City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 38th Street & 31st Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 15DCP047Q	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 150135ZMQ	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning			NAME OF APPLICANT 30-70 Astoria, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Hiram Rothkrug, EPDSCO, Inc		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 55 Water Mill Road		
CITY New York	STATE NY	ZIP 10271	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@epdsco.com	

5. *Project Description*

The Applicant, 30-70 Astoria LLC, is seeking a zoning map amendment to rezone a mid-block portion of Block 659 in the Astoria neighborhood of Queens from an R5B zoning district to an R6B zoning district. The proposed action would rezone portions of 8 tax lots, (two lots controlled by the Applicant, (Block 659, Lots 75 and 76) located along 38th Street. The proposed rezoning would remedy a split lot condition in a R5B/R6B zoning district to a wholly R6B zoning district for (Block 659, Lots 73, 75, 76, 77, 78, 79, 81 and 5). The proposed action would facilitate the construction of a 5-story residential building consolidated onto a single zoning lot (Block 659, Lots 75 and 76). The development would consist of 26 dwelling units at 27,450 gross square feet. The proposed development would also include 3,093 square feet of accessory outdoor recreational space and 13 cellar level parking spaces. Portions of Block 659, Lots 73, 77, 78, 79, 81 and 5 would be rezoned as part of the proposed action but are not anticipated for redevelopment. See attached Project Description for further information.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 30-66 and 30-70 38th Street
TAX BLOCK(S) AND LOT(S) Block 659, P/O Lot 73, 75, 76, 77, 78, 79, 81 and 5		ZIP CODE 11103
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS 38th Street and 31st Avenue		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5B/R6B		ZONING SECTIONAL MAP NUMBER 9a

6. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 13,862 (Total Area Rezoned)
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.):
Other, describe (sq. ft.):

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 27,450
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 17,479
HEIGHT OF EACH BUILDING (ft.): 50
NUMBER OF STORIES OF EACH BUILDING: 5

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 2,536
The total square feet not owned or controlled by the applicant: 11,326

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	27,450			
Type (*e.g.,* retail, office, school)	26 units			

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 14 NUMBER OF ADDITIONAL WORKERS:
Provide a brief explanation of how these numbers were determined: 6 NET DUs x 2.25 Persons (Average Household Size in Queens CD1) = 14 new residents

Does the proposed project create new open space? ☒ YES ☐ NO If "yes," specify size of project-created open space: 3,093 sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: The No-Action scenario for the project site consists of as-of-right development on Lots 75 and 76 under the existing R5B zoning. This would produce a five-story building 50

feet tall, with approximately 25,700 in gross square feet with 20 dwelling units. The development would include 15,727.6 zoning square feet (zsf) representing an FAR of 1.79. The development would also include 10 cellar level parking spaces within 3,000 gsf. Approximately 3,415 square feet of accessory outdoor recreational space would be provided at the rear of the property for use by building residents. The two existing buildings on the property would be demolished. The remaining lots not under control of the applicant (Lots 73, 77, 78, 79, 81 and 5) do not differ between scenarios. See attached Project Description for further details.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attached		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☒
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		

	YES	NO
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 246		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 126,700		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☐
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒

	YES	NO
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Justin Jarboe, EPDSCO, Inc	03/25/16

SIGNATURE Justin Jarboe

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

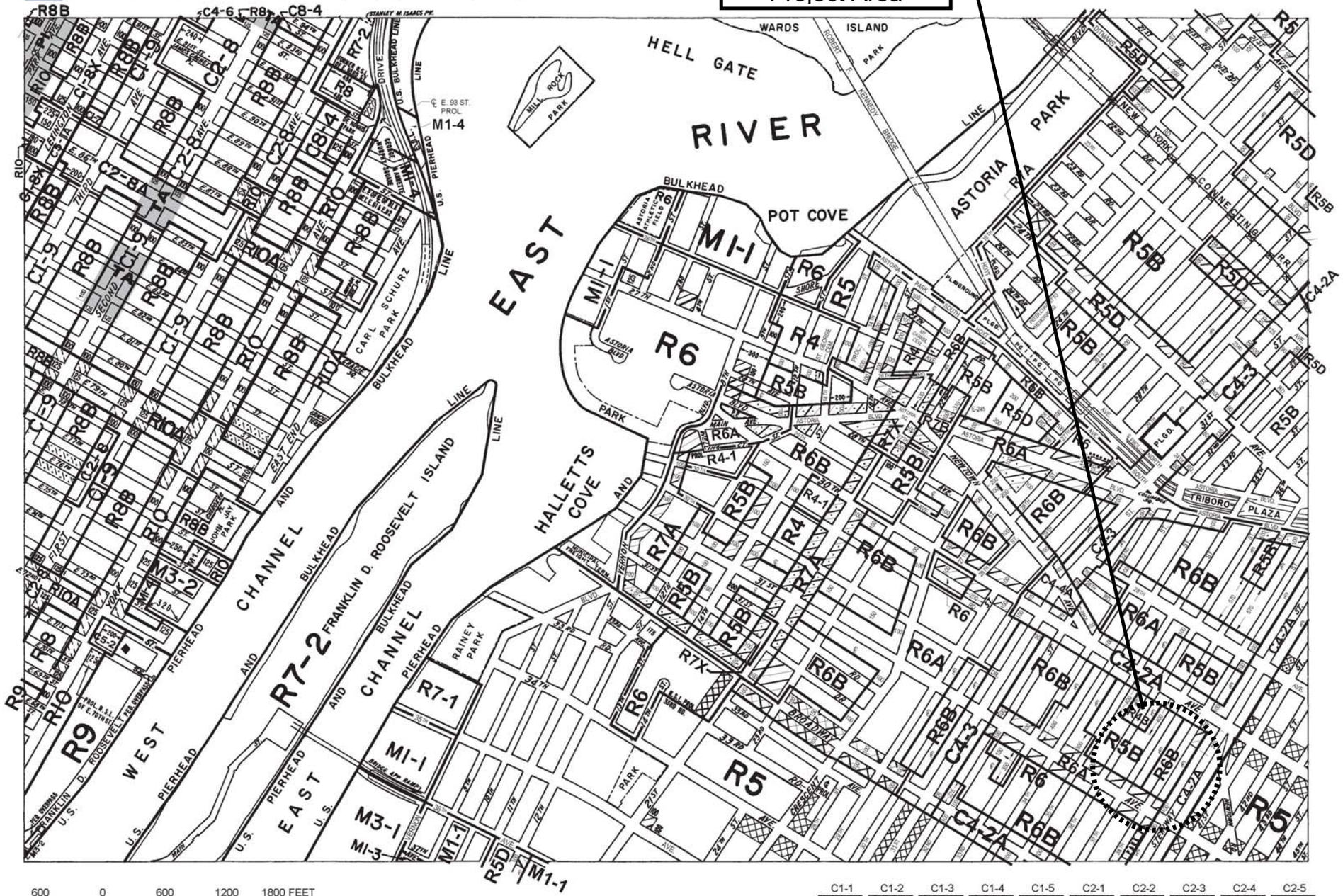
☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY	
Deputy Director, EARD	NYC Department of City Planning	
NAME	SIGNATURE	DATE
Olga Abinader	Olga Abinader	March 25, 2016

Click blue box on map to view sketch map of **proposed** map change

Development Site / Project Area



600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

6–14–2011 C 110166 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGES:

◆ AS CORRECTED 02–06–2013

N

MAP KEY

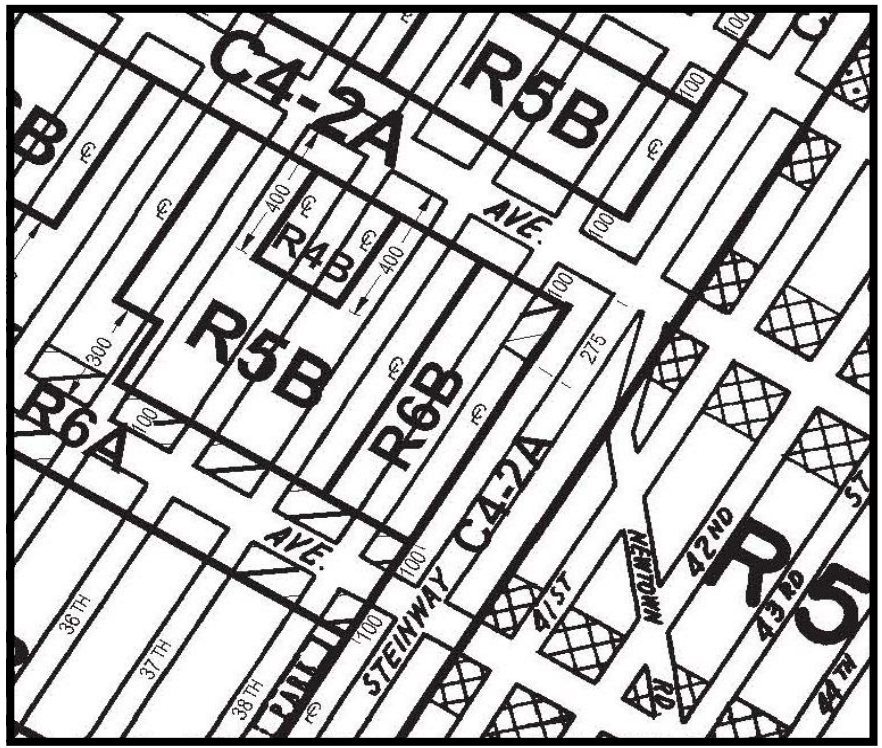
5d	6b	6d
8c	**9a**	9c
8d	9b	9d

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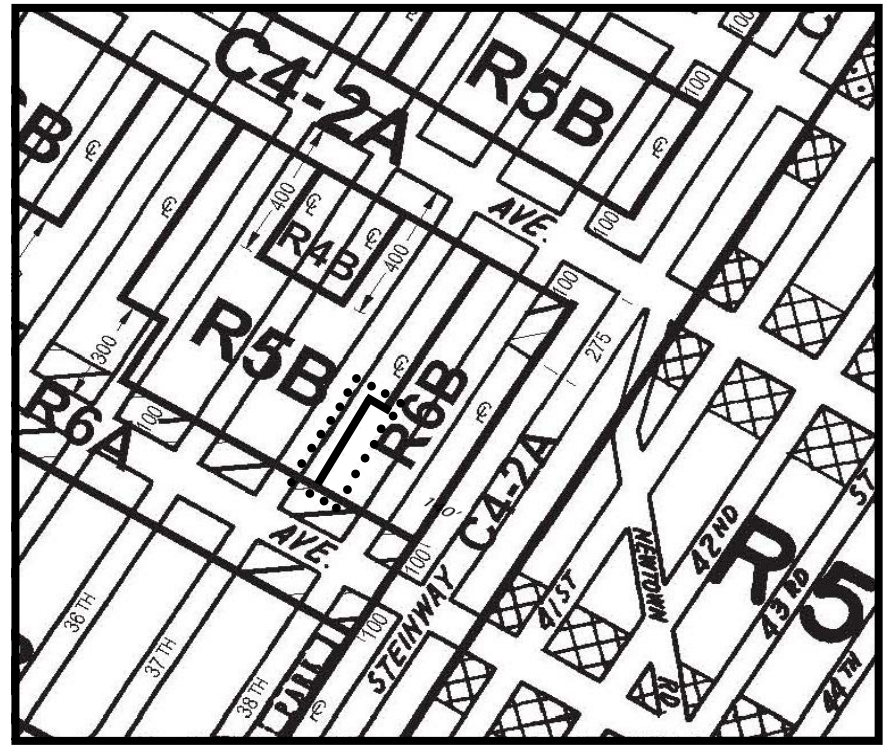
ZONING MAP **9a**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

ZONING CHANGE MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP - Area being rezoned is outlined with dotted lines

Changing an R5B district to an R6B district

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Land Use Map

38th Street and 31st Avenue Rezoning

Project Information

- 400' Buffer
- Development Site
- Project Area

Existing Zoning Districts

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



North

0 200 400 600 Feet

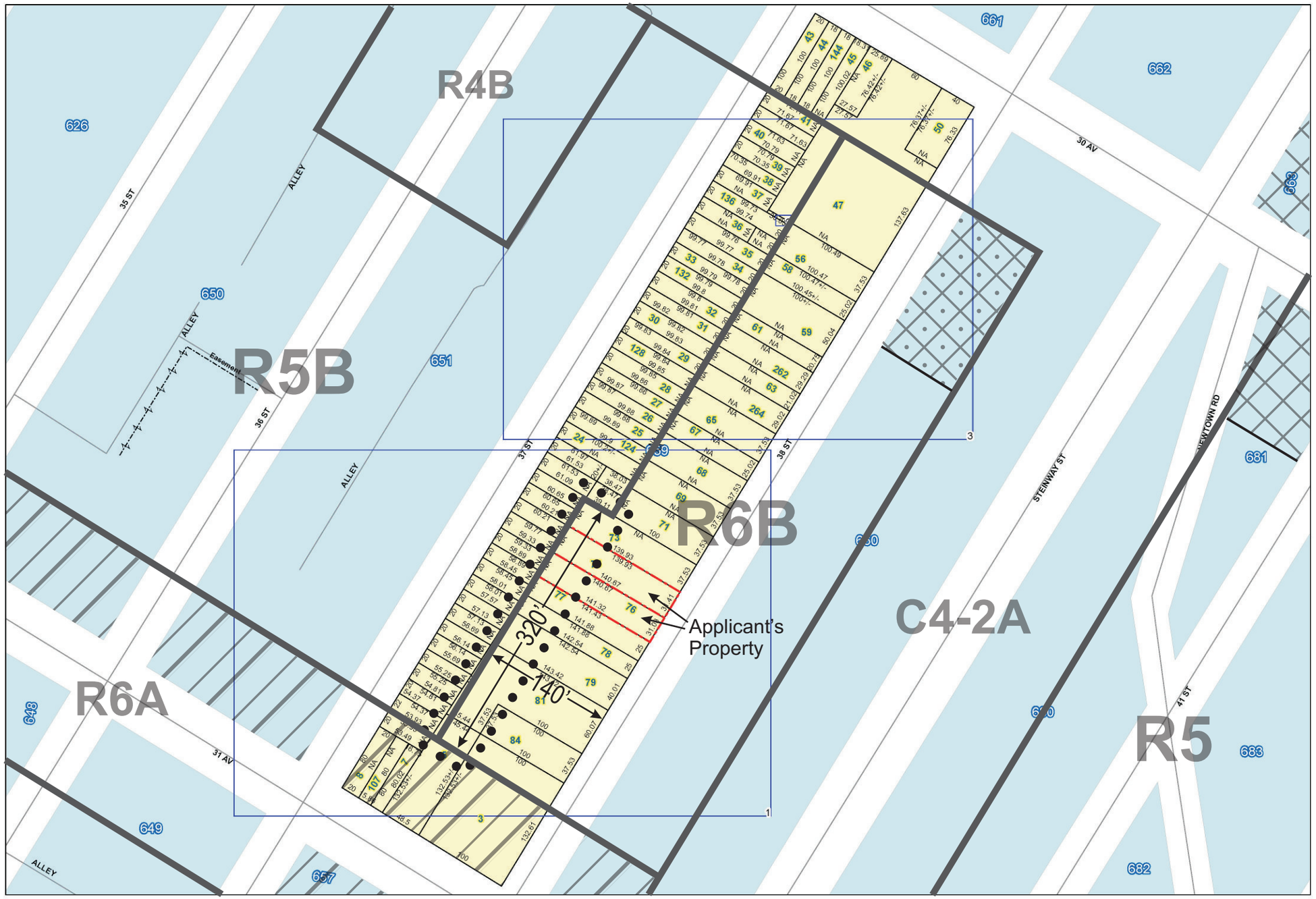
Prepared by Urban Cartographics January 2014

38th Street and 31st Avenue Rezoning (PAS ID# P2014Q0200)

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

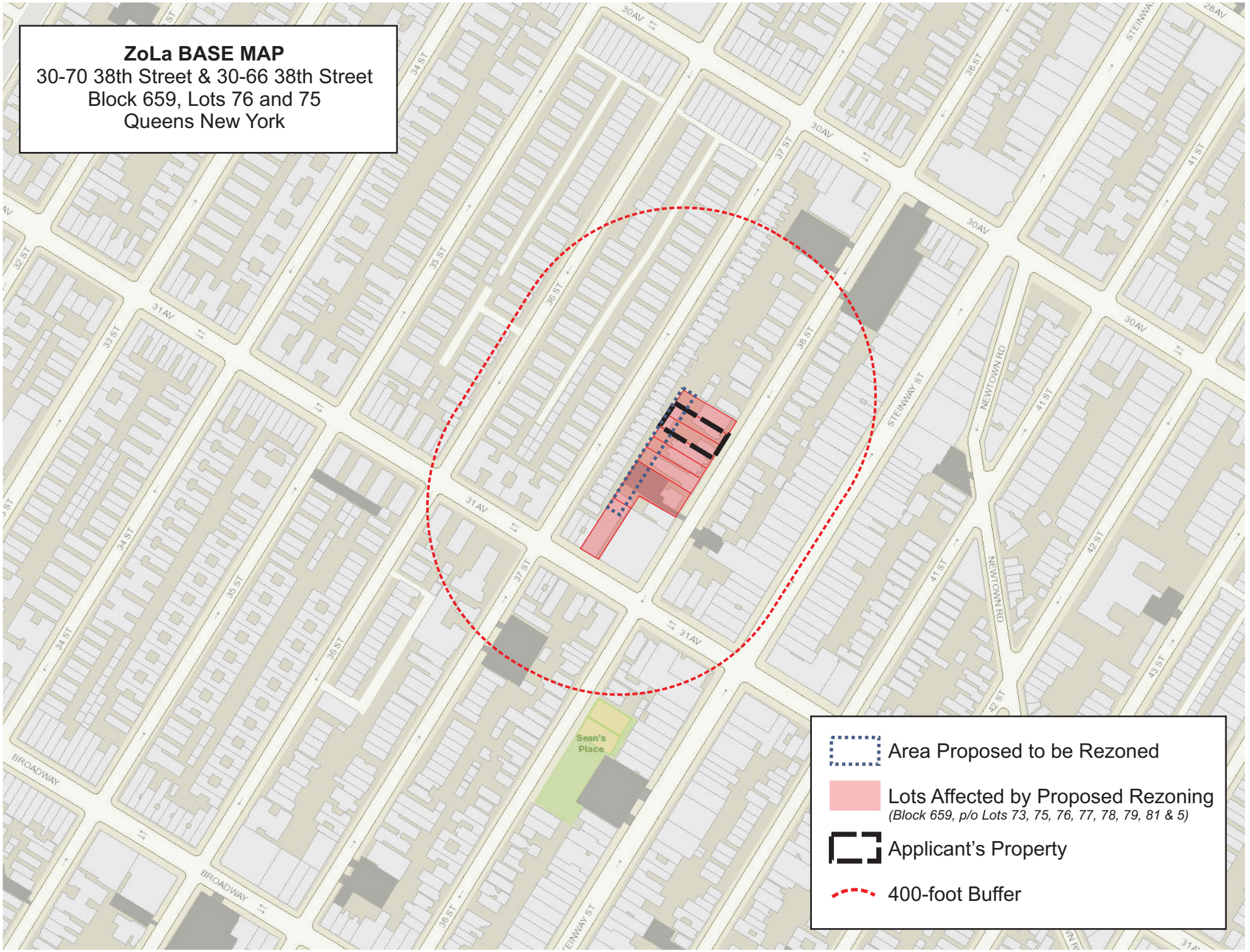
Effective Date : 12-07-2008 12:21:29
End Date : Current
Queens Block: 659



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site / Proposed Project Area
- Area Proposed to be Rezoned
- C1-2 Commercial Overlay
- C1-3 Commercial Overlay
- C2-3 Commercial Overlay

0 37.5 75 150 225 300 Feet


ZoLa BASE MAP
30-70 38th Street & 30-66 38th Street
Block 659, Lots 76 and 75
Queens New York
Sean's Place
Area Proposed to be Rezoned
Lots Affected by Proposed Rezoning
(Block 659, p/o Lots 73, 75, 76, 77, 78, 79, 81 & 5)
Applicant's Property
400-foot Buffer



1. View of 38th Street facing north, Site at right.



2. View of the of Site from 38th street, facing southwest.



3. View of the Site, facing west.



38th Street and 31st Avenue Rezoning



4. View of the Site from 38th Street, facing northwest.



5. View of 38th Street facing south, Site at left.



6. View of sidewalk along the Site, facing north.





7. View of 38th Street, facing southeast.



8. View of sidewalk along the Site, facing south.



9. View of 38th Street, facing northeast.



38th Street and 31st Avenue Rezoning



10. View of 31st Avenue, facing west.



11. View of 31st Avenue, facing northwest.



12. View of 31st Avenue, facing southwest.



ZONING CALCULATIONS

PREMISE: 30–66 , 30–70 — MAP NO.: 9A
BLOCK: 659 — ZONE(S): R6B, R5B
LOT: 75 & 76 — LOT AREA: 8,780.6 S.F.

TOTAL LOT AREA = 8,780.6 S.F.
PERCENTAGE IN R6B = 6,244 (71%)
PERCENTAGE IN R5B = 2,536.6 (29%)

SEC. 23–141, 23–145 FLOOR AREA & LOT COVERAGE

F.A.R. (ADJUSTED)		MAX. PERMITTED	PROPOSED
R6B 2.0 x .71	= 1.42		
R5B 1.35 x .29	= .3915		
ADJUSTED F.A.R.	= 1.8115 (1.812)		
8,780.6 x 1.812	=	15,910.45 S.F.	15,727.6 S.F.

FLOOR AREA AFTER DEDUCTIONS:

CELLAR	= 0
FIRST	= 2,917.2
SECOND	= 3,285.7
THIRD	= 3,285.7
FOURTH	= 3,285.7
FIFTH	= 2,953.3
TOTAL	= 15,727.6

MAXIMUM LOT COVERAGE FOR EACH PORTION		
MAXIMUM LOT COVERAGE (R5B) = 55%	1,395.13 S.F.	0 S.F.
MAXIMUM LOT COVERAGE (R6B) = 60% (INT. LOT)	3,746.4 S.F.	3,526.2 S.F. OR 56.4%

SEC. 23–22 MAXIMUM NUMBER OF DWELLING UNITS

R6B = 6,244 x 1.812 = 11,314.13
11,314.13/680 = 16.63 UNITS
R5B = 2,536.6 X 1.812 = 4,596.3
4,596.3/1,350 = 3.40 UNITS

TOTAL ALLOW. UNITS	=	20.03 OR 20	20
SEC. 23–32 MIN. LOT AREA & LOT WIDTH		1,700 SF & 18 FT	8,780.6 & 62.44 FT

YARDS & SETBACKS

SEC. 23–633(a)(2) FRONT YARD	THE STREET WALL SHALL BE LOCATED NO CLOSER TO NOR FURTHER FROM THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING.	
SEC. 23–47 REAR YARD	30'	65'
SEC. 23–462(c) SIDE YARDS	0' REQUIRED, 8' IF PROVIDED	0'
SEC. 23–633(b) SETBACK REGULATIONS	30' MIN BASE 40' MAX BASE SETBACK DIST. = 10' 50' MAX BLDG. HT.	

PARKING

SEC. 25–241 REDUCED REQ. SMALL LOTS	UNDER 10,000 S.F. OF LOT AREA, 50% OF D.U. =	10

THE QUALITY HOUSING PROGRAM	REQUIRED	PROVIDED
SEC. 28–21 SIZE OF DWELLING UNITS	400 SF	593 SF (SMALLEST UNIT)

SEC. 28–22 WINDOWS
ALL WINDOWS IN RESIDENTIAL PORTIONS ARE DOUBLE GLAZED

SEC. 28–23 REFUSE STORAGE AND DISPOSAL

	1 PER STORY, NOT LESS THAN 12SQ. FT.	1 PER STORY, NOT LESS THAN 12SQ. FT.

SEC. 28–24 LAUNDRY FACILITIES
LAUNDRY FACILITY LOCATED IN EACH UNIT — NOT APPLICAPLE

SEC. 28–25 DAYLIGHT IN CORRIDORS
50 PERCENT OF FIRST FLOOR CORRIDORS ARE EXCLUDED FROM FLOOR AREA BECAUSE OF CLEAR, NON TINTED GLAZED AREA OF ATLEAST 20 S.F. IS PROVIDED AND IS VISIBLE FROM ATLEAST 50 PERCENT OF SUCH CORRIDOR

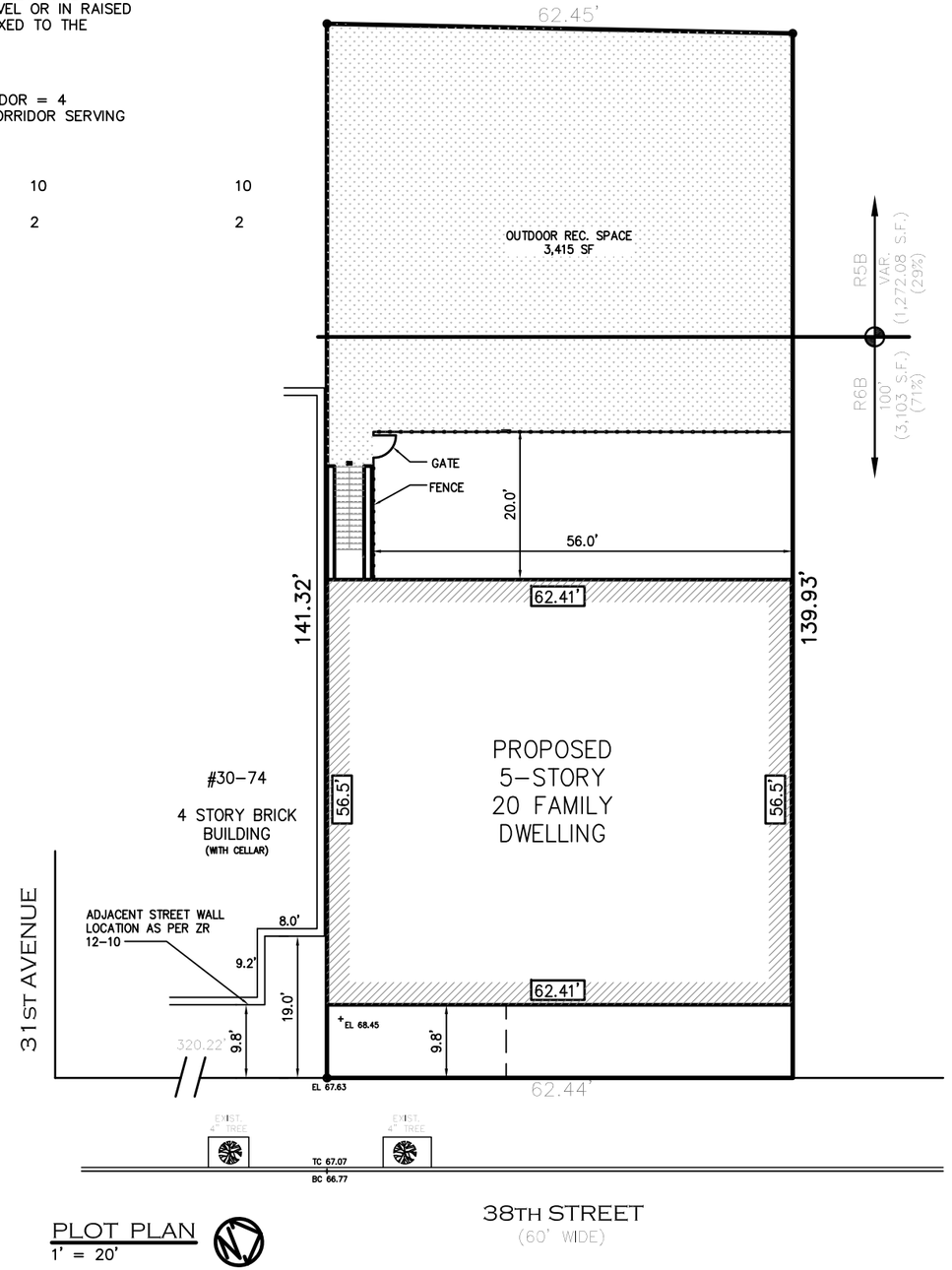
SEC. 28–31 REQUIRED RECREATION SPACE	3.3% OF TOTAL RESIDENTIAL FLOOR AREA = 519 S.F.	3,415 S.F. OUTDOOR REC. SPACE

SEC. 28–33 PLANTING AREAS
THE AREA BETWEEN STREET LINE AND THE STREET WALL OF THE BUILDING TO BE PLANTED AT GROUND LEVEL OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND

SEC. 28–41 DENSITY PER CORRIDOR
ACTUAL NUMBER OF D.U. SERVED BY A CORRIDOR = 4
50 PERCENT OF THE SQUARE FEET OF THE CORRIDOR SERVING SUCH UNITS IS EXCLUDED FROM FLOOR AREA

SEC. 25–811(a) BICYCLE PARKING		
1 PE 2 DWELLING UNITS	10	10
STREET TREES REQUIRED	2	2

1 PER 25' OF FRONTAGE
FRONTAGE = 62.44'/25' = 2.49 / 2 REQ.



PLOT PLAN
1' = 20'

*For illustrative purposes

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No-Action Site Plan

T.F. CUSANELLI & FILLETTI
ARCHITECTS, P.C.
143 TERRACE STREET
HAWORTH N.J. 07641
201-384-9555

PROPOSED DISTRICT BOUNDARY REVISION:
NEW MULTI - FAMILY BLDG.
30-70 38TH STREET
LONG ISLAND CITY, NY 11103

DRAWN BY: VF
SCALE: 10102NJ
CHECKED BY:
DATE: 05/31/13

PLOT PLAN
&
ZONING CALC.
(EXISTING COND.)

1 OF 2

ZONING CALCULATIONS

PREMISE: 30–66 , 30–70 MAP NO.: 9A
BLOCK: 659 ZONE(S): R6B
LOT: 75 & 76 LOT AREA: 8,780.6 S.F.

SEC. 23–141. 23–145 FLOOR AREA & LOT COVERAGE

F.A.R.		MAX. PERMITTED	PROPOSED
2.0 X 8,780.6	= 17,561.2	17,561.2 S.F.	17,479.1 S.F.

FLOOR AREA AFTER DEDUCTIONS:

CELLAR	= 0
FIRST	= 3,268.5
SECOND	= 3,635.3
THIRD	= 3,635.3
FOURTH	= 3,635.3
FIFTH	= 3,304.6
TOTAL	= 17,479.1

MAXIMUM LOT COVERAGE

MAXIMUM LOT COVERAGE = 60% (INT. LOT)	5,268.3 S.F.	3,526.2 S.F. OR 40.2%

SEC. 23–22 MAXIMUM NUMBER OF DWELLING UNITS

17,561.2/ 680 = 25.8 / 26	26	26
SEC. 23–32 MIN. LOT AREA & LOT WIDTH	1,700 SF & 18 FT	8,780.6 & 62.44 FT

YARDS & SETBACKS

SEC. 23–633(a)(2) FRONT YARD	THE STREET WALL SHALL BE LOCATED NO CLOSER TO NOR FURTHER FROM THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING.	
SEC. 23–47 REAR YARD	30'	65'
SEC. 23–462(c) SIDE YARDS	0' REQUIRED, 8' IF PROVIDED	0'
SEC. 23–633(b) SETBACK REGULATIONS	30' MIN BASE 40' MAX BASE SETBACK DIST. = 10' 50' MAX BLDG. HT.	40' BASE SETBACK DIST. = 12'–8" 50' BLDG. HT.

PARKING

SEC. 25–241 REDUCED REQ. SMALL LOTS	UNDER 10,000 S.F. OF LOT AREA, 50% OF D.U. =	13

THE QUALITY HOUSING PROGRAM

	REQUIRED	PROVIDED
SEC. 28–21 SIZE OF DWELLING UNITS	400 SF	593 SF (SMALLEST UNIT)

SEC. 28–22 WINDOWS
ALL WINDOWS IN RESIDENTIAL PORTIONS ARE DOUBLE GLAZED

SEC. 28–23 REFUSE STORAGE AND DISPOSAL

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LAUNDRY FACILITY LOCATED IN EACH UNIT — NOT APPLICAPLE

SEC. 28–25 DAYLIGHT IN CORRIDORS
50 PERCENT OF FIRST FLOOR CORRIDORS ARE EXCLUDED FROM FLOOR AREA BECAUSE OF CLEAR, NON TINTED GLAZED AREA OF ATLEAST 20 S.F. IS PROVIDED AND IS VISIBLE FROM ATLEAST 50 PERCENT OF SUCH CORRIDOR

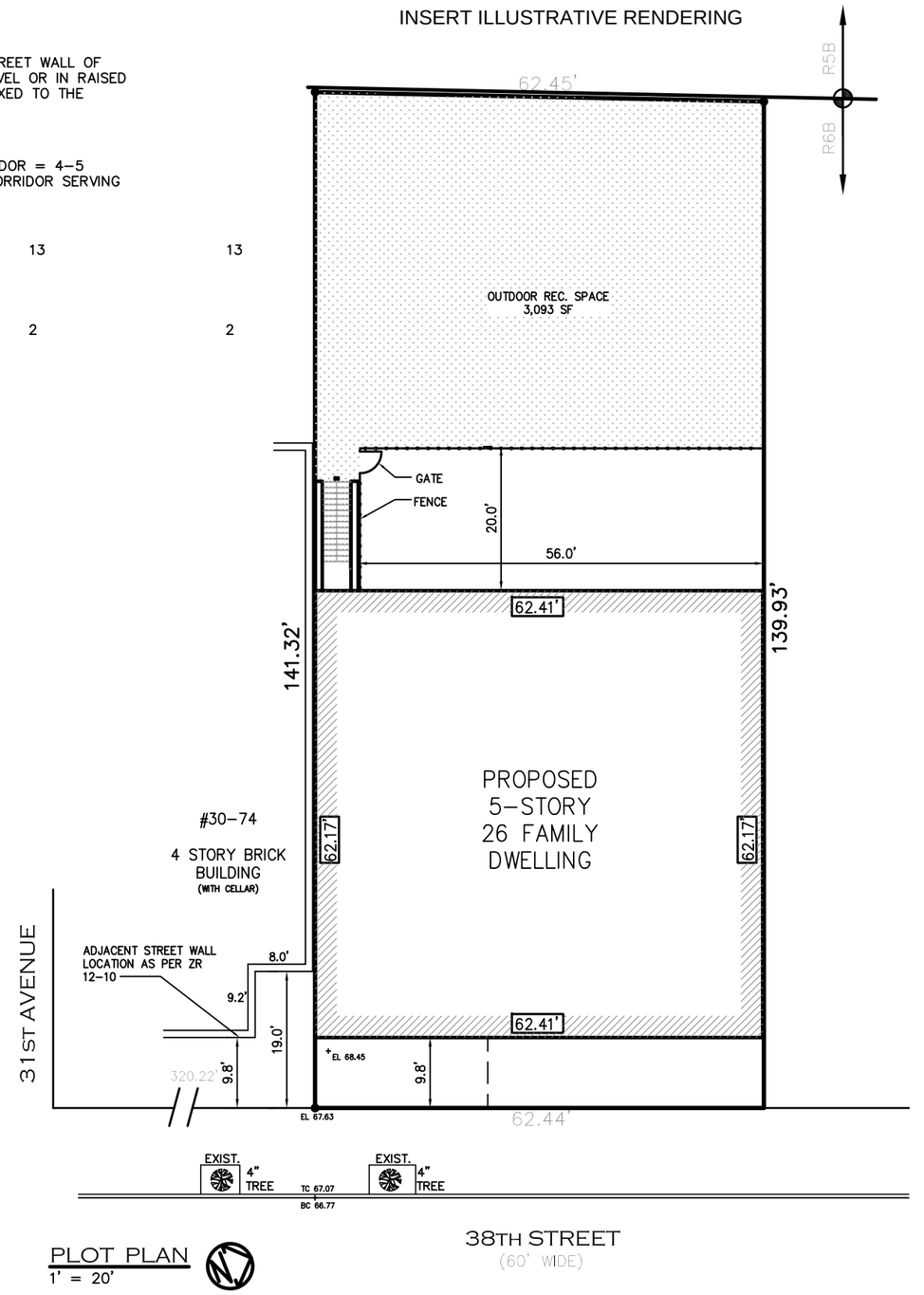
SEC. 28–31 REQUIRED RECREATION SPACE	3.3% OF TOTAL RESIDENTIAL FLOOR AREA = 576	3,093 S.F. OUTDOOR REC. SPACE

SEC. 28–33 PLANTING AREAS
THE AREA BETWEEN STREET LINE AND THE STREET WALL OF THE BUILDING TO BE PLANTED AT GROUND LEVEL OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND

SEC. 28–41 DENSITY PER CORRIDOR
ACTUAL NUMBER OF D.U. SERVED BY A CORRIDOR = 4–5
50 PERCENT OF THE SQUARE FEET OF THE CORRIDOR SERVING SUCH UNITS IS EXCLUDED FROM FLOOR AREA

SEC. 25–811(a) BICYCLE PARKING 1 PE 2 DWELLING UNITS	13	13
STREET TREES REQUIRED 1 PER 25' OF FRONTAGE FRONTAGE = 62.44'/25' = 2.49 / 2 REQ.	2	2

INSERT ILLUSTRATIVE RENDERING



PLOT PLAN
1' = 20'

*For illustrative purposes

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With-Action Site Plan

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HAWORTH N.J. 07641
201-384-9555

PROPOSED DISTRICT BOUNDARY REVISION:
NEW MULTI - FAMILY BLDG.
30-70 38TH STREET
LONG ISLAND CITY, NY 11103

DRAWN BY: VF
JOB #: 10102NJ
CHECKED BY:
DATE: 05/31/13

DWG. TITLE:
PLOT PLAN & ZONING CALC. (PROPOSED COND.)

DWG. #:
2 OF 2



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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REGISTERED ARCHITECT
VICTOR A. FILLETTI
No. 029291
STATE OF NEW YORK

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201.384.9555

PROPOSED DISTRICT BOUNDARY REVISION:

NEW MULTI - FAMILY BLDG.
30-70 38TH STREET
LONG ISLAND CITY, NY 11103

VF	10102NJ
	05/31/13

CONTEXT VIEW (PROPOSED COND.)

A-1

38TH STREET AND 31ST AVENUE REZONING

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, zoning, and public policy, air quality, and noise, as further detailed below. The subject heading number below correlates with the relevant chapter of the *CEQR Technical Manual*.

PROJECT DESCRIPTION

The applicant seeks a zoning map amendment to move a split zoning boundary between an R5B and R6B zoning district. The proposed action would affect portions of eight properties on Block 659 in the Astoria neighborhood of Queens, Community District 1. The action would rezone two properties controlled by the applicant at 30-66 and 30-70 38th Street (Block 659, Lots 75 and 76) from a split R5B/R6B zoning district to a wholly R6B zoning district. In addition, portions of Lots 73, 77, 78, 79, 81, and 5 would be wholly rezoned to R6B as part of the proposed action and are not under control of the applicant.

Block 659 was rezoned in 2010 as part of the Astoria Rezoning (10DCP019Q), from an R6 district to R5B and R6B districts, with the zoning boundary running along the centerline of the block midway between 37th and 38th Streets. However, as the block is 200.2' wide, this resulted in a split lot condition for several lots fronting 38th Street that are deeper than 100', including Lots 75 and 76, which are each approximately 140' deep. The proposed rezoning would better align with the dimensions of the lots in the project area, essentially making the R6B zoning district boundary run coterminous with the tax lot boundaries and permitting the application of the R6B regulations to the entirety of the affected lots.

The proposed Zoning Map Change would include rezoning of the R5B-zoned portions of the Applicant's property, as well as the non-Applicant owned parcels, to the proposed R6B district, which is the most appropriate zoning to facilitate the Applicant's development program and reflect existing development on the lots included within the proposed rezoning. R6B districts are designed in part to accommodate four- to five-story residential buildings. The R6B requires Quality Housing regulations that permits four and five-story buildings with high lot coverage. The R6B zoning district allows for a maximum FAR of 2.0 and a maximum height is 50 feet. Off Street parking is required for half of all dwelling units or is waived if 5 or fewer spaces are required.

The existing R6B zoning district boundary that is currently located 100' west of and parallel to 38th Street would be shifted to be located 140' west of and parallel to 38th Street. Lot 5 is mapped with a C1-3 commercial overlay, located 100'north of 31st Avenue, which would remain.

PURPOSE AND NEED

In order to facilitate the proposed development of the Applicant's Property, a zoning map amendment is required to rezone portions of the lots designated by the Project Area from an R5B zoning district to an R6B zoning district.

As a result of the Astoria Rezoning, Block 659 was rezoned from R6 and R6/C1-2 zoning districts, to a block containing R6B frontage along 38th Street, R5B frontage along 37th Street, R6A/C1-3 frontage along 31st Avenue, and C4-2A frontage along 30th Avenue. However, the current zoning district boundaries on Block 659, including the Applicant's Property, do not reflect the zoning lot boundaries on the subject block. In addition to furthering the land use objectives of the Astoria Rezoning, such as increasing residential and commercial densities in the neighborhood and subject block, the proposed zoning map amendment would remedy existing "split lot" conditions for certain lots within the Project Area.

Zoning for Quality and Affordability Text Amendment Applicability

The approved text amendment (CEQR #15DCP104Y) could potentially result in a reduction of height, parking, interior courtyard, rear yard, and setback regulations for buildings development pursuant to the proposed R6B zoning district by the proposed Build Year of 2018. These regulations could potentially result in a reduced burden to achieve the maximum permitted floor area currently permitted as-of-right. Additionally, for developments that provide affordable housing, nursing homes and other health-related uses, additional floor area could be provided, resulting in additional development potential not currently permitted by the zoning resolution. For market rate housing developments (the subject of this application), the maximum allowed height for the identified development sites, pursuant to the proposed R6B zoning district, could be raised from 50 feet to 55 feet. The proposed development will not include affordable units, but will maximize the allowable FAR. As such, the proposed text amendment would not facilitate additional development potential beyond what is analyzed in this EAS. Additionally the project site is not within a proposed Mandatory Inclusionary Housing (MIH) area, so the project would not be subject to the MIH Text Amendment.

REASONABLE WORSE CASE DEVELOPMENT SCENARIO

Existing Conditions

The applicant-owned property currently contains two residential buildings, a two and a half story residential building with 2,738 square feet (Lot 75) and a two-story residential building with approximately 1,330 square feet (Lot 76), for a combined FAR of 0.464.

Lots 73, 77, 78, 79, and 81 that are not under control of the applicant, contain multi-family residential buildings. Lot 5 contains a community facility. Lot 73 is developed with a 14,818 square foot multi-family dwelling containing 16 dwelling units on a 5,236 square foot lot representing an FAR of 2.83. Lot 77 is developed with a 7,900 square foot multi-family dwelling containing 10 dwelling units on a 3,550 square foot lot representing an FAR of 2.23. Lot 78 is developed with a 7,900 square foot multi-family dwelling containing 10 dwelling units on a 3,550 square foot lot representing an FAR of 2.23. Lot 79 is developed with a 16,123 square foot multi-family dwelling containing 20 dwelling units on a 5,720 square foot lot representing an FAR of 2.82. Lot 81 is developed with a 2,512 square foot three-family dwelling on a 10,246 square lot representing an FAR of 0.25 Lot 5 contains a 8,692 square foot community facility building containing a non-commercial club on a 6,225 square foot lot representing an FAR of 1.4

Future No-Action Scenario

Absent the proposed action, it is assumed that the Site would be merged into one zoning lot and would be developed with an as-of-right residential building under the property's existing R5B zoning. The Site is currently developed to an FAR of 0.464 (4,068 square feet of residential floor area on the 8,780.6 square foot site) relative to the permitted adjusted FAR of 1.812 under the property's current R5B/R6B zoning. The Future No-Action development would consist of a 5-story and cellar, 50' tall, approximately 25,700 gross square foot multiple dwelling including 20 apartment units. The development would include 15,727.6 zoning square feet (zsf) representing an FAR of 1.79. The development would also include 10 cellar-level parking spaces within 3,000 gross square feet, which would be accessed from a curb cut along 38th Street. The proposed no-build development would contain approximately 3,415 square feet of accessory outdoor recreational space at the rear of the property for use by building residents. The two existing buildings on the property would be demolished. See attached No-Action site plan for further details.

The portions of Block 659, Lots 73, 77, 78, 79, 81, and 5 that are not under control of the applicant are not anticipated for redevelopment. Lots 73, 77, 78 and 79 are currently built to the maximum allowable FAR under the existing zoning. Lots 81 and 5 contain multiple site easements making redevelopment unlikely. Three easements have been recorded against Lot 81 for the benefit of Lot 5 (both of which are under common ownership), including a lot line window declaration, an egress easement, and a dry well declaration. The details of these easements are outlined in further detail under with Future With-Action Scenario. While these restrictions don't completely preclude redevelopment of Lot 81, they make it much less likely. It is therefore assumed that this lot has no additional development potential.

Future With-Action Scenario

The Reasonable Worse Case Development Scenario ("RWCDS") identified one Development Site as part of the proposed action. The proposed action would shift an existing R5B/R6B zoning district forty feet to the west, wholly rezoning the applicant-controlled lots (Lots 75 and 76) to R6B, facilitating the construction of a 26 dwelling unit residential building with approximately 17,480 square feet on a single merged zoning lot

(the "Site"). The existing two residential structures on the Site, both of which are currently occupied, would be demolished in order to facilitate the proposed development. See attached proposed with-action site plan for further details.

The portions of Block 659, Lots 73, 77, 78, 79, 81, and 5 that are not under control of the applicant are not anticipated for redevelopment. Lots 73, 77, 78 and 79 are currently built to the maximum allowable FAR under the proposed zoning. Lots 81 and 5 contain multiple site easements and making redevelopment unlikely. Details about these easements are as follows:

1) The lot line window easement, recorded on January 30, 2004, grants to Lot 5 the ability to construct exterior wall openings on the cellar and first floor of the northerly wall of said building in excess of that permitted under the NYC Building Code (note that Lot 81 is north of Lot 5.) If any building neighboring the building on Lot 5 is subsequently altered or constructed to come within a distance of less than sixty (60) feet in a direct line of any exterior openings in the northerly wall of the building on Lot 5 from the cellar to the second above-grade floors, then said exterior openings which fall within said distance limitation shall promptly be closed with construction meeting the fire resistant rating requirements for exterior wall construction of the Building as provided in the Building Code.
2) The fire egress easement, recorded on June 17, 2008, grants Lot 5 a means of egress through Lot 81 in the event of fire or other emergency, from the rear of Lot 5 over a portion of Lot 81 to afford access to the public street.
3) The dry well easement, recorded on May 5, 2005, creates a permanent easement for the purpose of permitting and enabling future owners of Lots 81 and 5 to dispose of storm water from the roof of the addition to the building on Lot 5 to the dry well on Lot 81.

Analysis Framework

For the purpose of the environmental review, the Future With-Action Scenario would consist of the proposed development. The increment between the No-Action and the Future With-Action scenarios would therefore include 1,750 gsf of residential use, six dwelling units and 3 accessory parking spaces. The proposed rezoning would allow an addition 13 feet in maximum height (a total of 50 feet from 33 feet), greater maximum lot coverage (60% compared to 55%) and would add 14 new residents. A summary of the No-Action, With-Action and increment are contained below.

Reasonable Worst Case Development Scenario
Proposed Development Site

Block/Lot Nos.	Project Info	Existing Conditions	No-Action	With-Action	Increment
B 659, L 75, 76	Zoning Lot Size (SF)	8,780.60	8,780.60	8,780.60	0
	FAR	0.464	1.81	1.99	0.2
	GSF Above Grade	4,068	16,920	18,670	1,750
	GSF Below Grade	0	8,780	8,780	0
	Residential GSF	4,068	22,700	23,450	750
	# of Dwelling Units	4	20	26	6
	# of Affordable Dwelling Units	0	0	0	0
	# of Accessory Parking Spaces	3	10	13	3
	Building Height (ft.)	25′ & 33′	33/50′	50′	0
	Zoning Square Feet	4,074	15,727	17,479	1,752
	Total GSF	4,068	25,700	27,450	1,750

1. LAND USE, ZONING AND PUBLIC POLICY

I. Introduction

Pursuant to Chapter 4 of the *CEQR Technical Manual,* an analysis of land use and zoning is required if a proposed action significantly alters land use or zoning. Since the proposed action includes a zoning map amendment, a preliminary analysis of land use and zoning is included below.

The applicant seeks a zoning map amendment from an R5B district to an R6B zoning district. The proposed action would affect portions of eight properties on Block 659 in the Astoria neighborhood of Queens, Community District 1. The proposed development would rezone portions of two properties controlled by the applicant at 30-66 and 30-70 38th Street (Block 659, Lots 75 and 76) from a R5B to an R6B zoning district. In addition, portions of Lots 73, 77, 78, 79, 81, and 5 would be rezoned to R6Bas part of the proposed action and are not under control of the applicant.

The proposed action would shift a split R5B/R6B zoning district forty feet to the west, wholly rezoning the applicant-controlled lots to R6B, facilitating the construction of a 26 dwelling unit residential building on Lots 75 and 76 with approximately 17,480 square feet on a single merged zoning lot, representing an FAR of 1.99 (the "Site"). The development would also include 13 cellar level parking spaces within 4,000 gross square feet, which would be accessed from a curb cut along 38th Street. Approximately 3,093 square feet of accessory outdoor recreational space would be provided in the rear of the property, for use by the building residents. The two existing buildings on the property would be demolished.

As discussed in the Reasonable Worse Case Development Scenario ("RWCDS"), the proposed development did not identify any other sites that might be redeveloped as a result of the proposed action. The portions of Block 659, Lots 73, 77, 78, 79, 81, and 5 that are not under control of the applicant are not anticipated for redevelopment, as they are currently built to the maximum allowable FAR under the proposed zoning (Lots 73, 77, 78 and 79) or contain pre-existing site restrictions (Lots 81 and 5) making redevelopment unlikely.

II. Existing Conditions

Land use

Site Description

The proposed development is located in the Astoria section of Queens Community District 1. It includes one development site located at 30-66 and 30-70 38th Street (Block 659, Lots 75 and 76) bound by 31st Avenue to the south, 37th Street to the west, 30th Avenue to the north; and Steinway Street to the east. The Site, which contains approximately 8,780 square feet of land area, is developed with two residential properties. The first (Lot 75) is a two- and a half-story residential building built to approximately 4,406 square feet. The second (Lot 76) is a two-story residential building built to approximately 4,374 square feet. Both properties contain approximately 31 feet of frontage along 38th Street at a depth of approximately 140 feet.

Land Use Study Area

The proposed rezoning area is located in the Astoria area of Queens, which runs along the East River between Long Island City to the south and Woodside to the east. For the purpose of this preliminary analysis, the study area consists of the Project Site and 400 feet within the Site (see attached Land Use map). This study area is bound by 36th street to the west; between 31st Avenue and Broadway to the south; Steinway Street to the east; and 30th Avenue to the north. The analysis year is 2018. As shown in the accompanying land-use map, the surrounding area mainly consists of a balanced mix of residential and local retail commercial uses. In addition, some institutional uses are scattered throughout the study, the most significant of which is the Trinity Lutheran Church on 37th Street, which is listed in the National Register of Historic Places. Some medical-related community facility uses are scattered throughout the land use study area as well. Smaller streets, such as 38th Street, run north-south and typically have one-way traffic. These streets contain smaller lots with frontages generally 30 feet and depths between 100 and 140 feet. Wider streets and avenues, such as Steinway Street and 31st Avenue, have two-way traffic and some larger lot sizes to accommodate commercial properties and mixed use buildings. Examples on the rezoning block include a grocery store on Lot 3 on a 13,257 square foot lot and a bank on Lot 47, which is 22,336 square feet. Steinway Street is a commercial thoroughfare and contains mixed use and local retail commercial use with buildings ranging from a single-story to three-stories. Commercial properties on Steinway over a single-story are often mixed use, and contain residential use on the floors above. The residential properties within the study area are diverse, and range from single-family detached houses to five-story attached apartment buildings possible under the proposed zoning.

Zoning

The rezoning area is located in a split R5B/R6B zoning district (see attached zoning map). Other zoning districts outside the rezoning area but within the study area include a small R4B district on 36th Street; an R6A/C1-3 corridor on 31st Avenue; and C2-4A corridors on 30th Avenue and Steinway Street.

The R4B contextual zoning district primarily produces low-rise one—and two-family attached residences. The district permits detached and semi-detached buildings, however the maximum FAR of 0.9 and maximum height of 24 feet generally produce two-story flat roofed row houses. Yard requirements vary between detached and semi-detached and one off-street parking space is required for each dwelling unit, although waived for single-family buildings.

The R5B contextual zoning district is a residential district that primarily consists of three-story row houses. It also permits detached and semi-detached buildings. The R5B district allows a maximum FAR of 1.35 for residential use; the maximum allowable lot coverage is 55 percent. The maximum height is 33 feet and parking is required for approximately 66% of dwelling units.

R6B is a contextual residential zoning district that predominantly produces four- and five-story buildings. Many of these are brownstone buildings are set back from the street and have small front yards. The R6B zoning district allows for a maximum FAR of 2.0 and requires application of the Quality Housing regulations. The maximum height is 50 feet. Off Street parking is required for half of all DUs.

The C1-3 zoning district is a commercial overlay mapped within a residential district. C1-3 commercial overlays permit local retail (Use Groups 1 through 6), such as grocery stores, restaurants and beauty parlors. Within lower density residential zoning districts (R1 through R5) the maximum FAR of 1.0, whereas in more dense residential districts (R6 through R10) the maximum FAR is 2.0. The C1-3 overlay is mapped to a depth of 150 feet. Commercial use must exist below any residential use.

The C4-2A zoning district is a contextual commercial district with a maximum commercial FAR of 3.0. C4-2A districts permit most commercial uses (Use Groups 1-6; 8-10; and 12) that offer uninterrupted frontages in commercial districts. Prohibited uses include maintenance and repair shops. The residential equivalent of the C4-2A district is R6A, which also carries a maximum FAR of 3.0, however districts applicable to the Inclusionary Housing Program (IHP) can receive an FAR bonus where affordable housing is provided.

Public Policy

The proposed development is not located within the coastal zone and therefore does not affect the City's Waterfront Revitalization Program (WRP). The rezoning area is not controlled by or located in any designated New York State Empire Zones or New York City Industrial Business Zones (IBZs). Additionally, the rezoning area is not governed by a 197a

Plan, nor does the proposed action involve the siting of any public facilities (Fair Share). The proposed action is also not subject to the New Housing Marketplace Plan.

III. Future Without the Proposed Action (No-Action)

Absent the proposed action, it is assumed that the Site would be merged into one zoning lot and would be developed with an as-of-right residential building under the property's existing zoning. The Site is currently developed to an FAR of 0.464 (4,068 square feet of residential floor area on the approximately 8,780 square foot site) relative to the permitted adjusted FAR of 1.812 under the property's current R5B/R6B zoning. The No-Action development would consist of a 5-story and cellar, 50' tall, approximately 25,700 gross square foot multiple dwelling including 20 apartment units (See attached No-Action site plan). The development would include 15,727.6 zoning square feet (zsf) representing an FAR of 1.79. The development would also include 10 cellar-level parking spaces within 3,000 gross square feet, which would be accessed from a curb cut along 38th Street. The proposed No-Action development would contain approximately 3,415 square feet of accessory outdoor recreational space at the rear of the property for use by building residents. The two existing buildings on the property would be demolished (See Table 4-1).

The portions of Block 659, Lots 73, 77, 78, 79, 81, and 5, that are not under control of the applicant, are not anticipated for redevelopment as they are currently built to the maximum allowable FAR under the existing zoning (Lots 73, 77, 78 and 79) or contain site restrictions (Lots 81 and 5) making redevelopment unlikely.

Surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2018. The 400-foot area surrounding the project site is developed with a stable residential community containing a mix of residential properties, local commercial retail, and a few community facilities. No significant new development or redevelopment in the area is expected.

Zoning and Public Policy

In the future without the proposed action, the existing zoning would remain unchanged. The Site would continue to be zoned R5B/R6B. In the future without the proposed action, no public policy changes are expected to occur in the study area.

IV. Future With The Proposed Action (With-Action Scenario)

Land Use

The proposed action would shift an existing R5B/R6B zoning district forty feet to the west, wholly rezoning eight pre-existing split lots to R6B. The proposed action would facilitate the construction of a 5-story 26 dwelling unit residential building on the Site with

approximately 17,480 square feet on a single merged zoning lot, representing an FAR of 1.99. The development would also include 13 cellar level parking spaces within 4,000 gross square feet, which would be accessed from a curb cut along 38th Street. Approximately 3,093 square feet of accessory outdoor recreational space would be provided for building residents. The two existing buildings on the property would be demolished.

The portions of Block 659, Lots 73, 77, 78, 79, 81, and 5, that are not under control of the applicant, are not anticipated for redevelopment as they are currently built to the maximum allowable FAR under the proposed zoning (Lots 73, 77, 78 and 79) or contain site restrictions (Lots 81 and 5) making redevelopment unlikely.

Compared to the No-Action condition, the With-Action condition results in a net change of approximately 1,750 square feet of residential space (6 dwelling units). The proposed development would be pursuant to a zoning map amendment changing the Site from a split R5B/R6B district to a wholly R6B district, facilitating the proposed site plan and allowing an additional 0.2 of FAR.

Based on the 2010 Census data for Queens Community District 1, where the Site is located, it is projected that the average household size for the residential component of the proposed development would be approximately 2.25 per dwelling unit (DU). Utilizing this average, the RWCDS associated with the proposed action would add approximately 14 new residents in 6 DUs.

Overall, the proposed action and resulting proposed development would not represent a substantial land use change on the Site, as similar buildings have been constructed as-of-right in the adjoining R6B zoning district. Therefore, by moving an existing split R5B/R6B zoning district forty feet to the west, thereby wholly rezoning the split lots to R6B, would not introduce any new land uses to the study area (see illustrative rendering).

The proposed rezoning and the resulting proposed development are therefore not expected to result in any significant adverse impacts or conflicts with the land use in the study area.

Zoning

The proposed action includes a zoning map amendment to move a split R5B/R6B zoning boundary 40 feet, thereby wholly zoning eight lots R6B, as illustrated in the proposed zoning map. The proposed R6B zoning district allows a maximum far of 2.0 for residential use. The R6B contextual zoning districts typically produce four-story buildings with a maximum height of 50 feet. Off Street parking is required for 50% of DUs.

Table 4-2 provides a comparison of the uses and bulk regulations permitted under the existing and proposed zoning districts. As indicated in the table, the proposed R6B zoning district would permit new development at maximum FAR of 2.0. This would represent a similar permitted maximum FAR than is allowed under the existing R5B/R6B district, which has a maximum permitted FAR of 1.35 and 2.0, respectively.

Table 1-1
Comparison of Zoning Regulations: R5B and R6B

	R5B		R6B	
Use Groups		1 - 4		1 – 4 & 6c
Maximum FAR	Residential	1.35	Residential	2.0
	Community Facility	1.35	Community Facility	2.0
Maximum Height	33 Feet		50 Feet	
Parking Requirements	66% of DUs		50% of DUs	

The proposed development would not result in any non-conforming uses or non-complying developments, as the proposed development complies with the proposed zoning. The remaining lots not under control of the applicant are anticipated to remain, as they are built to the maximum FAR under the existing and proposed zoning.

Therefore, the proposed rezoning action and the resulting proposed development are not expected to result in any significant adverse impacts or conflicts with the zoning in the study area.

Public Policy

The proposed action would shift an existing R5B/R6B zoning district forty feet to the west, wholly rezoning eight pre-existing split lots to R6B. The proposed action is not within any coastal zones, and therefore does not affect the Waterfront Revitalization Program. The proposed action is also not within the vicinity of any Industrial Business Zones (IBZs). There are no other public policies of concern applicable to the Site.

Therefore, the proposed action and the resulting proposed development are not expected to result in any significant adverse impacts to or conflicts with public policies in the study area.

V. Assessment/Conclusion

Land Use

The proposed action and resulting proposed development would not represent a substantial land-use change in the area, as similar buildings have been constructed as-of-right in the adjoining R6B zoning district. Therefore, by moving an existing split R5B/R6B zoning district forty feet to the west, thereby wholly rezoning the split lots to R6B would not introduce any new land uses to the study area. The proposed R6B zoning district is appropriate for the subject property and the remainder of the proposed rezoning area given existing and new development trends in the surrounding area. The proposed rezoning would better align with the dimensions of the lots in the project area, essentially making the R6B zoning district boundary run coterminous with the tax lot boundaries and permitting the application of the R6B regulations to the entirety of the rezoning area.

The proposed rezoning and the resulting proposed development are therefore not expected to result in any significant adverse impacts or conflicts with the land use in the study area.

Zoning

The proposed rezoning would facilitate a residential development on the Site, including 26 dwelling units. Since the study area is predominantly residential, the proposed R6B zoning district would not introduce or increase nonconforming uses to the study area. Moreover, the new zoning would be consistent with the neighboring properties.

With the R6B zoning expected to generate development compatible with existing uses in the area, the proposed action is not expected to result in any significant adverse impacts from zoning.

Public Policy

The proposed actions do not affect any applicable public policies, as discussed above. As there are no public policies of concern applicable to the rezoning area, the proposed actions are not expected to result in any significant adverse impacts to public policies.

2. HISTORIC AND CULTURAL RESOURCES

Archaeological

The proposed project would involve construction potentially resulting in ground disturbance of a site that has not previously experienced extensive excavation. However, it is not likely the area would contain potential archaeological resources according to correspondence from the NYC Landmarks Preservation Commission (see attached letter dated 7/17/2014). Therefore, a detailed assessment of archaeological resources would not be required.

Architectural

There is a sole structure within the 400-foot study radius that is state/nationally-registered landmark, which consists of the Trinity Lutheran Church located at 31-18 37th Street. According to correspondence from the NYC Landmarks Preservation Commission (see attached letter dated 7/17/2014), No adverse impacts are anticipated to the church as a result of this action. Therefore, further assessment of architectural resources would not be required.

No adverse impacts to historic and cultural resources from the proposed action would be expected as a result of the proposed action.

3. AIR QUALITY

INTRODUCTION

Under CEQR, two potential types of air quality effects are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those that could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO) and particulate matter (PM10 and PM2.5). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings in close proximity to a proposed project. Both the potential impacts of a proposed project on surrounding buildings and potential impacts of uses in the environs of a proposed sensitive use, such as residences, schools, and hospitals, are considered in the assessment.

Mobile Source

Under guidelines contained in the *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. The proposed development would generate fewer than 170 vehicle trips at any intersection in the study area during any peak hour. Additionally, it is not projected to generate peak hour heavy-duty diesel vehicular traffic above the CEQR Technical Manual, January 2014 Edition threshold of 12 HDDV vehicles. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual,* and no significant mobile source air quality impacts would be generated by proposed action.

The proposed development would generate 13 accessory parking spaces. However, this is below the CEQR Technical Manual, January 2014 Edition threshold for transportation analysis for this area (Zone 2), which is 200 residential units. Therefore, no parking facility air quality analysis is warranted.

Stationary Source

There are no manufacturing/industrial uses, including dry cleaners or auto-body repair shops, within 400 feet of the project site that generate industrial source emissions. There are no large-scale emissions sources within 1,000 feet of the project site. Therefore, the proposed development is not affected by industrial source emissions and no further analysis for air toxics is warranted.

The *CEQR Technical Manual* states that the potential for stationary source emissions from heat and hot water systems to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used, the height of the stack venting the emissions, the distance to the nearest building whose height is at least as great as the

venting stack height, and the square footage of the development that would be served by the system. The *CEQR Technical Manual* provides a screening analysis based on these factors, which was utilized to determine the potential for significant impacts from the proposed building's system.

The proposed project would be five-stories and approximately 50 feet tall. The nearest building of equal or greater height is approximately 48 feet from the proposed development, at 30-78 38th Street (Block 659, Lot 79). The proposed project would contain 27,450 gross square of space. The exhaust stack would vent at least three feet above the building's roof, at a height of 53 feet.

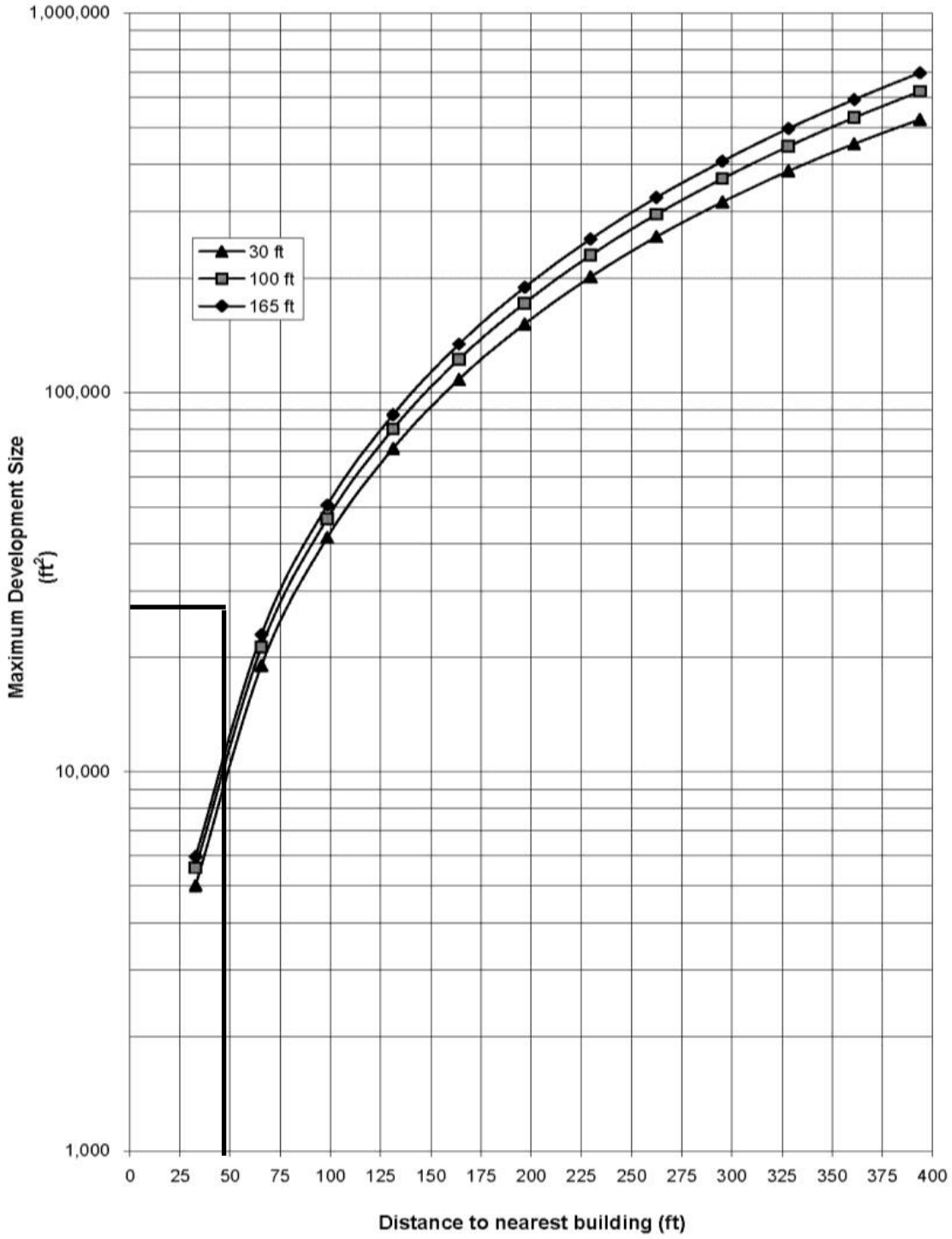
The building was plotted on the stationary source screen that appears as Figure 17-3 in the *CEQR Technical Manual*, a conservative screen that is used if the type of fuel is not known. Due to the proximity between the two buildings, an (E) designation would be assigned to the Project Site on Block 659, Lots 75 and 76 in order to avoid significant adverse impacts related to stationary source air quality.

The (E) designation text **for Block 659, Lots 75 and 76** related to air quality is as follows:

Any new residential development proposed must ensure that fossil fuel-fired heating and hot water equipment utilize only natural gas to avoid any potential significant air quality impacts.

Figure 17-3

Stationary Source Screen



4. NOISE

INTRODUCTION

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those that could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed action would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, or if the project would include unenclosed mechanical equipment for building ventilation purposes.

Mobile Source

Relative to mobile source impacts, a noise analysis would be required if a proposed project would at least double existing passenger car equivalent (PCE) traffic volumes along a street on which a sensitive noise receptor (such as a residence, a park, a school, etc.) is located. The surrounding area is principally developed with residential and commercial uses. The proposed development is currently residential.

Vehicles would travel to and from the site along the relatively heavily trafficked 30th Avenue. There would be an increase in vehicular traffic along 30th Avenue resulting from the proposed development, but this increment would be a small portion of total traffic volumes. Significant traffic already travels along 30th Avenue, which is a major arterial road serving Astoria. Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes would not double along 30th Avenue due to the proposed project. Therefore, the proposed project would not result in a mobile source noise impact.

Stationary Source

The project would not locate a receptor within 1,500 feet of a substantial stationary source noise generator, and there is not a substantial stationary source noise generator close to the project site that is also a sensitive receptor. Additionally, the proposed project would not include any unenclosed heating or ventilation equipment that could adversely impact other sensitive uses in the surrounding area. Therefore, the project would not have any potentially adverse stationary source noise impacts.

Conclusion

A detailed noise analysis is not required for the proposed action, as the action would not result in the introduction of new sensitive receptors near a substantial stationary source noise generator. In addition, the proposed development would not introduce significant mobile or stationary source noise into the surrounding area.

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP162Q
Project: 38 ST. AND 31 AVENUE REZONING
Date received: 7/17/2014

Properties with no Architectural or Archaeological significance:

1) ADDRESS: 30-62 38th Street, BBL: 4006590073
2) ADDRESS: 30-66 38th Street, BBL: 4006590075
3) ADDRESS: 30-70 38th Street, BBL: 4006590076
4) ADDRESS: 30-74 38th Street, BBL: 4006590077
5) ADDRESS: 30-76 38th Street, BBL: 4006590078
6) ADDRESS: 30-78 38th Street, BBL: 4006590079
7) ADDRESS: 30-84 38th Street, BBL: 4006590081
8) ADDRESS: 37-09 31st Avenue, BBL: 4006590005

Comments:

In the study area: Trinity Lutheran Church, 31-18 37 St., S/NR listed. No adverse impacts are anticipated to the church as a result of this action.

Gina Santucci 7/23/2014

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 29730_FSO_DNP_07232014.doc