



**City Environmental Quality Review**  
**ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM**  
 Please fill out, print and submit to the appropriate agency (see instructions)

**PART I: GENERAL INFORMATION**

**PROJECT NAME** ALBOURNE AVENUE DEMAPPING +

**1. Reference Numbers**

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) 09DCP038R		BSA REFERENCE NUMBER (If Applicable)	
ULURP REFERENCE NUMBER (If Applicable) 090248MMR		OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)	
<b>2a. Lead Agency Information</b> NAME OF LEAD AGENCY DEPARTMENT OF CITY PLANNING		<b>2b. Applicant Information</b> NAME OF APPLICANT FRANK SARCONA & NYC Department of Environmental Protection	
NAME OF LEAD AGENCY CONTACT PERSON MR ROBERT DOBRUSKIN		NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON DENNIS D. DELL'ANGELO, RA	
ADDRESS 22 READE STREET		ADDRESS 18 ROOSEVELT STREET	
CITY NEW YORK	STATE NY	ZIP 10017	
CITY STATEN ISLAND	STATE NY	ZIP 10304	
TELEPHONE 212 720 3423	FAX 212 720 3495 <span style="float: right;">+</span>	TELEPHONE 7187204105	FAX 7187204105
EMAIL ADDRESS rdobrus@planning.nyc.gov		EMAIL ADDRESS dennisdellangelo@yahoo.com	

**3. Action Classification and Type**

**SEQRA Classification**

UNLISTED     TYPE I; SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

**Action Type** (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

LOCALIZED ACTION, SITE SPECIFIC     LOCALIZED ACTION, SMALL AREA     GENERIC ACTION

**4. Project Description:**

SEE ATTACHMENT A-1

**4a. Project Location: Single Site** (for a project at a single site, complete all the information below)

ADDRESS ALBOURNE AVENUE <span style="float: right;">+</span>	NEIGHBORHOOD NAME PRINCE'S BAY	
TAX BLOCK AND LOT BLOCK 6944 LOTS 71 & 158	BOROUGH STATEN ISLAND	COMMUNITY DISTRICT 3
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS PORTION OF ALBOURNE AVE. FROM MAGUIRE AVE. TO A LINE APPROX. 340' EAST		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: R3X;SOUTH RICH DEVEL.DIST		ZONING SECTIONAL MAP NO: 33b

**4b. Project Location: Multiple Sites** (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)

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

**City Planning Commission:** YES  NO

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> CITY MAP AMENDMENT             | <input type="checkbox"/> ZONING CERTIFICATION             |
| <input type="checkbox"/> ZONING MAP AMENDMENT                      | <input type="checkbox"/> ZONING AUTHORIZATION             |
| <input type="checkbox"/> ZONING TEXT AMENDMENT                     | <input type="checkbox"/> HOUSING PLAN & PROJECT           |
| <input type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP) | <input type="checkbox"/> SITE SELECTION — PUBLIC FACILITY |
| <input type="checkbox"/> CONCESSION                                | <input type="checkbox"/> FRANCHISE                        |
| <input type="checkbox"/> UDAAP                                     | <input type="checkbox"/> DISPOSITION — REAL PROPERTY      |
| <input type="checkbox"/> REVOCABLE CONSENT                         |   |

**Board of Standards and Appeals:** YES  NO

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

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- MODIFICATION OF
- RENEWAL OF
- OTHER

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

Department of Environmental Protection: YES  NO

Other City Approvals: YES  NO

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

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

N.Y.S. D.E.C. FRESHWATER WETLANDS PERMIT.

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

**GRAPHICS** The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5 x 11 inches for submission.

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

**PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 27,000	Type of waterbody and surface area (sq. ft.): STREAM; APPROX. 100 LIN.FT.	Roads, building and other paved surfaces (sq. ft.): APPROX. 4,100 sq.ft./PAVEMENT
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Other, describe (sq. ft.):

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

Size of project to be developed: **4,000 sq. ft. OF FLOOR AREA** (gross sq. ft.)

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

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

Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES  NO

If 'Yes,' indicate the estimated area and volume dimensions of subsurface disturbance (if known):

Area: **2,284** sq. ft. (width x length)      Volume: **13,700** cubic feet (width x length x depth)

Does the proposed project increase the population of residents and/or on-site workers? YES  NO  Number of additional residents? **8**      Number of additional workers? **0**

Provide a brief explanation of how these numbers were determined:

**TWO FAMILY RES.-(1) 4 BR UNIT AND (1) 2 BR UNIT**

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

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: **82** (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **376,000,000** (annual BTUs)

9. Analysis Year *CEQR Technical Manual Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): **2015**      ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: **SIX MONTHS**

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES  NO  IF MULTIPLE PHASES, HOW MANY PHASES:

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **EXCAVATION, FOUNDATION, FRAME, LANDSCAPING**

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

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

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	<b>EXISTING CONDITION</b>	<b>NO-ACTION CONDITION</b>	<b>WITH-ACTION CONDITION</b>	<b>INCREMENT</b>
<b>Land Use</b>				
<b>Residential</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following				
No. of dwelling units			2	2
No. of low- to moderate income units			0	0
No. of stories			3	3
Gross Floor Area (sq.ft.)			4,000	4,000
Describe Type of Residential Structures			DET. 2 FAM. RES.	DET.2 FAM. RES.
<b>Commercial</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)				
No. of bldgs				
GFA of each bldg (sq.ft.)				
<b>Manufacturing/Industrial</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Open storage area (sq.ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
<b>Vacant Land</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe:	WOODLAND	WOODLAND		
<b>Publicly Accessible Open Space</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
<b>Other Land Use</b>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, describe				
<b>Parking</b>				
<b>Garages</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Parking (continued)</b>				
<b>Lots</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
<b>Other (includes street parking)</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, describe	ACC. OFF STREET PARKING FOR THREE CARS			
<b>Storage Tanks</b>				
<b>Storage Tanks</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Gas/Service stations	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Oil storage facility	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Other, identify:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes to any of the above, describe:				
Number of tanks				
Size of tanks				
Location of tanks				
Depth of tanks				
Most recent FDNY inspection date				
<b>Population</b>				
<b>Residents</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If any, specify number			8	8
Briefly explain how the number of residents was calculated:	TWO FAMILY RES. WITH SIX BEDROOMS			
<b>Businesses</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If any, specify the following:				
No. and type				
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
<b>Zoning*</b>				
Zoning classification	R3X	R3X	R3X	
Maximum amount of floor area that can be developed (in terms of bulk)	0	0	6252	6252
Predominant land use and zoning classifications within a 0.25 mile radius of proposed project	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	
Attach any additional information as may be needed to describe the project.				
If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

\*This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.

**PART II: TECHNICAL ANALYSES**

**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, answer the subsequent questions for that technical area and consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) 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 often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either provide additional information to support the Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.		✓
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If "Yes", complete the <a href="#">Consistency Assessment Form</a> .	✓	
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(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?		✓
(b) If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.		✓
<b>(1) Direct Residential Displacement</b>		
• If more than 500 residents would be displaced, would these displaced residents represent more than 5% of the primary study area population?		✓
• If 'Yes,' is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?		
<b>(2) Indirect Residential Displacement</b>		
• Would the expected average incomes of the new population exceed the average incomes of the study area populations?		✓
• If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?		
• If 'Yes,' would the study area have a significant number of unprotected rental units?		
Would more than 10 percent of all the housing units be renter-occupied and unprotected?		✓
Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?		✓

	YES	NO
<b>(3) Direct Business Displacement</b>		
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		✓
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		✓
• Or, is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		✓
<b>(4) Indirect Business Displacement</b>		
• Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		✓
• Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?		✓
<b>(5) Affects on Industry</b>		
• Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		✓
• Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?		✓
<b>3. COMMUNITY FACILITIES: <a href="#">CEQR Technical Manual Chapter 6</a></b>		
(a) 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) Would the project exceed any of the thresholds outlined in <a href="#">Table 6-1 in Chapter 6</a> ?		✓
(c) If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable.		
<b>(1) Child Care Centers</b>		
• Would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?		
• If Yes, would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		
<b>(2) Libraries</b>		
• Would the project increase the study area population by 5 percent from the No-Action levels?		
• If Yes, would the additional population impair the delivery of library services in the study area?		
<b>(3) Public Schools</b>		
• Would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 105 percent?		
• If Yes, would the project increase this collective utilization rate by 5 percent from the No-Action scenario?		
<b>(4) Health Care Facilities</b>		
• Would the project affect the operation of health care facilities in the area?		
<b>(5) Fire and Police Protection</b>		
• Would the project affect the operation of fire or police protection in the area?		
<b>4. OPEN SPACE: <a href="#">CEQR Technical Manual Chapter 7</a></b>		
(a) Would the project change or eliminate existing open space?		✓
(b) Is the project located within an underserved area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?		✓
(c) If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees?		
(d) Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	✓	
(e) If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees?		✓
(f) If the project is not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?		
(g) If 'Yes' to any of the above questions, attach supporting information to answer the following:		✓
• Does the project result in a decrease in the open space ratio of more than 5%?		
• If the project is within an underserved area, is the decrease in open space between 1% and 5%?		
• If "Yes," are there qualitative considerations, such as the quality of open space, that need to be considered?		

	YES	NO
<b>5. SHADOWS:</b> <i>CEQR Technical Manual Chapter 8</i>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		✓
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	✓	
(c) If 'Yes' to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.	✓	
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <i>CEQR Technical Manual Chapter 9</i>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		✓
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <i>CEQR Technical Manual Chapter 10</i>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?		✓
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
(c) If "Yes" to either of the above, please provide the information requested in Chapter 10.		
<b>8. NATURAL RESOURCES:</b> <i>CEQR Technical Manual Chapter 11</i>		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes", complete the <a href="#">Jamaica Bay Watershed Form</a> .		✓
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources.	✓	
<b>9. HAZARDOUS MATERIALS:</b> <i>CEQR Technical Manual Chapter 12</i>		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the proposed project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		✓
(d) Does 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) Does the project result in development where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		✓
(f) Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify:		✓
(i) Based on a Phase I Assessment, is a Phase II Assessment needed?		✓
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <i>CEQR Technical Manual Chapter 13</i>		
(a) Would the project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a <a href="#">separately sewered area</a> and result in the same or greater development than that listed in <a href="#">Table 13-1 in Chapter 13</a> ?		✓
(d) Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		✓
(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 WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
(i) If "Yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <i>CEQR Technical Manual Chapter 14</i>		
(a) Would the proposed project have the potential to generate 1000,000 pounds (50 tons) or more of solid waste per week?		✓
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓

	YES	NO
<b>12. ENERGY:</b> <i>CEQR Technical Manual Chapter 15</i>		
(a) Would the proposed project affect the transmission or generation of energy?		✓
<b>13. TRANSPORTATION:</b> <i>CEQR Technical Manual Chapter 16</i>		
(a) Would the proposed project exceed any threshold identified in <a href="#">Table 16-1 in Chapter 16</a> ?		✓
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peakhour. See Subsection 313 in Chapter 16 for more information.</i>		
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		
<b>14. AIR QUALITY:</b> <i>CEQR Technical Manual Chapter 17</i>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in <a href="#">Section 210 in Chapter 17</a> ?		✓
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in <a href="#">Section 220 in Chapter 17</a> ? If "Yes," would the proposed project exceed the thresholds in the <a href="#">Figure 17-3, Stationary Source Screen Graph</a> ? (attach graph as needed)	✓	
(c) Does the proposed project involve multiple buildings on the project site?		✓
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e) Does the proposed project site have existing institutional controls (e.g. E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
(f) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <i>CEQR Technical Manual Chapter 18</i>		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in <a href="#">Chapter 18</a> ?		✓
(c) If "Yes," attach supporting documentation to answer the following: Would the project be consistent with the City's GHG reduction goal?		
<b>16. NOISE:</b> <i>CEQR Technical Manual Chapter 19</i>		
(a) Would the proposed project generate or reroute vehicular traffic?		✓
(b) Would the proposed project introduce new or additional receptors (see <a href="#">Section 124 in Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?		✓
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		✓
(d) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
(e) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
<b>17. PUBLIC HEALTH:</b> <i>CEQR Technical Manual Chapter 20</i>		
(a) Would the proposed project warrant a public health assessment based upon the guidance in <a href="#">Chapter 20</a> ?		✓
<b>18. NEIGHBORHOOD CHARACTER:</b> <i>CEQR Technical Manual Chapter 21</i>		
(a) Based upon the analyses conducted for the following technical areas, check Yes if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Shadows, Transportation, Noise.		✓
(b) If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		



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

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

THE PROPOSED ACTION WOULD GENERATE MINOR CONSTRUCTION ACTIVITY ON LOT #158 (3 STY DETACHED 2 FAM. RES.AND ACC. SWIMMING POOL). THE POTENTIAL IMPACT WOULD BE OF SHORT DURATION AND TEMPORARY. A PRELIMINARY ASSESSMENT IS NOT WARRANTED AND THE PROPOSED ACTION WOULD HAVE NO SIGNIFICANT IMPACT IN THIS CATEGORY.ALL WORK WILL BE IN ACCORDANCE WITH THE N.Y.C.BUILDING, FIRE,PLUMBING AND ELECTRICAL CODES.

**20. APPLICANT'S CERTIFICATION**

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

Still under oath, I further swear or affirm that I make this statement in my capacity as the

REPRESENTATIVE of FRANK SARCONA  
 APPLICANT/SPONSOR NAME THE ENTITY OR OWNER

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

Check if prepared by:  APPLICANT/REPRESENTATIVE or  LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)  
 DENNIS D. DELL'ANGELO, R.A.

APPLICANT/SPONSOR NAME: Dennis D. Dell'Angelo LEAD AGENCY REPRESENTATIVE NAME: \_\_\_\_\_  
 SIGNATURE: Dennis D. Dell'Angelo DATE: 1/16/14

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

**PART III: DETERMINATION OF SIGNIFICANCE (To Be Completed By Lead Agency)**

**INSTRUCTIONS:**

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

1. For each of the impact categories listed below, consider whether the project may have a significant effect on the environment. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.	Potential Significant Adverse Impact	
	YES	NO
<b>IMPACT CATEGORY</b>		
<b>Land Use, Zoning, and Public Policy</b>		✓
<b>Socioeconomic Conditions</b>		✓
<b>Community Facilities and Services</b>		✓
<b>Open Space</b>		✓
<b>Shadows</b>		✓
<b>Historic and Cultural Resources</b>		✓
<b>Urban Design/Visual Resources</b>		✓
<b>Natural Resources</b>		✓
<b>Hazardous Materials</b>		✓
<b>Water and Sewer Infrastructure</b>		✓
<b>Solid Waste and Sanitation Services</b>		✓
<b>Energy</b>		✓
<b>Transportation</b>		✓
<b>Air Quality</b>		✓
<b>Greenhouse Gas Emissions</b>		✓
<b>Noise</b>		✓
<b>Public Health</b>		✓
<b>Neighborhood Character</b>		✓
<b>Construction Impacts</b>		✓
2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.		✓

**3. LEAD AGENCY'S CERTIFICATION**

DEPUTY DIRECTOR, ENVIRONMENTAL REVIEW

NEW YORK CITY DEPARTMENT OF CITY PLANNING

TITLE

LEAD AGENCY

CELESTE EVANS



NAME

SIGNATURE

# ATTACHMENT "A-1"

DENNIS D. DELL'ANGELO  
18 Roosevelt Street, Staten Island, NY 10304

ARCHITECT  
(718) 720-4105

ALBOURNE AVENUE DEMAPPING  
IMPACT ANALYSIS  
CEQR #09DCP038R  
ULURP #090248MMR  
STATEN ISLAND, NEW YORK

ITEM #4

PROJECT DESCRIPTION

The proposed action would eliminate a portion of Albourne Avenue between Maguire Avenue and a line approximately 340 feet to the east of Maguire Avenue in Block #6944, Princes' Bay, Staten Island. The scope of the action would affect eight(8) abutting properties and involves two(2) zoning lots (Lot 58 and Lot 158). With the exception of the easterly portion of Lot #158, all affected (abutting) lots are developed with owner occupied, single family residences in conformance with the current R3X zoning district regulations for the Special South Richmond Development District. None of the homes require access from the portion of Albourne Avenue being demapped. Lots 65 and 75 have access to Maguire Avenue, Lots #84 and #88 (22 and 26 Depew Place) have access to Depew Place and Lot #165 (83 Maguire Avenue) has access to Maguire Avenue and Terrace Avenue. Lots #93 and #156 have access to the portion of Albourne Avenue which will remain unchanged. Lot 58 is owned by the N.Y.C. D.E.P. and is part of its Bluebelt Storm Water Management System. A twenty five ft.(25') access easement along the northerly line of Lot #158 in the area of the proposed demapping has been established to allow access to Lot 58 for Bluebelt maintenance purposes and for maintenance of the existing sanitary sewer. D.E.P is an involved agency and a co-applicant for the proposed demapping.

Future "no-action" development would be limited to either enlargements of the existing homes or a "tear down" and reconstruction of a similar use. Any alteration or new construction would be limited by current R3X Zoning to detached single or two family residences and accessory uses. A future "no action" scenario would also preclude access to Lot 58 by the D.E.P. and maintenance of the existing sanitary sewer which is currently on private property. The D.E.P. has indicated that access to its Bluebelt from Maguire Avenue would be difficult if not impossible due to the topography and location of the stream. It should be noted that the D.E.P. purchased Lot 58 from the owner of Lot #158 and the circumstances involved in this action are a direct result of discussions between D.E.P. and Mr. Sarcona. The D.E.P. has acquired many acres throughout Staten Island which contain mapped but "unopened" streets. This application was to be its first involvement in the demapping process which would eventually encompass all of its properties. The "Reasonable Worst Case Development Scenario" (RWCDs) would consist of a single detached one or two family residence to be constructed on the portion of Lot #158 involved in the demapping. The RWCDs, therefore, would be the construction of a detached one or two family residence.

The development being proposed is limited to Lot #158 since it is under separate ownership. The building and pool are situated in accordance with conditions approved by the N.Y.S.D.E.C. under Freshwater Wetlands Permit #2-6405-00565/000001. The location of the building is also predicated on the Access and Maintenance easement requested by the N.Y.C.D.E.P.. Lot #71 which is under the ownership of the N.Y.C.D.E.P. would most likely not be developed with any structures.

# DENNIS D. DELL'ANGELO

ARCHITECT

18 ROOSEVELT STREET STATEN ISLAND, NEW YORK 10304

(718) 720-4105

ALBOURNE AVENUE DEMAPPING, STATEN ISLAND

ENVIRONMENTAL ASSESSMENT STATEMENT, FULL FORM

CEQR #09DCP038R

ULURP #090248MMR

PART II TECHNICAL ANALYSIS

ITEM 4d, OPEN SPACE, Chapter 7

The site contains open space under the jurisdiction of the N.Y.C. Dept. of Environmental Protection which is being utilized as a portion of a storm water management system known as the "Bluebelt" and incorporates State designated Freshwater Wetlands. These open spaces are not publicly accessible. The privately owned portion of the site is the only open space to be affected and is not publicly accessible. The proposed development on Lot #158 will consist of a single two family detached residence with a footprint of 2000 sq. ft. accommodating less than ten (10) persons.

This section of the South shore of Staten Island is a well served area situated less than a quarter mile from Bloomingdale park to the North which is less than a ten minute walk from the site.

The proposed development will result in no significant increase in the residential or commercial population. The action will not result in any changes to the existing Bluebelt or Freshwater Wetlands. The development will have no di

A future "No Action" condition would maintain the portion of Albourne Avenue within the Bluebelt and Freshwater Wetland with the possibility of the roadway being developed with a connection to Maguire Avenue. A future "With Action" condition would remove the potential disturbance or destruction of a valuable natural resource. A future "With Action" would contribute a compatible two family residence along with the added tax revenue for the City of New York.

The development would have no direct or indirect significant effect on public open space and therefore any further analysis is not warranted.

**DENNIS D. DELL'ANGELO**

**ARCHITECT**

**18 ROOSEVELT STREET STATEN ISLAND, NEW YORK 10304**

**(718) 720-4105**

ALBOURNE AVENUE DEMAPPING, STATEN ISLAND

ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM

CEQR# 09DCP038R      ULURP #090248MMR

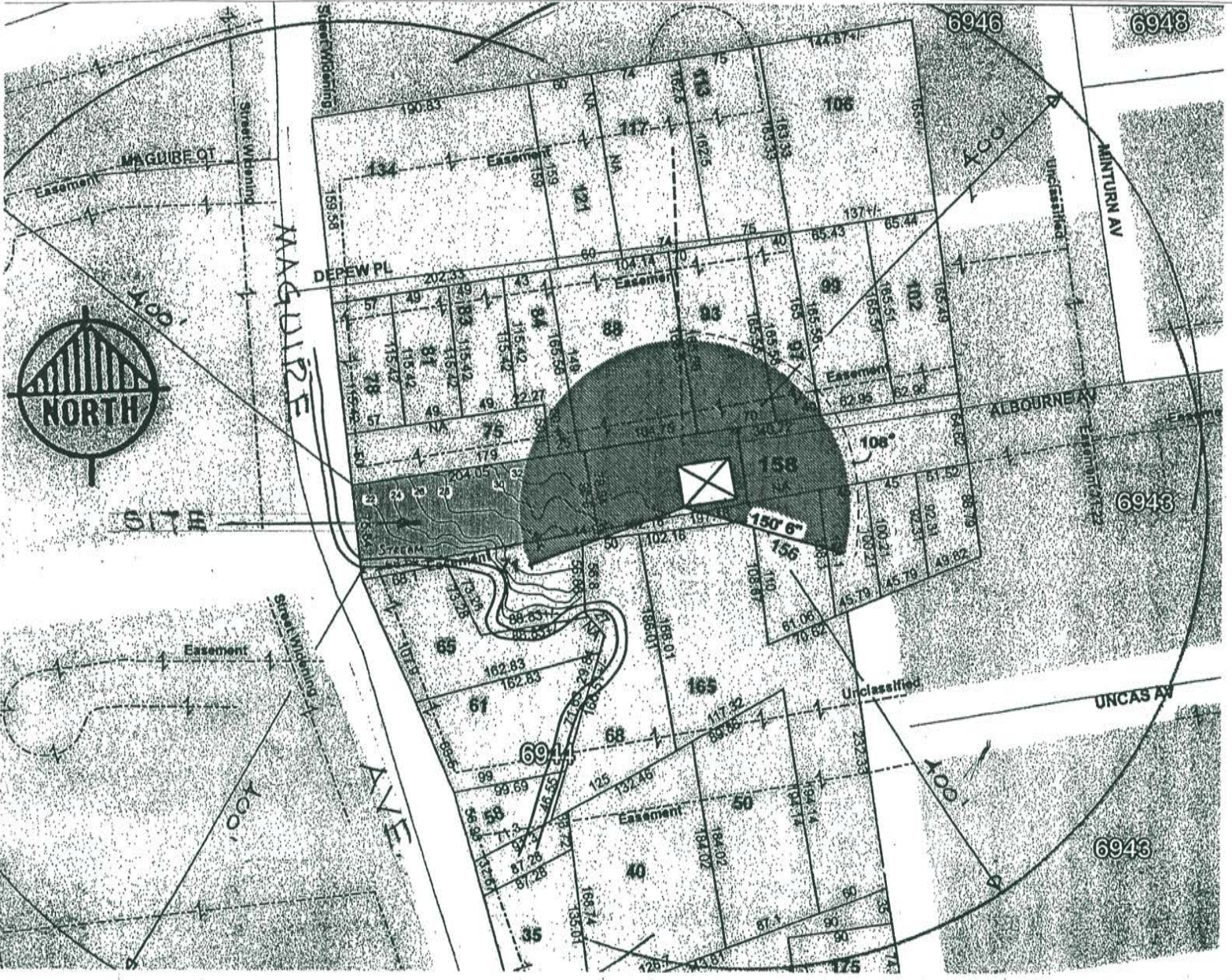
PART II; TECHNICAL ANALYSIS

ITEM 5, SHADOWS, Chapter 8

The proposed action of demapping a portion of an existing mapped City street which is not open or in use would have no significant adverse impact related to shadows on the existing stream located to the South West of that portion of Lot#158 which may be developed with a single two family detached residence 35 ft (maximum) in height. As shown on the attached shadow diagram (Attachment "A") utilizing the criteria set forth in the CEQR Technical Manual the screening analysis indicates that no shadow from the proposed building will reach the stream. There are no other parks, historic landscapes or other historic resources adjacent to the affected area. No construction is planned for Lot #71. Any further assessment is not warranted. The proposed action will have no significant adverse impact on any adjacent light sensitive natural features.

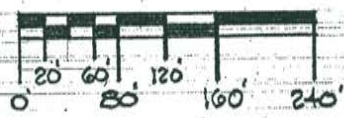
# ATTACHMENT "A"

ALBOURNE AVE. DEMAPPING S.I.  
CEQR N° 09 DCP0382



## SHADOW DIAGRAM

SCALE:  
(1"=160')



INDICATES PROPOSED DETACHED 2 FAM.  
RESIDENCE : 35' HIGH

\* SHADOW BASED ON FACTOR OF 4.3 x 35' (HT)  
AS PER CEQR TECH. MANUAL SEC. 300 CHAPTER 8.

**DENNIS D. DELL'ANGELO**

**ARCHITECT**

**18 ROOSEVELT STREET STATEN ISLAND, NEW YORK 10304**

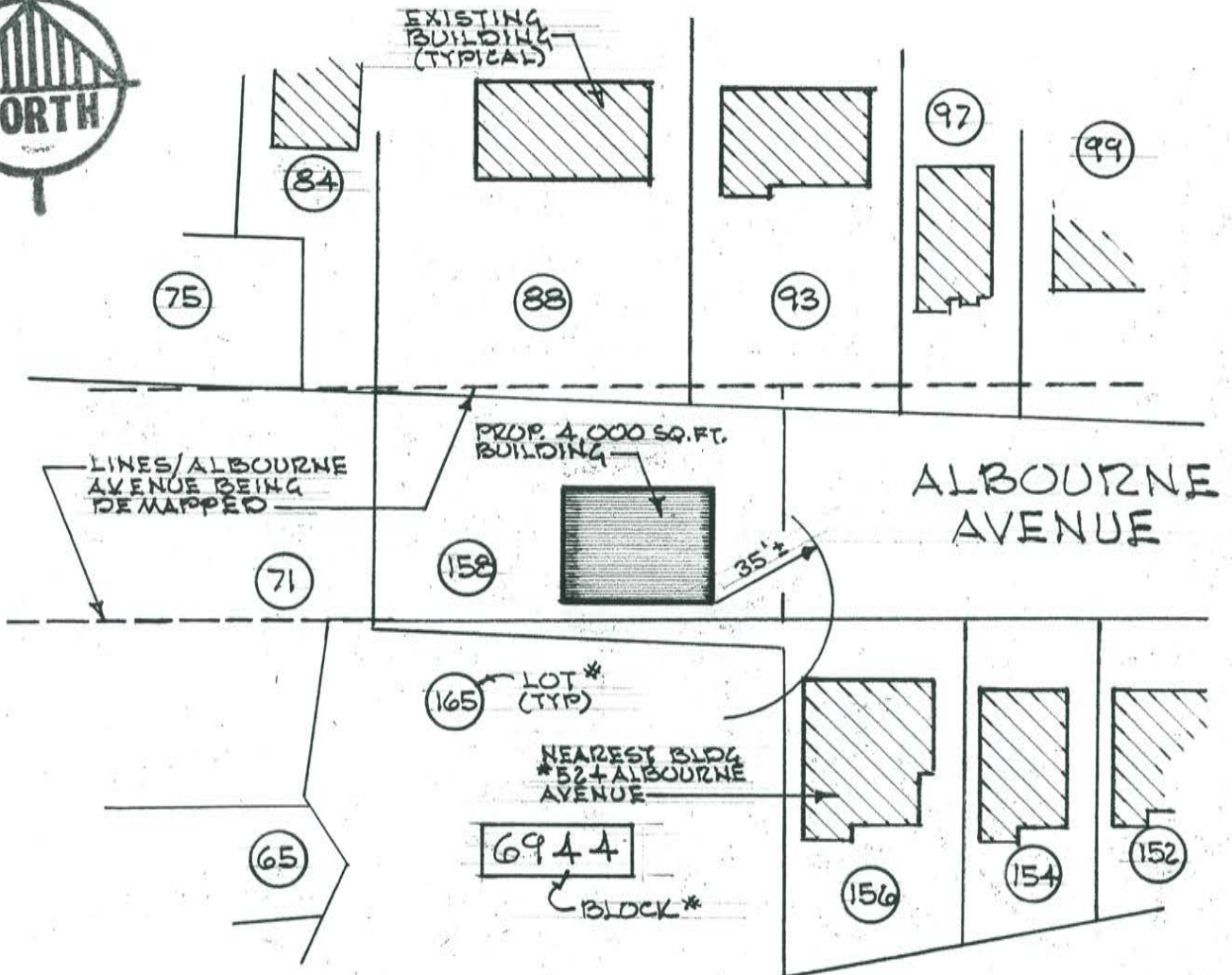
**(718) 720-4105**

ALBOURNE AVENUE DEMAPPING, STATEN ISLAND

ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM  
CEQR #09DCP038R      ULURP #090248MMR

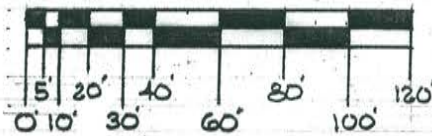
PART II; TECHNICAL ANALYSIS  
ITEM 14b, AIR QUALITY, Chapter 17

The proposed project utilizes natural gas for heating of a single building of approximately 4,000 sq. ft. with a distance of 35 ft to the nearest building. This condition falls below the applicable curve shown in figure 17-3 of the CEQR Technical Manual. Therefore a potential significant impact due to boiler stack emissions is unlikely and no further analysis is warranted. See Attachments "B" and "B-1".



# AREA DIAGRAM

SCALE: 1" = 60'

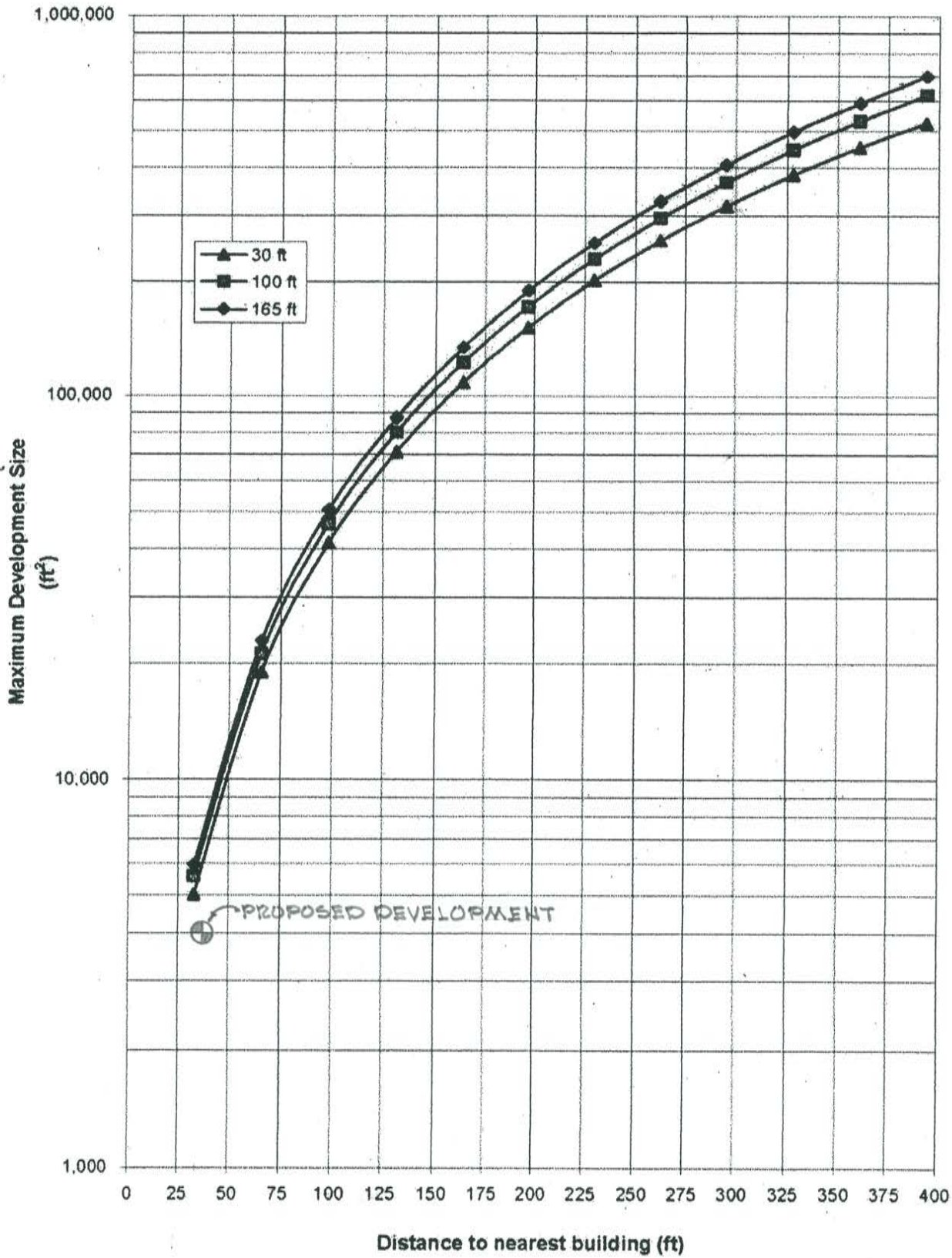


## ATTACHMENT "B"

ALBOURNE AVE. DEMAPPING, S.I.  
CEQR N° 09 DCPO38R



Figure 17-3:  
Stationary Source Screen



ATTACHMENT "B-1"

• ALBOURNE AVE. DEMAPPING, S.11  
• CEQR N° 09 DCPO38R

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 09DCP038R  
**Project:** ALBOURNE AVE DEMAPPING  
**Date received:** 6/22/2011

**Properties with no Architectural or Archaeological significance:**

- 1) ADDRESS: MAGUIRE AVENUE, BBL: 5069440071
  
- 2) ADDRESS: ALBOURNE AVENUE, BBL: 5069440158

**Comments:** The LPC is in receipt of a letter and exhibits from Paul Sarcona dated June 20, 2011 which provides additional information about disturbance of the project area which was sent in response to the LPC's recommendation that an archaeological documentary study be completed. Based upon this information, the LPC no longer believes that the project has the potential to impact significant archaeological resources. There are no further archaeological concerns.

*Gina Santucci*

6/27/2011

---

SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 27638\_FSO\_ALS\_06272011.doc

**DENNIS D. DELL'ANGELO**

**Architect**

---

**18 Roosevelt Street, Staten Island, NY 10304**

**(718) 720-4105**

ALBOURNE AVENUE DEMAPPING, STATEN ISLAND

ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM

CEQR # 09DCP038R

ULURP #090248 MMR

PART II TECHNICAL ANALYSIS

ITEM 8, NATURAL RESOURCES, CHAPTER 11

The site contains a State designated Freshwater Wetland which lies within Lot #71. A Freshwater Wetlands permit was requested for the proposed development on Lot #158 due to the fact that the southwest corner of Lot #158 falls within the 100 ft "Wetland Adjacent Area." Permit Application #2-6405-00565/00001 has been approved by the NYSDEC. As stated in the NYSDEC Freshwater Wetland Permit (see attachment "X"), the proposed construction would include the following protective measures during construction:

- A velocity dissipater for street flow at the westernmost portion of the paved area within the proposed easement.
- A continuous line of sediment basin and berm with hay bales and silt fence to provide erosion control during construction at the south and west lot lines of Lot #158.

With these measures in place, the proposed project would not impact the mapped freshwater wetland. The D.E.C. issued no negative declaration and did not issue any further environmental review beyond the conditions stated in the permit.

The proposed demapping would allow NYCDEP to maintain and enhance the Lemon Creek Bluebelt features located on Lot #71. The Staten Island Bluebelt provides storm water management via natural drainage corridors, including streams, ponds, and other wetland areas. Preservation of these wetland systems allows them to perform their functions of conveying, storing, and filtering storm water. In addition, the Bluebelt provides important diverse wildlife habitats. With the demapping of Albourne Avenue, NYCDEP would be able to widen Lemon Creek into the bed of the current mapped street, providing improved storm water management for the area.

A future "No Action" would maintain the possibility that Albourne Avenue might be extended to Maguire Avenue at some time. This would be a disruption of the existing natural resource (open watercourse). This action would insure that the existing natural resource would be maintained.

The development on Lot #158 will be in full compliance with the conditions of the NYSDEC permit and the provisions of the Special South Richmond Development District.

Therefore, a preliminary assessment is not warranted and the proposed action would have no significant adverse impact on natural resources.

BLURP # 090248 MKR  
CEQR # 09DCP038R

# ATTACHMENT "X" PERMIT

## Under the Environmental Conservation Law (ECL)

### Permittee and Facility Information

**Permit Issued To:**  
FRANK SARCONA  
383 BRADFORD AVE  
STATEN ISLAND, NY 10309-2957

**Facility:**  
SARCONA PROP - B 6944 L 158  
ALBOURNE AVE - E OF MAGUIRE AVE  
STATEN ISLAND, NY 10309

**Facility Location:** in RICHMOND COUNTY Village: Staten Island

**Facility Principal Reference Point:** NYTM-E: 566.959 NYTM-N: 4486.668  
Latitude: 40°31'41.0" Longitude: 74°12'34.0"

**Project Location:** Albourne Avenue east of Maguire Avenue, Staten Island, Block 6944 - Lot 158

**Authorized Activity:** Construct a new three story, two family house including driveway, walkway, fence, three off-street parking spaces and in-ground swimming pool.

### Permit Authorizations

#### Freshwater Wetlands - Under Article 24

Permit ID 2-6405-00565/00001

New Permit

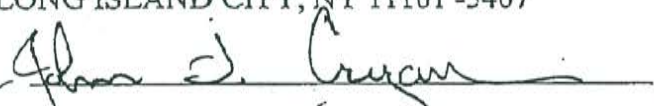
Effective Date: 8/3/2011

Expiration Date: 12/31/2013

### NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: JOHN F CRYAN, Regional Permit Administrator  
Address: NYSDEC REGION 2 HEADQUARTERS  
47-40 21ST ST  
LONG ISLAND CITY, NY 11101 -5407

Authorized Signature: 

Date 08/03/2011

### Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

**NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following  
Permits: FRESHWATER WETLANDS**

1. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Dennis Dellangelo and Wohl & O'Mara.
2. **Conformance with Plans - Addenda** In addition to plans referenced in the Condition titled "Conformance with Plans," the activities authorized by this permit must be in strict conformance with the following approved plans and/or submissions made as part of the permit application:
  - a. Site Plan prepared by Dennis Dellangelo for Two-family Residence, Albourne Ave, Staten Island, NY, Drawing 1, dated 4/1/1, received by DEC on April 29, 2011.
  - b. Plan Showing Proposed Site Drainage and Street Improvements for Property of Owner in Block 6944, prepared by Wohl & O'Mara, Job 4782, Sheets 1-2 of 2, dated June 21, 2010, last revised 4/19/11; received by DEC on April 29, 2011.
3. **Notice of Intent to Commence Work** At least five (5) days prior to the start of work. Permittee must complete and submit the attached Notice of Intent to Commence Work form to the NYSDEC Bureau of Fish and Wildlife, 47-40 21st Street, Long Island City, New York 11101 (Attention: Sandy Chan). Permittee must also provide notification in writing promptly upon completion of work and upon any resumption of work after more then six months of inactivity.
4. **Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
5. **Limits of Construction Activity** All construction activity, including operation of machinery, excavation, filling, grading, clearing of vegetation, disposal of waste, street paving, and stockpiling of material, is to take place within the project site as depicted on drawings referenced in Natural Resource Permit Condition 2 of this permit. No construction activity is authorized to take place within areas to be left in a natural condition or areas not designated by this permit.
6. **Construction Fence** A temporary fence or other barrier to movement must be placed between any areas, including freshwater wetlands and adjacent areas that are to remain in a natural condition. This fence must be maintained until all work is completed.
7. **Sediment Retention** All sediments must be retained on the construction site; no deposition of sediment is to occur in wetlands or other areas to be left in a natural condition. This retention is to be accomplished by placing hay bales, filter fabric or other barriers to erosion around the excavation site and between areas of construction and areas to be left in a natural condition. Erosion control measures must be in place before any other construction activity begins and are to be maintained until a permanent cover of vegetation is established.
8. **Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

9. **Graded Areas** All graded areas are to match smoothly the elevation and contours of the adjacent undisturbed land.

10. **Seeding of Bare Soil** All areas in which bare soil is exposed must be seeded with a fast growing grass mix within two weeks of the conclusion of any period of active work or upon DEC instructions. Seeding must be repeated as needed to establish a thick ground cover. When winter weather prevents growth of grass, such areas are to be covered with mulch and seeded as soon as allowed by growing conditions. Areas of bare soil must not persist for more than six weeks.

11. **Clean Fill Material Only** Fill material shall consist only of clean inorganic sand, gravel, stone, or soil. No other materials are to be used unless specifically authorized by this permit.

12. **Minimize Adverse Impacts to Wetlands, Wildlife, Water** All work must be performed in a manner which minimizes adverse impacts to wetlands, wildlife, water quality and natural resources.

13. **Storm Water Flows** Permittee must ensure that no additional storm water flows are generated by the proposed project. All storm water generated on-site shall be directed to drywells or wetlands based upon project plans referenced in Natural Resource Permit Condition 2 of this permit.

14. **Water Supply & Wastewater Disposal Systems** Permittee must ensure that all constructed water supply systems and wastewater disposal systems comply with both City and State regulations for conservation, treatment and function.

15. **Prior Approval of Changes** If the Permittee desires to make any changes in construction techniques, species to be planted, the site plan, any mitigation plan, scheduling or staging of construction, or any other aspect of this project, the Permittee shall submit a written request to the Regional Permit Administrator to make such proposed changes and shall not make such changes unless authorized in writing by the Department.

16. **Failure to Meet Permit Conditions** Failure of the permittee to meet all the conditions of this permit is a violation of this permit and grounds for an order to immediately cease the permitted activity at the project site.

17. **State May Order Removal or Alteration of Work** If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

18. **State May Require Site Restoration** If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may

lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

**19. State Not Liable for Damage** The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

**GENERAL CONDITIONS - Apply to ALL Authorized Permits:**

**1. Facility Inspection by The Department** The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71-0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

**2. Relationship of this Permit to Other Department Orders and Determinations** Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

**3. Applications For Permit Renewals, Modifications or Transfers** The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator  
NYSDEC REGION 2 HEADQUARTERS  
47-40 21ST ST  
LONG ISLAND CITY, NY 11101 -5407

**4. Submission of Renewal Application** The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.

**5. Permit Modifications, Suspensions and Revocations by the Department** The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. **Permit Transfer** Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

## NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

### **Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification**

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

### **Item B: Permittee's Contractors to Comply with Permit**

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

### **Item C: Permittee Responsible for Obtaining Other Required Permits**

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

### **Item D: No Right to Trespass or Interfere with Riparian Rights**

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the



permit.

New York State  
Department of Environmental Conservation



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of the approved work and any Department conditions applied to the approval, contact the Regional Permit Administrator listed below. Please refer to the permit number shown when contacting the DEC.

*John F. Cryan*  
Regional Permit Administrator

Permit Number 2-6405-00565/00001

John F. Cryan  
47-40 21<sup>st</sup> Street  
LIC, NY 11101  
(718) 482-4997

Expiration Date December 31, 2013

NOTE: This notice is NOT a permit

For Internal Use Only:

WRP no. \_\_\_\_\_

Date Received: \_\_\_\_\_

DOS no. \_\_\_\_\_

## NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

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

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

### A. APPLICANT

1. Name: DENNIS D. DELL'ANGELO, R.A.
2. Address: 18 ROOSEVELT STREET, STATEN ISLAND, N.Y., 10304
3. Telephone: 718-720-4105 Fax: 718-720-4105 E-mail: dennisdellangelo@yahoo.com
4. Project site owner: FRANK SARCONA & N.Y.C.D.E.P.

### B. PROPOSED ACTIVITY

1. Brief description of activity:  
Change the City Map to eliminate a portion of Albourne Ave. from Maguire Ave. to a line approx. 340 ft East, being Lot #71 and part of Lot #158 in Block # 6944, Staten Island. Lot # 71 is owned by the N.Y.C.D.E.P. and is part of its Bluebelt storm water management system. Lot #158 is privately owned and it is proposed to construct a single 2 family residence and acc. swimming pool on that Lot.
2. Purpose of activity:  
To remove a cloud of title by demapping a portion of Albourne Ave. which would allow the D.E.P. to develop and maintain the existing watercourse within Lot #71 along with permitting the construction of a detached 2 fam. residence and accessory swimming pool on Lot # 158.
3. Location of activity: (street address/borough or site description):  
ALBORNE AVENUE FROM MAGUIRE AVENUE TO A LINE APPROXIMATELY 340 FT EAST STATEN ISLAND, N.Y.

**Proposed Activity Cont'd**

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

FRESHWATER WETLANDS PERMIT FROM THE N.Y.S.D.E.C.; APPLICATION #2-6405-00565/00001 (approved 8/3/11)

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

no

6. Will the proposed project require the preparation of an environmental impact statement?

Yes \_\_\_\_\_ No  If yes, identify Lead Agency:

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

**C. COASTAL ASSESSMENT**

**Location Questions:**

**Yes No**

- |   |       |                                     |
|---|-------|-------------------------------------|
| 1. Is the project site on the waterfront or at the water's edge?  | _____ | <input checked="" type="checkbox"/> |
| 2. Does the proposed project require a waterfront site?   | _____ | <input checked="" type="checkbox"/> |
| 3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters? | _____ | <input checked="" type="checkbox"/> |

**Policy Questions**

**Yes No**

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

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

- |   |       |                                     |
|---|-------|-------------------------------------|
| 4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under-used waterfront site? (1) | _____ | <input checked="" type="checkbox"/> |
| 5. Is the project site appropriate for residential or commercial redevelopment? (1.1)                                       | _____ | <input checked="" type="checkbox"/> |
| 6. Will the action result in a change in scale or character of a neighborhood? (1.2)  | _____ | <input checked="" type="checkbox"/> |

**Policy Questions cont'd**

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

**Policy Questions cont'd**

**Yes No**

29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)	_____	✓
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)	_____	✓
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)	_____	✓
32. Would the action result in any activities within a federally designated flood hazard area or state-designated erosion hazards area? (6)	_____	✓
33. Would the action result in any construction activities that would lead to erosion? (6)	_____	✓
34. Would the action involve construction or reconstruction of a flood or erosion control structure? (6.1)	_____	✓
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)	_____	✓
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)	_____	✓
37. Would the proposed project affect a non-renewable source of sand ? (6.3)	_____	✓
38. Would the action result in shipping, handling, or storing of solid wastes, hazardous materials, or other pollutants? (7)	_____	✓
39. Would the action affect any sites that have been used as landfills? (7.1)	_____	✓
40. Would the action result in development of a site that may contain contamination or that has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2)	_____	✓
41. Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)	_____	✓
42. Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)	_____	✓
43. Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8)	_____	✓
44. Would the action result in the provision of open space without provision for its maintenance? (8.1)	_____	✓
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)	_____	✓
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)	_____	✓
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)	_____	✓
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)	_____	✓
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)	_____	✓
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)	_____	✓

**Policy Questions cont'd**

**Yes No**

51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10)

\_\_\_\_\_

52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10)

\_\_\_\_\_

**D. CERTIFICATION**

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

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

Applicant/Agent Name: DENNIS D. DELL'ANGELO, R.A.

Address: 18 ROOSEVELT STREET

STATEN ISLAND, N.Y., 10304 Telephone 718-720-4105

Applicant/Agent Signature:  Date: 11/5/12

# DENNIS D. DELL'ANGELO

ARCHITECT

18 ROOSEVELT STREET STATEN ISLAND, NEW YORK 10304

(718) 720-4105

PROJECT: ALBOURNE AVENUE DEMAPPING, STATEN ISLAND

N.Y.C. WATERFRONT REVITALIZATION PROGRAM POLICY ASSESSMENT

QUESTION 20 (Policy 4.1):

"Is the site located within or adjacent to a recognized ecological complex, South Shore of Staten Island or Riverdale Natural Area District?"

The Site contains an active watercourse (stream) which is a designated State Freshwater Wetland. The proposed action has two purposes:

- 1) The elimination of the portion of Albourne Ave. within Lot #71 which is owned by the N.Y.C. Dept. of Environmental Protection (D.E.P.). The stream is part of the "Bluebelt" stormwater management system which seeks to utilize existing natural methods of storm water control and disposal in lieu of building storm sewers. The demapping of the street will allow the D.E.P. to develop and maintain the stream and its surroundings.
- 2) The elimination of the portion of Albourne Avenue within Lot #158 which is privately owned. This area of the Site is partially within the 100 ft. buffer of the State designated Wetland. It is proposed that upon demapping of the street a single two family detached residence and accessory swimming pool will be constructed.

These actions are consistent with Policy 4.1 of the WRP since they will not contribute to permanent adverse changes to the ecological complexes and their natural processes. The construction of the single detached 2 family home and swimming pool will be located on a portion of the Site which is adjacent to existing residential development and is currently partially paved with an existing sanitary sewer. The demapping within Lot #71 will maintain the natural ecological communities and stream corridor under the jurisdiction of the D.E.P. The proposed home will be in character with existing development and would contribute to the tax revenues of the City.

It should be noted that part of this proposal is to create a 25 ft. wide access and maintenance easement across Lot #158 which will give the D.E.P. access to its Bluebelt and the existing sanitary sewer. This easement was developed by the owner of Lot #158 together with the D.E.P.

This proposal is consistent with the goals of the WRP policies and Standards.



DENNIS D. DELL'ANGELO

ARCHITECT

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ROOSEVELT STREET STATEN ISLAND, NEW YORK 10304

(718) 720-4105

Project: Albourn Avenue Demapping, Staten Island

N.Y.C. Waterfront Revitalization Program Policy Assessment

Question 21 (Policy 4.2):

“Would the action involve any activity in or near a Tidal or Freshwater Wetland?”

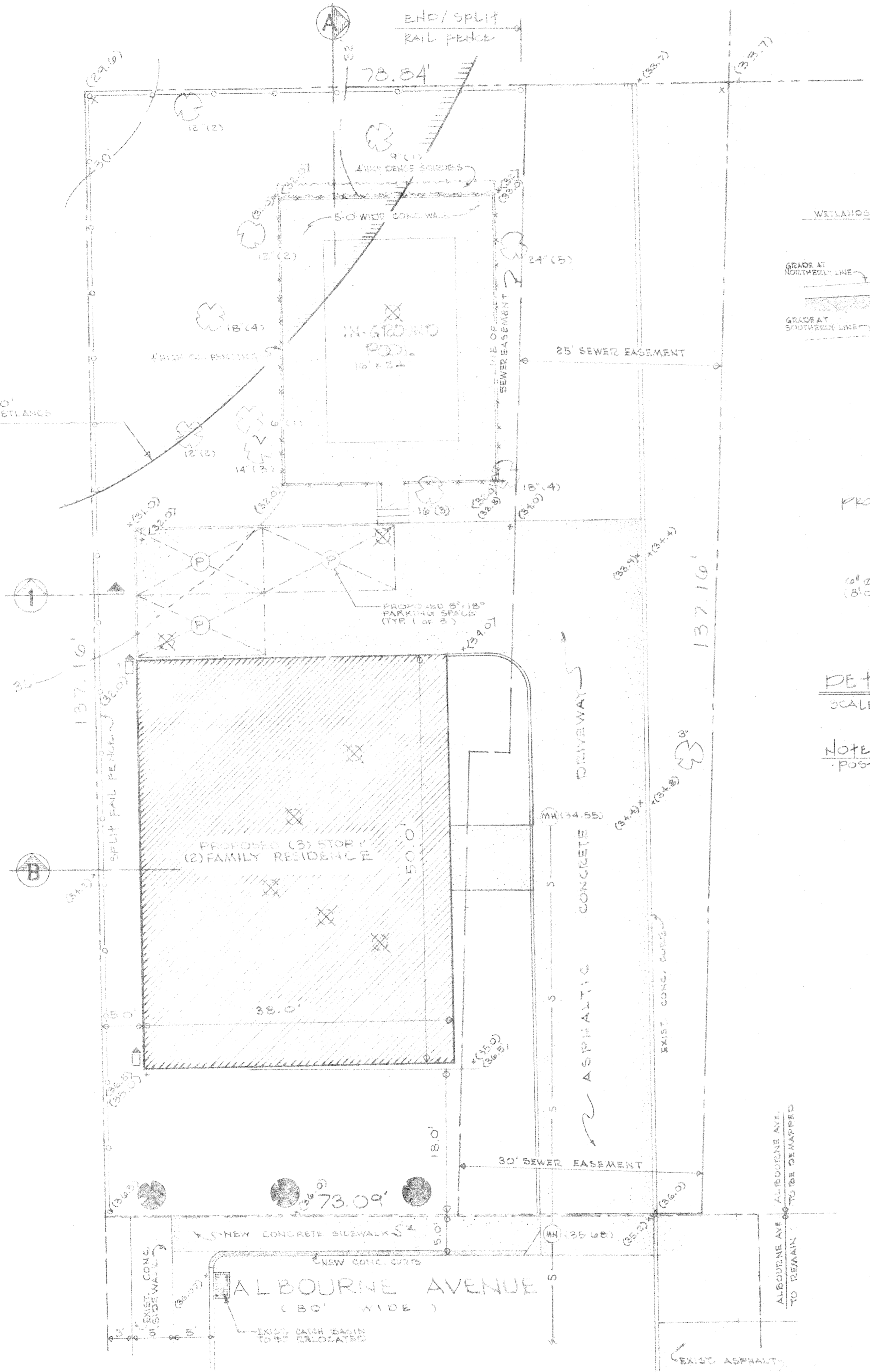
The site contains a State designated Freshwater Wetland. Permit Application #2-6405-0565/00001 was approved and permit issued 8/3/11. The proposal has been accepted by the N.Y.S. Dept. of Environmental Conservation and the plans submitted under this action reflect all stipulated conditions requested by that agency. The development on Lot #158 will be conducted in strict conformance with the D.E.C. Permit and all provisions of the Special South Richmond Development District.

The proposal is totally consistent with the W.R.P. Policies and Standards.

Member - American Institute of Architects

BLOCK 6944  
LOT 153

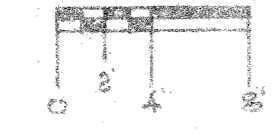
APPROXIMATE LINE OF 100' ADJACENT WETLANDS BOUNDARY



# SITE PLAN

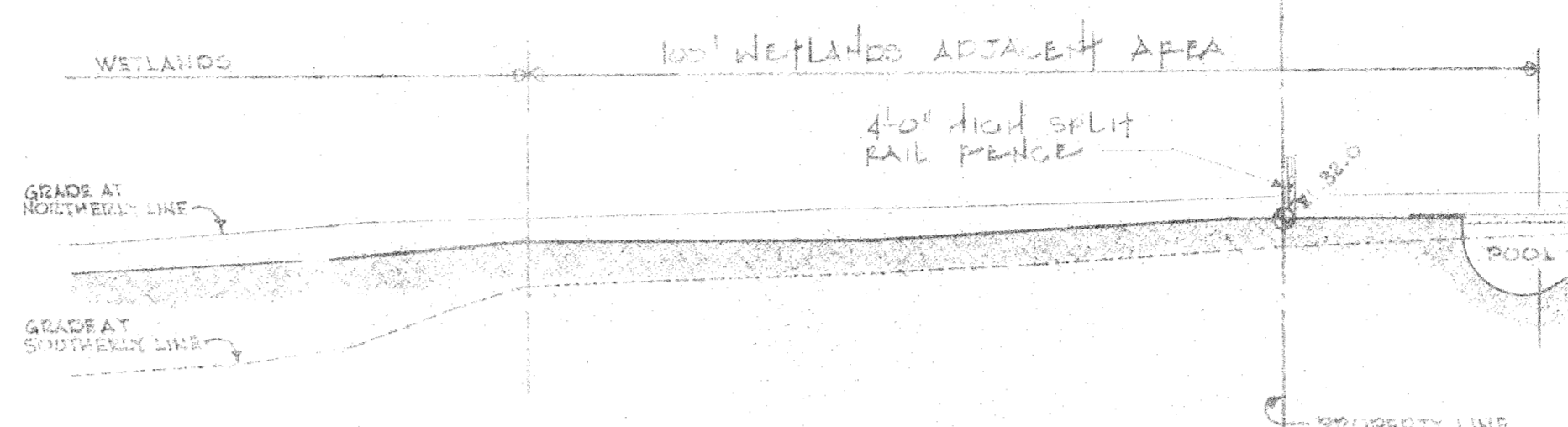
SCALE: 1/8" = 1'-0"

< - INDICATES EXISTING GRADES  
> - INDICATES PROPOSED GRADES

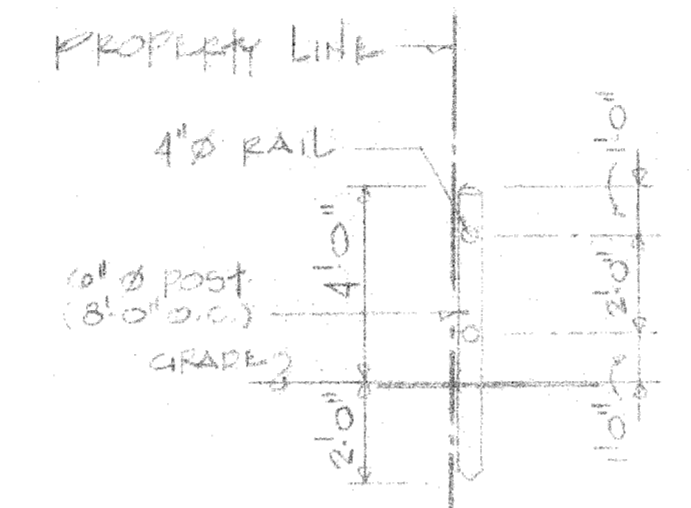


## CROSS SECTION A

SCALE: 1/16" = 1'-0"



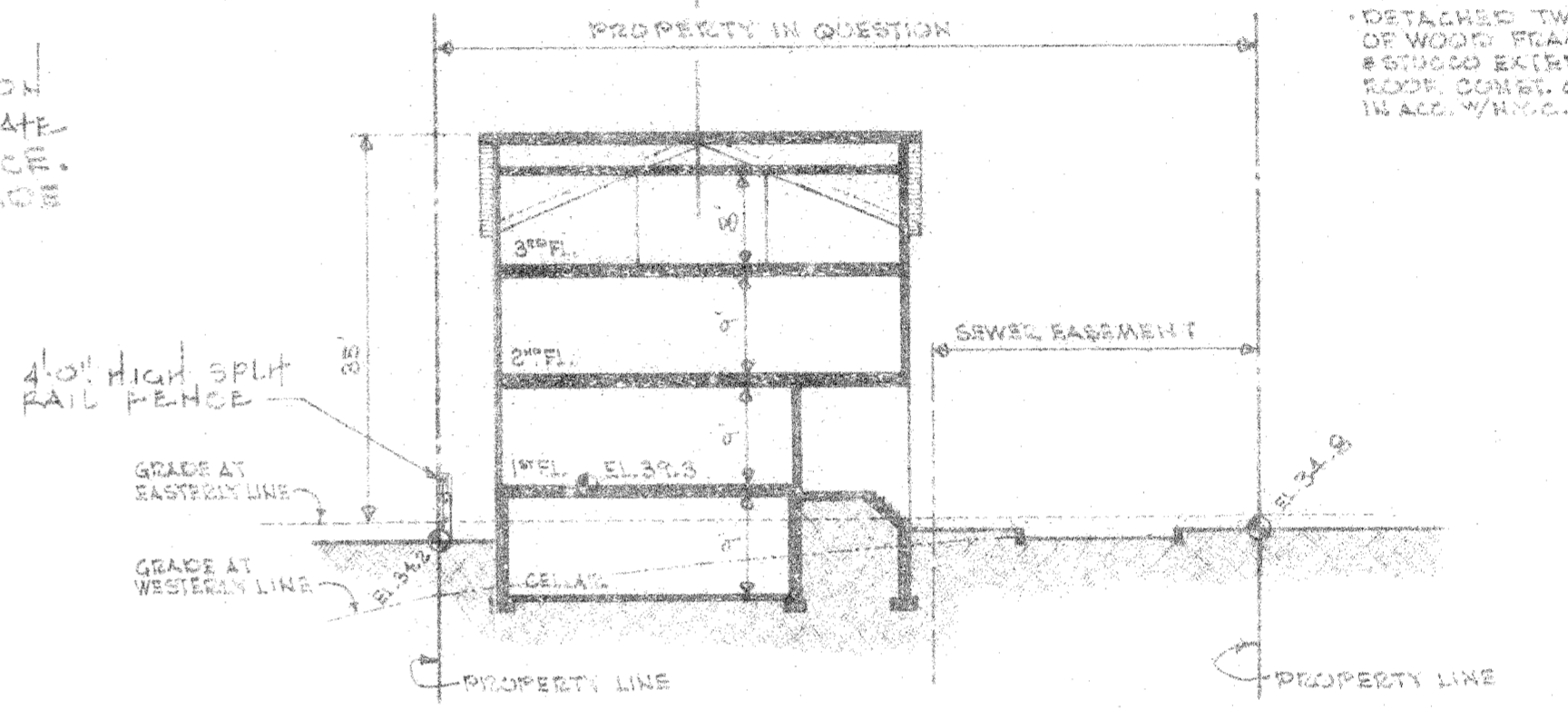
NOTE:  
ALL GRADES SHOWN ON CROSS SECTIONS INDICATE FINAL GROUND SURFACE.  
(-) INDICATES EXISTING GRADE BEING ALTERED.



NOTE:  
POST & RAIL TO BE OF CEDAR.

## CROSS SECTION B

SCALE: 1/16" = 1'-0"



NOTE:  
DETACHED TWO FAMILY RESIDENCE OF WOOD FRAME CONSTR. WITH BRICK & STUCCO EXTERIOR FINISH & GRADE TO ROOF. CONSTR. CLASS V, FULLY SPRINKLERED IN ACC. W/ NYC BUILDING CODE

## SYMBOL LEGEND

- ( ) = EXISTING GRADE
- < > = PROPOSED GRADE
- (MH) = APPROXIMATE LOCATION OF EXISTING STEEL MAN-HOLE @ SANITARY SEWER.
- S- = EXISTING SANITARY SEWER.
- (T) = APPROXIMATE LOCATION OF EXISTING TREE W/ CALIPER (TREE CREDITS)
- (X) = APPROXIMATE LOCATION OF EXISTING TREE TO BE REMOVED.
- (N) = NEW 8" CALIPER TREE PLANTED IN ACC. W/ RULES & REGULATIONS OF N.Y.C. DEPT. OF PARKS & RECREATION, SPECIES SELECTED FROM APPENDIX "B" OF N.Y.C. ZONING RESOLUTION.
- (S) = CONC. SPLASH BLOCKS DIRECTED TOWARDS WETLANDS.

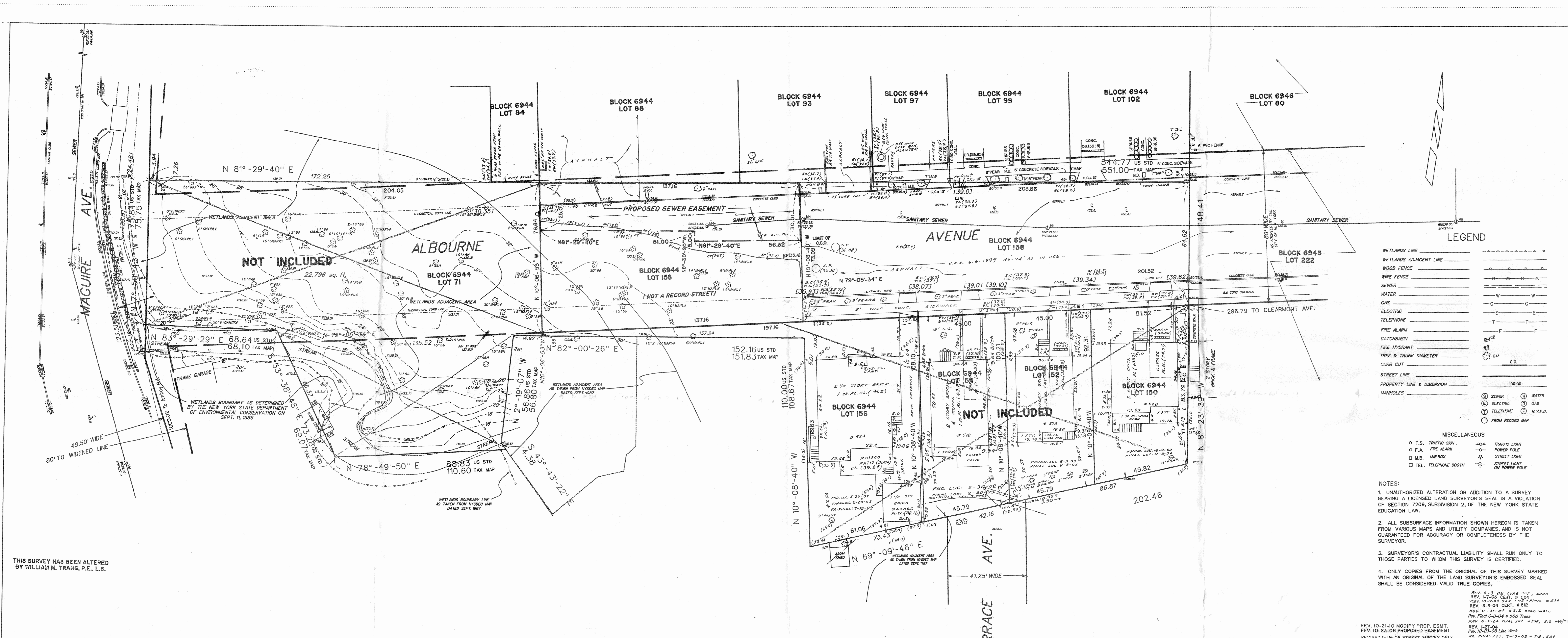
## TREE REQUIREMENTS: (SEC. 107-222.2)

ON SITE: (1) TREE CREDIT/1000 SQ. FT./LOT AREA  
10,419.8 SQ. FT. + 1000 = 10 TREE CREDITS (28 CREDITS PROVIDED)

STREET: (1) TREE/25' OF STREET FRONTAGE  
78.04' + 25' = 3 TREES (3 TREES PROVIDED)

ULURP N° 090248/M/R  
CEQR N° 09DCP038R

DATE	REVISIONS	TWO-FAMILY RESIDENCE	
12/11	SPLIT RAIL FENCE AS PER D.E.C. COMMENTS	ALBOURNE AVENUE STATEN ISLAND, NEW YORK	
4/11	WETLAND ADJACENT AREA LINE CHANGED EXIST. ELEVATIONS NOTED CROSS SECTIONS	DENNIS D. DELLANGELO ARCHITECT	306*
		15 ROOSEVELT STREET, S.I. NY	ISSUE DATE: 1



**LEGEND**

WETLANDS LINE	---
WETLANDS ADJACENT LINE	---
WOOD FENCE	—X—X—X—
WIRE FENCE	—X—X—X—
SEWER	—W—W—
WATER	—G—G—
GAS	—E—E—
ELECTRIC	—T—T—
FIRE ALARM	—F—F—
CATCHBASIN	⊠
FIRE HYDRANT	⊠
TREE & TRUNK DIAMETER	⊙
CURB CUT	⊠
STREET LIGHT	⊠
PROPERTY LINE & DIMENSION	—
MANHOLES	⊠

**MISCELLANEOUS**

○ T.S. TRAFFIC SIGN	⊕ TRAFFIC LIGHT
○ F.A. FIRE ALARM	⊕ POWER POLE
⊠ M.B. MAILBOX	⊕ STREET LIGHT
⊠ T.B. TELEPHONE BOOTH	⊕ STREET LIGHT ON POWER POLE

**NOTES:**

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- ALL SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM VARIOUS MAPS AND UTILITY COMPANIES, AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS BY THE SURVEYOR.
- SURVEYOR'S CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THIS SURVEY IS CERTIFIED.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID TRUE COPIES.

REV. 4-2-06 CURB CUT, CURB  
 REV. 1-1-06 CERT. # 1504  
 REV. 10-2-04 CURE, FND. FINAL # 324  
 REV. 9-8-04 CERT. # 812  
 REV. 6-21-04 # 512 CURB WALL  
 REV. Final 6-8-04 # 508 Trees  
 REV. 6-2-04 FINAL CTV. # 258, 512 #4471  
 REV. 1-27-04  
 REV. 10-23-03 Lino Work  
 REV. FINAL LOC. 7-13-03 # 510, 524  
 REV. 6-9-03 FOUNO. LOC. # 508, 512

REV. 10-21-10 MODIFY PROP. ESMT.  
 REV. 10-23-08 PROPOSED EASEMENT  
 REVISED 6-18-08 STREET SURVEY ONLY

THIS SURVEY HAS BEEN ALTERED BY WILLIAM M. TRANG, P.E., L.S.

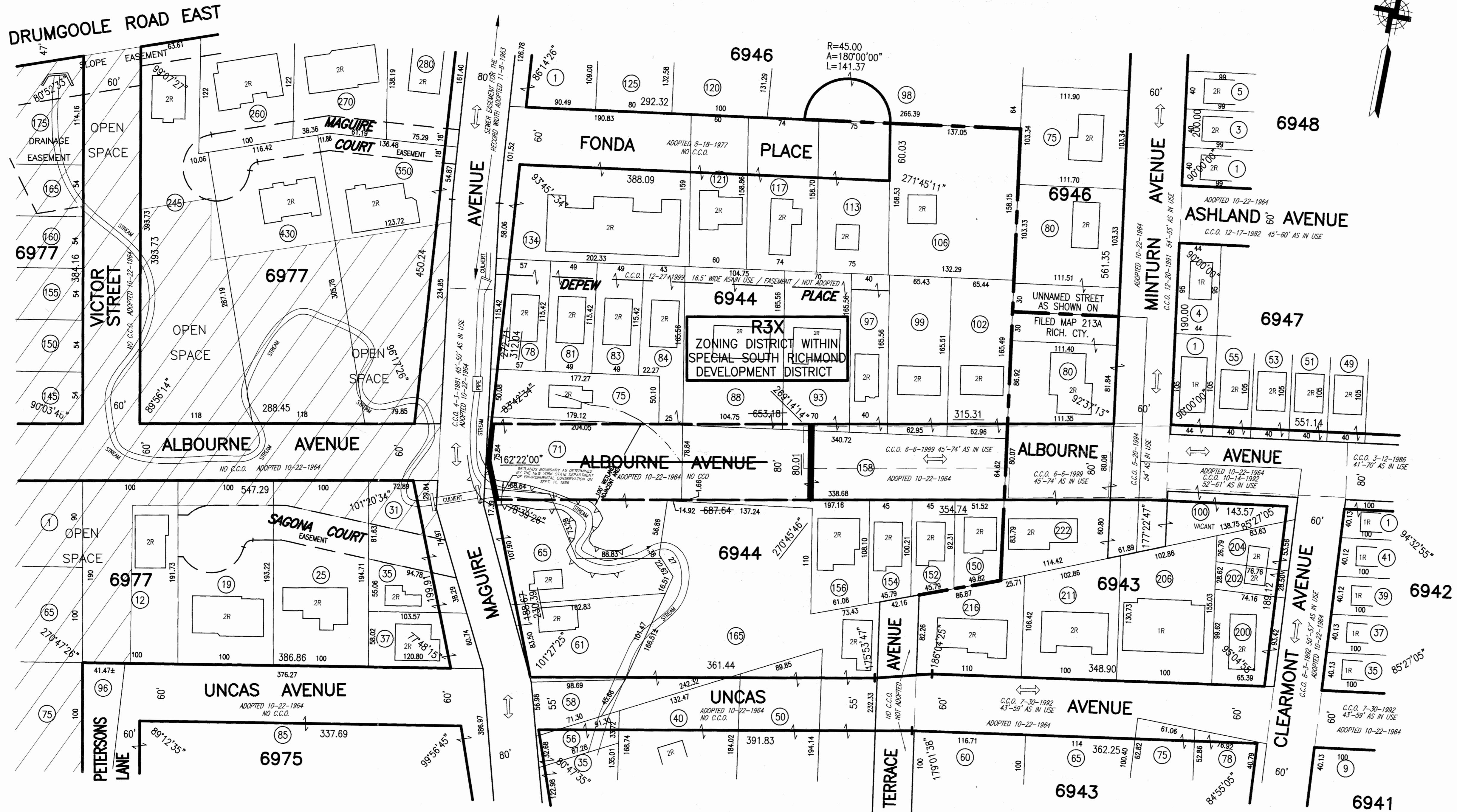
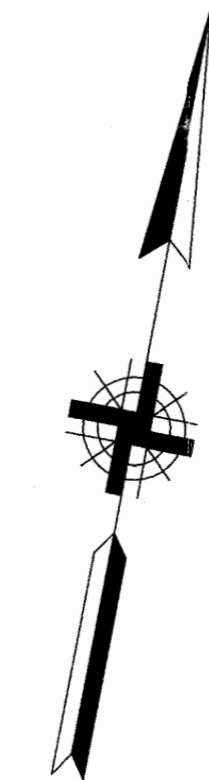
*Wohl*

(LB) NO PICS  
 RB/ CRD 15/ 5-13-08/ 5681-5723  
 CRD # 12/ 4-3-06/ 0198 - 0205

SCALE 1" = 20'	TAX MAP INFORMATION: SEC. 28 VOL. 2	BOROUGH OF STATEN ISLAND
SURVEY # 35600 L	BLOCK 6944 LOT	CITY OF NEW YORK
F.B. # 1091/19 DC 1123/45	FILED MAP INFORMATION	SURVEYED JANUARY 5, 2000
REVISIONS: 2-17-00 SUBDIV. 1997/18		WOHL & O'MARA L.L.P.
11-28-00 SUBDIV.		544 VANDERBILT AVENUE
1/25/01 Bluebelt		S.L.N.Y. 10304 C7181448-7458
3/16/01 Dim. & Area		FOUNDATION LOCATED: SEE ABOVE
3/27/01 Dim.		FINAL LOCATION: SEE ABOVE
7/27/01 Dim.		THIS SURVEY IS CERTIFIED TO
10/23/01 Areas		
01/04/02 Dim		
02/01/02 LINE WEIGHT		
5-30-02 FND. LOC.		
2-20-03 FINAL LOC.		
4-16-03 EASEMENT		
2-2-03 EASEMENT		

CITY OF NEW YORK  
BOROUGH OF STATEN ISLAND

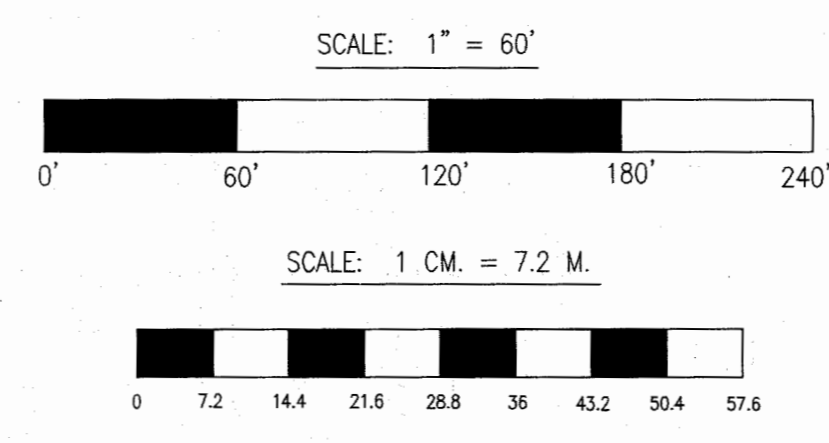
AREA MAP  
SHOWING THE ELIMINATION OF  
ALBOURNE AVENUE  
FROM  
MAGUIRE AVENUE TO A LINE  
APPROXIMATELY 340' EASTERLY THEREFROM



LEGEND

- INDICATES STREET LINES AND DIMENSIONS ADOPTED BY THE CITY OF NEW YORK.
  - INDICATES STREET LINES AND DIMENSIONS HERETOFORE ESTABLISHED AND TO BE ELIMINATED.
  - INDICATES STREET LINES AND DIMENSIONS TO BE ESTABLISHED.
  - INDICATES STREET WIDTHS ADOPTED BY THE CITY OF NEW YORK.
  - INDICATES TRAFFIC DIRECTION.
  - INDICATES RESIDENCES HAVING 1 OR 2 STORIES, RESPECTIVELY.
  - 6947** INDICATES BLOCK NUMBER.
  - INDICATES LOT NUMBER.
  - INDICATES ADOPTION DATES AND C.C.O. DATES.
  - INDICATES LIMIT OF AREA GIVEN A C.C.O.\*
  - INDICATES RECORD LINES.
  - INDICATES TAX LOT LINES AND DIMENSIONS.
  - INDICATES TAX BLOCK LIMITS.
  - INDICATES WETLAND BOUNDARY AS FLAGGED BY N.Y.S.D.E.C. ON SEPT. 11, 1986.
  - INDICATES OPEN SPACE, DESIGNATED AS AN AREA RESTRICTED FROM DEVELOPMENT IN THE ESTABLISHED SPECIAL SOUTH RICHMOND DEVELOPMENT DISTRICT.
  - INDICATES LIMIT OF WETLAND ADJACENT AREA.
- \* CORPORATE COUNCIL OPINION THAT THE ROADWAY IS OPEN AND IN PUBLIC USE AS DETERMINED BY THE OFFICE OF THE PRESIDENT OF THE BOROUGH OF STATEN ISLAND.
- THE ENTIRE AREA SHOWN HEREON LIES IN R3X ZONING DISTRICT WITHIN THE SPECIAL SOUTH RICHMOND DEVELOPMENT DISTRICT.

NOTES:  
THE FRESHWATER WETLAND AREA IS ONLY SHOWN IN THE AREA WHERE IT AFFECTS THE AREA TO BE DEMAPPED.  
THE AREA IN CLOSE PROXIMITY TO THE STREAM SHOWN HEREON LIES IN ZONE AE ON FIRM NO. 3604970149 E DATED MAY 21, 2001. THE REST OF THE AREA SHOWN HEREON LIES IN ZONE X.  
THE ENTIRE AREA SHOWN HEREON LIES IN R3X ZONING DISTRICT WITHIN THE SPECIAL SOUTH RICHMOND DEVELOPMENT DISTRICT.  
TAX LOT SIZES AND DIMENSIONS SHOWN HEREON ARE TAKEN FROM THE TAX MAP. IN AREAS WHERE THE LOT IS SHOWN IN THE BED OF STREETS, EITHER RECORD OR ADOPTED, THE DEEDS RECORDED FOR THESE TAX LOTS MAY OR MAY NOT DESCRIBE OWNERSHIP OF THE AREAS IN STREET BEDS.



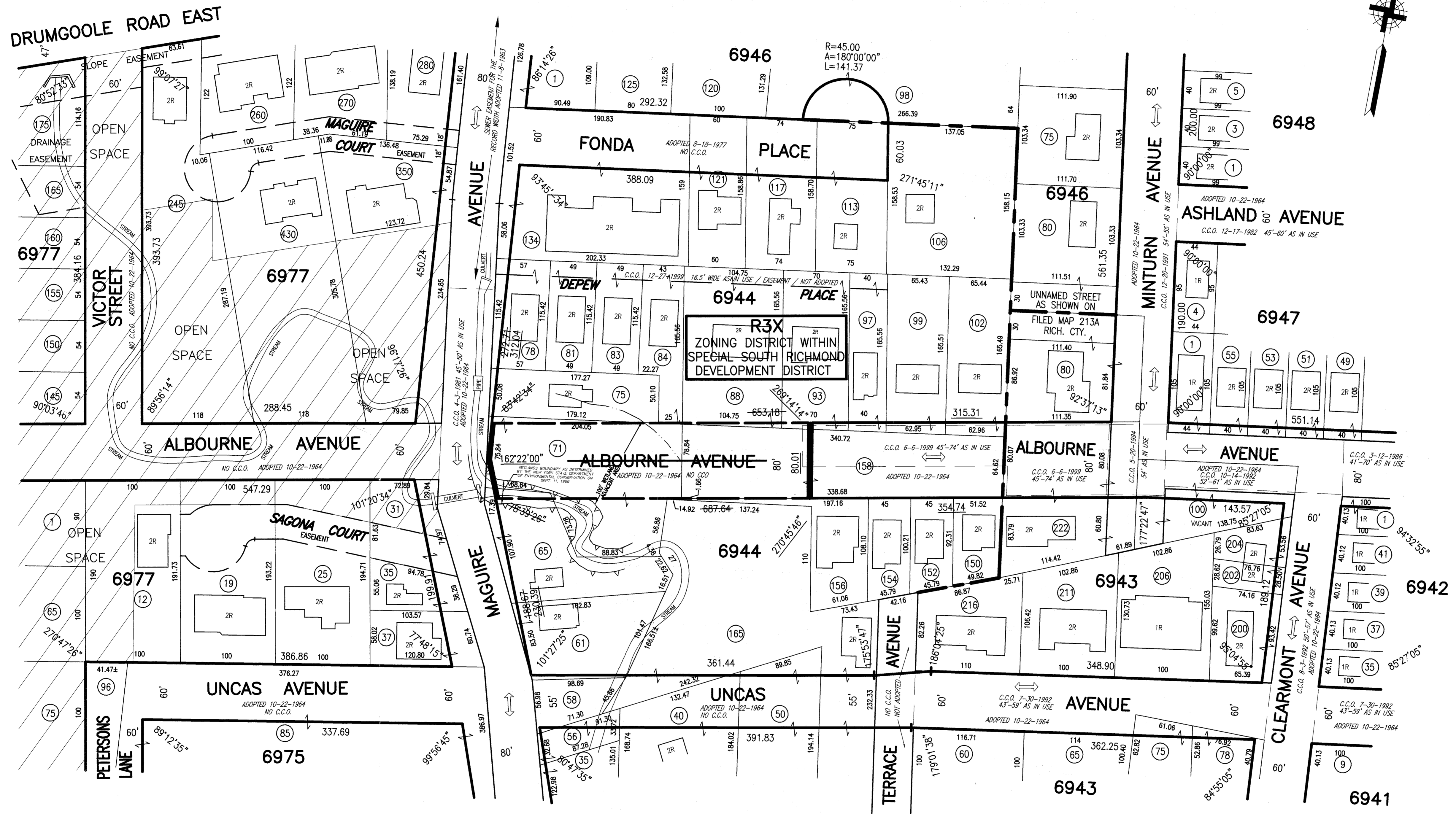
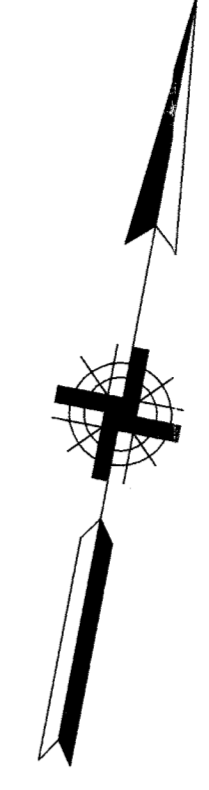
APPLICANT:  
FRANK SARCONA  
383 BRADFORD AVENUE  
STATEN ISLAND, N.Y., 10309  
Tel. 718-948-2596

MAP PREPARED BY:  
**WOHL & O'MARA L.L.P.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
544 VANDERBILT AVENUE  
STATEN ISLAND, N.Y. 10304  
718-448-7456

AUGUST 2008

CITY OF NEW YORK  
BOROUGH OF STATEN ISLAND

AREA MAP  
SHOWING THE ELIMINATION OF  
ALBOURNE AVENUE  
FROM  
MAGUIRE AVENUE TO A LINE  
APPROXIMATELY 340' EASTERLY THEREFROM



LEGEND

- 551.14 INDICATES STREET LINES AND DIMENSIONS ADOPTED BY THE CITY OF NEW YORK.
- 653.18 INDICATES STREET LINES AND DIMENSIONS HERETOFORE ESTABLISHED AND TO BE ELIMINATED.
- 230.39 INDICATES STREET LINES AND DIMENSIONS TO BE ESTABLISHED.
- 60' INDICATES STREET WIDTHS ADOPTED BY THE CITY OF NEW YORK.
- INDICATES TRAFFIC DIRECTION.
- INDICATES RESIDENCES HAVING 1 OR 2 STORIES, RESPECTIVELY.
- INDICATES BLOCK NUMBER.
- INDICATES LOT NUMBER.
- INDICATES ADOPTION DATES AND C.C.O.\* DATES.
- INDICATES LIMIT OF AREA GIVEN A C.C.O.\*
- INDICATES RECORD LINES.
- INDICATES TAX LOT LINES AND DIMENSIONS.
- INDICATES TAX BLOCK LIMITS.
- INDICATES WETLAND BOUNDARY AS FLAGGED BY N.Y.S.D.E.C. ON SEPT. 11, 1986.
- INDICATES OPEN SPACE, DESIGNATED AS AN AREA RESTRICTED FROM DEVELOPMENT IN THE ESTABLISHED SPECIAL SOUTH RICHMOND DEVELOPMENT DISTRICT.
- INDICATES LIMIT OF WETLAND ADJACENT AREA.

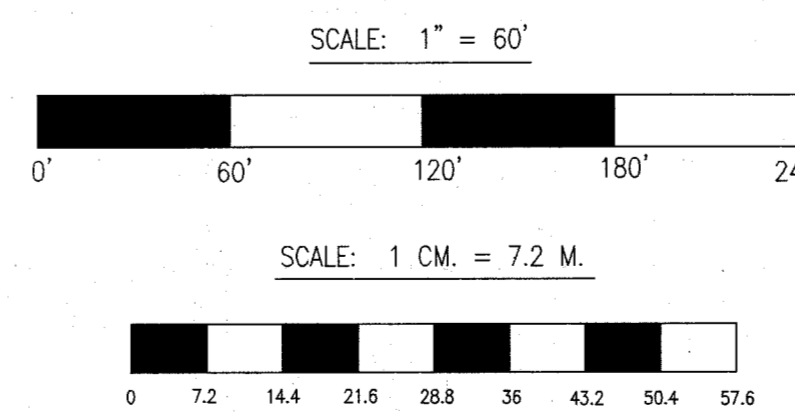
\* CORPORATE COUNCIL OPINION THAT THE ROADWAY IS OPEN AND IN PUBLIC USE AS DETERMINED BY THE OFFICE OF THE PRESIDENT OF THE BOROUGH OF STATEN ISLAND.  
THE ENTIRE AREA SHOWN HEREON LIES IN R3X ZONING DISTRICT WITHIN THE SPECIAL SOUTH RICHMOND DEVELOPMENT DISTRICT.

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