DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

May 31, 2017

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **35-10 Astoria Boulevard Rezoning**
CEQR No. 17DCP175Q
ULURP Nos. 170299ZMQ, 170300ZRQ
Queens, Community District 1
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, Astoria Boulevard LLC proposes a Zoning Map Amendment to rezone an approximately 18,849 sf northern portion of a single block (Block 633, Lots 34, 35, 40, 41, 42, 134, 240, and p/o Lots 32, 33, and 43, the "Affected Area") located in the Astoria neighborhood of Queens Community District (CD) 1, from an R6B Zoning District to a C4-3 District, and proposes a Zoning Text Amendment to establish the Affected Area as a Mandatory Inclusionary Housing (MIH) Area. The Applicant proposes mapping MIH Options 1 and 2. Option 1 requires that at least 25% of future residential floor area be set aside for families with incomes averaging 60% Area Median Income (AMI) (including 10% of residential units intended for families with incomes averaging 40% AMI). Option 2 requires that 30% of residential floor area be set aside for families with incomes averaging 80% AMI. Collectively, the map amendment and text amendment (the "Proposed Actions") would facilitate a proposal by the Applicant to develop a

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
120 Broadway, New York, N.Y. 10271 31st Floor
(212) 720-3493
oabinad@planning.nyc.gov

seven-story mixed-use residential and commercial property (the "Proposed Development") at 35-10 Astoria Boulevard (Block 633, Lot 35, the "Development Site"). The Proposed Development would comprise a combined approximately 52,720 gross square feet (gsf) of floor area, including approximately 35 dwelling units (approximately 7 affordable pursuant to MIH) within 49,920 gsf of floor area, 2,800 gsf of ground floor commercial floor area, and 12 accessory parking spaces. The Development Site is located within an R6B Zoning District, on Astoria Boulevard bounded by 35th and 36th Streets.

The Applicant-controlled Development Site (Block 633, Lot 35, "Projected Development Site 1") contains approximately 9,036 sf of lot area and is currently improved with a legally nonconforming two-story commercial building with 12,500 gsf of floor area. In order to facilitate the Applicant's proposed development, the existing building on Lot 35 would be demolished. The remaining lots within the Affected Area are developed with a two-story residential property with 1,984 gsf of floor area (Lot 34), a two and a half story mixed-use commercial and residential property (non-conforming commercial) with 1,947 gsf of floor area (Lot 134), a six-story mixed-use commercial and community facility property with 3,418 gsf of floor area (Lot 40), a two-story mixed-use commercial and residential property (non-conforming commercial) with 2,796 gsf of floor area (Lot 41), a two-family, two-story residential property with 1,068 gsf of floor area (Lot 240), a three-story residential property with 5,280 gsf of floor area (legally non-complying in bulk) with seven dwelling units (Lot 42), a three-story residential property with 3,364 gsf of floor area with three dwelling units (Lot 32), a two-story residential property with 2,000 gsf of floor area, and a three-story residential property with 4,500 gsf of floor area and three dwelling units (Lot 43).

Within the Affected Area 3 lots (Lots 32, 33, and 43) would retain the existing R6 District since less than 50 percent of these lots would be covered by the proposed C4-3 District boundary. Additionally, several lots (Lots 40, 240, and 42) would not be considered for future development under the Reasonable Worst Case Development Scenario (RWCDS) due to fulfillment of the maximum permitted FAR under the proposed zoning (Lots 40 and 42) or due to being irregularly small (Lot 240). Therefore, the Affected Area for the purposes of environmental assessment consists of Lots 34, 134, 35, and 41.

The Development Site is currently zoned R6B. A maximum FAR of 2.0 and the mandatory Quality Housing regulations accommodate apartment buildings at a four to five-story scale, with a maximum permitted height is 50 feet. Permitted Use Groups include 1 through 4. Off-street parking is required for 50 percent of dwelling units, and the parking must not be located in front of a building. Under the proposed rezoning to C4-3, a commercial FAR of up to 3.4 would be permitted, a residential FAR of between 0.78 and 2.43 and up to 3.0 on wide streets outside the Manhattan core would be permitted (under the Quality Housing Program), and a community facility FAR of up to 4.8 would be permitted. The residential district equivalent to the C4-3 district is the R6 zone. Parking requirements vary by use within the C4-3 zone, with one parking space required for each 400 square feet of retail, commercial office, or medical office floor area.

For the purposes of presenting a conservative environmental analysis, the Environmental Assessment Statement (EAS) will analyze the Applicant's Proposed Development (Block 633, Lot 35, Projected Development Site 1), which is a seven-story mixed-use commercial and residential property with 52,720 gsf of floor area (3.31 FAR). Under the RWCDS, the building

would have a street wall height of 65 feet and a maximum overall height of 85 feet. The building would contain approximately 35 dwelling units (approximately 7 affordable) within 49,920 gsf of floor area, 2,800 gsf of ground floor commercial floor area, and 12 accessory parking spaces.

The EAS considers future development on soft sites included within the rezoning area that are not under the Applicant's control). For analysis purposes, a projected development site - Projected Development Site 2 (Block 633, Lot 41) is assumed to be converted into a mixed-use commercial and residential building with 2,796 gsf of floor area (2.38 FAR). The development would consist of 1,398 gsf of commercial retail floor area on the ground floor and 1,398 gsf of residential floor area on the upper floor (one dwelling unit).

The EAS also considers future development on a potential development site, which is less likely to be developed in the future with the proposed action than the projected development site. Potential Development Site 1 (Block 633, Lots 34 and 134) is assumed to be redeveloped with a four-story mixed-use commercial and residential property, totaling 13,241 gsf of floor area. The building would contain 2,500 gsf of commercial retail floor area on the ground floor and 10,741 gsf of residential floor area on the upper floors. While a maximum overall height of 85 feet (following a required setback) is permitted per the proposed rezoning, given the size and shape of the lot along with the floor area permitted, it is most likely that the site would be developed with a four-story (40-foot high) building.

Absent the Proposed Actions, it is assumed that Projected Development Site 1 (Block 633, Lot 35) would remain in its current condition, as a legally nonconforming two-story commercial building with 12,500 gsf of floor area. Projected Development Site 2 (Block 633, Lot 41) is assumed to be converted into a two-story residential building with 2,796 gsf of floor area and two dwelling units (2.38 FAR). Potential Development Site 1 (Block 633, Lots 34 and 134) is assumed to maintain its existing form. However, the nonconforming commercial use on Lot 134 is assumed to be converted into a conforming residential use.

The analysis year for the Proposed Actions is 2020.

Sincerely,

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

cc:

Jacquelyn Harris	Kirsti Jutila	Robert Dobruskin
Joy Chen	Renee Ferguson	Susan Wong
John Mangin	Paul Power	Pat Bussey
Kenny Ramnarine	Samuel Nourieli	