DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod , *Director*
Department of City Planning

December 1, 2016

Hilary Semel, Director
Mayor's Office of Sustainability
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **74-04 Northern Boulevard**
CEQR No. 17DCP072Q
ULURP Nos. Pending
Queens, Community District 3
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are 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, H & M LLC, is seeking a Zoning Map Amendment from C8-1 to a C4-3 zoning district affecting 74-04 Northern Boulevard (Block 1247, Lot 1, the "Project Site"), located in the Jackson Heights neighborhood of Queens, Community District 3. The applicant is also seeking a Zoning Text Amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) Area coterminous with the Project Site. The proposed actions would facilitate a proposal by the applicant to develop an eight-story, 122,880 gross square foot (gsf) of floor area (a Floor Area Ratio (FAR) of 4.52), mixed-use commercial and community facility building with 219 accessory parking spaces at 74-04 Northern Boulevard. The proposed parking would be accessed via two new curb cuts located along 74th Street and 75th Street. The proposed development would rise to a height of 83 feet and would contain ground floor retail, second and third floor accessory parking for 219 attended parking spaces, fourth floor community facility space, and fifth through eighth floors of commercial office space. Approximately 104,480 gsf of

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the Project Site would consist of Use Group 6 commercial use and 18,400 gsf would consist of Use Group 4 (medical office space) community facility use.

Currently, the Project Site contains a two-story 10,066 gross square foot car wash (Use Group 16 automotive service/laundry) with an FAR of 0.5. The underlying C8-1 zoning district currently mapped on the Project Site allows a maximum FAR of 1.0 for commercial uses and 2.4 FAR for community facility uses. Residential uses and certain community facility uses are not permitted in C8-1 districts. C8-1 districts permit commercial uses such as automobile showrooms, automobile repair shops, warehouses, gas stations, and car washes.

The proposed actions would include a rezoning of the Project Site to a C4-3 zoning district, permitting residential uses up to 3.4 FAR if affordable housing is provided pursuant to the MIH program. The C4-3 zoning district also permits commercial uses up to 3.4 FAR while community facility uses, including medical office spaces (Use Group 4), are permitted up to 4.8 FAR.

While the applicant intends to pursue the development of a mixed-use commercial and community facility building, the proposed zoning map amendment to C4-3 could result in the development of a wide range of uses. Therefore, for the purposes of presenting a conservative environmental review analysis, the Reasonable Worst Case Development Scenario presented in the Environmental Assessment Statement (EAS) considers two development scenarios that could occur in the future with the proposed action: (1) the applicant's proposed project, which entails 128,880 gsf of commercial and community facility uses and 219 accessory parking spaces; and (2) an alternate development scenario that assumes the development of a six-story, 72,250 gsf (3.6 FAR), mixed-use commercial and residential building comprised of 53 dwelling units, including approximately 13-16 dwelling units of affordable housing, and 78 accessory parking spaces.

Absent the proposed actions and under the existing C8-1 zoning district, the Project Site is expected to remain occupied by a two-story 10,066 gsf car wash.

The proposed project is expected to be completed by 2018.

An Environmental Assessment Statement is attached. Please contact Rupsha Ghosh of the Department of City Planning at (212) 720-3524, if you have any questions regarding the application.

Sincerely,

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

cc:

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