




CITY PLANNING COMMISSION
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

MEMORANDUM

To: Members of the City Planning Commission

From: Celeste Evans 

Date: February 14, 2014

Re: **New York Korean Evangelical Church**
CEQR No. 10DCP036R
ULURP Nos. N120370RCR, N100301RAR, N100302RAR
Community District 3, Staten Island

The Environmental Assessment and Review Division has reviewed the Revised Environmental Assessment Statement dated December 12, 2013, for the above referenced CEQR application. Based on our review, pursuant to the City's Environmental Quality Review process and NYCRR 617, we have come to the conclusion that the proposed action will not have a significant effect on the quality of the environment. The Negative Declaration has been revised in order to take into account the new tree preservation action added to the project description since the issuance of the previous Negative Declaration dated March 28, 2011.

Attached is a copy of the Revised Negative Declaration and the Environmental Assessment Statement is available on the Land Use Review FTP site.

Attachment

cc: Jacquelyn Harris Robert Dobruskin Paul Brunn Nicole Campo
 Len Garcia-Duran Susan Wong Pat Bussey



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

REVISED NEGATIVE DECLARATION

Supersedes the Negation Declaration Issued on March 28, 2011

Project Identification

CEQR No. 10DCP036R
ULURP Nos. N120370RCR, N100301RAR,
N100302RAR
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:

New York Korean Evangelical Church

The applicant, New York Korean Evangelical Church, is seeking an authorization pursuant to Zoning Resolution (ZR) Sections 107-68 for modification of a group parking facility and access regulations; an authorization pursuant to ZR Section 107-64 for the removal of trees; and a certification pursuant to ZR 107-321 concerning Tree Preservation Requirements. The proposed actions would facilitate a proposal by the applicant to construct a 13,008 square foot (sf) enlargement to an existing 15,005 (sf) church and increase the number of accessory parking spaces from 40 to 57. The project site is located at 333 Arden Avenue (Block 5777, Lot 8) in the Arden Woods. The project site is zoned R3X in the Special South Richmond Development Purpose District (SSRDD) neighborhood of Staten Island, Community District 3.

The expansion of the church would require 57 parking spaces per the zoning regulations in R3X districts. Modification of a group parking facility and access regulations is required in the SSRDD for commercial and community facility parking lots with more than 30 spaces. Therefore in order to add additional parking spaces to the project site, the applicant is seeking an authorization pursuant to ZR Section 107- 68. Additionally, the construction and reconfiguration of the parking spaces would require tree removals, which are governed by ZR Section 107-64, which requires an authorization for any removal of trees with a six-inch caliper or more.

This application was referred out to Community Board 3 and a favorable recommendation was adopted on April 26, 2011. However, during public review, on May 4, 2011, the church was cited for illegally and severely pruning a tree, so much so that it would cause its eventual death. The tree had been slated for preservation as per the site plan associated with this CPC application. The actual violation was issued by Department of Buildings (DOB) on December 20, 2011, requiring a restoration plan. Subsequent to this violation, a tree preservation/restoration action pursuant to ZR Section (107-321) was added to the original application.

This Revised Negative Declaration, which supersedes the Negative Declaration issued on March 28, 2011, reflects the new tree preservation certification (ULURP No. N120370RCR dated October 29, 2013) filed subsequent to the issuance of the Negative Declaration. The action is ministerial and does not affect the conclusions of the previous environmental review.

The project site is bound by Arden Avenue to the west and Arden Woods to the east. Arden Woods is a forested public park containing freshwater wetlands and is part of the Designated Open Space (DOS) Network. Across Arden Avenue to the west is a residential development of attached two-story townhomes in a R3-2 district. The surrounding area is characterized by one and two-story attached and detached single and two-family residences.

The applicant proposes to construct a two-story 13,008 square foot enlargement in the rear of the existing church. The enlargement will be elevated on columns over the existing parking lot. The proposed addition will contain a multi-purpose room with a mezzanine. There are 40 parking spaces on the site currently. Ten of these spaces are not allowed pursuant to the group parking facility regulations, which limit the number of allowable parking spaces to 30. Ten spaces had been constructed on a portion of the DOS Network. As part of the proposed action, the ten spaces would be removed and the DOS land would be restored. The parking lot below the proposed enlargement will contain 20 spaces and a passenger drop-off. The parking lot will be expanded to the northwest of the existing church building to provide 37 parking spaces, bringing the total to 57 parking spaces. Additionally, the applicant will plant six (6) 5" trees on a CPC approved location, bringing the applicant property into compliance with zoning regulations and resolving the DOB violation.

Tree planting and screening within the proposed open parking area will comply with Section 107-483 (Planting and screening for open parking areas). The existing site access and landscaped areas in front of the existing church building will remain the same.

Absent the proposed actions, the applicant would not construct the building expansion, or additional parking, but would restore conditions on the site to remove illegal parking and remediate the violation for excessive tree pruning. The Project build year is 2015.

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 original Environmental Assessment Statement, dated March 24, 2011 and the revised Environmental Assessment Statement, December 12, 2013, prepared in connection with the ULURP Application (ULURP Nos. N120370RCR, N100301RAR, N100302RAR). 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 adverse effects on the environment which would require an Environmental Impact Statement are foreseeable. This Revised 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 Revised Negative Declaration, you may contact Ingrid Young at (212) 720-3425.



Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: February 14, 2014

Kenneth J. Knuckles Esq., Vice Chairman
City Planning Commission

Date: February 18, 2014