ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Antonio Marino
c/o Richard Lobel
70-01 Ditmars Boulevard
East Elmhurst, NY 11370

Re:	**245-01 Jamaica Ave Rezoning**
CEQR No.	20DCP054Q
ULURP No(s).	200252ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN13

Dear Richard Lobel,

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

Enclosed is the Negative Declaration for CEQR No. 20DCP054Q, 245-01 Jamaica Ave Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on October 05, 2020.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

October 5, 2020
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Melinda Katz, Queens Borough President
Queens Community Board QN13

Olga Abinader, *Director*, (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director*, (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

The applicant, Marino Plaza 63-12, LLC, is seeking a Zoning Map Amendment to rezone the project site, located at 245-01 Jamaica Avenue (Block 8659, Lot 1) in the Bellerose neighborhood of Queens, Community District 13, from the existing R2A and R4/C1-3 zoning district to an R2A and R4/C2-3 zoning district. The proposed action would permit the continued legal operation of the existing Physical Culture Establishment (PCE) within portions of the existing building's first floor and cellar levels.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Proposed Action would change the commercial overlay on a portion of the project site from C1-3 to C2-3, allowing for a wider variety of local retail uses. The Proposed Action would also allow the applicant to seek a Special Permit from the NYC Board of Standards and Appeals (BSA) to bring the PCE use into conformance with zoning. The Proposed Action would not result in an increase of maximum allowable FAR within the project site, nor is it expected to introduce new land uses. As similar zoning exists in the surrounding area, the Proposed Action would not result in significant adverse impacts. Additionally, the project site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Action is not a large publicly sponsored project, and as such, consistency with the City's PlaNYC 2030 for sustainability is not warranted. The analysis concludes that no significant adverse impacts related to land use, zoning or public policy would result from the Proposed Action.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact George Todorovic at 718-556-2123.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe	DATE 10/02/2020
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Marisa Lago	DATE 10/05/2020
SIGNATURE	