



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 15DCP109R

ULURP Nos. N150249RAR, 150406RAR

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:

3939 Richmond Avenue – YMCA Parking Lot

The applicant, The YMCA of Greater New York, seeks a zoning authorization pursuant to New York City Zoning Resolution (ZR) section 107-68 (“Authorization for Modification of a Group Parking Facility and Access Regulations”) affecting a site (Block 5236, Lot 31, the “project site”) located in the Eltingville neighborhood of Staten Island, Community District 3. The applicant also seeks an authorization pursuant to ZR Section 107-65 (“Modification of Existing Topography”), which is a ministerial action not subject to environmental review. The project site is situated in an R3-2 zoning district and is located within the Special South Richmond District (SSRD).

The project site, a 105,126 square foot lot, is developed with an approximately 50,000 gross square foot (gsf) Use Group 4 community facility building (the YMCA of Greater New York); a parking lot containing 182 parking spaces, which are accessed via three existing curb cuts located on Richmond Avenue and Ridgecrest Avenue; and associated landscaping. An authorization to modify group parking facility regulations is required for any parking facility within the SSRD containing more than 30 parking spaces. Of the total 182 accessory parking spaces, 107 spaces were subject to prior CPC actions (ULURP No. N940299RAR), approved in 1994. Since the 1994 CPC actions were approved, the YMCA facility has utilized a temporary parking area (containing 75 parking spaces) on an unpaved portion of lot 31. With the proposed authorization, the 75 space parking area would be paved and formalized and the YMCA facility would have a total capacity of 182 formal parking spaces. Vehicular access to the parking area on the project site would remain unchanged.

Carl Weisbrod, *Chairman*
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The proposed action would facilitate a proposal by the applicant to formalize a temporary, approximately 28,000 square foot area containing 75 parking spaces and associated parking lot landscaping accessory to an existing community facility building on the project site.

The analysis year for the proposed project is 2016.

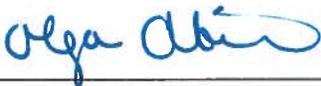
Statement of No Significant Effect:

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 June 12, 2015, prepared in connection with the ULURP Application (ULURP Nos. N150249RAR, 150406RAR). 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 Yasmine Robinson at (212) 720-3321.



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

Date: June 12, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: June 15, 2015