DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

September 6, 2013

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street - 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Ozone Park Rezoning**
CEQR No. 14DCP027Q
ULURP No. 140079ZMQ
Queens, Community District 9 and 10
SEQR Classification: Unlisted

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

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

The New York City Department of City Planning proposes to change the Zoning Map for all or portions of approximately 530 blocks in Ozone Park, encompassing portions of Queens Community Districts 9 and 10. The rezoning area is generally bounded by Rockaway Boulevard, Atlantic Avenue and 101st Avenue to the north; the Van Wyck Expressway and Lefferts Boulevard to the east; the Belt Parkway to the south; and the Brooklyn borough line to the west.

The proposed action would rezone the area from the existing R3-1, R3-2, R4, R5, C8-1, C4-2, M1-1, and M1-2 zoning districts to R3A, R3X, R4A, R4-1, R4B, R5B, R5D, R6B and R6A contextual zoning districts, which would protect the scale and character of the neighborhood while allowing opportunities for modest growth where appropriate. Certain existing commercial overlays within the residential area would be updated from C1-2 and C2-2 to C1-3 and C2-3, based on underlying land uses. The proposal would refine commercial overlays on the thoroughfares based on the underlying

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321
FAX (212) 720-3495
cevans@planning.nyc.gov

land uses and lot configurations, bringing existing establishments into conformance and protecting the side residential streets from commercial encroachment.

The proposed action seeks to reinforce neighborhood character and established building patterns by updating existing zoning with new lower density and contextual zones while directing a modest amount of new residential and mixed-use development opportunities to major corridors and locations near mass transit resources. The proposed action also seeks to prevent commercial encroachment into residential areas by reducing the depth of commercial overlays and matching land use patterns with commercial overlays.

In order to assess the environmental effects of the proposed action, a Reasonable Worst-Case Development Scenario was established. Twenty-nine projected development sites were identified as most likely to be developed in the future with the proposed action. As a result of the proposed action, it is anticipated that new development on those sites would consist of a net increase of 219 dwelling units, an increase of 54,582 square feet of commercial space, and an increase of 19,558 square feet of community facility space. Absent the proposed action, new development would occur as-of-right and consist of 115 dwelling units and 90,496 square feet of commercial space. The affected area is currently zoned R3-1, R3-2, R4, R5, C8-1, C4-2, M1-1, and M1-2. The expected build year is 2023.

An Environmental Assessment Statement is attached. Please contact Jonathan Keller of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Robert Dobruskin, Thomas Smith, Jonathan Keller, John Young, Pat Bussey, Deborah Carney, Susan Wong