

**NEGATIVE DECLARATION**

**Statement of No Significant Effect**  
 Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

**Reasons Supporting this Determination**  
 The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

**Land Use, Zoning, and Public Policy**  
 A detailed analysis of land use, zoning, and public policy is included in the EAS. This is a private application by Foster Development LLC requesting a certification pursuant to ZR 119-04, and authorizations pursuant to ZR 119-114 and ZR 119-311 to facilitate the subdivision of one zoning lot into three zoning lots and develop three two-family detached homes at 33 Ridgefield Avenue (Block 624, Lot 32) in the Grymes Hill neighborhood of Staten Island, Community District 1. The proposed actions would permit a modification in lot coverage controls from 12.5% to 14.3% as well as modification of a steep slope buffer area to allow for the installation of a drywell system. The proposed actions would not result in a change of land use nor would it have the potential to affect public policy. While the proposed project would require a change in lot coverage at the project site, the change would not be considered adverse, as zoning lot coverage would be below the average lot coverage of the adjacent properties located on Block 624 (23.6 percent). The project is not a large, publicly sponsored project. The project site is currently vacant and with the proposed project would be developed with three detached three-story, two-family residences within an R3A zoning district. The project would not result in any significant adverse impacts to land use, zoning, or public policy.

**Air Quality**  
 An (E) designation (E-598) related to air quality would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The air quality analysis concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality.

*No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact George Todorovic at gtodorovic@planning.nyc.gov.*

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 <sup>st</sup> Fl. New York, NY 10271   212.720.3338
NAME Stephanie Shellooe, AICP	DATE December 29, 2020
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE January 4, 2021
SIGNATURE	

**Project Name: 33 Ridgefield Avenue**

**CEQR # 20DCP139R**

**SEQRA Classification: Unlisted**

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

<b>Development Site</b>	<b>Borough</b>	<b>Block and Lot</b>
Projected Development Site 1	Staten Island	Block 624, Lot 32

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to air quality an (E) designation (**E-598**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

<b>Development Site</b>	<b>Hazardous Materials</b>	<b>Air Quality</b>	<b>Noise</b>
Projected Development Site 1		X	

Air Quality

The (E) designation requirements for air quality would apply as follows:

**Projected Development Site 1 (Block 624, Lot 32):**

*Building 1: Any new residential development on the above-referenced property must ensure that the heating, ventilating, and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier or at least 35 feet above grade to avoid any potential significant adverse air quality impacts.*

*Building 2: Any new residential development on the above-referenced property must ensure that the heating, ventilating, and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier or at least 35 feet above grade, at least 63'8" and at most 64'-4" away from the southern lot line facing Cunard Place, to avoid any potential significant adverse air quality impacts.*

*Building 3: Any new residential development on the above-referenced property must ensure that the heating, ventilating, and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier or at least 35 feet above grade to avoid any potential significant adverse air quality impacts.*