



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: **Tyrellan Avenue Retail**
CEQR No. 10DCP050R
ULURP No. N140162ZCR
Community District 3, Staten Island

The Environmental Assessment and Review Division has reviewed the Technical Memorandum dated February 11, 2014, 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 new certifications proposed by the applicant since the issuance of the original Negative Declaration. The Revised Negative Declaration supersedes a Negative Declaration originally issued June 6, 2011.

Attached is a copy of the Revised Negative Declaration and the Technical Memorandum 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



CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIR

REVISED NEGATIVE DECLARATION
Supersedes the Negation Declaration Issued on June 6, 2011

Project Identification

CEQR No. 10DCP050R
ULURP Nos. N140162ZCR, N100414RAR
N100415RAR, N100416ZCR
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Celeste Evans
(212) 720-3321

Name, Description and Location of Proposal:

Tyrellan Avenue Project

The applicant, Charleston Property LLC, is seeking an authorization to modify group parking and access regulations pursuant to Zoning Resolution (ZR) Section 107-68 (Modification of Group Parking Facility), 107-65 (Modification of Existing Topography), and 107-64 (Removal of Trees), and a Certification pursuant to Section 36-592 (Cross Access Connections). The actions would facilitate a proposal by the applicant to develop a 16,251 square-foot shopping center comprised of commercial uses and 84 accessory parking spaces. The property is located on the corner of Veterans Road and Tyrellan Avenue (Block 7463, Lot 190). The site is zoned M1-1 and is located within the Special South Richmond Development District (SRD) in the Tottenville neighborhood of Staten Island, Community District 3. Absent the proposed action, the site would be developed with 9,000 square feet of commercial retail space and 30 parking spaces.

This Revised Negative Declaration supersedes the Negative Declaration issued on June 6, 2011, and reflects two new chair certifications, submitted February 11, 2014 (ULURP No. N140162ZCR). The new chair certifications have been proposed by the applicant in order to facilitate a change in building footprints for the three buildings on site. The site plan modifications reflect an overall increase in building square footage from 14,342 gsf to 16,251 gsf, an increment of 1,909 gsf. The number of accessory parking spaces is increasing from 83 to 84 spaces. Additionally, the modification also reflects a change in location of the curb cuts for the two proposed Cross Access Connections.

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 2, 2011, and the Technical Memorandum dated February 11, 2014, prepared in connection with the ULURP Application (Nos. 100414RAR, 100415RAR, 100416ZCR). 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:

1. A Technical Memorandum, dated February 11, 2014, analyzed the effects of the new chair certifications. As detailed in the Technical Memorandum, it was determined that the proposed modifications to the original project description would not have the potential for significant adverse impact on the environment and would not alter the conclusions of the previous environmental review.
2. No other significant 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.

