



E-275

CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIR

CONDITIONAL NEGATIVE DECLARATION

Project Identification

CEQR No. 07DCP051R
ULURP No. 080482ZMR, 080483ZRR
080484RAR, 080495RAR, 080486RCR
110040RAR
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

Woodrow Village Rezoning

The applicant, Woodrow Plaza LLC, is proposing a Zoning Map Change from R3X to a R3X/C2-2 overlay, a Zoning Text Map Change (Removal of Designated Open Space in the SSRDD), Special South Richmond Development District (SSRDD) authorizations pursuant to 107-64 Authorization for Removal of Trees, 107-65 on Block 6145, Lots 13 and 16 (collectively referred to as the southern zoning lot, or Lot B); Authorization for Modification of Topography, and 107-68 Authorization for Modification of Size and Access of Accessory Group Parking, as well as an SSRDD certification pursuant to 107-22 Development Containing Designated Open Space on Block 6145, Lots 40 and 300 (collectively referred to as the northern zoning lot or Lot A). The proposed action consists of separate ULURP applications for Lot A (Block 6145, Lots 40 and 300) and for Lot B (Block 6145, Lots 13 and 16) These actions would facilitate a proposal by the applicant to construct two commercial buildings with a combined floor area of 37,200 square feet adjacent to an existing 53,066 square foot neighborhood shopping center.

The site is located at the northeast corner of Woodrow Road and Rossville Avenue in the Woodrow section of Staten Island, Community District 3. The northern zoning lot contains the existing retail center and is zoned R3X/C1-2. The vacant, southern zoning lot in which the new buildings are proposed is zoned R3X. The project site is bounded by Rossville Avenue to the west, an NYC DEP Bluebelt to the north, Alverson Avenue to the east, and Woodrow Road to the south. The surrounding area is characterized by detached one- and two-family homes in an R3X district.

The existing shopping center has 53,066 square feet of neighborhood retail uses located on the northern zoning lot. The existing group parking facility has 215 parking spaces and uses six curb cuts for access and egress onto two predominantly residential streets, Rossville Avenue and Alverson Avenue. Customer parking is located to the south side of the buildings, roughly in the

center of the site, and employee parking is to the north and east sides of the buildings. A public wireless facility, NYCWiN- 645 Rossville Avenue, was approved by a Special Permit issued by the City Planning Commission (CEQR No. 09DCP074R, ULURP No. C 090383 ZSR, , approved on December 12, 2009) for Lot A. The wooded, vacant southern zoning lot has 175 trees.

The applicant proposes to develop the vacant, southern zoning lot with two new 2-story buildings, which will add 37,200 square feet of commercial floor space, as well as 124 parking spaces. The existing parking and driveway layout on the northern, developed zoning lot will be revised to improve circulation and accessibility throughout the new site, thereby creating a total of 309 new or reconfigured parking spaces on the site.

A C2-2 overlay zone is proposed on the southern zoning lot, currently zoned R3X, to allow the enlargement of the commercial use. The two proposed buildings will have one row of parking and retail at grade along Woodrow Road, other commercial space in a second story, and parking underneath. Due to the sloping terrain, the parking below the buildings will be at the same grade as the revised parking area on the northern lot. The site will meet minimum parking requirements.

A new configuration of the central parking area will replace a curved driveway between Rossville Avenue and Alverson Avenue with a straight, east-west driveway. A new driveway with a north-south orientation will link those parking areas to a new curb cut at an existing, signalized "T" intersection at Woodrow Road and Foster Road. The new curb cut will provide a new access to the existing and new buildings from Woodrow Road, which is an arterial in the SSRDD. Pedestrian access and circulation will also be improved with sidewalks alongside the driveways. An existing curb cut on Rossville Avenue will be relocated to facilitate the straight east-west driveway.

Designated Open Space, which was established in parking areas and driveways as part of a previous application, will be removed from the parking area. New landscaped buffers will be created between the expanded commercial use and nearby residents to the South.

Roughly 167 trees will be removed, and 58 trees will remain. 107 new trees will exceed the tree planting requirement and fill the new landscaped buffers as well. 52 street trees will be planted along street frontages to fulfill street tree requirements. Absent the proposed actions the site would remain in the existing conditions. The build year for the project is 2013.

To avoid any potential significant adverse air quality impacts, an (E) designation for air quality would be mapped on Lot B (Block 6145, Lots 13 and 16). The text of the (E) designation is as follows:

Block 6145, Lot 13 and 16

Any new commercial development on the above-referenced property must ensure that the heating, ventilating, and air conditioning stack(s) are located at the center of the roof of the building to avoid any potential significant adverse air quality impacts.

With the placement of the (E) designation for air quality, no impacts related to air quality are expected and no further assessment is warranted.

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 February 24, 2011, prepared in connection with the ULURP Application (Nos. 080482ZMR, 080483ZRR, 080484RAR, 080495RAR, 080486RCR, 110040RAR). 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:

1. The applicant has entered into a Restrictive Declaration, recorded on May 6, 2009, which governs development of Lots 13 and 16 of the project site. The Restrictive Declaration requires that prior to development, a DEP-approved protocol of sampling, testing, and, if necessary, remediation, be implemented that would avoid the potential for significant adverse hazardous materials impacts. Development on Lots 40 and 300 will be governed by the CPC Authorizations, which will in part stipulate that certain activities are performed, as deemed necessary by DEP, including: (1) an ASTM-compliant Phase I Environmental Site Assessment and a hazardous materials sampling protocol ("Sampling Protocol"), including an investigative Health and Safety Plan (HASP); (2) pursuant to the DEP-approved Sampling Protocol, testing performed to identify any potential hazardous materials and (3) if hazardous materials are found, a RAP, including a construction HASP.
2. The applicant, Woodrow Plaza, LLC, has agreed to provide additional native trees and shrub plantings on the site plan per DEP's request, to the greatest extent feasible.
3. The applicant, Woodrow Plaza, LLC, has agreed to incorporate infrastructure best management practices into the site plan, to the greatest extent feasible.

Supporting Statement:

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

1. The application to build the public wireless facility, NYCWiN- 645 Rossville Avenue, was approved by a Special Permit issued by the City Planning Commission (CEQR No. 09DCP074R and ULURP No. C 090383 ZSR, , approved on December 12, 2009). The Special Permit allows the proposed 120-foot tall monopole to exceed the 50-foot height limit within the SSRDD; permits the removal of approximately 4,253 square feet of grassy area from the boundaries of the DOS; supersedes any inconsistent terms contained in an executed Declaration dated August 18, 1981, which was incorporated into the CPC's report for Application Number C 800825 ZMR, to reflect in part the revised boundaries of the DOS on the project's site plan; and prohibits permits for development being issued, except as necessary in accordance with CPC report for C 090383 ZSR, until in part activities are

Woodrow Village Rezoning
CEQR No. 07DCP051R
Conditional Negative Declaration

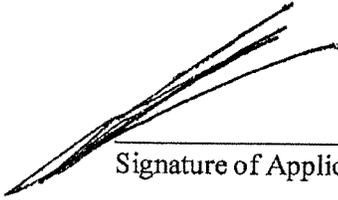
performed, as deemed necessary by the New York City Department of Environmental Protection (DEP), including: (1) a DEP approved Sampling Protocol, including an investigative HASP; (2) pursuant to the DEP-approved Sampling Protocol, testing performed to identify any potential hazardous materials and (3) if hazardous materials are found, a RAP, including a construction HASP. With the implementation of the condition described above, no significant adverse impact related to hazardous materials would occur.

2. The Natural Resources Analysis section of the EAS assessed the proposed development scenario in order to avoid significant adverse impacts to natural resources. Per DEP's request, if possible, additional native tree and shrub plantings will be added to the area on the north end of the existing shopping center to act as a buffer to the adjacent forested Bluebelt area to ensure that the proposed action would not result in significant adverse impacts due to natural resources.
3. The Infrastructure Analysis section of the EAS assessed the proposed development scenario in order to avoid significant adverse impacts to infrastructure. Any necessary sewer connections or on-site drainage improvements will be coordinated with DEP's Bluebelt Program due to proposed modified drainage patterns on-site and conveyance to proposed drywells rather than the Lemon Creek Bluebelt, as it currently drains. DEP recommended a BMP concept plan that demonstrates the types and locations for on-site stormwater BMPs that would achieve a 0.25 cfs release rate (or 10% of the allowable flow, whichever is greater). BMPs will be incorporated into the project, and the planned parking lot requirements and planting plans will serve to further minimize the stormwater runoff to meet a target release rate of 0.25 cfs. These measures would ensure that the proposed action would not result in significant adverse impacts due to infrastructure.
4. 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 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 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: 2-22-2011

ERIC PALATNIK, ESQ.

Name of Applicant or Authorized Representative



Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: 2/25/11



Amanda M. Burden, FAICP, Chair
City Planning Commission

Date: 5/23/11

