



CITY PLANNING COMMISSION
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

MEMORANDUM

To: Members of the City Planning Commission

From: Celeste Evans 

Date: February 14, 2014

Re: **Wandel Avenue Homes**
CEQR No. 13DCP009R
ULURP Nos. 130027ZAR, 130028ZCR
Staten Island, Community District 1
SEQRA Classification: Unlisted

The Environmental Assessment and Review Division has reviewed the Environmental Assessment Statement for the above referenced CEQR application. Based on our review, we have come to the conclusion that, pursuant to the City's Environmental Quality Review process and NYCRR 617, the proposed action will not have a significant effect on the quality of the environment.

Attached is a copy of the Negative Declaration, and the Environmental Assessment Statement is available on the Land Use Review FTP site.

attachments

cc: Jacquelyn Harris Robert Dobruskin Maggie Soffel
 Nicole Campo Pat Bussey Susan Wong

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321
FAX (212) 720-3495
C_EVANS@planning.nyc.gov



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 13DCP009R
ULURP Nos. 130027ZAR, 130028ZCR
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Celeste Evans
(212) 720-3321

Name, Description and Location of Proposal:

Wandel Avenue Homes

The applicant, 1144 Forest LLC is seeking authorizations pursuant to Sections 119-311, 119-316 and 119-314 of the New York City Zoning Resolution (ZR) to allow for Development on a zoning lot having a steep slope or steep slope buffer, Modification of grading controls and Modification of lot coverage. In addition to the proposed authorizations, the applicant is also seeking the ministerial action for a zoning certification pursuant to ZR Section 119-04 for Future Subdivisions. The project site, located at 24-36 Wandel Avenue (Block 623, Lots 89, 90, 91 and 92) is generally bounded by Wandel Avenue to the north, Cunard Avenue to the east and Wagner College Campus to the south and west, within the Grymes Hill neighborhood of Staten Island, Community District 1.

The proposed actions would facilitate a proposal by the applicant to subdivide the subject property, from one zoning lot into four zoning lots, in order to construct four semi-detached three-story single-family dwellings. Each proposed three-story home will have 1,968 square feet of total floor area. The site is located in R3-1 zoning district in the Special Hillside Preservation District (HS) and the proposed site permits residential uses with an FAR of .5. The entire site is occupied by a steep slope. The proposed residential development will be located within the steep slope buffers. The site cannot be developed without the modification of grading controls.

The site contains 57 trees for a total for a total of 142 tree credits. Of the 57 trees, 28 trees are proposed to be removed. The proposal is to preserve 29 existing trees (72 tree credits) and plant an additional (1) new (3" caliper) tree (1 credit). The total existing and proposed will be 73 credits which represents 51% of the trees existing on the site (142 credits).

The proposed project is expected to be completed in 2014. In the future and absent the action, development on the property would be governed by the provisions of the existing R3-1 (HS) zoning district. Since any subdivision of the project site would require CPC review and approval due to the property's location within the HS Special District, no as-of-right development would be allowed on the property absent the action.

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 February 14, 2014 prepared in connection with the ULURP Application (Nos. 130027ZAR, 130028ZCR). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

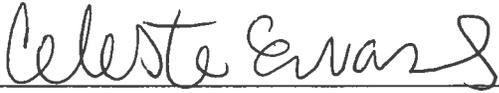
Supporting Statement:

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

1. No other 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 Ingrid Young at (212) 720-3425.



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

Date: February 14, 2014

Kenneth J. Knuckles, Esq., Vice Chairman
City Planning Commission

Date: February 18, 2014