equity environmental engineering
A Division of GZA

Gleason Funeral Home Commercial Overlay

Environmental Assessment Statement

Address: 10-15 150th Street Queens, New York

Block 4515 / Lots 6, 1, 52

CEQR Reference: 24DCP024Q

ULURP Reference: 240363ZMQ

Lead Agency:
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Prepared for:
Martin A. Gleason Funeral Home



Prepared by:
Equity Environmental Engineering, a Division of GZA

Date Submitted:
June 7, 2024

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EAS SHORT FORM

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* Gleason Funeral Home Commercial Overlay

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
24DCP024Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
240363ZMQ	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY Department of City Planning (DCP)			NAME OF APPLICANT Martin A Gleason Funeral Home		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Maxim Gladkiy GZA GeoEnvironmental Inc.		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 104 W 29th St, New York		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10001
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 917-215-2975	EMAIL maxim.gladkiy@gza.com	

5. *Project Description*

Martin A Gleason Funeral Home, LLC (the "Applicant"), proposes a zoning map amendment to rezone 10-15 150th Street, 10-25 150th Street, and 150-19 11th Avenue, Block 4515, Lots 1, 6, and 52 (the "Affected Area"), in the Whitestone neighborhood of Queens Community District 7 from an R2A zoning district to an R2A/C2-2 zoning district. The proposed zoning map amendment would permit the conversion of Lot 6 to an accessory parking lot for the Martin A Gleason Funeral Home as-of-right.

The proposed parking lot would contain 22 new parking spaces for the funeral home and would generate two additional parking lots on Lot 1 which would result in a total of 24 incremental parking spaces.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 7	STREET ADDRESS 10-25 150th St
TAX BLOCK(S) AND LOT(S) Block 4515, Lots 1, 6, and 52		ZIP CODE 11357

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Affected Area is bounded be 150 Street to the west, 11 Avenue to the south, lot 50 to the east, Lots 8, 13, 15, and 17 to the north.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R2A	ZONING SECTIONAL MAP NUMBER 7d

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 ☐ Cogeneration Facility ☐ Title V Permit

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.): 40,117
Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 32,094
Other, describe (sq. ft.): Lawns - 8,023

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): 0
NUMBER OF BUILDINGS: 0
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): N/A
HEIGHT OF EACH BUILDING (ft.): N/A
NUMBER OF STORIES OF EACH BUILDING: N/A

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: 40,117
The total square feet not owned or controlled by the applicant: 0

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.)		4,426		
Type (*e.g.,* retail, office, school)	units	Funeral Home		

Does the proposed project increase the population of residents and/or on-site workers? ☐ YES ☒ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS:
Provide a brief explanation of how these numbers were determined:

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

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2025
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 3

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO	IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The analysis year for the Proposed Project is based on a projected 18-month CEQR review period, a 7-month ULURP process, and a 3-month single-phase 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: Public Facilities

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.		
(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		
○ **Early Childhood Programs:** 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)	☐	☒
○ **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)	☐	☒
○ **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)	☐	☒
○ **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 project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(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		

	YES	NO
(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 Protection Plan Project Tracking 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) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) 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?	☐	☒
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) 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?	☐	☒
(f) 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)?	☐	☒
(g) 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?	☐	☒
(h) 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?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☒
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?	☐	☒
(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?	☐	☒

	YES	NO
(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): N/A		
○ 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): N/A		
(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, bus trips, or 50 Citywide Ferry Service ferry 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), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ 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, or Citywide Ferry Service landing?	☐	☐
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 114 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?	☐	☒
(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		

	YES	NO
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. No significant unmitigated adverse impact is found in any CEQR analysis areas related to neighborhood character. Additionally, the proposed project would not result in impact to any of the constituent elements of neighborhood character when considered together.		
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
Maxim Gladkiy	6/7/2024

SIGNATURE

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).

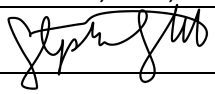
☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. 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
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission
NAME	DATE
Stephanie Shellooe, AICP, Director	July 5 2024

SIGNATURE



NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, Martin A Gleason Funeral Home, LLC, is seeking a zoning map amendment to rezone 10-15 150th Street, 10-25 150th Street, and 150-19 11th Avenue, Block 4515, Lots 1, 6, and 52, in the Whitestone neighborhood of Queens Community District 7 (the "Affected Area"), from an R2A zoning district to an R2A/C2-2 zoning district (the "Proposed Action"). The proposed zoning map amendment would permit the conversion of Lot 6 to an accessory parking lot for the Martin A Gleason Funeral Home as-of-right. The proposed parking lot would contain 22 new parking spaces for the funeral home and would generate two additional parking spaces on Lot 1 which would result in a total of 24 incremental parking spaces.

The analysis finds the Proposed Action would not result in a change in land use and zoning, however, it would affect public policy. The Proposed Action is supportive of a small business, therefore, the Proposed Action would be consistent with "Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery". The Proposed Action would facilitate the construction of an accessory parking lot that would address the parking shortage at Martin A Gleason Funeral Home and help alleviate the congestion on the adjacent streets. The Proposed Action would address public safety and quality of life concerns to strengthen corridors where New Yorkers live, work, and play. It would be supportive of Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery policy. Therefore, the Proposed Action would not result in significant adverse impact to public policy.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Ibrahim Jobe at ijobe@planning.nyc.gov.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE 7/5/2024
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 7/8/2024
SIGNATURE	

Figure 1.1-1: Site Location Map

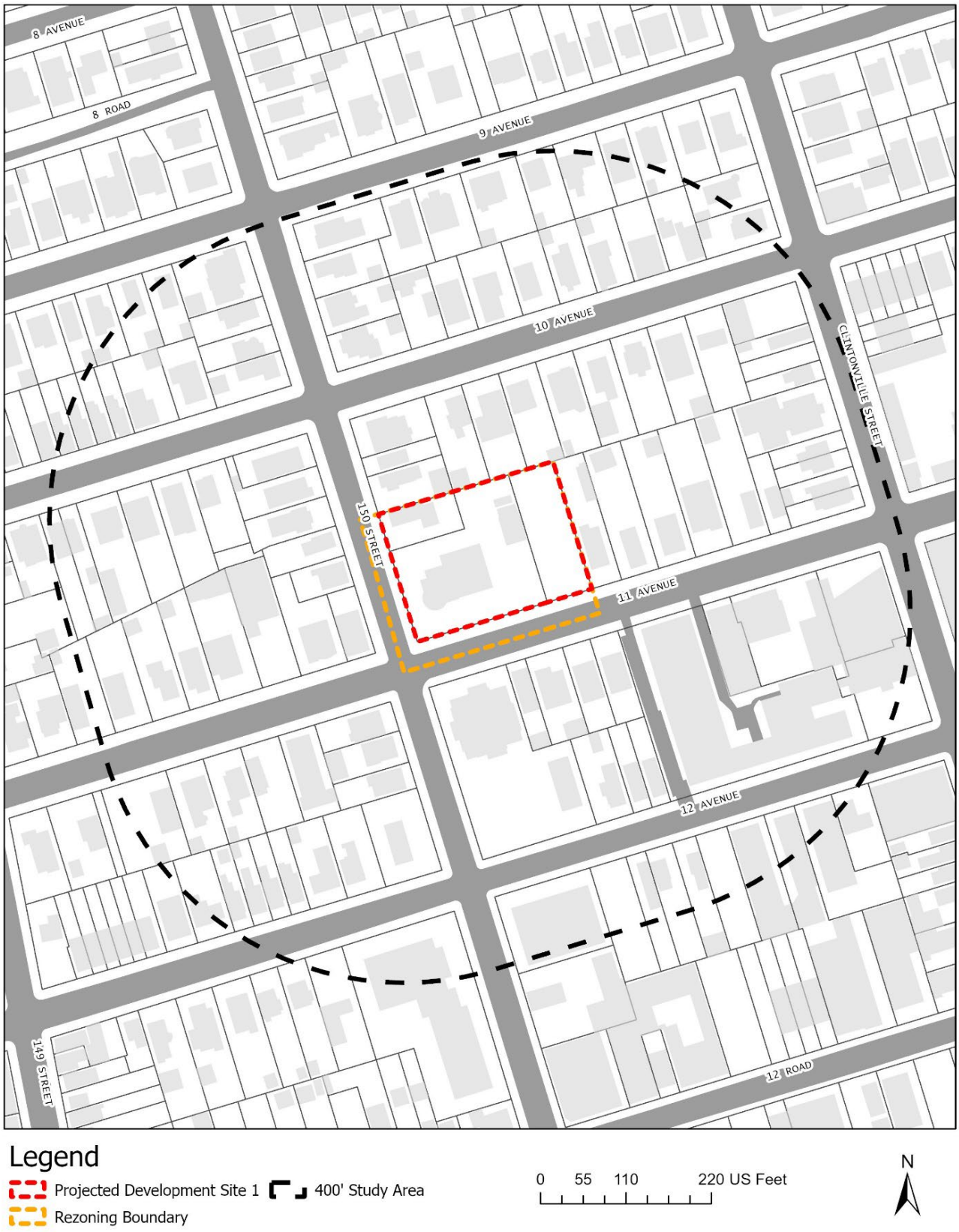


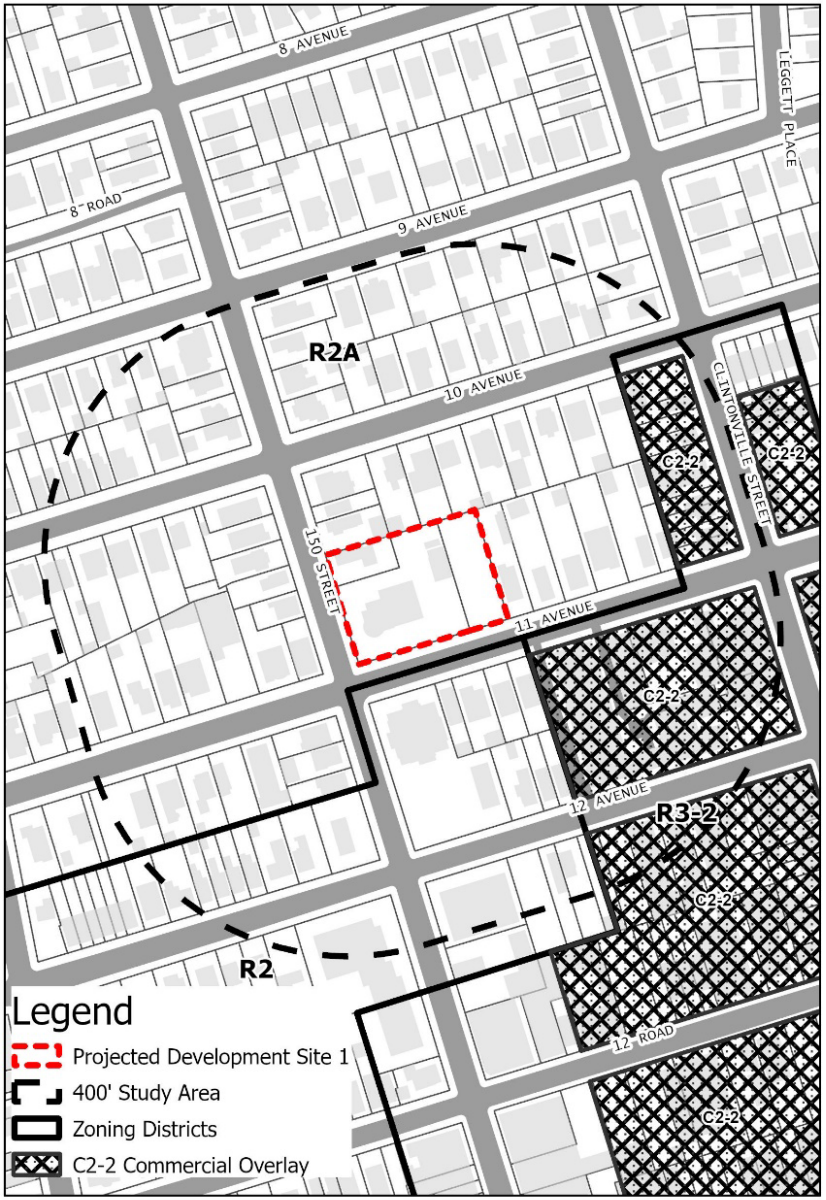
Figure 1.1-2: Existing Land Use Map



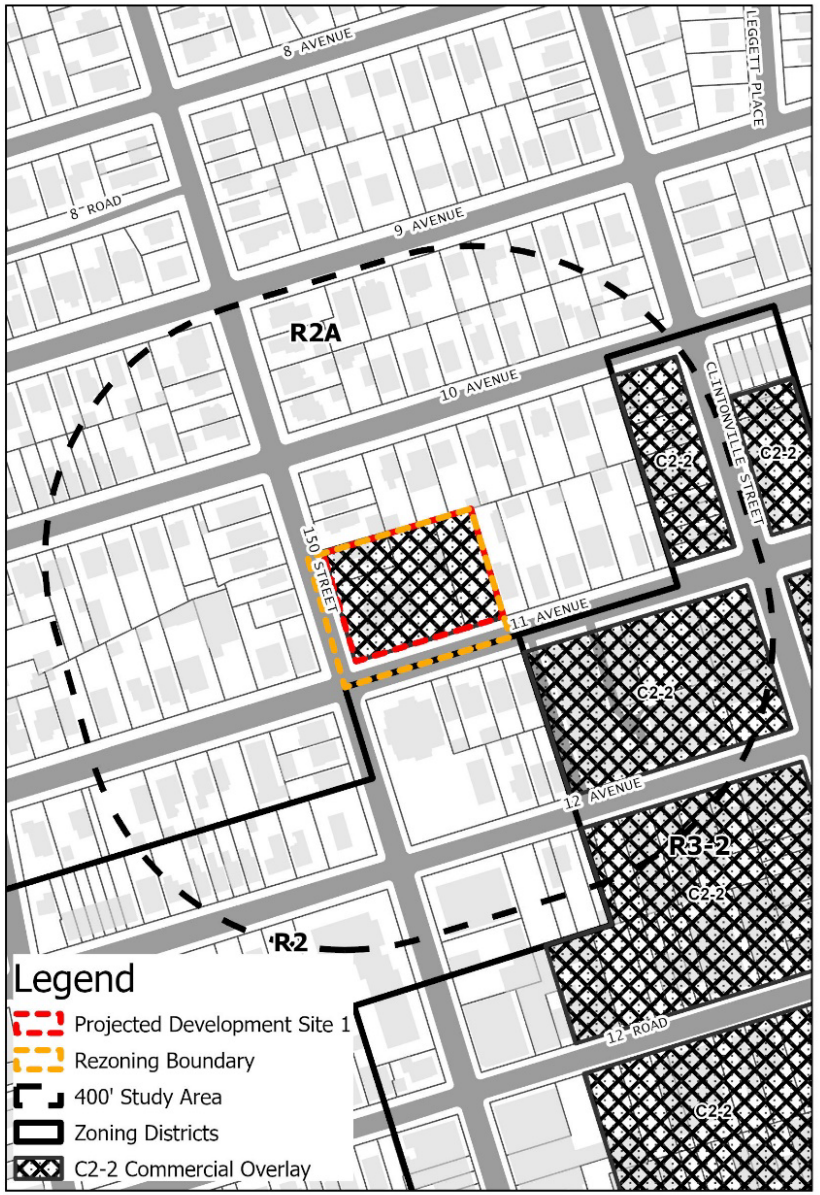
Figure 1.1-3: Zoning Sectional Map



Figure 1.1-4: Zoning Change Map



Existing R2A Zoning District



Proposed R2A/C2-2 Zoning District

Figure 1.1-5: Tax Map



Figure 1.1-6: Site Photos (1)



1 View of Project Site from 150th Street facing northeast



Study Area Map with Photo Key



2 View of 11th Avenue toward the intersection of 11th Avenue and 150th Street facing west



3 View of 150th Street from the intersection of 11th Avenue and 150th Street facing south

Figure 1.1-7: Site Photos (2)



4 View of 10th Avenue from the intersection of 10th Avenue and 150th Street facing west



Study Area Map with Photo Key



5 View of 150th Street from the intersection of 10th Avenue and 150th Street facing north



6 View of 10th Avenue from the intersection of 10th Avenue and 150th Street facing east

Figure 1.1-8: Site Photos (3)



7 View of Clintonville Street from the intersection of 10th Avenue and Clintonville Street facing south



Study Area Map with Photo Key



8 View of 11th Avenue from the intersection of 11th Avenue and Clintonville Street facing west



9 View of Clintonville Street from the intersection of 11th Avenue and Clintonville Street facing south

1 Project Description

1.1 Introduction

The "Applicant," Martin A Gleason Funeral Home, seeks a Zoning Map Amendment that would affect a portion of Block 4515 in the Whitestone neighborhood of Queens, Community District 7. The Zoning Map Amendment would map a C2-2 commercial overlay over the Applicant-owned Block 4515, Lots 1, 6, and 52 (the "Affected Area") currently zoned R2A with a total area of 40,117 SF. The Zoning Map Amendment constitute the "Proposed Action."

The Proposed Project facilitated by the Proposed Action would be an accessory parking lot for Martin A Gleason Funeral Home on the currently vacant Lot 6. The proposed parking lot would contain 22 parking spaces. The Proposed Project would also generate two additional parking lots on Lot 1 and would result in a total of 24 incremental parking spaces. The Proposed Action would bring the existing legal nonconforming uses on the rest of the lots within the Affected Area into conformance with the zoning resolution.

The Proposed Action is a discretionary action subject to environmental review. The New York City Department of City Planning (DCP) is the lead agency on behalf of the NYC City Planning Commission (CPC) for environmental review under the City Environmental Quality Review Act (CEQR).

1.2 Background and Site History

The Affected Area was originally mapped with an R2 zoning district with the enactment of the 1961 Zoning Resolution and was rezoned to the existing R2A zoning district in 2005 as part of the Whitestone rezoning (C 060055 ZQM, effective December 21, 2005), which involved zoning map changes for approximately 310 blocks in the Whitestone neighborhood of Queens, Community District 7. The Whitestone rezoning aimed to preserve the existing neighborhood scale, prevent development that was inconsistent with the low-rise detached character of the neighborhood. The rezoning to an R2A district ensured that new single-family houses matched the established scale of the traditional development patterns.

The Affected Area includes the Applicant-owned Block 4515, Lots 1, 6, and 52. The existing building of the funeral home on Lot 1 was constructed in 1920. There are several records of Certificates of Occupancy (COs) for the existing buildings on Lot 1:

- A CO dated May 14, 1970, permitted a funeral home in the cellar and a parlor on the first floor.

- A CO dated November 10, 1970, permitted a funeral home in the cellar, a parlor on the first floor, dwelling space on the second floor and in the attic, an on-grade detached accessory garage for four cars, and open accessory off-street parking for 20 cars.

Lot 6 is currently vacant. The lot contained a 1,690-SF, two-story single-family house demolished in 2022.

Lot 52 is currently used as an accessory parking lot for the adjacent Martin A Gleason Funeral Home. A job application was approved by the NYC Department of Buildings on 01/28/1999 to convert Lot 52 to accessory parking lot for 42 cars. A certificate of occupancy dated 09/07/2004 permitted an accessory parking for 42 cars. The access to the parking lot shall be limited to the customers of the funeral establishment and shall be limited to no later than 9:30 PM.

There were no other rezonings in the surrounding area. There are no existing e-designations, historic or other designations within the Affected Area.

1.3 Description of the Surrounding Area

The Affected Area is located within the Whitestone neighborhood of Queens, CD 7. The area is bounded by 150 Street to the west, 11 Avenue to the south, lot 50 to the east, Lots 8, 13, 15, and 17 to the north. 150 Street is a 55-foot-wide, north-to-south, road classified as Major Collector by the New York State Department of Transportation (NYS DOT) with one lane of traffic in each direction and curbside parking on both sides. 11 Avenue is a 60-foot-wide, east-to-west local road with one lane of traffic in each direction and curbside parking on both sides.

Existing land uses within a 400-foot buffer around the Affected Area ("the surrounding area") primarily consist of residential buildings, public facilities and institutions, industrial uses, commercial uses, and parking. The residential buildings predominantly are one- and two-family and multifamily walkup buildings ranging from 2 to 2.5 stories in height. Among public facilities are Holy Cross Greek Orthodox Church at 11-05 150th St, Holy Cross Church at 15005 12th Ave, and a special education school "Qsac School" at 1210 150th St. The public facilities range from 1 to 2.5 stories in height. The industrial and commercial buildings in the surrounding area are typically 1 to 2 stories in height. Most of the commercial uses are concentrated in the southeastern portion of the 400-foot Study Area. Clintonville Street is a major commercial corridor in the surrounding area; however, some commercial activities are also present on 11 Avenue and 12 Avenue. The northern and western portions of the Study Area are predominantly residential.

The Affected Area is within an R2A zoning district that generally extends to the north of the Affected Area. The surrounding area is mapped with an R2 zoning district to the south of the Affected Area and an R3-2 zoning district to the southeast of the Affected Area. There are C2-2 commercial overlays mapped throughout the R3-2 zoning district, primarily along Clintonville Street and 150th Street.

The area is served by transit. There is a bus line (Q15A) that is accessible to users in the area. The Q15A bus, which connects the Affected Area with the Main Street subway station with the service from 7 train , has two bus stops in different directions located one block away from the Affected Area on 150th Street.

1.4 Description of the Affected Area

The Affected Area is a 40,117-SF area consisting of Block 4515, Lots 1, 6, and 52 located within the Whitestone neighborhood of Queens, CD 7. The Affected Area is bounded be 150 Street to the west, 11 Avenue to the south, lot 50 to the east, Lots 8, 13, 15, and 17 to the north.

The Projected Development Site 1 includes all the Applicant-owned Lots 1, 6, and 52.

Lot 1 is a 24,899-SF lot with 121 feet of frontage along 150 Street and 175 feet of frontage along 11 Avenue. The lot contains a 2-story, 33.31-foot-tall, 4,426-GSF (4,256-ZSF, 0.17-FAR) funeral home constructed in 1920 with a 1,250-SF four-car garage. Lot 1 features a total of 12 parking spaces, inclusive of the four-car garage.

Lot 6 is a 4,999-SF lot with 50 feet of frontage along 150 Street. The lot is currently vacant.

Lot 52 is a 10,219-SF lot with 60 feet of frontage along 11 Avenue. The lot is currently used as a parking lot for the funeral home on the adjacent Lot 1 with a total of 29 parking spaces.

The funeral home use on Lot 1 is a preexisting non-conforming use. The BSA granted a waiver to allow Lot 52 to be used for accessory parking for the funeral home. The BSA-approved approximately 35 car accessory parking spaces.

The proposed rezoning would grant conforming status to the legal nonconforming (grandfathered) funeral home on the site and permit the extension of parking onto Lot 6.

1.5 Description of the Proposed Project

The Proposed Project facilitated by the Proposed Action would be an accessory parking lot for Martin A Gleason Funeral Home on the currently vacant Lot 6. The proposed parking lot would contain 22 parking spaces. The Proposed Project would also generate two additional parking lots on Lot 1 and would result in a total of 24 incremental parking spaces.

The Proposed Action would bring the existing legal nonconforming uses on the rest of the lots within the Affected Area into conformance with the zoning resolution.

1.6 Action(s) Necessary to Facilitate the Project

The action necessary to facilitate the construction of the Proposed Development is an approval of:

(1) a Zoning Map Amendment to map a C2-2 commercial overlay over the Affected Area currently zoned R2A.

1.7 Purpose and Need

The intended purpose of the proposed rezoning is to provide a 22-car parking lot on Lot 6 that would be accessory to the funeral home on the adjacent Lot 1. The funeral home is currently experiencing a shortage of the existing parking facilities. The proposed extension of the existing

off-street parking facility could not be developed under the existing zoning regulations because of the restrictions on the permitted uses within the R2A district.

The proposed rezoning would grant conforming status to the legal nonconforming (grandfathered) funeral home on Lot 1 and permit the extension of parking onto Lot 6. The development of a parking lot on Lot 6 facilitated by the Proposed Action would address the parking shortage at the funeral home and help alleviate the congestion on the adjacent streets.

1.8 Analysis Framework

The analysis framework compares the incremental difference between the proposed and potential development under the Proposed Action (Future With-Action Scenario) and the development which could occur under the existing zoning (Future No-Action Scenario) by the build year specified below. This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action occurring in a study area of approximately 400 feet around the Affected Area. The analysis framework is described below:

Reasonable Worst-Case Development Scenario

Discretionary actions sometimes permit a range of project characteristics, or development scenarios, to occur even though the action may be sought in order to facilitate a specific development. From the range of possible scenarios that are considered reasonable and likely, the scenario with the worst environmental consequences is chosen for analysis. This is considered to be the Reasonable Worst-Case Development Scenario (RWCDS), the use of which ensures that, regardless of which scenario actually occurs, its impacts would be no worse than those considered in the environmental review. The environmental assessment examines the incremental differences between the RWCDS of the future without the project in place (No-Action Scenario) and the future with the Proposed Action (With-Action Scenario).

The *2021 CEQR Technical Manua*l categorizes soft sites as either “projected” or “potential” development sites. Projected development sites are defined as those sites that are more likely to be developed as a result of the proposed project. Potential sites are defined as sites that could be developed but have been determined to have less development potential than the projected development sites, based on observed historic and current market conditions, location, site configuration, proximity to transit, infrastructure and other facilities, and other factors that affect the likelihood that they would be developed under the Proposed Action. Projected Development Sites are analyzed for both site-specific and density-related effects, whereas potential development sites are only analyzed for site-specific effects.

Pursuant to *2021 CEQR Technical Manual* methodology, sites may be considered ‘soft’ if they are built to substantially less than the maximum permitted floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. Sites that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use.

Build Year

The build year for the analysis is anticipated to be 2025 in consideration of an 18-month CEQR review period, a 7-month ULURP process, and a 3-month single-phase construction schedule.

Future Without the Proposed Action (No-Action Condition)

The Projected Development Site 1 is composed of Applicant-owned Lots 1, 6, and 52.

Lot 1 is occupied by a legal nonconforming (grandfathered) 2-story, 33.31-foot-tall, 4,426-GSF (4,256-ZSF, 0.17-FAR) funeral home with a 1,250-SF four-car garage. Lot 1 features a total of 12 parking spaces. It is assumed that under the No-Action conditions the existing legal nonconforming use would remain.

Lot 52 is currently used as an accessory parking lot for the funeral home on the adjacent Lot 1 with a total of 29 parking spaces. It is assumed that under the No-Action conditions the existing use would remain.

Lot 6 is currently vacant. There are no records of building work permits submitted by the Applicant for Lot 6 on the DOB website. As such, it is conservatively assumed that under the No-Action Scenario, the existing conditions would remain on Lot 6.

The total number of accessory parking spaces under the No-Action condition would be 41.

Future With the Proposed Action (With-Action Condition)

The Projected Development Site 1 includes Applicant-owned Lots 1, 6, and 52.

Lot 1 is occupied by a legal nonconforming (grandfathered) 2-story, 33.31-foot-tall, 4,426-GSF (4,256-ZSF, 0.17-FAR) funeral home with a 1,250-SF four-car garage. It is assumed that under the With-Action conditions the existing nonconforming uses would mostly remain, 2 more parking spaces would be added within the lot with a total of 14 parking spaces.

Lot 52 is currently used as an accessory parking lot for the funeral home on the adjacent Lot 1 with a total of 29 parking spaces. It is assumed that under the With-Action conditions the existing use would remain.

Lot 6 is currently vacant. Under the With-Action conditions, the Projected Development would be consistent with the Applicant's proposal to construct an accessory parking lot for the adjacent funeral home with 22 parking spaces.

The total number of accessory parking spaces under the With-Action condition would be 65.

The Projected Development Site is shown in **Figure 1.1-1**. The incremental development as a result of the proposed Action would consist of 24 parking spaces. The RWCDS Existing, No-Action, and With-Action Scenarios at the Projected Development Site 1 are shown below in **Table 1.8-1**.

Table 1.8-1: RWCDS Analysis Framework - Existing, No-Action, and With-Action Conditions

Site Info				Existing Condition								No-Action Condition								With-Action Condition							
Site ID	Block	Lot	Lot Area	Zoning	MF (gsf)	Com. (gsf)	CF (gsf)	Res. (gsf)	Total gsf	Total DU	Total parking spaces	Zoning	MF (gsf)	Com. (gsf)	CF (gsf)	Res. (gsf)	Total gsf	Total DU	Total parking spaces	Zoning	MF (gsf)	Com. (gsf)	CF (gsf)	Res. (gsf)	Total gsf	Total DU	Total parking spaces
Projected Site 1	4515	1	24,899	R2A	0	4,426	0	0	4,426	0	12	R2A	0	4,426	0	0	4,426	0	12	R2A/C2-2	0	4,426	0	0	4,426	0	14
		6	4,999		0	0	0	0	0	0	0		0	0	0	0	0	0	0		0	0	0	0	0	0	22
		52	10,219		0	0	0	0	0	0	29		0	0	0	0	0	0	29		0	0	0	0	0	0	29
Total				**-**	**0**	**4,426**	**0**	**0**	**4,426**	**0**	**41**	**-**	**0**	**4,426**	**0**	**0**	**4,426**	**0**	**41**	**-**	**0**	**4,426**	**0**	**0**	**4,426**	**0**	**65**

DU = Dwelling Units

gsf = gross square feet

Res. = Residential

Com. = Commercial

Mf = Manufacturing

CF = Community Facility

Afford. = Affordable

2 Environmental Review

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form. Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the proposed project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus, additional analyses were not needed. If the proposed project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *2021 CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A 'YES' answer was provided in the Land Use, Zoning, and Public Policy technical analysis area on the EAS Short Form. In addition, although Historic and Cultural Resources assessment was not needed, one was conducted nonetheless.

2.1 Land Use, Zoning, and Public Policy

The *2021 CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the Surrounding Area. Land use, zoning, and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Affected Area and the Surrounding Area as well as the larger area in which the Proposed Action may have an effect. Because the Proposed Action would permit new uses compared to existing zoning regulations, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 20v4 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area was performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of NYCDCP and other city agencies programs and documentation.

2.1.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning, and public policy Study Area should generally extend 400 feet from the Affected Area ("the Surrounding Area"). Existing land uses within approximately 400 feet of the Affected Area are presented in **Figure 1.1-1**.

Existing Conditions

Land Use Study Area

As shown in **Figure 1.1-2** and stated in **Section 1.3**, the surrounding area primarily consists of residential buildings, public facilities and institutions, industrial uses, commercial uses, and parking. The residential buildings predominantly are one- and two-family and multifamily walkup buildings ranging from 2 to 2.5 stories in height. Among public facilities are Holy Cross Greek Orthodox Church at 11-05 150th St, Holy Cross Church at 15005 12th Ave, and a special education school "Qsac School" at 1210 150th St. The public facilities range from 1 to 2.5 stories in height. The industrial and commercial buildings in the surrounding area are typically 1 to 2 stories in height. Most of the commercial uses are concentrated in the southeastern portion of the 400-foot Study Area. Clintonville Street is a major commercial corridor in the surrounding area; however, some commercial activities are also present on 11 Avenue and 12 Avenue. The northern and western portions of the Study Area are predominantly residential.

Affected Area

A full breakdown of each lot within the Affected Area can be found in **Section 1.4**.

The Projected Development Site 1 includes the Applicant-owned Lots 1, 6, and 52.

Lot 1 is a 24,899-SF lot with 121 feet of frontage along 150 Street and 175 feet of frontage along 11 Avenue. The lot contains a 2-story, 33.31-foot-tall, 4,426-GSF (4,256-ZSF, 0.17-FAR) funeral home constructed in 1920 with a 1,250-SF four-car garage. Lot 1 features a total of 12 parking spaces, inclusive of the four-car garage.

Lot 6 is a 4,999-SF lot with 50 feet of frontage along 150 Street. The lot is currently vacant.

Lot 52 is a 10,219-SF lot with 60 feet of frontage along 11 Avenue. The lot is currently used as a parking lot for the funeral home on the adjacent Lot 1 with a total of 29 parking spaces.

The funeral home use on Lot 1 is a preexisting non-conforming use. The BSA granted a waiver to allow Lot 52 to be used for accessory parking for the funeral home.

Future No-Action Condition

Land Use Study Area

Existing land use patterns are generally expected to continue in the Surrounding Area in the future without the Proposed Action. There are no active construction permits within the 400-foot Study Area. There are no other known major land use changes anticipated in the foreseeable future within the land use Study Area. Any new development within the Surrounding Area would be governed by the underlying zoning regulations.

Affected Area

Lot 1 is occupied by a legal nonconforming (grandfathered) 2-story, 33.31-foot-tall, 4,426-GSF (4,256-ZSF, 0.17-FAR) funeral home with a 1,250-SF four-car garage. Lot 1 features a total of 12 parking spaces. It is assumed that under the No-Action conditions the existing legal nonconforming use would remain.

Lot 52 is currently used as an accessory parking lot for the funeral home on the adjacent Lot 1 with a total of 29 parking spaces. It is assumed that under the No-Action conditions the existing use would remain.

Lot 6 is currently vacant. There are no records of building work permits submitted by the Applicant for Lot 6 on the DOB website. As such, it is conservatively assumed that under the No-Action Scenario, the existing conditions would remain on Lot 6.

The total number of accessory parking spaces under the No-Action condition would be 41.

Future With-Action Condition

Land Use Study Area

Land use and development patterns in the Study Area are anticipated to remain unchanged in the future with the Proposed Action. Any new development in the surrounding area would be consistent with the underlying zoning regulations.

Affected Area

Lot 1 is occupied by a legal nonconforming (grandfathered) 2-story, 33.31-foot-tall, 4,426-GSF (4,256-ZSF, 0.17-FAR) funeral home with a 1,250-SF four-car garage. It is assumed that under the With-Action conditions the existing uses would mostly remain, 2 more parking spaces would be added within the lot with a total of 14 parking spaces. The proposed commercial overlay would bring the funeral home into conformance with the zoning resolution.

Lot 52 is currently used as an accessory parking lot for the funeral home on the adjacent Lot 1 with a total of 29 parking spaces. It is assumed that under the With-Action conditions the existing use would remain.

Lot 6 is currently vacant. Under the With-Action conditions, the Projected Development would be consistent with the Applicant's proposal to construct an accessory parking lot for the adjacent funeral home with 22 parking spaces.

The total number of accessory parking spaces under the With-Action condition would be 65.

Conclusion

The proposed rezoning would facilitate the construction of a 22-car parking lot on Lot 6 that would be accessory to the funeral home on the adjacent Lot 1. The development of a parking lot would address the parking shortage at the funeral home and help alleviate the congestion on the adjacent streets. The proposed rezoning would also grant a conforming status to the legal nonconforming (grandfathered) funeral home on Lot 1. The Proposed Action would not be incompatible with surrounding uses and would not alter or accelerate development patterns in the area. Therefore, there would be no adverse impacts on land use as a result of the Proposed Action, and further analysis is not required.

2.1.2 Zoning

The *CEQR Technical Manual* suggests that a zoning Study Area should extend 400 feet from the Affected Area. The proposed zoning map amendment would affect Block 4515, Lots 1, 6, and 52. Existing zoning districts within approximately 400 feet of the Affected Area are presented in **Figure 1.1-3**.

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R2A, R2, R3-2, and C2-2 commercial overlays, as illustrated in **Table 2.1-2**.

Existing zoning districts in the surrounding area include:

R2

Residential development in R2 districts is limited exclusively to single-family detached houses. Floral Park in Queens, parts of City Island and Riverdale in the Bronx, and Westerleigh on Staten Island's north shore are typical R2 districts.

The smaller lot area and lot width requirements in R2 districts allow a higher density than in R1 districts, although the maximum FAR of 0.5 is the same. The minimum lot width is 40 feet, compared to 60 and 100 feet in R1 districts. The maximum height of buildings is not fixed but is governed by a sky exposure plane. As in other lower-density residence districts, one off-street parking space is required for each dwelling unit.

R2A

R2A is a contextual district intended to preserve low-rise neighborhoods characterized by single-family detached homes on lots with a minimum width of 40 feet. The district is mapped in sections of Bayside, Whitestone and Cambria Heights in Queens.

The FAR of 0.5 in R2A districts includes all space within a building, including basement and usable attic space, resulting in smaller homes than those found in other districts with similar floor area ratios. Only garages are exempt from floor area calculations, up to a maximum of 300 square feet. Lot coverage of the house and any separate garage is limited to 30% of the zoning lot. As in R2 districts, the width of the two required side yards must total a minimum of 13 feet, each at least five feet wide. The front yard must be at least 15 feet deep; unlike other R2 districts, however, it must be at least as deep as an adjacent front yard but need not exceed 20 feet. The maximum building height is fixed at 35 feet and the perimeter wall may rise no higher than 21 feet. One off-street parking space is required for each dwelling unit.

R3-2

R3-2 districts are general residence districts that allow a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences. It is the lowest density zoning district in which multiple dwellings are permitted. Because of their flexibility, R3-2 districts are mapped widely in all boroughs except Manhattan.

The 0.5 floor area ratio (FAR) may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. Lots with detached homes must be at least 40 feet wide; if occupied by semi-detached and attached buildings, lots must be at least 18 feet wide. The maximum street wall length for a building on a zoning lot is 125 feet. The maximum lot coverage of any residence is 35%. Front yards must be at least 15 feet deep. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. One off-street parking space is required for each dwelling unit. However, requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.

Table 2.1-1: Zoning Districts in the Surrounding Area[3]

Zoning District	Type and Use Group	Floor Area Ratio (FAR)	Parking
R2	Residential UGs 1-4	0.5 – Residential 0.5 – Community Facility (Up to 1.0 by Special Permit)	100% of DU
R2A	Contextual Residential UGs 1-4	0.5 – Residential 0.5 – Community Facility (Up to 1.0 by Special Permit)	100% of DU
R3-2	Residential UGs 1-4	0.5 – Residential (0.6 with attic allowance) 1.0 – Community Facility	100% of DU; 50% for IRHU[5]; 0 for IRHU inside Transit Zone.
C2-2 Commercial Overlay	Local Service UG 1-9, 14	1.0 FAR - Commercial (R1-R5) 2.0 FAR - Commercial (R5 - R10)	1 per 300 sf

C2-2 Commercial Overlay

C2 districts are commercial overlays mapped within residential districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

[3] Zoning Handbook, New York City Department of City Planning, 2019

[5] Income-Restricted Housing Units

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

Generally, the lower the numerical suffix, the more off-street parking is required. For C2-2 districts, 1 parking space is required for every 300 sf of commercial floor area.

Affected Area

The Affected Area is within an R2A zoning district that generally permits single-family detached homes.

Future No-Action Condition

Zoning Study Area and Affected Area

No changes to zoning would occur in the future without the Proposed Action. Existing zoning patterns would remain in the 400-foot Study Area. The Affected Area would continue to be subject to R2A zoning regulations.

Future With-Action Condition

Zoning Study Area

Changes to zoning would only occur within the Affected Area in the future with the Proposed Action.

Affected Area

The Zoning Map Amendment would map a C2-2 commercial overlay over the Applicant-owned Block 4515, Lots 1, 6, and 52 currently zoned R2A permitting an accessory parking lot for Martin A Gleason Funeral Home on Lot 6 and bringing the existing legal nonconforming uses within the Affected area into conformance with the zoning resolution.

Under the With-Action condition, the proposed R2A/C2-2 district would permit a maximum of 0.5 FAR for residential use, 1.0 FAR for commercial uses, and up to 1.0 for community facility uses. The maximum building height would be fixed at 35 feet and the perimeter wall may rise no higher than 21 feet. One off-street parking space would be required for each dwelling unit.

In comparison with the existing R2A zoning districts mapped in the Affected Area currently, the proposed R2A/C2-2 zoning districts would permit 1.0 FAR of commercial uses, which would be consistent with the C2-2 commercial overlays mapped within the adjacent R3-2 zoning district within the subject block and blocks adjacent to it to the east and to the south of the subject block.

Conclusion

The Proposed Action would grant conforming status to the legal nonconforming (grandfathered) funeral home on Lot 1 and permit extension of the existing accessory parking onto Lot 6. The proposed C2-2 commercial overlay would match the C2-2 commercial overlays mapped to the east and to the south of the Affected Area. The rezoning would not adversely affect surrounding land uses, nor would it be incompatible with those land uses. Therefore, no significant adverse impacts related to zoning would occur, and further analysis is not required.

2.1.3 Public Policy

According to the *2021 CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports, which pertain to the Study Area. If the Proposed Action could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

The Affected Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The project site is not located within a Transit Zone or a Coastal Zone. In addition, the Affected Area is not located within a designated FRESH-eligible area.

The Proposed Action is supportive of a small business, therefore, the Proposed Action's consistency with "Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery" is provided below.

Existing Conditions

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery aims to accelerate job creation and make communities more resilient to future environmental and public health emergencies, financially stronger, and more connected. It contains five main strategies, including

1. Restarting the city's economic engines and reactivating the public realm, supporting small businesses, entrepreneurship, and a more equitable economy.
2. Driving inclusive sector growth.
3. Building a future-focused economy.
4. Connecting New Yorkers to quality jobs and in-demand skills.
5. Planning and building for inclusive growth now and in the future.

Future No-Action Condition

No changes to *Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery,* are anticipated under Future No-Action Conditions.

Future With-Action Condition

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

The proposed rezoning would facilitate the construction of an accessory parking lot that would address the parking shortage at Martin A Gleason Funeral Home and help alleviate the congestion on the adjacent streets. The Proposed Action would address public safety and quality of life concerns to strengthen corridors where New Yorkers live, work, and play. Therefore, the Proposed Action is supportive of *Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery* policy.

Conclusion

The development effectuated as a result of the Proposed Action would not create a land use conflict, nor would it conflict with public policies and plans for the site or surrounding area. The Proposed Action would also not result in significant material changes to existing regulations or policy. Therefore, there would be no significant adverse impacts on public policies, and no further analysis is warranted.

2.2 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the *2021 CEQR Technical Manual*.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

Methodology

Archaeological and architectural resources usually need to be assessed for projects that would result in any in-ground disturbance. In-ground disturbance is any disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site.

For projects that may affect historic or cultural resources, the first step in evaluating a project's potential effects on historic resources is to consider what area the project might affect and then identify historic resources—whether officially recognized or eligible for such recognition—within that area. The area of subsurface work for the proposed project is considered the impact area for archaeological resources, while the Study Area for architectural resources is the area in which any resources may be affected by the project, which is defined by the radius of 400 feet from the borders of the project site for most proposals.

After the study areas have been established, all known archaeological and architectural resources within the study areas are identified, and the potential for unknown resources is investigated. It is recommended that lead agencies and applicants contact LPC for archaeological and architectural resources review. Based on the report from LPC, if any listed historic or cultural resources are located in the study areas, then further analysis of the project's impact on these resources must be performed. The proposed project's effects on any designated or potential archaeological and architectural resources are then analyzed under Existing, No-Action, and With-Action conditions. The assessment specifically considers whether the project may result in the disturbance or destruction of those archaeological and architectural resources as a result of the Proposed Action.

2.2.1 Architectural Resources

Per *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action(s) and in the area surrounding identified development sites. The historic resources Study Area is defined as the project site plus an approximately 400-foot radius around the Proposed Action area.

According to the *CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. This section assesses the potential for the proposed action to result in significant adverse impacts on identified historic and cultural resources. **Table 2.6-1** below provides information about possible direct, indirect and construction-related impacts on historic and cultural resources. Generally, architectural resources should be surveyed and assessed if the proposed project would result in any of the following, whether or not any known historic resources are located near the site of the project:

Table 2.6-1: Possible Impacts to Historic and Cultural Resources

Construction resulting in ground disturbance, including construction of temporary roads and access facilities, grading, and landscaping.
Below-ground construction, such as excavation or installation of utilities.
Physical destruction, demolition, damage, alteration or neglect of all or part of an historic property.
Changes to the architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.
Isolation of the property from, or alteration of, its setting or visual relationship with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor.
Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting.
Replication of aspects of the resource so as to create a false historical appearance.
Elimination or screening of publicly accessible views of the resource.
Construction-related impacts such as falling objects, vibration, dewatering, flooding, subsidence, or collapse.
Introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over an historic landscape or an historic structure to the extent that the architectural details that distinguish that resource as significant are obscured.

To determine whether the Projected Development has the potential to affect nearby off-site historic or architectural resources, the Study Area was screened for historic and architectural resources. The LPC was contacted for their initial review of the project's potential to impact

nearby historic and cultural resources, and by letter dated April 5, 2023, indicated that the Study Area does not contain any sites of buildings of known architectural or archeological significance (see **Appendix A**).

2.2.2 Archaeological Resources

Unlike the architectural evaluation of a Study Area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts on archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The Proposed Action would result in new in-ground construction on the Projected Development Sites. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby cultural or archaeological resources, and a response was received on April 5, 2023 (see **Appendix A**). The LPC has indicated that no cultural resource of archaeological significance is associated with the Projected Development Sites. Therefore, no significant adverse impacts on archaeological resources would occur because of the Proposed Action, and further analysis is not warranted.

2.2.3 Conclusion

According to the *CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a Proposed Action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. Based on the above, there are no identified historical resources within the study area. In addition, no archeological significance is associated with the Projected Development Sites. Accordingly, no further analysis is warranted.

APPENDIX A

AGENCY CORRESPONDENCE

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 / LA-CEQR-Q
Project: 10-15 150 STREET
Date Received: 4/3/2023

Properties with no Architectural or Archaeological significance:
1) 10-25 150 STREET, BBL: 4045150001
2) 10-15 150 STREET, BBL: 4045150006
3) 150-19 11 AVENUE, BBL: 4045150052

Gina Santucci

4/5/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37027_FSO_DNP_04052023.docx

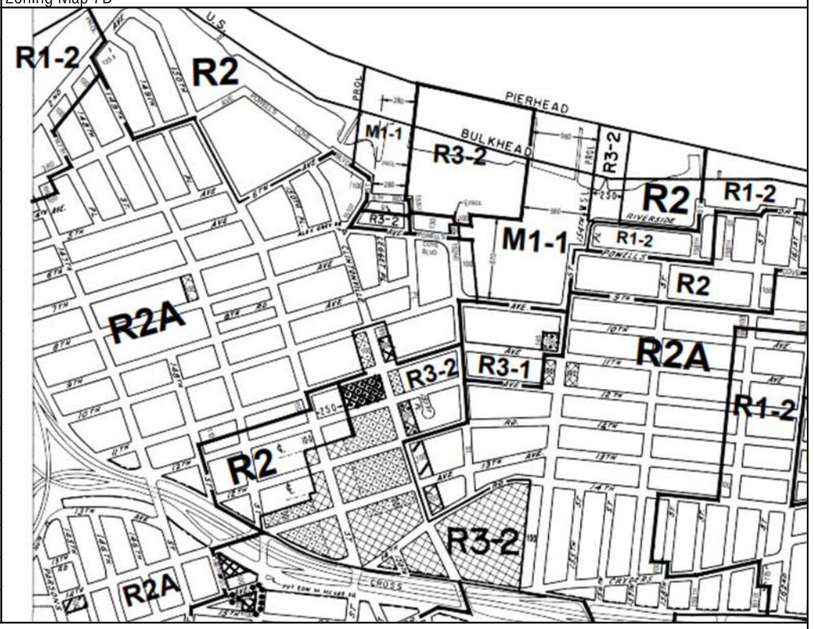
APPENDIX B

ARCHITECTURAL PLANS

MARTIN A. GLEASON FUNERAL HOME ZONING ANALYSIS

PROJECT INFORMATION	
Address	10-15 150th Street (Lot 6)
	10-25 150th Street (Lot 1)
	150-19 11th Avenue (Lot 52)
	Queens, NY 11357
Block	4515
Zoning Lots	1,6,52
Tax Lot 6	5,000 SF
Tax Lot 1	24,900 SF
Tax Lot 52	10,219 SF
Total Lot Area	40,119 SF
Zoning & Community District	
R2A	
Queens Community District 7	
Street Frontage	
11th Avenue	70' Wide Street
150th Street	60' Wide Street

Zoning Map 7D



Zoning Analysis

ZR Section	R2A (EXISTING)		ZR Section	C2-2 OVERLAY (PROPOSED)	
21-10	Uses Permitted As-of-Right	1,3,4	32-10	Uses Permitted As-of-Right	1-9, 14
32-16B	Funeral Establishment Use Group 7	Not Permitted	32-16B	Funeral Establishment Use Group 7	Permitted
22-14C	Use Group 4 - Accessory Uses (Parking)	Not Permitted	32-13	Use Group 4 - Accessory Uses (Parking)	Permitted
23-142	Maximum FAR	.5	31-121	Maximum FAR	1
	Tax Lot 6 5,000 SF X .5	2,500 ZSF		Tax Lot 6 5,000 SF X 1	5,000 ZSF
	Tax Lot 1 24,900 SF X .5	12,450 ZSF		Tax Lot 1 24,900 SF X 1	24,900 ZSF
	Tax Lot 52 10,219 SF X .5	5,109 ZSF		Tax Lot 52 10,219 SF X 1	10,219 ZSF
	Tax Lot 6 Building Area 0 ZSF	Compliant		Tax Lot 6 Building Area 0 ZSF	Compliant
	Tax Lot 1 Building Area 5,676 ZSF	Compliant		Tax Lot 1 Building Area 8,735 ZSF	Compliant
	Tax Lot 52 Building Area 0 ZSF	Compliant		Tax Lot 52 Building Area 0 ZSF	Compliant
23-142	Maximum Lot Coverage	30%			
23-142	Minimum Required Open Space	70%			
23-45	Min. Required Front Yards (Except Corner Lots)	15'	34-233	Front Yard Equal to Adjacent Residence/District	Existing or 15'
23-461	Min. Required Side Yards (Except Corner Lots)	2			
23-461	Min. Required Width Side Yards	5'	33-25A	Min. 8' Side Yard If Open Area at Side Lot Line	8'
23-461	Required Total Width Side Yards	13'	33-291	Min. 8' Side Yard at R2 Boundary	8'
23-47	Min. Required Rear Yards (Except Corner Lots)	30'	33-26	Min. Required Rear Yards (Except Corner Lots)	20'
23-631	Max. Height above Front Yard Line	21'	33-431	Maximum Height of Front Wall	30'
23-631	Max. Ridge Line	30'	33-431	Initial Setback Distance	20' (Narrow St)
					15' (Wide St)
23-631	Sky Exposure Ratio	1:1	33-431	Sky Exposure Ratio	1:1
23-631	Maximum Roof Pitch Angle	80 Degrees			

Project Area



Zoning Analysis Continued

ZR Section	R2A (EXISTING)		ZR Section	C2-2 OVERLAY (PROPOSED)	
25-12	Maximum Size of Group Parking Facility Accessory to Residential	200 Off-Street Parking Spaces	36-12	Maximum Size of Accessory Group Parking Facility	150 Off-Street Parking Spaces
25-18	Maximum Spaces Permitted Community Facility and Commercial Uses	1 per 400 SF of Lot Area	36-21	Required Accessory Off-Street Parking Spaces UG7 Funeral Establishments	1 per 400 SF of Floor Area
25-631	Location and width of curb cuts in certain districts	18' max curb cut	36-58	Parking Lot Maneuverability and Curb Cut Regulations	24' Max. Curb Cut, Excl.Splays
			36-55 / 56	Surfacing and Screening of Off-Street Open Parking	Will Comply
			37-921	Perimeter Landascaping	7' Perimeter Landscaped Area

Proposed Development Totals		
Proposed Gross Floor Area		
Proposed Zoning Floor Area		
Total ZFA Remaining		
Proposed Yards		
Proposed Setback		
Proposed Base Height		
Proposed Building Height		
Proposed Parking Spaces	Approx. 66 (TBD)	(Total on 3 Lots)

Notes:

Legend

Complying Condition

Non-Complying Condition

TENTH AVENUE (60 FT WIDE)

R2A | R3-2/C2-2 OVERLAY

150TH STREET (60 FT WIDE)

CLINTONVILLE STREET (60 FT WIDE)

LOT 11
2.5 STORY

LOT 10
2 STORY

LOT 8
2 STORY

LOT 13
2.5 STORY

LOT 15
1 STORY

LOT 17
2.5 STORY

LOT 19
2.5 STORY

LOT 21
1.5 STORY

LOT 23
1.5 STORY

LOT 26
2 STORY

LOT 27
2 STORY

LOT 29
1 STORY

LOT 31
2 STORY

LOT 32
VACANT

LOT 33
2.5 STORY

LOT 34
1.5 STORY

LOT 6
VACANT

100'–0"

75'–0"

50'–1"

121'–0"

LOT 1
2.5 STORY

LOT 52
SURFACE
PARKING

170'–3"

LOT 50
2.5 STORY

LOT 48
2.5 STORY

LOT 46
2.5 STORY

LOT 44
2 STORY

LOT 42
2.5 STORY

LOT 41
3 STRY

LOT 37
2 STORY

LOT 38
2 STORY

LOT 39
2 STORY

LOT 40
2 STORY

175'–0"

60'–0"

R2A ELEVENTH AVENUE (70 FT WIDE)

R2 | R3-2/C2-2 OVERLAY

LEGEND

RESIDENTIAL USES	
COMMERCIAL USES	
ZONING DISTRICT BOUNDARY	
PROJECT AREA	

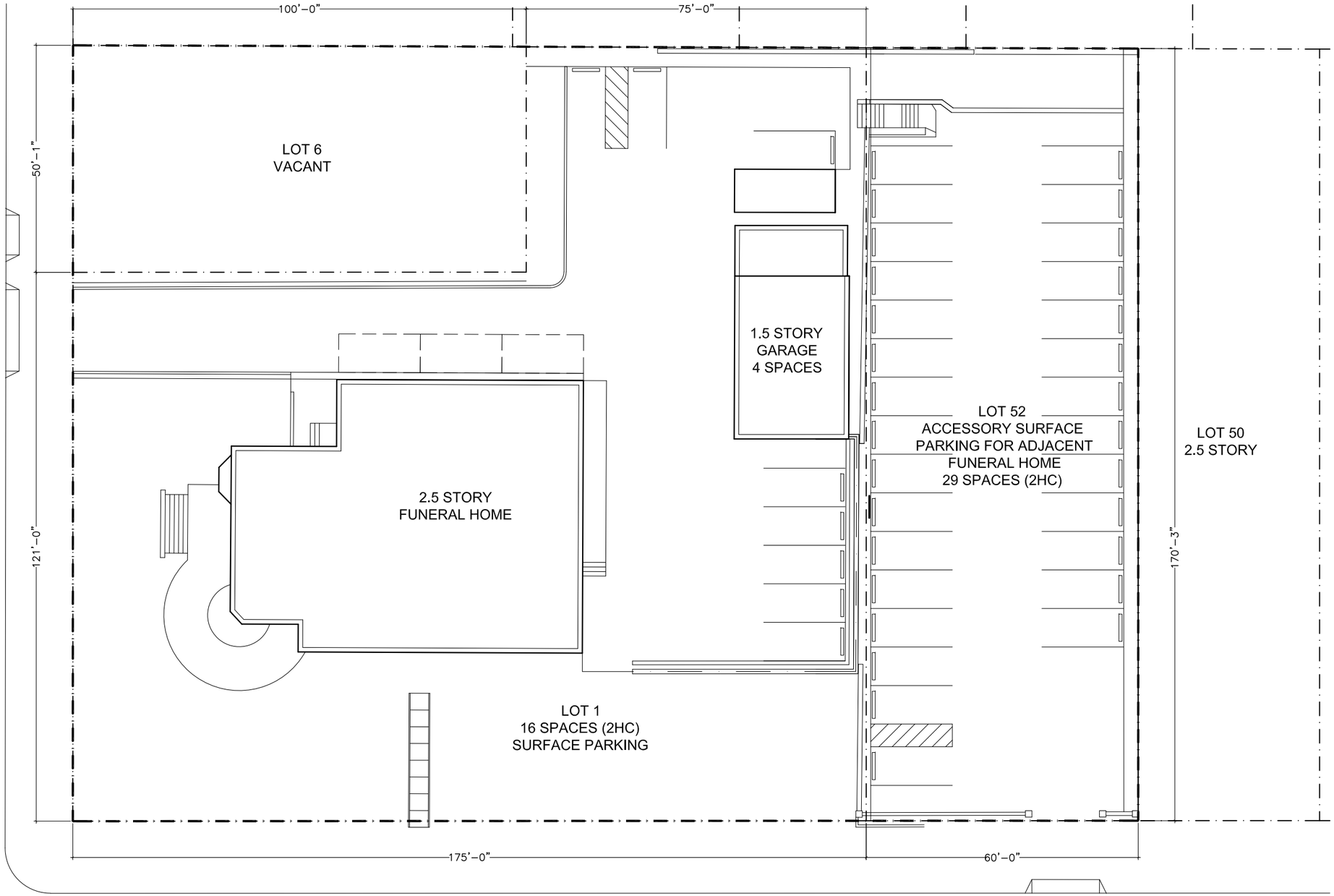
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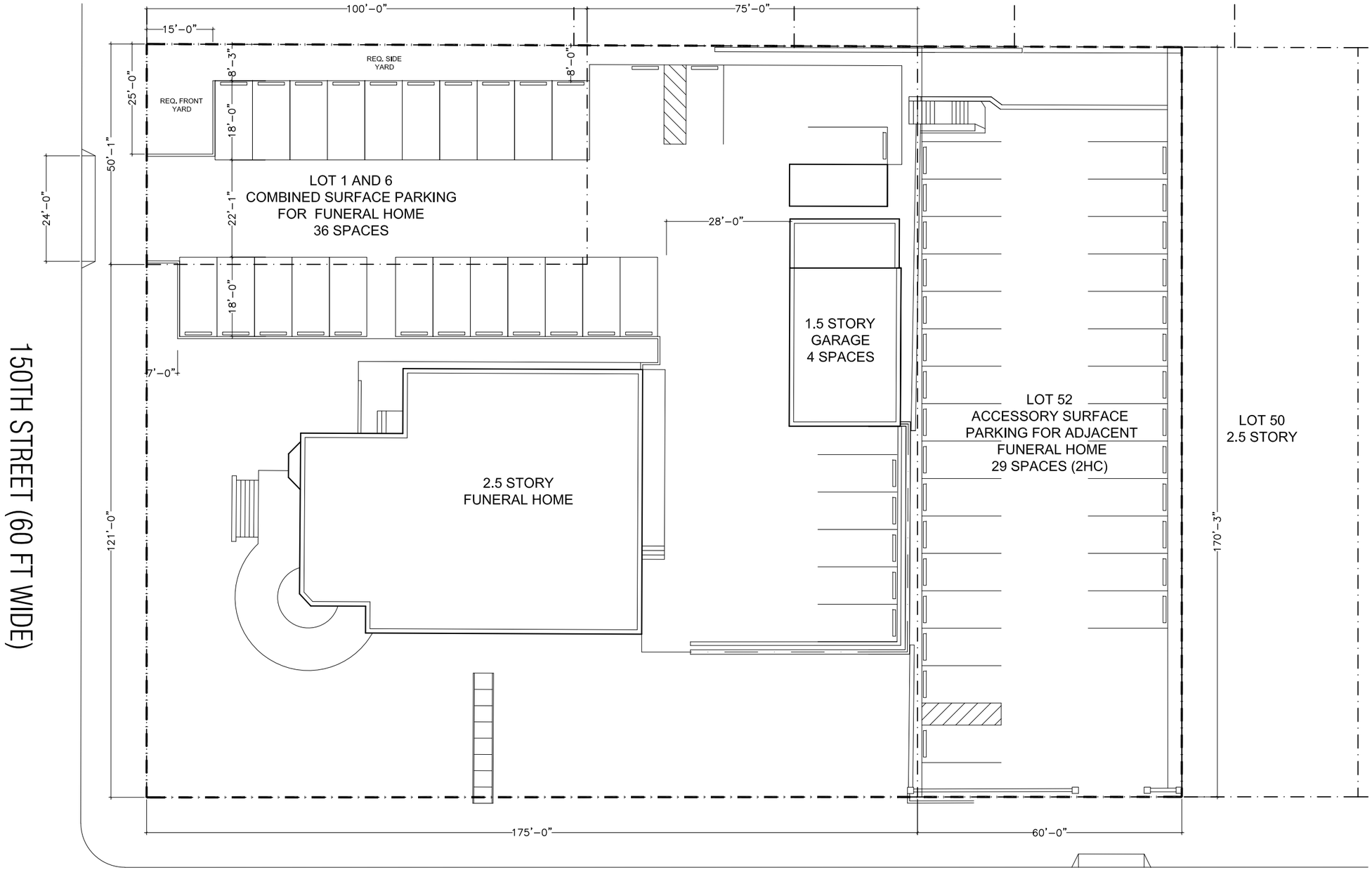
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R2-2 PROPOSED REZONING

PLOT PLAN
PG2



EXISTING PARKING LAYOUT
45 TOTAL PARKING SPACES



LEGEND

RESIDENTIAL USES	
COMMERCIAL USES	
ZONING DISTRICT BOUNDARY	
PROJECT AREA	

SCALE

0 5 10 25 50

N

PROPOSED PARKING LAYOUT SCHEMATIC
65 TOTAL PARKING SPACES