Chapter 15: Unavoidable Adverse Impacts

Following the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, this chapter summarizes unavoidable significant adverse impacts resulting from the proposed project. Unavoidable significant adverse impacts are those that would occur if a proposed project or action is implemented regardless of the mitigation employed, or if mitigation is impossible.

As described in Chapter 1, "Project Description," the proposed actions would facilitate new commercial development and the associated circulation improvements at 534 South Avenue in the Mariners Harbor neighborhood of Staten Island. The 28.3-acre project site is generally located along Forest Avenue to the north and South Avenue to the east: additionally, there are mapped but unbuilt streets along the northern and southern boundaries of the project site (Wemple Street and Amador Street, respectively), and a partially built and partially unbuilt street along the western boundary (Morrow Street). The proposed project would also result in development on a portion of the New York State Department of Conservation (NYSDEC)'s freshwater wetland adjacent area (FWAA), and isolated U.S. Army Corps of Engineers (USACE) wetland areas.

As discussed in Chapter 7, "Transportation," traffic conditions were evaluated at 10 intersections for the weekday midday, PM, and Saturday peak hours. In the 2019 With Action condition, there would be the potential for significant adverse traffic impacts at 4 intersections during the weekday PM peak hour and 7 intersections during the Saturday peak hour. Locations where significant adverse traffic impacts are predicted to occur could be fully mitigated with the implementation of standard traffic mitigation measures (e.g., signal timing changes and lane restriping), which are described in Chapter 13, "Mitigation." With the implementation of these mitigation measures, there would be no unmitigated significant adverse traffic impacts. Therefore, the proposed project would not result in any unavoidable significant adverse impacts.✶