NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

RBB II LLC .
c/o Dino Tomassetti
1590 Troy Avenue
Brooklyn, NY 11234

Re:	**106-02 Rockaway Beach Boulevard Rezoning**
CEQR No.	20DCP111Q
ULURP No(s).	C180395ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN14

Dear Dino Tomassetti,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 20DCP111Q, 106-02 Rockaway Beach Boulevard Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on Monday, April 5, 2021.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

April 5, 2021
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Donovan Richards, Queens Borough President
Queens Community Board QN14

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
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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 proposed actions are a zoning map amendment to rezone 106-02 and 106-10 Rockaway Beach Blvd, Block 16178. Lots 1, 50, 60, 65, and p/o 70 (the "Project Area") in the Rockaway Beach neighborhood of Queens from an R5D/C2-3 zoning district to an M1-3 zoning district. The proposed zoning map amendment would facilitate the development of a Use Group (UG) 16 six-story plus cellar self-storage facility with a total floor area of approximately 138,535 gross square feet (gsf), with a UG 8 public parking garage containing attended parking in the cellar, to be constructed at 106-02 Rockaway Beach Blvd, Block 16178, Lot 65. In addition to the applicant's proposed development, as the proposed action would affect other lots in the rezoning area, one potential site, Block 16178 Lot 1, was also assumed for redevelopment, to contain a building with approximately 21,100 gsf of UG 6 commercial retail uses. The proposed actions would not have a significant impact on the extent of conformity with the current zoning in the surrounding area, as there is a manufacturing district with manufacturing uses adjacent to the Project Area. Additionally, it would not adversely affect the viability of conforming uses on nearby properties. The Project Area is also located in a coastal zone, and the analysis finds that the proposed actions are consistent with New York City's Waterfront Revitalization Program Policies. Therefore, significant adverse impacts to land use, zoning and public policy are not anticipated.

Shadows

A detailed analysis related to Shadows is included in this EAS. The proposed action would result in a building greater than 50 feet in height and would be adjacent to sunlight-sensitive resources. Per the CEQR Technical Manual, for open spaces containing natural resources, a minimum of four to six hours of sunlight is generally the minimum requirement to avoid the potential for a significant adverse impact. The development permitted by the proposed action could cause incremental shadows on one sunlight-sensitive resource, the Beach 108th Street median, which is currently under construction and will be completed by June 2022, the same build year as the proposed project. When construction is completed, the medians will include additional trees, plantings and a bike path. The development permitted by the proposed action would cast incremental shadows on the Beach 108th Street Median on three of the analysis dates, with durations ranging from 1 hour and 29 minutes on March 21st, to 3 hours and 18 minutes on June 21st. The December analysis period would not have any incremental shadows. The Median would receive sufficient sunlight during the course of the day and growing season, and no incremental shadows would be cast on the resource past 9:15am. No part of the Median would be in constant shadow, as the shadow would sweep across the Median during the course of the day, and therefore no significant adverse shadows impacts would occur as a result of the proposed action.

Urban Design and Visual Resources

A detailed analysis related to Urban Design and Visual Resources is included in this EAS. The proposed action would result in the construction a new building that is not currently permitted under the existing zoning. The development facilitated by the proposed actions would not block or hinder any bay or ocean views. The Projected and Potential development would not introduce any new building heights into the Project Area that do not already exist. The proposed actions would not diminish or disturb the existing aesthetic continuity, pedestrian features of the community or neighborhood, would not block any view corridors or views to or from any natural areas with rare or defining features, or impact any historical or culturally sensitive community features. The proposed actions are therefore not expected to result in any significant adverse urban design or visual resource related impacts.

Transportation

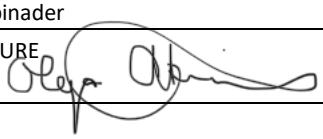
A Level 1 and Level 2 screening assessment for Transportation is included in this EAS. The proposed action would generate less than 50 total peak hour incremental vehicle trips during the weekday AM, midday, PM and Saturday midday peak hours. There would be no increase in transit or pedestrian trips, and no parking demand would be generated as a result of the proposed action. Therefore, in accordance with the CEQR Technical Manual, the Proposed Action is not expected to result in any significant adverse transportation impacts.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-215) related to hazardous materials, air quality, and noise, established in connection with the 2008 Rockaway Neighborhoods Rezoning, exists on the affected lots in the proposed rezoning area. The hazardous materials, air quality, and noise analyses conclude that with the existing (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

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 Annabelle Meunier at +1 212-720-3426.

Project Name: 106-02 Rockaway Beach Boulevard Rezoning
CEQR # 20DCP111Q
SEQRA Classification: Unlisted

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 | 212.720.3493
NAME Olga Abinader	DATE April 2, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE April 5, 2021
SIGNATURE 