



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

REVISED NEGATIVE DECLARATION
Supersedes Negative Declaration Issued on September 2, 2014¹

Project Identification

CEQR No. 12DCP080R
ULURP No. N130036RAR; N120147RCR;
N130037ZCR; N140146ZAR
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:

236 Richmond Valley Road

The applicant is seeking several discretionary and ministerial actions in connection with the proposed completion of, and legalization of, an existing commercial development. The proposed discretionary action is a CPC authorization to modify group parking facility and access regulations pursuant to Zoning Resolution (ZR) Section 107-68. The proposed ministerial actions are: a certification pursuant to ZR Section 107-08 for future subdivision within the Special South Richmond Development District (SSRDD); a certification pursuant to ZR Section 36-592 for the provision of a cross-access connection to serve a retail shopping center enlargement; and a certification pursuant to ZR Section 36-597 that no cross-access connection is required along a lot line when certain conditions are met.

The proposed actions would facilitate a proposal by the Applicant to legalize and complete construction of two 2,500 gross square foot (gsf) partially-constructed retail buildings and legalize a

¹ The Negative Declaration originally issued on September 2, 2014 has been revised in order to correct a typographical error. The application number related to the cross-access waiver was incorrectly stated as N140146RAR. The correct application number is N140146ZAR.

63,519 gsf non-complying commercial building (Use Groups 6B, 9A, 12A and 18A). These three buildings are part of a larger existing commercial development, as described in more detail below. The project site is located at 236 Richmond Valley Road (Block 7971, Existing Lots 125, 250, 260, 270, 280, and p/o 1; existing Tax Lot 250 consists of future Tax Lots 240 & 250) in the Richmond Valley neighborhood of Staten Island, Community District 3. The project site is located within an M3-1 zoning district within the Special South Richmond Development District (SSRDD).

The project site was originally developed before implementation of the SSRDD with two buildings consisting of a 9,011 gsf office building on Lot 240 and a 63,519 gsf manufacturing building on Lot 250. This building became non-complying when, after the SSRDD regulations went into effect, the accessory parking spaces were reconfigured and increased to 345 spaces. The two new partially constructed retail buildings on Lots 260 and 270, totaling 2,500 gsf each, also required CPC authorization pursuant to Section 107-68. The project site is currently accessed through two curb cuts along Richmond Valley Road.

Under the proposed actions, the current single zoning lot would be subdivided into four zoning lots as follows: Tax Lot 240, Tax Lots 250 and 280, Tax Lots 260 and 270 and Tax Lot 125 and p/o 1. The two partially constructed 2,500 gsf retail buildings would be completed and occupied with a UG6A drive-thru restaurant and a UG6C drive-thru bank and the 63,519 gsf commercial building would become complying with the SSRDD regulations. The parking lots would be reconfigured and meet maneuverability and landscaping requirements, which include 48 new trees to be planted. The total parking on the project site would be reduced from 345 to 300 spaces and a new curb cut on Page Avenue would be provided. The pre-existing curb cut on Richmond Valley Road nearest to Page Avenue would be relocated 70 ft westward .

In addition to the above actions, an application to legalize an existing 11,728 square foot physical culture establishment (PCE) within the commercial building located on Tax Lot 250 was approved on July 29, 2014 with the Board of Standards and Appeals (243-12-BZ; CEQR No. 13BSA015R). It is anticipated that a second Board of Standards and Appeals application will be filed to allow the operation of a 1,512 square foot amusement arcade located in the commercial building on Lot 250.

The proposed project is expected to be completed by 2015. Absent the Proposed Actions, neither the existing 63,519 gsf building on Lot 250, nor the two partially-constructed 2,500 gsf buildings on Lots 260 and 270 would be permitted to be occupied.

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 August 29, 2014, prepared in connection with the ULURP Application (No. N130036RAR; N120147RCR; N130037ZCR; N140146ZAR). 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:

1. Hazardous materials remediation on the applicant owned property will occur pursuant to the Voluntary Cleanup Agreement and Site Management Plan, and ongoing oversight by New York State Department of Environmental Conservation.
2. 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 6 NYCRR part 617. Should you have any questions pertaining to this Negative Declaration, you may contact Jonathan Keller at (212) 720-3419.



Robert Dobruskin, Director, AICP
Environmental Assessment & Review Division
Department of City Planning

Date: October 17, 2014

Carl Weisbrod, Chairman
City Planning Commission

Date: October 22, 2014