21st Street Rezoning

Environmental Assessment Statement

CEQR Number:

Prepared For:

Astoria Park Warehouse LLC

Prepared By:

Environmental Studies Corporation

August 11, 2023

21st Street Rezoning

Environmental Assessment Statement

CEQR No.: 24DCP027Q

Table of Contents

I. Environmental Assessment Statement (EAS) Form

II. Project Description

III. Technical Analysis

IV. Attachments

Section I – EAS 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* 21st Street Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
24DCP027Q	
ULURP REFERENCE NUMBER (if applicable)	**OTHER REFERENCE NUMBER(S) (if applicable)**
230250ZMQ N230251ZRQ	(*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Dept of City Planning			NAME OF APPLICANT Astoria Park Warehouse LLC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Director, Environmental Assessment and Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Environmental Studies Corp		
ADDRESS 120 Broadway			ADDRESS 55 Water Mill Lane		
CITY New York	STATE NY	ZIP 10271	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3493	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@environmentalstudiescorp.com	

5. *Project Description*

Astoria Park Warehouse LLC ("The Applicant") is applying for land use actions from the City Planning Commission. The Applicant seeks a zoning map amendment and a zoning text amendment. The zoning map amendment would rezone an existing R5D/C1-3 and R5B district to a R6A/C1-4 district. The zoning text amendment is pursuant to Appendix F and would establish a Mandatory Inclusionary Housing ("MIH") Area coterminous to the area being rezoned, with both Options 1 and 2 being mapped. Together these two actions are referred to in this EAS as the "Proposed Actions". The Proposed Actions would affect an area that is located in the Steinway neighborhood of Queens Community District 1 that is bound by 21st Street to the northwest, 23 Terrace to the northeast, 24th Avenue to the southwest and 23rd Street to the southeast. This area includes Block 876, Lots 12, 14, 7501, and Block 874, Lots 68, 168, 268, 69, 169, 269, 70 and 167, and is referred to as the "Project Area". The approval of the Proposed Actions would facilitate development in the Project Area. With the approval of the Proposed Actions, the Applicant intends to develop two mixed-use buildings. The first development would be a 68,811 gsf (55,802 zsf) mixed-use building with 53,829 gsf (48,943 zsf) of residential floor area (55 units) and 6,859 gsf (6,859 zsf) of commercial floor area (3.58 Total FAR). The second development would be a 60,570 gsf (43,341 zsf) mixed-use building with 41,480 gsf (35,344 zsf) of residential floor area (39 units) and 7,997 gsf (7,997 zsf) of commercial floor area (3.29 Total FAR). These developments are referred to in this EAS as the "Proposed Developments".

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 21st Avenue between 21st Street and 23rd Street
TAX BLOCK(S) AND LOT(S) Block 876, Lots 12, 14, 7501, and Block 874, Lots 68, 168, 268, 69, 169, 269, 70 and 167		ZIP CODE 11102
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS 21st Street to the northwest, 23 Terrace to the northeast, 24th Avenue to the southwest and 23rd Street to the southeast.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5D/C1-3 and R5B		ZONING SECTIONAL MAP NUMBER 9a

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 ☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING ☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:
☐ OTHER, explain:

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.): 48,082 Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 0 Other, describe (sq. ft.): 0

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): 129,380
NUMBER OF BUILDINGS: 2 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 68,810; 60,570
HEIGHT OF EACH BUILDING (ft.): 85; 75 NUMBER OF STORIES OF EACH BUILDING: 8; 7

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: 28,671
The total square feet not owned or controlled by the applicant: 19,411

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: 28,671 sq. ft. (width x length) VOLUME OF DISTURBANCE: 286,710 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 28,671 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.)	95,309	14,856	0	0

Type (*e.g.,* retail, office, school)	94 units			

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: +217 NUMBER OF ADDITIONAL WORKERS: -10

Provide a brief explanation of how these numbers were determined: Residential population is calculated based on 2.3 persons per household in the Steinway Neighborhood Tabulation Area per 2020 Census data. Worker estimate is caculated based on NYDCP factors of 1 worker per 25 dwelling units; 1 worker per 250 gsf of office space; 1 worker per 333.3 gsf of community facility or retail space; and 1 worker per 1,000 gsf of industrial space.

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): 2027

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 22

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND 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:

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. see attached		
(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): 7,725 lbs/week		
○ 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): 15,289,002 BTUs		
(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		

	YES	NO
(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 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. The EAS does not identify any significant adverse impacts to Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; or Noise.

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.

The buildings on Projected Development sites 1 and 2 would be constructed simultaneously over a 22 month construction. There is no potential for on-site receptors on buildings completed before the final build-out.

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
Raya DerBedrossian, Environmental Studies Corp.	8/11/23

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
NAME	DATE
SIGNATURE	

NEGATIVE DECLARATION (Use of this form is optional)

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, assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

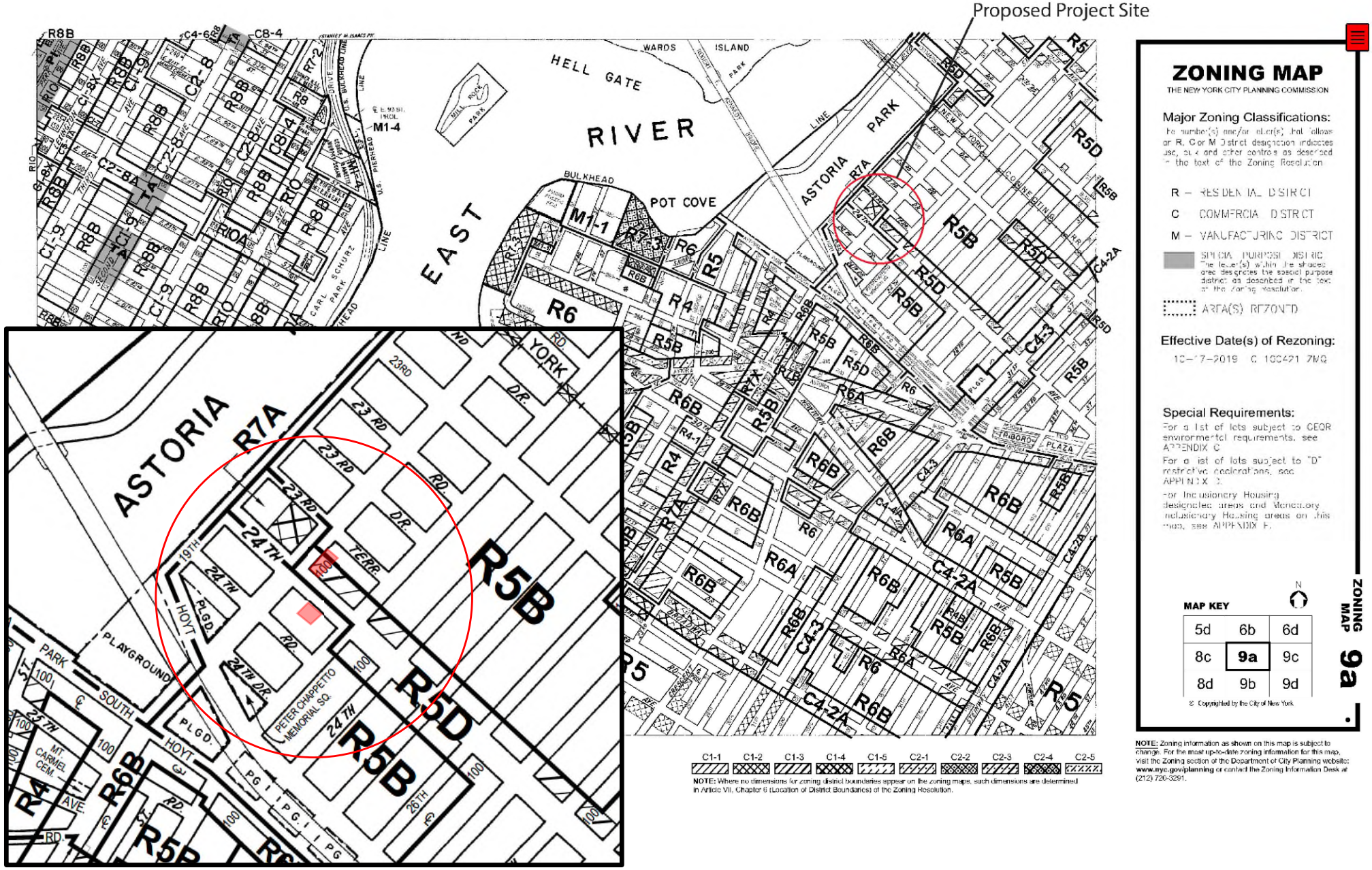
Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project:

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).

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

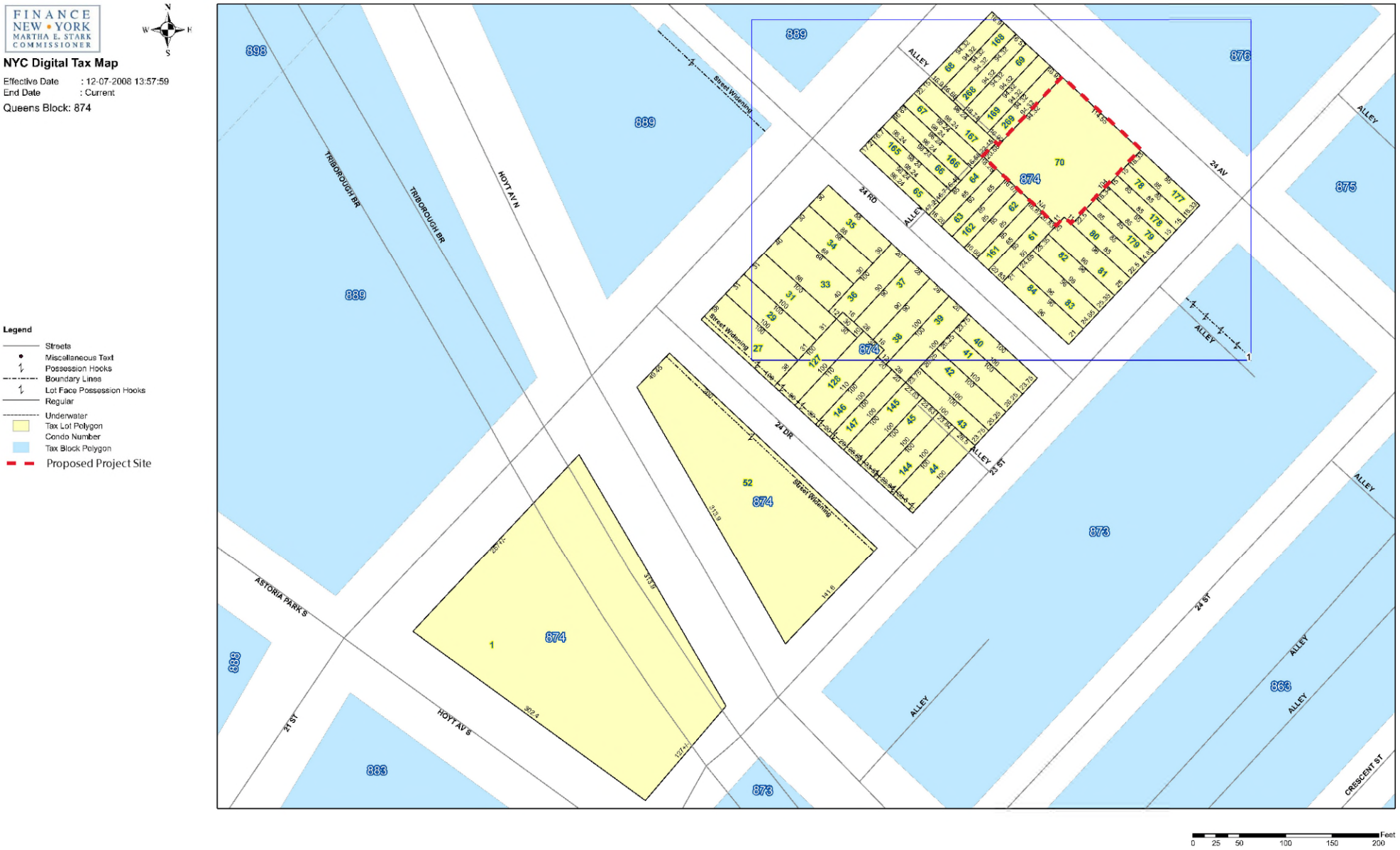
Zoning Map


Proposed Project Site
HELL GATE
RIVER
EAST
WARDS ISLAND
POT COVE
BULKHEAD
ASTORIA
R7A
R5B
R5D
R6
R6B
R6A
R5
R4
M1-1
M1-4
C4-2A
C4-3
C4-2A
23RD RD
YORK DR.
24TH RD
24TH DR.
19TH
HOYT
PLGD.
PLAYGROUND
PARK
SOUTH
PETER CHAPPETTO MEMORIAL SQ.
MT. CARMEL CEM.
TRIBORO PLAZA
ZONING MAP
ZONING MAP
9a
MAP KEY
5d 6b 6d
8c 9a 9c
8d 9b 9d
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

Tax Map - Development Site 1



Tax Map - Development Site 2



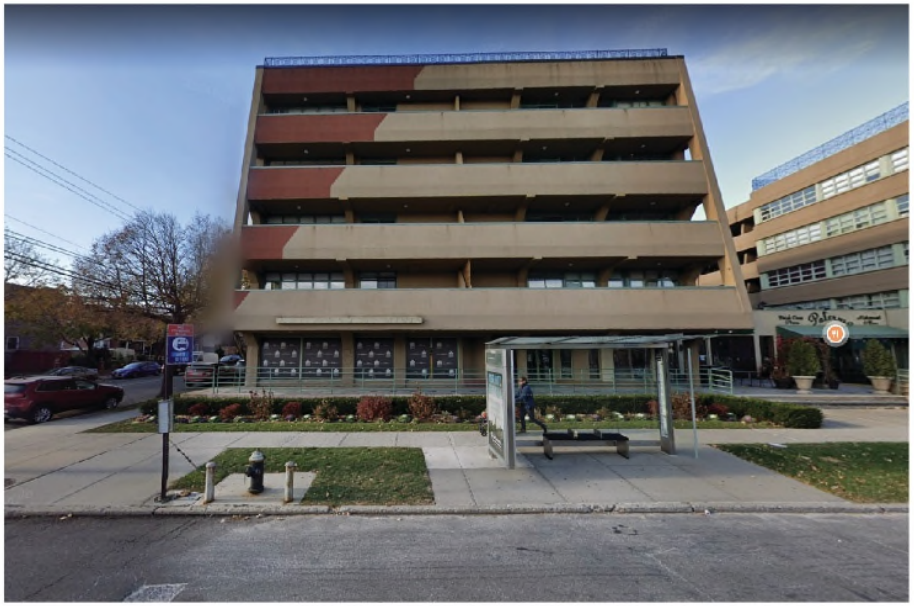
Photographs



1. Facing east towards project site on 21st St.



2. Facing south with project site to the left on 21st St.



3. Facing west with project site behind on 21st St.



4. Facing north with project site to the right on 21st St.

Photographs



5. Facing east with project site the left on the intersection of 24th Ave and 21st St.



6. Facing south with project site ahead on 24th Ave.



7. Facing west with project site ahead to the left on 24th Ave.

21st Street Rezoning, Queens

Area Map

Block: 874, Lots: 68, 69, 70 (p/o), 167 (p/o), 168, 169, 268 & 269

Block: 876, Lots: 12, 14 & 15

Project Information

- 600' Radius
- Projected Development Site
- Area Proposed to be Rezoned

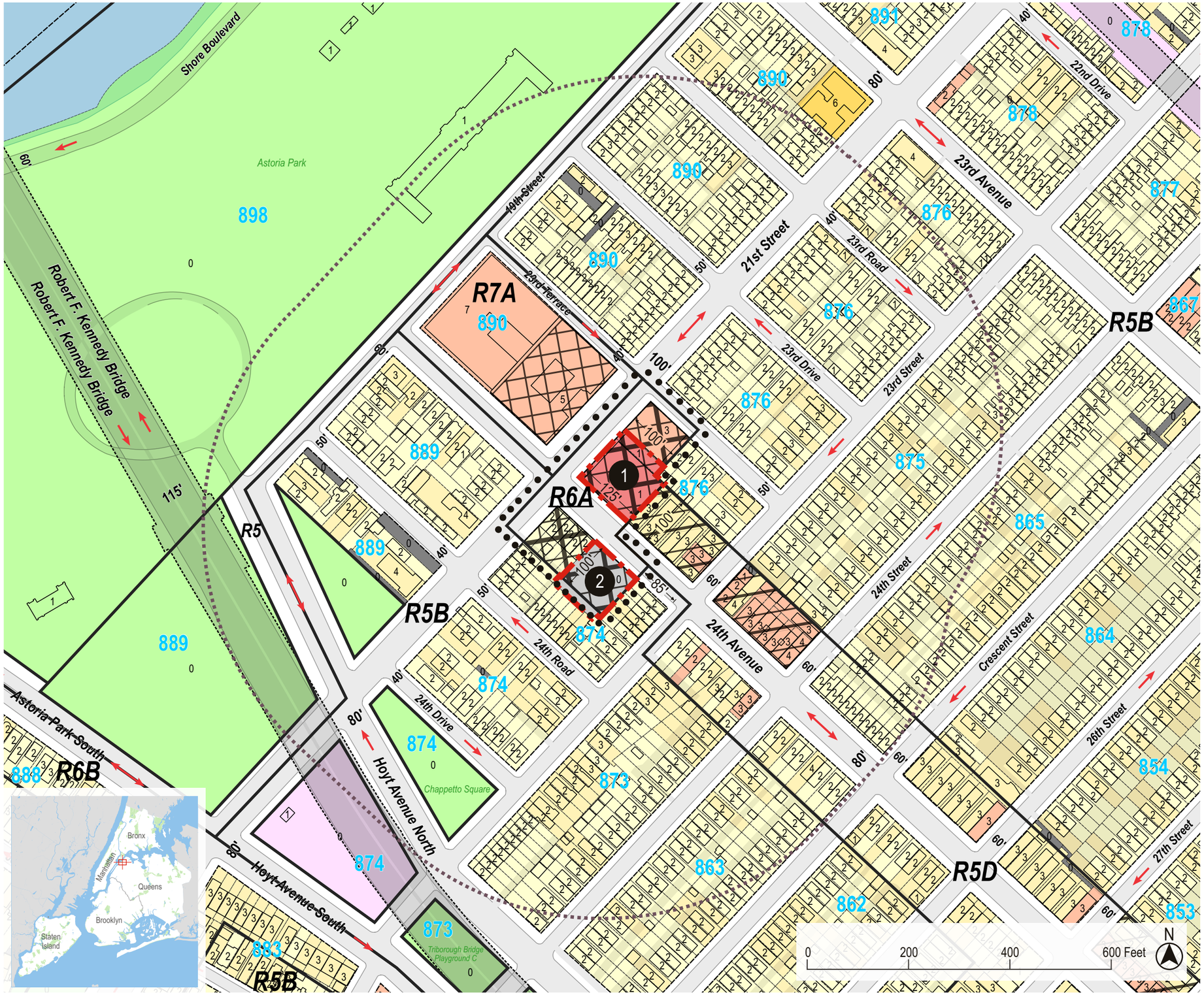
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



October 2022

Urban Cartographics

21st Street Rezoning, Queens

Land Use Map



Data Source: MapPLUTO 2023v1

Urban Cartographics

Section II - Project Description

Project Description

Introduction

Astoria Park Warehouse LLC ("The Applicant") is applying for land use actions from the City Planning Commission. The Applicant seeks a zoning map amendment and a zoning text amendment. The zoning map amendment would rezone an existing R5D/C1-3 and R5B district to a R6A/C1-4 district. The zoning text amendment is pursuant to Appendix F and would establish a Mandatory Inclusionary Housing ("MIH") Area coterminous to the area being rezoned, with both Options 1 and 2 being mapped. Together these two actions are referred to in this EAS as the "**Proposed Actions**". The Proposed Actions would affect an area that is located in the Steinway neighborhood of Queens Community District 1 that is bound by 21st Street to the northwest, 23 Terrace to the northeast, 24th Avenue to the southwest and 23rd Street to the southeast. This area includes Block 876, Lots 12, 14, 7501, and Block 874, Lots 68, 168, 268, 69, 169, 269, 70 and 167, and is referred to as the "**Project Area**". The approval of the Proposed Actions would facilitate development in the Project Area. With the approval of the Proposed Actions, the Applicant intends to develop two mixed-use buildings. The first development would be a 68,811 gsf (55,802 zsf) mixed-use building with 53,829 gsf (48,943 zsf) of residential floor area (55 units) and 6,859 gsf (6,859 zsf) of commercial floor area (3.58 Total FAR). The second development would be a 60,570 gsf (43,341 zsf) mixed-use building with 41,480 gsf (35,344 zsf) of residential floor area (39 units) and 7,997 gsf (7,997 zsf) of commercial floor area (3.29 Total FAR). These developments are referred to in this EAS as the "**Proposed Developments**".

Block 876, Lots 12 and 14 are controlled by the Applicant and is referred to in this EAS as "**Projected Development Site 1**". Block 874, Lot 70 is also controlled by the Applicant and is referred to in this EAS as "**Projected Development Site 2**". The Applicant does not own Block 876, Lot 7501, and Block 874, Lots 68, 168, 268, 69, 169, 269, and 167, although these lots are within the Project Area. No development is expected to occur on these lots.

Purpose and Need

The Proposed Actions are needed to facilitate the Proposed Development on Projected Development Sites 1 and 2 (described above). The Project Area contains retail stores, low-density residential buildings, and an unlicensed parking lot. The R5D/C1-3 and R5B zoning on the Project Area allows for low density residential uses and some commercial space, but the area is largely underutilized. The goal is to increase the permitted density

to allow for the much-needed development of new market-rate and permanently income-restricted housing units.

The Proposed Actions align with the nearby city sponsored Astoria Rezoning which was adopted on May 25, 2010. The rezoning aimed to preserve the existing scale and character of the area while allowing for a modest increase in residential and commercial density in appropriate limited locations.

Reasonable Worst-Case Development Scenario (RWCDS)

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 to present a conservative analysis. This development scenario is considered to be the Reasonable Worst-Case Development Scenario (RWCDS). By analyzing the potential for adverse impacts of the RWCDS the EAS ensures that, regardless of which scenario occurs, its impacts would be no worse than those considered in the environmental review. The EAS analyzes the incremental differences between the future with approval of the Proposed Actions (where the RWCDS occurs), the "With-Action condition" and the future without the approval of the Proposed Actions (where the RWCDS does not occur), the "No-Action condition"

The With-Action scenario used for analysis in this EAS, and described in detail below, is the same as the Applicant's Proposed Developments. The Applicant's Proposed Developments would reach the upper bounds of permitted FAR (3.58 and 3.31 FAR) under the proposed R6A/C1-4 zoning district. The Proposed Developments would also substantially reach the maximum permitted building height and available bulk. Therefore, the Proposed Development is assumed to be the same as the With-Action scenario.

Analysis Year

Based on an estimated duration of six months for the pre-certification process, a seven-month Universal Land Use Review Procedure (ULURP) and a 22-month construction period, the proposed development is expected to be complete in 2027. The Build Year, or Analysis Year, used in this EAS reflects the date when all development expected to occur with the approval of the Proposed Actions is completed and occupied. The Build Year, or Analysis Year, used in this EAS is 2027.

Development Sites

As discussed above, the Proposed Actions would affect all of the lots within the Project Area. The Project Area includes Queens Block 876, Lots 12, 14, 7501, and Block 874, Lots 68, 168, 268, 69, 169, 269, 70 and 167. Block 876, Lot 7501, and Block 874, Lots 68, 168, 268,

69, 169, 269, and 167 are not controlled by the applicant but will be affected by the Proposed Actions. However, development is not expected to occur on the non-applicant controlled lots because the Proposed Actions would only affect portions of these lots, and not increase the development potential of these lots by more than 50% (a criteria for establishing soft sites presented in the CEQR TM). Given the difficulty of assembling these sites under common ownership, it is unlikely that any new development would occur on these sites. Projected Development Site 1 includes Block 876, Lots 12 and 14. Projected Development Site 2 includes Block 874, Lot 70.

Existing Conditions

As discussed above the Project Area includes Queens Block 876, Lots 12, 14, 7501, and Block 874, Lots 68, 168, 268, 69, 169, 269, 70 and 167. All of the lots in the Project Area are currently occupied by structures, besides Block 874, Lot 70, which is occupied by an unlicensed parking lot. The Project Area is bound by 21st Street to the northwest, 23 Terrace to the northeast, 24th Avenue to the southwest and 23rd Street to the southeast.

Block 876, Lot 12 is currently occupied by a 14,600 gross square feet (gsf) retail building on a 12,971 sq. ft. lot.

Block 876, Lot 14 is currently occupied by a 5,188 gross square feet (gsf) retail building on a 2,594 sq. ft. lot.

Block 876, Lot 7501 is currently occupied by a 20,776 gross square feet (gsf) 3-story residential building on a 7,767 sq. ft. lot.

Block 874, Lot 68 is currently occupied by a 1,600 gross square feet (gsf) residential building on a 1,596 sq. ft. lot.

Block 874, Lot 168 is currently occupied by a 1,600 gross square feet (gsf) residential building on a 1,572 sq. ft. lot.

Block 874, Lot 268 is currently occupied by a 1,600 gross square feet (gsf) residential building on a 1,564 sq. ft. lot.

Block 874, Lot 69 is currently occupied by a 1,600 gross square feet (gsf) residential building on a 1,596 sq. ft. lot.

Block 874, Lot 169 is currently occupied by a 1,600 gross square feet (gsf) residential building on a 1,572 sq. ft. lot.

Block 874, Lot 269 is currently occupied by a 1,600 gross square feet (gsf) residential building on a 1,588 sq. ft. lot.

Block 874, Lot 70 is currently occupied by an unlicensed parking lot on a 13,106 sq. ft. lot.

Block 874, Lot 167 is currently occupied by a 1,700 gross square feet (gsf) residential building on a 2,156 sq. ft. lot.

This information is summarized in **Table 1-Applicant Owned Properties** and **Table 2 - Non-Applicant Owned Properties** below.

Table 1 - Applicant Owned Properties

Block	Lot	Projected Development Site	Lot Area (sf)	Land Use	# of Floors	Gross FA (sf)	Res. Floor Area	Com. Floor Area	Manu-Indust. Floor Area	Res. Unit	FAR
876	12	1	12,971	Commercial	1	14,600	0	14,600	0	0	1.12
876	14	1	2,594	Commercial	1	5,188	0	5,188	0	0	2.00
874	70	2	13,106	Vacant	0	0	0	0	0	0	0.00

Table 2 – Non-Applicant Owned Properties

Block	Lot	Projected Development Site	Lot Area (sf)	Land Use	# of Floors	Gross FA (sf)	Res. Floor Area	Com. Floor Area	Manu-Indust. Floor Area	Res. Unit	FAR
876	7501	N/A	7,767	Residential	3	20,776	20,776	0	0	11	1.86
874	68	N/A	1,596	Residential	2	1,600	1,600	0	0	2	1.00
874	168	N/A	1,572	Residential	2	1,600	1,600	0	0	2	1.00
874	268	N/A	1,564	Residential	2	1,600	1,600	0	0	2	1.00
874	69	N/A	1,596	Residential	2	1,600	1,600	0	0	2	1.00
874	169	N/A	1,572	Residential	2	1,600	1,600	0	0	2	1.00
874	269	N/A	1,588	Residential	2	1,600	1,600	0	0	2	1.00
874	167	N/A	2,156	Residential	2	1,700	1,700	0	0	2	0.79

Future No Action

In the future No-Action condition, no development would occur anywhere in the Project Area, and will remain the same as the Existing Conditions. The buildings on Block 876, Lots 12 and 14 are currently vacant. For the purposes of this analysis, we assume that the building is reoccupied in the future no-action scenario.

The existing R5D/C1-3 and R5B zoning does not allow for enough additional FAR to warrant replacing the existing structures and uses on the non-applicant owned sites. Block 876, Lot 15 does not have the same owner as the adjacent lots and was redeveloped in 2018, too recently to assume redevelopment. Block 874, Lots 68, 168, 268, 69, 169, 269, and 167 are small lots of less than 2,200 square feet in size. These lots are occupied by single- and two-family homes, each under separate ownership. Given the difficulty of assembling these sites under common ownership, it is unlikely that any new development would occur on these sites.

Future With-Action

As discussed above, for the purposes of presenting a conservative analysis the With-Action scenario discussed below is used in the technical analysis sections presented in this EAS, and is the same as the Proposed Development by the Applicant. The Applicant's Proposed Developments would reach the upper bounds of permitted FAR (3.58 and 3.31 FAR) under the proposed R6A/C1-4 zoning district. The Proposed Developments would also substantially reach the maximum permitted building height and available bulk.

With the approval of the Proposed Actions, the RWCDS projects the development of a mixed-use building on **Projected Development Site 1**. Projected Development Site 1 is a 68,811 gsf eight-story building (85 ft tall) with ground floor commercial (local retail) uses and 55 residential units would be developed on the Project Site. The building would have a total FAR of 3.58 (0.44 Commercial and 3.14 Residential). Projected Development Site 1 would include 6,859 gsf of commercial floor area (local retail uses) located on the ground floor and 53,829 gsf of residential area (55 Dwelling Units) on the 2nd through 8th floors. Of the 55 Dwelling Units, up to 17 would be affordable pursuant to MIH. Both MIH Options 1 and 2 would be mapped on the Project Area as part of the Proposed Actions. The final compliance with MIH would be determined through the ULURP process. This site would also include 8,050 square feet of parking space (23 spaces).

With the approval of the Proposed Actions, the RWCDS projects the development of a mixed-use building on **Projected Development Site 2**. Projected Development Site 2 is a 60,570 gsf seven-story building (75 ft tall) with ground floor commercial (local retail) uses and 39 residential units would be developed on the Project Site. The building would have a total FAR of 3.29 (0.61 Commercial and 2.68 Residential). Projected Development Site 2 would include 7,997 gsf of commercial floor area (local retail uses) located on the ground floor and 41,480 gsf of residential area (39 Dwelling Units) on the 2nd through 7th floors.

Of the 39 Dwelling Units, up to 12 would be affordable pursuant to MIH. Both MIH Options 1 and 2 would be mapped on the Project Area as part of the Proposed Actions. The final compliance with MIH would be determined through the ULURP process.
Table 4 -Analysis Framework below details the increment between the No-Action and the With-Action condition below. This increment is the subject of the analysis presented in Part III (Technical Analysis). This site would also include 6,300 square feet of parking space (18 spaces).

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential ,	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	mixed residential and commerical	
No. of dwelling units	0	0	94	+94
No. of low- to moderate-income units	0	0	24-29	+24-29
Gross floor area (sq. ft.)	0	0	95,309	+95,309
Commercial	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type (retail, office, other)	retail	retail	retail	
Gross floor area (sq. ft.)	19,788	19,788	14,856	-4,932
Manufacturing/Industrial	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	N/A	N/A	N/A	
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:	N/A	N/A	N/A	
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Parking				
Garages	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Attended or non-attended	N/A	N/A	N/A	
Lots	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	40	40	41	+1
Operating hours	n/a	n/a	n/a	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Population				

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Residents	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify number:	N/A	N/A	217	+217
Briefly explain how the number of residents was calculated:	Based on 2.3 persons per household in the Steinway Neighborood Tabulation Area per 2020 Census data.			
Businesses	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type	2	2	2	
No. and type of workers by business	59	59	49	-10
No. and type of non-residents who are not workers	0	0	0	
Briefly explain how the number of businesses was calculated:	Observations and publicly-accessible data from NYC; worker estimates calculated based on NYDCP provides factors of 1 worker per 25 dwelling units; 1 worker per 250 gsf of office space; 1 worker per 333.3 gsf of community facility or retail space; and 1 worker per 1,000 gsf of industrial space.			
Other (students, visitors, concert-goers, *etc* .)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				
Zoning classification	R5D/C1-3 & R5B	R5D/C1-3 & R5B	R6A and R6A/C1-4	
Maximum amount of floor area that can be developed	3	3	3.58/3.31	+0.58/+0.31
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	residential & commercial	residential & commercial	residential & commercial	

Attach any additional information that may be needed to describe the project.

If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.

Building Heights

For assessments that consider building heights, the most conservative heights are assumed for their relevant sections with the maximum building envelope considered for assessments of Shadows and Urban Design. Air Quality (Stationary Source) analysis was conducted with a stack height of 50ft. The building heights used for the relevant technical analyses are summarized in Table 3 below.

Table 3 – Building Heights and Height Analysis Framework

Building Height			
	Air Quality	**Shadows**	**Urban Design**
Projected Development Site 1	85 Ft.	85 Ft.	85 Ft.
Projected Development Site 2	75 Ft.	75 Ft.	75 Ft.

Section III – Technical Analysis

1. **Land Use, Zoning and Public Policy (*Chapter 4*)**
2. **Open Space (*Chapter 7*)**
3. **Shadows (*Chapter 8*)**
4. **Urban Design and Visual Resources (*Chapter 10*)**
5. **Hazardous Materials (*Chapter 12*)**
6. **Transportation (*Chapter 16*)**
7. **Air Quality *(Chapter 17)***
8. **Noise (*Chapter 19*)**

The analysis areas noted above correspond to the chapter number of the *CEQR Technical Manual.*

1. Land Use, Zoning and Public Policy

The analysis of land use, zoning and public policy characterizes the existing conditions of the Project Area and the surrounding study area; anticipates and evaluates those changes in land use, zoning and public policy that are expected to occur independently of the proposed project; and identifies and addresses any potential impacts related to land use, zoning and public policy resulting from the project. Various sources have been used to prepare a comprehensive analysis of land use, zoning and public policy characteristics of the area, including field surveys, studies of the neighborhood, census data, and land use and zoning maps.

Land Use

Study Area

In order to assess the potential for project related impacts, the land use study area has been defined as the area located within a 400-foot radius of the site. Per the CEQR Technical Manual this is the area where land use and land use trends could be affected by the Proposed Development. This 400-foot radius is referred to as the "Study Area".

Existing Conditions

As discussed above the Project Area includes Queens Block 876, Lots 12, 14, 7501, and Block 874, Lots 68, 168, 268, 69, 169, 269, 70 and 167. These lots contain vacant commercial uses and residential use (See RWCDS - Existing Uses).

There are residential and commercial lots within the Study Area. The lots within the Study Area that have frontage on 24th Avenue contain predominantly residential uses. There are 2 vacant commercial buildings and one mixed-use residential and commercial building in the study area.

The Study Area contains a range of building types. Outside of the 21st Street corridor, there are a mix of semi-detached and detached single, two, and multiple family residences. Residential buildings generally do not exceed three floors in height and are located on lots with a mixture of side and front yards. The buildings on 21st Street are also generally mid-rise with most being residential buildings. The majority of lots within the Study Area are occupied though there is an unlicensed parking lot on Block 874, Lot 70. There are also several parking lots along 21st Street.

No-Action Condition

As discussed above, if the Proposed Actions are not approved no development is anticipated to occur within the Project Area. The lots within the Project Area are

anticipated to remain in their present condition (including those lots not controlled by the Applicant). As such there would be no change to the land use pattern within the Study Area.

With-Action Condition

As discussed above, with the approval of the Proposed Actions, the RWCDS projects the development of a mixed-use building on **Projected Development Site 1**. Projected Development Site 1 is a 68,811 gsf eight-story building (85 ft tall) with ground floor commercial (local retail) uses and 55 residential units would be developed on the Project Site. The building would have a total FAR of 3.58 (0.44 Commercial and 3.14 Residential). Projected Development Site 1 would include 6,859 gsf of commercial floor area (local retail uses) located on the ground floor and 53,829 gsf of residential area (55 Dwelling Units) on the 2nd through 8th floors. Of the 55 Dwelling Units, up to 17 would be affordable pursuant to MIH. Both MIH Options 1 and 2 would be mapped on the Project Area as part of the Proposed Actions. The final compliance with MIH would be determined through the ULURP process. This site would also include 8,050 square feet of parking space (23 spaces).

Additionally, the RWCDS projects the development of a mixed-use building on **Projected Development Site 2**. Projected Development Site 2 is a 60,570 gsf seven-story building (75 ft tall) with ground floor commercial (local retail) uses and 39 residential units would be developed on the Project Site. The building would have a total FAR of 3.29 (0.61 Commercial and 2.68 Residential). Projected Development Site 2 would include 7,997 gsf of commercial floor area (local retail uses) located on the ground floor and 41,480 gsf of residential area (39 Dwelling Units) on the 2nd through 7th floors. Of the 39 Dwelling Units, up to 12 would be affordable pursuant to MIH. Both MIH Options 1 and 2 would be mapped on the Project Area as part of the Proposed Actions. The final compliance with MIH would be determined through the ULURP process. This site would also include 6,300 square feet of parking space (18 spaces).

The Proposed Actions do not introduce any land uses to the Study Area that are not already present in the existing condition. Although there are several other mixed-use buildings in the Study Area, the Proposed Action would result in the development of a building that is slightly larger than other existing mixed-use buildings. Currently there are no multifamily apartment buildings that exceed four floors within the 400ft Study Area.

Conclusion

The Proposed Actions are not anticipated to introduce land uses that are different from surrounding uses. The Proposed Actions would, however, result in a greater concentration of residential use than is currently observed in the Study Area. The Proposed Actions would also generate new commercial retail space. The introduction of

additional local retail space and residential uses are not anticipated to lead to additional land use changes in the Study Area. The Proposed Actions are not anticipated to result in significant adverse impacts to land use within the Study Area.

Zoning

Study Area

In order to assess the potential for project related impacts, the zoning study area has been defined as the area located within a 400-foot radius of the site. Per the CEQR Technical Manual this area is coterminous with the land use study area.

Existing Conditions

The Proposed Actions include a zoning map amendment and a zoning text amendment to rezone the Project Area from a R5D/C1-3 and R5B district to a R6A/C1-4 district and to map a Mandatory Inclusionary Housing (MIH) Area coterminous with the area to be rezoned. All of the lots within the Project Area are located in this R5B district, besides Block 876, Lot 12 which is in a R5D/C1-3 district. There are however several different zoning districts within the Study Area. The R5B district extends along to the northeast and southwest of the Project Area. The northwestern portion of the Study Area on either side of Northern Boulevard is zoned R7A, with portions of the block with a C1-2 overlay. Southeast of the study area is zoned R5D, with portions of the block zoned with a C1-3 overlay. Each of these districts extends beyond the study area.

There have been two rezonings within the Study Area since the passage of the 1961 zoning resolution. The first is the Astoria Rezoning. In the Astoria Rezoning, all of the lots within the project area have been rezoned from R5/C1-2 to R5D and R5D/C1-3 effective 5/25/2010. Projected Development Site 2 (Block 874, Lot 70) was rezoned from R5 to R5B. This was done to 238 lots in the area in order to preserve the existing scale and character of the area while allowing for a modest increase in residential and commercial density in appropriate limited locations. Lots within the study area have not been rezoned since 1961, which allowed a variety of building envelopes and housing types, causing newly constructed buildings to be increasingly inconsistent with prevailing scale, density and built character. The 2010 rezoning's main goal was to preserve Astoria's scale through the mapping of contextual zoning districts to more closely reflect existing residential building types and development patterns that characterize the neighborhood on a block-by block basis.

The second rezoning in the study area was the Eagle Electric Building rezoning, effective January 30, 2002. This rezoned the blocks bounded by 19th Street, 23rt Terrace, 21st Street and 24th Avenue from R5 to R7X and R7X/C1-2. This allowed the development of a residential complex in a building that was previously a warehouse.

This project is located within the Transit Zone which includes areas where special lower accessory parking requirements apply for various types of affordable housing including income-restricted housing units, which are generally areas of the city beyond the Manhattan Core within one-half mile of a subway station where auto ownership rates are among the lowest in the city. Creation of housing in these areas is important to improve residents' access to transit.

No-Action Condition

If the Proposed Actions discussed above are not approved, no changes would occur to the zoning on the Project Area. The Project Area would continue to be zoned R5D/C1-3 and R5B. No changes are anticipated to occur within the Project Area or the surrounding Study Area within the Analysis year of 2027.

With-Action Condition

If the Proposed Actions discussed above are approved, the Project Area will be rezoned from a R5D/C1-3 and R5B district to a R6A/C1-4 district. The approval of the Proposed Actions will facilitate development on Projected Development Site 1 and Projected Development Site 2. These developments are described above (see RWCDS – With Action Scenario).

R6A w/ **C1-4 Commercial Overlay** zoning districts permit medium density mixed use buildings. The maximum floor area ratio (FAR) permitted in R6A zoning districts is 3.0 FAR for residential uses (3.6 FAR if providing Inclusionary Housing). The C1-4 commercial overlay allows for 2.0 FAR of commercial uses. The maximum height in R6A districts is 70ft or 75ft if providing a qualifying ground floor (115 feet if providing Inclusionary Housing). Quality Housing regulations allow for 100% lot coverage on corner lots and a maximum of 7 floors. One parking space must be provided for every 2 dwelling units although parking for income-restricted units is only required for 25% of total affordable units.

Conclusion

Approval of the Proposed Actions would change the underlying zoning district in the Project Area. The Proposed Actions change the zoning in the Project Area from R5D/C1-3 and R5B to R6A/C1-4. There are many commercial uses in the Study Area (as described above). The CEQR Technical manual states that an analysis of land use and zoning should," focus on the project's compatibility and consistency with surrounding uses and zoning as they would exist in the future without the project" and determine "whether the project would have the ability to generate land use change in the study area." The new zoning district introduced by Proposed Actions would not introduce any new uses to the Study Area. As discussed above the Study Area contains a mix of commercial and residential uses. The Proposed Actions would result in the development of buildings that are taller and denser than the existing buildings in the Study Area. The introduction of new residential and commercial uses in these buildings remains compatible with the

surrounding Study Area. Further, the Proposed Actions mirror the stated objectives of past city sponsored rezonings just beyond the Study Area by adding ground floor retail and residential units with Mandatory Inclusionary Housing (MIH). The R6A/C1-4 zoning district is denser than what exists in the study area today, but the proposed development site is a block in which an increase in density is appropriate due its frontage on 21st Street, a 100-foot wide street, and proximity to transit. The Proposed Actions are not anticipated to result in significant adverse impacts related to zoning within the Study Area.

Public Policy

Study Area

Per the CEQR Technical Manual, assessment of public policy accompanies a land use assessment because such policies may help determine whether or where land uses might change as the result of a proposed project. In addition, some projects may affect other specific public planning efforts by changing land uses in the area.

In order to assess the potential for project related impacts, the public policy study area has been defined as the area located within a 400-foot radius of the site. Per the CEQR Technical Manual this area is coterminous with the land use study area.

Existing Conditions

The Project Area is located in Steinway which is within Queens Community District 1. Existing public policies that could affect the Rezoning Area include:

- Housing New York: A Five-Borough, Ten-Year Plan
- Food Retail Expansion to Support Health (FRESH)
- One New York: The Plan for a Strong and Just City (OneNYC)

Housing New York: A Five-Borough, Ten-Year Plan is the current plan under Mayor Bill De Blasio to build or preserve 300,000 units of affordable housing in New York City within ten years of the start of his mayoralty.

The Food Retail Expansion to Support Health (FRESH) Program, designates areas where for zoning incentives are available for the development of a grocery store that sells fresh fruits and vegetables.

One New York: The Plan for a Strong and Just City (OneNYC), is the City's strategic plan for inclusive growth and climate action. A major goal of the program is with the creation of new affordable dwelling units.

No other public policies relate to the Project Area or to the surrounding 400-foot radius study area. The Project Area is not located within a Federal Empowerment Zone or covered by any 197-a Community Development Plans, and is not located within a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area.

No-Action Condition

As discussed above, if the Proposed Actions are not approved, no development is anticipated to occur anywhere within the Project Area. All of the lots in the Project area are anticipated to remain in their current condition.

With-Action Condition

As discussed above, if the Proposed Actions are approved, development is expected to occur on Projected Development Site 1 and Projected Development Site 2 within the Project Area.

Housing New York: A Five-Borough, Ten-Year Plan

The Proposed Actions include a zoning text amendment to map a Mandatory Inclusionary Housing Area on the Project Area. Of the 10 dwelling units projected in the Reasonable Worst Case Development Scenario up to 3 of these units would be affordable (subject to the MIH option selected during the ULURP process). The creation of these units is consistent with this public policy as it furthers the goal of developing affordable units.

The Food Retail Expansion to Support Health (FRESH) Program

Projected Development Sites 1 and 2 do not include a supermarket nor is a supermarket. Although the FRESH program is mapped within the Study Area, none of the lots in the Project Area are within the FRESH program. The FRESH program aims to incentivize the construction of supermarkets in areas where access to fresh produce is limited.

In the Project Area, zoning incentives from the FRESH Program would not be available. Projected Development Sites 1 and 2 also do not have sufficient lot size to reasonably accommodate a supermarket.

One New York: The Plan for a Strong and Just City (OneNYC)

The Proposed Actions would result in the creation of new residential units and ground floor local retail space. The development of dense, mixed use, and mixed income, residential developments further the housing objectives presented in OneNYC. Further, the Project Area is located within the Transit Zone which furthers the goals presented in OneNYC. The Transit Zone, includes areas where special lower accessory parking requirements apply for various types of affordable housing including income-restricted housing units, which are generally areas of the city beyond the Manhattan Core within one-half mile of a subway station where auto ownership rates are among the lowest in the city. Creation of housing in these areas is important to improve residents' access to transit

Conclusion

The Proposed Actions would advance several public policy objectives as they would result in the development of dense, mixed use, and mixed income, buildings. These are stated policy goals in both *OneNYC* and *Housing New York.*

2. Open Space

Introduction

This chapter assesses the potential impacts of the proposed project on open space resources. Open space is defined by the 2021 *City Environmental Quality Review (CEQR) Technical Manual* as publicly accessible, publicly or privately-owned land that operates or is available for leisure, play, or sport, or serves to protect or enhance the natural environment. The CEQR Technical Manual guidelines indicate that an open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces. The proposed project would introduce new residential population to the project area that would create new demands for open space. Therefore, an open space assessment was conducted to determine if the Proposed Actions would significantly affect open space.

Methodology

Direct Effects

Per the CEQR Technical Manual, direct effects may occur when the proposed project would encroach on, or cause a loss of, open space. Direct effects may also occur if the facilities within an open space would be so changed that the open space no longer serves the same user population. Limitation of public access and changes in the type and amount of public open space may also be considered direct effects. Other direct effects include the imposition of noise, air pollutant emissions, odors, or shadows on public open space that may alter its usability. The Proposed Development would not remove or alter any existing publicly accessible open spaces. In addition, study area open spaces would not experience project-related significant adverse shadows, air quality, or operational noise impacts, as discussed in this EAS.

Indirect Effects

Per the CEQR Technical Manual, indirect effects may occur when the population generated by the proposed project overtaxes the capacity of existing open spaces so that their service to the future population of the affected area would be substantially or noticeably diminished. For the majority of projects, an assessment is conducted if the proposed project would generate more than 200 residents or 500 employees. However,

the need for an open space assessment may vary in certain areas of the city that are considered either underserved or well-served by open space. Per the CEQR Technical Manual the Project Area is located in an area of the city is neither well served nor underserved. The Proposed Actions would introduce 94 units, with approximately 217 residents to the Project Area. No incremental workers are anticipated to be introduced to the Project Area with the approval of the Proposed Actions. As the Proposed Actions are expected to result in the introduction of more than 200 residents to the Project Area a preliminary analysis is needed.

Study Area

Per the CEQR Technical Manual, the first step in any open space analysis is to define and map a study area. Once the study area is defined, the next step is to determine which analysis is required through calculating the percentage change in the open space ratio between the No-Action condition and the future With-Action condition.

Open space study areas are defined to allow analysis of both the nearby open spaces and the population using those open spaces. They are generally defined by a reasonable walking distance that users would travel to reach local open space and recreation areas—typically 0.5 mile for residential users and 0.25 mile from commercial projects with a worker population.

The Proposed Actions would introduce more than 200 residents to the Project Area. Per the CEQR Technical Manual it is necessary to examine the change in residential population in the study area relative to total, active, and passive publicly accessible open space in the area and to determine whether the increase in population would significantly impact the adequacy of open space resources in the study area. An assessment of the adequacy of open space for the nonresidential (worker) population is not needed.

As recommended in the *CEQR Technical Manual*, the open space study area comprises all census tracts that have at least 50 percent of their area located within a ½-mile of the Project Area, as shown in **Figure 7-1: Open Space Facilities and Census Tracts** .

Analysis Framework

Indirect Effects Analysis

The indirect effects of a proposed action on open spaces may occur when the action adds enough population to substantially or noticeably reduce the capacity of the open space to serve the population. This can occur when the population generated by the proposed action exceeds the capacity of existing public open spaces.

In evaluating the impact of a project on open space, it is important to consider its location in relation to the Walk to a Park Service Area (WPSA). The WPSA is a part of the OneNYC 2050 plan, which aims to have 85% of New York City residents living within walking distance of a park by 2030. According to the plan, an area is considered to be within the WPSA if it is within a half mile walking distance of a park. Areas that are not within the WPSA are known as "walk gap" areas, meaning they are not within walking distance of a park. The project area, as shown in **Figure 7-2: WPSA**, is not located within the WPSA and is not within walking distance of a park.

To assess the adequacy of open space in the study area, both quantitative and qualitative methods can be used. The quantitative approach calculates the ratio of open space acreage to the population in the study area and compares it to guidelines. The qualitative assessment considers factors such as the proximity to additional resources beyond the study area, the availability of private recreational facilities, and the demographic characteristics of the area's population. This analysis is provided below.

Impact Assessment

The impact of a project on an area's open spaces is evaluated using both quantitative and qualitative factors. This evaluation takes into account the project's location, the quality and quantity of open space in the area after the project is completed, and any new open space provided by the project. The impact of the project is also based on how it will affect the ratio of open space in the area, as well as other qualitative factors. According to the CEQR Technical Manual, a project that significantly reduces the ratio of open space (as defined in Table 7-1) may be considered to have a significant impact. The acceptable amount of change in the open space ratio is determined based on the open space ratio in the area and whether the area is within a WPSA (as defined in the CEQR Technical Manual). In a WPSA, a larger percentage change may be allowed. As discussed above, the Project Area is not within a WPSA.

Table 7-1: Percent Change in Open Space Ratio

Open Space Ratio	Percent Change
2.01 to 2.50 or Greater	5%
1.51 to 2.0	4%
1.01 to 1.5	3%
0.51 to 1.0	2%
0.50 or Less	1%

Source: Table 7-1 in Chapter 7, "Open Space" of the 2021 CEQR Technical Manual.

Preliminary Assessment

Per the CEQR Technical Manual, projects in study areas where the open space ratio approaches or exceeds the city's planning goal of 2.5 acres per residence may generally tolerate up to a 5% decrease of the open space ratio before considering the need for more detailed analysis. For projects in study areas where the open space ratio is not near the city's planning goal of 2.5 acres per thousand residents the percentage decrease in open space ratio is weighted against how the open space ratio of the study area compares to the city's planning goal for open space. Per the 2021 CEQR Technical Manual, in areas of the city where the existing Open Space Ratio is between 2.01 and 2.50+ (as is the case in our study area as demonstrated below) a reduction in Open Space Ratio by less than 5% typically indicates that detailed assessment of Open Space is not warranted. A detailed analysis of Open Space is not needed for the Proposed Actions described in this EAS.

Existing Condition

Study Area Population

As recommended in the *CEQR Technical Manual*, the open space study area comprises all census tracts that have at least 50 percent of their area located within a ½-mile of the

Project Area. These tracts and their populations are visualized in **Table 7-2: Existing Population**. The total population of the Study Area is 33,122.

Table 7-2 Existing Population

Census Tract	Population
69, 71, 83, 91, 95, 97, 99, 101, 103, 115, 125	33,122

The Study Area population was estimated using data from the 2020 U. S. Census data for the census tracts located fully or at least 50 percent within the one-half mile study area. As discussed above, the population the study area contained a total of 33,122 residents within the 11 relevant census tracts.

Inventory of Open Space

According to the CEQR Technical Manual, open space can be either public or private, and can be used for either active or passive recreation. Public open space is defined as facilities that are open to the public at designated hours on a regular basis and are evaluated for impacts under CEQR guidance. Private open space is not regularly accessible to the general public and is therefore only considered qualitatively. The number, availability, and condition of publicly accessible open space in the study area was determined using field surveys and secondary sources.

Open space is classified as active, or passive based on the activities that are allowed in the space. Active open space is used for active play such as sports or exercise and may include playground equipment, playing fields, courts, swimming pools, skating rinks, golf courses, and multi-purpose play areas. Passive open space is used for sitting, strolling, and relaxation and may include benches, walkways, and picnicking areas.

All publicly accessible open spaces in the defined study area were inventoried and identified by their location, size, owner, type, utilization, equipment, hours, and condition. This information was obtained from the New York City Department of Parks and Recreation's website.

Table 7-3: Inventory of Open Space Resources

Map Key	Open Space Resource Name	Total Size (Acres)
1	Astoria Park	59.96
2	Van Alst Playground	1.03
3	Columbus Square	0.10
4	Hoyt Playground	2.20
5	Triborough Bridge Playgound B	1.29
6	Triborough Bridge Playground C	0.46
7	Triborough Bridge Playground D	0.46
8	Triborough Bridge Playground E	0.46
9	Chappetto Square	1.23
10	Sitting Area	1.16
11	Ralph Demarco Park	5.82
12	Athens Square	0.93
Total		**75.10**

Source: NYC DPR (2021), ZoLa NYC's Zoning and and Use Map

As visualized in Figure 7-1, there are a total of 11 open space resources within the census tracts that are more than 50% contained in the ½ mile radius around the Project Area. These open space resources are described below and summarized in **Table 7-3: Inventory of Open Space Resources.**

1. **Astoria Park**
   Astoria Park is a 59.96-acre open space with a combination of active and passive open space facilities, including outdoor tennis courts, a track, a bandstand, multiple trails, basketball courts, and playgrounds

2. **Van Alst Playground**
   Van Alst Playground is a 1.03-acre jointly operated playground with both passive and active open spaces.

3. **Columbus Square**
   Columbus Square is a triangle containing a statue.

4. **Hoyt Playground**
   Hoyt Playground is a 2.2—acre community park.

5. **Triborough Bridge Playground B**
   Triborough Bridge Playgrounds B is a 1.29 acre park beneath the Triborough Bridge extending from Astoria Park.

6. **Triborough Bridge Playground C**
   Triborough Bridge Playgrounds C is a 0.46 acre park beneath the Triborough Bridge extending from Astoria Park.

7. **Triborough Bridge Playground D**
   Triborough Bridge Playgrounds D is a 0.46 acre park beneath the Triborough Bridge extending from Astoria Park.

8. **Triborough Bridge Playground E**
   Triborough Bridge Playgrounds E is a 0.46 acre park beneath the Triborough Bridge extending from Astoria Park.

9. **Chappetto Square**
   Chappetto Square is a 1.23-acre open space containing recreation fields and courts.

10. **Sitting Area**
    Sitting Area is a 1.16-acre open space adjacent to Astoria Park.

11. **Ralph Demarco Park**
    Ralph Demarco Park is located on Shore Blvd. bet. Ditmars Blvd. and 20 Ave., and contains mostly passive open space.

12. Athens Square

Athens Square is a 0.93-acre jointly operated playground with both passive and active open spaces.

Quantitative Assessment

The quantitative assessment of open space is based on ratios of usable open space acreage to the study area populations (the "open space ratios"). In New York City, local open space ratios vary widely. The city's planning goal is a total of 2.5 acres of open space per 1,000 residents. This includes 0.50 acres of passive space and 2.0 acres of active open space per 1,000 residents.

Per the CEQR Technical Manual, projects in study areas where the open space ratio approaches or exceeds the city's planning goal of 2.5 acres per residence may generally tolerate up to a 5% decrease of the open space ratio before considering the need for more detailed analysis. For projects in study areas where the open space ratio is not near the city's planning goal of 2.5 acres per thousand residents the percentage decrease in open space ratio is weighted against how the open space ratio of the study area compares to the city's planning goal for open space. Per the 2021 CEQR Technical Manual, in areas of the city where the existing Open Space Ratio is between 2.01 and 2.50+ (as is the case in our study area as demonstrated below) a reduction in Open Space Ratio by less than 5% typically indicates that detailed assessment of Open Space is not warranted.

Table 7-4: Existing Open Space Ratios, summarizes the total, active and passive open space ratios within the study area.

Table 7-4: Existing Open Space Ratios

	Existing Conditions	CEQR TM Guideline
Publicly Accessible Open Space (Acreage)	75.10[1]	-
Study Area Population	33,122[2]	-
Open Space Ratio (Acres/1,000 Residents)	2.267	2.5

1) See Table 7-3 "Inventory of Open Space Resources" for a breakdown total Open Space
2) 2020 Decennial Census

Qualitative Assessment

A qualitative assessment of open space considers the presence of public open space that is excluded from the quantitative analysis, the condition and utilization of open space within the study area, and the presence of open and recreational facilities that do not meet the criteria of open space resources established in the CEQR Technical Manual.

The open space resources within the open space study area do not meet the City's guidelines for the provision of publicly accessible open space. The existing open space ratios per 1,000 residents are below the City's goal of 2.5 acres per 1,000 residents.

Ralph Demarco Park, Sitting Area, and Columbus Square contain passive open spaces in the Study Area, as they provide shaded walking paths and public outdoor spaces without recreational facilities. Astoria Park, Hoyt Playground, Athens Square, Van Alst Playground, Chappetto Square and the Triborough Bridge playgrounds offer active open space facilities such as recreational fields, courts, and playground equipment.

No-Action Condition

Study Area Population

In the future without the proposed actions, development is not anticipated to occur within the project area. No additional residents would be introduced in the No-Action Condition. In the No-Action Scenario, the Study Area includes 33,958 residents to account for an assumed annual growth factor of 0.5% per year through the 2027 build year. The amount of open space would remain unchanged in the No-Action condition.

Inventory of Open Space

There will be no changes to the open space resources in the study area in the 2027 No-Action condition. As a result, the open space in the half-mile study area will remain at 75.10 acres.

Quantitative Assessment

Table 7-5 shows the open space ratios for the half-mile study area under the No-Action condition, based on the anticipated population increases. As shown in the table, the total open space ratios will be less than the City's goals of 2.5 acres of open space per 1,000 residents. The total open space ratio is expected to decrease from 2.267 to 2.212 acres per 1,000 residents in the No-Action condition. It is anticipated that residents of the study area will continue to use open space resources outside of the study area, which were not included in the quantitative assessment.

Table 7-5: No-Action Open Space Ratios

	Existing Conditions	CEQR TM Guideline
Publicly Accessible Open Space (Acreage)	75.10[1]	-
Study Area Population	33,958[2]	-
Open Space Ratio (Acres/1,000 Residents)	2.212	2.5

1) See Table 7-3 "Inventory of Open Space Resources" for a breakdown total Open Space
2) An annual growth rate of 0.5% per year over existing conditions through 2027 build-year was applied

With-Action Condition

Study Area Population

If the Proposed Actions are approved development is anticipated to occur on Projected Development Site 1 and Projected Development Site 2. In total the Proposed Development is expected to introduce 217 new residents to the Project Area by creating 94 dwelling units. The study area's population would increase to 34,175 in the With-Action condition.

Inventory of Open Space

In the with-action scenario, no additional open space resources are expected to be developed in the study area by the 2027 build year.

Quantitative Assessment

When compared to the "No-Action" condition the total open space ratio would decline by 0.63% in the "With-Action" condition. These changes are summarized in **Table 7-6: Open Space Ratio Totals**, below.

Table 7-6: Open Space Ratio Totals

	Future No-Action	Future With-Action	CEQR TM Guideline	Percent Change
Publicly Accessible Open Space (Acreage)	75.10[1]	75.10[1]	-	-
Study Area Population	33,958	34,175	-	+0.64%
Open Space Ratio	**2.212**	**2.198**	**2.5**	**-0.63%**

1) See Table 7-3 "Inventory of Open Space Resources" for a breakdown total Open Space

The CEQR Technical Manual specifies that in areas where the existing open space ratio is between 2.01-2.5 a decrease in the open space ratio between the No-Action and With-Action condition approaching 5 percent, it is generally considered to be a substantial change which could potentially result in a significant adverse impact. The Proposed Actions would not exceed the guidelines listed in Table 7-1.

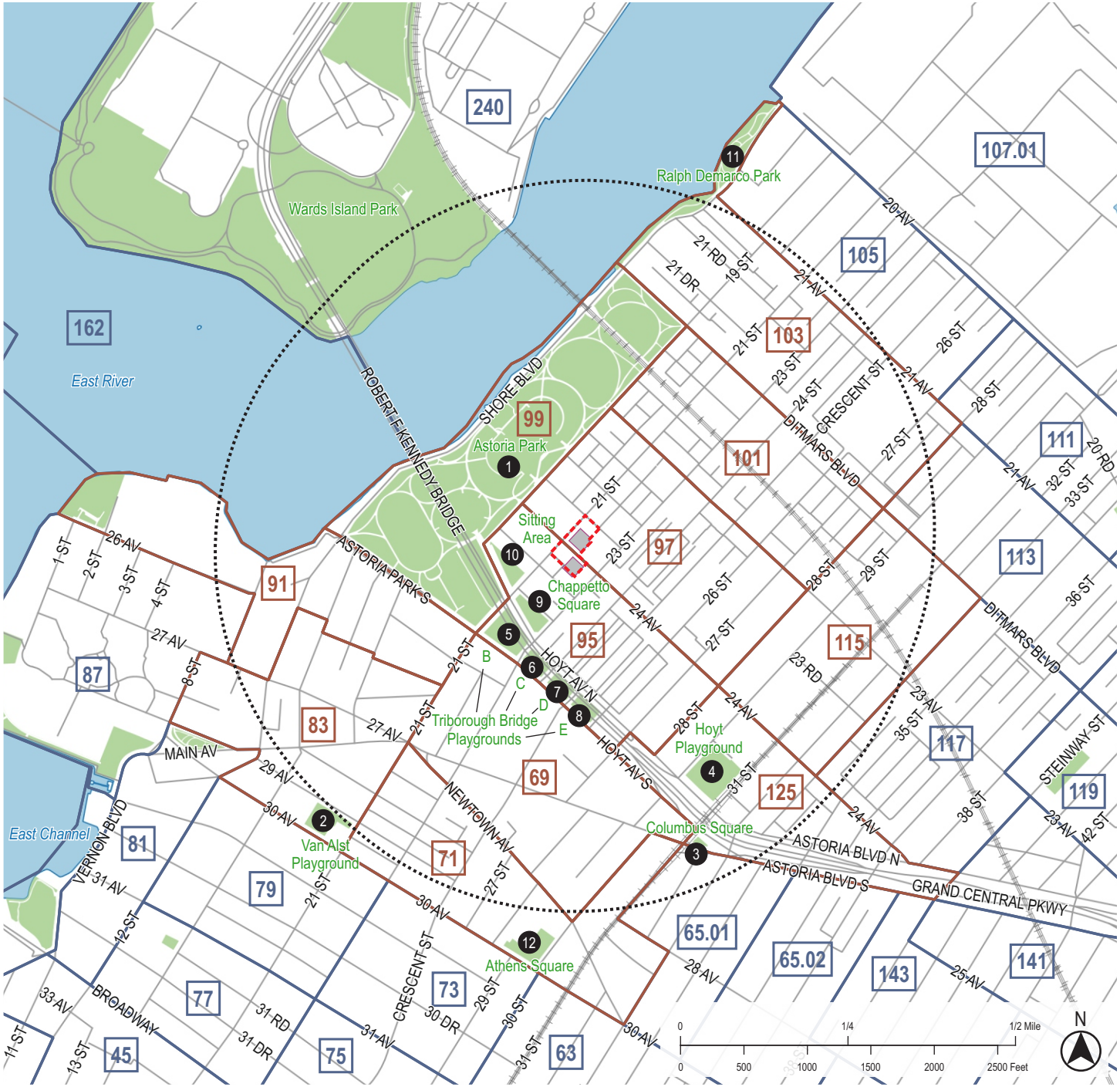
Conclusion

If the Proposed Actions are approved new development in the Project Area would introduce new residents to the Study Area. The Proposed Actions are anticipated to reduce the total open space ratio within the Study Area by 0.63%. A reduction of less than 5% in open space ratios is generally not expected to create a significant adverse impact within the Study Area given the existing OSR of 2.267. No further analysis is required since it does not meet the threshold for detailed analysis.

21st Street Rezoning, Queens

Figure 1: Open Space Facilities and Census Tracts

- Proposed Rezoning Area
- Projected Development Site (Applicant-Owned)
- 1/2-Mile Study Area
- Census Tract Boundaries
- 123 — 50% or More of Census Tract Within Study Area
- 123 — Less Than 50% of Census Tract Within Study Area
- 1 — Open Space Resources (see Table 7-1)



Urban Cartographics

3. Shadows

Introduction

Per the CEQR Technical Manual, the purpose of a shadows analysis is to assess whether new structures may cast shadows on sunlight sensitive publicly accessible resources or other resources of concern such as natural resources, and to assess the significance of their impact.

Sunlight sensitive resources of concern include Open Space Resources (see Open Space above), Architectural Resources (specifically features of landmark or historic structures that depend on direct sunlight), Natural Resources (see Natural Resources below), and "Green-streets".

Threshold Assessment

Per the CEQR Technical Manual, a shadows assessment is required if proposed actions would lead to the development of a structure at least 50 feet tall. Shorter structures that might cast substantial new shadows on an adjacent park, historic resource, or an important natural resource also require an analysis. The tallest portion of the Proposed Development is 110 feet tall. A preliminary shadows assessment is required.

Preliminary Screening Assessment

Per the CEQR Technical Manual, a preliminary assessment of shadows impact, determines whether shadows from a proposed development could reach a sunlight sensitive resource.

Per the CEQR Technical Manual, the first step in conducting the screening assessment is to develop a base map that illustrates the Project Site location in relationship to the sunlight-sensitive resources. This base map is incorporated in the **Tier I Screening Assessment** and demonstrates that the Proposed Developments are not anticipated to cast shadows on any sunlight sensitive resources. A Tier I shadow assessment is nevertheless required.

Tier I Assessment

Per the CEQR Technical Manual, a Tier I shadow assessment creates a longest shadow study area. The longest shadow study area encompasses the Project Area and a perimeter around the area's boundary with a radius equal to the longest shadow that could be cast by the proposed structure. The longest shadow cast by the Proposed Developments is 4.3 times the height of the mechanical bulkhead above the building's roof: 473 Feet. The **Tier I Screening Assessment** demonstrates that two sunlight sensitive resources have the potential to receive shadows from the Projected Development Site 1 and Projected Development Site 2 as a result of the Proposed Actions: Sitting Area and Chappetto Square. A Tier II assessment is required.

Tier II Assessment

Per the CEQR Technical Manual, because of the path that the sun travels across the sky in the Northern hemisphere, no shadow can be cast in a triangular area between -108 and +108 degrees from true north of any given project site. **Figure 4-2: Tier II Screening Assessment** demonstrates that the sunlight sensitive resource identified above still has the potential to receive shadows as a result of the Proposed Actions. A Tier III assessment is required.

Tier III Assessment

The Tier III screening assessment is used to determine whether shadows resulting from the proposed project can reach a sunlight-sensitive resource by introducing the use of three-dimensional computer modeling software with the capacity to accurately calculate shadow patterns. Because the sun rises in the east and travels across the southern part of the sky to set in the west, a project's earliest shadows would be cast almost directly westward. Throughout the day, they would shift clockwise (moving northwest, then north, then northeast) until sunset, when they would fall east. Also, because the direction and length of shadows vary throughout the course of the day and the time of year, the assessment of shadows is focused on representative times of the year relevant to the use and function of the identified sunlight-sensitive resources.

Per the CEQR Technical manual, the months of interest for an open space resource encompass the growing season (March through October) and one month between November and February (usually December) representing a cold-weather month. Representative days for the growing season are generally the March 21 vernal equinox (of the September 21 autumnal equinox, which is approximately the same), the June 21 summer solstice, and a spring or summer day halfway between the summer solstice and equinoxes such as Mary 6 or August 6 (which are approximately the same). For the cold weather months, the December 21 winter solstice is usually included to demonstrate conditions during cold weather when people who do not use open spaces rely most heavily on available sunlight for warmth. Project shadows that reach a sunlight-sensitive resource during any of these months could be of concern. These months and days are also use for assessing shadows on historic or natural sunlight-sensitive resources as they represent the full range of possible shadows.

The Proposed Actions would facilitate the development of the Applicant's proposed project and generate additional development within the Project Area. The following figures demonstrate the extent of the shadows cast by the Proposed Developments throughout the year:

As demonstrated in **Figure 4-3: Tier III Screening Assessment for Dec. 21st**, the Proposed Development will cast shadows over 0% of Sitting Area and 0% of Chappetto Square.

As demonstrated in **Figure 4-4: Tier III Screening Assessment for Mar. 21st**, the Proposed Development will cast shadows over 0% of Sitting Area and 0% of Chappetto Square.

As demonstrated in **Figure 4-5: Tier III Screening Assessment for May 6th**, the Proposed Development will cast shadows over 0% of Sitting Area and 0% of Chappetto Square.

As demonstrated in **Figure 4-6: Tier III Screening Assessment for June 21st**, the Proposed Development will cast shadows over 2% of Sitting Area and 0% of Chappetto Square.

Time of Year	Percent of Sitting Area Covered by Shadow	Percent of Chappetto Square Covered by Shadow
Dec 21st	0%	0%
Mar 21st	0%	0%
May 6th	0%	0%
June 21st	2%	0%

As the Proposed Development has the potential to cast shadows on one or more of the analysis days on the sunlight sensitive resources (Sitting Area and Chappetto Square) a detailed analysis of shadows is needed.

Detailed Analysis

Per the CEQR Technical Manual, a detailed shadow analysis is warranted when the screening analyses described above does not rule out the possibility that project-generated shadows would reach any sunlight-sensitive resources. The detailed shadow analysis establishes a baseline condition (future No-Action) that is compared to the future condition resulting from the proposed project (future With-Action) to illustrate the shadows cast by existing or future buildings and distinguish the additional (incremental) shadow cast by the project. The purpose of the detailed analysis is to determine the extent and duration of the new incremental shadows that fall on a sunlight-sensitive resource as a result of the proposed project. To evaluate the extent and duration of the new shadow that would be cast on a sunlight-sensitive resource as a result of the proposed project, shadows that would exist in the future without the proposed project are also defined. Because existing building may already cast shadows on a sun-sensitive resource (or a future building could be expected to cast shadows), the proposed project may not result in additional, or incremental, shadows upon that resource.

No Action Condition

As discussed above, if the Proposed Actions are not approved, no development is anticipated to occur anywhere within the Project Area. All of the lots in the Project Area are anticipated to remain in their existing conditions.

With Action Condition

If the Proposed Actions are approved, development is anticipated to occur on the applicant owned site within the Study Area (Projected Development Site 1 and Projected Development Site 2). As demonstrated in the detailed analysis graphic, there are currently shadows on Sitting Area. For the purposes of presenting a conservative analysis, these shadows are not considered in the No-Action scenario and therefore all shadows generated by the Proposed Actions are incremental. **Figure 4-7** uses 3D modeling to provide a detailed analysis by modeling all shadows created by the Projected Development Sites within the Project Area.

As demonstrated in **Figure 4-6: Tier III Screening Assessment for June 21st** and **Figure 4-7: Detailed Analysis for the June 21st Analysis Day**, the building on Projected Development Site 2 would cast shadows on Sitting Area. Shadows would enter the open space at 5:57 AM and remain on the open space until 7:00 AM. Shadows would be cast on the open space for 1 hour and 3 minutes. These shadows would move from west to east throughout the day and cover 2% of the open space over the course of the day.

Time of Year	Duration of Time a Shadow is Over Sitting Area	Duration of Time a Shadow is Over Chappetto Square
Dec 21st	0 min	0 min
Mar 21st	0 min	0 min
May 6th	0 min	0 min
June 21st	1 hour and 3 minutes	0 min

The shadows cast on June 21st would affect mainly the southeast portion of the open space. This area of the open space is near the sidewalk and the shadows generated from the Proposed Actions would cast shadows over planted areas with several trees. The shadows are expected to be cast on walking paths used for passive recreation.

Conclusion

As discussed above in the detailed analysis, the building on Projected Development Site 2 is expected to cast shadows on Sitting Area. The shadows created by this building would cover about 2% of the open space for about an hour in the early morning.

Although shadows would be cast on trees within the open space, these are not considered particularly sunlight-sensitive plantings. It is not likely that the shadows generated by the Proposed Actions will affect the trees within the open space to such an extent that they affect public use and enjoyment of Sitting Area.

The Proposed Actions would generate shadows over this sunlight sensitive resource during the growing season, as demonstrated in **Figure 4-6: Tier III Screening Assessment for June 21st** and **Figure 4-7: Detailed Analysis for the June 21st Analysis Day**. These figures show that project-generated shadows would be present in the open space for approximately one hour in the early morning. By 7:00 AM, there are no portions of the open space receiving project-generated shadows.

Public use and enjoyment of the open space includes the open area between the shaded trees. This use is not expected to be affected by shadows cast over the open space. Further, shadows from Projected Development Site 2 will no longer be present after 7:00 AM. Approval of the Proposed Actions is not expected to result in significant adverse shadows impacts.

21st Street Rezoning, Queens

Figure 1: Tier 1 Screening Assessment

- Project Site
- Projected Building Footprint
- Roof Above Base (65')
- Roof Above Bulkheads (110')
- Longest Shadow Study Area Boundary
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource

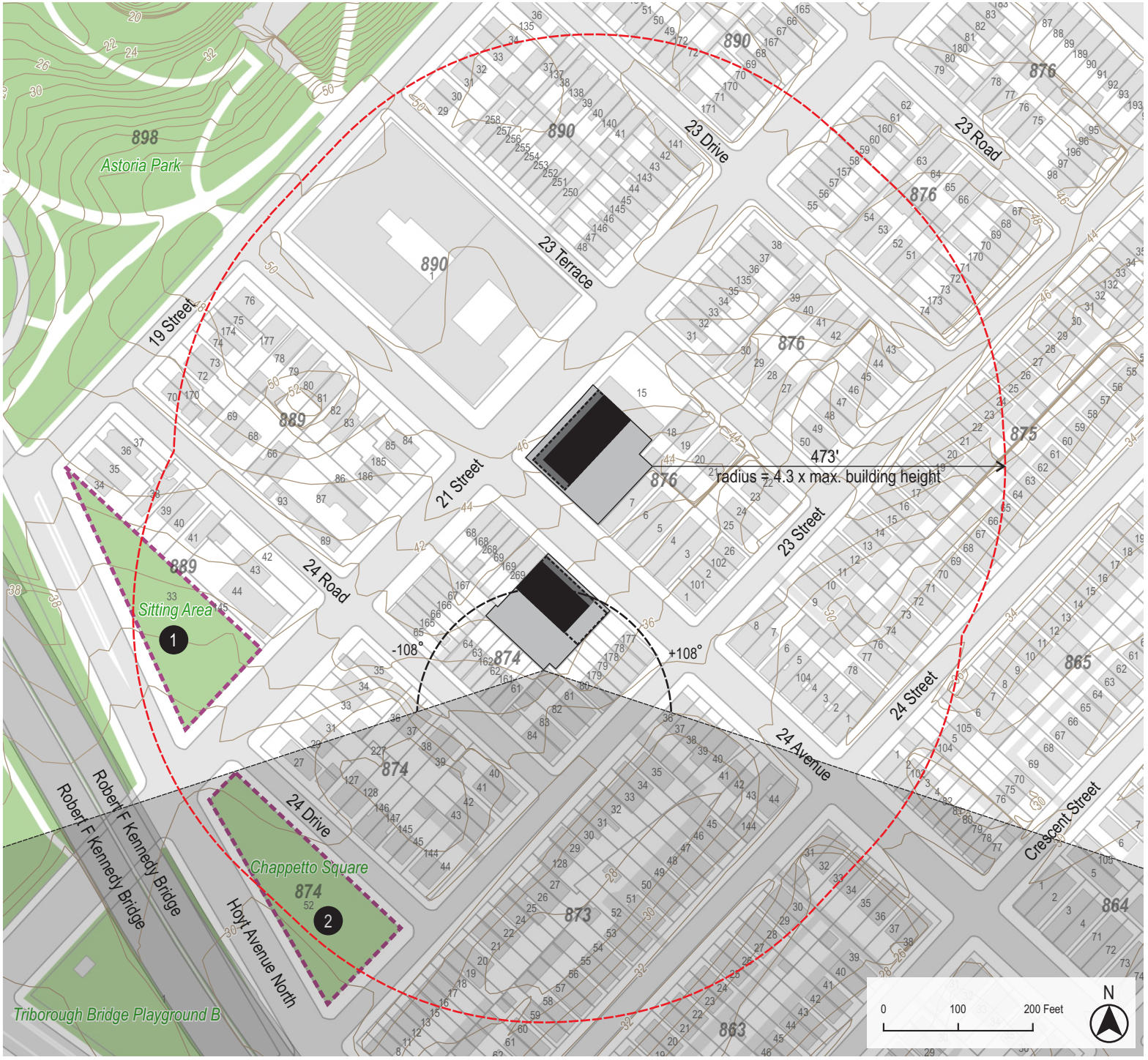


Urban Cartographics

21st Street Rezoning, Queens

Figure 2: Tier 2 Screening Assessment

- Project Site
- Projected Building Footprint
- Roof Above Base (65')
- Roof Above Bulkheads (110')
- Longest Shadow Study Area Boundary
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource
- Area That Cannot Be Shaded by the Proposed Building

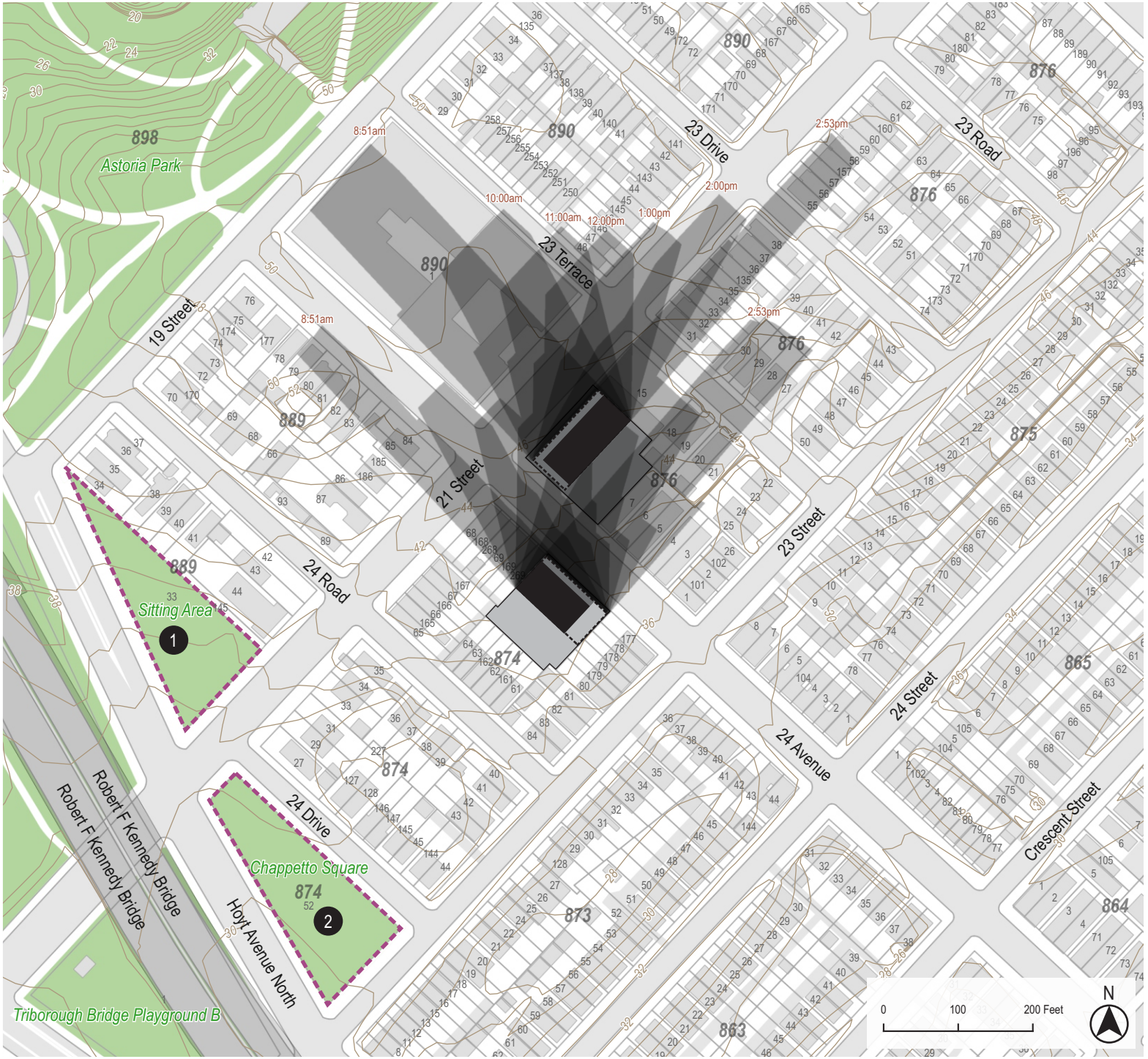


Urban Cartographics

21st Street Rezoning, Queens

Figure 3: Tier 3 Screening Assessment for the December 21 Analysis Day

- Project Site
- Projected Building Footprint
- Roof Above Base (65')
- Roof Above Bulkheads (110')
- 8:51am Shadow Cast/Analysis Time
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource

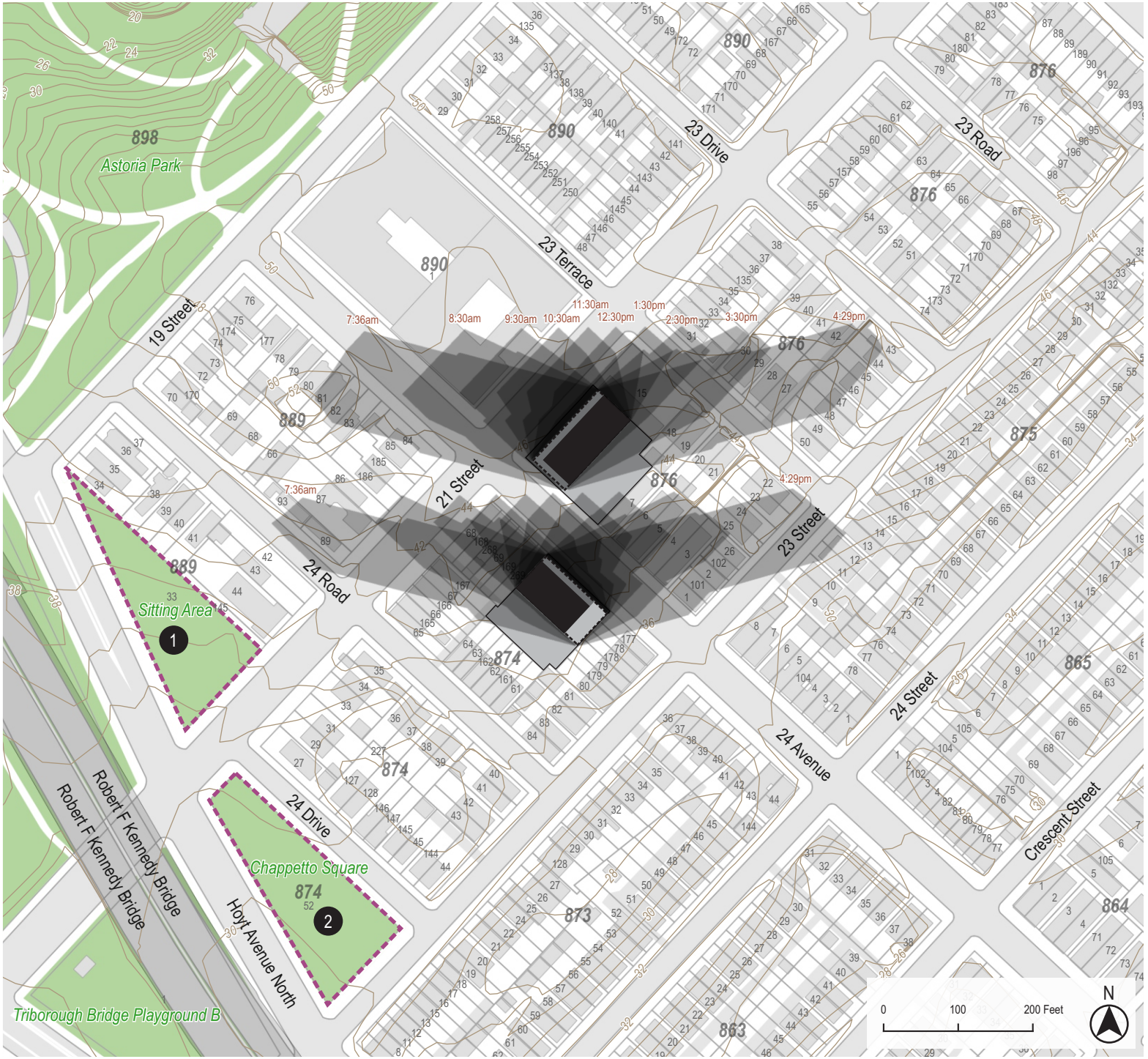


Urban Cartographics

21st Street Rezoning, Queens

Figure 4: Tier 3 Screening Assessment for the March 21 Analysis Day

- Project Site
- Projected Building Footprint
- Roof Above Base (65')
- Roof Above Bulkheads (110')
- 8:51am Shadow Cast/Analysis Time
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource

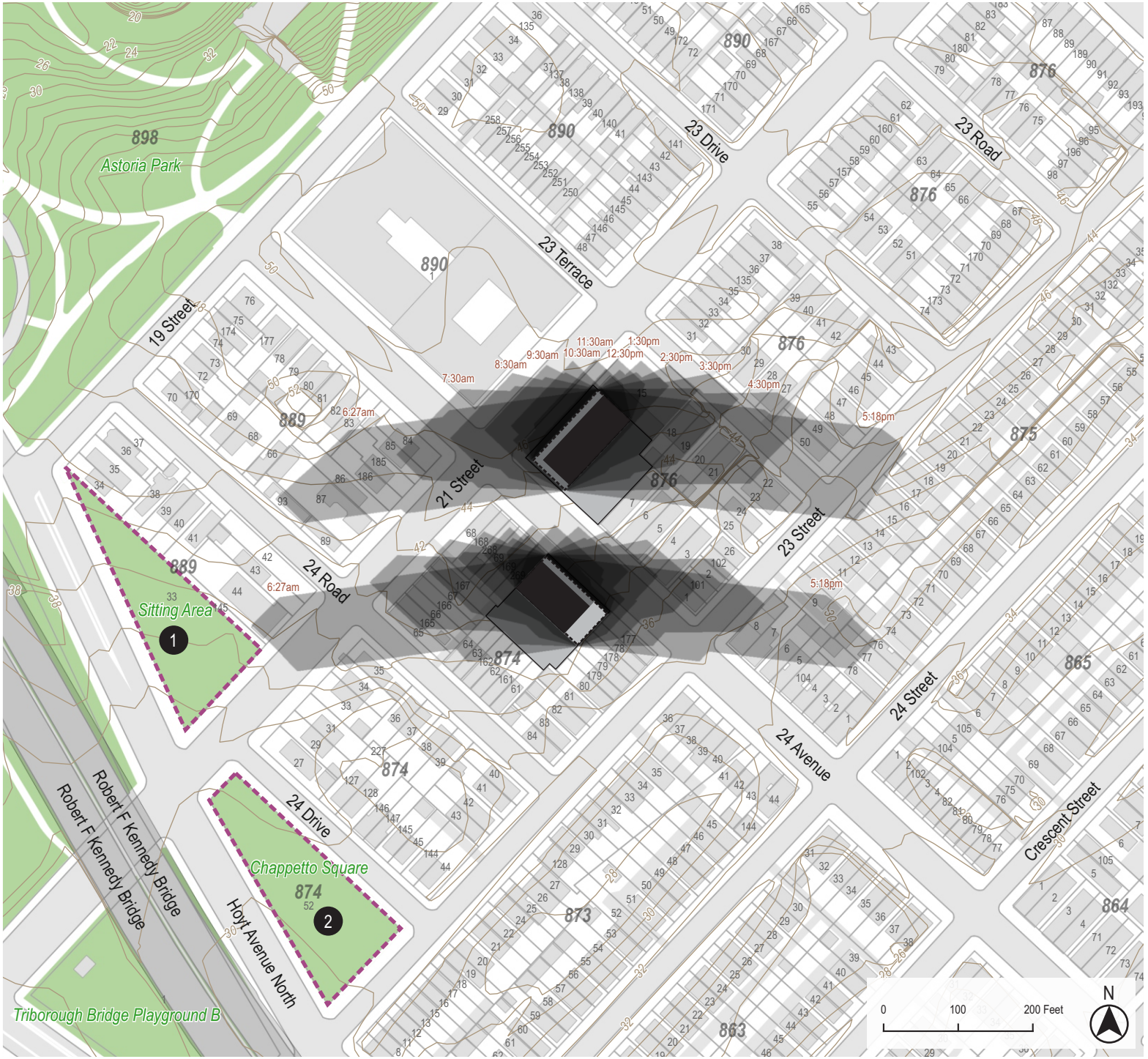


Urban Cartographics

21st Street Rezoning, Queens

Figure 5: Tier 3 Screening Assessment for the May 6 Analysis Day

- Project Site
- Projected Building Footprint
- Roof Above Base (65')
- Roof Above Bulkheads (110')
- 8:51am Shadow Cast/Analysis Time
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource

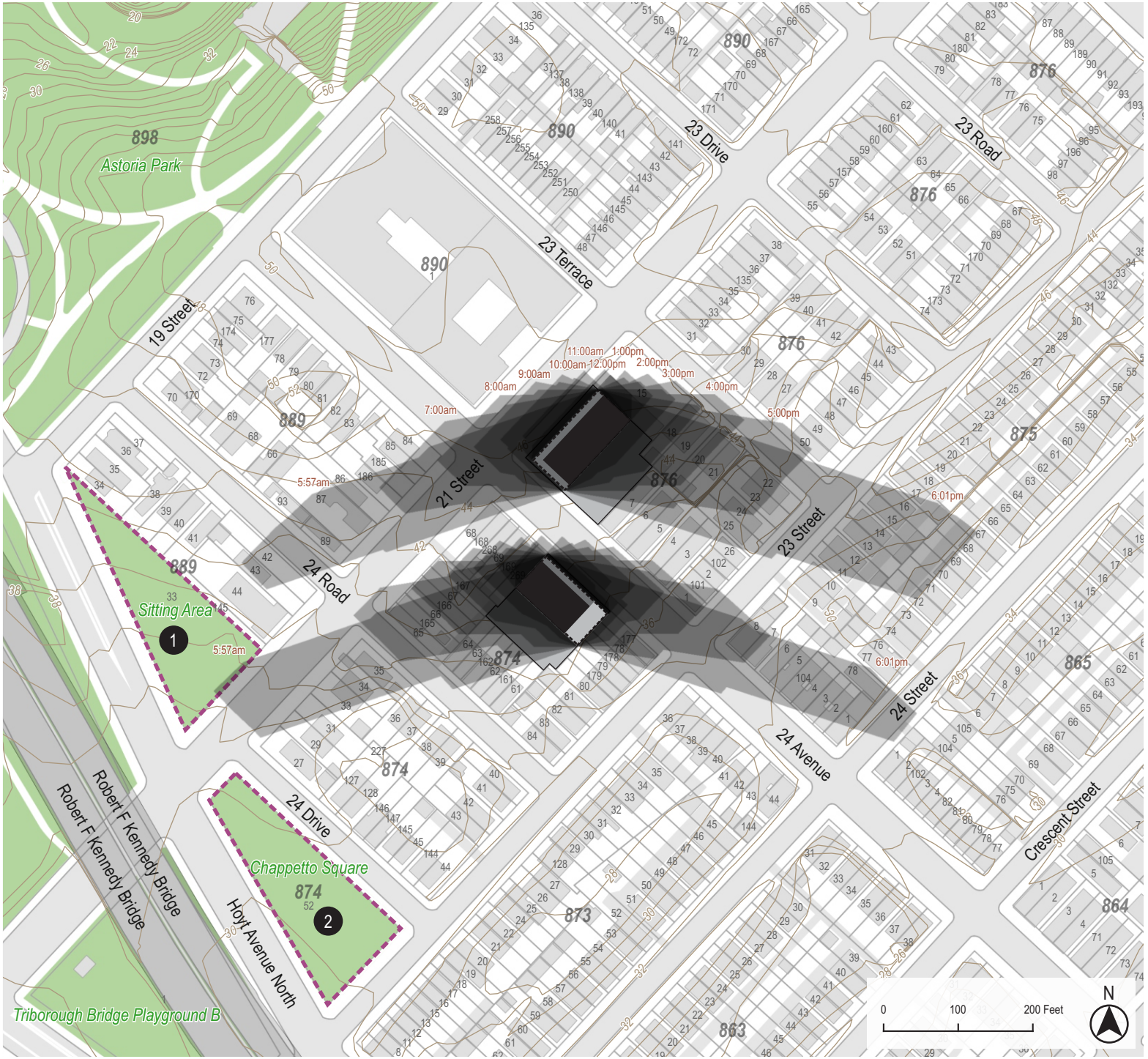


Urban Cartographics

21st Street Rezoning, Queens

Figure 6: Tier 3 Screening Assessment for the June 21 Analysis Day

- Project Site
- Projected Building Footprint
- Roof Above Base (65')
- Roof Above Bulkheads (110')
- 8:51am — Shadow Cast/Analysis Time
- # — Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource



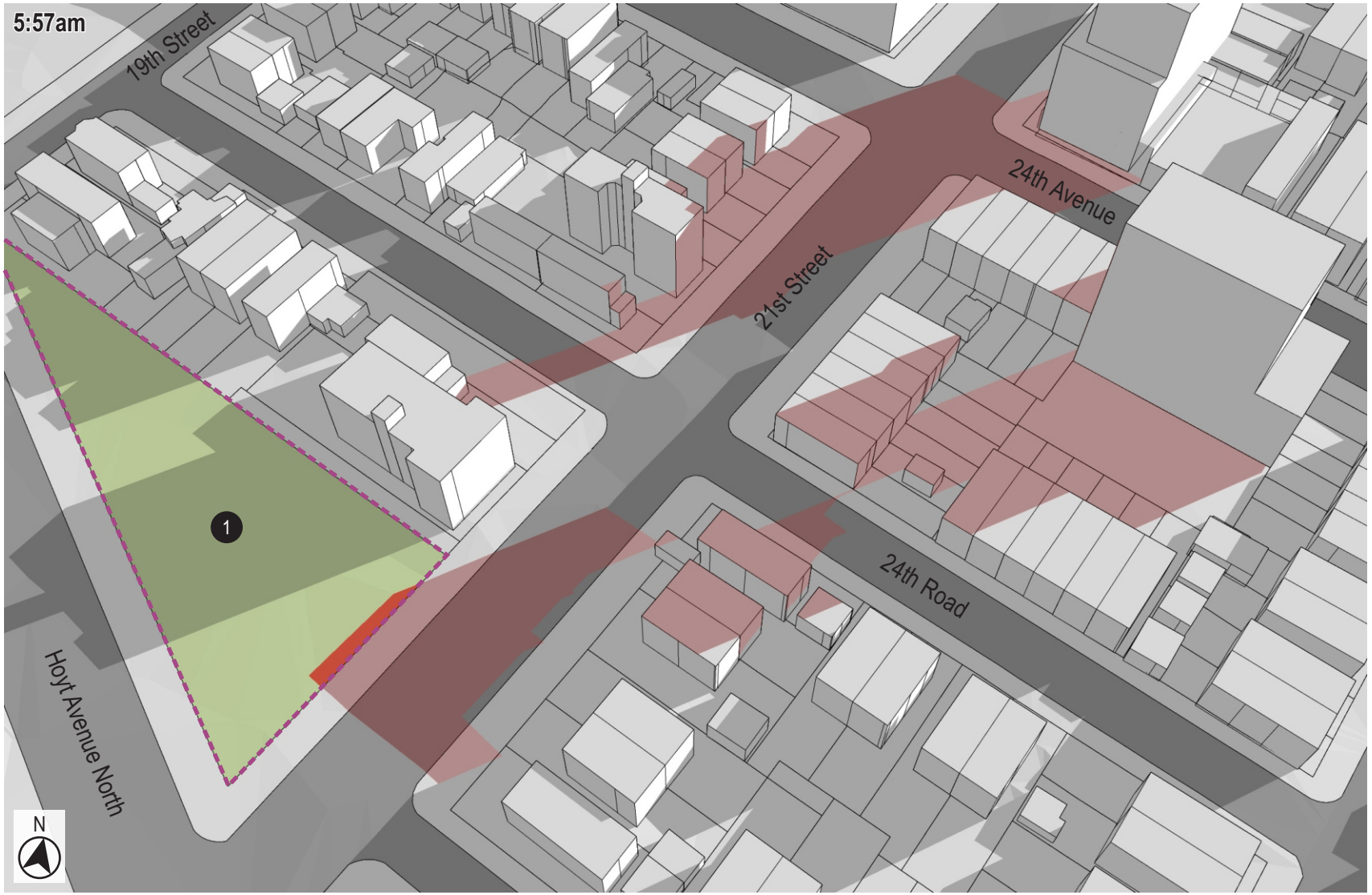
Urban Cartographics

21st Street Rezoning, Queens

Figure 7: Detailed Analysis for the June 21st Analysis Day

Shadows Cast on Sunlight-Sensitive Resources

1 5:57am – 6:02am



4. Urban Design and Visual Resources

Introduction

Per the CEQR Technical Manual, an urban design assessment considers whether and how a project may change the experience of a pedestrian in the project area. The assessment focuses on the components of a proposed project that may have the potential to alter the arrangement, appearance, and functionality of the built environment.

A preliminary assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following:

1. Projects that permit the modification of yard, height, and setback requirements;

2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the Proposed Actions.

As discussed above in "Land Use, Zoning, and Public Policy", the Proposed Actions include zoning map and text amendments. These actions would both permit the modification of yard, height, and setback requirements and result in an increase in built floor area beyond what would be allowed 'as-of-right'.

The current R5D/C1-3 and R5B district is a non-contextual residential district that permits all housing types including garden apartments, row houses, detached homes, and walk-up apartment buildings. The maximum FAR is 1.35 and 3.00. Minimum lot width and lot area depend upon the housing configuration. All structures require a 10-foot lot frontage and 2,850 square feet lot area. The maximum building height is 35 feet. One parking space is required per dwelling unit.

The Proposed Actions would rezone the Project Site to an R6A district with a C1-4 overlay. R6A/C1-4 districts permit medium density mixed-use buildings. The maximum floor area ratio (FAR) permitted in R6A zoning districts is 3.0 FAR for residential uses. The maximum height in R6A districts is 80ft or 85ft if providing a qualifying ground floor. Quality Housing regulations allow for 65-100% lot coverage based the mapping of inclusionary housing areas. One parking space must be provided for every 2 dwelling units although parking is only required for 25% of income-restricted units. The C1-4 overlay allows for a commercial FAR of 2.0.

With the approval of the Proposed Actions, the RWCDS projects the development of a mixed-use building on **Projected Development Site 1.** Projected Development Site 1 is a 68,811 gsf eight-story building (85 ft tall) with ground floor commercial (local retail) uses and 55 residential units would be developed on the Project Site. The building would have

a total FAR of 3.58 (0.44 Commercial and 3.14 Residential). Projected Development Site 1 would include 6,859 gsf of commercial floor area (local retail uses) located on the ground floor and 53,829 gsf of residential area (55 Dwelling Units) on the 2nd through 8th floors. Of the 55 Dwelling Units, up to 17 would be affordable pursuant to MIH. Both MIH Options 1 and 2 would be mapped on the Project Area as part of the Proposed Actions. The final compliance with MIH would be determined through the ULURP process.

With the approval of the Proposed Actions, the RWCDS projects the development of a mixed-use building on **Projected Development Site 2**. Projected Development Site 2 is a 60,570 gsf seven-story building (75 ft tall) with ground floor commercial (local retail) uses and 39 residential units would be developed on the Project Site. The building would have a total FAR of 3.29 (0.61 Commercial and 2.68 Residential). Projected Development Site 2 would include 7,997 gsf of commercial floor area (local retail uses) located on the ground floor and 41,480 gsf of residential area (39 Dwelling Units) on the 2nd through 7th floors. Of the 39 Dwelling Units, up to 12 would be affordable pursuant to MIH. Both MIH Options 1 and 2 would be mapped on the Project Area as part of the Proposed Actions. The final compliance with MIH would be determined through the ULURP process.

As the Proposed Development is anticipated to result in a different built form at the street level, an assessment of urban design and visual resources is warranted.

Urban Design

The Urban design characteristics of a neighborhood are composed of various components that define the character of the area: building bulk, use, type and arrangement, block form and street pattern, streetscape elements, street hierarchy, and natural features. These components are discussed below.

Existing Building Bulk, Use, Type, and Arrangement

The Study Area contains a range of building types. Outside of the 21st Street corridor, there are a mix of semi-detached and detached single, two, and multiple family residences. Generally, these do not exceed three floors and include side yards, and or front yards. The buildings on 21st Street are also generally low-rise, with most buildings at two or three stories. The majority of lots within the Study Area are occupied and contain residential dwellings.

Future No-Action
If Proposed Actions are not approved, the built form, use, type, and arrangement of the Study Area and surrounding area would remain unchanged as no new development is expected to occur within the Project Area or anywhere else within the Study Area.

Future With-Action

If the Proposed Actions are approved, the built form, use, type, and arrangement of the Study Area remain unchanged. The Proposed Actions would facilitate construction on Projected Development Site 1 and Projected Development Site 2. The bulk and height of this development is visualized in the context of the Study Area in **Figures 9-1 through Figures 9-3: Urban Design Diagram.**

The buildings on Projected Development Site 1 and Projected Development Site 2 would be taller and have a higher lot coverage than the mixed-use building in the Study Area. The building on Projected Development Sites 1 and 2 in the with-action scenario would create a continuous street-wall with ground floor commercial uses in both the mixed-use development scenario and with the applicant's proposed development.

Block Form, Street Pattern, and Street Hierarchy

As discussed above, the Study Area is divided by 21st Street (100 feet wide). Within the Study Area smaller streets run in a regular grid pattern and provide access to the residential areas to the north and south of 21st Street.

Future No-Action
If the Proposed Actions are not approved the block form, street pattern and street hierarchy will remain as per existing conditions.

Future With-Action
If the Proposed Actions are approved the block form, street pattern and street hierarchy will remain as per existing conditions as the Proposed Actions would not result in any alterations to the surrounding road network. No new street will be built within the Study Area.

Streetscape Elements

The Study Area includes many street trees on 21st Street and the streets that intersect it. The residential streets surrounding 21st Street have sidewalks in good condition. 21st Street itself has wide sidewalks. There are bus shelters within the Study Area along 21st Street. Local buses run along 21st Street (Q69, Q100). The streets that run perpendicular to 21st Street do not contain crosswalks. There are many curb-cuts on both the main avenue and side streets.

Future No-Action
In the future without the Proposed Actions, the streetscape elements will remain. Development within the Study Area is not expected to occur without the approval of the

Proposed Actions.

Future With-Action

In the future with the Proposed Actions, the amount of street trees within the Study Area is expected to remain the same. No street infrastructure (such as benches, plazas, or bus shelters) would be removed as a result of the approval Proposed Actions. In total the Proposed Actions would not result in additional curb cuts on 21st Street. The remaining streetscape elements would otherwise remain.

Natural Features

There are no natural features in the Rezoning Area or within the surrounding 400 feet. Therefore, no natural features are visible from the Rezoning Area.

Assessment

Based on the above, the Proposed Actions would result in a higher density building than currently exist within the Study Area. These developments would be consistent with the ongoing developments along 21st Street. Further, previous city sponsored neighborhood plans along 21st Street encouraged development on larger commercial corridors and discouraged large developments from being constructed in the surrounding residential neighborhood. The larger mixed-use developments facilitated by the Proposed Actions are contextual with the surrounding commercial corridor. An illustrative display of building resulting from the Proposed Actions, as well as the newly permitted maximum permitted building envelopes, see **Figure 9-1 (Urban Design Diagram)**. Street wall regulations would require that these new buildings would be aligned, forming a more uniform street wall compared to the existing development.

The R6A/C1-4 district is anticipated to result in near continuous ground-floor commercial retail activity in the Future With-Action scenario. This will serve to further activate segments on 21st Street within the Project Area when compared to the existing and No-Action condition.

While these new buildings would be taller than adjacent properties, similar-sized developments are occurring in the surrounding area, as noted above, and would be consistent with the increasingly dense mixed-use character of the immediate area.

The Proposed Actions would not adversely affect the residential and mixed-use character of buildings within the Study Area. Lastly, the Proposed Actions would not affect any natural features.

Visual Resources

The Proposed Actions would not block the view of any natural resources, as no natural resources are within vicinity of the study area. Furthermore, there are no notable features or buildings in the immediate vicinity of the study area. Therefore, based on the criteria in the *CEQR Technical Manual,* the Proposed Actions would not result in the obstruction of views of a natural or built visual resource. In this context, the Proposed Actions would not result in the significant alteration of views from streets. Therefore, no significant impacts related to visual resources are expected.

Conclusion

The Proposed Actions would create additional density and allow a greater maximum height in an area along a commercial corridor. The Applicant feels the location and size of the affected area is appropriate, given the ongoing transition from a mix of densities to medium- and higher density mixed-use developments within the surrounding area, and would not impact the mixed-use character. Furthermore, the Proposed Actions would not affect any natural resources or public view corridors to notable features or buildings in the immediate vicinity of the Rezoning Area. Accordingly, no impacts to the urban design and/or visual resources of the area are expected.

21st Street Rezoning, Queens

Figure 1: Urban Design Diagram

No-Action Scenario

24th Avenue facing west (Site at left)



With-Action Scenario

24th Avenue facing west (Site at left)



Maximum Permitted Base Height (65')
Maximum Permitted Building Height (85')
Maximum Permitted Building Height (110')
Proposed Base Height
Proposed Building Height
Proposed Building Height

Urban Cartographics

21st Street Rezoning, Queens

Figure 2: Urban Design Diagram

No-Action Scenario

24th Avenue facing south (Site at right)



With-Action Scenario

24th Avenue facing south (Site at right)



Maximum Permitted Base Height (65')

Maximum Permitted Building Height (85')

Maximum Permitted Building Height (110')

Proposed Base Height

Proposed Building Height

Proposed Building Height

Urban Cartographics

21st Street Rezoning, Queens

Figure 3: Urban Design Diagram

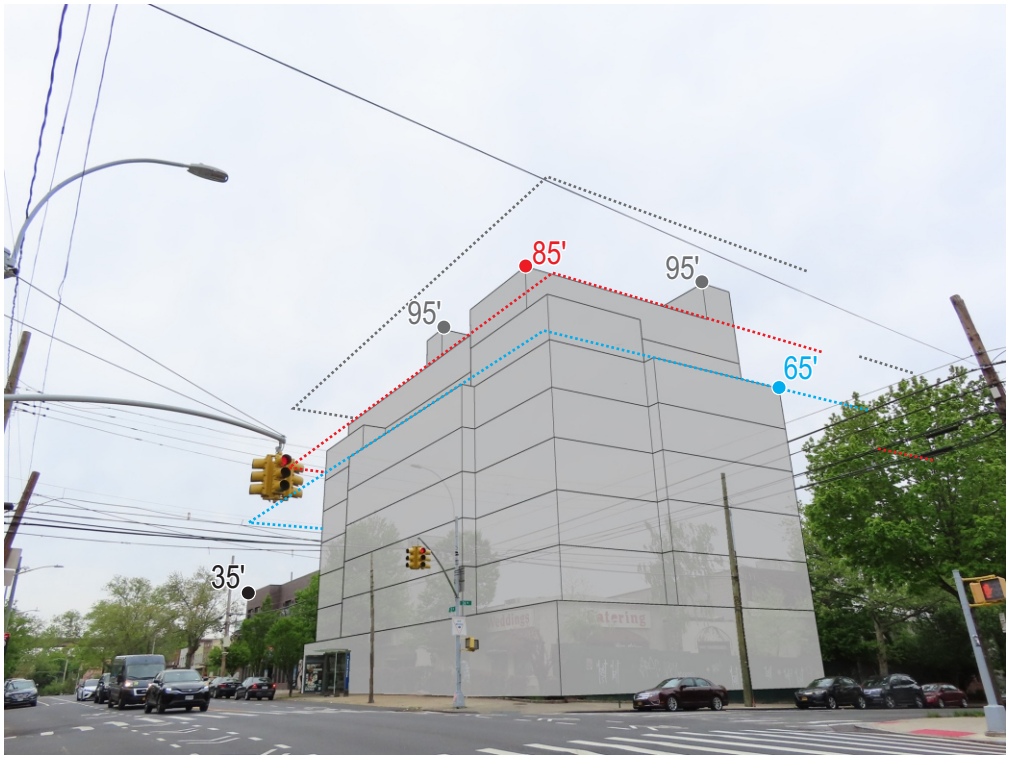
No-Action Scenario

21st Street facing east (Site at right)



With-Action Scenario

21st Street facing east (Site at right)



Maximum Permitted Base Height (65')
Maximum Permitted Building Height (85')
Maximum Permitted Building Height (110')
Proposed Base Height
Proposed Building Height
Proposed Building Height

Urban Cartographics

21st Street Rezoning, Queens

Figure 4: Urban Design Diagram

No-Action Scenario

21st Street facing south (Site at left)



With-Action Scenario

21st Street facing south (Site at left)



Maximum Permitted Base Height (65')
Maximum Permitted Building Height (85')
Maximum Permitted Building Height (110')
Proposed Base Height
Proposed Building Height
Proposed Building Height

Urban Cartographics

5. Hazardous Materials

Introduction

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls, and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the CEQR Technical Manual, the potential for significant adverse impacts from hazardous materials can occur when: a) hazardous materials exist on a site and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

In accordance with the CEQR Technical Manual guidelines, an assessment was conducted to determine whether the proposed action could lead to increased exposure of people or the environment to hazardous materials and whether the increased exposure would result in significant adverse public health impacts or environmental damage.

Site Description

The subject property consists of three tax lots on two adjoining city blocks in the Astoria section of Queens, New York City, New York. Block 874, Lot 70 (21-16 24th Avenue) consists of a 13,106+/- square foot parking lot. The lot is paved with asphalt and surrounded by a chain-link fence. There is a small (approximately 100 square feet) parking attendant's kiosk located on the northwest part of the lot. No other buildings are located on this property. At the time of the site visit, there were three cars parked in this lot.

Block 876, Lot 12 (21-01 24th Avenue) is approximately 12,971 square feet in area, and consists of a vacant, 1-, 2-, and 3-story commercial building that was last occupied by Riccardo's by the Bridge, a catering hall and event venue. This building occupies the entire lot. Heating and air conditioning for the building were provided by rooftop, gas-fired heating, ventilation, and air conditioning (HVAC) units. Hot water was provided by a gas-fired boiler. Block 876, Lot 14 (23-91 21st Street) is a 2,594+/- square foot parcel that contains a vacant, 1-story commercial building. This building also occupies the entire lot and formerly contained the kitchen for Riccardo's by the Bridge.

Site History

Research into the history of the project site shows that the portion of the property at 21 16 24th Avenue has been used as a parking lot since the 1960s. Prior to this time, the lot was vacant and undeveloped from at least 1915 to the early 1960s. The 1898 Sanborn map

shows a small, octagonal structure on the southwest corner of this lot. A notation on the map states "Pump 1st, Tank 2nd". Given this notation, it is likely that this structure was a small water tower or similar structure.

The parts of the property at 21-01 24th Avenue and 23-91 21st Street have been occupied by a catering hall and event venue since at least the 1960s. Prior to this time, the lot at 21-01 24th Avenue was occupied by several small buildings containing retail stores, storage space, detached 1-car garages, stables, a bowling alley, a summer garden, a pavilion, and a dwelling. The identified former occupants/uses of the retail stores include bars and restaurants (Jos. J. Oetzel Soft Drinks, Dutch Tavern, Pheasant Tavern, Riccardo's).

The identified former uses of the property are not types of businesses or operations that typically involve the storage or use of hazardous substances or petroleum products in their operations. Given the identified former uses of the project site, it is considered unlikely that these uses would have impacted the property.

Site Drainage

Typical lavatory drainage structures such as sinks and toilets are located in the subject building. The drainage destination of these structures is not known; however, it is likely that they discharge to the municipal sewer system.

Petroleum Storage Tanks

No tank fillports, vent lines, or other indications of the presence of petroleum storage tanks were observed at the subject property during the site visit. The project site does not appear in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage database, which lists all registered facilities with a total combined petroleum storage capacity in excess of 1,100 gallons. There were not any Oil Burner applications found on file for the subject property in the New York City Department of Buildings records reviewed.

Asbestos/Lead-Based Paints/PCBs

Given the age of the building (completed prior to 1970), it is possible that it contains asbestos building materials and lead-based paints in underlying layers. Given the former uses of the building, it is considered unlikely to contain electrical transformers or other large electrical equipment containing PCBs.

Regulatory Agency Database Records

The property does not appear in the Federal or State environmental databases reviewed including the United States Environmental Protection Agency (USEPA's) Superfund, CERCLIS or ERNS databases, the RCRA Hazardous Waste Handler database or the

Hazardous Waste Treatment/Storage/Disposal Facilities list, or the NYSDEC Spill Logs or Petroleum Bulk Storage (PBS) database, Solid Waste Facilities database, Voluntary Cleanup Program database, Brownfield Cleanup Program database, Registered Dry Cleaner database, or the Registry of Inactive Hazardous Waste Disposal Sites.

Surrounding Land Uses

The portion of the property at 21-16 24th Avenue is adjoined by residential uses on all sides. The portion of the property at 21-01 24th Avenue and 23-91 21st Street are adjoined by residential uses to the south and east. Adjacent and to the north of these lots is a recently constructed, 3-story mixed use building (i.e., residential with ground floor commercial). Adjacent and to the west is 21st Street, beyond which is a 5-story, mixed-use building (i.e., residential with ground floor retail). Land uses in the immediate vicinity of the property (i.e., within approximately 500 feet of the site) are comprised of a mix of residential uses, commercial/retail uses, and public parks. No gasoline filling stations or heavy industrial uses were located in the immediate vicinity of the project site.

A review of Sanborn historical maps shows that land uses in the immediate vicinity of the property have historically contained residential uses, commercial/retail uses, and public parks since at least the 1930s. The property located adjacent and to the west of Block 876, Lots 12 & 14 was formerly occupied by a silk mill (Newwitter & Migel Gotham Silk Mill and later the H.R. Mallinson & Co. Silk Mill). This property has since been re-developed with a mixed-use building (i.e., residential with ground floor retail). There are not any NYSDEC-reported spill incidents at this location.

The 1967 thorough 2006 Sanborn maps show a retail dry cleaner in the building at 23-81 21st Street, which is adjacent and to the north of lot at 23-91 21st Street (Block 876, Lot 14). There are not any NYSDEC-reported spill incidents at this adjacent location. This dry cleaner no longer operates at this location, and the site has been since re-developed with a recently constructed, 3-story mixed-use building (i.e., residential with ground floor commercial). The building approximately 250 feet west of the project site was formerly occupied by a manufacturing use (H.R. Mallinson & Co. Silk Weaving and later Eagle Electric Manufacturing Co). This building has since been converted to residential use and there are not any NYSDEC-reported spill incidents identified at this location.

Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the project site referred to as the 21st Street Rezoning, located at 21-01 24th Avenue, 21-16 24th Avenue, and 23-91 21st Street, Queens, N.Y., the property. Any exceptions to or deletions from this standard are described in section A of the full Phase I report. This assessment has revealed no evidence of *Recognized Environmental Conditions, Historical Recognized Environmental Conditions,* or

Controlled Recognized Environmental Conditions in connection with the property. Therefore, no significant adverse hazardous materials impacts are anticipated.

B. EXECUTIVE SUMMARY

Site Description

The subject property consists of three tax lots on two adjoining city blocks in the Astoria section of Queens, New York City, New York. Block 874, Lot 70 (21-16 24th Avenue) consists of a 13,106+/- square foot parking lot. The lot is paved with asphalt and surrounded by a chain-link fence. There is a small (approximately 100 square feet) parking attendant's kiosk located on the northwest part of the lot. No other buildings are located on this property. At the time of the site visit, there were three cars parked in this lot.

Block 876, Lot 12 (21-01 24th Avenue) is approximately 12,971 square feet in area, and consists of a vacant, 1-, 2-, and 3-story commercial building that was last occupied by Riccardo's by the Bridge, a catering hall and event venue. This building occupies the entire lot. Heating and air conditioning for the building were provided by rooftop, gas-fired heating, ventilation, and air conditioning (HVAC) units. Hot water was provided by a gas-fired boiler. Block 876, Lot 14 (23-91 21st Street) is a 2,594+/- square foot parcel that contains a vacant, 1-story commercial building. This building also occupies the entire lot and formerly contained the kitchen for Riccardo's by the Bridge.

Site History

Research into the history of the project site shows that the portion of the property at 21-16 24th Avenue has been used as a parking lot since the 1960s. Prior to this time, the lot was vacant and undeveloped from at least 1915 to the early 1960s. The 1898 Sanborn map shows a small, octagonal structure on the southwest corner of this lot. A notation on the map states "Pump 1st, Tank 2nd". Given this notation, it is likely that this structure was a small water tower or similar structure.

The parts of the property at 21-01 24th Avenue and 23-91 21st Street have been occupied by a catering hall and event venue since at least the 1960s. Prior to this time, the lot at 21-01 24th Avenue was occupied by several small buildings containing retail stores, storage space, detached 1-car garages, stables, a bowling alley, a summer garden, a pavilion, and a dwelling. The identified former occupants/uses of the retail stores include bars and restaurants (Jos. J. Oetzel Soft Drinks, Dutch Tavern, Pheasant Tavern, Riccardo's).

The identified former uses of the property are not types of businesses or operations that typically involve the storage or use of hazardous substances or petroleum products in their operations. Given the identified former uses of the project site, it is considered unlikely that these uses would have impacted the property.

Site Drainage

Typical lavatory drainage structures such as sinks and toilets are located in the subject building. The drainage destination of these structures is not known; however, it is likely that they discharge to the municipal sewer system.

Petroleum Storage Tanks

No tank fillports, vent lines, or other indications of the presence of petroleum storage tanks were observed at the subject property during the site visit. The project site does not appear in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage database, which lists all registered facilities with a total combined petroleum storage capacity in excess of 1,100 gallons. There were not any Oil Burner applications found on file for the subject property in the New York City Department of Buildings records reviewed.

Asbestos/Lead-Based Paints/PCBs

Given the age of the building (completed prior to 1970), it is possible that it contains asbestos building materials and lead-based paints in underlying layers. Given the former uses of the building, it is considered unlikely to contain electrical transformers or other large electrical equipment containing PCBs.

Regulatory Agency Database Records

The property does not appear in the Federal or State environmental databases reviewed including the United States Environmental Protection Agency (USEPA's) Superfund, CERCLIS or ERNS databases, the RCRA Hazardous Waste Handler database or the Hazardous Waste Treatment/Storage/Disposal Facilities list, or the NYSDEC Spill Logs or Petroleum Bulk Storage (PBS) database, Solid Waste Facilities database, Voluntary Cleanup Program database, Brownfield Cleanup Program database, Registered Dry Cleaner database, or the Registry of Inactive Hazardous Waste Disposal Sites.

Surrounding Land Uses

The portion of the property at 21-16 24th Avenue is adjoined by residential uses on all sides. The portion of the property at 21-01 24th Avenue and 23-91 21st Street are adjoined by residential uses to the south and east. Adjacent and to the north of these lots is a recently constructed, 3-story mixed use building (i.e., residential with ground floor commercial). Adjacent and to the west is 21st Street, beyond which is a 5-story, mixed-use building (i.e., residential with ground floor retail). Land uses in the immediate vicinity of the property (i.e., within approximately 500 feet of the site) are comprised of a mix of residential uses, commercial/retail uses, and public parks. No gasoline filling stations or heavy industrial uses were located in the immediate vicinity of the project site.

A review of Sanborn historical maps shows that land uses in the immediate vicinity of the property have historically contained residential uses, commercial/retail uses, and public parks since at least the 1930s. The property located adjacent and to the west of Block 876, Lots 12 & 14 was formerly occupied by a silk mill (Newwitter & Migel Gotham Silk Mill and later the H.R. Mallinson & Co. Silk Mill). This property has since been re-developed with a mixed-use building (i.e., residential with ground floor retail). There are not any NYSDEC-reported spill incidents at this location.

The 1967 thorough 2006 Sanborn maps show a retail dry cleaner in the building at 23-81 21st Street, which is adjacent and to the north of lot at 23-91 21st Street (Block 876, Lot 14). There are not any

NYSDEC-reported spill incidents at this adjacent location. This dry cleaner no longer operates at this location, and the site has since been re-developed with a recently constructed, 3-story mixed-use building (i.e., residential with ground floor commercial). The building approximately 250 feet west of the project site was formerly occupied by a manufacturing use (H.R. Mallinson & Co. Silk Weaving and later Eagle Electric Manufacturing Co.). This building has since been converted to residential use and there are not any NYSDEC-reported spill incidents identified at this location.

Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the project site referred to as the 21st Street Rezoning, located at 21-01 24th Avenue, 21-16 24th Avenue, and 23-91 21st Street, Queens, N.Y., the property. Any exceptions to or deletions from this standard are described in section A of this report. This assessment has revealed no evidence of *Recognized Environmental Conditions, Historical Recognized Environmental Conditions* or *Controlled Recognized Environmental Conditions* in connection with the property.

Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.1 of 40 CFR 312 and we have the specified qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully Submitted,

Hiram A. Rothkrug, Director
Environmental Studies Corp.

6. Transportation

Project Area

The Proposed Actions affect two adjoining city blocks and three tax lots (Block 874, Lot 70 and Block 876, Lots 12&14) in the Astoria neighborhood of Queens Community District 1. The affected blocks are split by 24th Avenue and bounded by 21st Street, a two-way northbound/southbound roadway on the west; 23rd Street, a one-way southbound roadway on the east; 24th Road, a one-way westbound roadway on the south; and 23rd Terrace, a one-way eastbound roadway on the north.

Proposed Actions

The Proposed Actions would result in the development of 94 residential dwelling units, 14,856 gsf of commercial retail and 41 accessory parking spaces. **Table 1** further summarized incremental changes between the Future No-Action and Future With-Action Conditions, which are the basis for transportation screening analysis, as detailed below.

Table 1 – No-Action Scenario, With-Action Scenario, and Increment on Projected Development Site

Development Type	No-Action	With-Action	Increment
Residential Dwelling Units (d.u.)	**0**	**94**	**94**
Commercial Retail (gsf)	**19,788**	**14,856**	**-4,932**
Accessory Parking	**40**	**41**	**1**

Minimum Development Density Screening

The Project Increment of the Proposed Actions would not exceed the minimum development density potentially requiring a transportation analysis according to **Table 16-1** of the *2021 CEQR Technical Manual*. The Project Area is located within *CEQR* Traffic Zone 4 (all areas within 1 mile of subway stations) and minimum density development thresholds for relevant development type in Traffic Zone 4 is indicated in **Table 2** as shown below.

Table 2 – Transportation Screening Analysis Minimum Density Development Thresholds for Traffic Zone 4

Development Type	Traffic Zone 4 Screening Threshold	Incremental Change	Exceeds Screening Threshold?
Residential Dwelling Units (d.u.)	**200**	**94**	**No**
Commercial Retail (gsf)	**10,000**	**-4,932**	**No**

Accessory Parking	**60**	**1**	**No**

As indicated in **Table 2** above, the proposed development would not exceed the minimum transportation screening analysis thresholds for Traffic Zone 4, and therefore, a detailed transportation impact assessment would not be required.

7. Air Quality

Ambient air quality, defined as pollutant levels in the surrounding environment to which the public has access, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. The pollutants of concern include six criteria pollutants—known as "criteria" pollutants, and air toxics or toxic air pollutants known as noncriteria pollutants, which include hazardous air pollutants (HAPs) and many other pollutants. Under the City Environmental Review (CEQR), an air quality assessment determines both a proposed project's effects on ambient air quality and the quality of the ambient air at the project. This analysis was conducted in accordance with the *2021 CEQR Technical Manual* methodology.

Project Description

The Project Area includes Block 876, Lots 12, 14, and 7501, and Block 874, Lots 68, 168, 268, 69, 169, 269, and portion of 70 and 167 in the Steinway neighborhood of Queens Community District 1. The Project Area is located within the blocks bounded by 23rd Terrace to the north, 23rd Street to the east, 24th Road to the south, and 21st Street to the west. The Proposed Actions would result in an increase of development potential (including height, bulk, and total FAR) on the Applicant-controlled Projected Development Site 1 (Block 876, 12 and 14) and Projected Development Site 2 (Block 874, Lot 70).

The Projected Development Site 1 is currently improved with two one-story buildings containing a total of 19,788 gross square feet (gsf) of local retail. The Projected Development Site 2 is currently improved with an accessory parking lot with 40 spaces. Absent the Proposed Actions, it is assumed that Projected Development Site 1 and Projected Development Site 2 within the Project Area would remain the same as the existing condition. New development within the remainder of the Project Area is unlikely and No-Action conditions are conservatively assumed to be the same as existing conditions.

Under Future With-Action conditions, the Applicant-controlled Projected Development Site 1 would be developed with an eight-story mixed-use building, containing 53,829 gsf of residential space, 6,859 gsf of commercial space, and 8,050 gsf of parking space for

23 accessory parking spaces. The proposed building would be 85 feet tall. The Projected Development Site 1's Reasonable Worst Case Development Scenario (RWCDS) would facilitate a similar dimension building.

The Applicant-controlled Projected Development Site 2 would be developed with a seven-story mixed-use building, containing 41,480 gsf of residential space, 7,997 gsf of commercial space, and 6,300 gsf of parking space for 18 accessory parking spaces. The proposed building would be 75 feet tall. The Projected Development Site 2's RWCDS would facilitate an 85 feet tall building. The proposed building heights were considered for the air quality analysis.

Air Quality Standards, Regulations, and Benchmarks

Criteria Pollutants

The US Environmental Protection Agency (EPA) has established national ambient air quality standards (NAAQS) for six of the most common air pollutants—known as "criteria" pollutants. The presence of these pollutants in ambient air is generally due to numerous diverse and widespread sources of emissions. The NAAQS primary standards are designed to protect public health with adequate margin of safety. The NAAQS secondary standards are designed to protect the public welfare from adverse effects, including those related to effects on soils, water, vegetation, visibility, and other aspects. As required by the Clean Air Act, EPA periodically conducts comprehensive reviews of the scientific literature on health and welfare effects associated with exposure to the criteria air pollutants. The NAAQS have been adopted as the ambient air quality standards for the State of New York.

In addition to the NAAQS, the *CEQR Technical Manual* requires that projects subject to CEQR apply particulate with aerodynamic less than or equal to 2.5 microns ($PM_{2.5}$) and carbon monoxide (CO) significant impact criteria. The *CEQR Technical Manual de minimis* criteria set allowable incremental increase in CO and $PM_{2.5}$ concentrations that would result as a consequence of a proposed project.

Non-Criteria Pollutants

As mentioned, New York State has adopted the national standard, NAAQS. In addition, the NYSDEC has established guidelines for maximum allowable concentration of noncriteria air contaminants, also referred to as toxic air contaminants, which are potentially toxic or carcinogenic pollutants. These include 188 hazardous air pollutants (HAPs) which are also regulated by the EPA. The maximum allowable guidelines set a maximum 1-hour and annual averaging time concentrations that are published (February 12, 2021 publication) in the DAR-1 Annual and Short-term Guideline Concentration (AGC/SGC Table).

NYSDEC also regulates pollutants that produce discomfort due to odors, where significant discomfort is evaluated on quantity, characteristic or duration.

Mobile Source

According to the *CEQR Technical Manual,* projects may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic, create any other mobile sources of pollutants (e.g., diesel trains, helicopters, boats), or add new uses near mobile sources (e.g., roadways, garages, parking lots). Certain types of projects may require further analysis, including microscale analyses.

Screening Assessment

The proposed project would not exceed the minimum development density potentially requiring a transportation analysis, as shown in Table 16-1 of the transportation chapter of the *2021 CEQR Technical Manual*. As such, the projected traffic volumes would not exceed the carbon monoxide (CO) screening threshold defined in the 2021 *CEQR Technical Manual* (170 peak hour vehicle trips at an intersection in the study area). Considering the low levels of project-generated traffic, emissions of particulate matter (PM) would not exceed the *de minimis* thresholds referenced in the *2021 CEQR Technical Manual*. Projected Development Site 1 Reasonable Worst Case Development Scenarios (RWCDSs) includes 23 parking spaces, and Projected Development Site 2 RWCDS includes 18 parking spaces. Based on parking analyses for other projects under CEQR, for much larger parking facilities, impact is unlikely.

In addition, the Proposed Actions would not result in operable windows or air intakes within 200 feet of an atypical roadway, nor would it result in creation of a covered roadway or be affect by covered roadway, and nor would it result in a new sensitive receptor placed near an existing large parking facility or significantly increase the vehicle miles traveled in a large area. As such, the Proposed Actions mobile source screens out, and no detailed analysis is warranted.

Stationary Source

According to the *CEQR Technical Manual*, air quality analyses of stationary sources may be warranted if a project would (i) create new stationary sources of pollutants – such as emission stacks of industrial plants, hospitals, other large institutional uses, or even a building's boilers – that may affect surrounding uses; (ii) introduce certain new uses near existing or planned emissions stacks that may affect the use, or (iii) introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

Heating and Hot Water Systems

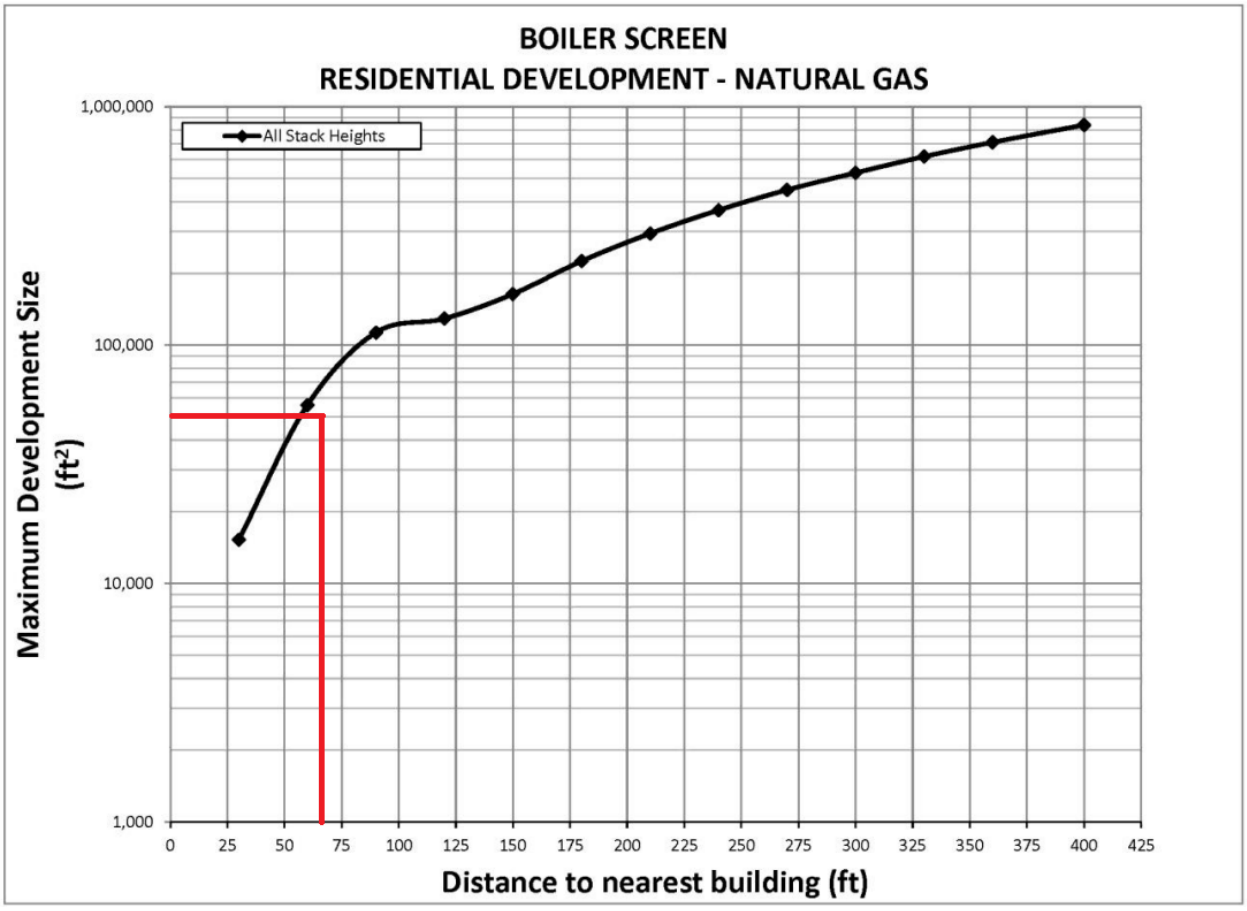
The heating/hot water, ventilation, and air conditioning (HVAC) systems analysis considered the potential for emissions from the HVAC system(s) of the Projected Development Site 1 to significantly impact existing land uses (project-on-existing). Based on the *CEQR Technical Manual*, a preliminary screening assessment is to be conducted as a first step to predict whether the potential impacts of the heat and hot water system(s) boiler emissions can be significant. A detailed analysis is required if the screening assessment failed. The following screening assessments were conducted:

The *2021 CEQR Technical Manual Appendices* Figure App 17-2 nomograph was used for the screening assessment. The nomograph depicts the size of the development versus the distance below which the potential impact can occur and provides a conservative estimate of the threshold distance. In addition, as screening analysis is only applicable to a single smokestack, for the purposes of a cumulative screening analysis emissions from multiple stacks were combined in a single stack situated as close as possible to the receiving building.

HVAC Screening - Project-on-Project

Natural gas was assumed to be the type of fuel used in the Projected Development Site 2 HVAC system. The CEQR nomograph depicted on Figure App 17-2 of the *CEQR Technical Manual Appendices* was used for the screening analysis. Figure App 17-2 boiler screen nomograph, of the *CEQR Technical Manual Appendices*, is applicable to natural gas fueled boiler serving a residential development. Projected Development Site 2 was analyzed as a 75-foot-tall building, containing 49,477 gsf, which is the RWCDS excluding the building parking facility gsf. A distance of 72 feet was applied in the screening analysis nomograph, which is the distance between the Projected Development Site 2 and Projected Development Site 1. **Figure 1** (using Figure App 17-2 of the *CEQR Technical Manual Appendices*) shows the Projected Development Site 2 on Projected Development Site 1 screening analysis.

Figure 17-1: Projected Development Site 2 on Projected Development Site 1 HVAC Screen



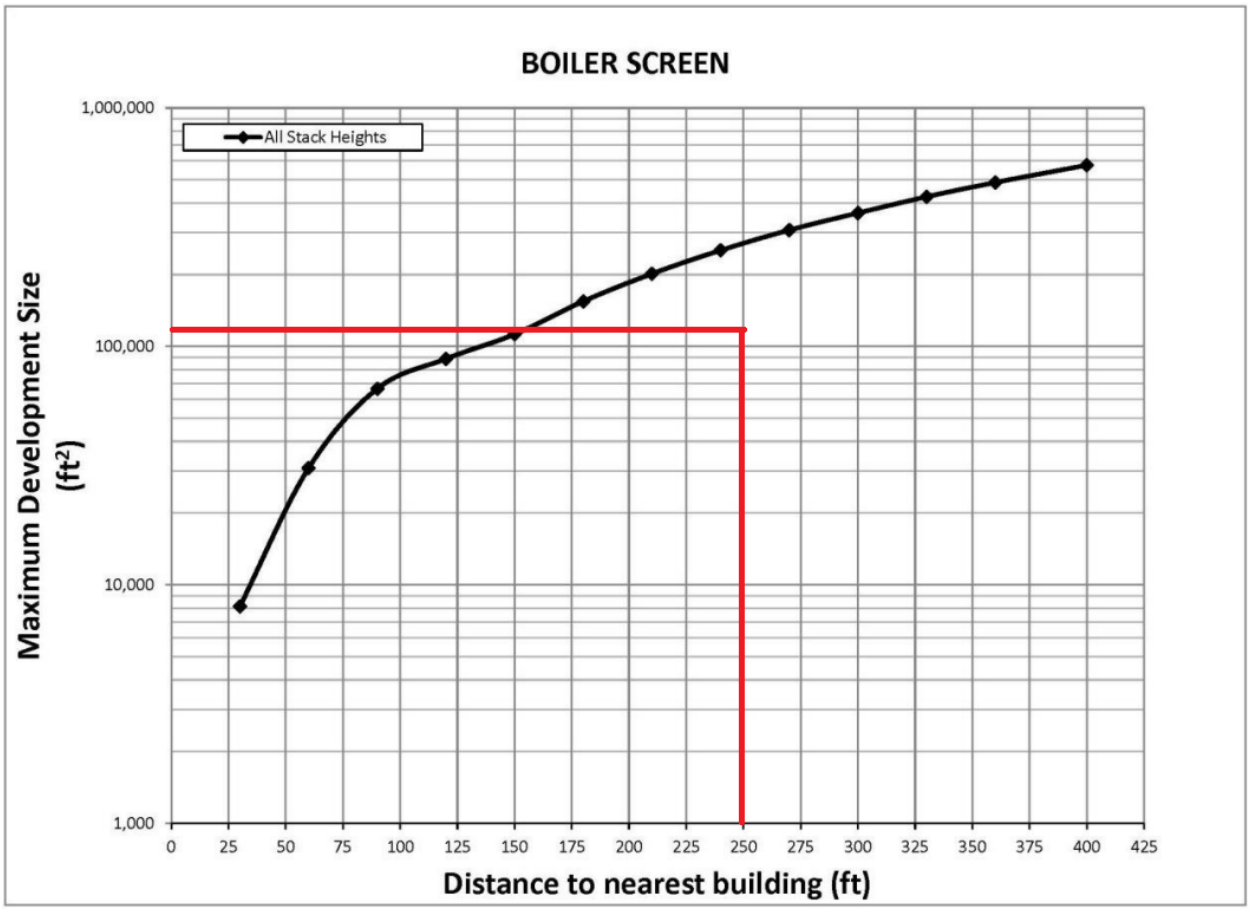
As seen in the screening analysis (see **Figure 17-1**), using the nomograph provided in the *CEQR Technical Manual Appendices*, the Projected Development Site 2 gsf would fall below the curve for natural gas fired HVAC system. Therefore, the Projected Development Site 2 passes the HVAC screening analysis on Projected Development Site 1.

HVAC Screening - Project-on-Existing

The *CEQR Technical Manual* Figure 17-3 nomograph was used for the project-on-existing screening assessment. Projected Development Sites 1 and 2 were analyzed as a single 110,165 gsf building, which is the floor area of Projected Development Site 1 and Projected Development Site 2 combined gsf, excluding the parking facilities gsf. A height of 75 feet was assumed, which is the Projected Development Site 2 proposed building height. The nearest building of similar or greater height is the seven-story, 79-foot-tall[1], mixed residential and commercial building at 19-19 24 Avenue (Block 890, Lot 7501). The seven-story building at 19-19 24 Avenue (Block 890, Lot 7501) is located approximately 250 feet from Projected Development Site 1. **Figure 17-2** shows the project-on-existing screening analysis.

Figure 17-1: Project on Existing – HVAC Screen

[1] New York City Department of Building (DOB). 2008. "Certificate of Occupancy." CO No. 401485638T002.



As shown in the screening analysis (see **Figure 17-2**), using the nomograph provided in the *CEQR Technical Manual*, the Projected Development Sites 1 and 2 combined gsf, excluding the developments parking facilities gsf, would fall below the curve for fossil fuel fired HVAC system. Therefore, the Proposed Actions passes the HVAC screening analysis on existing land uses.

Existing Stationary Sources

Industrial Sources

Per the *CEQR Technical Manual*, projects that would result in new uses (particularly schools, hospitals, parks, and residences) within 400 feet of manufacturing processing facilities may result in potentially significant adverse impacts. The analysis first determines if there are any existing manufacturing uses within the 400-foot study area containing exhaust stacks, vents, or other emission sources that may have the potential

to adversely affect the uses introduced by the project. If warranted, an air dispersion analysis is then conducted for any existing industrial source(s) located in the study area.

Existing manufacturing uses with exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project were identified by reviewing the DEP online Clean Air Tracking System (CATS) database, the NYSDEC online database (DECinfo Locator[2]), and through a fieldwork study. The fieldwork study was conducted on March 22nd, 2023.

The study area encompasses all or part of Blocks 863, 865, 873, 874, 875, 876, 889, 890, and 898, and includes properties along 19th Street, 21st Street, 23rd Street, 24th Street, 23rd Drive, 23rd Terrace, 24th Avenue, 24th Road, and 24th Drive. Land uses in the study area consist primarily of residential uses, public parks, and retail/professional office uses located along 21st Street and 24th Avenue. There were not any industrial or manufacturing uses identified in the study area.

The results of the study are as follows:

There were not any facilities with DEP processing permits found within the study area in a search of the DEP CATS database. There were not any facilities identified in the study area which appear in the NYSDEC DECinfo Locator database. There were not any potential sources of toxic air emissions observed in the study area during the field survey. There is a tall stack located approximately 275 feet west/northwest of the project site, at 19-19 24th Avenue. This stack is currently not in use. The stack was used when the building at that location was occupied by a silk knitting mill (H. R. Mallinson & Co., Silk Mill), and later by Eagle Electric Co., Inc., a manufacturer of electrical equipment such as switches, fuses, and outlets. This building was expanded and converted to residential uses with ground floor retail stores in the early 2000s. This building is currently known as Pistilli River View East.

[2] New York State Department of Environmental Conservation. 2023. "DECinfo Locator." Accessed April 5, 2023. https://gisservices.dec.ny.gov/gis/dil/.

Conclusion

Based on the analysis, conditions associated with the Proposed Actions would not result in any violations of the ambient air quality standards. The summary results of the analysis are as follows:

- Project-increment traffic associated with the Proposed Actions will be less than the screening threshold that requires a detailed analysis.

- No existing industrial source within 400 feet of the Project Area, nor major/large source or odor producing facility within 1,000 feet of the Project Area were identified. Therefore, no significant adverse air quality impact is predicted from existing emission sources.

- No significant impact was predicted in the HVAC screening analysis with the Projected Development Site 2 using natural gas as the type of fossil fuel.

Accordingly, based on the results of the analyses described above, the following (E) Designation would be required:

(E) Designation

Block 876, Lots 12 and 14 (Projected Development Site 1): ***Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC), and hot water system(s) stack is located at the building's highest level or at least 88 feet above grade to avoid any potential significant adverse air quality impacts.***

Block 874, Lot 70 (Projected Development Site 2): ***Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating and air conditioning (HVAC) system and hot water equipment and ensure that the HVAC system and hot water equipment stack is located at the building's highest level and at a minimum of 78 feet above grade to avoid any potential significant adverse air quality impacts.***

8. Noise

Introduction

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those which could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed action would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, or if the project would include unenclosed mechanical equipment for building ventilation purposes.

Mobile Source

Relative to mobile source impacts, a noise analysis would be required if a proposed project would at least double existing passenger car equivalent (PCE) traffic volumes along a street on which a sensitive noise receptor (such as a residence, a park, a school, etc.) is located. Vehicles would primarily travel to and from the Project Site along 21st Street. There are some residences located on 21st Street in the vicinity of the Project Site, and the effect of project traffic generation on residences located along this street would therefore be relevant for this assessment.

There would be an increase in vehicular traffic along 21st Street resulting from the proposed developments, but this increment would be a small portion of total traffic volumes. Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes would not double along 21st Street due to the proposed project. Therefore, the proposed project would not result in a mobile source noise impact from the traffic volumes that it would generate.

Stationary Source

The project would not locate a receptor within 1,500 feet of a substantial stationary source noise generator, and there is not a substantial stationary source noise generator close to the Project Site that is also a sensitive receptor. The proposed project would not include any unenclosed mechanical equipment for building ventilation purposes that could result in stationary source noise impacts to the surrounding area. All mechanical equipment not located inside the proposed buildings would be enclosed in mechanical penthouses on the roof of the structures. The project would therefore not result in a stationary source noise impact on nearby uses. Therefore, the project would not have any potentially adverse stationary source noise impacts.

The Proposed Project would introduce additional receptors (residential use) to the study area. Noise readings are being scheduled to evaluate the Proposed Project's potential for noise impacts. The noise analysis will be sent when completed.

Conclusion

Conditions associated with the project developments would not result in any violations of noise standards. Therefore, the Proposed Actions would not result in any potentially significant adverse noise impacts, and further assessment is not warranted.