Cecilia Court

43 & 47 Cecilia Court

Staten Island, NY 10304
Block 615, Lots 205 and 210

Environmental Assessment Statement

CEQR Number: 18DCP059R
ULURP Number: N000523ZAR

Lead Agency:
Department of City Planning
120 Broadway, 31St Floor
New York, NY 10271

Prepared for:
Rick Russo
100 Fine Boulevard
Staten Island, NY 10314

Prepared by:
Equity Environmental Engineering
500 International Drive, Suite 150
Mount Olive, NJ 0782

September 19, 2018

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* Cecilia Court

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
18DCP059R	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
N 000523 ZAR	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
Department of City Planning			Ricky Russo		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Olga Abinader, Director, EARD			Equity Environmental Engineering, LLC		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 500 International Drive #150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE 212.720.3419	EMAIL oabinader@planning.nyc.gov		TELEPHONE 973-527-7451x204	EMAIL amber.kartalyan@equityenvironmental.com	

5. *Project Description*

Rick J. Russo, ("The Applicant"), seeks to develop two single-family residences located at 43 & 47 Cecilia Court in Staten Island, NY ("The Project Site"). These houses would be accessed by a driveway/private road that extends beyond the development site. While the proposed development received approval from the Board of Standards and Appeals to construct a residence not fronting on a legally mapped street, contrary to GCL-36, it additionally requires further Zoning Authorizations. The applicant is requesting the following authorizations pursuant to the Special Review Provisions under section 119-30: ZR 119-311, Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer; ZR 119-313, Modification of landscaping, tree preservation and tree planting requirements; ZR 119-315 Modification of Height and Setback Regulations, ZR 119-316, Modification of grading controls; ZR 119-317, Modification of requirements for private roads and driveways. The property has not been previously developed and requires the requested authorizations in order to be developed.

Project Location

BOROUGH Staten Island	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 43 & 47 Cecilia Court
TAX BLOCK(S) AND LOT(S) Block 615, Lots 205 & 210		ZIP CODE

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Site is located 386.02' northeast, measured along the existing private road easement, from Howard Avenue, and 487.71' north of the intersection of Park Lane.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	ZONING SECTIONAL MAP NUMBER
The Project Site is located within a split R2 and R1-1 district and within the Special Hillside Preservation District	21D

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 ZR 119-311, ZR 119-313, ZR 119-316, ZR 119-317

***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)
☐ 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:

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.): 64,950
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.):
Other, describe (sq. ft.):

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): 16,155.36
NUMBER OF BUILDINGS: 2
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
HEIGHT OF EACH BUILDING (ft.): 39.12 - 43 Cecilia and 39.67 for 47 Ceclia
NUMBER OF STORIES OF EACH BUILDING: 3 plus cellar

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:
The total square feet not owned or controlled by the applicant:

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: 12,779.51 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 87,487 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 12,779.51 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.)	16,155.36			
Type (*e.g.,* retail, office, school)	single family residential units			

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 4 NUMBER OF ADDITIONAL WORKERS:
Provide a brief explanation of how these numbers were determined: using 2010 US Census - CT 39 - 2.05 per houshold

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: Site will remain vacant - as is
9. *Analysis Year* CEQR Technical Manual Chapter 2
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2020
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18
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:

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:	☐	☐
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 involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(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):		
○ 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): na		
(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		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality;	☐	☒

	YES	NO
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. The project is an extension of the existing land use forms and neither diminishes or alters the single-family residential character of the neighborhood		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ 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 a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☒	☐
○ 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.		

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
Kevin Williams	9/19/2018

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	Department of City Planning
NAME	DATE
Olga Abinader	November 30, 2018

SIGNATURE

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed action sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Historic and Cultural Resources: The Landmarks Preservation Commission (LPC) reviewed the project's potential to impact nearby historic and cultural resources, and in a letter dated April 13th, 2017, indicated that the Project Site was within a 150-feet of 269 Howard Street which is eligible to be listed State and National Register of Historic Places. The proposed development would not be located directly adjacent to 269 Howard Avenue, is approximately 20 feet below the proposed development and is significantly buffered physically be intervening lots which are heavily wooded. The LPC has also indicated that no cultural resource of archaeological significance is associated with the Project Site. As such, the proposed development would not affect the visual character or historic nature of this property. The EAS finds that there is no potential for significant adverse impacts to historic or cultural resources.

Natural Resources: The proposed development includes a storm water collection and drywell storage system, a grading plan, tree preservation plan, and the establishes 69% of the total lot as an area of no disturbance. With these measures in place there is no potential for significant adverse impacts to natural resources associated with the proposed actions.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	11/30/2018
SIGNATURE	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 12/03/2018
SIGNATURE	

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APPENDICIES

1.0 PROJECT OVERVIEW

Rick J. Russo, ("The Applicant"), seeks to develop two three-story and cellar single-family residences located at 43 & 47 Cecilia Court in Staten Island, NY ("The Project Site"). These houses would be accessed by a driveway/private road that extends beyond the Project Site. While the proposed development received approval from the Board of Standards and Appeals to construct a residence not fronting on a legally mapped street, contrary to GCL-36, it requires further Zoning Authorizations. The applicant is requesting the following authorizations pursuant to the Special Review Provisions under section 119-30: ZR 119-311, Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer; ZR 119-313, Modification of landscaping, tree preservation and tree planting requirements; ZR 119-316, Modification of grading controls; ZR 119-317, Modification of requirements for private roads and driveways. The property has not been previously developed and requires the requested authorizations in order to be developed.

1.1 Background

There was a previous City Planning action on this property in 2000, N 000523 ZAR approved for development of a single-family residence and authorizations per sections 119-311, 119-313, 119-316 and 119-317, the same authorizations requested under this application. The fronting private road easement, Cecilia Court, was brought before the Board of Standards and Appeals and approved in accordance with GCL 36 for the required frontage for both homes and acceptance of the existing private road easement sub-standard width[1].

1.2 Description of the Proposed Development Site

The Subject Properties, 43 Cecilia Court (Block 615, Lot 205) and 47 (Block 615, Lot 210) Cecilia Court, are undeveloped tax lots located in the Grymes Hill neighborhood of Staten Island Community District 1 and are located within the Special Hillsides Preservation District. The Project Site is located 386.02' northeast, measured along the existing private road easement, from Howard Avenue, distant 487.71' north of the intersection of Park Lane. The single zoning lot composed of two tax lots consists of 64,950 sf in area with 94.46' of frontage on Cecilia Court (a private road) and 10.53' along Broad Street.

The site has not been previously developed and contains 52,315 square feet or 80.5% of the lot area as steep slopes. The steep slope begins at the easement to the west and continues downslope to the east end of the property mixed with four areas not classified as steep slopes totaling 12,635 square feet. The average percent of slope outside the steep slope areas is 22.9% therefore, the lot is classified as Tier II. The lot, irregular in shape, has 94.46' of frontage on the private road easement, has a depth to the north side property line of 346.68' to a 'leg' with frontage on Broad Street of 25.05'. The lot width varies from 94.5' near the easement to an average of 212'. The peak of the property is at the southwest corner at the easement elevation of (278) and the lowest located in the 'leg' portion adjoin Broad Street at an elevation of (251)

The site contains scattered trees throughout. There are 130 trees listed of which six are dead, therefore, 124 trees remain on the property with a total of 283 credits and 51% of those credits equal 144. The site contains varied vegetation and brush throughout along with the scattered trees. There are no aquatic features or rock outcrops on this site, as observed.

[1] Adopted on January 28, 2014 under Calendar Nos. 131-13-A & 132-13-A – printed in Volume 99, Bulletin Nos 4-5 – DOB Application NOS. 520117506 and 520117490

1.3 Description of the Surrounding Area

The Project Site is located within a split R2 and R1-1 zoning district within the Special Hillsides Preservation District. While the majority of the Project Site lies within the R2 district, a portion of the site's western frontage (on both Lot 210 and Lot 205 respectively) occupies a R1-1 zoning district. The R2 zoning district has requirements of a FAR of 0.5 with a minimum front yard of 15 feet, minimum rear yard of 30 feet, side yards of 5 feet and 8 feet and required parking of 1.5 spaces per dwelling. The R1-1 zoning district has requirements of a FAR of 0.5 with a minimum front yard of 20 feet, minimum rear yard of 30 feet, two side yards of 15 feet each and required parking of 1 space per dwelling.

The neighborhood consists primarily of single-family detached residences on large lots of 10,000 sq. ft. or greater, generally sloped, to the west along Howard Ave within the R1-1 Zone. To the south, fronting the existing private road easement, are detached single family houses on lots 6,000 sf or greater. These lots are currently zoned R-2. To the north of the Project Site, undeveloped lots along the same private road easement are found (also under the R-2 Zone). Down the slope to the east along Van Duzer Street are single or two- family detached homes within an R-3A zone on 3300 sf lots. Along Howard Avenue to the south of the site are Saint Johns University and Wagner College campuses. All adjoining lots, except to the north along the easement have been developed and are similar in slope and vegetation.

1.4 Description of Proposed Development

Pursuant to Zoning Resolution Section 119-30, the Applicant seeks authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer, modification of landscaping, tree preservation and tree planting requirements, modification of grading controls and modification of requirements for private roads and driveways to facilitate the development of two undeveloped lots with single family residences and the construction of a 70' diameter cul-de-sac within the property providing access from the existing private road easement running from Howard Avenue to the site and required frontage.

The proposed residence at ***47 Cecilia Court*** (Block 615, Lot 210) will be a three-story plus cellar single-family residence. It will have total lot coverage of 2,566.72 square feet (sf) and a floor area of 7,158.35 gross square feet (gsf) (5,122.15 zoning square feet (zsf).

The proposed residence at ***43 Cecilia Court*** (Block 615, Lot 205) will be a three-story plus cellar single-family residence. It will have total lot coverage of 3053.64 sf and a floor area of 8,996.97 gsf (6,639.91 zsf).

The total combined lot coverage of the homes on the zoning lot are 5,620.36 sf comprising 9.5% of the total lot area and combined zoning floor areas are 11,762.06 sf for a FAR of 0.2. An attached two-car garage for each residence is located on the highest level and accessed by a driveway bridge on the east side of the lots extending from the raised cul-de-sac. The height of each residence measured from the average final grade around the building at 10'0 centers to the midpoint of the sloped roof is 39.12' for 43 Cecilia Ct and 39.67' fpr 47 Cecilia Ct. The proposed patio for each residence is located downslope to the east at the respective cellar levels and within 15 feet of the proposed building foundation and buildable portion of the lot.

Build Year: Based on an estimated 12-month approval process and an 18-month construction period, the Build Year is assumed to be 2020.

1.5 Actions Necessary to Facilitate the Proposal

The Applicant, Rick J. Russo, is requesting the following authorizations pursuant to the Special Review Provisions under section 119-30:

- ZR 119-311, Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer;
- ZR 119-313, Modification of landscaping, tree preservation and tree planting requirements;
- ZR 119-315, Modification of Height and Setback Regulations
- ZR 119-316, Modification of grading controls;
- ZR 119-317, Modification of requirements for private roads and driveways.

The property has not been previously developed and requires the requested authorizations in order to be developed. The approval of the Proposed Action would facilitate the development of two vacant tax lots with single family residences. The proposed houses would not be fronting on a legally mapped street and would be accessed by a driveway/private road that extends beyond the Project Site, requiring a Zoning Authorization under section 119-317 (modification of requirements for private roads and driveways). The granting of the zoning authorizations for modification of grading controls and modification of requirements for private roads and driveways is a discretionary action by the City Planning Commission and therefore is subject to the City Environmental Quality Review (CEQR). The approval of the requested authorizations would facilitate a proposal by the Applicant to develop two three-story and cellar single family residences with attached two-car garages, terraces and ground level patios on a Tier-II single zoning lot. The work includes the construction of a 70' diameter cul-de-sac within the property providing access from the existing private road easement running from Howard Avenue to the site and required frontage in accordance with General City Law (GCL).

1.6 Purpose and Need

The unique condition of this zoning lot includes: steep slopes, location on an unmapped street, required construction of a raised cul-de-sac, and irregular lot configuration. Due to these conditions, development, enlargement or site alteration is not feasible without the requested actions. Without the approval of these Authorizations, the Applicant would not be able to make a reasonable return on the Project Site.

1.7 Analysis Framework

Recent Development Trends

The recent trend of new development in the area surrounding the Project Site is for multi-story single family residential buildings. Nearby examples include: LU N090375 CMR- 64, 68 Cedar Cliff Road, the Renewal of an Authorization for development of two (2) homes on Block 618, Lot and CEQR #13DCP114R-15 Woodside Avenue, Renewal of an authorization to develop a one family residence on a steep slope in the Special Hillsides Preservation District.

No-Action Scenario

The following Special Review provisions for Zoning Authorizations are required for development within the Special Hillsides Preservation District:

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

  As the majority of the lot contains steep slopes, with an average slope of 22.9%. The development cannot be contained within the small areas outside the steep slope which constitute only 19% of the lot area and are located under the proposed private road extension or downslope near the rear of the lot. Therefore, development is not feasible without construction within the steep slope areas.

- ***Section 119-313: "Modification of landscaping, tree preservation and tree planting requirements"***

  This authorization is requested for the modification of tree planting requirements along the existing private road easement created sometime in the 1930's before the Special Hillside Preservation District regulations or the private road planting requirements were instituted. The 16' wide existing private road easement runs from Howard Ave services three zoning lots (two of which are fully developed, and one not developed) prior to reaching the property line of the lots under this application and continues past to additional undeveloped lots. The request is to waive the planting requirement of screening trees within an 8' buffer zone along the entire existing easement which directly abuts the rear property line of existing residences fronting Howard Ave. As the easement abuts the property line of these lots, there is no area available to plant any trees without reducing the existing sub-standard paved width contrary to the approved BSA and Fire Department plans under this application. Any planting outside of the property limits of the application submitted cannot be undertaken without the permission of all lot Owners and the creation of a new easement where no space is available.

- ***Section 119-315: "Modification of height and setback regulations"***

  The height of each residence measured from the average final grade around the building at 10'0 centered to the midpoint of the sloped roof is 36-feet – however the maximum height of each home is 39.12' and 39.67' for 43 and 47 Cecilia Ct. respectively. To comply with the permitted building height of 36' above the baseplane, the top level of both buildings would have to be eliminated, including the enclosed garages, the buildings will be set below the street level, making it difficult for access and inconsistent with the residences in the area, and the floor area would have to be added to the two levels below. The increase in footprint size would be 53% greater than that proposed or an additional area of 2494.42 sf, the total lot coverage would then increase from 5513.32 sf to 8007.74 sf and be 13.6% to the net lot area (excluding the area of the private road extension+ 7' beyond), which is greater than 12.5% permitted on a Tier II lot per text. As proposed, the total lot coverage is 9.3% or 26% less than the 12.5% permitted. The proposal accommodates the floor areas within both buildings in the minimum footprint with only one-story above the street level providing enclosed garages while protecting the maximum area of steep slopes. The taller building has little or no effect to the public's view from

Cecilia Court as the structures are only one-story above the street and situated at the crest of this portion of the slope. Therefore, without the requested authorization, the proposed development would not have adequate access or light and would exceed the permitted lot coverage.

- ***ZR 119-316, Modification of grading controls;***

  This modification is requested for the proposed turnaround which includes a retain structure that exceeds the fill-slope requirements under ZQ 119-213 and an authorization pursuant to ZR 119-316 for a variation in the grading controls set forth in ZR 119-213 may be required

- ***Section 119-317: Modification of requirements for driveways and private roads***

  The maximum permitted private road width per section 119-214 is 30', while the requested private road extension is a 70' diameter cul-de-sac in accordance with the approved BSA and Fire Department plans. The difference between the permitted and requested roadway widths are 40' or 233% greater. The existing private road easement of 16' paved width does not have any provisions for emergency service vehicles to turn around and the proposed cul-de-sac satisfies this requirement for both the existing and proposed homes. This was the primary reason for the BSA and Fire Department approvals for the sub standard street width. Therefore, the proposed roadway is not feasible without this modification.

Therefore, in the absence of the Proposed Actions, development on the Project Site would not occur. Current conditions would prevail, and the site would remain vacant. Further, as these authorizations are dependent on a site plan approval attached to the specific authorizations, no other plan but that proposed by the Applicant would be authorized to develop the site without these specific approvals and the specific plan proposed by the applicant. The site may be developed differently with a different set of authorizations – however – that application would require its own site plan and request and approval based on differing circumstances.

With-Action Scenario

Approval of the Proposed Action would facilitate the development of Block 615, Lots 205 and 210 with two single family residences. The proposed residence at 47 Cecilia Court will be a three-story plus cellar single-family residence. It will have total lot coverage of 2,566.72 square feet (sf) and a floor area of 7,158.35 gross square feet (gsf) (5,122.15 zoning square feet (zsf). The proposed residence at 43 Cecilia Court will be will be a three-story plus cellar single-family residence. It will have total lot coverage of 3053.64 sf and a floor area of 8,996.97 gsf (6,639.91 zsf). The total combined lot coverage of the homes on the zoning lot are 5620.36 sf comprising 9.5% of the total lot area and combined floor areas are 11,762.06 zsf for a FAR of 0.2. The attached two-car garage for each residence is located on the highest level accessed by a driveway bridge on the east side of the lots extending from the raised cul-de-sac. The height of each residence measured from the average final grade around the building to the midpoint of the sloped roof at 10’0 is 39.12 feet for 43 Cecilia Ct and 39.67’ for 47 Cecilia Ct. The proposed patio for each residence is located downslope to the east at the respective cellar levels and within 15 feet of the proposed building foundation and buildable portion of the lot.

*The incremental development attributable to the Proposed Action, which forms the basis for environmental review, is presented in **Table 1-1** below.*

Table 1-1: Reasonable Worst-Case Development Table

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	NO	NO	YES	
If "yes," specify the following:				
Describe type of residential structures			Single family	
No. of dwelling units			2	2
No. of low- to moderate-income units			0	
Gross floor area (sq. ft.)			7158.35; 8996.97	+16,155.32
Commercial	NO	NO	No	
If "yes," specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
Manufacturing/Industrial	NO	NO	NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	NO	NO	NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	YES	YES	NO	
If "yes," describe:	64,950 vacant lot	64,950 vacant lot		-5420.36
Other Land Uses	NO	NO	NO	
If "yes," describe:				
PARKING				
Garages	NO	NO	YES	
If "yes," specify the following:				
No. of public spaces			0	
No. of accessory spaces			2; 2	+4
Lots	NO	NO	NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
ZONING				
Zoning classification	R2	R2	R2	
Maximum amount of floor area that can be developed	32,475 gsf	32,475 gsf	32,475 gsf	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential; R2, R3A, R1-1	No change	No change	No change

Figure 1.1 Project Site Location

Figure 1.2 Zoning/Land Use/Tax Map Overlay

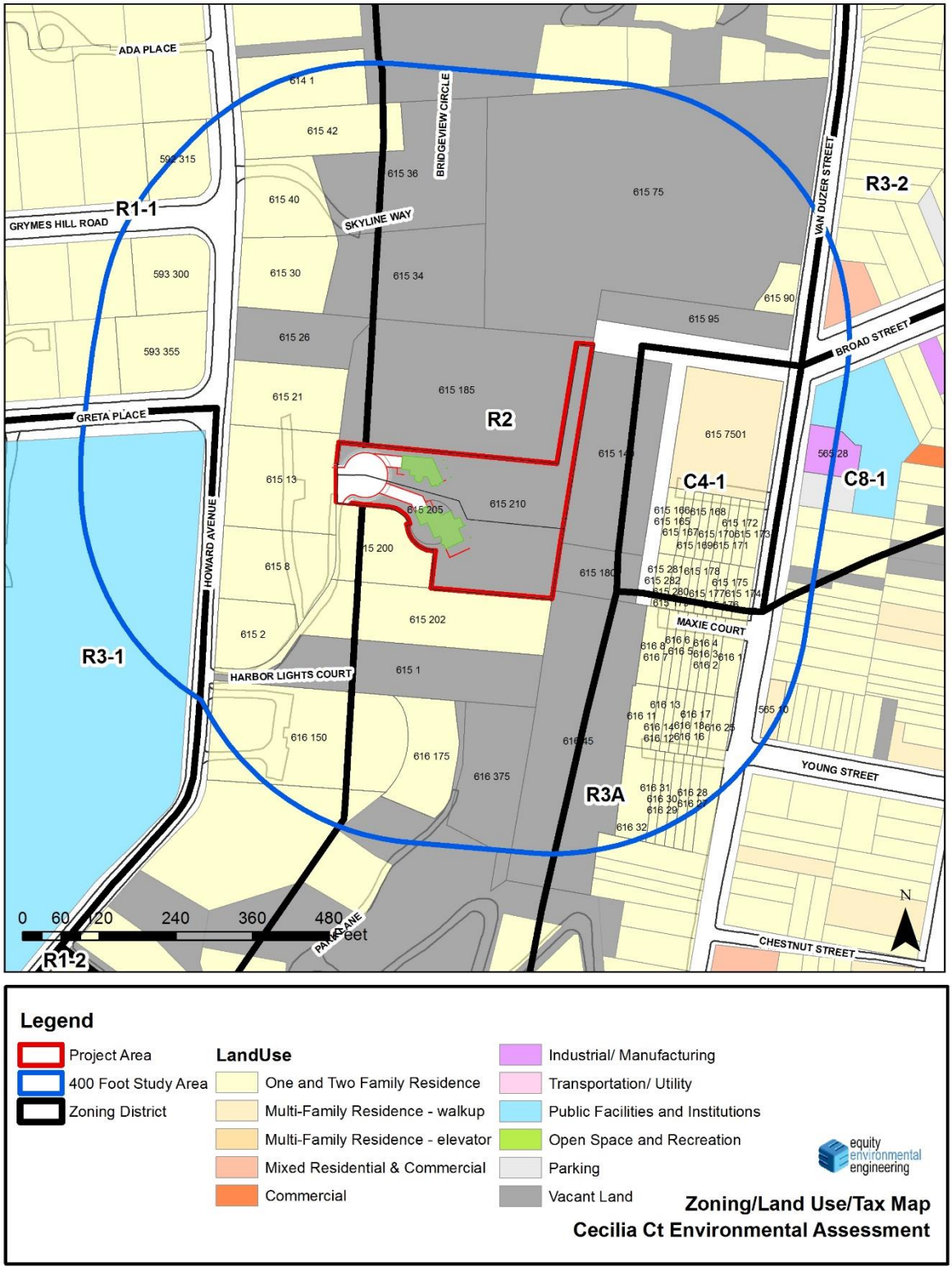
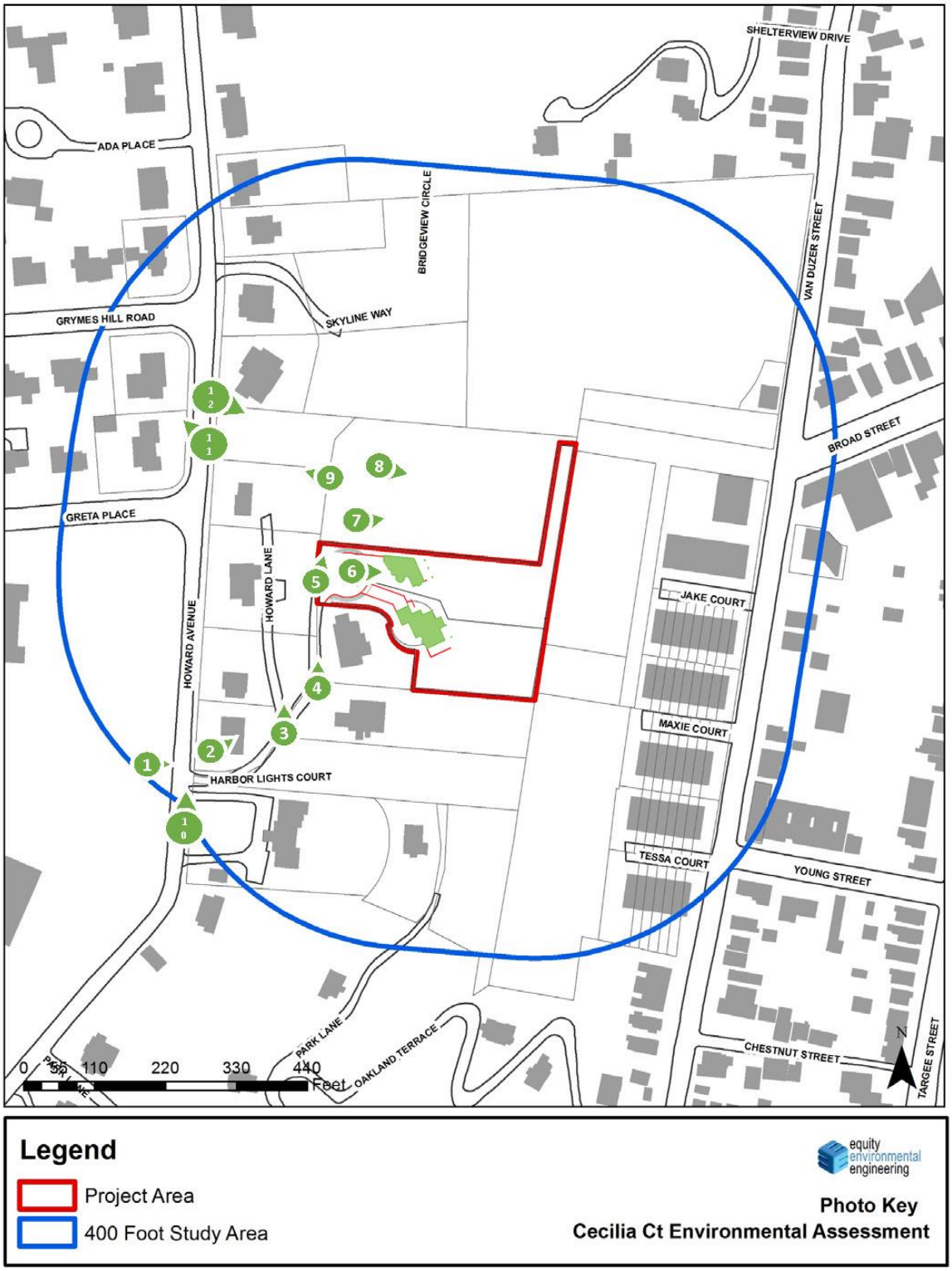


Figure 1-3 Photo Key Map



Photograph 1: Intersection of Howard Ave and Harbor Lights Ct, Facing East

Photograph 2: View of Harbor Lights CT, Facing East

Photograph 3: View of Howard Lane, Facing North

Photograph 4: View of Harbor Lights Ct, Facing North

Photograph 5: End of Harbor Lights Ct, Facing North

Photograph 6: Photograph 5: End of Harbor Lights Ct, Facing East

Photograph 7: View of Block 615, Lot 210, Looking East

Photograph 8: View of Block 615, Lot 185, Looking East

Photograph 9: View from Block 615, Lot 185 Looking to the Back of Howard Ln – Facing West

Photograph 10: Intersection of Harbor Lights Ct and Howard Ave, Looking North

Photograph 11: Intersection of Greta Pl and Hoard Avenue, Looking NW

Photograph 11: Near Intersection of Greta Pl and Howard Av, Facing SE

2.0 SUMMARY OF ENVIRONMENTAL ASSESSMENT

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form. Technical Analyses of the EAS forms a series of thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the proposed project was demonstrated not to meet or exceed the threshold additional analyses were not needed. If the proposed project is expected to meet or exceed the threshold, or if this was not able to be determined, preliminary analysis is to be provided to determine whether the potential for impact exists. For those technical sections, the relevant chapter of the *CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

- ***Land Use, Zoning, and Public Policy***: The proposed development would not change or alter existing land uses or zoning within the Project Study Area. The proposed development includes plans for tree preservation, water mitigation, and establishes an area of no disturbance in order to ensure that the Proposed Action would not jeopardize the intent of the Special Hillsides Preservation District. The recent trend of new development in the area surrounding the Project Site is for multi-story single family residential buildings. Nearby examples include LU N090375 CMR- 64, 68 Cedar Cliff Road, the Renewal of an Authorization for Development of 2 homes on Block 618, Lot and CEQR #13DCP114R- 15 Woodside Avenue, Renewal of an authorization to develop a one family residence on a steep slope in the Special Hillsides Preservation District. Therefore, the Proposed Action would not result in adverse impacts to land use, zoning, or public policy.

- ***Historical and Cultural Resources:*** The Study Area was screened for historic and architectural resources. One architectural resource was found within the project area that would be considered historic or significant. The Landmarks and Preservation Commission (LPC) was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on April 13th, 2017 indicating that the proposed development site was within a 150-foot radius of 269 Howard Avenue, which appears to be State and National Registers of Historic Places (S/NR) eligible (see **Appendix A**). No Archeological resources were identified. The proposed development would not be located directly adjacent to 269 Howard Avenue, nor would it affect the visual character or historic nature of this property, therefore no further analysis is warranted.

- ***Urban Design and Visual Resources***
  The project would not result in a change of zoning or use in relation to adjacent residential properties. The proposed development type and character will be of the same type and general bulk of adjacent residential properties.

- ***Natural Resources:*** The installation of three (3) drywells, a tree preservation plan, and the establishment of 69% of the total lot as an area of no disturbance (or 62.7% including the private road extension) have been proposed as a means to uphold the intent of the Special Hillsides Preservation District. These measures are intended to ensure that no impacts to natural resources would occur as a result of the proposed development.

- ***Hazardous Materials:*** Because the Proposed Action is being developed on a site and in an area with no history of industrial or manufacturing use and the site itself has never

experienced development or soil disturbance, an investigation of hazardous materials will not be required.

- ***Air Quality***: A screening analysis conducted using Figure 17-3 of the *2014 CEQR Technical Manual* demonstrates that development under the Proposed Action would not create significant impacts related to HVAC emissions. In addition, the Proposed Action would not result in significant increases in tailpipe emissions from vehicular traffic and there are no nearby emissions sources that would adversely affect project occupants. The proposed project would have no significant adverse impacts on air quality.

- ***Noise Impact***: The proposed development would not create a significant noise generator, nor would vehicular traffic be increased per CEQR thresholds on nearby roadways.

- ***Construction***: The proposed development would provide a single location for construction and a no-impact perimeter around the site would be established that approximates the area of no-disturbance, as identified on the site plan. Storm-water runoff and erosion protection measures would be utilized such as swales and silt fences.

In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, a No-Action Scenario, and a With-Action Scenario.

2.1 LAND USE, ZONING AND PUBLIC POLICY

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

Methodology

According to the *2014 CEQR Technical Manual,* a preliminary land use and zoning assessment includes a basic description of existing and future land uses and zoning information and describes any changes in zoning that could cause changes in land use. It also characterizes the land use development trends in the area surrounding the Project Site that might be affected by the Proposed Action and determines whether the proposed project is compatible with those trends or may affect them. The *CEQR Technical Manual* suggests that a land use, zoning and public policy Study Area should extend 400-feet from the site of the Proposed Action. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the Proposed Action in order to determine whether a more detailed assessment would be appropriate. For public policy, the 2014 CEQR Technical Manual stipulates that a preliminary assessment should identify and describe any public polices (formal plans, published reports) that pertain to the study area, and should determine whether the proposed project could alter or conflict with identified policies. If so, a detailed assessment should be conducted. Otherwise no further assessment is needed.

The following land use, zoning, and public policy assessment follows this guidance and provides a description of existing conditions of the Project Site and surrounding area. This is followed by an assessment of the future without and with the Proposed Action (future No-Action and With-Action Conditions, respectively), and a determination that no further analysis is needed.

2.1.1 Land Use

Existing Conditions

Existing land use patterns within approximately 400-feet of the Project Site are presented in **Figure 2.1: Combined Land Use and Zoning**.

Project Site

The Project Site, containing 43 Cecilia Court (Block 615, Lot 205) and 47 (Block 615, Lot 210) Cecilia Court, are undeveloped tax lots located in the Grymes Hill section of Staten Island Community District 1. The Project Site is located 386.02’ northeast, measured along the existing private road easement, from Howard Avenue, distant 487.71’ north of the intersection of Park Lane. The single zoning lot consists of 64,950 sf in area with 77.78’ of frontage on Cecilia Court (a private road) and 10.53’ along Broad Street and is singularly owned. Both lots are currently undeveloped.

Study Area

The surrounding area within a 400-foot radius consists mainly of detached single-family residences developed on large lots of 10,000 sf or greater to the west, lots of 6,000 sf or greater to the south, undeveloped lots along the existing private road easement to the north and detached

one or two-family residences on lots of 3,300 sf to the east. All adjoining lots, except to the north along the easement have been developed and are similar in slope and vegetation.

Analysis

No-Action Scenario

As discussed above, the authorizations requested as a part of this Action are tied to the applicant site plan and therefore - in the absence of the requested authorizations, development on the Project Site would could not occur. The site has no history of development and under the Special Hillsides Preservation District Regulations, would remain undeveloped without similar zoning authorizations as requested under this Action.

With-Action Scenario

Approval of the Proposed Action would facilitate the development of Block 615, Lots 205 and 210 with two single family residences. The proposed residence at 47 Cecilia Court will be a three-story plus cellar single-family residence. It will have total lot coverage of 2,566.72 square feet (sf) and a floor area of 7,158.35 gross square feet (gsf) (5,122.15 zoning square feet (zsf). The proposed residence at 43 Cecilia Court will be will be a three-story plus cellar single-family residence. It will have total lot coverage of 3053.64 sf and a floor area of 8,996.97 gsf (6,639.91 zsf). The total combined lot coverage of the homes on the zoning lot are 5620.36 sf comprising 9.5% of the total lot area and combined floor areas are 11,762.06 zsf for a FAR of 0.2. The attached two-car garage for each residence is located on the highest level accessed by a driveway bridge on the east side of the lots extending from the raised cul-de-sac. The height of each residence measured from the average final grade around the building to the midpoint of the sloped roof at 10'0 is 39.12 feet for 43 Cecilia Ct and 39.67' for 47 Cecilia Ct. The proposed patio for each residence is located downslope to the east at the respective cellar levels and within 15 feet of the proposed building foundation and buildable portion of the lot.

Conclusion

The Proposed Action would introduce two three-story single-family residences into the Special Hillsides Preservation District. The recent trend of new development in the area surrounding the Project Site is for multi-story single family residential buildings. Nearby examples include LU N090375 CMR- 64, 68 Cedar Cliff Road, the Renewal of an Authorization for Development of two homes on Block 618, CEQR #13DCP114R- 15 Woodside Avenue, Renewal of an authorization to develop a one-family residence on a steep slope in the Special Hillsides Preservation District. Therefore, the Proposed Action would not result in adverse impacts to land use and would result in a viable development that is consistent with surrounding land use patterns.

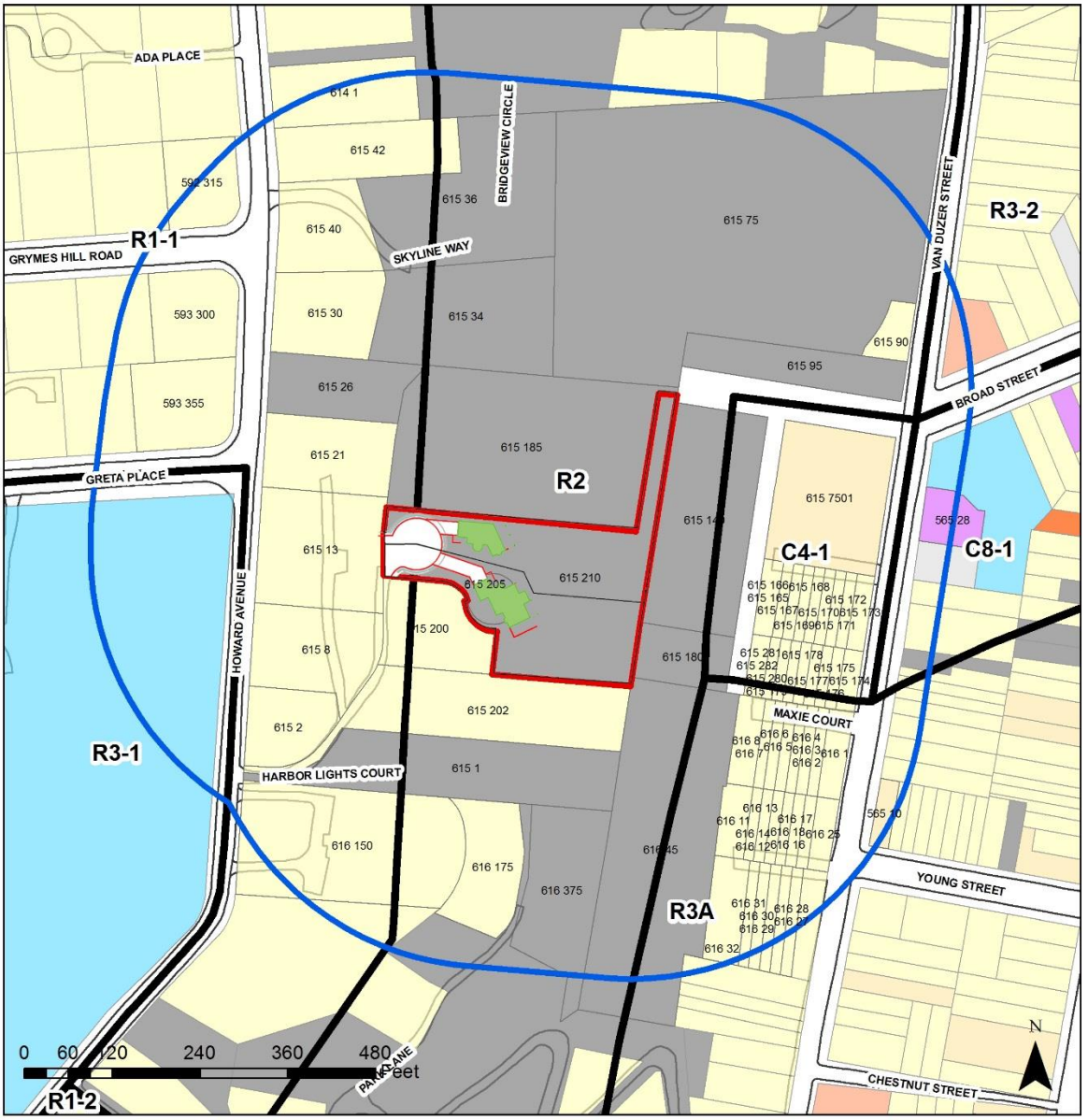
2.1.2 Zoning

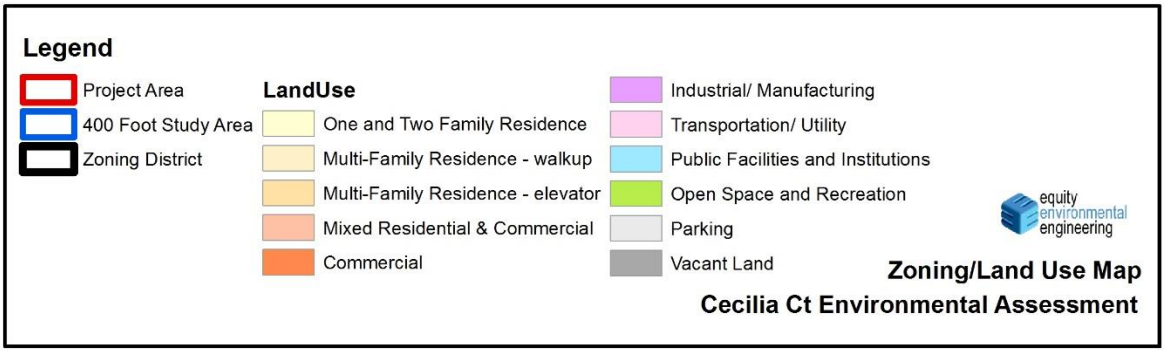
The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low, medium, and high-density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

Existing Conditions

The project development site is located within a split R2 and R1-1 zoning district in the Special Hillsides Preservation District as shown in **Figure 2.1**. The majority of the Project Site is within the R2 zoning district. While a portion of the western side of the Project Site, fronting the existing road easement, is within an R1-1 zoning district, the proposed development would occur entirely within the R2 portion of the Project Site. The R2 zoning district has a maximum permitted FAR of 0.5 with a minimum front yard of 15 feet, minimum rear yard of 30 feet, side yards of 5 feet and 8 feet and required parking of 1.5 spaces per dwelling. The R1-1 zoning district has requirements of a FAR of 0.5 with a minimum front yard of 20 feet, minimum rear yard of 30 feet, two side yards of 15 feet each and required parking of 1 space per dwelling. For both districts, the maximum height is governed by the sky exposure plane with a sloping line that begins at a height of 25 feet above the front yard line. According to ZR Section 119-00: The Special Hillsides Preservation District guides development in the steep slope areas of Staten Island's Serpentine Ridge, an area of approximately 1,900 acres in the northeastern part of the Borough. The purpose of the district is to reduce hillside erosion, landslides and excessive stormwater runoff by preserving the area's hilly terrain, trees and vegetation. The primary means of regulating development in the district is to control the amount of the lot that can be covered by a building. As the Project Site becomes steeper, permitted lot coverage decreases (although the permissible floor area remains the same). This may result in a taller building but less impact on steep slopes and natural features. There are special regulations for the removal of trees, grading of land, and construction of driveways and private roads. Additionally, the Special Hillsides Preservation District includes special regulations for building and setback regulations. For lots mapped in R2 zoning districts and the Special Hillsides Preservation District, the maximum building height above the base plane is 36 feet.

Figure 2.1: Combined Land Use and Zoning within the Project Study Area





Analysis

No-Action Scenario

As discussed above, the authorizations requested as a part of this Action are tied to the applicant site plan and therefore - in the absence of the requested authorizations, development on the Project Site would could not occur. The site has no history of development and under the Special Hillsides Preservation District Regulations, would remain undeveloped without similar zoning authorizations as requested under this Action.

With-Action Scenario

Approval of the Proposed Action would facilitate the development of Block 615, Lots 205 and 210 with two single family residences. The proposed residence at 47 Cecilia Court will be a three-story plus cellar single-family residence. It will have total lot coverage of 2,566.72 square feet (sf) and a floor area of 7,158.35 gross square feet (gsf) (5,122.15 zoning square feet (zsf). The proposed residence at 43 Cecilia Court will be will be a three-story plus cellar single-family residence. It will have total lot coverage of 3053.64 sf and a floor area of 8,996.97 gsf (6,639.91 zsf). The total combined lot coverage of the homes on the zoning lot are 5620.36 sf comprising 9.5% of the total lot area and combined floor areas are 11,762.06 zsf for a FAR of 0.2. The attached two-car garage for each residence is located on the highest level accessed by a driveway bridge on the east side of the lots extending from the raised cul-de-sac. The height of each residence measured from the average final grade around the building to the midpoint of the sloped roof at 10'0 is 39.12 feet for 43 Cecilia Ct and 39.67' for 47 Cecilia Ct. The proposed patio for each residence is located downslope to the east at the respective cellar levels and within 15 feet of the proposed building foundation and buildable portion of the lot.

Conclusion

While the proposed development received approval from the Board of Standards and Appeals to construct a residence not fronting on a legally mapped street, contrary to GCL-36, it additionally requires further Zoning Authorizations. The applicant is requesting the following authorizations pursuant to the Special Review Provisions under section 119-30: ZR 119-311, Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer; ZR 119-313, Modification of landscaping, tree preservation and tree planting requirements; ZR 119-316, Modification of grading controls; ZR 119-317, Modification of requirements for private roads and driveways. The property has not been previously developed and requires the requested authorizations in order to be developed. In the absence of the requested modifications, the applicant will not be able to develop and as a result will suffer significant financial hardship. The proposed development would not create a conflict with established zoning patterns or the intent of the Zoning Resolution and would not adversely affect surrounding uses.

2.1.3 Public Policy

Public policy for The Project Site is defined by the NYC Zoning Resolution Article X1, Chapter 9. According to ZR section 119-00: The "Special Hillsides Preservation District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following special purposes:

> (a) to reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;

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

Analysis

No-Action Scenario

As discussed above, the authorizations requested as a part of this Action are tied to the applicant site plan and therefore - in the absence of the requested authorizations, development on the Project Site would could not occur. The site has no history of development and under the Special Hillsides Preservation District Regulations, would remain undeveloped without similar zoning authorizations as requested under this Action.

With-Action Scenario

Approval of the Proposed Action would facilitate the development of Block 615, Lots 205 and 210 with two single family residences. The proposed residence at 47 Cecilia Court will be a three-story plus cellar single-family residence. It will have total lot coverage of 2,566.72 square feet (sf) and a floor area of 7,158.35 gross square feet (gsf) (5,122.15 zoning square feet (zsf). The proposed residence at 43 Cecilia Court will be will be a three-story plus cellar single-family residence. It will have total lot coverage of 3053.64 sf and a floor area of 8,996.97 gsf (6,639.91 zsf). The total combined lot coverage of the homes on the zoning lot are 5620.36 sf comprising 9.5% of the total lot area and combined floor areas are 11,762.06 zsf for a FAR of 0.2. The attached two-car garage for each residence is located on the highest level accessed by a driveway bridge on the east side of the lots extending from the raised cul-de-sac. The height of each residence measured from the average final grade around the building to the midpoint of the sloped roof at 10'0 is 39.12 feet for 43 Cecilia Ct and 39.67' for 47 Cecilia Ct. The proposed patio for each residence is located downslope to the east at the respective cellar levels and within 15 feet of the proposed building foundation and buildable portion of the lot.

Conclusion

The applicant has established a plan which takes into consideration public policy concerns of the Special Hillsides Preservation District including natural topography, hydrology, and vegetation:

1) A Site Plan that seeks to preserve the character of the natural topography and minimize the development footprint while preserving a maximum amount of no-disturbance area.
2) A Tree Credit Preservation Plan
3) An area of no disturbance: 69% of the total lot area is to remain undisturbed
4) Water Mitigation controls: Three (3) Drywell systems to discharge water to the ground

Development of the proposed residences would not create conflicts with surrounding land uses and would not jeopardize the intent of The Special Hillsides Preservation Districts (ZR section 119-00) goal of promoting and protecting public health, safety, general welfare.

2.2 HISTORIC AND CULTURAL RESOURCES

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated. The term "historic resources" includes districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

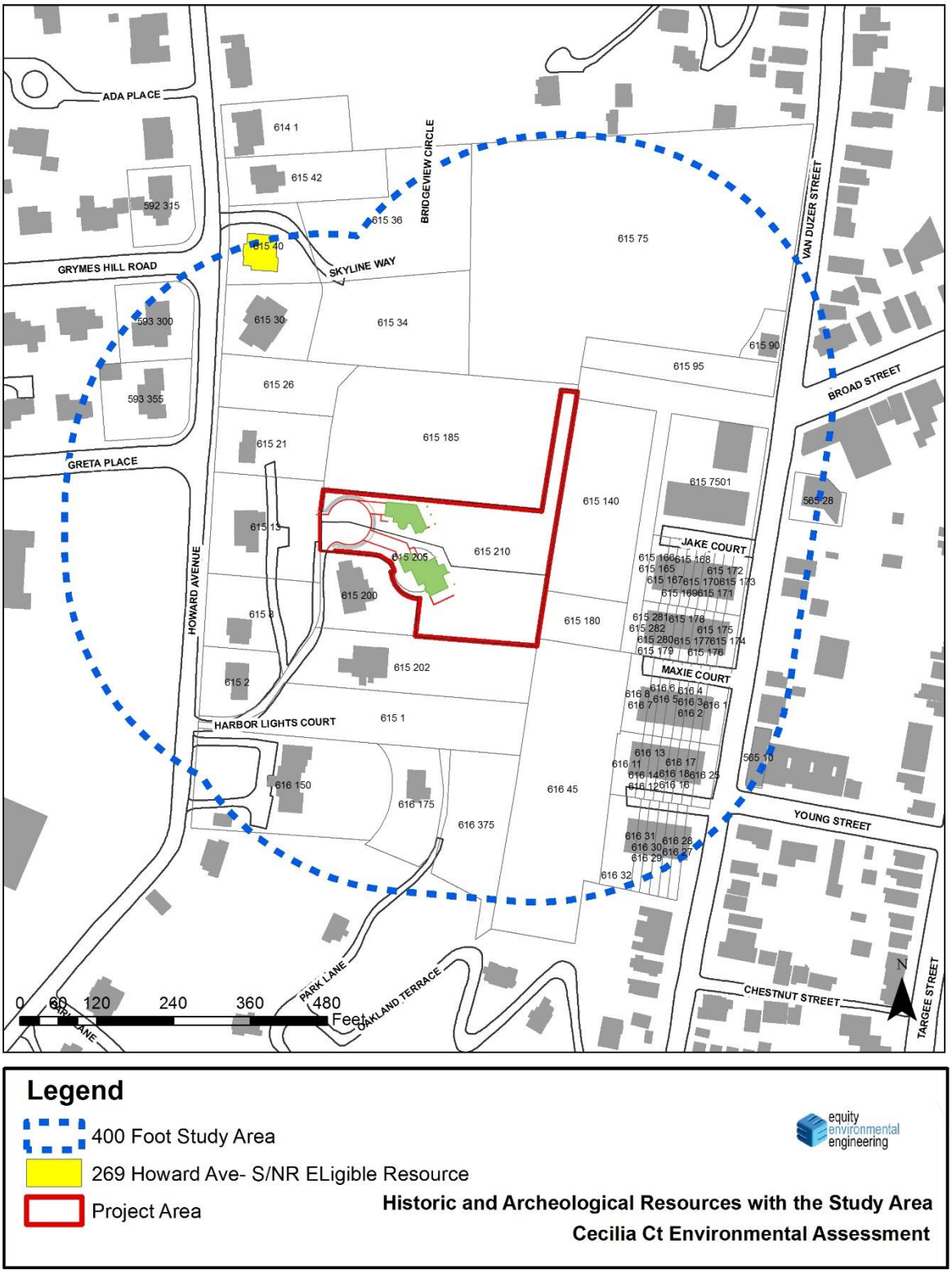
2.2.1 Architectural Resources

Per *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites. The historic resources Study Area is defined as the Project Site, plus an approximately 400-foot radius around the Proposed Action area. To determine whether the Proposed Development has the potential to affect nearby off-site historic or architectural resources, the Study Area was screened for historic and architectural resources. One architectural resource was found within the project area that would be considered historic or significant. The Landmarks Preservation Commission reviewed the project's potential to impact nearby historic and cultural resources, and in a letter dated April 13th, 2017, indicated that the Project Site was within a 150-feet of 269 Howard Avenue, which appears to be State and National Register of Historic Places (S/NR) eligible (see **Appendix A**) as shown in **Figure 2.2-1**. The proposed development would not be located directly adjacent to 269 Howard Avenue, and is approximately 20 feet below the proposed development and is significantly buffered physically be intervening lots which are heavily wooded. As such, the proposed development would not affect the visual character or historic nature of this property. Therefore, no further analysis is warranted.

2.2.2 Cultural and Archaeological Resources

Unlike the architectural evaluation of a Study Area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated. The project would result in an in-ground disturbance to develop the proposed renovation. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on April 13th, 2017 (see **Appendix A**). The LPC has indicated that no cultural resource of archaeological significance is associated with the Project Site. Therefore, significant adverse impacts to archaeological resources are not expected and further analysis is not warranted.

Figure 2.2-1: Historic and Archeological Resources within the Study Area



2.3 URBAN DESIGN & VISUAL RESOURCES

2.3.1 Urban Design

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

The current site is not observable from a pedestrian perspective as the existing unmapped road would have to be extended to the site to build and access the project. The undeveloped area and developed single family lots adjacent to the site are heavily wooded and do not allow significant viewsheds to areas below or above the site area.

The Proposed Actions sought by the Applicant must be reviewed for their potential to impact urban design characteristics that contribute to the character of the neighborhood. The neighborhood is composed primarily of single-family homes on quarter acre and larger lots. The size and character of the currently proposed Applicant Site and bulk characteristics are of a similar nature to those adjacent residences as shown in the Figures **2.3-1** through **2.3-3.** The Applicant seeks authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer, modification of landscaping, tree preservation and tree planting requirements, modification of grading controls and modification of requirements for private roads and driveways, as well as minor modification of height requirements (described in introduction above) - to facilitate the development of two undeveloped lots with single family residences and the construction of a 70' diameter cul-de-sac within the property providing access from the existing private road easement running from Howard Avenue to the site and required frontage in accordance with General City Law.

The proposed residence at ***47 Cecilia Court*** (Block 615, Lot 210) will be a three-story plus cellar single-family residence. It will have total lot coverage of 2,566.72 square feet (sf) and a floor area of 7,158.35 gross square feet (gsf) (5,122.15 zoning square feet (zsf).

The proposed residence at ***43 Cecilia Court*** (Block 615, Lot 205) will be a three-story plus cellar single-family residence. It will have total lot coverage of 3053.64 sf and a floor area of 8,996.97 gsf (6,639.91 zsf).

The total combined lot coverage of the homes on the zoning lot are 5,620.36 sf comprising 9.5% of the total lot area and combined zoning floor areas are 11,762.06 sf for a FAR of 0.2. An attached two-car garage for each residence is located on the highest level and accessed by a driveway bridge on the east side of the lots extending from the raised cul-de-sac. The height of each residence measured from the average final grade around the building at 10'0 centers to the midpoint of the sloped roof is 39.12' for 43 Cecilia Ct and 39.67' for 47 Cecilia Ct. The proposed patio for each residence is located downslope to the east at the respective cellar levels and within 15 feet of the proposed building foundation and buildable portion of the lot.

Section and site plan for the Applicants proposed project is show in **Figures 2.3-4** and **2.3-5.** These sections show that both proposed residential projects would present only their top story at street level and therefore will be similar to the adjacent streetscape in both bulk and use and therefore will reinforce the single-family large lot residential character of the neighborhood. Further as the photos of adjacent residences in this section show, these residences – like the Applicant Site are built on heavily sloped lots.

This urban design evaluation is triggered by the Applicant seeking relief under ZR Section 119-315: Modification of height and setback regulations which state, “For any development or enlargement on a Tier II zoning lot, the City Planning Commission may authorize variations in the height and setback regulations set forth in Section 119-212. In order to grant such authorizations, the Commission shall find that, “the development or enlargement is not feasible without such modification, or that the requested modification will permit a development or enlargement that satisfies the purposes of this Chapter; ". Per this modification of height sought, the development of this site is unique in that the required private road extension consisting of a 70' diameter cul-de-sac by the Board of Standards and Appeals and Fire Department, previously approved, extend from the existing private road easement onto the site downslope. The slope of the street extension is at 7.3% in compliance with the private street regulations and meets the existing grade at the southwest easement corner. The outer edge of the roadway construction is 20' above the existing grade to the north. The proposed residences are then setback from the street line, in compliance with the underlying zoning regulations for front yard setback and provide for a driveway from the roadway to each respective building approximately level with the roadway intersecting grade. The buildings cannot be lowered below the street level to provide access to the required parking spaces and building entrances. The existing grades at the proposed buildings are further downslope and are maintained even under the driveways to preserve existing steep slopes. The highest floor level is set in relation to the street grades and is only one-story above the street. The midpoint of the roof is set approximately 11'-6" above this floor level for each residence. Additional levels are provided below with the existing grades blended to meet the building footprints and the lowest level and patio set approximately at the existing grade at this point. This provides for a minimum footprint while still providing adequate floor area and preserving a large percentage of the steep slopes.

Figure 2.3-1: Adjacent Residence on Harbor Lights Ct #1

Figure 2.3-1: Adjacent Residence on Harbor Lights Ct #2

Figure 2.3-3: Adjacent Residence on Harbor Lights Ct #3

Figure 2.3-4: Applicant Site Plan

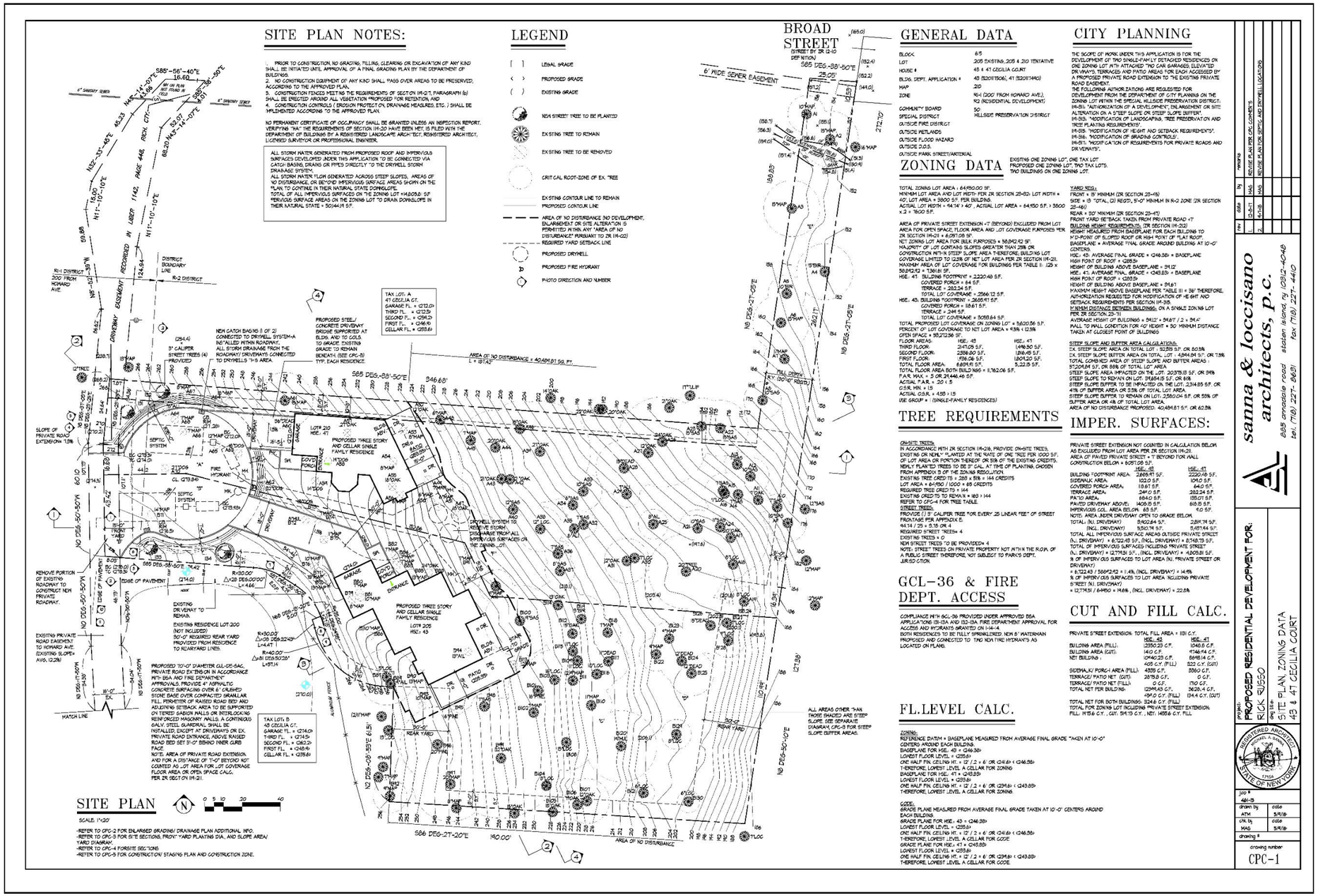
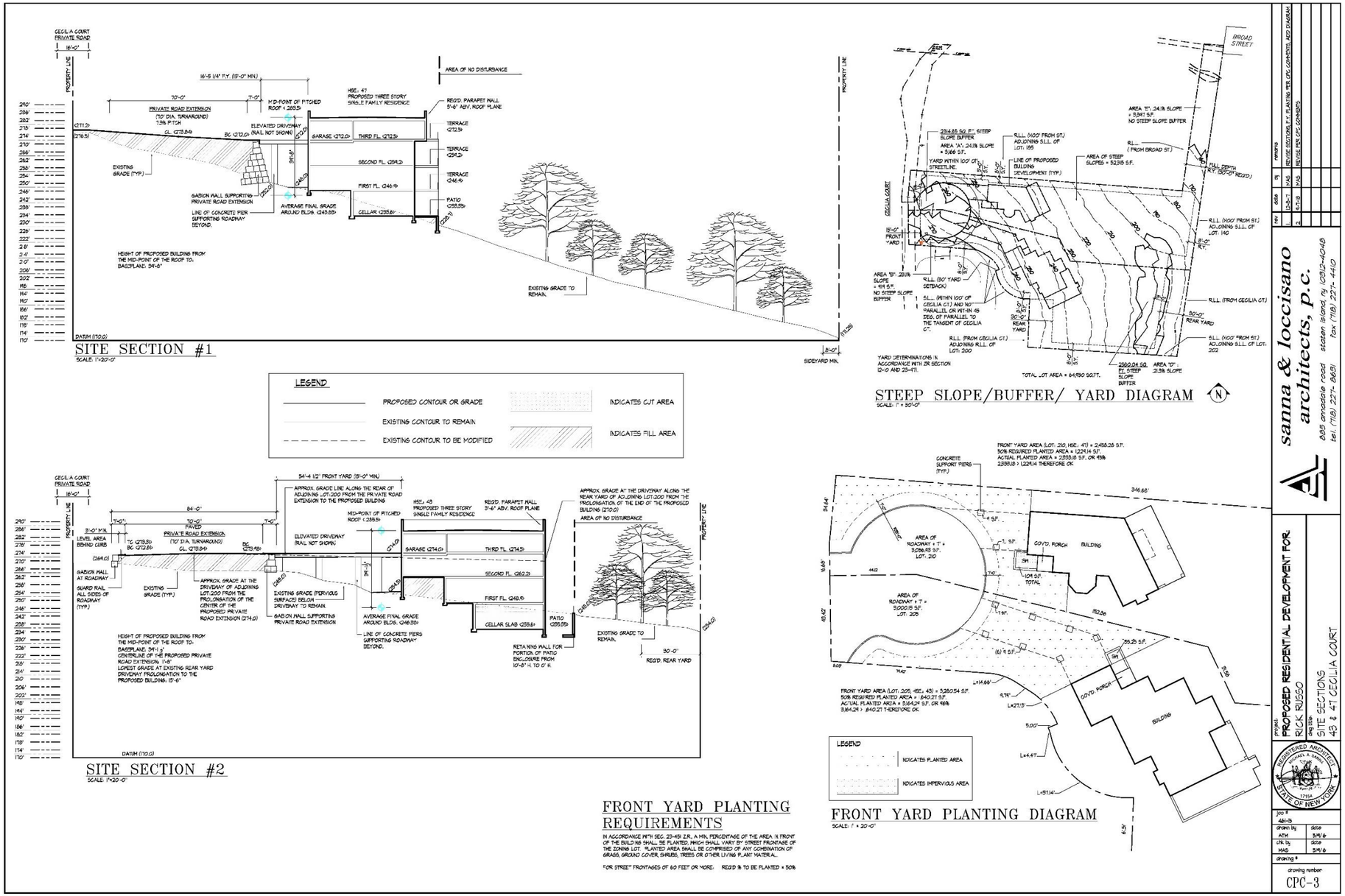


Figure 2.3-5: Applicant Project Section



The permitted front yard setbacks to the proposed private road are 15' to the buildings and 18' to a garage. All are met in this proposal. The permitted maximum height from the base plane to the midpoint of the sloped roof per text is 36'. The height of each residence measured from the **average final grade** around the building at 10'0 centered to the midpoint of the sloped roof is 36-feet. However, if the 36'-0" maximum is applied to both residences the height to the midpoint of the roof would be 8' which will not permit a habitable finish ceiling height and roof construction. The requested heights of the buildings from the base plane are 39.12 and 39.67 for house 43 and 47 respectively. The minor increases in height permit the construction of a single story above the street for access, an enclosed two-car garage and floor area which otherwise would require 33% of the floor area in a larger footprint spread over two levels or 53% increase in area.

Further, The Applicant seeks the additional height not only out of functional purposes described above but to meet the additional requirement of ZR Section 119-315,

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

The proposed FAR of the combined buildings equal .2 versus permitted FAR of .5, which is less than one-half than that permitted by zoning. The proposed combined building footprints are 4906.45 sf, which accommodate this floor area. To comply with the permitted building height of 36' above the base plane, the top level of both buildings would have to be eliminated, including the enclosed garages, the buildings will be set below the street level, making it difficult for access and inconsistent with the residences in the area, and the floor area would have to be added to the two levels below. The increase in footprint size would be 53% greater than that proposed or an additional area of 2494.42 sf. The total lot coverage would then increase from 5620.36 sf to 8114.74 sf and be 13.8% to the net lot area (excluding the area of the private road extension+ 7' beyond), which is greater than 12.5% permitted on a Tier II lot per text. As proposed, the total lot coverage is 9.3% or 26% less than the 12.5% permitted. The proposal accommodates the floor areas within both buildings in the minimum footprint with only one-story above the street level providing enclosed garages while protecting the maximum area of steep slopes. The taller building has little or no effect to the public's view from Cecilia Court as the structures are only one-story above the street and situated at the crest of this portion of the slope. The grade at the existing structure to the south is 4' higher than the top floor level of the residences proposed and the structures along Howard Ave. to the west are 10' to 15' above.

As noted above, an assessment of urban design is needed when the project may alter the arrangement, appearance and functionality of the built environment from the pedestrian's perspective. A preliminary assessment of urban design may be required when there is the potential for a pedestrian to observe from the street level, an enlargement beyond that allowed by existing zoning regulations. Given the above approach to the site planning, only one-story above the height of the street would be visible from the pedestrian viewshed, while the bulk and land use are commensurate with adjacent single-family residences. Further, the project while maximizing height – significantly reduces the building foot print on site –which results in the preservation of the sites steep slopes and surrounding wooded areas. Adjacent properties are utilizing a larger percentage of available FAR and lot coverage than the proposed residential

development. Given these factors, the project does not significantly alter the arrangement, appearance and functionality of the built environment from the pedestrian's perspective – nor is there a potential for a pedestrian to observe from the street level, an enlargement beyond that allowed by existing zoning regulations.

2.3.2 Visual Resources

A visual resource is any significant natural or built feature that is enjoyed by the public at large, including views of the waterfront, public parks, landmarks or other distinct buildings or natural resources. While there is a historic eligible resource located at 269 Howard Avenue, this single-family residence lies approximately 150-feet from the property line of Lot 205. Additionally, 269 Howard Avenue is located approximately 20-feet above the proposed development and the proposed development does not alter visual or physical access to this site. Therefore, this resource would not be impacted by the proposed development

Although the proposed development is located within the Special Hillsides Preservation District, this District is primarily composed of private properties in a heavily wooded area. Lot 205 and Lot 210 are set in a location that does not offer the public at large scenic vistas of the waterfront, public parks, landmarks or other distinct buildings or natural resources as shown in the site area photos provided at the end of Section 1 of the EAS. Therefore, the Proposed Action would not result in any significant adverse impacts to visual resources, and no further analysis is warranted

2.4 NATURAL RESOURCES

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

According to Chapter 11 of the 2014 *CEQR Technical Manual*, a natural resource is defined as:

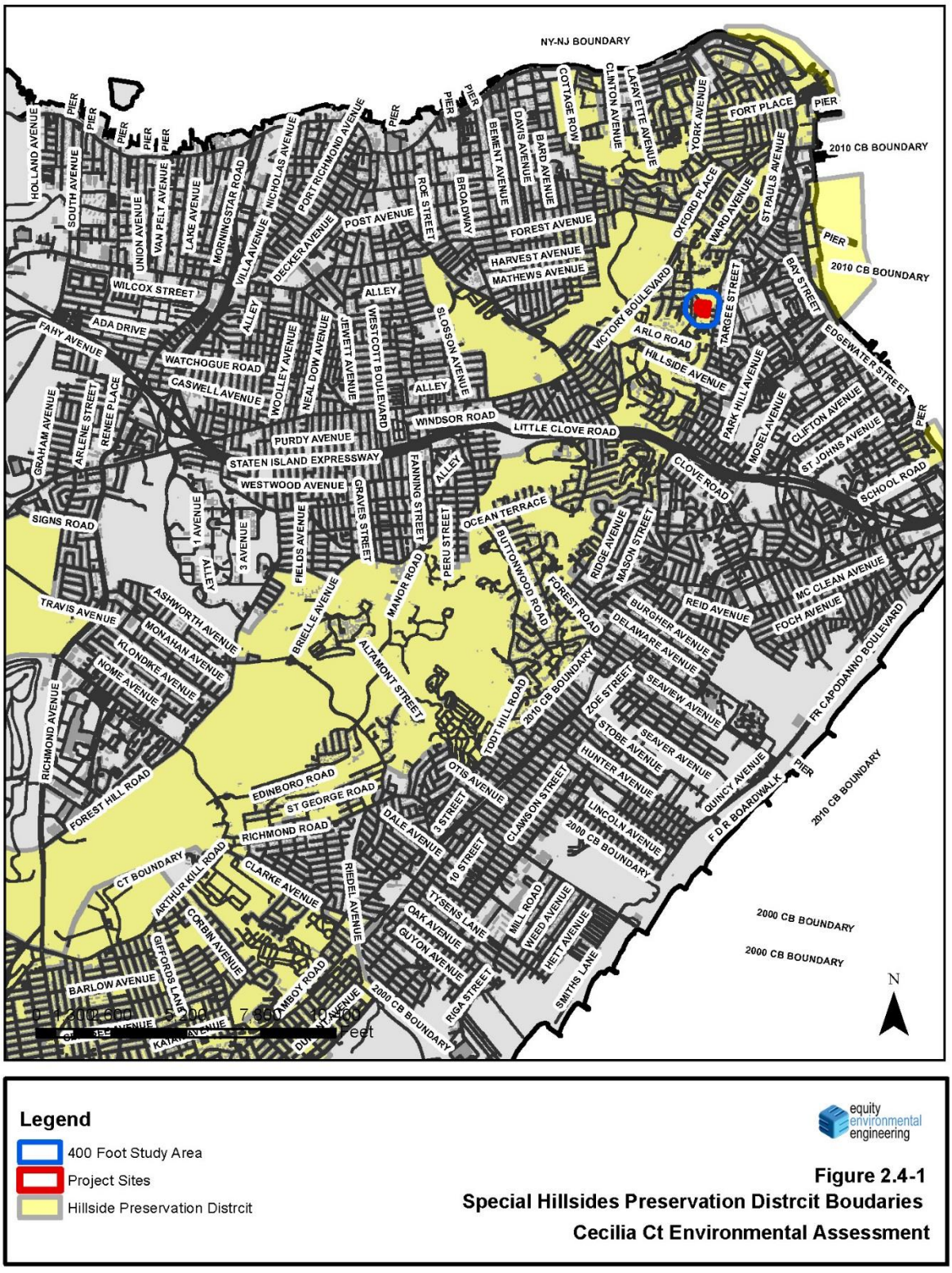
> 1) the City's biodiversity (plants, wildlife, and other organisms);
> 2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and
> 3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability.

The Project Site sits within the Special Hillsides Preservation District. The "Special Hillsides Preservation District (HS), established in 1987, shown in **Figure 2.4-1** guides development in the steep slope areas of Staten Island's Serpentine Ridge, an area of approximately 1,900 acres in the northeastern part of the borough. The purpose of the district is to reduce hillside erosion, landslides and excessive stormwater runoff by preserving the area's hilly terrain, trees and vegetation. The primary means of regulating development in the district is to control the amount of the lot that can be covered by a building. As the Project Site becomes steeper, permitted *lot coverage* decreases (although the permissible floor area remains the same). This may result in a taller building but less impact on steep slopes and natural features. There are special regulations for the removal of trees, grading of land, and construction of driveways and private roads."[2]

The proposed project is located in the northeast section of the district, a project area of 64,950 SF – of which 40,489.82 SF would not be disturbed – while 24,460 would be impacted by construction, of which 14,805.81 SF would be subject to a permanent impervious building or road. The proposed project would therefore permanently impact 14,805.81 SF out of the total 82,764,000 SF of Hillside Preservation Area. As the intent of this special district is to reduce hillside erosion, landslides and excessive stormwater runoff by preserving the area's hilly terrain, trees and vegetation. The primary means of regulating development in the district is to control the amount of the lot that can be covered by a building. To these ends, the following section will evaluate the proposed projects impact on these elements. Figure 2.4-2 shows an aerial of the Project Site and the related land coverage within the proximity of the proposed project.

[2] https://www1.nyc.gov/site/planning/zoning/districts-tools/special-purpose-districts-staten-island.page

Figure 2.4-1: Special Hillsides Preservation District



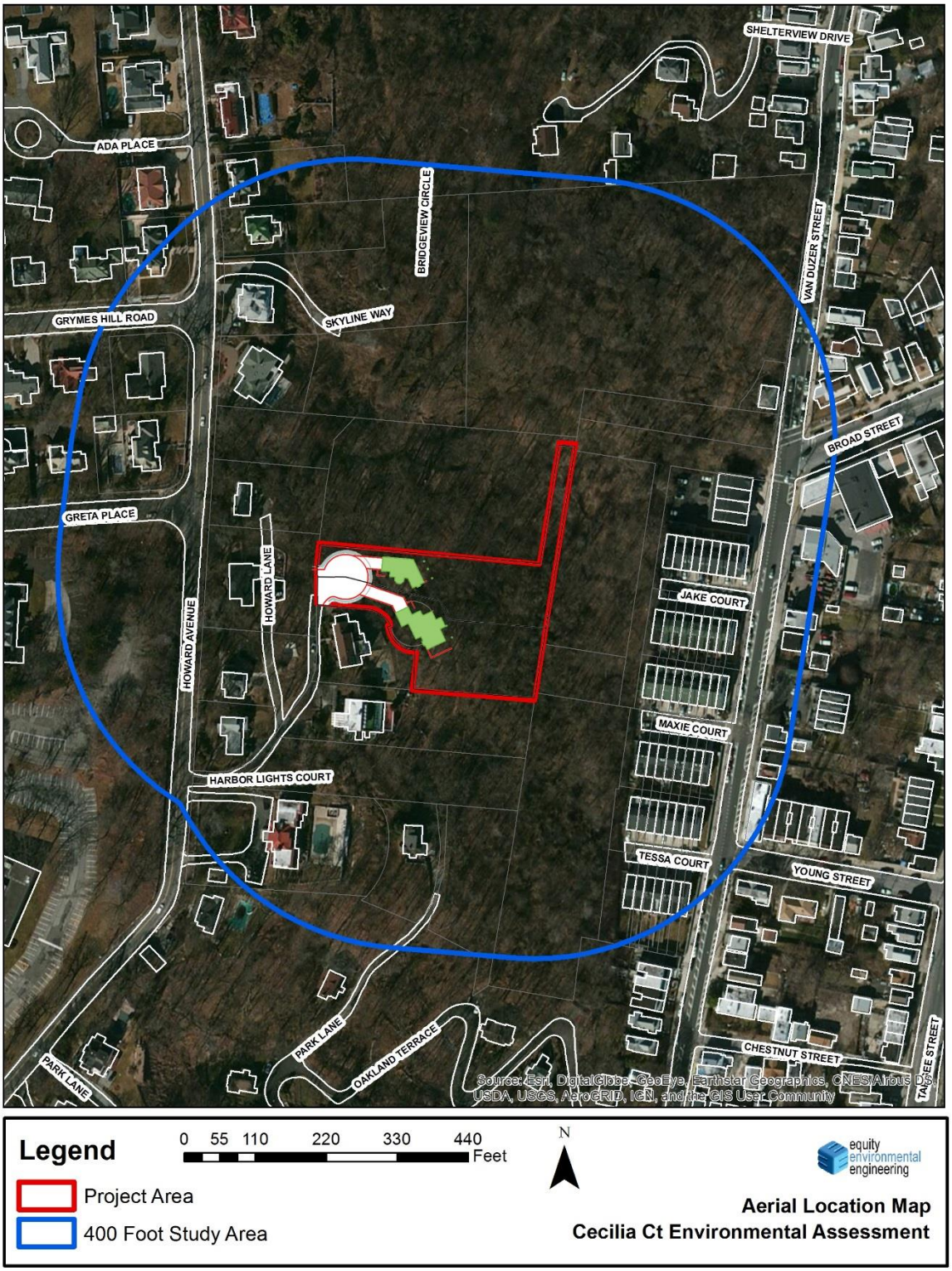
Legend

- 400 Foot Study Area
- Project Sites
- Hillside Preservation Distrcit

equity environmental engineering

Figure 2.4-1
Special Hillsides Preservation Distrcit Boudaries
Cecilia Ct Environmental Assessment

Figure 2.4-2: Site Aerial



Site Conditions

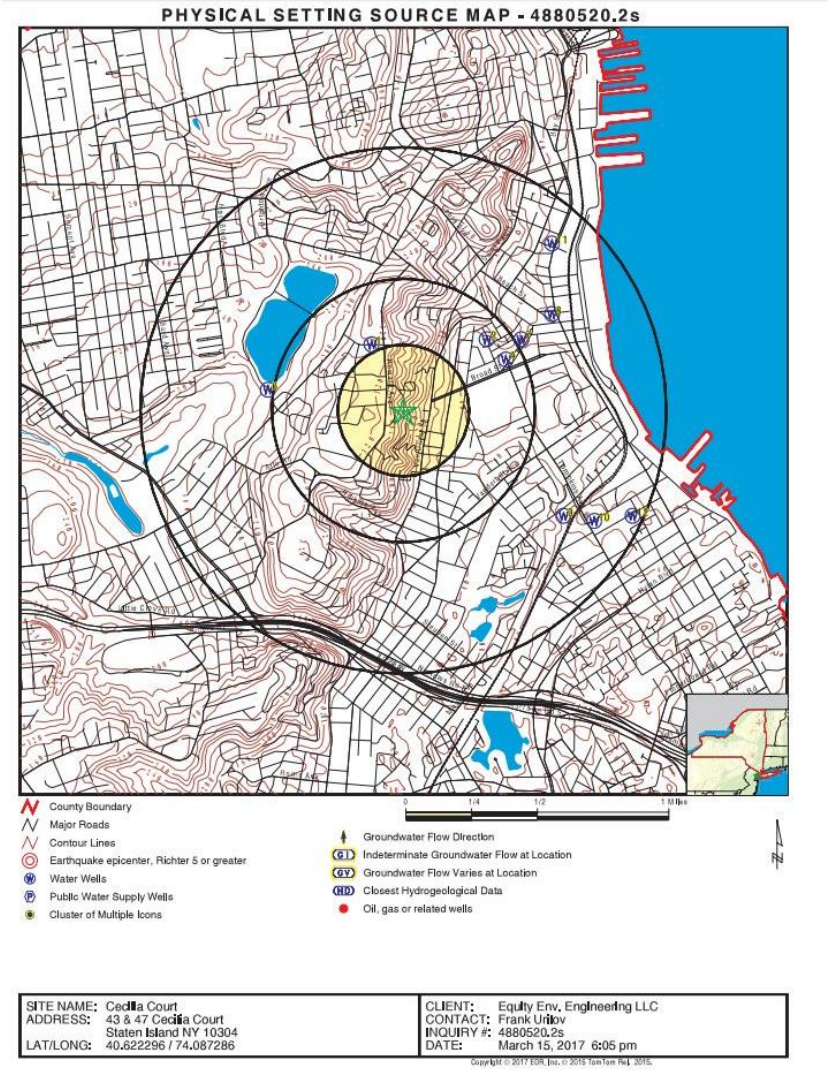
Soils

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

Surface Water Hydrology

The closest surface water body is Silver Lake Reservoir, located approximately half (.5) a mile northwest of the proposed development site. The existing drainage pattern is from the high point to the west of the Project Site along the existing private road easement to the east and northeast towards Broad Street and will be maintained. All storm water runoff flows downslope over vegetated surfaces.

Figure 2.4-3: Physical Setting

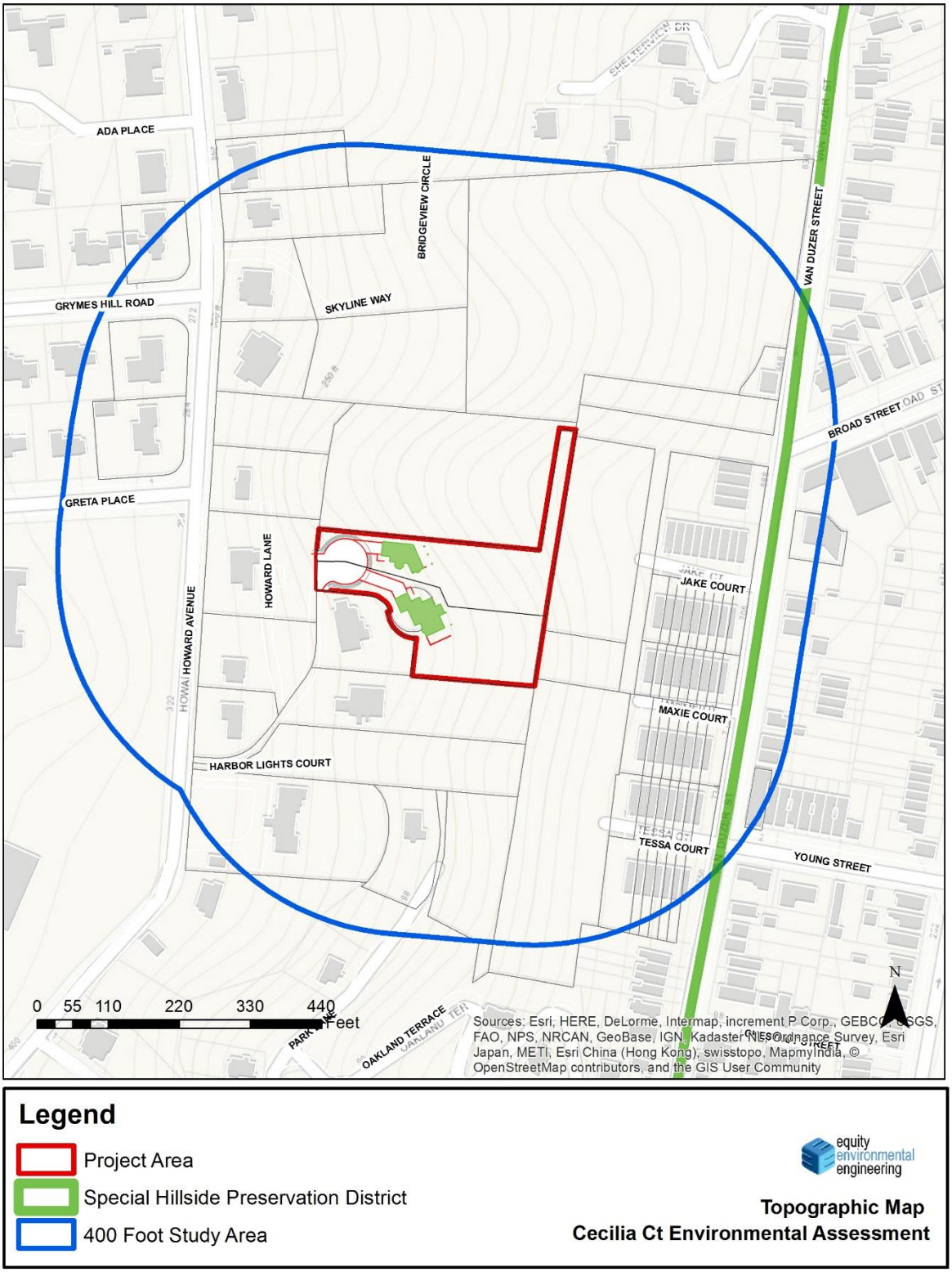


Vegetation
The site contains scattered trees and vegetation trees throughout – the broader area is composed of a relatively dense wooded forest composed of primarily deciduous hardwoods. There are 130 trees listed of which six are dead, therefore, 124 existing trees on the property with a total of 283 credits. 81 trees are to be preserved reducing the credit to 111, while 43 are to be removed. New trees will be 5 gallons at the time of planting and chosen from Appendix B of the Zoning Resolution. (Refer to Tree Schedule Table).

The site contains varied vegetation throughout along with the scattered trees. There are no aquatic features or rock outcrops on this site, as observed.

Topography
The existing site slopes downward from the west along the existing easement to the northeastern corner near the Broad Street frontage with steep slopes. There are pockets of slopes not classified as steep slopes to the west, east and north totaling 14,007 sf or 21.6% of the lot. The average percentage of slope for the site, not including the steep slope area is 20.7% which classifies the site as Tier-11. The steep slope area equals 50,943 sf for a total of 78.4% of the total lot area. The peak elevation located on the southwest corner of the site at the easement is (278) and the lowest elevation located at the northeast 'flag' portion of the lot is (152).

Figure 2.4-4: Topography



Analysis

No-Action Scenario

As discussed above, the authorizations requested as a part of this Action are tied to the applicant site plan and therefore - in the absence of the requested authorizations, development on the Project Site would could not occur. The site has no history of development and under the Special Hillsides Preservation District Regulations, would remain undeveloped without similar zoning authorizations as requested under this Action.

With-Action Scenario

Approval of the Proposed Action would facilitate the development of Block 615, Lots 205 and 210 with two single family residences. The proposed residence at 47 Cecilia Court will be a three-story plus cellar single-family residence. It will have total lot coverage of 2,566.72 square feet (sf) and a floor area of 7,158.35 gross square feet (gsf) (5,122.15 zoning square feet (zsf). The proposed residence at 43 Cecilia Court will be will be a three-story plus cellar single-family residence. It will have total lot coverage of 3053.64 sf and a floor area of 8,996.97 gsf (6,639.91 zsf). The total combined lot coverage of the homes on the zoning lot are 5620.36 sf comprising 9.5% of the total lot area and combined floor areas are 11,762.06 zsf for a FAR of 0.2. The attached two-car garage for each residence is located on the highest level accessed by a driveway bridge on the east side of the lots extending from the raised cul-de-sac. The height of each residence measured from the average final grade around the building to the midpoint of the sloped roof at 10'0 is 39.12 feet for 43 Cecilia Ct and 39.67' for 47 Cecilia Ct. The proposed patio for each residence is located downslope to the east at the respective cellar levels and within 15 feet of the proposed building foundation and buildable portion of the lot.

Direct Effects

The following section describes how the proposed project responds to potential impacts related to the purpose of the Special Hillsides Preservation District such as reducing hillside erosion, landslides and excessive stormwater runoff by preserving the area's hilly terrain, trees and vegetation.

Pursuant to Zoning Resolution "ZR" 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 alternation 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 single zoning lot contains 64,950 square feet of area with 52,315 square feet of steep slope and 4,894.89 sf of steep slope buffer areas. Therefore 88% of the total lot area is categorized by steep slopes or buffer areas. The steep slopes begin at the southwest portion of the property adjoining the private road easement and continue to the eastern property line. The top of the slope is adjoining the private road easement to the west and therefore, there is no steep slope buffer within the site. As the majority of the lot (88%) contains steep slopes and buffer area, development cannot be contained within the small area outside of the steep slope, which constitutes only 12% of the lot area and are located

under the proposed private road extension or downslope near the rear of the lot. As the majority of the site is steeply sloped, other building placement locations would not create less of an impact on the slopes. Therefore, development is not feasible without construction within portions of the steep slope areas.

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

The total area of steep slope area impacted 20,375.13 square feet or 39% of the steep slope area, with 61% of the area preserved. The construction of the required private road extension contains 2,891 square feet of modified steep slope or 14% of the total lot. This development scenario is the least modification required to achieve the Proposed Action.

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

Area of No Disturbance: The Proposed Action includes a plan for an area of no disturbance consisting of a total preservation area of 40,489.82 square feet or 62.3% of the total lot area.

Tree Preservation Plan: The proposed development area contains 124 trees which constitutes to 283 existing tree credits. A total of 77 trees will remain with a credit of 162 of which 4 are to remain without credit and 44 trees are to be removed with a credit of 111, of which 10 are within the private road and 34 within 15' of the building foundation. There are four required street trees to be planted for the zoning lot frontage. Refer to tree schedule table contained in the Site Plan **(Appendix C).** All trees have been selected following the required guidelines. These Guidelines call for 3" caliper trees to be provided or 6" caliper min per 1000 SF of Lot area or 51% of existing tree credits, whichever is greater. Trees were selected from Appendix B to ZR 119-00, *Selection List for On-Site Trees*

d) "the requested modification will not disturb the drainage pattern and soil conditions of the area:"

Water Mitigation Plan: After development, the impervious surfaces, not including the private street extension excluded from lot area, equal 11.3% of the net lot area with 88.6% pervious. The impervious surfaces including the private street to total lot area equal 20% with 80% pervious surfaces. The existing drainage pattern is from the high point to the west along the existing private road easement to the east and northeast towards Broad Street and will be maintained. As the lot has not been developed, all the storm water runoff flows downslope over vegetated surfaces as described above. After development, all the storm water flow generated over the roof and paved surfaces will be directed and contained within a drywell system to discharge to the ground. The system will be located between the buildings and receive all driveway, roof, terrace and patio generated storm flows. This will produce a 20% reduction in the storm water flowing downslope. All storm water generated over all other vegetated areas including steep slopes will continue downslope as existing. The underlying soil is serpentine fractured rock which permits good bearing value and drainage.

In terms of the extension of the roadway, the requested modification will not disturb the drainage pattern and soil conditions of the area. The impervious surface area of the private road extension is the solution accepted by the BSA and Fire Department without alternative. Therefore, there is no comparison to provide areas of decrease or increase in impervious surface area. The roadway and 7' around the perimeter are 6,057.08 sf. in area constituting 9.3% of the total lot area and constructed over existing contours. The existing drainage pattern is from the high point or crest located to the west at the existing and proposed private street and running to the northeast towards Broad Street. The existing drainage pattern will remain unchanged beyond the street. The stormwater generated over the paved street and driveways, as described above will be directed and contained within a drywell system to discharge into the ground. The system will be located between the buildings. his will decrease the existing storm flow over the site downslope. The soil conditions of the site remain unchanged. All fill will be brought from off-site or reused from cut areas within the building footprints.

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

The total undisturbed area constitutes 40,489.82 square feet or 69% of the total zoning lot area (62.7% of the total lot area including the private road extension). The natural characteristics of the site are the steep slopes, trees and views from the top of the slope adjoin the private road easement to the valley below. The design provides for the two residences and required private road extension over only 20% of the total lot area, maintaining the existing grades both adjoining the buildings and under the driveways while also providing significant preservation areas with 58% of the existing tree credits and more than 62% of the natural vegetation to remain.

Conclusion

The deployment of the stormwater collection and drywell storage system combined with grading plan, tree preservation plan, and the establishment of 69% of the total lot as an area of no disturbance (or 62.7% including the private road extension) have been proposed to ensure that no significant impacts would occur as a result of the proposed development. As such there would be no significant adverse impacts to natural resources associated with the proposed actions.

2.5 WATER & SEWER INFRASTRUCTURE

According to Chapter 13 of the *2014 CEQR Technical Manual*, infrastructure comprises the physical systems that support populations and include structures such as water mains and sewers, bridges and tunnels, roadways, and electrical substations. Because these are static structures, they have defined capacities that may be affected by growth in a particular area.

New York City's water and sewer network is fundamental to the operation, health, safety, and quality of life of the City and its surrounding environment, and it must be sized to fit the users and surface conditions in order to function adequately. Ensuring these systems have adequate capacity to accommodate land use or density changes and new development is critical to avoid environmental and health problems such as sewer back-ups, street flooding, or pressure reductions. To avoid these problems, areas of the City that lack sufficient water or sewer capacity need infrastructure improvements. In addition, many regulations have been imposed on the City since the system was designed (including multiple Consent Orders by the State regulating the discharge of pollutants to ensure compliance with the Federal Clean Water Act) that pose new challenges for meeting water quality and combined sewer overflow (CSO) standards, especially as the population being served by the sewers increases. Thus, the City has a mandate to provide sufficient service to the community and meet increasingly stringent State and Federal requirements for improved water quality standards.

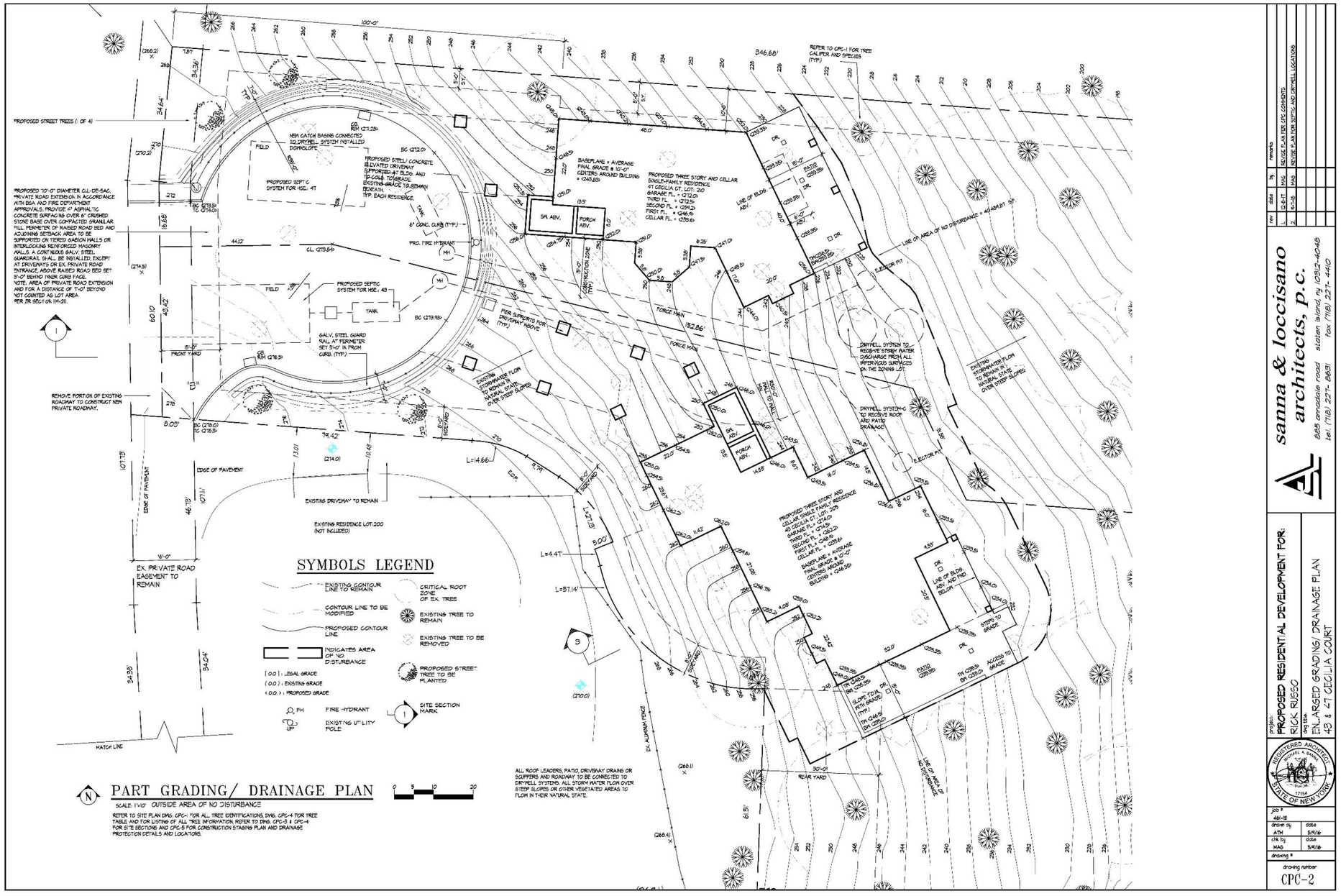
Connecting to the City's sewer system requires certification from DEP as part of the building permit process. This approval is not a discretionary action subject to environmental review. In this process, before a building permit may be issued, house or site connection proposals must be certified for sewer availability by DEP. Once construction is complete, a sewer connection permit also must be obtained from DEP. The Proposed Project includes two single family homes on Block 615, Lot 210 that is currently not connected to NYC sewer system.

The Proposed Project was denied a connection to the existing sewer system, proximate to the Project Site. Therefore, the Project will deploy a septic system, diagramed in **Figure 2.5-1**, to handle waste produced by each residential building. The system proposed will include two tanks and system fields located under the proposed Cul-de-sac, private road extension. Waste, from each residence will be carried, via an independent forced main, from the residences sewage ejector pumps which will sit in a sump basin adjacent the residence's as shown in **Figure 2.5-1**.

Conclusion

The proposed septic system and forced main are to be designed to hand the capacity of the two new residential properties as the surrounding residential developments. The proposed project would not contribute capacity to the existing sewer system. Therefore, the Proposed Actions would not require infrastructure improvements to the existing system nor are they expected to create environmental and health problems such as sewer back-ups, street flooding or pressure reductions and therefore would not result in significant adverse impacts to the water and sewer infrastructure system or natural resources associated.

Figure 2.5-1: Proposed Project NYC Sewer Connection



2.6 AIR QUALITY

Air quality impacts can be either direct or indirect. Direct impacts are impacts that result from emissions generated by stationary sources at a development site, or emissions form parking garage ventilation systems. Indirect impacts are caused by emissions from nearby existing stationary sources from on road vehicle trips generated by an action or other changes to future traffic conditions due to the action.

Methodology

When assessing the potential for air quality significant impacts, the *CEQR Technical Manual* seeks to determine a Proposed Action's effect on ambient air quality, or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM10), fine particulate matter (PM2.5), and sulfur dioxide. The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

Analysis

No-Action Scenario

In the absence of the Proposed Action, development on the Project Site would not occur. Current conditions would prevail.

With-Action Scenario

Approval of the Proposed Action would facilitate the development of Block 615, Lots 205 and 210 with two single family residences. The proposed residence at 47 Cecilia Court will be a three-story and cellar single family residence with 7158.35 gsf (5308.35 zsf) floor area. The proposed residence at 43 Cecilia Court will be a three-story single family residence with 8996.97 gsf (6881.36 zsf) of floor area.

The approval of the Proposed Action would allow for the development of two three-story single family residences. The proposed development would introduce a new residential population to the R2 zoning district. Therefore, the potential that nearby emission sources could adversely affect the new development are considered. Additionally, the proposed project would result in the development of a building that would have an HVAC system that would be an emission source. Potential impacts on existing buildings must also be evaluated.

2.6-1 Mobile Sources

Projects may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic, create any other mobile sources of pollutants or add new uses near mobile sources.

Conclusion

The Project Site would not be located within 200 feet of a vehicular pollutant source. In addition, vehicular traffic would not be redistributed as a result of the Proposed Action. The Proposed Action would not potentially meet or exceed the criteria listed above, therefore a detailed analysis is not required.

2.6-2 Stationary Sources

According to the CEQR Technical Manual, the potential of stationary source air quality impacts exist when actions create:

- New stationary sources of pollutants
- Add uses near existing (or planned) emissions stacks
- Add new uses that might be affected by the emissions from the stacks
- Add structures near such stacks and those structures can change the dispersion of emissions from the stacks so that they begin to affect surrounding uses

The proposed development would consist of two three-story single-family residences located at 43 and 47 Cecilia Court. The height of each residence is 39.12 and 39.67 feet respectively.

The proposed residence at ***47 Cecilia Court*** (Block 615, Lot 210) will be a three-story plus cellar single-family residence. It will have total lot coverage of 2,566.72 square feet (sf) and a floor area of 7,158.35 gross square feet (gsf) (5,122.15 zoning square feet (zsf).

The proposed residence at ***43 Cecilia Court*** (Block 615, Lot 205) will be a three-story plus cellar single-family residence. It will have total lot coverage of 3053.64 sf and a floor area of 8,996.97 gsf (6,639.91 zsf).

Per the project sponsor, the projected developments will utilize natural gas. The Project Site stack height and development size was plotted on the graph for residential developments provided in the air quality appendices in the *CEQR Technical Manual*, as shown in **Figure 2.5-1 & 2.5-2.** This graph indicates the minimum distance between the projected development and buildings of a similar or greater height to avoid a potential air quality impact. Impacts from boiler emissions at the Proposed Development site are a function of fuel oil type, stack height, minimum distance from the source to the nearest building, and square footage of the development

Figure 2.5-1: 43 Cecilia Court Boiler Screen

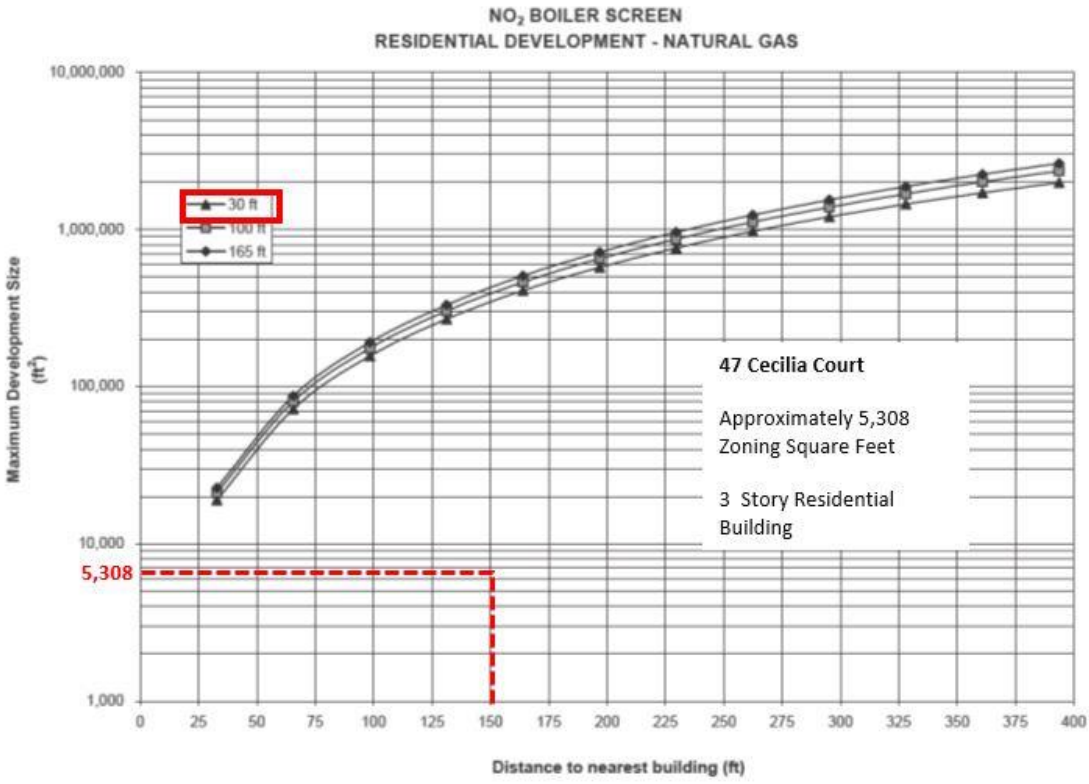
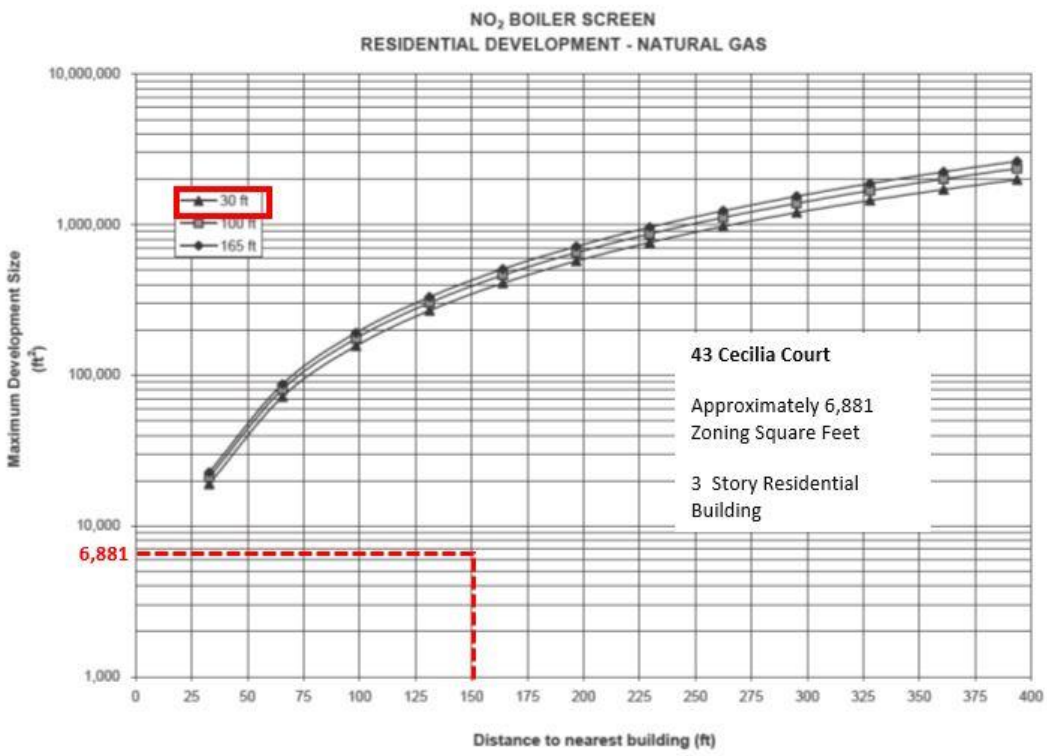


Figure 12.5-2: 47 Cecilia Court Boiler Screen



Conclusion

The proposed development falls well under the threshold for Stationary Source Air Quality Impacts, warranting no further analysis. The Proposed Action would not result in any of the above thresholds being crossed and would not require further stationary source assessment.

2.7 CONSTRUCTION

According to the *2014 CEQR Technical Manual,* Construction impacts may be analyzed for any project that involves construction or could induce construction. For construction activities not related to in-ground disturbance, short-term construction generally does not warrant a detailed construction analysis. For example, the use of a property for construction staging activities is likely to only warrant analysis if this activity continues for a period of several years. Consideration of several factors, including the location and setting of the project in relation to other uses and intensity of construction activities are used to determine if a project's construction activities warrant analysis in one or more of the following technical areas:

- Transportation
- Air Quality or Noise
- Historic and Cultural Resources
- Hazardous Materials
- Natural Resources
- Open Space
- Socioeconomic Conditions
- Community Facilities
- Land Use and Public Policy
- Neighborhood Character
- Infrastructure

A preliminary assessment is generally not needed for these technical areas unless

- Construction activities are considered long-term (Last longer than two years); or.
- Short term construction activities would directly affect a technical area, such as impeding the operation
- *Result in the closing, narrowing, impeding of traffic, transit, or obstruction of pedestrian or vehicular routes in proximity to critical land uses.*
- 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 a community facility or disruption in its services.
- Disturbance of a site containing or adjacent to a site containing natural resources.
- 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.

<u>Conclusion</u>

All construction activites would be completed with a single mobilization for both sites and construction completed within 24 months and would be performed subject to relevant DOT and DOB regulations to ensure minimal construction impacts – and no other impacts above are anticipated from the proposed project. Additionally, an area of no disturbance has been identified so as to minimize any impacts on natural resources on The Project Site. Given these conditions – no signficant impacts due to construction are anticipated.

Appendix A:

Landmarks Preservation Commission: Historic & Cultural 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 / LA-CEQR-R
Project: CECILIA COURT
Date received: 4/1/2017

Properties with no Architectural or Archaeological significance:

1) ADDRESS: VAN DUZER STREET, BBL: 5006150185
2) ADDRESS: HOWARD AVENUE, BBL: 5006150210

Properties with Architectural significance:

In the radius: 269 Howard Ave., which appears S/NR eligible.

Gina Santucci 4/13/2017

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 32284_FSO_DNP_04052017.doc

B. ARCHITECTURAL AND SITE DRAWINGS

SITE PLAN NOTES:

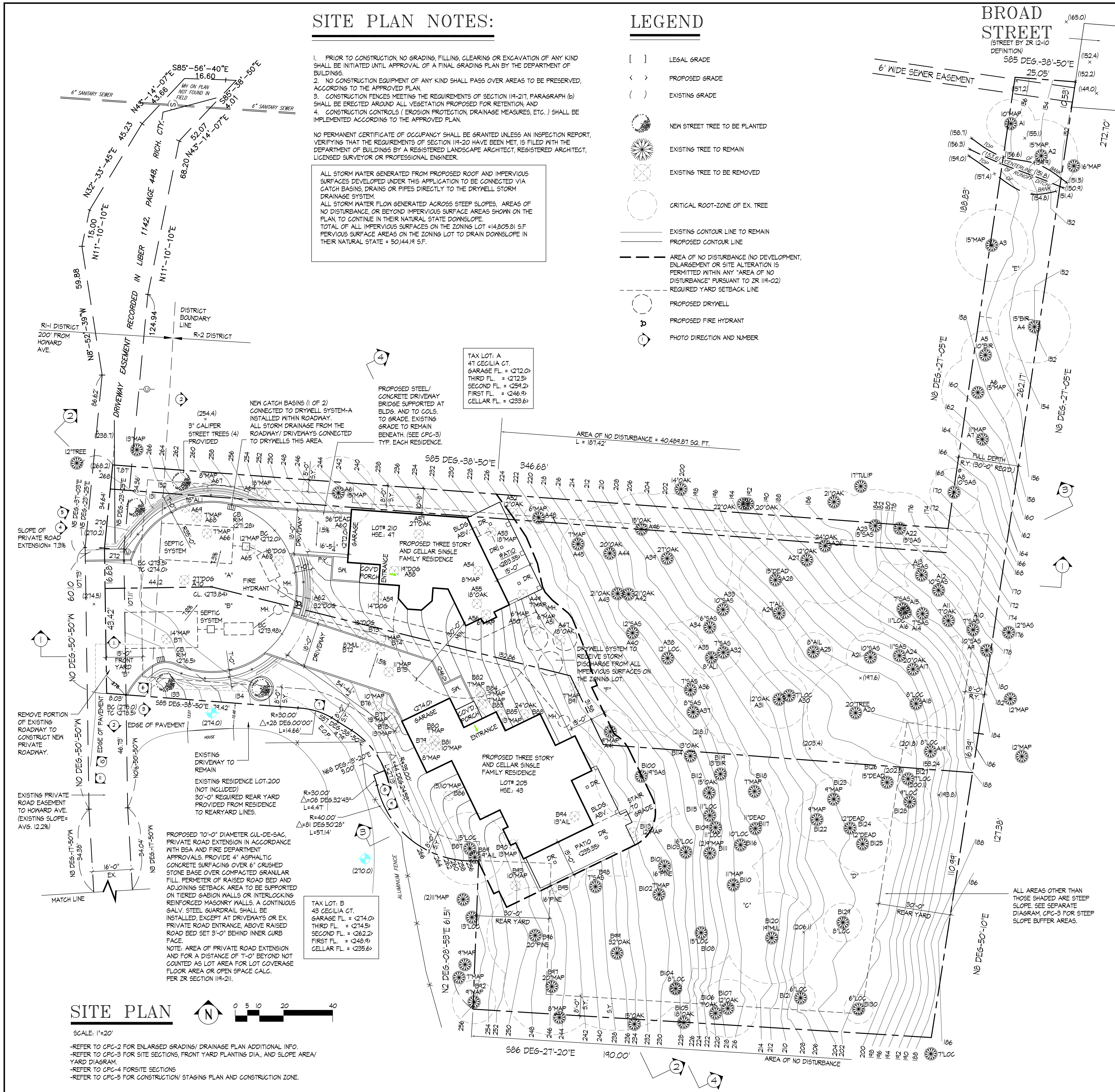
1. PRIOR TO CONSTRUCTION, NO GRADING, FILLING, CLEARING OR EXCAVATION OF ANY KIND SHALL BE INITIATED UNTIL APPROVAL OF A FINAL GRADING PLAN BY THE DEPARTMENT OF BUILDINGS.
2. NO CONSTRUCTION EQUIPMENT OF ANY KIND SHALL PASS OVER AREAS TO BE PRESERVED, ACCORDING TO THE APPROVED PLAN.
3. CONSTRUCTION FENCES MEETING THE REQUIREMENTS OF SECTION 119-217, PARAGRAPH (b) SHALL BE ERECTED AROUND ALL VEGETATION PROPOSED FOR RETENTION; AND
4. CONSTRUCTION CONTROLS (EROSION PROTECTION, DRAINAGE MEASURES, ETC.) SHALL BE IMPLEMENTED ACCORDING TO THE APPROVED PLAN.

NO PERMANENT CERTIFICATE OF OCCUPANCY SHALL BE GRANTED UNLESS AN INSPECTION REPORT, VERIFYING THAT THE REQUIREMENTS OF SECTION 119-20 HAVE BEEN MET, IS FILED WITH THE DEPARTMENT OF BUILDINGS BY A REGISTERED LANDSCAPE ARCHITECT, REGISTERED ARCHITECT, LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.

ALL STORM WATER GENERATED FROM PROPOSED ROOF AND IMPERVIOUS SURFACES DEVELOPED UNDER THIS APPLICATION TO BE CONNECTED VIA CATCH BASINS, DRAINS OR PIPES DIRECTLY TO THE DRYWELL STORM DRAINAGE SYSTEM.
ALL STORM WATER FLOW GENERATED ACROSS STEEP SLOPES, AREAS OF NO DISTURBANCE, OR BEYOND IMPERVIOUS SURFACE AREAS SHOWN ON THE PLAN, TO CONTINUE IN THEIR NATURAL STATE DOWNSLOPE.
TOTAL OF ALL IMPERVIOUS SURFACES ON THE ZONING LOT =14,805.81 S.F
PERVIOUS SURFACE AREAS ON THE ZONING LOT TO DRAIN DOWNSLOPE IN THEIR NATURAL STATE = 50,144.19 S.F.

LEGEND

[ ]	LEGAL GRADE
< >	PROPOSED GRADE
( )	EXISTING GRADE
	NEW STREET TREE TO BE PLANTED
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	CRITICAL ROOT-ZONE OF EX. TREE
	EXISTING CONTOUR LINE TO REMAIN
	PROPOSED CONTOUR LINE
	AREA OF NO DISTURBANCE (NO DEVELOPMENT, ENLARGEMENT OR SITE ALTERATION IS PERMITTED WITHIN ANY "AREA OF NO DISTURBANCE" PURSUANT TO ZR 119-02)
	REQUIRED YARD SETBACK LINE
	PROPOSED DRYWELL
	PROPOSED FIRE HYDRANT
	PHOTO DIRECTION AND NUMBER



SITE PLAN

SCALE: 1"=20'

-REFER TO CPC-2 FOR ENLARGED GRADING/ DRAINAGE PLAN ADDITIONAL INFO.
-REFER TO CPC-3 FOR SITE SECTIONS, FRONT YARD PLANTING DIA., AND SLOPE AREA/ YARD DIAGRAM.
-REFER TO CPC-4 FORSITE SECTIONS
-REFER TO CPC-5 FOR CONSTRUCTION/ STAGING PLAN AND CONSTRUCTION ZONE.

GENERAL DATA

BLOCK	615
LOT	205 EXISTING, 205 & 210 TENTATIVE
HOUSE #	43 & 47 CECILIA COURT
BLDG. DEPT. APPLICATION #	43 (520117506), 47 (520117490)
MAP	21D
ZONE	R1-1 (200' FROM HOWARD AVE.), R2 (RESIDENTIAL DEVELOPMENT)
COMMUNITY BOARD	501
SPECIAL DISTRICT	HILLSIDE PRESERVATION DISTRICT
OUTSIDE FIRE DISTRICT	
OUTSIDE WETLANDS	
OUTSIDE FLOOD HAZARD	
OUTSIDE D.O.S.	
OUTSIDE PARK STREET/ARTERIAL	

CITY PLANNING

THE SCOPE OF WORK UNDER THIS APPLICATION IS FOR THE DEVELOPMENT OF TWO SINGLE-FAMILY DETACHED RESIDENCES ON ONE ZONING LOT WITH ATTACHED TWO CAR GARAGES, ELEVATED DRIVWAYS, TERRACES AND PATIO AREAS FOR EACH ACCESSED BY A PROPOSED PRIVATE ROAD EXTENSION TO THE EXISTING PRIVATE ROAD EASEMENT.
THE FOLLOWING AUTHORIZATIONS ARE REQUESTED FOR DEVELOPMENT FROM THE DEPARTMENT OF CITY PLANNING ON THE ZONING LOT WITHIN THE SPECIAL HILLSIDE PRESERVATION DISTRICT:
119-311: "AUTHORIZATION OF A DEVELOPMENT, ENLARGEMENT OR SITE ALTERATION ON A STEEP SLOPE OR STEEP SLOPE BUFFER".
119-313: "MODIFICATION OF LANDSCAPING, TREE PRESERVATION AND TREE PLANTING REQUIREMENTS".
119-315: "MODIFICATION OF HEIGHT AND SETBACK REQUIREMENTS".
119-316: "MODIFICATION OF GRADING CONTROLS".
119-317: "MODIFICATION OF REQUIREMENTS FOR PRIVATE ROADS AND DRIVEWAYS".

ZONING DATA

EXISTING ONE ZONING LOT, ONE TAX LOT
PROPOSED ONE ZONING LOT, TWO TAX LOTS.
TWO BUILDINGS ON ONE ZONING LOT.

TOTAL ZONING LOT AREA : 64,950.00 SF.
MINIMUM LOT AREA AND LOT WIDTH PER ZR SECTION 23-32: LOT WIDTH = 40', LOT AREA = 3800 S.F. PER BUILDING.
ACTUAL LOT WIDTH = 94.74' > 40' , ACTUAL LOT AREA = 64,950 S.F. > 3800 x 2 = 7600 S.F.

AREA OF PRIVATE STREET EXTENSION +7' (BEYOND) EXCLUDED FROM LOT AREA FOR OPEN SPACE, FLOOR AREA AND LOT COVERAGE PURPOSES PER ZR SECTION 119-211 = 6,057.08 SF.
NET ZONING LOT AREA FOR BULK PURPOSES = 58,892.92 SF.
MAJORITY OF LOT CONTAINS SLOPES GREATER THAN 25% OR CONSTRUCTION WITHIN STEEP SLOPE AREA THEREFORE; BUILDING LOT COVERAGE LIMITED TO 12.5% OF NET LOT AREA PER ZR SECTION 119-211.
MAXIMUM AREA OF LOT COVERAGE FOR BUILDINGS PER TABLE II: .125 x 58,892.92 = 7,361.61 SF.
HSE.: 47: BUILDING FOOTPRINT = 2,220.48 S.F.
COVERED PORCH = 64 S.F.
TERRACE = 282.24 S.F.
TOTAL LOT COVERAGE = 2566.72 S.F.
HSE.: 43: BUILDING FOOTPRINT = 2685.97 S.F.
COVERED PORCH = 118.67 S.F.
TERRACE = 249 S.F.
TOTAL LOT COVERAGE = 3053.64 S.F.
TOTAL PROPOSED LOT COVERAGE ON ZONING LOT = 5,620.36 S.F.
PERCENT OF LOT COVERAGE TO NET LOT AREA = 9.5% < 12.5%
OPEN SPACE = 53,272.56 SF.

FLOOR AREAS:	HSE.: 43	HSE.: 47
THIRD FLOOR:	2147.05 S.F.	1,496.50 S.F.
SECOND FLOOR:	2,556.80 S.F.	1,816.45 S.F.
FIRST FLOOR:	1,936.06 S.F.	1,809.20 S.F.
TOTAL FLOOR AREA:	6,639.91 S.F.	5,122.15 S.F.

TOTAL FLOOR AREA BOTH BUILDINGS = 11,762.06 S.F.
F.A.R. MAX. = .5 OR 29,446.46 S.F.
ACTUAL F.A.R. = .20 < .5
O.S.R. MIN. = 1.5
ACTUAL O.S.R. = 4.53 > 1.5
USE GROUP = 1 (SINGLE-FAMILY RESIDENCES)

YARD REQ.:
FRONT = 15' MINIMUM (ZR SECTION 23-45)
SIDE = 13' TOTAL, (2) REQ'D., 5'-0" MINIMUM IN R-2 ZONE (ZR SECTION 23-461)
REAR = 30' MINIMUM (ZR SECTION 23-47)
FRONT YARD SETBACK TAKEN FROM PRIVATE ROAD +7'
BUILDING HEIGHT REQUIREMENTS: (ZR SECTION 119-212)
HEIGHT MEASURED FROM BASEPLANE FOR EACH BUILDING TO MID-POINT OF SLOPED ROOF OR HIGH POINT OF FLAT ROOF.
BASEPLANE = AVERAGE FINAL GRADE AROUND BUILDING AT 10'-0" CENTERS.
HSE.: 43: AVERAGE FINAL GRADE = <246.38> = BASEPLANE
HIGH POINT OF ROOF = <285.5>
HEIGHT OF BUILDING ABOVE BASEPLANE = 39.12'
HSE.: 47: AVERAGE FINAL GRADE = <243.83> = BASEPLANE
HIGH POINT OF ROOF = <283.5>
HEIGHT OF BUILDING ABOVE BASEPLANE = 39.67'
MAXIMUM HEIGHT ABOVE BASEPLANE PER TABLE III = 36' THEREFORE, AUTHORIZATION REQUESTED FOR MODIFICATION OF HEIGHT AND SETBACK REQUIREMENTS PER SECTION 119-315.
MINIMUM DISTANCE BETWEEN BUILDINGS: ON A SINGLE ZONING LOT PER ZR SECTION 23-711
AVERAGE HEIGHT OF BUILDINGS = 39.12' + 39.67' / 2 = 39.4'
WALL TO WALL CONDITION FOR 40' HEIGHT = 30' MINIMUM DISTANCE TAKEN AT CLOSEST POINT OF BUILDINGS

STEEP SLOPE AND BUFFER AREA CALCULATIONS:
EX. STEEP SLOPE AREA ON TOTAL LOT : 52,315 S.F. OR 80.5%
EX. STEEP SLOPE BUFFER AREA ON TOTAL LOT : 4,894.89 S.F. OR 7.5%
TOTAL COMBINED AREA OF STEEP SLOPE AND BUFFER AREAS : 57,209.89 S.F. OR 88% OF TOTAL LOT AREA
STEEP SLOPE AREA IMPACTED ON THE LOT: 20,375.13 S.F. OR 39%
STEEP SLOPE TO REMAIN ON LOT: 39,654.15 S.F. OR 61%
STEEP SLOPE BUFFER TO BE IMPACTED ON THE LOT: 2,314.85 S.F. OR 47% OF BUFFER AREA OR 3.5% OF TOTAL LOT AREA.
STEEP SLOPE BUFFER TO REMAIN ON LOT: 2,580.04 S.F. OR 53% OF BUFFER AREA OR 4% OF TOTAL LOT AREA.
AREA OF NO DISTURBANCE PROPOSED: 40,489.87 S.F. OR 62.3%

TREE REQUIREMENTS

ON-SITE TREES:
IN ACCORDANCE WITH ZR SECTION 119-216, PROVIDE ON-SITE TREES, EXISTING OR NEWLY PLANTED AT THE RATE OF ONE TREE PER 1000 S.F. OF LOT AREA OR PORTION THEREOF OR 51% OF THE EXISTING CREDITS. NEWLY PLANTED TREES TO BE 3" CAL. AT TIME OF PLANTING, CHOSEN FROM APPENDIX B OF THE ZONING RESOLUTION.
EXISTING TREE CREDITS = 283 x 51% = 144 CREDITS
LOT AREA = 64,950 / 1000 = 65 CREDITS
REQUIRED TREE CREDITS = 144
EXISTING CREDITS TO REMAIN = 163 > 144
REFER TO CPC-4 FOR TREE TABLE.
STREET TREES:
PROVIDE (1) 3" CALIPER TREE FOR EVERY 25 LINEAR FEET OF STREET FRONTAGE PER APPENDIX E:
94.74 / 25 = 3.78 OR 4
REQUIRED STREET TREES= 4
EXISTING TREES = 0
NEW STREET TREES TO BE PROVIDED= 4
NOTE: STREET TREES ON PRIVATE PROPERTY NOT WITHIN THE R.O.W. OF A PUBLIC STREET THEREFORE, NOT SUBJECT TO PARK'S DEPT. JURISDICTION.

GCL-36 & FIRE DEPT. ACCESS

COMPLIANCE WITH GCL-36 PROVIDED UNDER APPROVED BSA APPLICATIONS 131-13A AND 132-13A. FIRE DEPARTMENT APPROVAL FOR ACCESS AND HYDRANTS GRANTED ON 1-14-14.
BOTH RESIDENCES TO BE FULLY SPRINKLERED. NEW 8" WATERMAIN PROPOSED AND CONNECTED TO TWO NEW FIRE HYDRANTS AS LOCATED ON PLANS.

FL.LEVEL CALC.

ZONING:
REFERENCE DATUM = BASEPLANE MEASURED FROM AVERAGE FINAL GRADE TAKEN AT 10'-0" CENTERS AROUND EACH BUILDING.
BASEPLANE FOR HSE.: 43 = <246.38>
LOWEST FLOOR LEVEL = <235.6>
ONE HALF FIN. CEILING HT. = 12' / 2 = 6' OR <241.6> < <246.38>
THEREFORE, LOWEST LEVEL A CELLAR FOR ZONING
BASEPLANE FOR HSE.: 47 = <243.83>
LOWEST FLOOR LEVEL = <233.6>
ONE HALF FIN. CEILING HT. = 12' / 2 = 6' OR <239.6> < <243.83>
THEREFORE, LOWEST LEVEL A CELLAR FOR ZONING.

CODE:
GRADE PLANE MEASURED FROM AVERAGE FINAL GRADE TAKEN AT 10'-0" CENTERS AROUND EACH BUILDING.
GRADE PLANE FOR HSE.: 43 = <246.38>
LOWEST FLOOR LEVEL = <235.6>
ONE HALF FIN. CEILING HT. = 12' / 2 = 6' OR <241.6> < <246.38>
THEREFORE, LOWEST LEVEL A CELLAR FOR CODE
GRADE PLANE FOR HSE.: 47 = <243.83>
LOWEST FLOOR LEVEL = <233.6>
ONE HALF FIN. CEILING HT. = 12' / 2 = 6' OR <239.6> < <243.83>
THEREFORE, LOWEST LEVEL A CELLAR FOR CODE.

IMPER. SURFACES:

PRIVATE STREET EXTENSION NOT COUNTED IN CALCULATION BELOW AS EXCLUDED FROM LOT AREA PER ZR SECTION 119-211.
AREA OF PAVED PRIVATE STREET + 7' BEYOND FOR WALL CONSTRUCTION BELOW = 6057.08 S.F.

	HSE.: 43	HSE.: 47
BUILDING FOOTPRINT AREA:	2,685.97 S.F.	2220.48 S.F.
SIDEWALK AREA:	102.0 S.F.	109.0 S.F.
COVERED PORCH AREA:	118.67 S.F.	64.0 S.F.
TERRACE AREA:	249.0 S.F.	282.24 S.F.
PATIO AREA:	684.0 S.F.	135.07 S.F.
PAVED DRIVEWAY ABOVE:	1408.15 S.F.	618.15 S.F.
IMPERVIOUS COL. AREA BELOW:	63 S.F.	9.0 S.F.

NOTE: AREA UNDER DRIVEWAY OPEN TO GRADE BELOW.

	HSE.: 43	HSE.: 47
TOTAL: (N.I. DRIVEWAY)	3,902.64 S.F.	2,819.79 S.F.
(INCL. DRIVEWAY)	5,310.79 S.F.	3,437.94 S.F.

TOTAL ALL IMPERVIOUS SURFACE AREAS OUTSIDE PRIVATE STREET (N.I. DRIVEWAY) = 6,722.43 S.F., (INCL. DRIVEWAY) = 8,748.73 S.F.
TOTAL OF IMPERVIOUS SURFACES INCLUDING PRIVATE STREET (N.I. DRIVEWAY) = 12,779.51 S.F. , (INCL. DRIVEWAY) = 14,805.81 S.F.
% OF IMPERVIOUS SURFACES TO LOT AREA (N.I. PRIVATE STREET OR DRIVEWAY)
= 6,722.43 / 58892.92 = 11.4%, (INCL. DRIVEWAY) = 14.9%
% OF IMPERVIOUS SURFACES TO LOT AREA INCLUDING PRIVATE STREET (N.I. DRIVEWAY)
= 12,779.51 / 64950 = 19.6% , (INCL. DRIVEWAY) = 22.8%

CUT AND FILL CALC.

PRIVATE STREET EXTENSION: TOTAL FILL AREA = 1131 C.Y.

	HSE.: 43	HSE.: 47
BUILDING AREA (FILL):	12350.23 C.F.	1048.8 C.F.
BUILDING AREA (CUT):	1410 C.F.	9746.94 C.F.
NET BUILDING :	10940.23 C.F.	8698.14 C.F.
	405 C.Y. (FILL)	322 C.Y. (CUT)
SIDEWALK/ PORCH AREA (FILL):	4335 C.F.	3360 C.F.
TERRACE/ PATIO NET (CUT):	2875.8 C.F.	0 C.F.
TERRACE/ PATIO NET (FILL):	0 C.F.	1710 C.F.
TOTAL NET PER BUILDING:	12399.43 C.F.	3628.14 C.F.
	459.0 C.Y. (FILL)	134.4 C.Y. (CUT)

TOTAL NET FOR BOTH BUILDINGS: 324.6 C.Y. (FILL)
TOTAL FOR ZONING LOT INCLUDING PRIVATE STREET EXTENSION:
FILL: 1975.6 C.Y. , CUT: 519.73 C.Y. , NET: 1455.6 C.Y. FILL

rev	date	by	remarks
1.	12-8-17	MAS	REVISE PLAN PER CPC COMMENTS
2.	9-7-18	MAS	REVISE PLAN FOR SEPTIC AND DRYWELL LOCATIONS

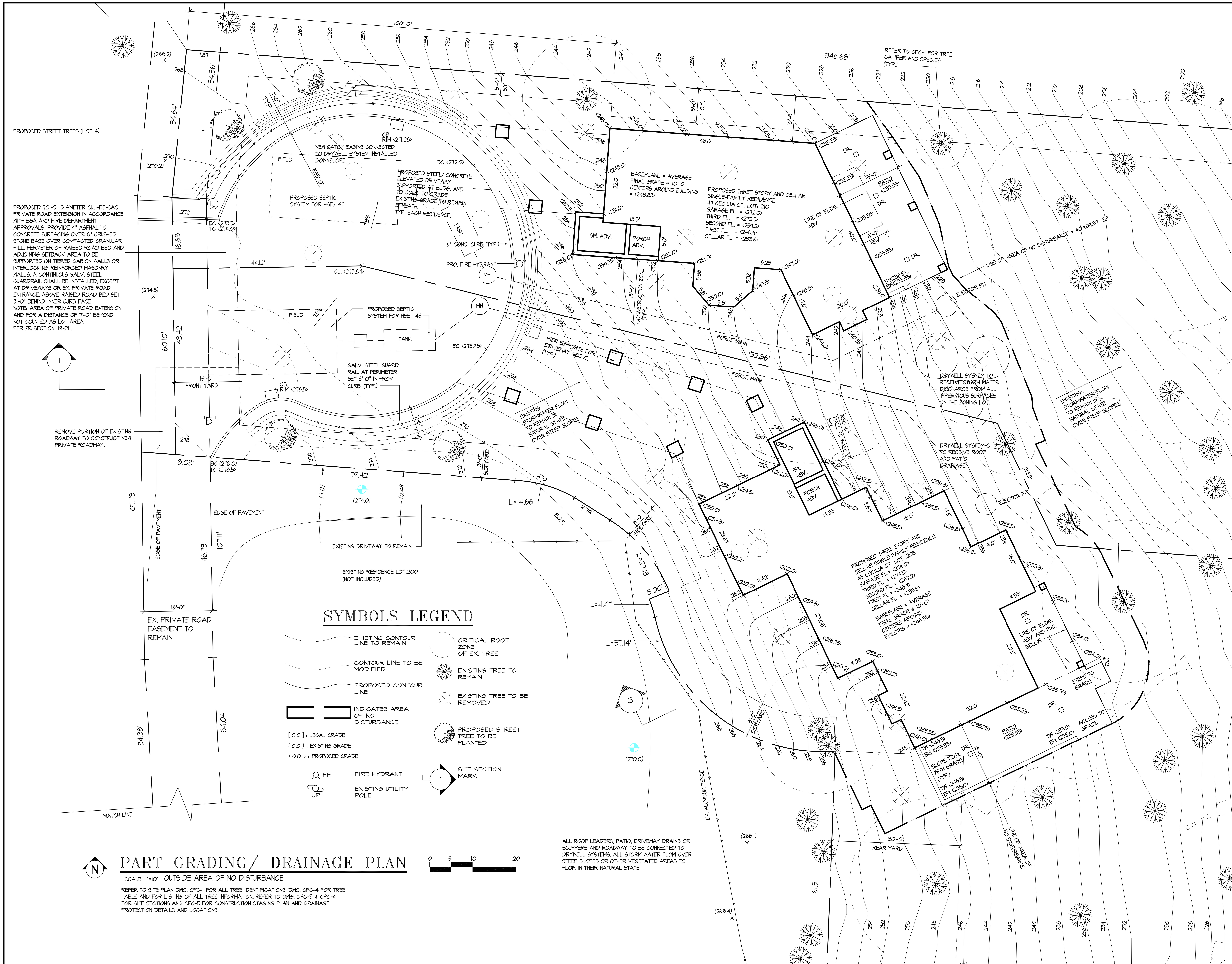
sanna & loccisano architects, p.c.
885 annadale road staten island, ny 10312-4048
tel. (718) 227- 8631 fax (718) 227- 4410

project: PROPOSED RESIDENTIAL DEVELOPMENT FOR: RICK RUSSO
dwg title: SITE PLAN, ZONING DATA 43 & 47 CECILIA COURT

REGISTERED ARCHITECT MICHAEL A. SANNA 17154 STATE OF NEW YORK

job # 461-15	
drawn by ATM	date 5/9/16
chk by MAS	date 5/9/16
drawing #	

drawing number CPC-1



SYMBOLS LEGEND

- EXISTING CONTOUR LINE TO REMAIN
- CONTOUR LINE TO BE MODIFIED
- PROPOSED CONTOUR LINE
- INDICATES AREA OF NO DISTURBANCE
- CRITICAL ROOT ZONE OF EX. TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED STREET TREE TO BE PLANTED
- SITE SECTION MARK

[0.0] : LEGAL GRADE
(0.0) : EXISTING GRADE
‹ 0.0. › : PROPOSED GRADE

FH FIRE HYDRANT
UP EXISTING UTILITY POLE

ALL ROOF LEADERS, PATIO, DRIVEWAY DRAINS OR SCUPPERS AND ROADWAY TO BE CONNECTED TO DRYWELL SYSTEMS. ALL STORM WATER FLOW OVER STEEP SLOPES OR OTHER VEGETATED AREAS TO FLOW IN THEIR NATURAL STATE.

PART GRADING/ DRAINAGE PLAN

SCALE: 1"=10' OUTSIDE AREA OF NO DISTURBANCE

0 5 10 20

REFER TO SITE PLAN DWG. CPC-1 FOR ALL TREE IDENTIFICATIONS, DWG. CPC-4 FOR TREE TABLE AND FOR LISTING OF ALL TREE INFORMATION. REFER TO DWG. CPC-3 & CPC-4 FOR SITE SECTIONS AND CPC-5 FOR CONSTRUCTION STAGING PLAN AND DRAINAGE PROTECTION DETAILS AND LOCATIONS.

rev	date	by	remarks
1.	12-8-17	MAS	REVISE PLAN PER CPC COMMENTS
2.	9-7-18	MAS	REVISE PLAN FOR SEPTIC AND DRYWELL LOCATIONS

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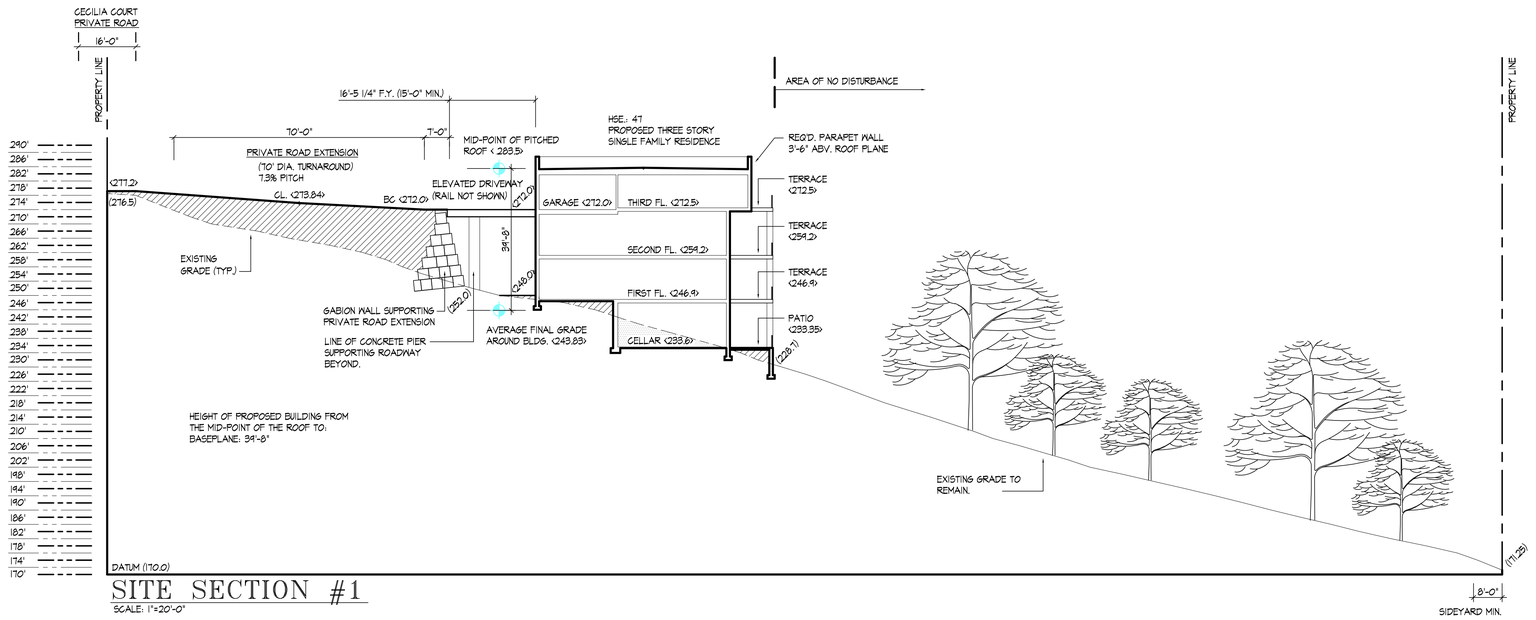
project:
PROPOSED RESIDENTIAL DEVELOPMENT FOR:
RICK RUSSO

dwg title:
ENLARGED GRADING/ DRAINAGE PLAN
43 & 47 CECILIA COURT

REGISTERED ARCHITECT MICHAEL A. SANNA 17154 STATE OF NEW YORK

job # 461-15	
drawn by ATM	date 5/9/16
chk by MAS	date 5/9/16
drawing #	

drawing number
CPC-2

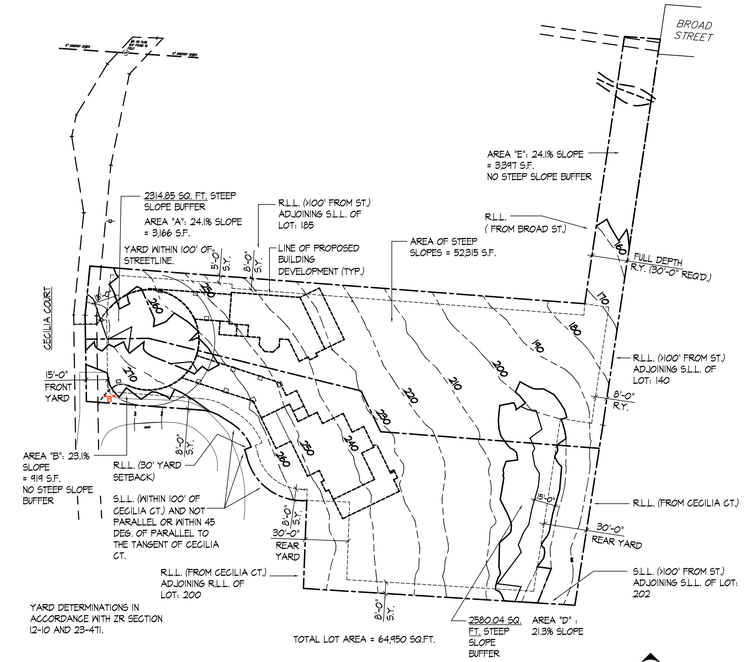


SITE SECTION #1

SCALE: 1"=20'-0"

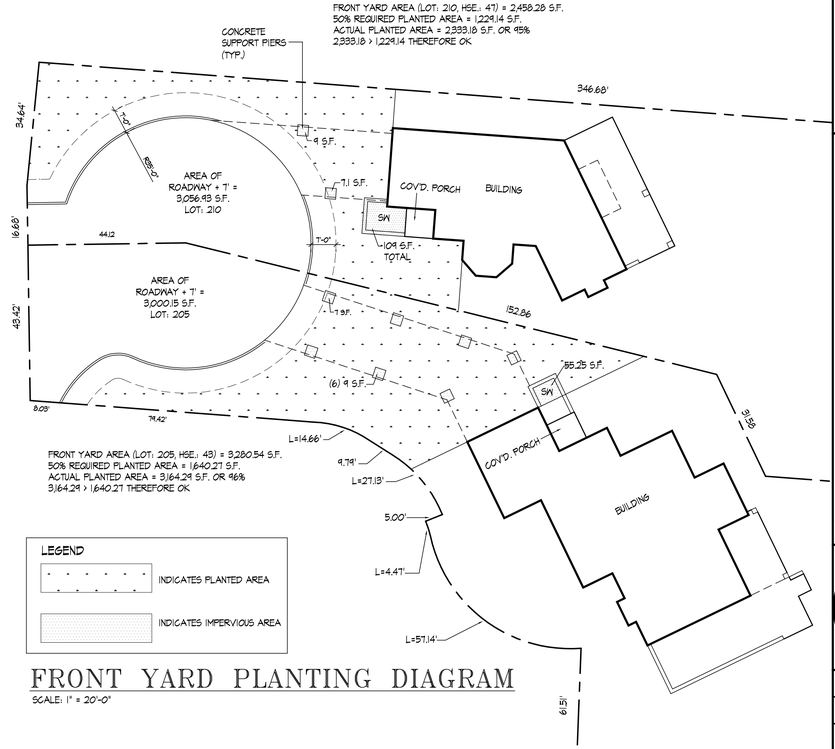
LEGEND

- PROPOSED CONTOUR OR GRADE
- EXISTING CONTOUR TO REMAIN
- EXISTING CONTOUR TO BE MODIFIED
- INDICATES CUT AREA
- INDICATES FILL AREA



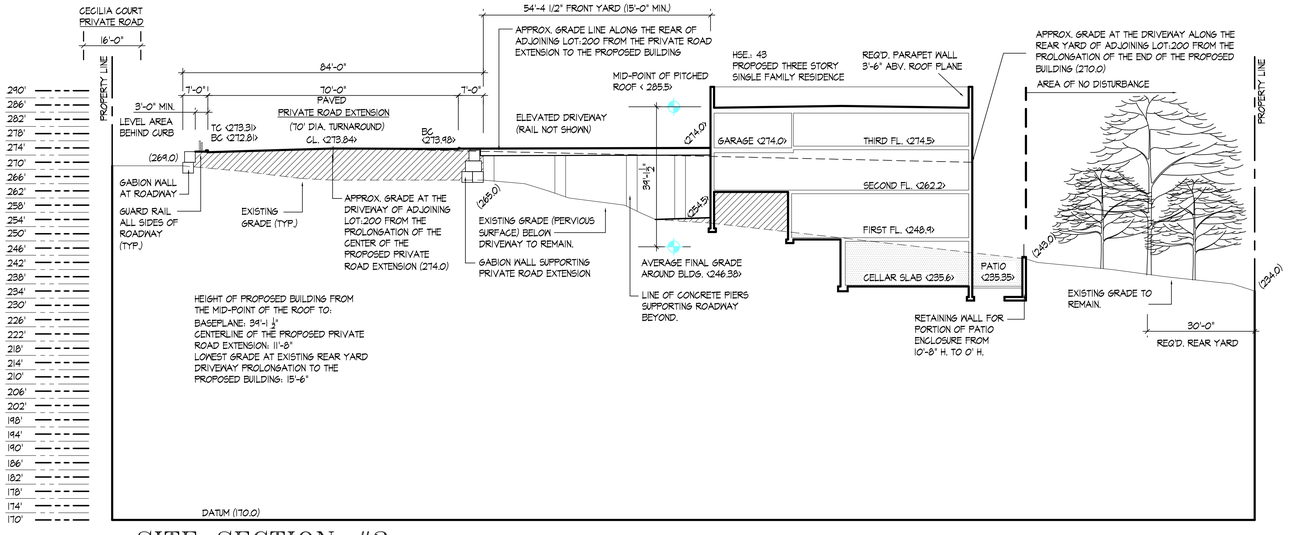
STEEP SLOPE/BUFFER/ YARD DIAGRAM

SCALE: 1" = 50'-0"



FRONT YARD PLANTING DIAGRAM

SCALE: 1" = 20'-0"



SITE SECTION #2

SCALE: 1"=20'-0"

FRONT YARD PLANTING REQUIREMENTS

IN ACCORDANCE WITH SEC. 23-451 Z.R., A MIN. PERCENTAGE OF THE AREA IN FRONT OF THE BUILDING SHALL BE PLANTED, WHICH SHALL VARY BY STREET FRONTAGE OF THE ZONING LOT. PLANTED AREA SHALL BE COMPRISED OF ANY COMBINATION OF GRASS, GROUND COVER, SHRUBS, TREES OR OTHER LIVING PLANT MATERIAL.

FOR STREET FRONTAGES OF 60 FEET OR MORE: REQ'D % TO BE PLANTED = 50%

rev	date	by	remarks
1.	12-8-17	MAS	REVISE SECTIONS, F.Y. PLANTING PER CPC COMMENTS, ADD DIAGRAM
2.	4-7-18	MAS	REVISE PER CPC COMMENTS

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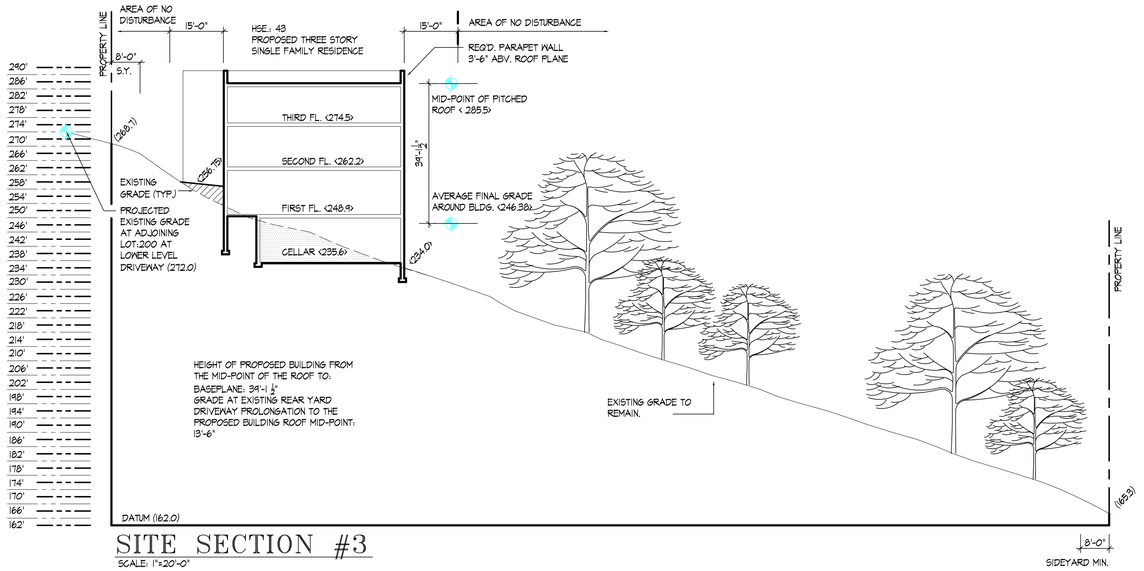
tel. (718) 227- 8631 fax (718) 227- 4410

project: PROPOSED RESIDENTIAL DEVELOPMENT FOR:
RICK RUSSO
drwg title: SITE SECTIONS
43 & 47 CECILIA COURT

REGISTERED ARCHITECT MICHAEL A. SANNA STATE OF NEW YORK 17154

job # 461-15	
drawn by ATM	date 5/9/16
chk by MAS	date 5/9/16
drawing #	

drawing number
CPC-3



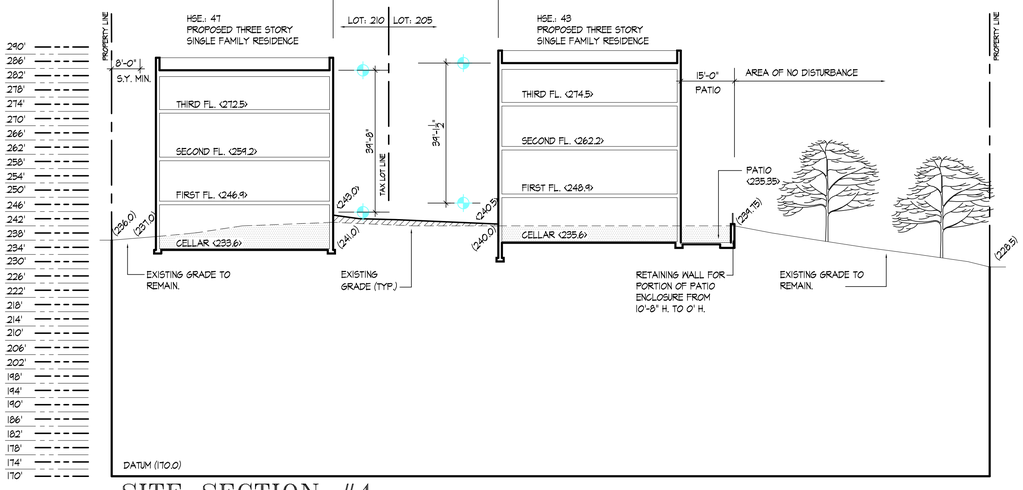
SITE SECTION #3

SCALE: 1"=20'-0"

LEGEND

- PROPOSED CONTOUR OR GRADE
- EXISTING CONTOUR TO REMAIN
- EXISTING CONTOUR TO BE MODIFIED
- INDICATES CUT AREA
- INDICATES FILL AREA

AVERAGE HEIGHT OF BUILDINGS=
39.12' + 39.67'/2 = 39.4'
30' MIN. BTW. BLDG.S (WALL TO WALL)



SITE SECTION #4

SCALE: 1"=20'-0"

TREE SCHEDULE TABLE :
(I) 3" CALIPER TREE TO BE PROVIDED OR EXISTING OF 6" CALIPER MIN. PER 1000 S.F. OF LOT AREA, OR 51% OF EXISTING TREE CREDITS, WHICHEVER IS GREATER. TREES SELECTED FROM APPENDIX D, TREE SELECTION TABLE.

LOT # 'A'	SPECIES	CALIPER		TREE CREDIT ALLOCATION						REMARKS
		LISTED	UN-LISTED	EX.	TO BE REM.	TO REMAIN	TO BE PLANTED	REMAIN W/O CRED.	PROJECT CREDITS	
01	MAP	10"		2		2			2	
02	MAP	15"		3		3			3	
03	MAP	15"		3		3			3	
04	BIR	15"		3		3			3	
05	BIR	10"		2		2			2	
06	MAP	15"		3		3			3	
07	MAP	11"		2		2			2	
08	SAS	10"		2		2			2	
09	SAS	10"		2		2			2	
10	SAS	7"		I		I			I	
11	OAK	7"		I		I			I	
12	SAS	10"		2		2			2	
13	SAS	7"		I		I			I	
14	SAS	7"		I		I			I	
15	SAS	7"		I		I			I	
16	LOC	11"		2		2			2	
17	OAK	20"		4		4			4	
18	LOC	8"		I		I			I	
19	LOC	8"		I		I			I	
20	TREE	20"		4		4			4	
21	SAS	10"		2		2			2	
22	SAS	15"		3		3			3	
23	SAS	15"		3		3			3	
24	SAS	11"		2		2			2	
25	AIL	8"		I		I			I	
26	OAK	24"		5		5			5	
27	OAK	12"		2		2			2	
28	DEAD	15"		0		0			0	
29	AIL	7"		I		I			I	
30	LOC	7"		I		I			I	
31	OAK	12"		2		2			2	
32	SAS	7"		I		I			I	
33	SAS	10"		2		2			2	
34	SAS	6"		I		I			I	
35	AIL	8"		I		I			I	
36	SAS	7"		I		I			I	
37	SAS	8"		I		I			I	
38	LOC	12"		2		2			2	
39	OAK	27"		6		6			6	
40	SAS	12"		2		2			2	
41	MAP	9"		I				I	0	
42	OAK	21"		4		4			4	
43	OAK	21"		4		4			4	
44	OAK	20"		4		4			4	
45	MAP	7"		I		I			I	
46	OAK	15"		3		3			3	
47	OAK	18"		4	4				0	
48	MAP	6"		I		I			I	
49	MAP	7"		I	I				0	
50	MAP	6"		I	I				0	
51	MAP	6"		I	I				0	
52	OAK	12"		2	2				0	
53	MAP	18"		4	4				0	
54	MAP	8"		I	I				0	
55	OAK	18"		4	4				0	
56	MAP	6"		I	I				0	
57	OAK	27"		6	6				0	
58	DOG	19"		4	4				0	
59	DOG	14"		3	3				0	
60	DEAD	36"		0	0				0	
61	MAP	15"		3				3	0	
62	DOG	32"		7	7				0	
63	DOG	18"		4	4				0	
64	MAP	18"		4	4				0	
65	MAP	12"		2	2				0	
66	MAP	7"		I	I				0	
67	MAP	8"		I	I				0	
68	MAP	7"		I	I				0	
69	AIL	18"		4	4				0	
70	DOG	27"		6	6				0	

LOT # 'B'									
71	MAP	14"		3	3			0	
72	MUL	8"		I	I			0	
73	DOG	18"		4	4			0	
74	MAP	7"		I	I			0	
75	MAP	11"		2	2			0	
76	MAP	10"		2	2			0	
77	MAP	13"		2	2			0	
78	MAP	13"		2	2			0	SELECTED FROM APPENDIX D
79	MAP	8"		I	I			0	
80	MAP	7"		I	I			0	
81	MAP	10"		2	2			0	
82	MAP	7"		I	I			0	
83	MAP	7"		I	I			0	
84	MAP	7"		I	I			0	
85	MAP	13"		2	2			0	
86	MAP	(3) 10"		2(3x)	2(3x)			0	
87	LOC	15"		3			3	0	
88	OAK	24"		5	5			0	
89	AIL	9"		I		I		I	
90	MAP	13"		2	2			0	
91	MAP	7"		I	I			0	
92	MAP	9"		I		I		I	
93	MAP	10"		2	2			0	
94	AIL	13"		2	2			0	
95	PINE	16"		3	3			0	
96	PINE	20"		4		4		4	
97	MAP	20"		4		4		4	
98	SAS	7"		I		I		I	
99	OAK	32"		7		7		7	
100	SAS	19"		3			3	0	
101	PINE	16"		3		3		3	
102	MAP	7"		I		I		I	
103	LOC	16"		3		3		3	
104	LOC	8"		I		I		I	
105	OAK	18"		4		4		4	
106	OAK	7"		I		I		I	
107	OAK	12"		2		2		2	
108	LOC	15"		3		3		3	
109	LOC	11"		2		2		2	
110	MAP	11"		2		2		2	
111	MAP	(2)9"		1(2x)		1(2x)		2	
112	OAK	15"		3		3		3	
113	MAP	12"		2	2			0	
114	OAK	13"		2		2		2	
115	LOC	11"		2		2		2	
116	LOC	10"		2		2		2	
117	DEAD	11"		0		0		0	
118	MAP	7"		I		I		I	
119	BIR	13"		2		2		2	
120	MUL	19"		4		4		4	
121	LOC	6"		I		I		I	
122	MAP	9"		I		I		I	
123	MAP	9"		I		I		I	
124	DEAD	12"		0		0		0	
125	DEAD	12"		0		0		0	
126	DEAD	15"		0		0		0	
127	LOC	7"		I		I		I	
128	LOC	9"		I		I		I	
129	LOC	8"		I		I		I	
130	LOC	6"		I		I		I	

130 TREES LISTED - 6 TREES (DEAD) = 124 TREES EXISTING

TREE CREDIT TOTALS						TOTAL LOT AREA = 64,950 S.F. @1/1000 S.F. LOT AREA= (65) * REQUIRED TREES (283) EX. CREDITS X 51%= (144) 144 > 65, THEREFORE, (144) CREDITS REQUIRED FOR ZONING LOT.
283	111	162		10	162	
TOTAL TREE COUNT						
124	43	77		4	81	

STREET TREE TABLE : TREES TO BE PROVIDED AT A RATE OF 1 PER 25 LF OF STREET FRONTAGE, STREET TREE CALIPER AND SPECIES AS PER DEPT. OF PARKS AND RECREATION AND APPENDIX- E

KEY #	SPECIES	CALIPER		TREE CREDIT ALLOCATION						REMARKS
		LISTED	UN-LISTED	EX.	TO BE REM.	TO REMAIN	TO BE PLANTED	PLANTED OFFSITE	PROJECT CREDITS	
131	SM. TREE		3"				I		I	SELECTED FROM APPENDIX E
132	SM. TREE		3"				I		I	
133	SM. TREE		3"				I		I	
134	SM. TREE		3"				I		I	
TREE CREDIT TOTALS										STREET FRONTAGE = 99.6' / 25 = 4 REQUIRED TREES
							4		4	

162 CREDITS TO REMAIN > 144 REQUIRED THEREFORE NO NEW TREE REQUIRED TO BE PLANTED.

rev	date	by	remarks
1.	12-8-17	MAS	REVISE SECTIONS AND TREE CHART PER LPC COMMENTS
2.	4-7-18	MAS	REVISE TREE SCHEDULE FOR SEPTIC AND DRYWELL INSTALLATION

sanna & loccisano architects, p.c.
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tel. (718) 227-8631 fax (718) 227-4410

project:
PROPOSED RESIDENTIAL DEVELOPMENT FOR:
RICK RUSSO
drg title:
SITE SECTIONS/ TREE CHART
43 & 47 CECILIA COURT

REGISTERED ARCHITECT MICHAEL A. SANNA 17154 STATE OF NEW YORK

job # 461-15	
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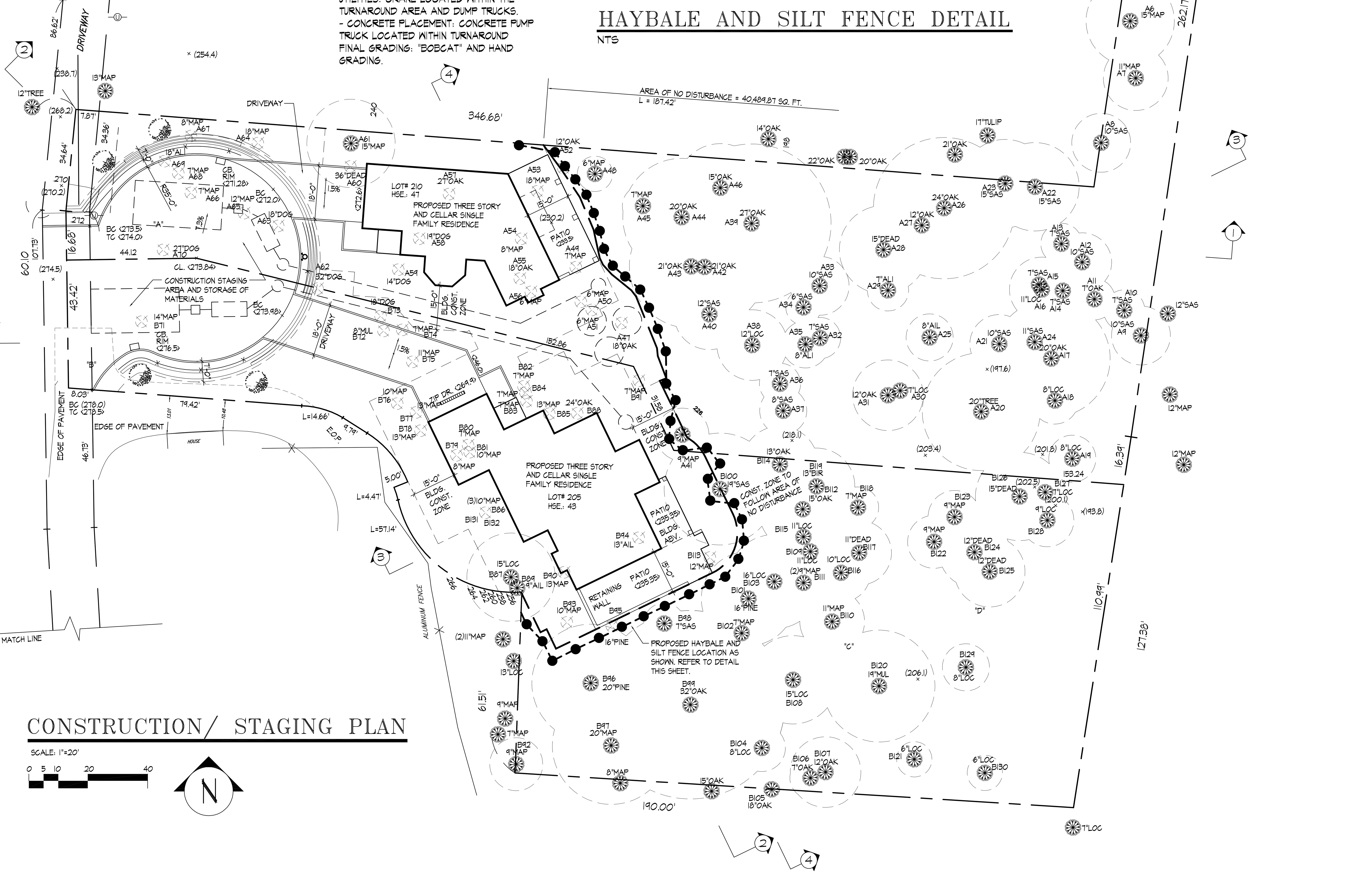
drawing #	

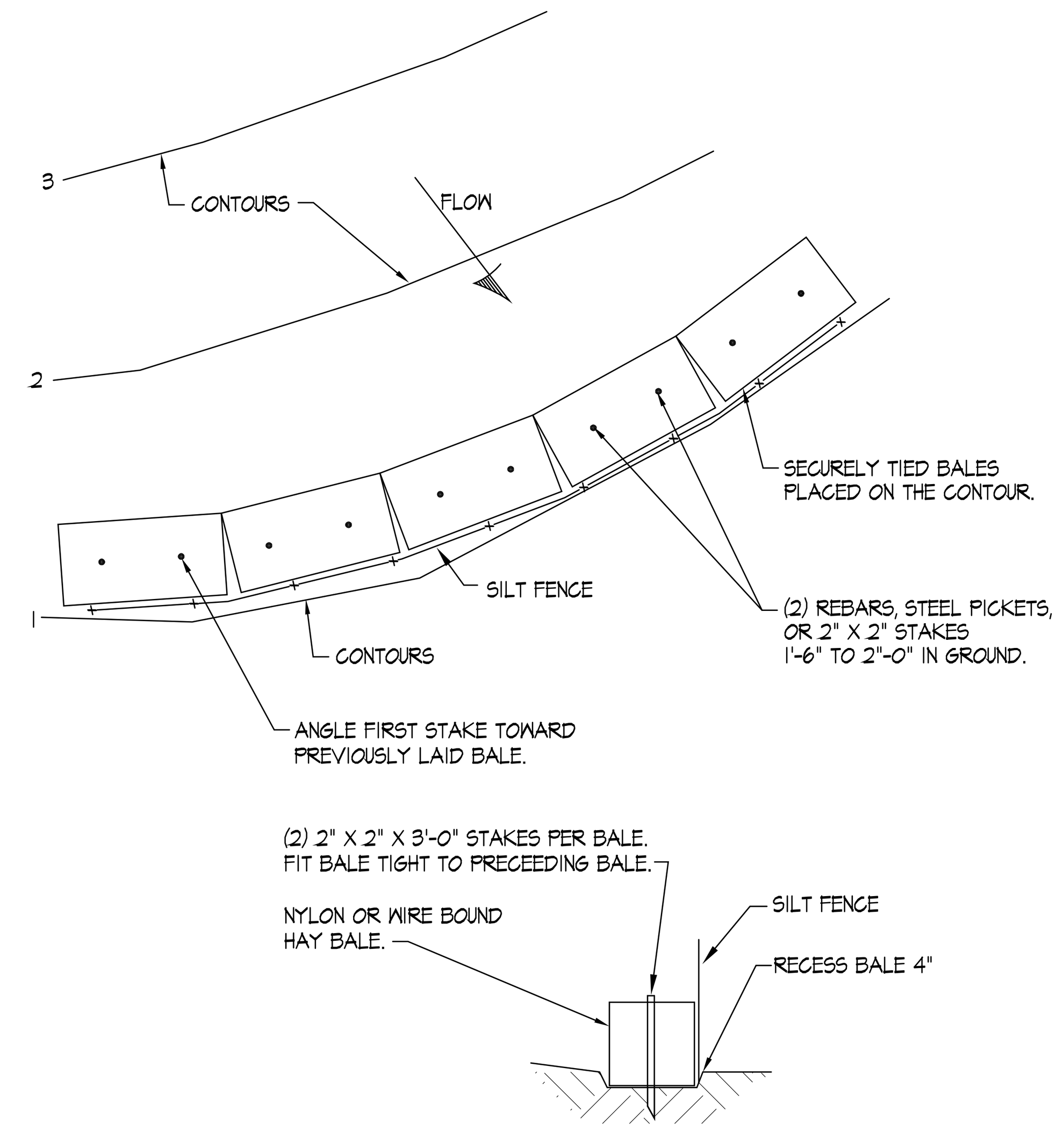
drawing number
CPC-4



SYMBOLS LEGEND

- 15' CONSTRUCTION ZONE AROUND PROPOSED BLDG.
- AREA OF NO DISTURBANCE
- HAYBALES AND SILT FENCE
- CRITICAL ROOT ZONE OF PRESERVED TRESS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED STREET
- SITE SECTION MARK

THE FOLLOWING EQUIPMENT IS TO BE USED IN THE CONSTRUCTION AND PROCESSING AND DISPOSAL OF SOIL FOR THE PROJECT:
- EXCAVATION FOR FOUNDATIONS AND UTILITIES: CRANE LOCATED WITHIN THE TURNAROUND AREA AND DUMP TRUCKS.
- CONCRETE PLACEMENT: CONCRETE PUMP TRUCK LOCATED WITHIN TURNAROUND FINAL GRADING: "BOBCAT" AND HAND GRADING.

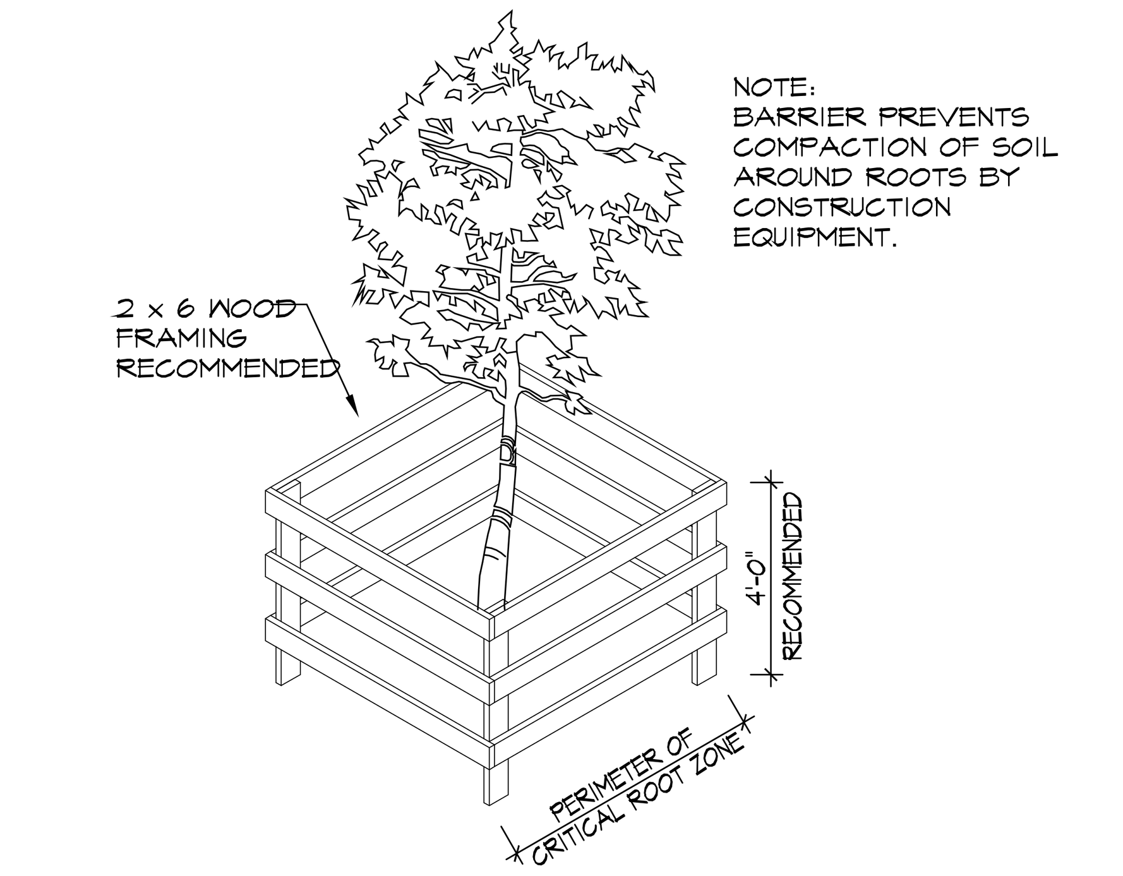


HAYBALE AND SILT FENCE DETAIL

NTS

CONSTRUCTION/ STAGING PLAN

SCALE: 1"=20'



CRITICAL ROOT ZONES OF TREES TO BE PRESERVED SHALL BE FENCED OFF, AS SHOWN. NO STOCKPILING SHALL OCCUR ON THE CRITICAL ROOT ZONES. NO EQUIPMENT SHALL OPERATE OVER THE CRITICAL ROOT ZONES, EXCEPT AS REQUIRED TO INSTALL SIDEWALKS.

WHERE SIDEWALKS ARE INSTALLED:
EXTREME CARE SHOULD BE TAKEN NOT TO COMPACT THE EARTH WITHIN THE CRITICAL ROOT ZONE OF THE TREE. COMPACTION CAN CAUSE SEVERE ROOT DAMAGE AND REDUCE THE AIR AND WATER HOLDING CAPACITY OF THE SOIL.

IF NO SURROUNDING BARRIER IS PROVIDED, CARE SHOULD BE TAKEN NOT TO OPERATE EQUIPMENT OR STORE MATERIALS WITHIN THE CRITICAL ROOT ZONE OF THE TREE. IF THIS AREA SHOULD BE COMPACTED, IT WOULD BE NECESSARY TO AERATE THE SOIL THOROUGHLY IN THE ROOT ZONE IMMEDIATELY FOLLOWING CONSTRUCTION. CERTAIN TREE SPECIES ARE SEVERLY AFFECTED BY CHANGE OF THE WATER TABLE, AND GREAT CARE SHOULD BE TAKEN TO MINIMIZE THIS CONDITION.

TREE PROTECTION DETAIL NTS

METHODS OF TREE PROTECTION AND PRESERVATION: (IF REQUIRED)

SECURE A QUALIFIED ARBORIST TO SUPERVISE THE PROTECTION OF AND THE REPAIR OF DAMAGED TREES ON THE PROJECT SITE THAT ARE TO REMAIN DURING THE CONSTRUCTION PERIOD.
METHOD - 1:
THE TREE PROTECTION MEASURES REQUIRED, FOR THOSE TREES IDENTIFIED ON THE PLAN WHICH ARE ADJOINING CONSTRUCTION OF RETAINING WALLS AND DRIVEWAY FILL AND ARE WITHIN A PART OF THE CRITICAL ROOT ZONES OF PRESERVED TREES, SHALL CONSIST INITIALLY OF THE SETTING OF THE HAYBALE / SILT FENCE / SEDIMENT BASIN AS LOCATED ON THE PLAN AND INSTALLED IN ACCORDANCE WITH DETAILS ON THIS PLAN. THE SELECTED TREES SHALL BE EVALUATED, PRUNED, ROOT FED AND WATERED IN ACCORDANCE WITH THE DIRECTIONS OF THE ARBORIST FOR EACH GROUP OF TREES AFFECTED.
THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREE TOPS, TRUNKS AND ROOT SYSTEMS OF ALL TREES TO REMAIN. TEMPORARY REMOVAL OF PROTECTION IS PERMITTED ONLY WHEN DIRECTED. ROOT ZONES ARE TO BE PROTECTED FROM ALL HEAVY EQUIPMENT AND STOCKPILES. WHEN NECESSARY, INTERFERING BRANCHES MAY BE REMOVED WITHOUT INJURY TO THE TREE.
METHOD - 2:
THE TREE PROTECTION METHOD FOR THOSE TREES INDICATED ON THE PLAN WHERE EXCAVATION MAY OCCUR WITHIN THE CRITICAL ROOT ZONES OF PRESERVED TREES SHALL CONSIST OF THE INSTALLATION OF THE HAYBALE / SILT FENCE / SEDIMENT BASIN AS DESCRIBED ABOVE. THE SELECTED TREES SHALL BE EVALUATED, PRUNED, ROOT FED AND WATERED IN ACCORDANCE WITH THE DIRECTIONS OF THE ARBORIST.
WHEN EXCAVATING OCCURS WITHIN ROOT ZONES (HAND DIGGING WOULD BE PREFERRED) THE TREE ROOTS MUST BE CLEAN CUT BACK TO EXISTING SOIL. SOIL FROM DIGGING MUST NOT BE PILED ON THE ROOT ZONE. IF EXCAVATION IS TO REMAIN OPEN AND ROOTS ARE EXPOSED OVERNIGHT, COVER ROOTS WITH WET BURLAP. CLOSE EXCAVATION AS QUICKLY AS POSSIBLE AND WATER AFFECTED ROOT ZONE IMMEDIATELY. AFTER EXCAVATION, TREE MUST BE PRUNED TO REDUCE CROWN GROWTH TO MINIMIZE IMPACT FROM ROOT ZONE REDUCTION.

IN ADDITION, PROVIDE SUPPLEMENTAL WATERING TO ROOT ZONES OF TREES DURING PERIODS OF DROUGHT AND STRESS RELATED ACTIVITIES.

SCHEDULE FOR SITE MONITORING DURING CONSTRUCTION: (IF REQUIRED)

ARBORIST MUST BE ON SITE:
DURING INITIAL TREE PROTECTION SETUP
FOR ANY EXCAVATION ON PROPERTY IN AREAS WHERE TREES ARE TO BE PRESERVED
FOR HOUSE FRAMING WHERE TREE BRANCH INTERFERENCE MAY OCCUR
POST-CONSTRUCTION CARE

POST-CONSTRUCTION TREATMENT TO CONTINUE TREE PRESERVATION

WHEN PROJECT IS COMPLETED, ALL MATERIAL WILL BE REMOVED TO BRING SOIL BACK TO ORIGINAL GRADE, FOLLOWED BY SUPPLEMENTAL WATERING AND DEEP ROOT FERTILIZATION. THE FERTILIZER WILL INCLUDE SOIL CONDITIONERS AND LOOSENING AMENDMENTS, ALONG WITH ROOT STIMULANTS. SUBSEQUENT SUPPLEMENTAL WATERING TO MAINTAIN TREE HEALTH.

PROCEDURE TO COMMUNICATE PROTECTION MEASURES TO CONTRACTORS AND WORKERS

SIGN LETTER ACKNOWLEDGING ABOVE REFERENCED TREE PROTECTION MEASURES, AS WELL AS, POSTING CONSPICUOUS SIGNS ON TREE PROTECTION BARRIERS SPECIFYING "AREA OF NO DISTURBANCE"

rev	date	by	remarks
1.	12-8-17	MAS	REVISE PER CPC COMMENTS
2.	9-7-18	MAS	REVISE PLAN PER SEPTIC AND DRYWELL LOCATIONS.

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885 annadale road staten island, ny 10312-4048
tel. (718) 227- 8631 fax (718) 227- 4410

project:
PROPOSED RESIDENTIAL DEVELOPMENT FOR:
RICK RUSSO

dwg title:
SITE PLAN, ZONING DATA
43 & 47 CECILIA COURT

REGISTERED ARCHITECT MICHAEL A. SANNA 17154 STATE OF NEW YORK

job # 461-15	
drawn by ATM	date 5/9/16
chk by MAS	date 5/9/16
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