



PART I: GENERAL INFORMATION

1. Does 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**

2. **Project Name** Wandel Avenue Homes

3. **Reference Numbers**

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)
13DCP009R

BSA REFERENCE NUMBER (If Applicable)

ULURP REFERENCE NUMBER (If Applicable)
N130027ZAR & N130028ZCR

OTHER REFERENCE NUMBER(S) (If Applicable)
(e.g. Legislative Intro, CAPA, etc)

4a. **Lead Agency Information**

NAME OF LEAD AGENCY
NYC Department of City Planning

4b. **Applicant Information**

NAME OF APPLICANT
1144 Forest LLC

NAME OF LEAD AGENCY CONTACT PERSON
Robert Dobruskin

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Hiram A. Rothkrug, EPDSCO, Inc.

ADDRESS 22 Reade Street

ADDRESS 55 Watermill Lane, Suite 200

CITY New York STATE NY ZIP 10007

CITY Great Neck STATE NY ZIP 11021

TELEPHONE 212-720-3423 FAX 212-720-3495

TELEPHONE 718-343-0026 FAX 516-487-2439

EMAIL ADDRESS rdobrus@planning.nyc.gov

EMAIL ADDRESS hrothkrug@epdsco.com

5. **Project Description:**

See Attached

6a. **Project Location: Single Site** (for a project at a single site, complete all the information below)

ADDRESS 24, 28, 32, & 36 Wandel Avenue

NEIGHBORHOOD NAME Grymes Hill

TAX BLOCK AND LOT Block 623 Lot #'s 89, 90, 91 & 92

BOROUGH Staten Island

COMMUNITY DISTRICT 1

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
South side of Wandel Avenue 210.94' West of Cunard Avenue

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: R3-1(SHPD)

ZONING SECTIONAL MAP NO: 21d

6b. **Project Location: Multiple Sites** (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)

N/A

7. **REQUIRED ACTIONS OR APPROVALS** (check all that apply)

City Planning Commission: YES NO

Board of Standards and Appeals: YES NO

- CITY MAP AMENDMENT
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT
- UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
- CONCESSION
- UDAAP
- REVOCABLE CONSENT
- ZONING CERTIFICATION
- ZONING AUTHORIZATION
- HOUSING PLAN & PROJECT
- SITE SELECTION — PUBLIC FACILITY
- FRANCHISE
- DISPOSITION — REAL PROPERTY

- SPECIAL PERMIT
- EXPIRATION DATE MONTH DAY YEAR
- VARIANCE (USE)
- VARIANCE (BULK)

ZONING SPECIAL PERMIT, SPECIFY TYPE:

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

- MODIFICATION OF
- RENEWAL OF
- OTHER

ZR 119-316

Authorization of ZR 119-04, 119-311, 119-316 & 119-314* (* Only Lots 89 and 90)

5. PROJECT DESCRIPTION

This Environmental Assessment Statement is filed under the City Environmental Quality Review (CEQR) procedures in connection with an application made to the City Planning Commission (CPC) pursuant to Sections 119-04, 119-311, 119-316 and *119-314 of the Zoning Resolution to permit, in an R3-1 zoning district located within the Special Hillside Preservation District (HS), a CPC Certification for Future Subdivision and CPC Authorizations for a Modification of Grading Controls development on a zoning lot having steep slope and *Modification of lot coverage controls. **(see Attachment A, Discussion of Findings).**

The subject property is identified as Block 623, Lots 89, 90, 91 & 92 on the New York City Tax Map, and consists of 21,036 square feet (.5 acre) of land area located on the south side of Wandel Avenue, 210.94' west of Cunard Avenue in the Grymes Hill neighborhood of Staten Island (Community District 1). The property is undeveloped and is wooded with scattered trees and underbrush. The site is currently vacant and undeveloped, and is surrounded by residential properties and undeveloped, wooded land to the north, east, west and south. Additionally and further to the south of the site, is the Wagner College Campus. **(see Figure 1 – Site Location, Figure 2 – Tax Map, Figure 3 – Zoning Map, Figure 4 – Land Use Map, Figure 5 – Proposed Site Plan, Figure 6-Site Photographs).**

The project proposes to develop the subject property with a new residential development consisting of four (4) semi-detached, three-story single-family dwellings containing approximately 7,872 square feet of floor area **(see Figure 5 - Site Plan)**. Access to the four residences will be from Wandel Avenue, which is open and paved to existing concrete curbs located on one side of Wandel Avenue.

*only lot#'s 89 & 90 will require a Modification of lot coverage controls per Section 119-314

Department of Environmental Protection: YES NO IF YES, IDENTIFY:

Other City Approvals: YES NO

- | | |
|--|--|
| <input type="checkbox"/> LEGISLATION | <input type="checkbox"/> RULEMAKING |
| <input type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY: | <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES |
| <input type="checkbox"/> POLICY OR PLAN; SPECIFY: | <input type="checkbox"/> FUNDING OF PROGRAMS; SPECIFY: |
| <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL (<i>not subject to CEQR</i>) | <input type="checkbox"/> PERMITS; SPECIFY: |
| <input type="checkbox"/> 384(b)(4) APPROVAL | <input type="checkbox"/> OTHER; EXPLAIN |
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) (<i>not subject to CEQR</i>) | |

State or Federal Actions/Approvals/Funding: YES NO IF "YES," IDENTIFY:

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

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 11x17 inches in size and must be folded to 8.5 x 11 inches for submission

- Site location map Zoning map Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map
- Sanborn or other land use map Tax map For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 21,036 sq. ft.	Type of Waterbody and surface area (sq. ft.): None	Roads, building and other paved surfaces (sq. ft.): None
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Other, describe (sq. ft.):

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

Size of project to be developed: 7,872 sq. ft. (gross sq. ft.)

Does the proposed project involve changes in zoning on one or more sites? YES NO

If 'Yes,' identify the total square feet owned or controlled by the applicant: _____ Total square feet of non-applicant owned development: _____

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 disturbance (if known):

Area: 9,340 sq. ft. (width x length) Volume: 2,020 cubic feet (width x length x depth)

DESCRIPTION OF PROPOSED USES (please complete the following information as appropriate)

	Residential	Commercial	Community Facility	Industrial/Manufacturing
Size (in gross sq. ft.)	7,872 sq. ft. (four homes x 1,968)			
Type (e.g. retail, office, school)	four, one-family homes units			

Does the proposed project increase the population of residents and/or on-site workers? YES NO Number of additional residents? _____ Number of additional workers? _____

Provide a brief explanation of how these numbers were determined:

Does the project create new open space? YES NO if Yes (sq. ft)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: 164 lbs per week (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: 376 (annual BTUs)

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:

10. Analysis Year *CEQR Technical Manual Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2014	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 4-5 months
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IF MULTIPLE PHASES, HOW MANY PHASES:
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:	

11. What is the Predominant Land Use in Vicinity of Project? (Check all that apply)

RESIDENTIAL
 MANUFACTURING
 COMMERCIAL
 PARK/FOREST/OPEN SPACE
 OTHER, Describe:

PART II: TECHNICAL ANALYSES

INSTRUCTIONS: The questions in the following table refer to the thresholds for each analysis area in the respective chapter of the CEQR Technical Manual.

- 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.
- Often, a 'Yes' answer will result in a preliminary analysis to determine whether further analysis is needed. For each 'Yes' response, consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether detailed analysis is needed. Please note that a 'Yes' answer does not mean that an EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant either to provide additional information to support this Short EAS Form or complete a Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response. In addition, if a large number of the questions are marked 'Yes,' the lead agency may determine that it is appropriate to require completion of the Full EAS Form.

	YES	NO
1. LAND USE, ZONING AND PUBLIC POLICY: <i>CEQR Technical Manual Chapter 4</i>		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.		✓
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) 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: <i>CEQR Technical Manual Chapter 5</i>		
(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: <i>CEQR Technical Manual Chapter 6</i>		
(a) Does the proposed project exceed any of the thresholds outlined in Table 6-1 of Chapter 6 ?		✓
4. OPEN SPACE: <i>CEQR Technical Manual Chapter 7</i>		
(a) Would the proposed project change or eliminate existing open space?		✓
(b) Is the proposed project within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island ? If "Yes," would the proposed project generate 50 or more additional residents?		✓
If "Yes," would the proposed project generate 125 or more additional employees?		✓
(c) Is the proposed project in a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island ? If "Yes," would the proposed project generate 300 or more additional residents?		✓
If "Yes," would the proposed project generate 750 or more additional employees?		✓
(d) If the proposed project is not located in an underserved or well-served area, would the proposed project generate: 200 or more additional residents?		✓
500 additional employees?		✓

	YES	NO
5. SHADOWS: <i>CEQR Technical Manual Chapter 8</i>		
(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: <i>CEQR Technical Manual Chapter 9</i>		
(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; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District?		✓
If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
7. URBAN DESIGN: <i>CEQR Technical Manual Chapter 10</i>		
(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 that is not currently allowed by existing zoning?		✓
8. NATURAL RESOURCES: <i>CEQR Technical Manual Chapter 11</i>		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form .		✓
(b) 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 project would affect any of these resources.		✓
9. HAZARDOUS MATERIALS: <i>CEQR Technical Manual Chapter 12</i>		
(a) Would the project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Would the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone 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 where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		✓
(f) Would the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Would the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify:		✓
10. INFRASTRUCTURE: <i>CEQR Technical Manual Chapter 13</i>		
(a) Would the proposed project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 of Chapter 13 ?		✓
(d) Would the project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the project involve development on a site one acre or larger where the amount of impervious surface would increase and 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?		✓
(f) Is the project 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 WWTP 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: <i>CEQR Technical Manual Chapter 14</i>		
(a) 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?		✓

	YES	NO
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) 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 of Chapter 16 ?		✓
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		✓
(1) 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? <i>**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, "Transportation," for information.</i>		✓
(2) 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?		✓
(3) 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) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 of Chapter 17 ?		✓
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 of Chapter 17 ? If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph ? (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-designations or a 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, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed 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 of 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-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20 ?		✓
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted for the following technical areas, check yes if any of the following technical areas required 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 If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance of in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		✓

		YES	NO
19.	CONSTRUCTION IMPACTS: <i>CEQR Technical Manual Chapter 22</i> Would the project's construction activities involve (check all that apply):		
	• Construction activities lasting longer than two years;		✓
	• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
	• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);		✓
	• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		✓
	• The operation of several pieces of diesel equipment in a single location at peak construction;		✓
	• Closure of community facilities or disruption in its service;		✓
	• Activities within 400 feet of a historic or cultural resource; or		✓
	• Disturbance of a site containing natural resources.		✓

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of 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.

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 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
 EPDSCO, Inc. of 1144 Forest LLC

APPLICANT/SPONSOR

NAME THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: APPLICANT/REPRESENTATIVE OR LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Hiram A. Rotkrug

APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:

DATE:



2/14/14

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 of 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 effect on the environment. 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	Potential 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 Impacts		✓

2. Are there any aspects of the project relevant to the determination 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? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.

3. LEAD AGENCY CERTIFICATION

Deputy Director, Environmental Assessment and Review Division

New York City Department of City Planning

TITLE

LEAD AGENCY

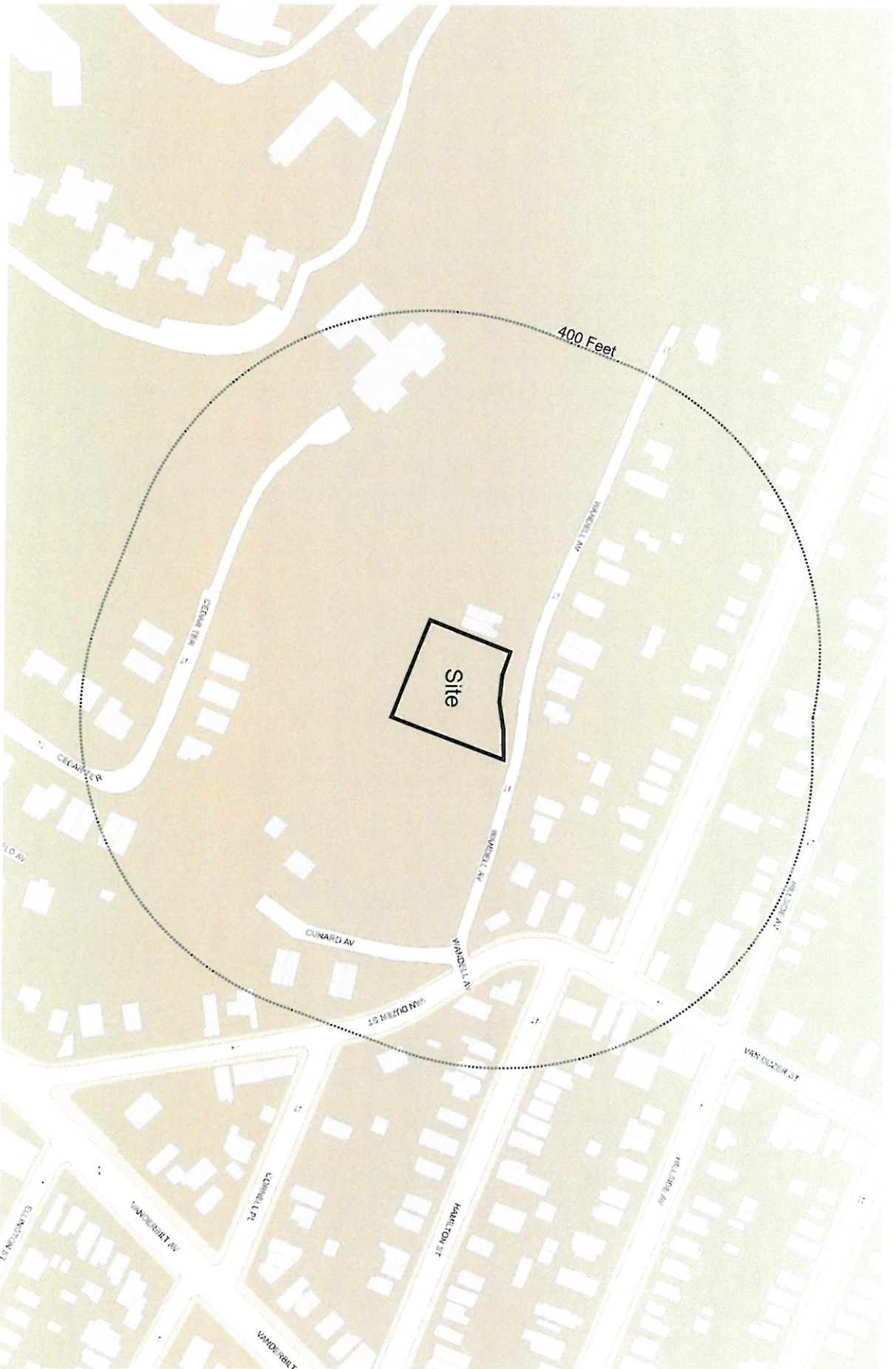
Celeste Evans



NAME

SIGNATURE

Figure 1: Site Location



Wandel Avenue Homes
CEQR No. 13DCP009R
ULURP Nos. N130027ZAR, N130028ZCR

Figure 2: Tax Map

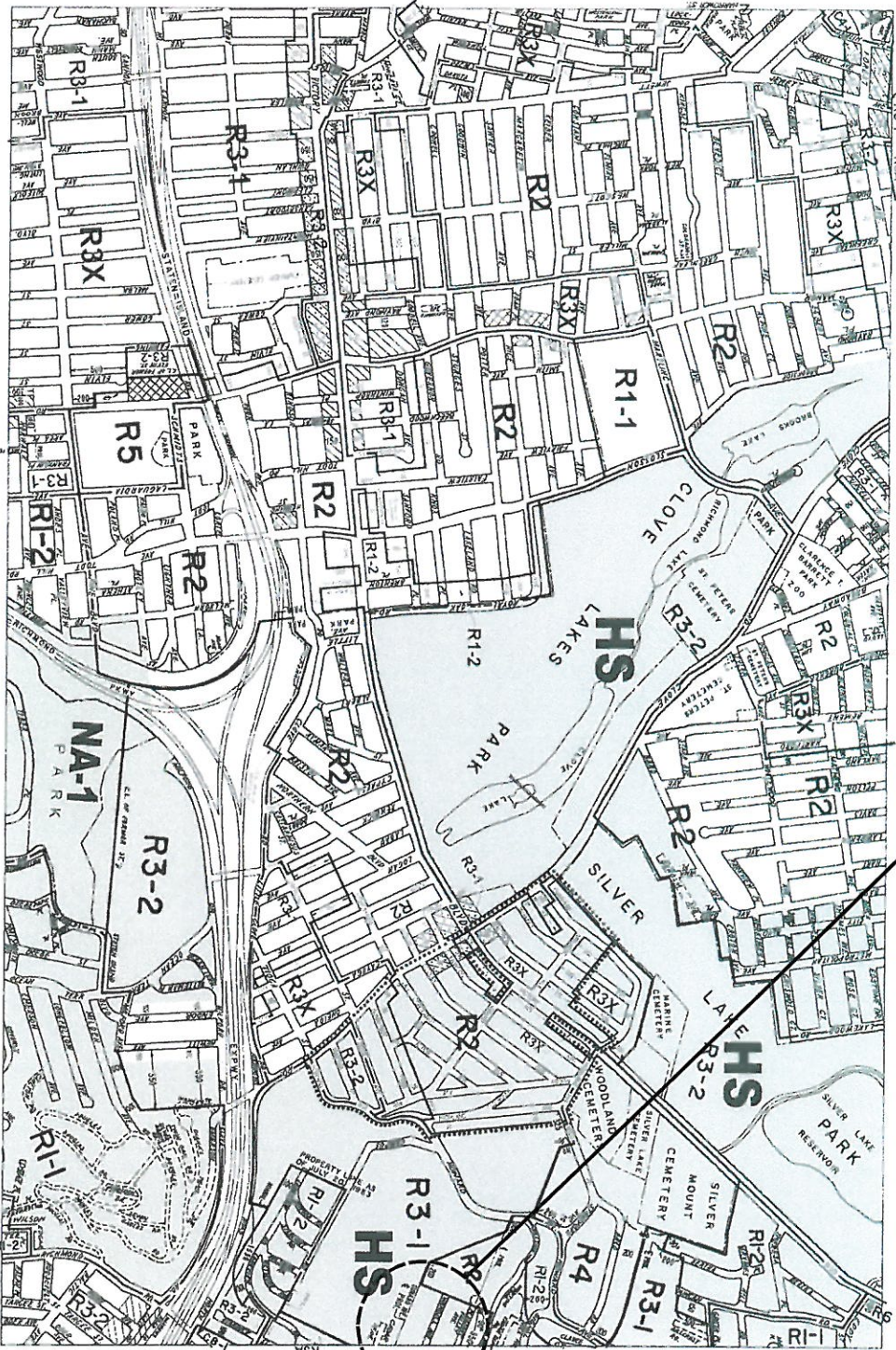


Wandel Avenue Homes
CEQR No. 13DCP009R
ULURP Nos. N130027ZAR, N130028ZCR

Figure 3: Zoning Map

Proposed Project Area

Click blue box on map to view sketch map of proposed map change



ZONING MAP
 THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Major Zoning Classifications:
 R C M
 R C M

Special Requirements:
 Effective Date(s) of Rezoning:
 Special Requirements:

MAP KEY
 20c 21a 21c
 20d 21b 21d
 26c 27a 27c

ZONING MAP 21b

NOTE: This map is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the Department of Planning and Community Development at (773) 328-3200 or visit our website at www.chicago.gov.

Wandel Avenue Homes
 CEQR No. 13DCP009R
 ULURP Nos. N130027ZAR, N130028ZCR

Figure 4: Land Use Map



Wandell Avenue Homes
CEQR No. 13DCP009R
ULURP Nos. N130027ZAR, N130028ZCR

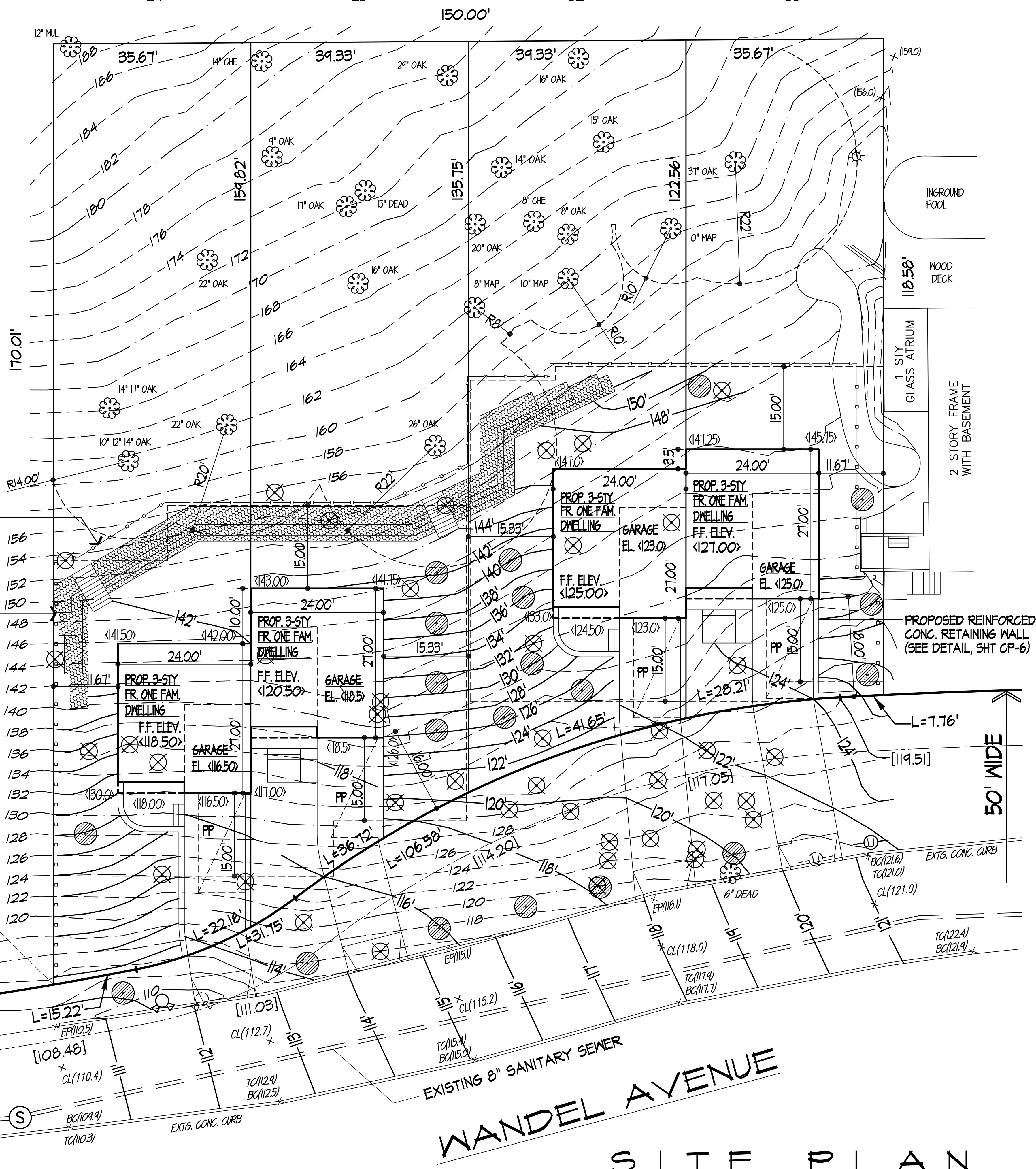
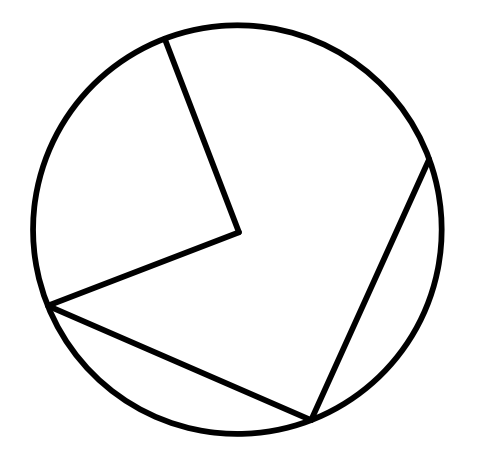
JOB NUMBER
LOT NUMBER
HOUSE NUMBER

1
92
24

2
91
28

3
90
32

4
89
36



LEGEND:

- [0.00] ESTABLISHED LEGAL GRADES
- (0.00) EXISTING GRADES
- < 0.00 > PROPOSED GRADES
- ▨ PROPOSED CONCRETE RETAINING WALL (SEE DETAIL, SHEET NO. CP-5)
- ▨ PARKING PAD
- DRYWELL
- TOP OF WALL, BOTTOM OF WALL
- TOP OF CURB, BOTTOM OF CURB
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES (MIN. 3" CALIFER, AS SELECTED FROM APPENDIX 'B', ZR)
- CONSTRUCTION FENCE

REFERENCE DATA:

BLOCK NO. 623
LOT NOs. 89, 90, 91, 92
ZONING DISTRICT R3-1
MAP NO. 2ld
USE GROUP 2
OCCUPANCY GROUP R3
CONSTRUCTION CLASS VB (SPRINKLERED)

HILLSIDE PRESERVATION DISTRICT (TIER II) YES

SURVEY BY: WOHL & OMARA, L.L.P. NO. 37446-F

ZONING CALCULATIONS:

JOB NO.	1	2	3	4
LOT AREA	5,924.00 SF	5,784.00 SF	5,046.00 SF	4,282.00 SF
COVERAGE	656.00 SF	656.00 SF	656.00 SF	656.00 SF
% OF LOT COVERAGE (1250% MAX)	11.07%	11.34%	13.00%	15.32%
BASEMENT FLOOR AREA	656.00 SF	656.00 SF	656.00 SF	656.00 SF
FIRST FLOOR AREA	656.00 SF	656.00 SF	656.00 SF	656.00 SF
SECOND FLOOR AREA	656.00 SF	656.00 SF	656.00 SF	656.00 SF
TOTAL FLOOR AREA	1,968.00 SF	1,968.00 SF	1,968.00 SF	1,968.00 SF
MAX. FLOOR AREA @ 0.50 FAR	2,962.00 SF	2,962.00 SF	2,523.00 SF	2,141.00 SF
F. A. R.	0.3322	0.3402	0.3400	0.4546

TREE REQUIREMENTS:

ON SITE
1 TREE PER 1,000 SF. OF LOT AREA AS PER SEC. 119-216 (a) ZR.

JOB NO. 1
5,924 / 1,000 = 6 TREES
EXISTING TREES = 57 TREE CREDITS
51% OF 58 CREDITS = (29.07) 29 TREE CREDITS

EXTG TREES TO BE PRESERVED

(1) 10" OAK	=	(2) CREDITS
(1) 12" OAK	=	(3) CREDITS
(2) 14" OAK	=	(6) CREDITS
(1) 17" OAK	=	(4) CREDITS
(1) 12" MUL	=	(3) CREDITS
(2) 22" OAK	=	(2) CREDITS
TOTAL	=	30 CREDITS

NO NEW TREES REQUIRED

JOB NO. 3
5,046 / 1,000 = 6 TREES
EXISTING TREES = 52 TREE CREDITS
51% OF 52 CREDITS = (26.52) 27 TREE CREDITS

EXTG TREES TO BE PRESERVED

(1) 8" CHERRY	=	(1) CREDIT
(1) 8" MAPLE	=	(1) CREDIT
(1) 8" OAK	=	(1) CREDIT
(2) 10" MAPLE	=	(4) CREDITS
(1) 14" OAK	=	(3) CREDIT
(1) 15" OAK	=	(4) CREDIT
(1) 16" OAK	=	(4) CREDITS
(1) 20" OAK	=	(5) CREDITS
TOTAL	=	23 CREDITS

(4) NEW TREES REQUIRED

JOB NO. 2
5,784 / 1,000 = 6 TREES
EXISTING TREES = 61 TREE CREDITS
51% OF 61 CREDITS = (31.11) 32 TREE CREDITS

EXTG TREES TO BE PRESERVED

(1) 9" OAK	=	(2) CREDITS
(1) 14" CHERRY	=	(3) CREDITS
(1) 16" OAK	=	(4) CREDITS
(1) 17" OAK	=	(4) CREDITS
(1) 26" OAK	=	(1) CREDIT
(1) 29" OAK	=	(6) CREDITS
TOTAL	=	28 CREDITS

(4) NEW TREES REQUIRED

JOB NO. 4
4,282 / 1,000 = 5 TREES
EXISTING TREES = 28 TREE CREDITS
51% OF 28 CREDITS = (14.28) 15 TREE CREDITS

EXTG TREES TO BE PRESERVED

(1) 37" OAK	=	(1) CREDITS
-------------	---	-------------

(4) NEW TREES REQUIRED

STREET TREES
1 TREE PER 25 LF. OF FRONTAGE AS PER SEC. 119-216 (b) ZR.
161.31 LF. / 25 = 6 SIDEWALK TREES

EXHIBIT "B-1"
CPC NO. N 130027 ZAR
CPC NO. N 130028 ZCR

PROPOSED ONE FAMILY RESIDENCES
24-36 WANDEL AVENUE, STATEN ISLAND, NEW YORK

OWNER:
1144 FOREST LLC

LO BUE & VALENZIANO, A.I.A.
ARCHITECTS

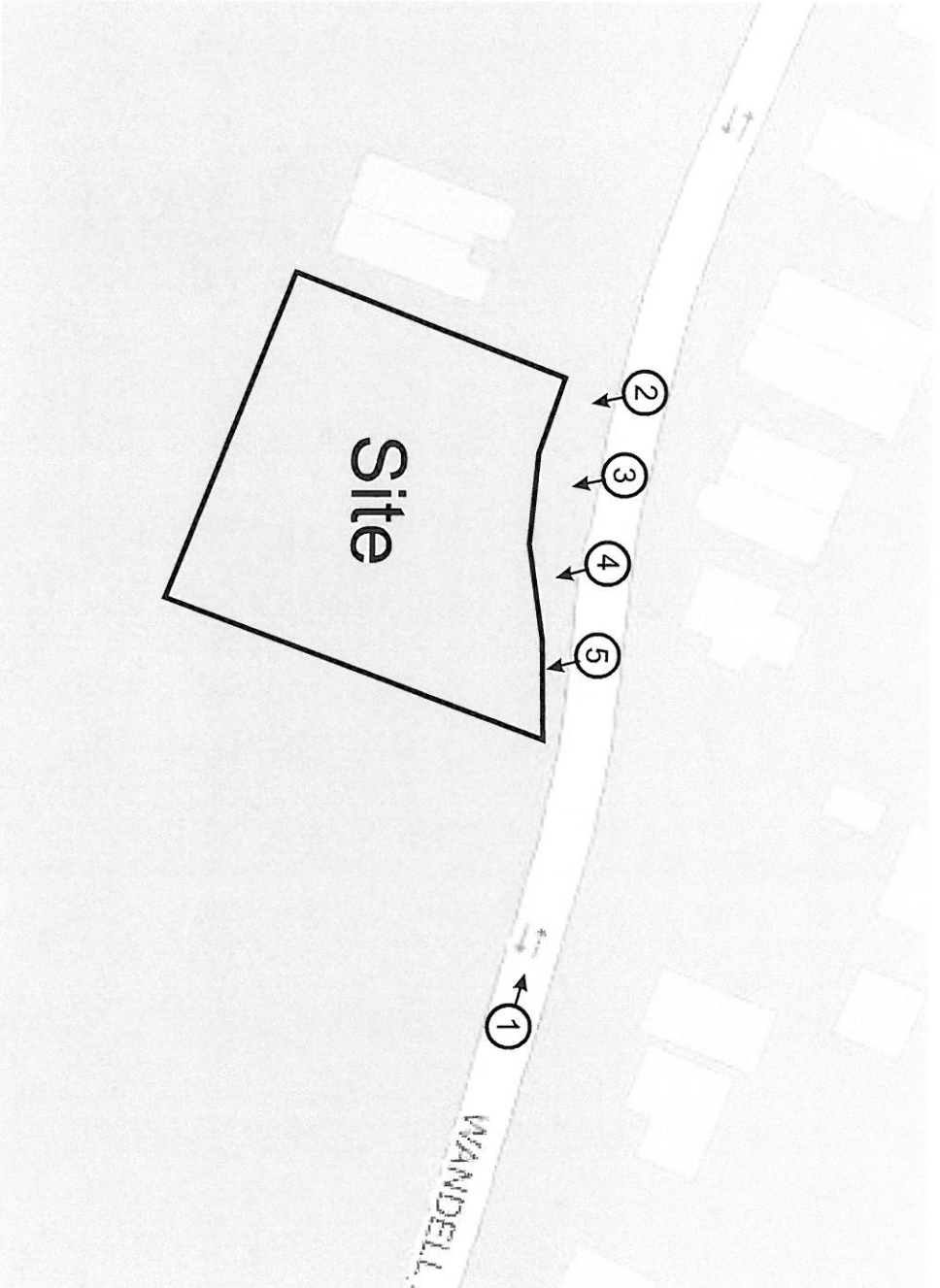
800 ANNADALE ROAD, STATEN ISLAND, NEW YORK 10312
(718) 948-3939 FAX (718) 966-3560

DATE: **JULY 3, 2012**
DWG. BY: **TSV**
JOB NO.: **03-104**
DWG. NO.: **CP-1**

S I T E P L A N

SCALE: 1" = 10'

Figure 6: Project Photos Site Location Map



Wandel Avenue Homes
CEQR No. 13DCP009R
ULURP Nos. N130027ZAR, N130028ZCR



Photo #1: Wandel Avenue, west of Cunard Avenue, facing west.



Photo #2: Lot 89.



Photo #3: Lot 90.



Photo #4: Lot 91.

Wandel Avenue Homes
CEQR No. 13DCP009R
ULURP Nos. N130027ZAR, N130028ZCR



Photo #5: Lot 92.

ENVIRONMENTAL ASSESSMENT STATEMENT

PROJECT DESCRIPTION

This Environmental Assessment Statement is filed under the City Environmental Quality Review (CEQR) procedures in connection with an application made to the City Planning Commission (CPC) pursuant to Sections 119-04, 119-311, 119-316 and *119-314 of the Zoning Resolution to permit, in an R3-1 zoning district located within the Special Hillside Preservation District (HS), a CPC Certification for Future Subdivision and CPC Authorizations for a Modification of Grading Controls development on a zoning lot having steep slope and *Modification of lot coverage controls. (see **Attachment A, Discussion of Findings**).

The subject property is identified as Block 623, Lots 89, 90, 91 & 92 on the New York City Tax Map, and consists of 21,036 square feet (.5 acre) of land area located on the south side of Wandel Avenue, 210.94' west of Cunard Avenue in the Grymes Hill neighborhood of Staten Island (Community District 1). The property is undeveloped and is wooded with scattered trees and underbrush. The site is currently vacant and undeveloped, and is surrounded by residential properties and undeveloped, wooded land to the north, east, west and south. Additionally and further to the south of the site, is the Wagner College Campus. (see **Figure 1 – Site Location, Figure 2 – Tax Map, Figure 3 – Zoning Map, Figure 4 – Land Use Map, Figure 5 – Proposed Site Plan, Figure 6-Site Photographs**).

The project proposes to develop the subject property with a new residential development consisting of four (4), semi-detached, three-story single-family dwellings containing approximately 7,872 square feet of floor area (see **Figure 5 - Site Plan**). Access to the four residences will be from Wandel Avenue, which is open and paved to existing concrete curbs located on one side of Wandel Avenue.

Reasonable Worst Case Development Scenario

Future No-Action Scenario

In the future and absent the action, development on the property would be governed by the provisions of the existing R3-1 (HS) zoning district. No Certifications for Future Subdivision or Authorizations for Modification of development on a zoning lot having a steep slope and Grading Controls would be sought from the CPC. Since any subdivision of the project site would require CPC review and approval due to the property's location within the HS Special District, no as-of-right development would be allowed on the property absent the action. The Reasonable Worst Case Development Scenario (RWCDs) for the property absent the action would therefore be the same as the existing condition, that **being** the vacant and undeveloped site.

Future With-Action Scenario

The CPC Certifications for Future Subdivision and CPC Authorizations for development on a zoning lot having a steep slope and Grading Controls and *Modification of lot coverage controls would permit a new residential development consisting of four (4), semi-detached, three-story single-family dwellings containing approximately 7,872 square feet of floor area.

The property is currently one Zoning lot. The proposal is to subdivide into four separate Zoning lots and construct semi-detached one-family residences. Each proposed Zoning lot will comply with the lot area and lot width requirements.

Wandel Avenue is a final mapped street.

The proposed residences will be connected to an existing 8" sanitary sewer located in Wandel Avenue.

The site contains 57 trees for a total for a total of 142 tree credits. Of the 57 trees, 28 trees are proposed to be removed. The proposal is to preserve 29 existing trees (72 tree credits) and plant an additional (1) new (3" caliper) tree (1 credit). The total existing and proposed will be 73 credits which represents 51% of the trees existing on the site (142 credits).

A. 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 project; and identifies and addresses any potential impacts related to land use, zoning, and public policy resulting from the 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 site, which is the area within which the proposed Wandel Avenue Homes has the potential to affect land use or land use trends. The 400-foot radius study area is generally bounded by an area between Canard Avenue and Van Duzer Street to the east, Pleasant Valley Avenue to the north, Cedar Terrace to the south, and dense woodlands and the Wagner College Campus 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

Project Site Description

The subject property is identified as Block 623, Lots 89, 90, 91 & 92 on the New York City Tax Map, and consists of 21,036 square feet (.5 acre) of land area located on the south side of Wandel Avenue, 210.94' west of Cunard Avenue in the Grymes Hill neighborhood of Staten Island (Community District 1). The property is undeveloped and is wooded with scattered trees and underbrush.

The property is an interior lot, irregular in shape. The depth varies between 118.58 feet and 170.01 feet. The frontage (on Wandel Avenue) is 161.31 feet and 150.00 feet wide at the rear lot line. The property is evenly sloped from rear to front and is located entirely within steep slope. The property is Tier II with an average slope of 38.00%. The peak elevation is located at the southeast (rear) corner (El. 189.00), and the lowest elevation is located at the northeast (front) corner (El. 114.00).

Surrounding Conditions

The 400-foot radius study area is generally characterized by a mix of one-family detached residential homes, undeveloped land, and open space. To the east of the project site along Wandel Avenue, there are several newly constructed one-family detached homes. To the south is undeveloped, wooded land with scattered trees and underbrush, and further to the south and southwest, is the Wagner College Campus. To the east is Van Duzer Street, Cunard Avenue, and Hamilton Street, which are both generally developed with one-family homes, and to the North, is Pleasant Valley Avenue, which is also developed with one-family residential homes

Future No-Action Scenario

In the future and absent the action, no as-of-right development would be permitted on the project site as any subdivision of the property would require CPC review and approval due to the site's location within the Special Hillside Preservation District (HS). The future No-Action Scenario would therefore be the same as the existing condition, that being the vacant and undeveloped site.

Surrounding land uses within the immediate study area are expected to remain largely unchanged by the Project Build Year of 2014. No new development on the existing undeveloped lots within the 400-foot study area is anticipated to occur by 2014.

Future With-Action Scenario

In the future with the action, the proposed CPC Certifications for Future Subdivision and the CPC Authorizations for a Modification of Grading Controls and development on a zoning lot having steep slope, and Modification of lot coverage controls (only applicable to lot#'s 89 & 90) would permit a new residential development consisting of four (4), semi-detached, three-story single-family dwellings containing approximately 7,872 square feet of floor area. Access to the four residences will be from Wandel Avenue, which is open and paved to existing concrete curbs located on one side of Wandel Avenue.

Conclusion

The requested CPC Authorizations and Certifications are necessary in order to allow the proposed development to proceed. The proposal would be an appropriate use on the subject property and would be similar to and compatible with the residential community that surrounds the site.

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 located within an R3-1 zoning district within the Special Hillside Preservation District (HS). The surrounding 400-foot radius study area is entirely located within the HS District but it also contains an R2 and R3A zoning districts to the north and east.

The R3-1 zoning district mapped on the project site only allows detached one- and two-family dwellings, as well as semi-detached homes. In R3-1 districts, the minimum lot width for detached houses is 40 feet; semi-detached buildings must be on zoning lots that are at least 18 feet wide. For both detached and semi-detached houses, the maximum lot coverage is 35% and the 0.5 FAR may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. The front yard must be at least 15 feet deep. Two side yards with a minimum combined width of 13 feet are required for a detached residence; one eight foot side yard is required for each semi-detached residence. All parking must be located in the side or rear yard or in the garage. An in-house garage is permitted in a semi-detached residence, or in a detached house if the lot is 40 feet or wider. One off-street parking space is required for each dwelling unit.

The R3A zoning district allows detached one- and two-family dwellings and community facility uses. It is the lowest density district to allow zero lot line buildings, and is mapped in many older neighborhoods in the city. The minimum lot area requirement in R3A zoning districts within the Lower Density Growth Management Area is 2,375 square feet, the minimum lot width is 25 feet, the maximum building height allowed is 35 feet, and the maximum floor area ratio is 0.5 plus allowances for attic space, additional floor area located beneath a sloping roof, and for the provision of garage parking spaces. In addition, two parking spaces are required for each single-family dwelling and three parking spaces are mandated for two-family dwellings located in the R3A zone within Lower Density Growth Management Areas in Staten Island.

The R2 zoning district allows the development of single-family detached residences and community facility uses. The district is mapped in many low density areas of the City to conform with the character of existing development. The minimum lot area requirement is 3,800 square feet with a minimum lot width of 40 feet. The maximum floor area ratio (FAR) is 0.5, and a maximum of 11 dwelling units are permitted per acre. One parking space is required per unit.

As stated in Zoning Resolution §119-00, the Special Hillside Preservation District (HS) was established:

to reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain; to preserve hillsides having unique aesthetic value to the public; to guide development in areas of outstanding natural beauty in order to protect, maintain and enhance the natural features of such areas; and to promote the most desirable use of land and to guide future development in accordance with a comprehensive development plan, and to protect the neighborhood character of the district.

Future No-Action Scenario

In the future and absent the action, the provisions of the existing R3-1 (HS) zoning district would continue to apply. No Authorizations, Certifications, or other approvals would be sought from the CPC relating to the Future Subdivision, Modification of Grading Controls and development, a zoning lot having steep slope or Modification of lot coverage controls. Since any subdivision of the project site would require CPC review and approval due to the property's location within the HS Special District, no as-of-right development would be allowed on the property absent the action. The future No-Action Scenario would therefore be the same as the existing condition, that being the vacant and undeveloped site.

No rezoning actions are presently being contemplated by the NYC Department of City Planning (DCP) nor have any BSA variance applications been identified for the study area by the Project Build Year of 2014.

Future With-Action Scenario

The proposed action would retain the current R3-1 (HS) zoning on the site but would request CPC Certifications for Future Subdivision, Modification of Grading Controls and development on a zoning lot having steep slope, and Modification of lot coverage controls (only applicable to lot#'s 89 & 90). These actions would permit a new residential development consisting of four (4), semi-detached, three-story, single-family dwellings containing approximately 7,872 square feet of floor area.

The proposed development would comply with all the applicable provisions of the current R3-1 (HS) zoning district. The development would consist solely of semi-detached one-family residences as permitted by zoning. The four (4) proposed lots would all be in excess of the required minimum lot size of 3,800 square feet and minimum lot width of 40 feet, and the proposed residences would be three stories and 35 feet or less in height. The FAR of the four (4) proposed residential buildings would vary due to varying lot sizes and building floor areas but would not exceed the maximum FAR of 0.5 plus additional permitted allowances. All lots would conform with the zoning yard requirements and each residence would be provided with one parking spaces as required by zoning.

The proposed project would comply with the purposes of the HS district in that it would accommodate the proposed development while also serving to preserve and enhance the natural environment of the site to the maximum extent feasible. This would be accomplished by limiting disturbance to the natural topography and the trees and other vegetation on the site to that required for the proposed residences and driveways, and by planting new trees and vegetation to replace those required to be removed to accommodate the proposed development.

In order to proceed, the proposed action is requesting and requires the following Authorizations, Certifications, and approvals from the NYC Planning Commission (CPC):

- A. CPC Certification for Future Subdivision (§ 119-04);
- B. CPC Authorization for development on a zoning lot having steep slope (§119-311);
- C. CPC Authorization for Modification of Grading Controls (§119-316); and
- D. CPC Modification of lot coverage controls (only applicable to lot #'s 89 & 90)

The proposed development would comply with all of the applicable provisions of the Zoning Resolution sections noted above as explained in detail in **Attachment A – Discussion of Findings**.

Conclusion

No significant impacts to zoning patterns in the area would be expected. The proposed project would be appropriate for the site, and would be similar to and compatible with the other residential developments in the surrounding area. It would comply with all the applicable provisions of the R3-1 zoning district, the Special Hillside Preservation District (HS) regulations, and the Lower Density

Growth Management provisions of the Zoning Resolution. It would also meet the applicable requirements for the requested CPC Authorizations and Certifications. 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 not warranted.

Public Policy

Existing Conditions

The Grymes Hill neighborhood of Staten Island, which is located in Staten Island Community District 1, is primarily a residential neighborhood developed with one- and two-family residences and some multi-family uses. It also contains a significant amount of open space, public facilities and institutions, and vacant land. According to the 2010 U. S. Census, the population of District 1, which also includes other largely residential neighborhoods in the northern section of Staten Island, increased by 8 percent from 162,609 persons in 2000 to 175,756 people in 2010.

Other than the Zoning Resolution discussed above, no other public policies relate to the project site or the surrounding 400-foot radius study area. The site and the project study area are not located within New York City's Coastal Zone Boundary, and are therefore not subject to the provisions of the New York City Waterfront Revitalization Program. The site is not covered by any 197-a Community Development Plans, and it is not within an Urban Renewal Area, and is therefore not subject to the provisions of an Urban Renewal Plan. Finally, the project site is not located within a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area.

Future No-Action Scenario

In the future, without the action, any new development on the project site would continue to be governed by the provisions of the existing R3-1 (HS) zoning district. No other public policy initiatives would pertain to the project site or to the 400-foot study area around the property by the Project Build Year of 2014. In addition, no changes are anticipated to the zoning districts and zoning regulations or to any public policy documents relating to the project site or the surrounding study area by the project build year.

Future With-Action Scenario

No impact to public policies would occur as a result of the proposed action. The proposed action would be in accord with the R3-1 zoning provisions applicable to the property. The project would also meet the intent and purposes of the Special HS District, and would meet the conditions for the granting of the requested CPC Certifications and Authorizations.

The proposed development would not alter conditions on any adjoining or nearby properties, and would not alter storm drainage patterns in the surrounding area. The new development would be compatible with existing uses in the vicinity of the project site, and has been designed to satisfy community concerns relative to the preservation of the existing environment on the property and the compatibility of the project with the surrounding 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 would warrant the need for further assessment of land use, zoning, or public policy.

Q. 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 the proposed project. Both the potential impacts of buildings surrounding the proposed project and potential impacts of the proposed project on surrounding buildings are considered in this assessment.

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. Therefore, no detailed air quality mobile source analysis would be required per the *CEQR Technical Manual*, and no significant mobile source air quality impacts would be generated by the proposed action.

Stationary Source

A screening analysis using the methodology described in the *CEQR Technical Manual* was performed to determine if the heat and hot water systems for the proposed residences would result in potential air quality impacts to any other existing buildings in the vicinity as well as to each other (project-on-project impacts). Potential stationary source impacts from existing surrounding development on the proposed project were also analyzed. This methodology determines the threshold of development size below which existing and proposed development would not have a significant impact. The impacts from boiler emissions associated with a development are a function

of the square footage size of the buildings, fuel type, stack heights, and the minimum distance from the source to the nearest building of concern.

Impact of Existing Development in Surrounding Area on Proposed Project

Relative to potential stationary source impacts upon the proposed project from surrounding uses, the project site is not located near any medical, chemical, or research laboratories, and no active manufacturing facilities are located within 400 feet of the site. There are no large emissions sources within the vicinity of the project site. Therefore, the proposed project would not be adversely affected by stationary source emissions from existing development in the surrounding area.

Impact of Proposed Project on Existing Development in Surrounding Area

The closest building of similar or lesser height to the proposed residences to be of potential concern relative to stationary source air quality emissions would be the existing 2- to 3-story residence¹ located to the west of the project site at 42 Wandel Avenue (Block 623, Lot 88). This existing residence would be located approximately 31.87 feet from the stack of the closest proposed residential building at 36 Wandel Avenue (Block 623, Lot 89). This distance calculation is based on the sum of the 11.67-foot wide side yard for the proposed residence and the existing 8.2-foot wide side yard of the existing residence, as shown on the project Site Plan, plus the location of the new stack in the center of the roof of the proposed 24-foot wide semi-detached residential structure or a distance of approximately 12 feet from the center of the proposed building.

Based on Figure 17-3 of the *CEQR Technical Manual*, the heating and hot water ventilation system for the proposed approximately 3,936 square foot semi-detached residential structure would not result in any air quality impacts to the existing residence. Based on Figure 17-3, emissions from the proposed residential building would fall below the applicable curve and the new semi-detached residential structure would therefore not result in any adverse air quality impacts to the nearby residence. The proposed structure would need to contain more than 5,000 square feet of space to be of concern. **(See attached Figure 17-3a, Impact of Nearest Proposed Residence on Existing Development).** Therefore, the proposed project would not generate stationary source impacts on any existing surrounding uses.

The four proposed residences are of similar height and are located on the same block. Therefore, the following cumulative analysis of all four residential homes with a total development size of 7,872 square feet was performed, assuming a stack in the middle of the total development. The existing residence at 42 Wandel Avenue would be located approximately 83.2 feet from the assumed stack location in the middle of the proposed development. This distance calculation, as shown on the project Site Plan, is based on the sum of the following (proceeding from east to west):

- The centrally located stack distance of 15.33 feet from the closest proposed residence,
- the 48-foot width of two semi-detached residential structures,
- the 11.67-foot wide side yard for the proposed residence, and
- the existing 8.2-foot wide side yard of the existing residence.

Based on Figure 17-3, cumulative emissions from the proposed development would fall below the applicable curve and the proposed project would therefore not result in any adverse air quality impacts to the nearby residence. **(See attached Figure 17-3b, Cumulative Impact of Proposed Project on Existing Development).**

¹ Certificate of Occupancy shows 3-stories while ZoLa data shows 2-stories.

Project-on-Project Impacts

A project-on-project analysis was conducted of potential stationary source emissions impacts from the proposed individual residential structures on each other. The project includes four semi-detached residential buildings in which each residence is attached to a second residence. Therefore, there would be two groups of two attached residences.

The two groups of two attached residences would be separated by a distance of 30.66 feet, as shown on the project Site Plan. The distance of the closest stack of one group of attached residences to the other group of residences would be 42.66 feet as the location of the stack in the center of the roof of each of the proposed 24-foot wide semi-detached residential structures would be approximately 12 feet from the center of each proposed building. Based on Figure 17-3 of the *CEQR Technical Manual*, the heating and hot water ventilation system for each proposed approximately 3,936 square foot semi-detached residence in one group would not result in any air quality impacts to the nearest proposed semi-detached residence in the second group. **(See attached Figure 17-3c, Project on Project Impacts).**

Conclusion

There would be no significant air quality impacts from the proposed project's heat and hot water systems on surrounding uses, and the proposed development would not be adversely affected by emissions from other developments located in proximity to the site. There would also be no adverse project-on-project impacts. Therefore, no stationary source impacts would occur as a result of the project.

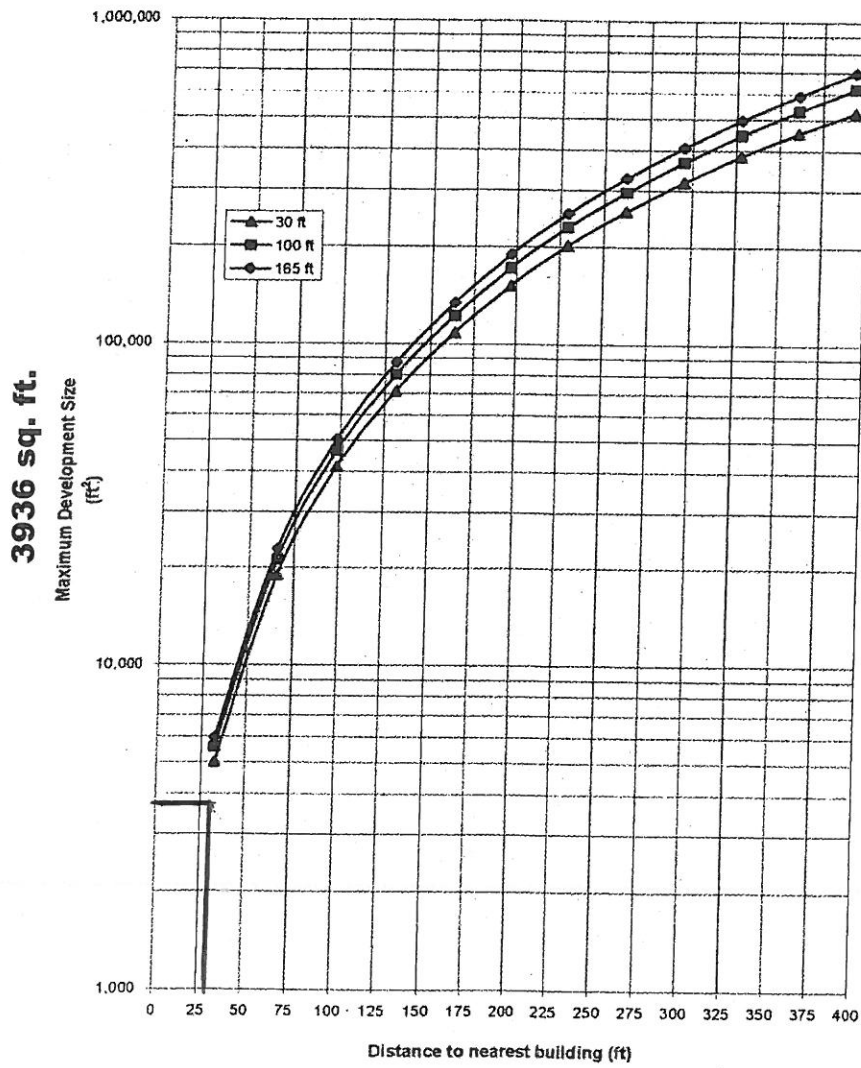
Conditions associated with the project development would not result in any violations of the ambient air quality standards. Therefore, the action would not result in any potentially significant adverse stationary or mobile source air quality impacts, and further assessment is not warranted.



Figure 17-3a

Impact of Nearest Proposed Residence on Existing Development

Figure 17-3:
Stationary Source Screen



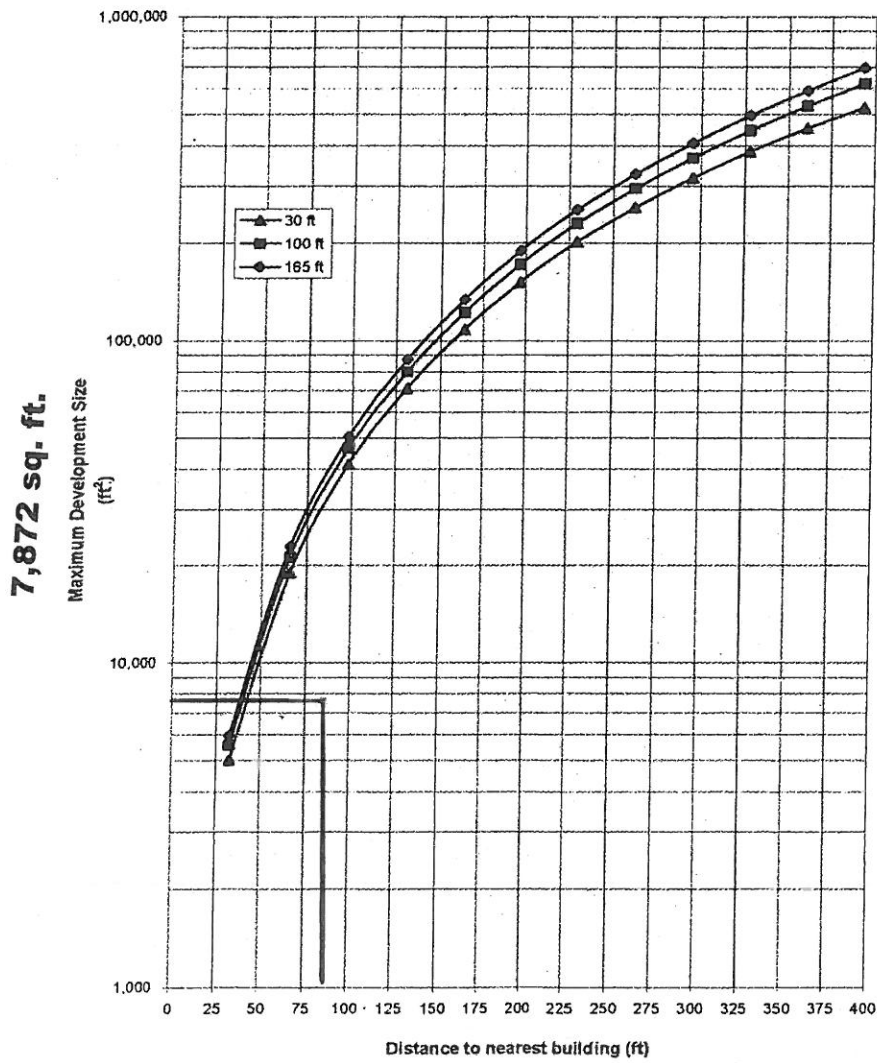
31.87'



Figure 17-3b

Cumulative Impact of Proposed Project on Existing Development

Figure 17-3:
Stationary Source Screen

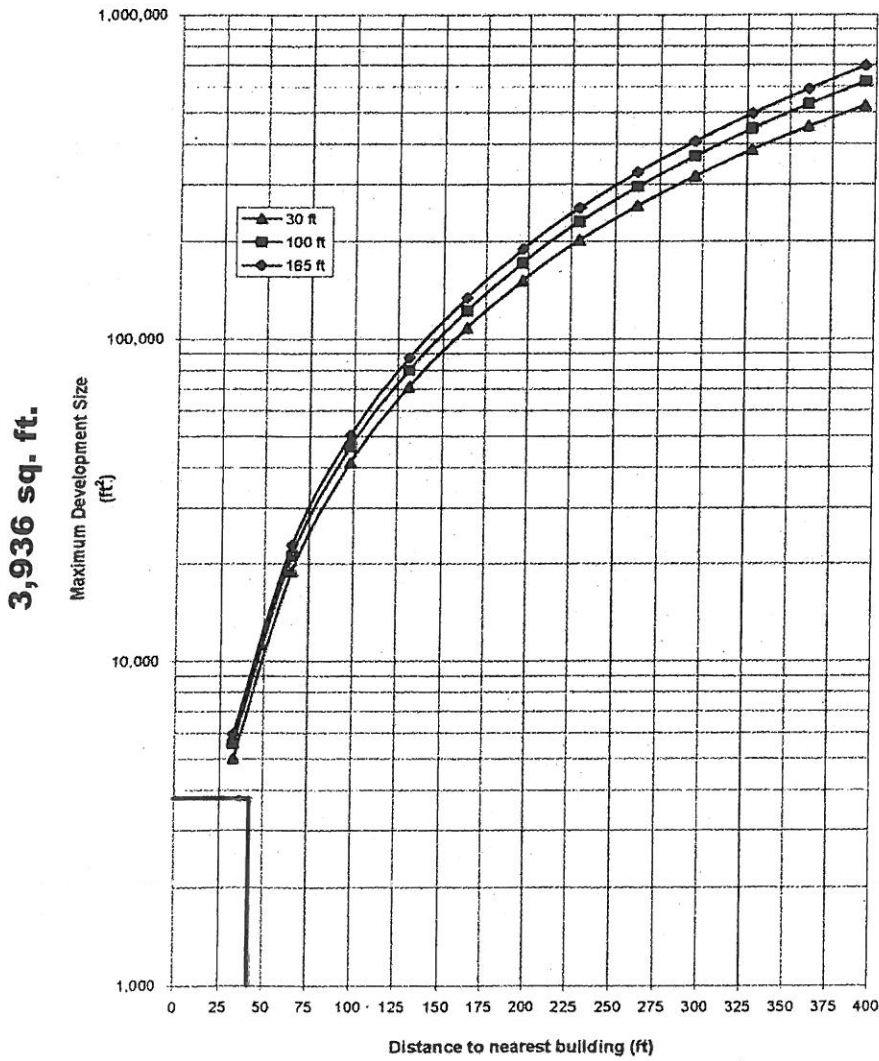


83.2'



Figure 17-3c Project on Project Impacts

Figure 17-3:
Stationary Source Screen

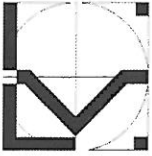


3,936 sq. ft.

42.66'

ATTACHMENT 1

DISCUSSION OF FINDINGS



LO BUE & VALENZIANO

ARCHITECTS, LLP

EMANUEL LO BUE, A.I.A., N.C.A.R.B.
ANTONIO S. VALENZIANO, A.I.A.
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N.C.A.R.B. Certified

800 ANNADALE ROAD
STATEN ISLAND, NEW YORK 10312
TELEPHONE: (718) 948-3939
FAX (718) 966-3560

April 1, 2013

RE: 24-36 Wandel Avenue
Staten Island, New York
Block: 623 Lots: 89, 90, 91, 92
CPC No. N 130027 ZAR & N 131128 RCR

DISCUSSION OF FINDINGS

The proposed development consists of four, three story semi-detached, one family residences with built-in garages. The residences will be connected to an existing 8" sanitary sewer located in Wandel Avenue.

The property is located in the Grymes Hill section of Staten Island within Community District One. The present zone is R3-1 located within the Special Hillside Preservation District. The property is undeveloped and is wooded with scattered trees and underbrush. There are no water features or wetlands located on this site.

The property is an interior lot irregular in shape. The depth varies between 118.58 feet and 170.01 feet. The frontage (on Wandel Avenue) is 161.31 feet and 150.00 feet wide at the rear lot line. The lot area is 21,036 square feet. Access to the proposed residences will be from Wandel Avenue which is open and paved to existing concrete curbs located on one side of Wandel Avenue.

The property is evenly sloped from rear to front and is located entirely within steep slope. The property is Tier II with an average slope of 38.00%. The peak elevation is located at the southeast (rear) corner (El. 189.00), and the lowest elevation is located at the northeast (front) corner (El. 114.00).

The site contains 57 trees for a total of 142 tree credits. Of the 57 existing trees, 28 trees are proposed to be removed. The proposal is to preserve 29 existing trees (72 tree credits) and plant an additional (1) new (3" caliper) tree (1 credit). The total existing and proposed will be 73 credits which represents 51% of the trees existing on the site (142 credits).

The surrounding area (within 400' radius) is mainly residential containing detached and semi-detached, one and two family residences.

“Section 119-04: Future Subdivision

Within the Special Hillside Preservation District, no Zoning lot existing on June 30, 1987, may be subdivided without certification by the City Planning Commission that the proposed subdivision complies with the regulations of the Special Hillside Preservation District and that all hillsides are preserved to the greatest extent possible under future development options.”

The property is currently one Zoning lot. The proposal is to subdivide into four separate Zoning lots and construct semi-detached one family residences. Each proposed Zoning lot will comply with the lot area and lot width requirements.

Wandel Avenue is a final mapped street.

The proposed residences will be connected to an existing 8” sanitary sewer located in Wandel Avenue.

Except as to actions included with this application, no future City Planning actions will be required for this development.

"Section 119-311: Authorization on a zoning lot or portion of a zoning lot having a steep slope or steep slope buffer

The City Planning Commission may authorize developments, enlargements and site alterations on portions of a zoning lot having steep slope or steep slope buffer. In order to grant such authorizations, the Commission shall find that:"

"a) the development, enlargement or site alteration is not feasible without such modification or that the requested modification will permit a development, enlargement or site alteration that satisfies the purposes of this Chapter;"

The area of the zoning is 21,036 square feet. The steep slope is located on the entire lot. The proposed buildings will be located within the steep slope buffers. This site cannot be developed without the modification requested.

"b) such modification is the least modification required to achieve the purpose for which it is granted;"

The area of steep slope to be modified is approximately 9,340 square feet, which is 44.50% of the total steep slope area. The proposed modifications are necessary to maintain a safe slope and allow for required fenestration. These modifications are designed to minimize the need for extensive excavation, which would otherwise be needed to install additional retaining structures. The rear walls of the proposed residences will retain approximately 30 feet of earth. Only one story will be completely above grade allowing access to the rear yards. Compliance with the slope requirements for driveways and the additional parking required by the recent amended zoning text require additional modifications. Therefore, the parking area cannot be decreased and the buildings cannot be moved closer to the street.

The area of the steep slope to be preserved is approximately 11,696 square feet, which is 55.50% of the total steep slope area. Each building footprint is approximately 656 square feet. The total footprint area is 2,624 square feet which is 12.50% of the entire site. This footprint will result in modest three bedroom semi-detached residences. The area of the footprints is permitted as-of-right. Removal of trees and grading will be required beyond the 15' construction area.

"c) the modification requested has minimal impact on the natural topography and vegetation and blends harmoniously with it;"

No fill will be required for this proposal. The area of cut proposed is approximately 9,340 square feet and the volume will be approximately 3,980 cubic yards. Approximately 3,688 cubic yards of cut will be within the 15 foot boundary and building footprint. The area of the steep slope to be preserved is approximately 11,696 square feet. The area of no disturbance will be approximately 10,913 square feet.

The site contains 57 trees for a total of 142 tree credits. Of the 57 existing trees, 28 trees (70 credits) are proposed to be removed. The proposal is to preserve 29 existing trees (72 tree credits) and plant an additional one new (3" caliper) tree (1 credit). The total existing and proposed will be 73 credits which represents 51% of the trees existing on the site (142 credits). 27 trees will be removed within 15' of the building footprint and driveway areas. Five (3" caliper) street trees will be planted along Wandel Avenue.

The proposal will require retaining walls to be installed to permit adequate driveways. The proposed retaining walls will be constructed of reinforced poured in place concrete and will vary between 2 to 14 feet in height. Unreinforced concrete curb walls will be used where cuts are 2 feet or less and to properly direct storm water to proposed drains.

"d) the requested modification will not disturb the drainage patterns and soil conditions of the area;"

The proposed impervious area will be approximately 3,972 square feet and the pervious area will be approximately 17,064 square feet. The drainage pattern of the site has been established and all on site storm water will be disposed via drywells in accordance with Local Law 103/89. All storm water will be directed to and collected by yard drains and retained in precast concrete drywells located on site. This condition will not alter the drainage pattern or soil conditions of the area.

"e) the development, enlargement, or site alteration takes advantage of the natural characteristics of the site."

The area of site to remain undisturbed will be approximately 10,913 square feet, which is 52% of the total lot area. The site is presently evenly sloped and undeveloped, containing scattered trees and underbrush. The height of the proposed building will be lower than nearby trees, allowing existing vistas from sites located uphill to be preserved.

"Section 119-314: Modification of lot coverage controls (LOT #89 & 90 only)

For any development or enlargement on a Tier II zoning lot or within a steep slope or steep slope buffer on a Tier I zoning lot, the City Planning Commission may authorize variations in the lot coverage controls set forth in Section 119-211. In order to grant such authorizations, the Commission shall find that:"

"a) the development or enlargement is not feasible without such modification, or that the requested modification will permit a development or enlargement that satisfies the purpose of this Chapter;"

Lot #89

Based on the 12.5% maximum lot coverage, the maximum permitted building area on the proposed separate zoning lot is 535 square feet. The proposed building area is 656 square feet, which is 15.32% lot coverage and 121 square feet greater than the footprint allowed as-of-right. The increased building footprint would not affect the amount of trees removed or preserved.

The area of the proposed zoning lot is 4,282 square feet. The steep slope is located on the entire lot.

Lot #90

Based on the 12.5% maximum lot coverage, the maximum permitted building area on the proposed separate zoning lot is 630 square feet. The proposed building area is 656 square feet, which is 13.00% lot coverage and 26 square feet greater than the footprint allowed as-of-right. The increased building footprint would not affect the amount of trees removed or preserved.

The area of the proposed zoning lot is 5,046 square feet. The steep slope is located on the entire lot.

"b) by allowing the permitted floor area in a building or buildings of lower height to cover more land, the preservation of hillsides having aesthetic value to the public would be assured, and that such preservation would not be possible by careful siting of a higher building containing the same permitted floor area on less land;"

Lot #89

To fully develop the proposed floor area by complying with the permitted lot coverage, the building would be 4 stories in height. The building would be higher than the adjoining residences. The proposed floor area is 1,968 square feet. The maximum permitted floor area at 0.60 FAR would be 2,569 square feet.

Lot #90

To fully develop the proposed floor area by complying with the permitted lot coverage, the building would be 4 stories in height. The building would be higher than the adjoining residences. The proposed floor area is 1,968 square feet. The maximum permitted floor area at 0.60 FAR would be 3,027 square feet.

"c) such modification is the least modification required to achieve the purpose for which it is granted;"

Such modification is the least modification required to achieve a balanced development with total lot coverage 12.5% of the entire existing site and allow for four similar three story residences.

"d) the modification requested has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;"

Lot #89

No fill will be required for this proposal. The area of cut proposed is approximately 2,335 square feet and the volume will be approximately 995 cubic yards. Approximately 922 cubic yards of cut will be within the building footprint.

The site contains 3 trees for a total of 28 tree credits. Of the 3 existing trees, 2 trees (17 tree credits) are proposed to be removed. The proposal is to preserve 1 existing tree (11 tree credits) and plant an additional 4 new (3" caliper) trees (4 credits). The total existing and proposed will be 15 credits which represents 51% of the trees existing on the site (15 credits).

Lot #90

No fill will be required for this proposal. The area of cut proposed is approximately 2,130 square feet and the volume will be approximately 990 cubic yards. Approximately 922 cubic yards of cut will be within the building footprint.

The site contains 15 trees for a total of 52 tree credits. Of the 15 existing trees, 6 trees (17 tree credits) are proposed to be removed. The proposal is to preserve 9 existing trees (23 tree credits) and plant an additional 4 new (3" caliper) trees (4 credits). The total existing and proposed will be 27 credits which represents 51% of the trees existing on the site (27 credits).

The existing topography in this area will be modified to allow for retaining walls required for the parking area and walks providing access to the proposed residence. The minimum distances for required yards have strictly dictated the placement of the proposed residence. Therefore, there are little-to-no other options for varying the placement of the residence on the site.

Additional trees will not be removed for the increase in lot coverage. All critical root zones and areas beyond 15 feet of the proposed residence, with the exception of the proposed driveway and parking areas, will be preserved as areas of no disturbance

"e) the requested modification will not disturb drainage pattern and soil conditions of the area; AND"

Lot #89

The proposed impervious area will be approximately 993 square feet which is 23.19% of the entire proposed zoning lot. The pervious area will be approximately 3,289 square feet.

Lot #90

The proposed impervious area will be approximately 990 square feet which is 19.62% of the entire proposed zoning lot. The pervious area will be approximately 4,046 square feet.

The drainage pattern of the site has been established and all on-site storm water will be disposed via storm sewer in accordance with Local Law 103/89. All storm water will be directed to and collected by yard drains and connected to drywells. This condition will not alter the drainage pattern or soil conditions of the area.

“f) the proposed modification does not impair the essential character of the surrounding area.”

The adjacent lots east and south of the property are vacant. The adjacent lot west of the property contains a two story semi-detached residence. Wandel Avenue is 50 feet wide and is paved to existing curb on one side approximately 20 feet wide. The surrounding area consists of similar residential buildings predominantly detached and semi-detached one and two family residences. The proposed residences will contribute to, and therefore benefit and enhance the existing character. Furthermore, the Department and CB1 have established and confirmed, by not changing the R3-1 in the latest rezoning, that this building type is consistent with the character of the surrounding area. These residences fully conform to the R3-1 bulk requirements and the Lower Density Growth Management requirements.

"Section 119-316: modification of grading controls

For any development, enlargement or site alteration on a Tier II zoning lot, the City Planning Commission may authorize variations in the grading controls set forth on Section 119-213. In order to grant such authorizations, the Commission shall find that:"

"a) the development or enlargement is not feasible without such modification, or that the requested modification will permit a development or enlargement that satisfies the purposes of this Chapter;"

Grading beyond the 15-foot boundary is required to provide access from street to off-street parking spaces and residences, provide for a safe moderate slope, blend the proposed topography with the existing, and eliminate abrupt and unstable conditions. The proposed grading will preserve the existing drainage pattern, evenly distribute and direct storm water to the proper drains, avoiding concentration of erosive runoff.

"b) such modification is the least modification required to achieve the purpose for which it is granted;"

No fill will be required outside the 15-foot boundary. The area of cut outside the 15-foot boundary is approximately 1,264 square feet and the volume will be approximately 292 cubic yards. The total area of cut proposed is approximately 9,340 square feet and the volume will be approximately 3,980 cubic yards. Approximately 2,020 cubic yards of cut will be within the building footprints.

"c) the modification requested has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;"

The area of no disturbance will be approximately 10,913 square feet, which is 52% of the total lot area.

The site contains 57 trees for a total of 142 tree credits. Of the 57 existing trees, 28 trees (70 credits) are proposed to be removed. The proposal is to preserve 29 existing trees (72 tree credits) and plant an additional one new (3" caliper) tree (1 credit). The total existing and proposed will be 73 credits which represents 51% of the trees existing on the site (142 credits). 27 trees will be removed within 15' of the building footprint and driveway areas. Five (3" caliper) street trees will be planted along Wandel Avenue.

Proposed cut, exclusive of building footprint and driveway areas, will vary between 0 to 16 feet deep. The greatest amount of cut proposed will be 29 feet, which will be located within the building footprints.

"d) the requested modification will not disturb drainage patterns and soil conditions of the area;"

The proposed impervious area will be approximately 3,972 square feet and the pervious area will be approximately 17,064 square feet. The drainage pattern of the site has been established and all on site storm water will be disposed via drywells in accordance with Local Law 103/89. All storm water will be directed to and collected by yard drains and retained in pre-cast concrete drywells located on site. This condition will not alter the drainage pattern or soil conditions of the area.

“e) the proposed modification does not impair the essential character of the surrounding area; AND”

The area to be modified outside the 15-foot boundary is approximately 1,264 square feet in area. The existing characteristics of the property will not be adversely affected by the proposed modifications. The surrounding area consists of similar residential buildings predominantly detached and semi-detached one and two family residences. These buildings are mostly two or three stories in height. Some existing commercial establishments are located on Van Duzer Street, which is east of the proposed project. Van Duzer Street is a main thoroughfare and is heavily traveled. The proposed development is definitely in character with the existing neighborhood.

“f) the benefits to the surrounding area from the proposed modification outweigh any disadvantages that may be incurred thereby in the area.”

The adjacent lots east and south of the property are vacant. The adjacent lot west of the property contains a two story semi-detached residence. Wandel Avenue is 50 feet wide and is paved to existing curb on one side approximately 20 feet wide. The surrounding area consists of similar residential buildings predominantly detached and semi-detached one and two family residences. The proposed residences will contribute to, and therefore benefit and enhance the existing character. Furthermore, the Department and CB1 have established and confirmed, by not changing the R3-1 in the latest rezoning, that this building type is consistent with the character of the surrounding area. These residences fully conform to the R3-1 bulk requirements and the Lower Density Growth Management requirements.