DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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ERRATA

To: Recipients of the Dutch Kills Rezoning and Related Actions Final Environmental Impact Statement (FEIS)

From: Robert Dobruskin, AICP RD

Date: October 3rd, 2008

Re: Errata – Replacement Page for the Dutch Kills Rezoning and Related Actions Final Environmental Impact Statement (FEIS)
CEQR No. 08DCP021Q
ULURP Nos. 080429 ZMQ, N 080428 ZRQ

Since the issuance of the Notice of Completion for the Dutch Kills Rezoning and Related Actions Final Environmental Impact Statement (FEIS), two minor errors in Chapter 4, "Community Facilities and Services," have been identified: 1) a mathematical error in Table 4-11 for the total projected elementary school enrollment for the Future Without the Proposed Action; and, 2) an editorial error on page 4-15 in which updated information concerning the additional seat capacity at the P.S. 78 Annex was inadvertently omitted.

These errors have been corrected in the attached replacement pages. Correction of these errors does not alter the conclusions of the Community Facilities analyses.

Please replace/insert pages 4-15 to 4-22 of Chapter 4, "Community Facilities and Services," with the corrected pages attached. We apologize for any inconvenience this may have caused.

Attachment

cc: The Hon. Catherine Nolan, 37th Assembly District
The Hon. Margaret M. Markey, 30th Assembly District
The Hon. Helen M. Marshall
The Hon. Eric N. Gioia, District 26
Vincio Donato, Chair, Community Board 1, Queens
George Delis, District Manager, Community Board 1, Queens
Suzanne Y. Mattei, Director, NYSDEC Region 2

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James Merani
Susan Wong

FIRE PROTECTION

Similar to CEQR guidelines for police protection, a detailed analysis of fire protection is only required if fire facilities are directly impacted by a proposed action. The proposed project would not result in direct physical impacts to fire facilities, however; a general overview of fire protection has been provided for the rezoning area and the surrounding area for informational purposes.

There are no fire department facilities located within the rezoning area. Engine Company 260/Foam 81, located at 11-15 37th Avenue (Map No. 5 on Figure 4-3), and an additional four fire protection company facilities are located within the study area (see Table 4-8).

In New York City, engine companies perform fire suppression, ladder companies perform search, rescue, and building ventilation, and rescue companies perform specialty heavy rescue, among other functions. Units are not limited to the geographic areas that they cover, they respond to emergencies from other parts of the city as needed. It is not uncommon for three engine companies and two ladder companies to respond to a call. The Fire Department of the City of New York (FDNY) is also responsible for the city's Emergency Medical Services; one such unit is located within one mile of the rezoning area. Each FDNY squad company is capable of operating as an engine, ladder, or rescue company. .

Table 4-8
Additional Fire Protection Services within 1 mile of the Rezoning Area

Map No.	Facility Name	Address	Facility Type
1	EMS Astoria Station 49	25-10 30th Avenue	EMS (Emergency Medical Service)
2	Engine 262	30-89 21st Street	Firehouse
3	Engine 258, Ladder 115	10-40 47th Avenue	Firehouse
4	Engine 325, Ladder 163	41-24 51st Street	Firehouse

Source: Selected Facilities and Program Sites. New York City Department of City Planning, 2005.

The 2006 FDNY Annual Report states that there were 11,346 uniformed firefighters and fire officers, 226 EMTs and Paramedics, 343 Fire Marshals and Inspectors, and 1,297 dispatchers, trades persons, and administrative and managerial employees. During this period, more than one million fire responses were recorded. The average response time for structural fires was 4.32 minutes, approximately one second less than the previous year. The average non-structural fire response time was 5.01 minutes, also one second less than the previous year.

E. FUTURE CONDITION WITHOUT THE PROPOSED ACTIONS

SCHOOLS

CSD 30 operates at approximately 102.0 percent capacity for its elementary schools. An additional 41-seat capacity at the P.S. 78 Annex opened for the 2008-2009 academic year. While the district overall currently has excess capacity for intermediate schools, there are still pockets of overcrowding in certain areas. The School Construction Authority (SCA) has proposed a 390-seat annex for IS 230 in Jackson Heights. The proposal is currently under review and, if approved by the City Council, will be funded in the 2005-2009 Capital Plan. In addition, a 630-seat PS/IS has been proposed for the Queens West development as part of its master plan. Funding for this proposed school has not yet been secured.

Finally, an IS/HS has been proposed as part of the Hunter's Point South rezoning proposal, although no funding commitments for this proposal have been secured at the present time.

The future utilization rate for school facilities was calculated by adding the estimated enrollment generated by background residential developments within the study area and projected enrollment from New York City Department of Education (DOE), and then divided by the projected capacity. DOE does not include Charter School enrollment in its enrollment projections [there are two charter schools in CSD 30, Our World Neighborhood Charter School at 36-12 35th Avenue (K-8) and Renaissance Charter School at 35-59 81st Street (K-12)].

The latest available enrollment projections (Actual 2006, Projected 2007-2016) were obtained from DOE. These enrollment projections do not explicitly account for discrete new residential developments planned for the area; thus, the additional populations from the new projects planned within the study area were also included to more conservatively predict future enrollment and utilization.

The Dutch Kills area is experiencing a fair amount of redevelopment, part of which includes housing. The RWCDS described in Chapter 1, "Project Description", assumes certain developments would occur without the proposed actions, which is referred to as the Future Condition without the Proposed Actions (or "No Build Condition"). In the No Build Condition, it is expected that approximately 22 dwelling units would be developed within the rezoning area (see Table 1-2 in Chapter 1, "Project Description"). It is further expected that approximately 3,063 dwelling units will be constructed within one half mile from the rezoning area (see Table 2-2 in Land Use, Zoning and Public Policy, Chapter 2). Table 4-9 lists all the No Build projects included in student projections for school enrollment in the No Build Condition. For further description of expected residential development under the Future No Build Condition see Chapter 1, "Project Description", and Chapter 2, "Land Use, Zoning, and Public Policy". All of these dwelling units will be constructed within the bounds of CSD 30.

To estimate the number of students that would be introduced to the study area in the future without the proposed project, the moderate- to high-income ratios of public school children per housing unit set forth in Table 3C-2 of the *CEQR Technical Manual* were used.

As shown in Table 4-10, development expected in the No Build Condition would introduce an estimated 463 elementary and 216 intermediate students to the study area.

ELEMENTARY AND INTERMEDIATE SCHOOLS

Enrollment projections prepared for the New York City School Construction Authority are through the 2015-2016 academic year. Estimates prepared for 2016 have been used as the base for which new students in the future without the proposed actions are added. Since enrollment projections are not provided for 2017, the 2016 projected enrollment is held constant for 2017. As shown in Table 4-11, in 2017, elementary schools in the ½-mile study area are expected to operate at approximately 96 percent of capacity. Enrollment projections estimate a decrease in students within CSD 30 by 2017 from existing enrollment numbers. The 41 seat increase at the P.S. 78 Annex has been added in the CSD elementary capacity number. The middle school seats in the ½-mile study area are anticipated to have a utilization rate of approximately 66 percent.

Table 4-9
Background Development Sites within the Study Area

Project	Address	Block/Lot	Residential (units)
Hunters View	48-15 11th Street	61/ 32	73
Arris Lofts	27-28 Thomson Avenue	82/ 1	238
Fusion LIC (42-51 Hunter Street)	42-51 Hunter Street	432/ 47	24
View 59 (25-15 Queens Plaza N)	25-15 Queens Plaza North	415/ 4	39
44-27 Purves Street	44-27 Purves Street	267/ 11	64
Queens Plaza South	42-16 West Street	264/ 1	700
Crescent Club	41-17-23 Crescent Street	415/ 11	140
42-37 Crescent Street	42-37 Crescent Street	430/ 8	16
42-59 Crescent Street	42-59 Crescent Street	430/ 38	22
27-11 42nd Road	27-11 42nd Road	422/ 31	184
26-26 Jackson Avenue	26-26 Jackson Avenue	267/ 19	43
41-02 24th Street	41-02 24th Street	415/ 26	42
41-34 25th Street	41-34 25th Street	414/ 41	141
Queens Plaza North/24th (Venus)	41-50 24th street	413/ 2	292
35-16 32nd Street	35-16 32nd Street	604/ 31	3
41-18 27th Street	41-18 27th Street	415/ 30	15
38-10 27th Street	38-10 27th Street	387/ 24	3
10-07 36th Avenue	10-07 36th Avenue	330/ 3	2
35-21 33rd Street	35-21 33rd Street	606/ 16	3
31-66 31st Street	31-66 31st Street	589/ 67	65
35-14 31st Street	35-14 31st Street	603/ 30	3
35-12 31st Street	35-12 31st Street	603/ 29	3
35-18 31st Street	35-18 31st Street	603/ 32	3
35-16 31st Street	35-16 31st Street	603/ 31	3
41-02 Vernon Boulevard	41-02 Vernon Boulevard	470/ 1	30
Astoria Studio Apts. Rezoning	34-32 35th Street	642/ 36,42, 44	60
Rockrose Parking Lot	24-02 43rd Avenue		710
The Queens Plaza	41-28 27th Street	415/33	66
	27-03 43rd Avenue	432/25,26	50
TOTAL			**3,063**

Source: New York City Department of City Planning, 2008.

Table 4-10
Projected New Housing Units and Estimated Number of Students Generated in the Study Area and CSD 30: 2017 Future Condition without the Proposed Actions

	Housing Units	Number of Elementary Student	Number of Intermediate Students
Study Area	3,085	463	216
CSD 30 Totals	8,759	1,313	614

Sources: New York City Department of City Planning, 2008.
Note: CEQR Technical Manual, Table 3C-2. High income ratios were used.
Appendix K identifies those background development sites that have been included in CSD 30 totals.

Table 4-11
Projected Public Elementary/Intermediate School Enrollment, Capacity, and Utilization
2017 Future without the Proposed Actions

	Projected Enrollment in 2017	Students Generated by No Build	Future Without Proposed Action Projected Enrollment	Capacity	Available Seats in Program	Utilization (percent)
Elementary Schools						
Study Area	3,662	463	4,125	4,289	164	96
CSD 30	18,333	1,313	19,646	18,894	-752	104
Intermediate Schools						
Study Area	928	216	1,144	1,738	594	66
CSD 30	7,328	614	7,942	10,536	2,594	75

Source: Enrollment Projections 2007 to 2016 for the, New York City Public Schools. Prepared by Statistical Forecasting LLC for the New York City School Construction Authority, 2007. New York City Department of City Planning, 2008.
Note: To estimate student enrollment for the elementary and intermediate schools in the study area in 2017, the total number of students enrolled in those schools (see Table 4-1) in 2006-2007 was divided by the total number of students enrolled in CSD 30 2006-2007 (elementary and intermediate school enrollments were handled separately). Elementary school students in the study area comprised approximately 20 percent of the CSD 30 elementary student population. Within middle schools, study area students comprised 12.7 percent of CSD 30 enrollment. These percentages were applied to the districts' projected enrollment in 2017 to estimate enrollment for the study area schools in 2017.
** Special Education (SE) and GED are excluded. Elementary consists of grades PK-5: Intermediate consists of Grades 6-8. CSD 30 enrollment projections do not include Charter school enrollments.

LIBRARIES

As described in Chapter 2, "Land Use, Zoning, and Public Policy", the RWCDS anticipates that approximately 22 housing units would be introduced to the study area in the future without the proposed actions. Based on an average household size of 2.61 (see Chapter 3, "Socioeconomics"), this would add 57 people to the rezoning area. Additional residential development on parcels located within an area approximately ¾ mile from the rezoning area boundary would result in approximately 13,567 people, increasing the total population to 119,724. The three libraries located within the rezoning area have a combined total of 200,226 volumes. As such, the study area would have a volumes-to-resident ratio of 1.67. It is anticipated that this ratio would experience a slight increase with the expected addition of volumes at the Long Island City Library as the result of an endowment from the Elmezzi Foundation.

DAY CARE FACILITIES

In 2017 without the proposed actions, the No-Build developments includes approximately 8,155 housing units being introduced to the study area. It is anticipated that these units would be developed at the market rate. No significant adverse impacts to publicly funded day care facilities within one mile of the rezoning area would result in the future without the proposed actions.

The Child Care and Head Start Division within the Administration for Children's Services regularly assesses need for publicly funded daycare resources.

HEALTH CARE FACILITIES

In the future no build condition, approximately 8,155 housing units would be introduced in the study area. It is not expected that these units would serve low-income populations. In addition to the already existing Queensbridge Houses, there are no known new residential developments serving low- to low-moderate income populations anticipated within one mile of the study area. It is not anticipated that new populations, either within the rezoning area or the study area, would place a demand on existing public, proprietary, and non-profit health care facilities. The New York City Department of Health and Office of Mental Health regularly examines its facilities and continuously makes adjustments as necessary.

POLICE

The NYPD independently reviews its staffing levels against a precinct's population, area coverage, crime levels, and other local factors when assessing its ability to serve the community or redeploy services. As such, the allocation of and changes in personnel is on as needed basis. It is not NYPD policy to make adjustments in advance of planned or potential development. Annually, each precinct could be assigned new personnel, although the potential also exists for losses due to transfers, promotions, or retirement. Adjustments in the size and deployment of the police force according to demand-based needs or other policy decisions could be made by 2017 without the development resulting from the proposed actions.

FIRE PROTECTION

Similar to NYPD, FDNY does not allocate resources based on proposed or projected demand, but continually evaluates the need for changes in personnel, apparatus, or locations of fire stations and makes any adjustments necessary. In 2017, FDNY will continue to evaluate the need for changes and adjustments of personnel, equipment and locations in order to provide adequate services.

F. FUTURE CONDITION WITH THE PROPOSED ACTIONS

SCHOOLS

The 1,555 new residential units that are expected to be developed as a result of the proposed actions would result in the addition of approximately 239 elementary and 115 middle school students area by 2017 (Table 4-12). In 2017, after the introduction of students generated by the RWCDS, the study area would have the capacity to accommodate an additional 554 students in both elementary and middle school facilities before all seats in the study area would be filled. It has been estimated that middle school seats would have a utilization rate of approximately 72 percent, with 479 available seats, while the elementary schools in the study area would have a utilization rate of approximately 102 percent exceeding the available seats by 75 students.

According to the *CEQR Technical Manual*, if the proposed action would cause an increase of five percent or more in a deficiency of available seats in the affected area, a significant impact may result. Since the increase in elementary school students attributable to the proposed actions would result in an increase of 2 percent over available seats, no significant adverse impact would result. The number of middle school students introduced to the study area in the future with the development allowed by the proposed actions is not expected to burden existing resources. No significant adverse impacts to schools within a ½ mile of the rezoning area or CSD 30 would result from the additional student population generated by the proposed actions.

Table 4-12
Projected New Housing Units and Estimated Number of Students Generated in the Study Area and CSD 30: 2017 Future with the Proposed Actions

	Housing Units	Number of Elementary Student	Number of Intermediate Students
Market-rate Units	1,368	205	96
Affordable Units	187	34	19
Totals	1,555	239	115

Sources: New York City Department of City Planning, 2008.
Note: *CEQR Technical Manual*, Table 3C-2. High income ratios were used for market-rate units; low-mod income ratios were used for affordable units.

Table 4-13
Projected Public Elementary/Intermediate School Enrollment, Capacity, and Utilization 2017 Future with the Proposed Action

	Projected Enrollment in 2017	Students Generated by Build Condition	Future With the Proposed Action Projected Enrollment	Capacity	Available Seats in Program	Utilization (percent)
Elementary Schools						
Study Area	4,125	239	4,364	4,289	-75	102
CSD 30	19,646	239	19,885	18,894	-991	105
Intermediate Schools						
Study Area	1,144	115	1,259	1,738	479	72
CSD 30	7,942	115	8,057	10,536	2,479	76

LIBRARIES

As described in Chapter 2, "Land Use, Zoning, and Public Policy", it is anticipated that the proposed actions would allow 1,555 new residential units to be added to the rezoning area by 2017. This would result in the addition of approximately 4,061 residents, assuming an average household size of 2.61 (see Chapter 3, Socioeconomics). The introduction of these new residents would increase the study area residential population to approximately 123,782. No changes to existing study area libraries would occur as a result of the proposed project. Therefore, in the future with the proposed actions, the study area would have approximately 1.62 volumes per resident.

CEQR Technical Manual guidelines state that a significant impact can occur if a proposed action would increase the study area population by 5.0 percent more than in the future without the proposed actions and if this increase in population would impair the delivery of libraries services within the study area. Under the RWCDS, the proposed actions would increase the study area population by approximately 3.4 percent, from 119,724 to 123,782. Since the additional development allowed by the proposed actions would increase the study area population by less than 5.0 percent, no significant adverse impacts to the delivery of library services would result from the proposed actions.

DAY CARE FACILITIES

The proposed actions would allow 1,555 new housing units to be developed in the rezoning area. Included in these units are 187 units affordable under the Inclusionary Housing program. This is significantly less than *CEQR Technical Manual* threshold in Queens of 250 low-income or 278 low-mod income housing units needed to place additional demand on existing facilities. The Child Care and Head Start Division within the Administration for Children's Services regularly assesses need for publicly funded daycare resources. However, the day care population resulting from the proposed actions would not be expected to place a need on CCHS to increase publicly funded day care capacity in the study area. There would be no significant adverse impacts resulting from the proposed action of publicly funded day care facilities.

HEALTH CARE FACILITIES

The proposed actions would create approximately 1,555 new housing units, 187 units of which would be affordable under the Inclusionary Housing program. CEQR guidelines state that if the action would generate greater than 600 low- to moderate-income units, there may be increased demand on local public health care facilities. As the proposed actions would generate low-income housing on a significantly smaller scale than the CEQR threshold, there would no negative impact to the delivery of services in publicly funded health care facilities in the study area expected.

POLICE

By 2017, the introduction of new residential populations resulting from the proposed actions has the potential to increase the demand for additional police protection. NYPD will continue its annual assessment to evaluate locational staffing needs. The assessment is based on a number of indicators, including demographic composition, calls for service, and crime statistics. The continual evaluation of personal and equipment would allow for necessary adjustments as new populations are introduced to the rezoning area. There would be no direct displacement of existing NYPD facilities by 2017 as a result of the proposed actions. Thus, no significant adverse impacts on NYPD operations would result from the proposed actions.

FIRE PROTECTION

By 2017, the introduction of new residential units resulting from the proposed actions has the potential to increase the demand for additional fire department services. FDNY will continue to evaluate locational staffing needs and service demands that would require an increase in local companies. There would be no direct displacement of existing FDNY facilities as a result of the proposed actions by 2017. No significant adverse impacts on FDNY operations would result from the proposed actions.

G. CONCLUSION

The community facilities analysis concludes that the areas in and around the rezoning area are well served by a variety of public services. Under the proposed actions, the introduction of new residential populations would increase the demand for services. However, since the existing demand on services is relatively low, the introduction of new populations would not negatively impair the ability of service providers to adequately deliver their services. Thus, as discussed below there would be no significant adverse impact on community facility services, as summarized below.

SCHOOLS

Most of the schools located within a ½ mile of the rezoning area are operating below capacity. Enrollment projections through 2017 estimate a decrease in the number of students enrolled in CSD 30 schools. This decrease would offset the number of elementary and intermediate aged school children generated by the proposed project. As such, the increase in enrollment that may result from the induced development of the proposed actions by 2017 would not cause a significant adverse impact to schools within a ½ mile of the rezoning area or CSD 30 as a result of the proposed project.

LIBRARIES

By 2017, the incremental population increase under the RWCDS would increase the library services study area population by approximately 3.4 percent. In accordance with CEQR thresholds, since the proposed actions would increase the study area population by less than 5.0 percent, no negative impacts to the delivery of library services would result from the proposed actions. Thus, no significant adverse impact on library services would be expected from the proposed project.

DAY CARE FACILITIES

In accordance with CEQR guidelines, in Queens approximately 250 low-income housing units would need to be introduced to the study area to place additional demand on existing publicly funded day care facilities. Since the proposed actions would result in the addition of approximately 187 low-to-moderate income housing units, the proposed actions would not impair the ability to adequately deliver services and place a need on CCHS to increase publicly funded day care capacity in the study area. Thus, no significant adverse impact on day care facilities would be expected from the proposed project.

HEALTH CARE FACILITIES

According to the *CEQR Technical Manual,* the proposed actions would generate less than one-third of the necessary low- to moderate-income housing units to exceed the CEQR identified Queens threshold to place an additional demand on public health care facilities. As such, there would no significant adverse impact to the delivery of services in publicly funded health care facilities in the study area.

POLICE AND FIRE PROTECTION

By 2017, the introduction of new residential units resulting from the proposed actions has the potential to increase the demand for additional police and fire protection services. NYPD and FDNY will continue to evaluate locational staffing needs and service demands to adequately deliver services to study area residents. There would be no direct displacement of existing NYPD or FDNY facilities as a result of the proposed actions by 2017. No significant adverse impacts on NYPD or FDNY operations would result from the proposed actions.