



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, Director
Department of City Planning

August 26, 2016

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 17DCP030R)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the South Avenue Retail Development (CEQR No. 17DCP030R).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Tuesday, September 27th, 2016, and will be held at 970 Richmond Avenue- 121 Precinct Muster Room, New York, Staten Island 10314. The public meeting will be starting at 6:00 pm. Written comments will be accepted by the lead agency until the close of business on Friday, October 7, 2016.

The applicant, Josif A LLC, is requesting a special permit pursuant to Zoning Resolution (ZR) Section 74-922 to allow retail establishments with Use Group (UG) 6 and UG 10A uses in excess of 10,000 zoning square feet (zsf) in an M1-1 district. The applicant is also requesting an amendment to the City Map to demap portions of Garrick Street, Amador Street, Albany Avenue, and Morrow Street (unbuilt streets) as well as to map a new section of Morrow Street and realign the intersection of Morrow Street and Forest Avenue. The development site for the proposed project is located at 534 South Avenue (Block 1707, Lots 1 and 5) in the Mariners Harbor neighborhood of Staten Island Community District 1. The 28.3-acre project site is located in a M1-1 zoning district and is bounded by Forest Avenue and Wemple Street (which is mapped but not built) to the north, South Avenue to the east, Amador Street (which is mapped but not built) to the south, and Morrow Street (which is partially built and partially unbuilt) to the west.

In addition to the CPC actions, a New York State Department of Environmental Conservation (DEC) freshwater wetlands permit is required for the proposed project. The project, as proposed, avoids all regulated jurisdictional waters and wetlands of the U.S. within the development site and does not require a U.S. Army Corps of Engineers (USACE) Section 10 or 404 permit.

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The applicant's goal is to transform this underutilized site into an attractive commercial destination with a variety of retail uses, including a supermarket and a wholesale warehouse, for which the applicant has identified a demand in this area of Staten Island. The applicant's goals also include providing an efficient site plan while preserving and enhancing ecologically-sensitive wetland areas. The demapping actions are proposed in order to rationalize the street network in this area, which contains unbuilt mapped streets over sensitive wetland areas. The applicant believes that the mapping actions for the northern portion of Morrow Street would also help facilitate efficient access to the development site and circulation within the development site, and make use of an existing signalized intersection on Forest Avenue.

The analysis year for this proposal is 2019.

Digital copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Contact: Robert Dobruskin, AICP, Director (212) 720-3423; at the Mayor's Office of Sustainability, 253 Broadway, 14th Floor, New York, New York 10007, Contact: Hilary Semel, Director (212) 676-3273. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning.