



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

January 8, 2020

REVISED CONDITIONAL NEGATIVE DECLARATION

Project Identification

CEQR No. 18DCP178R

ULURP Nos. N180309RAR, N180310RAR,
N180311RAR, N180312ZCR, N180313ZCR,
N180308ZSR

SEQRA Classification: Unlisted

Lead Agency

City Planning Commission

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New York, NY 10271

Contact: Olga Abinader

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Name, Description and Location of Proposal

2835 & 2845 Veterans Road West

The applicant, Block 7469, LLC, is seeking a special permit, zoning authorizations, and zoning certifications (the proposed actions) to facilitate the development of a new approximately 99,864 gross square foot (gsf) development with two buildings, containing retail, office, and parking uses on the project located at 2835 Veterans Road West in Staten Island (Block 7469, Lots 115, 120, 125, 136, and 150, tentative Lot 115). The actions necessary to facilitate the proposed project are: a special permit pursuant to Section 74-922 to allow retail establishments larger than 10,000 gross square feet in a manufacturing district, authorization pursuant to Section 107-64 to allow the proposed tree removal, authorization pursuant to Section 107-65 to allow proposed modifications of existing topography, authorization pursuant to Section 107-68 to modify group parking facility and access regulations, certification pursuant to Section 36-592 for cross access connections, certification pursuant to Section 36-596 such that no connection is required, relocation of a previously certified connection, and voluntary connections. The EAS analyzes the project as proposed. The analysis year for the Proposed Actions is 2021.

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 21, 2019, prepared in connection with the ULURP Application (Nos. N180309RAR, N180310RAR, N180311RAR, N180312ZCR, N180313ZCR, N180308ZSR). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

The applicant will enter into a Restrictive Declaration (RD) to ensure the implementation of mitigation relating to transportation and natural resources which would avoid the potential for any significant adverse impacts. The applicant would be responsible for the design, required approvals, and implementation of the mitigation measures. The mitigation measures are as follows:

▪ **Transportation**

The applicant will perform the following mitigation in consultation with DOT:

- i. Perform compensatory mitigation within the northeastern portion of the Subject Property as depicted on the Proposed Site Plan, Figure 6 of the EAS. Compensatory mitigation in the Site Plan includes installation of a traffic signal at the project driveway and Veterans Road West, which would modify the existing median to create a new westbound left-turn bay.
- ii. **Route 440 Westbound Off-Ramp and Veterans Road West:**
 1. Reconfigure the northbound approach from one 23-foot moving lane to one 11-foot left-turn lane and one 12-foot through/right-turn lane
 2. Increase the cycle length from 90 seconds to 120 seconds
 3. Remove the northbound/southbound split phase
 4. Create permitted/protected eastbound, westbound, northbound, and southbound left-turn phases
 5. Increase the length of the westbound left turn lane 130 feet, in order to prevent queued vehicles from spilling back to the adjacent lane.
- iii. **Veterans Road West and Tyrellan Avenue/Bricktown Way:**
 1. Reconfigure the eastbound approach from one 10-foot through lane, one 14-foot shared through/right-turn lane, and one 14-foot median to one 12-foot left-turn lane, one 10-foot through lane and one 14-foot shared through/right-turn lane
 2. Reconfigure the westbound approach from two 12-foot shared lanes and one 12-foot median to one 10-foot left-turn lane, one 11-foot left-turn/through shared lane and one 11-foot shared through/right-turn lane
- iv. **Tyrellan Avenue and Boscombe Avenue:**
 1. Add a protected eastbound left-turn phase with a southbound right-turn overlap.
- v. **Route 440 Eastbound Ramps/Church Driveway and Boscombe Avenue:**
 1. Traffic monitoring will be performed at this location in consultation with DOT. The scope of the monitoring will be submitted to DOT for review and approval prior to undertaking any monitoring.

- vi. Tyrellan Avenue and the Project Driveway:
 - 1. Install a no left-turn restriction at the westbound approach of the Tyrellan Avenue and Project Driveway intersection (101 Tyrellan Avenue).

- vii. Southern Curb Cut at 101 Tyrellan Avenue:
 - 1. Prior to the opening of the proposed project, an Automatic Traffic Recorder (ATR) and Turning Movement Count (TMC) will be deployed across the southern driveway to count exiting traffic for a period consistent with the CEQR Technical. Then, six months after the opening and occupancy of the proposed project, an ATR and TMC count will again be deployed to count exiting traffic at the southern driveway. The two sets of data will be averaged and compared. At DOT's discretion, a "No Left Turn" sign will be installed on Tyrellan Avenue across from the southern curb cut to prohibit left turns.

- **Natural Resources**

- i. Compensatory mitigation is proposed within the northeastern portion of the subject property and is depicted on Figure C-7 of the EAS. The focus of the wetland mitigation design is to improve onsite habitat for resident and migrating wildlife species through the provision of freshwater wetland adjacent area habitat. Improving these areas will provide both habitat, food and cover for area wildlife, and serve to enhance the subject area by providing for more diverse flora and fauna.
- ii. Prior to the initiation of any construction activities on the site, haybales and silt fencing, a stabilized construction entrance, and temporary stockpile areas will be erected along the proposed construction envelope, as noted above. With these controls in place, sediment laden runoff will be prevented directly entering the wetlands throughout the duration of the construction activities. Regular inspection will be carried out to check the condition of sediment and erosion controls on the site.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The applicant is entering a Restrictive Declaration to ensure the implementation of mitigation relating to transportation and natural resources which would avoid the potential for any significant adverse impacts related thereto.
2. Analysis related to land use, zoning, and public policy is included in the EAS. The assessment concludes that the proposed project would be compatible with existing land uses and planned developments in the surrounding community, and that the proposed actions would not result in any significant adverse impacts to land use, zoning, or public policy according to the 2014 CEQR Technical Manual. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Revised Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

This Revised Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

I, the Undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions to the proposed action.



Signature of Applicant or Authorized Representative

Date: 01/08/2020



Name of Applicant or Authorized Representative

Date: 01/08/2020



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

Date: 01/08/2020



Marisa Lago, Chair
City Planning Commission

Date: 01/08/2020