DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

February 16, 2017

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: Broad Channel Resiliency Rezoning
CEQR No. 17DCP114Q
ULURP No. 170256ZMQ, N170257ZRQ
Queens, Community District 14
SEQR Classification: Type 1

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 New York City Department of City Planning (DCP) proposes an amendment to the Zoning Map and an amendment to the Zoning Resolution that will affect all or portions of 60 tax blocks in Broad Channel, Queens, Community District 14. The Broad Channel rezoning area encompasses the predominantly residential portion of an island bounded by the Gateway National Recreation Area and a U.S. Pierhead and Bulkhead Line within Jamaica Bay.

The proposed actions would:

1. Establish the Special Coastal Risk District (Zoning Resolution Section 137-00) to signal flood risk to the community. This Special Coastal Risk District could be applied elsewhere in the City and is being applied to Hamilton Beach as a Subdistrict, as part of a concurrent application (CEQR 17DCP115Q).
2. The proposed actions would also establish a Broad Channel Subdistrict which will have the added effect of limiting the density of future development.

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3. Replace R3-2 with R3A zoning to only allow detached residences, and replace R3-2 with C3A zoning within the Broad Channel Subdistrict to bring water related uses into conformance and to reinforce neighborhood character. The proposed actions would also modify the R3A district regulations within the Broad Channel Subdistrict to only allow single-family detached homes.
4. Replace existing C1-2 commercial overlays with C1-3 commercial overlays- covering all or portions of three blocks within the proposed R3A zoning- which have a lower parking requirement.

It is the objective of the proposed actions to:

1. Signal flood risk and limit the density of future development by restricting new residential development to single family detached buildings.
2. Reinforce neighborhood character and established building patterns by replacing existing R3-2 zoning with contextual R3A zoning, which would only allow single- family detached homes.
3. Provide commercial buildings relief from high off-street parking requirements that might otherwise make the incorporation of flood mitigation measures into the renovation, reconstruction, or redevelopment of commercial uses more difficult.

Overall, the proposed actions are anticipated to reduce the population in an area which is vulnerable to flooding by changing the allowable typology to only allow single-family detached homes. The proposed actions are anticipated to reduce density by 200 dwelling units. However, for the area being rezoned from C1-2 to C1-3, to bring water related uses into conformance, an increase in development is possible and consequentially, a soft site analysis was completed. Within this area being rezoned C1-3, only one projected development site was identified, which would produce 4,200 sf of commercial usage and 900 sf of residential usage. The low number of developments sites is plausible given that the new zoning was designed to bring existing buildings into conformance- not to create new uses.

Today, Broad Channel is zoned R3-2 with C1 and C2 commercial overlays located in two areas along Cross Bay Boulevard. These zoning districts have remained unchanged since 1961 when the current Zoning Resolution was adopted and do not reflect either the current building pattern, which is predominately single-family detached buildings on narrow lots, or the current and future flood risk. Within the rezoning area, residential buildings and vacant lots are the largest land use. The remaining land use categories—mixed residential and commercial, commercial and office, industrial and manufacturing, transportation and utility, and public facilities and institutions, open space and recreation and parking— account for approximately five percent combined.

The analysis year for the proposed actions is 2032.

An Environmental Assessment Statement is attached. Please contact Lisa Blake of the Department of City Planning at (212) 720-3621 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

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