

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. The proposed actions would not result in any change in land use or zoning and would not affect public policy. The Applicant, Park Tysen Associates LLC, is seeking the approval of two discretionary actions and a ministerial action (the "proposed actions") at 2720 Hylan Boulevard (the "Project Site") (Block 3983; Lots 13 and 130) in the New Dorp Beach neighborhood of Staten Island Community District (CD) 2. The proposed actions include a minor modification to a previously approved City Planning Commission (CPC) 2003 Zoning Authorization (N010073ZAR) to allow the reconstruction of a single-story, 3,400 sf retail building on the Project Site. The 3,400 sf retail building ("Building C") would have the same square footage, building height, and location near Hylan Boulevard as the previous building authorized in the 2003 Zoning Authorization. However, the requested minor modification would modify the footprint of the previously approved building and would allow a vehicular drive-through for Building C that would encircle the building. The 2003 Zoning Authorization included fifteen accessory parking spaces surrounding Building C. Under the requested minor modification, these parking spaces would be relocated elsewhere in the Project Site. The accessory parking reduction previously approved under the 2003 Zoning Authorization would remain unchanged. The proposed actions would not facilitate new land uses or additional available floor area. With the proposed actions, the Project Site would continue to include commercial uses, consistent with the surrounding area. While the Project Site is located just outside of the coastal zone boundary, the proposal would not hinder any specific policy of the Waterfront Revitalization Program as the Project Site is located inland and is not within the 100-year or 500-year flood zone. No significant adverse impacts related to land use, zoning, or public policy are anticipated as a result of the proposed actions and no further analysis is warranted.

Urban Design
 A preliminary analysis of urban design is included in the EAS. Under the Proposed Actions, Building C at the Project Site would be setback slightly further from Hylan Boulevard to permit the vehicular drive-through, as compared to the previously approved site plan. The building setback would be 51 feet in the With-Action, compared to 49 feet in the No-Action. The pedestrian experience of the Project Site from Hylan Boulevard is not expected to significantly change. The Proposed Actions would not meet the *CEQR Technical Manual* threshold for a significant adverse urban design impact in that they would not alter the arrangement, appearance, or functionality of the Project Site such that the alteration would negatively affect a pedestrian's experience of the area, and further analysis is not warranted.

Construction
 A detailed analysis of construction impacts is included in the EAS. Construction would occur in two phases at the Project Site both lasting up to 12 months each with an approximately eight-year gap in between. Construction of Building C is expected to commence immediately upon receipt of approvals and would be completed by 2022. Construction of the additions to Building D and Building A5 would commence later and subsequent to the expiring of each building's existing lease in 2029. It is expected that the construction of Building A5 would take 12 months and Building D would take 6 months. Construction activities may result in both short-term disruption of traffic and pedestrian movement within the Project Site. A detailed Maintenance and Projection of Traffic (MPT) plans would be submitted for DOT review to ensure the safety of the public and workers during construction. Construction noise would be limited to typical construction activities and would be subject to compliance with EPA noise emission standards. Construction would also adhere to NYC Pollution Control Code regulating construction-related dust emissions. While construction of Buildings A5, C, and D would result in temporary disruption, including noise, dust, and traffic associated with the delivery of materials and workers at the Project Site, the incremental effects would be negligible. Therefore, through the implementation of the measures described, no significant adverse impacts from the construction are expected and no further analysis is warranted.

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 Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 212.720.3493
NAME Olga Abinader	DATE July 23, 2021
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NAME Marisa Lago	DATE July 26, 2021
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