



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 15DCP088R
ULURP Nos. 150095RAR, 150094RCR, 150093RCR
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:

25 Posen Street

The applicant, 1 Liberty Square LLC, is seeking an authorization pursuant to New York City Zoning Resolution (ZR) Section §107-68 for the modification of group parking facility and access regulations. The applicant is also seeking two ministerial actions including 1) a certification pursuant to ZR Section §107-212 for school seats and 2) a certification pursuant to ZR Section §107-64 for removal of trees. The proposed actions would facilitate a proposal by the applicant to construct a two-story, approximately 56,642 gsf mixed use building with a 102 parking space facility on Block 6225, Lot 50 (the "project site"), located within an R3-2 zoning district mapped with a C1-1 commercial overlay in the Special South Richmond Development District (SRD) and Lower Density Growth Management Area (LDGMA) of the Annadale neighborhood in Staten Island, Community District 3. The project site is generally bounded by Barb Street to the East, an unpaved Posen Street to the South, Annadale Road to the West and Lorraine Avenue to the North.

The proposed approximately 56,642 gsf mixed-use building would include: 10 market-rate dwelling units on the second level, 13,884 gsf of commercial retail uses and a 247 gsf residential lobby on the ground floor level; and 15,078 gsf of accessory commercial storage and a 54 space, 16,313 gsf enclosed parking area at the cellar level. Additionally, a 16,127 gsf unenclosed parking area containing 48 parkings spaces would be located at grade, on the roof of the cellar level. This parking area would be accessed via 3 new curb cuts proposed to be located along Barb Street. Of the 102 total parking spaces, 10 would be reserved for residential uses and the remaining 92 would be reserved for commercial uses.

In connection with the proposed development, an unimproved portion of Posen Street between Barb Street and Annadale Road to the south of the project site, would be paved and opened as a two-way roadway.

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The project site, a vacant, irregularly-shaped site, is located in an R3-2 zoning district mapped with a C1-1 commercial overlay. The site is situated within the Special South Richmond Development District (SRD) and Lower Density Growth Management Area (LDGMA). The R3-2 district allows low-rise attached homes, small multi-family apartments and one to two-family residences with a maximum floor area ratio (FAR) of 0.5. The C1-1 commercial district allows commercial retail uses such as neighborhood grocery stores, restaurants and beauty parlors and a maximum FAR of 1.0.

The proposed project is expected to be completed by 2018. Absent the proposed action, the project site would remain in its existing vacant condition and the portion of Posen Street to the south of the project site would remain unimproved.

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 September 4, 2015, prepared in connection with the ULURP Application (Nos. 150095RAR, 150094RCR, 150093RCR). 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 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 Yasmine Robinson at (212) 720-3321.



Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: September 4, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: September 8, 2015