



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

NEGATIVE DECLARATION

Project Identification

CEQR No. 09DCP038R
ULURP No. 090248MMR
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
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Name, Description and Location of Proposal:

Albourn Avenue Demapping

The applicants, Frank Sarcona and the New York City Department of Environmental Protection (DEP), are seeking an amendment to the city map to eliminate a portion of Albourn Avenue from Maguire Avenue to a line approximately 340 feet east of Maguire Avenue (Block 6944, Lots 58, 75, 84, 88, 93 and p/o Lot 158) within the Special South Richmond Development District, in Prince's Bay, Staten Island, Community District 3. The proposed action would facilitate a proposal by the private applicant to construct a 4,000 gross square foot (gsf), two-family residence with a swimming pool on Lot 158 and would ensure DEP's on-going management of the wetland/stormwater management system (known as the "Bluebelt system") on Lot 58 would be protected from development.

Lot 58, which lies within the currently mapped street, contains freshwater wetlands, is part of DEP's Bluebelt system and is under the agency's jurisdiction. The proposed project on Lot 158 received approval of a New York State Department of Environmental Conservation (DEC) Freshwater Wetlands Permit to develop within the wetland adjacent area. Additionally, DEP has required an easement on Lot 158 to ensure on-going maintenance and access to the Bluebelt area on Lot 58.

The existing conditions of the project area are comprised of Lot 58, owned by DEP as mentioned above, the rear yards of Lots 75, 84, 88, and 93, which are improved with detached residences, and Lot 158, which lies entirely within the mapped street and owned by the private applicant. Lot 158 is an unimproved (except for a small paved drive) portion of Albourn Avenue that is proposed to be eliminated, as well as a portion of Albourn Avenue that is open and in use for two-way traffic, located to the west of Minturn Avenue. Lot 158 is heavily wooded and within the wetland adjacent

area as defined by DEC, hence the requirement for a DEC permit for the development. The project site is currently zoned R3X, which allows single- and two-family detached residences at an FAR of 0.5 (which may be increased by an attic allowance of up to 20% for space beneath a pitched roof).

Absent the proposed action, the applicant has stated that the project site would remain in its current condition. The build year is 2015.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated January 16, 2014, prepared in connection with the ULURP Application (No. 090248MMR). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

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

1. The proposed two-family building and pool would not result in significant adverse impacts related to natural resources provided that the development is constructed with the conditions approved by the New York State Department of Environmental Conservation under the Freshwater Wetlands Permit #2-6405-00565/000001. Additionally, the location of the Access and Maintenance easement on Lot 158 established by DEP is also required to prevent significant adverse natural resources impacts.
2. No other significant effects on the environment that would require an Environmental Impact Statement are foreseeable.

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

