



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Supersedes the Conditional Negative Declaration Issued on December 17, 2014¹

Project Identification

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

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Bridgeview Plaza

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

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

¹ This Negative Declaration addresses the satisfaction of the conditions of the December 17, 2014 Conditional Negative Declaration, as discussed further in the supporting statement of this document.

via two curb cuts to be located along Arthur Kill Road. The proposed project is expected to be completed in 2015.

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

The (E) designation text related to hazardous materials is as follows:

Task 1

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

Task 2

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

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

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated March 30, 2015 prepared in connection with the ULURP Application (Nos. N130144RCR, N130145RAR, N130146RAR, N130147RAR). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

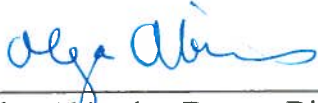
Supporting Statement:

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

1. The (E) designation for hazardous materials would ensure that the proposed actions would not result in significant adverse impacts.
2. At the time that the Conditional Negative Declaration was issued, on December 17, 2014, the New York City Landmarks Preservation Commission (LPC) determined that the project site had the potential for archeological significance and that further testing would be required in order to determine if the project site contained Native American remains from 19th Century occupation. The applicant entered into a Restrictive Declaration which required that the prescribed archaeological work be conducted in accordance with *CEQR Technical Manual* and LPC Guidelines for Archaeological Work in New York City. As of December 22, 2014, the terms and conditions of the Conditional Negative Declaration and associated Restrictive Declaration were satisfied. In correspondence dated December 22, 2014, LPC confirmed that a Phase IA/IB Report was prepared for the project site which concludes that the project site would not be expected to result in any archaeological concerns. Consequently, no significant adverse impacts related to archeological resources are expected to result from the proposed action.
3. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

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

Should you have any questions pertaining to this Negative Declaration, you may contact Ingrid Young at (212) 720-3425.



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

Date: May 15, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: May 18, 2015