



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 12DCP014R
ULURP No. N120049ZCR & N120050ZAR
Staten Island, Community District 3
SEQRA Classification: Unlisted

Lead Agency

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

Name, Description and Location of Proposal:

4830 Arthur Kill Road

The applicant, Celerant Technology Corporation, is seeking two authorizations pursuant to Sections 36-597(a) and 107-68, to permit the waiver of required cross access connections and to modify the group parking facility and access regulations, respectively. The proposed actions would facilitate a proposal by the applicant to construct a three-story, 14,674 gross square foot expansion of an existing 8,525 gross square foot office building and the addition of 48 accessory at-grade parking spaces to accompany the existing 29 at-grade spaces. The project is located at 4830 Arthur Kill Road, which is just south of South Bridge Street and the Outerbridge Crossing, (Block 7584, Lot 85) in the Woodrow neighborhood of Staten Island, Community District 3.

The total development proposed is a 23,199 gross square foot office building with 77 at-grade parking spaces. Access to the site would be provided via a widened curb cut (from 14 to 16 feet wide). The existing FAR on the site is 0.18. With the action, the maximum FAR allowed on the site is 1.0.

The applicant's lot is approximately 47,000 square feet. The office building and the paved surface for access and parking is comprised of approximately 16,500 square feet. The remainder of the site is an undeveloped forested area, approximately 30,500 square feet, located in the rear of the lot. The expanded development and associated parking spaces would require the removal of 42 out of the 85 existing trees on the undeveloped portion of the lot. However, 24 new trees would be planted within the parking lot's

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Arthur Kill Road
CEQR No. 12DCP014R

landscape for a total of 64 trees on the site.

The project site is located in a M1-1 district within the Special South Richmond Development District. M1-1 districts permit Use Groups 4-14, 16, 17 which include light-manufacturing, commercial and limited community facility uses. M1-1 districts have a maximum FAR of 1.0 for manufacturing and commercial uses and 2.4 FAR for community facility use. Absent the proposed action, the site and the existing use will remain the same.

The build year date is 2013.

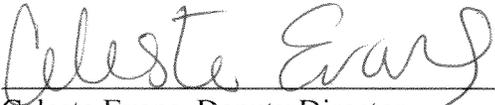
Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, have completed its technical review of the Environmental Assessment Statement, revised September 14, 2012, prepared in connection with the ULURP Application (No. N120049ZCR & N120050ZAR) 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 no significant effects on the environment which would require an Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Edgar Bajaña at (212) 720-3509.



Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: 9/14/12
September 14, 2012

Amanda M. Burden, FAICP, Chair
City Planning Commission

Date: _____
September 18, 2012