



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 13DCP116R
ULURP Nos. N130193RAR, N130194ZCR,
N130197ZAR
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:

Veterans Road West Commercial Development

The applicant, Westbridge Properties LLC, is seeking two authorizations pursuant to 1) ZR §36-597 for a waiver or modification for cross access connections, and 2) ZR § 107-68 for the modification of group parking facility and access regulations. The applicant is also seeking a certification pursuant to Zoning Resolution ZR Section §36-592 for a cross access connection. This certification is ministerial and does not require CEQR review. The project site is an undeveloped 32,389 sq. ft. property, located at the southwest corner lot of Veterans Road West and West Shore Parkway (North Bridge Street), (Block 7515, Lot 307) in the Charleston neighborhood of Staten Island, Community District 3.

The proposed actions would facilitate a proposal by the applicant to construct a one-story 8,586 zoning sq. ft. retail building with 38 accessory parking spaces on the project site. All parking spaces provided would be uncovered ground level parking spaces, and access/egress to the site would be provided via one 24 ft. curb cut to be located along Veterans Road West.

The project site is located within an M1-1 zoning district within the Special South Richmond Development District (SSRDD). The M1-1 zoning permits an FAR of 1.0 which would allow for a maximum development of 32,389 square feet of floor area on the property. The proposed FAR for this development would be 0.26, which is well below the allowable 1.0 FAR.

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An authorization for group parking, pursuant to ZR § 107-68 is required because the development is proposing 30 or more parking spaces. An authorization to waive cross access connections ZR § 36-597 is required at the southern property line, which abuts an adjacent property occupied by a United States Postal Service Center. Additionally, there exists a 9' difference in grade between the two zoning lots.

The proposed project is expected to be completed in 2015. In the future, absent the proposed action, the applicant has stated that the site would be occupied with a commercial retail development of the same size as the proposed development, with 29 as-of-right accessory parking spaces.

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 April 30, 2014 prepared in connection with the ULURP Application (Nos. N130193RAR, N130194ZCR, N130197ZAR). 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 Ingrid Young at (212) 720-3425.

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Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

Date: April 30, 2014

Carl Weisbrod, Chairman
City Planning Commission

Date: May 5, 2014