attributable to typical background levels for the area of the subject site.

Soil Vapor Sampling

One (1) temporary sub-slab vapor probe, designated Sample 1, was installed within the basement of the subject building. One (1) indoor air sample, designated Sample 2, and one (1) outdoor air sample, designated Sample 3, were also obtained.

Trichloroethylene was detected at 13 mcg/m3 in the sub slab sample; at 4.5 mcg/m3 in the indoor ambient air sample and at 3.6 mcg/m3 in the outdoor ambient air sample. The

NYS DOH Soil Vapor/Indoor Air Matrix 1, recommends "Monitor" for Trichloroethylene for sub-slab vapor concentrations between 5 mcg/m3 and 50 mcg/m3 when the indoor air concentration is between 0.25 mcg *I* m3 and 5.0 mcg/m3.

As per the New York State Department of Health, Guidance for Evaluating Soil Vapor Intrusion in the State of New York, and based on the results of the laboratory analytical data, the soil vapor should be "monitored" at the subject site. An additional round of soil vapor sampling should be conducted during the next heating season, specifically in the early winter of 2014.

Recommendations

Based on the above conclusions, the following actions are recommended:

As the detected levels of soil contamination in the soil are above the NYS DEC Restricted Use Soil Cleanup Objectives, the New York State Department of Environmental Conservation (NYS DEC) should be notified. A copy of the Phase II Subsurface Investigation report should be forwarded to the NYS DEC regional office for review. The review of laboratory analytical results, as well as any determination of contamination is made by the NYS DEC on a case by case basis. The NYS DEC will make a determination as to whether remediation of the impacted soils is required. If necessary, a Work Plan and/or a Soil Management Plan (SMP) should be developed in conjunction with the NYS DEC to address and/or remediate the impacted soils.

As per the New York State Department of Health, Guidance for Evaluating Soil Vapor Intrusion in the State of New York, and based on the results of the laboratory analytical data, the soil vapor should be "monitored" at the subject site. An additional round of soil vapor sampling should be conducted during the next heating season, specifically in the early winter of 2014.

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTIONRECOMMENDATIONS

The New York City Department of Environmental Protection (DEP), Bureau of Environmental Planning and Analysis reviewed the June 2013 addendum to the Remedial Action Work Plan (RAWP) which includes the Vapor Barrier and Sub-Slab Depressurization System (SSDS) Design Specifications and the June 2013 Health and Safety Plan for Remedial Activities (HASP) prepared by General Consolidated Industries, Inc. (GCI), on behalf of John Sollazzo (Applicant) for the proposed project. The June 2013 RAP Addendum includes the design specification of the proposed vapor barrier system and a Sub-Slab Depressurization System (SSDS) that will installed beneath the basement slab of the building. Furthermore, the June 2013 CHASP addresses worker and community health and safety during redevelopment.

Per correspondence included in of this document, DEP found the June 2013 RAP Addendum and HASP for the proposed project acceptable and recommends that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report be submitted to and approved by DEP for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with NYSDEC Regulations, proof of installation of a vapor barrier and sub-slab depressurization system, and two feet of DEP approved certified clean fill/top soil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).

In accordance with DEP's recommendations, the Applicant will, upon project completion, submit a certified Remedial Closure Report for review and approval to DEP. This report will be performed by a Professional Engineer (P.E.) and will indicate that all remedial requirements would be performed and properly implemented.

Conclusion

Significant adverse impacts related to hazardous materials are not anticipated to occur as a result of proposed action, and further assessment of hazardous materials is therefore not warranted.

NYC Environmental Protection

Carter H. Strickland, Jr.
Commissioner

Angela Licata
Deputy Commissioner
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November 13, 2012

Mr. Robert Dobruskin
Director, Environmental Assessment and Review Division
Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007-1216

Re: Forest Avenue Rezoning
1816 Forest Avenue
Block 1706, Lot 21
DEP # 13DEPTECH021R / CEQR # 12DCP082R
Staten Island, New York

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the June 2012 Environmental Assessment Statement (EAS) prepared by Environmental Project Data Statements Company and the September 2012 Phase I Environmental Site Assessment (Phase I) prepared by General Consolidated Industries, Inc., on behalf of John Sollazo (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning to rezone an 18,236 square foot parcel located at 1816 Forest Avenue (Block 1706, Lot 21) in the Elm Park neighborhood of Staten Island, Community District 1. The proposed action would change the existing zoning from R3-2 and R3-2/C1-1 to R3-2/C1-2, by eliminating a C1-1 district covering a portion of the site and extending an adjacent C1-2 district over the entire site. The proposed action would facilitate a proposal by the applicant to redevelop the property with a 7,064 sq. ft. one-story retail building with 24 accessory parking spaces.

The September 2012 Phase I report revealed that historical on-site and surrounding area land uses consisted of commercial and residential uses including an automotive service station and a fuel oil service company . The subject site is a single lot parcel, which is currently developed with a one-story commercial building with no basement, a two-story single family residential house with a basement, and two detached garages. One of the detached rear garages was historically used to store motor oil, lawnmowers, a boat and residential storage. The commercial building at 1816 Forest Avenue was originally constructed as an auto sales and service building between 1937 and 1950. The 1962 Sanborn Fire Insurance Map indicates that 1816 Forest Avenue was also occupied by a fuel oil service company. The Sanborn Maps also show that the residential house located at 1826 Forest Avenue was originally constructed sometime prior to 1898. Additionally, there is one 550- gallon fuel oil underground storage tank (UST) located at the southeast side of the commercial building and one 550-gallon fuel oil UST located on the north

side of the residential house. The tanks are both used to heat the associated on-site buildings. The fill ports and vent lines for the tanks are located within close proximity of the tanks. There is also one suspect vent line located at the southeast side of the commercial building. The use of the pipe is unknown. It should be noted that during the Phase I site reconnaissance, a significant amount of petroleum staining was observed on the concrete floor of the boiler room within 1816 Forest Avenue. A floor drain was located within the vicinity of the staining. In addition, there was a moderate amount of petroleum staining observed on the dirt floor of the west shed. There is one inactive underground hydraulic lift located at the west side of the commercial building which was sealed in concrete. A suspect fill port next to the building is indicative of the presence of an underground hydraulic oil tank. Based on the age of the existing building, asbestos containing materials (ACM) and lead based paints (LBP) could be present in the on-site structure.

The New York State Department of Environmental Conservation (NYSDEC) database revealed seven Leaking Storage Tank (LTANKS) sites within ½ mile radius of the subject site and four New York Spill sites within one-quarter mile radius of the subject property. A review of the National Priority List (NPL) database has revealed that there is one NPL site and two State Hazardous Waste Sites (SHWS) within one mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- DCP should inform the applicant that past on-site and or surrounding area land uses may have been impacted the soil and groundwater at this site. Therefore, a Phase II Environmental Site Assessment Investigation (Phase II) is necessary to adequately identity/characterize the surface and subsurface soils prior to the proposed development. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil/groundwater and soil vapor sampling activities should be submitted to DEP for review and approval. The Work Plan should blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting addition soil boring locations and groundwater sampling locations. Soil, groundwater and soil vapor samples should be collected and analyzed by a New York State Department of Health Environmental Laboratory Approval Program-CERTIFIED laboratory for the presence of Volatile Organic Compounds (VOCs) by United States Environmental Agency (EPA) Method 8260, Semi-Volatile Organic Compounds (SVOCs) by EPA method 8270, Pesticides/Polychlorinated Biphenyls by EPA Method 8081/8082 and Target Analyte List (TAL) metals (filtered and unfiltered for groundwater samples). The soil vapor sampling will be conducted in accordance with the New York State Department of Health's (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York and analyzed for VOCs by EPA Method TO-15. An investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

DCP should also inform the applicant that the Phase II Work plan and HASP should be submitted to DEP for review and approval prior to start of any fieldwork. Future correspondence and submittals related to this project should include the following tracking number

13DEPTECH021R. If you have any questions, you may contact Ms. Callista Nazaire at (718) 595-4401.

Sincerely,

Maurice S. Winter
Deputy Director, Site Assessment

c: E. Mahoney
M. Winter
W. Yu
C. Nazaire
T. Estesen
M. Wimbish
C- Evans- DCP
File

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January 31, 2013

Mr. Robert Dobruskin
Director, Environmental Assessment and Review Division
Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007-1216

Re: Forest Avenue Rezoning
1816-1826 Forest Avenue
Block 1706, Lot 21
DEP # 13DEPTECH021R / CEQR # 12DCP082R
Staten Island, New York

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the January 2013 Phase II Subsurface Investigation Work plan (Work plan) and the January 2013 Site Health and Safety Plan (HASP) prepared by General Consolidated Industries, Inc. (GCI), on behalf of John Sollazo (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning to rezone an 18,236 square foot parcel located at 1816 Forest Avenue (Block 1706, Lot 21) in the Elm Park neighborhood of Staten Island, Community District 1. The proposed action would change the existing zoning from R3-2 and R3-2/C1-1 to R3-2/C1-2, by eliminating a C1-1 district covering a portion of the site and extending an adjacent C1-2 district over the entire site. The proposed action would also facilitate a proposal by the applicant to redevelop the property with a 7,064 sq. ft. one-story retail building with 24 accessory parking spaces. There is a one story commercial building with no basement, a two-story single family residential building with a basement, and two detached garages on the site.

The January 2013 Phase II Work Plan proposes to conduct **16 soil borings** (SB-1 through SB-16) and **four** groundwater borings (GW-1 through GW-4) throughout the subject site. Discrete soil samples will be secured in continuous four foot intervals from ground surface to a depth of 16 feet below grade. The groundwater borings will be completed at a depth of approximately 50 feet below grade surface. The soil and groundwater samples will be visually inspected for evidence possible contamination and field screened with a photo-ionization detector (PID) for the presence of volatile organic vapors. **Six soil** samples and **two** groundwater samples will be submitted and analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides/polychlorinated biphenyls (PCBs) by EPA Method 8081/8082, and Target Analyte list (TAL) metals (filtered and unfiltered for groundwater samples).

Additionally, one (1) sub-slab soil vapor sample will be collected from the basement and one indoor ambient air sample and one outdoor ambient air sample will be collected from the residential building. The soil vapor sample and two ambient air samples will be analyzed for VOCs by EPA method TO-15.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Work Plan

- DCP should inform the applicant that a minimum of **16 soil** samples (minimum of one soil sample from each boring) and **four** ground water samples shall be collected and analyzed by a New York State Department of Health Environmental Laboratory Approval Program-CERTIFIED laboratory for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides/PCBs by EPA Method 8081/8082 and Target Analyte list (TAL) metals (filtered and unfiltered for groundwater samples).

DEP finds the January 2013 Phase II Work plan and HASP for the proposed investigation acceptable as long as the aforementioned information is incorporated into the Phase II Work plan. DCP should inform the applicant that upon completion of the investigation activities, the consultant should submit a detailed Phase II report to DEP for review and approval. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data and conclusions, comparison of soil, groundwater and soil vapor, analytical results (i.e., NYSDEC 6NYCRR Part 375, NYSDEC Water Quality Regulations, and NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York), updated site plans depicting sample locations, boring logs, and remedial recommendations, if warranted.

Future correspondence and submittals related to this project should include the following tracking number **13DEPTECH021R**. If you have any questions, you may contact Ms. Callista Nazaire at (718) 595-4401.

Sincerely,

Maurice S. Winter
Deputy Director, Site Assessment

c: E. Mahoney; M. Winter; C. Nazaire; W. Yu; T. Estesen; M. Wimbish; C- Evans- DCP; File

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May 16th, 2013

Mr. Robert Dobruskin
Director, Environmental Assessment and Review Division
Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007-1216

Re: Forest Avenue Rezoning
1816-1826 Forest Avenue
Block 1706, Lot 21
DEP # 13DEPTECH021R / CEQR # 12DCP082R
Staten Island, New York

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the April 2013 Phase II Subsurface Investigation (Phase II), Remedial Action Work Plan (RAWP) and Health and Safety Plan for Remedial Activities (HASP) prepared by General Consolidated Industries, Inc. (GCI), on behalf of John Sollazzo (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning to rezone an 18,236 square foot parcel located at 1816 Forest Avenue (Block 1706, Lot 21) in the Elm Park neighborhood of Staten Island, Community District 1. The proposed action would change the existing zoning from R3-2 and R3-2/C1-1 to R3-2/C1-2, by eliminating a C1-1 district covering a portion of the site and extending an adjacent C1-2 district over the entire site. The proposed action would also facilitate a proposal by the applicant to redevelop the property with a 7,064 sq. ft. one-story retail building with 24 accessory parking spaces. There is a one story commercial building with no basement, a two-story single family residential building with a basement, and two detached garages on the site.

During the March 2013 fieldwork GCI conducted sixteen (16) soil borings (SB-1 through SB-16) to a depth of approximately fifteen (15) feet below grade surface (bgs). Sixteen soil samples were collected and analyzed for Volatile Organic Compounds (VOCs) by United States Environmental Agency (EPA) Method 8260, Semi-Volatile Organic Compounds (SVOCs) by EPA method 8270, Pesticides/Polychlorinated Biphenyls (PCBs) by EPA Method 8081/8082 and Target Analyte List (TAL) metals by EPA Method 6010. Four groundwater samples were collected via temporary wells (GW-1 through GW-4) and analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, Pesticides and PCBs by EPA Method 8081/8082 and TAL Metals (filtered and unfiltered). One sub-slab vapor sample (collected within the basement of the on-site building); one indoor air sample and one outdoor air sample were collected and analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that PCBs and Pesticides were either non-detect or below New York State Department of Environmental Conservation 6

NYCRR Part 375 Unrestricted-Use Soil Cleanup Objectives (SCOs) and/or Residential-Use SCOs. Two VOCs (1,3,5-Trimethylbenzene and 1,2,4-Trimethylbenzene) exceeded NYSDEC Unrestricted Use SCOs. Several SVOCs including Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene and Dibenzo(a,h)anthracene and metals (lead and mercury) exceeded NYSDEC Unrestricted-Use and Residential-Use SCOs.

The groundwater analytical results revealed that one SVOC (Naphthalene) exceeded NYSDEC Technical and Operational Guidance Series 1.1.1 (TOGS 1.1.1) Groundwater Quality Standards and Guidance Values (GWQS). Several VOCs (Ethylbenzene, m,p-Xylenes, n-Propylbenzene, 1,3,5-Trimethylbenzene, 1,2,4-Trimethylbenzene and N-Butylbenzene) were detected at concentrations that exceeded their respective NYSDEC GWQS. In addition, several metals (iron, manganese, magnesium, potassium, zinc, mercury and sodium also exceeded their respective NYSDEC GWQS. It should be noted that petroleum sheen and an odor were observed in borings GW-1 and GW-3 during the March 2013 field work.

The soil vapor analytical results revealed that VOCs (1,2,4-trimethylbenzene, acetone, benzene carbon disulfide, cyclohexane, Dichlorodifluoromethane, Ethyl Benzene, Methyl ethyl ketone (2-butanone), methylene chloride, n-Hexane, o-xylene, p-&m-xylenes, Tetrachloroethene (PCE), Tetrahydrofuran, Trichloroethylene, Trichlorofluoromethane and Toluene) were detected above laboratory detection limits in sub-slab vapor and indoor and outdoor ambient air samples. It should be noted that Trichloroethylene was detected at levels where the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York recommends further monitoring.

The April 2013 RAP proposes excavation, transportation, and disposal of contaminated soils in accordance with applicable NYSDEC regulations; endpoint sampling; sample collection; soil vapor and ambient air survey; quality assurance/quality control procedures; data evaluation and submission of a remedial action report.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Remedial Action Work Plan

- DCP should inform the applicant that a passive sub-slab depressurization system (SSDS) with the capability of being converted to an active SSDS and a vapor barrier should be incorporated into the design plan of the proposed construction project. The vapor barrier specifications and design plans for the SSDS should be submitted to DEP for review and approval.

- DCP should inform the applicant that for all areas, which will either be landscaped or covered with grass (not capped), a minimum of one (1) foot of clean fill/top soil must be imported from an approved facility/source and graded across all landscaped/grass covered areas of the sites not capped with concrete/asphalt. The clean fill/top soil must be segregated at the source/facility, have qualified environmental personnel collect representative samples at a frequency of one (1) sample for every 250 cubic yards, analyze the samples for Target Compound List VOCs, SVOCs, pesticides, PCBs, and TAL metals

by a NYSDOH Environmental Laboratory Approval Program certified laboratory and compared to NYSDEC Part 375 Environmental Remediation Programs.

- DCP should inform the applicant that excavated soils, which are temporarily stockpiled on-site, must be covered with polyethylene sheeting while disposal options are determined. Additional testing may be required by the disposal/recycling facility. Excavated soil should not be reused for grading purposes.

- DCP should inform the applicant that if any petroleum-impacted soils (which display petroleum odors and/or staining) are encountered during the excavation/grading activities, the impacted soils should be removed and properly disposed of in accordance with all NYSDEC regulations.

- DCP should inform the applicant that dust suppression must be maintained by the contractor during the excavating and grading activities at the site.

- DCP should inform the applicant that all known or found underground storage tanks (including dispensers, piping, and fill-ports) must be properly removed/closed in accordance with all applicable NYSDEC regulations.

- DCP should inform the applicant that if de-watering into New York City storm/sewer drains will occur during the proposed construction, a New York City Department of Environmental Protection Sewer Discharge Permit must be obtained prior to the start of any de-watering activities at the site.

HASP

DCP should inform the applicant that as a result of elevated concentrations of VOCs, SVOCs and Metals exceeding NYSDEC Guidance Levels, a revised site-specific construction Health and Safety Plan (Construction HASP) should be prepared on the basis of worker exposure to these contaminants for the proposed construction project.

Please note that the NYSDEC may have additional remedial requirements for this site. The revised Remedial Action Work Plan and HASP must be submitted to DEP for review and approval. Soil disturbance should not occur without DEP written approval of the Remedial Action Work Plan. Future correspondence and submittals related to this project should include the following tracking number **13DEPTECH021R**. If you have any questions, you may contact Ms. Callista Nazaire at (718) 595-4401.

Sincerely,

Maurice S. Winter
Deputy Director, Site Assessment

c: E. Mahoney; M. Winter; C. Nazaire; T. Estesen; C- Evans- DCP; R. Austin- NYSDEC; File

NYC Environmental Protection

Carter H. Strickland, Jr.
Commissioner

Angela Licata
Deputy Commissioner
of Sustainability
alicata@dep.nyc.gov

59-17 Junction Boulevard
Flushing, NY 11373
T: (718) 595-4398
F: (718) 595-4479

July 25th, 2013

Mr. Robert Dobruskin
Director, Environmental Assessment and Review Division
Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007-1216

Re: Forest Avenue Rezoning
1816-1826 Forest Avenue
Block 1706, Lot 21
DEP # 13DEPTECH021R / CEQR # 12DCP082R
Staten Island, New York

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the June 2013 addendum to the Remedial Action Work Plan (RAWP) which includes the Vapor Barrier and Sub-Slab Depressurization System (SSDS) Design Specifications and the June 2013 Health and Safety Plan for Remedial Activities (HASP) prepared by General Consolidated Industries, Inc. (GCI), on behalf of John Sollazzo (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning to rezone an 18,236 square foot parcel located at 1816 Forest Avenue (Block 1706, Lot 21) in the Elm Park neighborhood of Staten Island, Community District 1. The proposed action would change the existing zoning from R3-2 and R3-2/C1-1 to R3-2/C1-2, by eliminating a C1-1 district covering a portion of the site and extending an adjacent C1-2 district over the entire site. The proposed action would also facilitate a proposal by the applicant to redevelop the property with a 7,064 sq. ft. one-story retail building with 24 accessory parking spaces. There is a one story commercial building with no basement, a two-story single family residential building with a basement, and two detached garages on the site.

The June 2013 RAP Addendum includes the design specification of the proposed vapor barrier system and a Sub-Slab Depressurization System (SSDS) that will installed beneath the basement slab of the building. Furthermore, the June 2013 CHASP addresses worker and community health and safety during redevelopment.

DEP finds the June 2013 RAP Addendum and HASP for the proposed project acceptable. DCP should instruct the applicant that at the completion of the project, a Professional Engineer (P.E) certified Remedial Closure Report should be submitted to and approved by DEP for the proposed project. The P.E certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with NYSDEC Regulations, proof of installation of a vapor barrier and sub-slab

depressurization system, and two feet of DEP approved certified clean fill/top soil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).

Future correspondence and submittals related to this project should include the following tracking number **13DEPTECH021R**. If you have any questions, you may contact Mr. Maurice Winter at (718) 595-4514.

Sincerely,

Maurice S. Winter
Deputy Director, Site Assessment

c: E. Mahoney; M. Winter; C. Nazaire; W. Yu; T. Estesen; C- Evans- DCP; R. Austin- NYSDEC; File

17. AIR QUALITY

Introduction

Under CEQR, two potential types of air quality impacts are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those which could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings in close proximity to a proposed project. Both the potential impacts of a proposed project on surrounding buildings and potential impacts of uses in the environs of a proposed sensitive use, such as residences, schools, and hospitals, are considered in the assessment. Odors resulting from the operation of a proposed development or affecting a project are also discussed in the assessment, if relevant.

Mobile Source

Under guidelines contained in the *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. The proposed development would generate fewer than 170 vehicle trips at any intersection in the study area during any peak hour. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual,* and no significant mobile source air quality impacts would be generated by proposed action.

Stationary Source

A stationary source analysis is required for the proposed action as further discussed below.

Project–on-Existing HVAC Analysis

A screening analysis was performed, using the methodology described in the *CEQR Technical Manual*, to determine if the heat and hot water systems of the proposed retail building would result in potential air quality impacts to any other buildings in the vicinity. This methodology determines the threshold of development size below which the action would not have a significant impact.

The results of this analysis found that no significant air quality impacts would result from the proposed project's heating, ventilation, and air conditioning (HVAC) systems, with the assignment of an e-designation related to air quality on the applicant's project site, as described later in this section.

Heat and air conditioning for the proposed building would be provided via five (5) natural gas fired combination HVAC units located on the roof of the building (see enclosed HVAC Roof Plan). Each of these units would be located approximately 41'0" from the rear of the

building which would be sited along the rear property line of the site. The closest building to the proposed building would be the two-story Public School 22 (1860 Forest Avenue; Block 1706, Lot 1) which is located approximately 23'-9" from the rear of the building/rear property line of the project site at its closest point.

Impacts from boiler emissions associated with the proposed commercial development are a function of fuel type, stack height, minimum distance from the source to the nearest building of similar or greater height, and square footage of the proposed development.

The analysis conducted was based on the proposed 7,065 square foot commercial building, approximately 24 feet in height, with a height to the top of the combination HVAC units of three feet higher than the building height or 27 feet. The *CEQR Technical Manual Appendix* "NO2 Boiler Screen – Commercial and Other Non-Residential Development – Natural Gas" Boiler Screen graph (Figure App 17-8) was used for this analysis. As explained above, the building of similar or greater height closest to the air emissions points of the proposed building would be the two-story public school Public School 22 (1860 Forest Avenue) located to the rear of the project site. The school would be located approximately 64'-9" from the closest combination HVAC unit on the roof of the proposed building, as identified in the HVAC Roof Plan included in this document. The attached Boiler Screen graph (Figure App 17-8) indicates that no stationary source impacts would be generated by the project.

In order to ensure that the proposed project would not result in any significant air quality impacts from heat and hot water systems emissions, an (E) designation would be assigned to the project site as part of the proposed action. The requirements of the (E-346) designation resulting from the air quality analyses would be as follows:

> **Any new commercial development on Block 1706, Lot 21, must ensure that fossil fuel-fired heating and hot water systems utilize only natural gas, and that exhaust stack(s) are located on the highest rooftop, and are least 27 above grade and are 99 feet from Forest Avenue, to avoid any potential significant air quality impacts.**

Existing-on-Project HVAC Analysis

An existing-on-project air quality stationary source analysis is generally provided when major or large emission sources exist within a 400 foot radius of the project site, and when those emission sources' stack heights are lower than the height of the proposed projects' sensitive receptors. The adjacent PS 22 school is considered a large source based on CEQR manual guidelines. Given that the school building height (43') and stack height are taller than the proposed one-story development, an analysis from the school to the proposed development is not warranted.

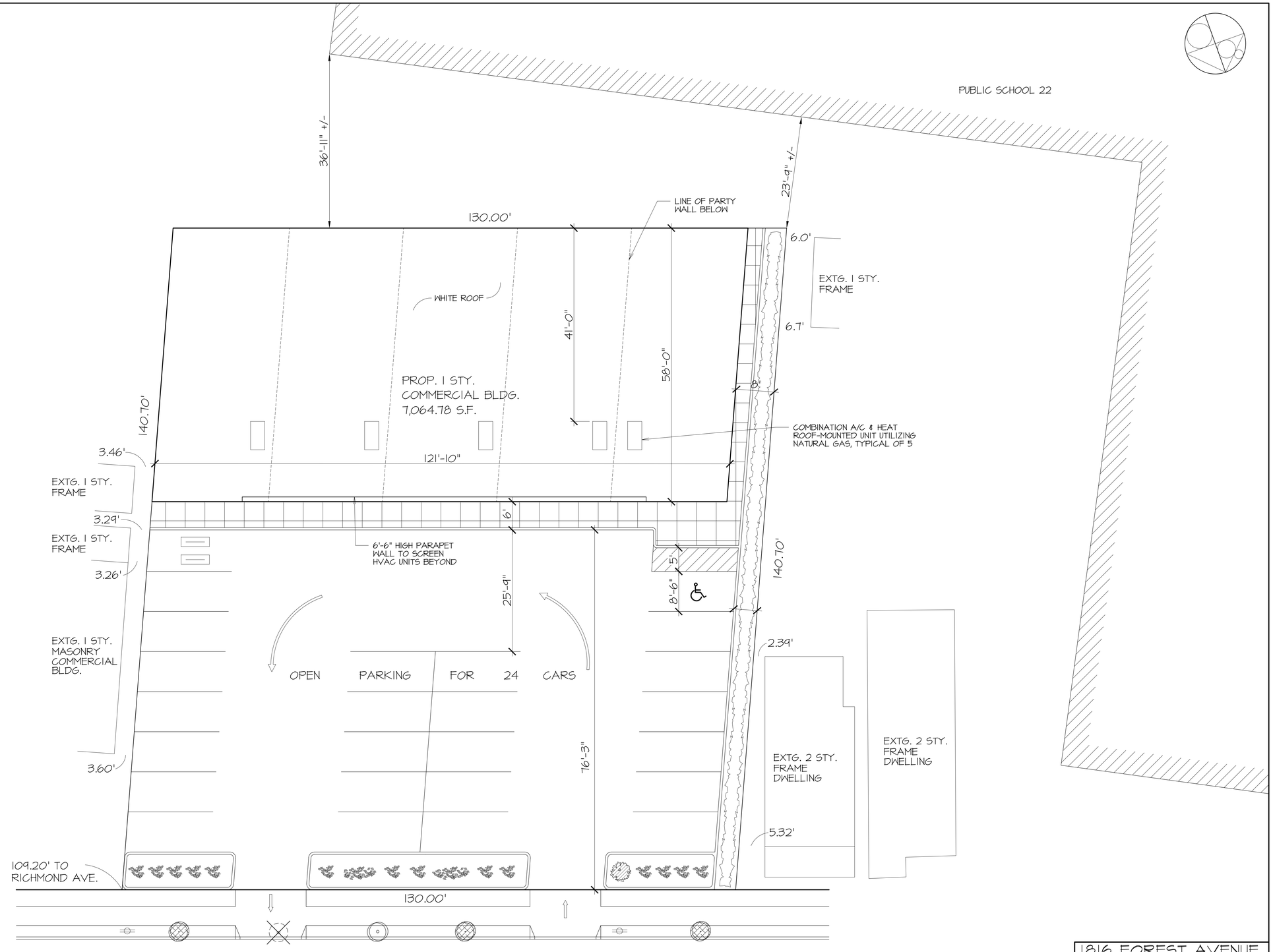
Based on *CEQR Technical Manual* criteria, it is therefore concluded that the proposed project would not experience any adverse stationary source air quality impacts from its surroundings.

Industrial Source

Because no existing industrial sources or processing facilities are located within a 400' radius of the project site, an industrial source analysis is not warranted.

Conclusion

In conclusion, with the assignment of the aforementioned (e) designation the potential for significant adverse impacts related to air quality from the proposed project is unlikely, and a detailed analysis is not warranted.



1816 FOREST AVENUE STATEN ISLAND, N.Y.

HVAC ROOF PLAN

DATE: 06/05/14
JOB # 941
DRAWN BY: RPM
CHK. BY: JMM
SCALE: 1"=10'-0"

PROPOSED ONE STORY SHOPPING CENTER
1816 FOREST AVENUE , STATEN ISLAND, N.Y.

JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I.,N.Y. 10306 (718) 979-3066

19. NOISE

Introduction

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 which 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

According to the CEQR Manual, relative to mobile source impacts, a noise analysis would only be required if a proposed project generate any mobile sources of noise. Vehicles would travel to and from the site along Forest Avenue. A few scattered residential properties front on Forest Avenue in the vicinity of the site, and the effect of project traffic generation on residences located along this street would therefore be relevant for this assessment.

There would be an increase in vehicular traffic along Forest Avenue resulting from the proposed development, but this increment would be a small portion of total traffic volumes. Traffic volumes already occur along the four lane Forest Avenue, which is an arterial roadway serving the north shore of Staten Island connecting the Staten Island Expressway and Victory Boulevard. Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes are low along Forest Avenue due to the proposed project. Therefore, the proposed project would not result in a mobile source noise impact.

The proposed action would not result in the development of a significant noise generator, nor would it be located in areas with high ambient noise levels, and it does not include a highly-trafficked thoroughfare. The proposed building is set back 82 feet from Forest Avenue, with the proposed parking lot in between. The proposed building does not require attenuation due to its set back and typical traffic noise at this street location.

Stationary Source

The project would not locate a 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 that is also a sensitive receptor. 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

The proposed development would not introduce significant mobile or stationary source noise into the surrounding area.

The development that would be facilitated by the proposed rezoning would not have any potentially significant adverse mobile or stationary source noise impacts, and further assessment is not warranted.

22. CONSTRUCTION IMPACTS

A preliminary assessment of construction impacts resulting from the project is required because the proposed action would result in construction activities along an arterial or major thoroughfare, as further discussed below.

Transportation

It is not expected that the project's construction activities would require closing, narrowing, or otherwise impeding moving lanes, roadways, pedestrian elements such as sidewalks, crosswalks, and corners, parking lanes and/or parking spaces in on-site or nearby parking lots and garages, bicycle routes and facilities, bus lanes or routes, or access points to transit. As the proposed building would be located at the rear of the project site, most construction activities would occur at a substantial distance from Forest Avenue. Some limited, short term disturbance may occur to the adjacent sidewalk and one moving lane along Forest Avenue for the construction of a new sidewalk and two proposed curb cuts. Appropriate safety measures, including barriers to protect pedestrians from vehicle traffic, would be installed adjacent to the site to allow for the continued safe passage of pedestrians. In addition, the sidewalks, roadways, and walkways comprising Forest Avenue would not be near capacity under the future No-Action conditions.

An analysis of transportation impacts from construction of the project is not required as construction traffic would take place much earlier than the AM and PM peak traffic hours for Forest Avenue. Many of the commercial retail businesses in the vicinity of the site do not open until 10 AM, which is well past the morning construction peak travel hour. In addition, the construction peak would generate fewer vehicle trips than the operational project peak, and the project has been determined not to produce the potential for significant adverse traffic impacts during the operational period.

The project site currently supports a modest amount of development, all of which is set back a substantial distance from the street line. The removal of this development would therefore not be likely to affect surrounding transportation conditions. In addition, as all existing development would be removed prior to construction of the project, proposed construction vehicles, equipment, and supplies would all be stored on the project site

thereby minimizing construction related disturbances to the surrounding transportation network.

The proposed action would not have any potentially adverse construction impacts, and further analysis would not be warranted.