



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 15DCP153R
ULURP No. 150090RAR
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:

Richmond Avenue and Barlow Avenue

The Applicant, 8617, LLC is seeking an authorization pursuant to the City of New York Zoning Resolution (ZR) 107-68 (“Modification of Group Parking Facility and Access Regulations”) affecting a portion of a block in the Staten Island Lower Density Growth Management Area (LDGMA) and the Special South Richmond District (SSRD) within the Eltingville neighborhood of Staten Island Community District 3 (Block 5533, Lots 5, 7, 9, 11, 210, 212, 215 and 223, the “development site”). The proposed action would facilitate a proposal by the Applicant to provide eight unenclosed accessory off-street parking spaces in connection with the development of four single-family residences at 3333-3341 Richmond Avenue (Block 5533, Lots 5, 7, 9, 11).

In accordance with ZR Section 107-251(a) (“Special Provisions for Arterials, Access Restrictions”), curb cuts are not permitted along an arterial street on zoning lots with vehicular access to a non-arterial street. The development site contains four “through-lot” zoning lots, each comprising two tax lots, paired as follows: tax lots 5 and 223; tax lots 7 and 215; tax lots 9 and 212; and tax lots 11 and 210. Each zoning lot has vehicular access to both arterial and non-arterial streets. Tax Lots 5, 7, 9, 11, all of which are vacant, front a non-arterial street (Richmond Avenue), where curb cuts are not permitted. The proposed authorization would facilitate the provision of curb cuts along Richmond Avenue, in connection with parking required for the residential development at these lots. Tax lots 210, 212, 215 and 223, which front non-arterial streets (Barlett and Barlow Avenues), contain four single family homes and accessory parking accessed via curb cuts at Barlett and Barlow Avenues. The existing development of these lots is not expected to be affected by the proposed authorization.

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Absent the proposed action, it is expected that the existing conditions at the project site would remain. The analysis year for the proposed project is 2017.

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 25, 2015, prepared in connection with the ULURP Application (No. 150090RAR). 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 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 Annabelle Meunier at (212) 720-3426.



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

Date: June 26, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: June 29, 2015