Saultell Avenue Rezoning

Block 1972, Lots 27 and 28
110-40 Saultell Avenue
Queens, New York 11368

CEQR #: 20DCP010Q

Environmental Assessment Statement

Lead Agency:
Department of City Planning
250 Broadway
New York, NY 10007

Prepared for:
Tuchman Associates, LLC
111-26 Corona Avenue
Flushing, New York 11368

Prepared by:
Equity Environmental Engineering
500 International Drive, Suite 150
Mount Olive, NJ 07828

December 13, 2019

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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* Saultell Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
20DCP010Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
200103ZMQ; 200104ZRQ	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Tuchman Associates, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader, Director			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Equity Environmental Engineering		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 500 International Drive		
CITY New York	STATE NY	ZIP 10271	CITY Mt. Olive	STATE NJ	ZIP 07828
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 973-527-7451	EMAIL kevin.williams@equityenvironmental.com	

5. *Project Description*

The Applicant, Tuchman Associates, LLC, is proposing a Zoning Map Amendment to change the current R6B zoning district to an R6 zoning district at 110-40 Saultell Avenue (Block 1972, Lot 28; The Applicant's site) and 110-38 Saultell Avenue (Block 1972, Lot 27; non-applicant site) and a Zoning Text Amendment to map the area for a Mandatory Inclusionary Housing Area (together the Proposed Actions). The Proposed Actions would facilitate the Proposed Development: the construction of The Applicant's lot with a 39,238 GSF building with 29,689 GSF (28,548 ZSF) of residential space including 26 units (5 of which would be permanently affordable at or below 80% of Area Median Income), with 9,549 GSF (9,182 ZSF) of community facility space on the ground floor and cellar levels. Parking for 13 cars would also be included.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 4	STREET ADDRESS 110-40 Saultell Avenue
TAX BLOCK(S) AND LOT(S) Block 1972, Lot 28 and Block 1972, Lot 27		ZIP CODE 11368
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Saultell Avenue and Corona Avenue		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6B		ZONING SECTIONAL MAP NUMBER 10b

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 If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

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

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 11,313
Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): N/A
Other, describe (sq. ft.): N/A

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): 37,730
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 37,730
HEIGHT OF EACH BUILDING (ft.): 115
NUMBER OF STORIES OF EACH BUILDING: 11

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: 8,518
The total square feet not owned or controlled by the applicant: 2,795

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	28,548		9,182	
Type (*e.g.,* retail, office, school)	26 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: 89 NUMBER OF ADDITIONAL WORKERS: 27
Provide a brief explanation of how these numbers were determined:

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

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: The conditions on Lot 27 would be expected to remain. The Applicant-Owned lot, Lot 28, is expected to develop with a 18,399 GSF community facility (ambulatory healthcare).

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2022		
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12		
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO		IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The existing structures on Lot 28 would be demolished in place and the proposed building would be constructed within 12 months. No construction lasting longer than 24 months is expected to occur, and all construction would be completed in a single phase.		
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.		
(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		
○ **Child Care Centers:** 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)	☐	☒
○ **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)	☐	☒
○ **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)	☐	☒
○ **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 proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
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		
(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 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) 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?	☐	☒
(c) 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 Appendix 1 (including nonconforming uses)?	☐	☒
(d) 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?	☐	☒
(e) 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)?	☐	☒
(f) 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?	☐	☒
(g) 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?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See attached Phase I	☒	☐
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?	☐	☒

	YES	NO
(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?	☐	☒
(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): 3,199 (26 units x 41 pounds per week)+(27 employees x 79 pounds per 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): 5,603,098.20 (216.3 x 9,182) + (126.7 x 28,548)		
(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 or bus 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) or 200 subway trips per station or line?	☐	☐
○ 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?	☐	☐
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) See attached EAS	☐	☒
(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 124 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?	☐	☒

	YES	NO
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a 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.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Robert Greene	12/13/2019

SIGNATURE

Robert Greene

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? ☐ ☒

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.

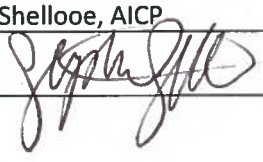
3. Check determination to be issued by the lead agency:

☐ **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
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME: Stephanie Shellooe, AICP	DATE: December 13, 2019
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, 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 project. 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 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 the proposed actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Hazardous Materials

An (E) designation (E-558) for hazardous materials has been incorporated into the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of the sites affected by the proposed (E) designation and applicable (E) designation requirements. With these measures in place, the proposed actions would not result in significant adverse impacts to hazardous materials.

Land Use, Zoning, and Public Policy

The EAS includes an analysis of the effects of the proposed actions on Land Use, Zoning, and Public Policy and determined that no significant impacts would occur. The applicant is requesting a zoning map amendment from an R6B zoning district to an R6 district and a zoning text amendment to establish a new Mandatory Inclusionary Housing area in Appendix F to facilitate the development of a six-story mixed-use building containing residential and community facility uses in Queens Community District 4 (Block 1972, Lots 27 and 28). The EAS concludes that the proposed actions would facilitate development that is consistent with the surrounding land use patterns, zoning patterns, and public policy programs and would not result in any significant adverse Land Use, Zoning, and Public Policy impacts.

Shadows

The EAS includes a detailed analysis related to Shadows and determined that no significant impacts would occur. According to the CEQR Technical Manual, a significant adverse impact for shadows occurs when the extent, intensity, and duration of an incremental shadow from the proposed project falls on a sunlight-sensitive resource or feature, reducing its direct sunlight exposure. The sensitivity of the incremental shadow is assessed on how the resource can be affected, including the usability of an open space or the amount of vegetation present. The proposed actions would have the potential to generate incremental shadows on six sunlight-sensitive resources. However, due to the duration, which ranges from 4 minutes to 6 hours, usability of the resources, and amount of vegetation present, the incremental shadows would not adversely affect sunlight-sensitive resources. The analysis concludes that the proposed actions would not results in significant adverse Shadows impacts.

Urban Design and Visual Resources

The EAS includes an analysis related to Urban Design and Visual Resources and determined that no significant impacts would occur. According to the CEQR Technical Manual, a significant adverse urban design and visual resources impact may occur if a proposed action would result in a change to the built environment's arrangement, appearance, or functionality and if the change would negatively affect a pedestrian's experience in the area. The proposed actions would facilitate the development of a six-story residential and community facility building. While the proposed actions would allow for a larger building than the existing zoning and would modify the underlying proposed bulk restrictions, the development would relate to the zoning district and uses in the study area and would not substantially change the pedestrian experience or obstruct any views to visual resources. The analysis concludes that the proposed actions would not result in significant adverse Urban Design and Visual Resources impacts.

Project Name: 110-40 Saultell Avenue Rezoning
CEQR #: 20DCP010Q
SEQRA Classification: Unlisted

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 Rupsha Ghosh at (212) 720-3250.

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | (212) 720-3493
NAME Stephanie Shellooe, AICP	DATE December 13, 2019
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE December 16, 2019
SIGNATURE	

Appendix 1: (E) Designations

To ensure that there would be no significant adverse hazardous materials impacts associated with the proposed project, an E designation (E-558) will be placed on the project sites as follows:

The E designation requirements related to hazardous materials would apply to:

Project Site:
Block 1972, Lot 28

Hazardous Material

Task 1-Sampling Protocol
The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol
A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Figure 1: Project Location



Figure 2: Land Use



Figure 3: Zoning

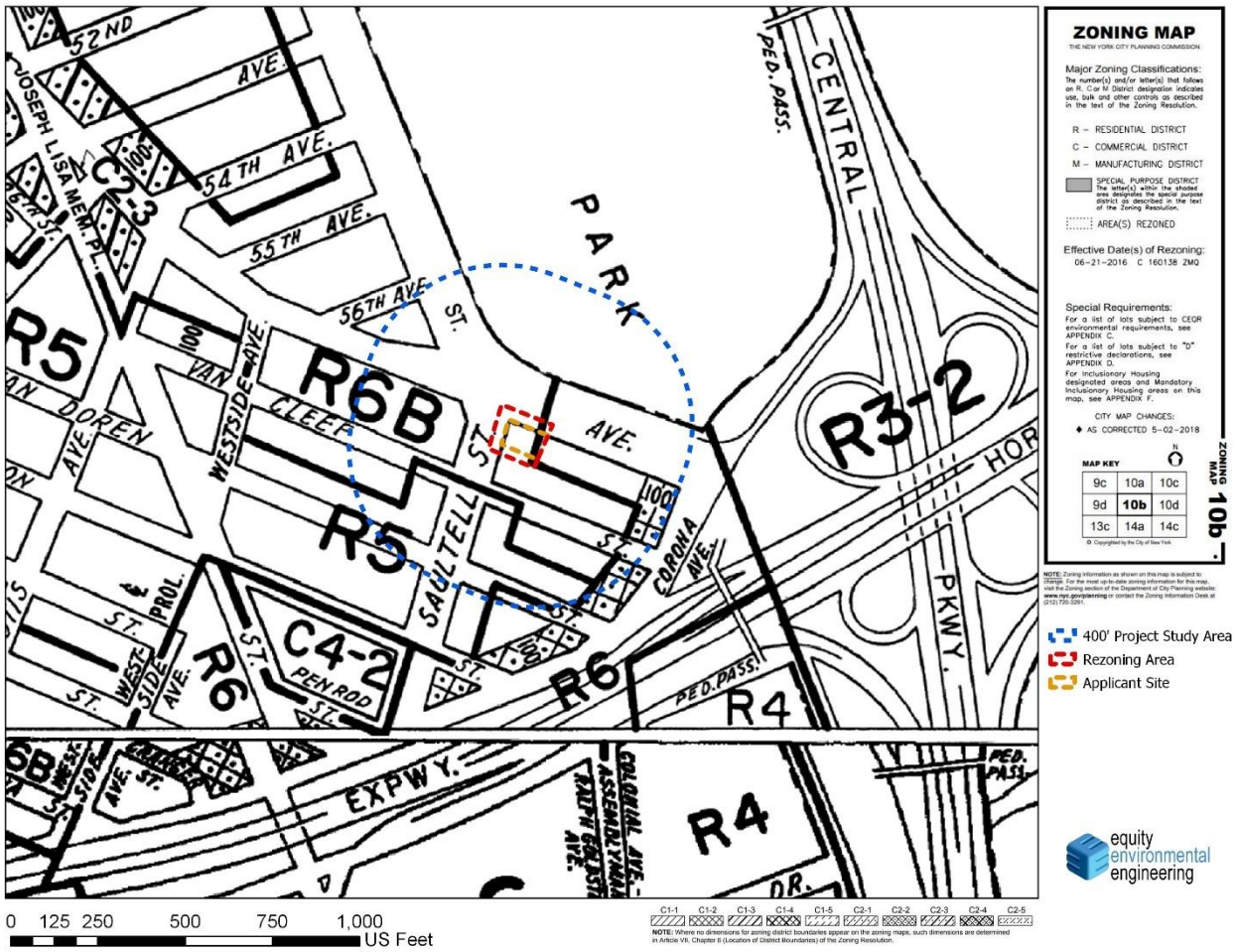


Figure 4: Zoning Change Map



Current Zoning **Proposed Zoning**

Dotted line notes rezoning area. Proposed rezoning would change the existing R6B zoning district to an R6 zoning district.

Figure 5: Tax Map

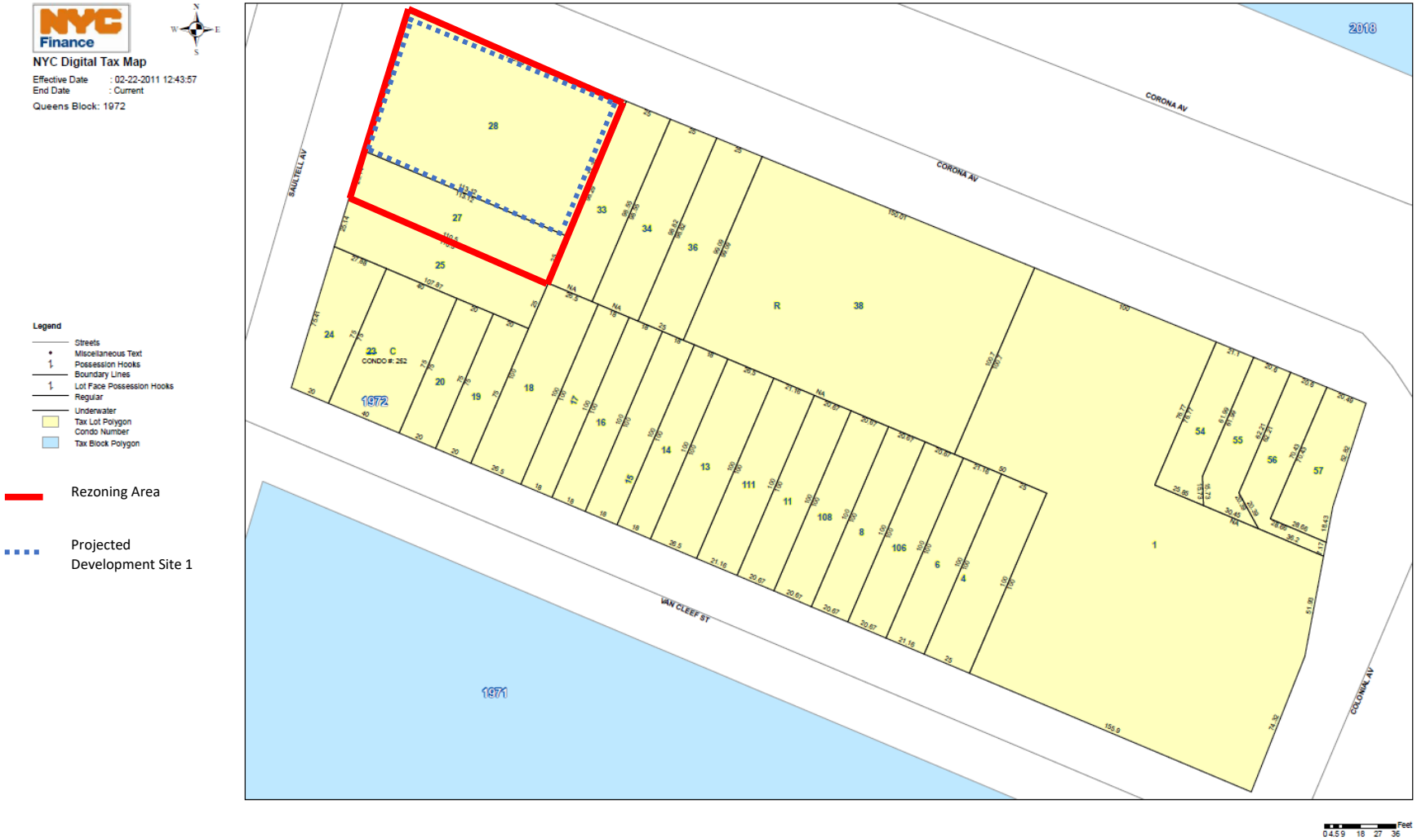


Figure 6: Site Photos



01 VIEW OF DEVELOPMENT SITE FROM CORONA AVENUE



02 VIEW OF DEVELOPMENT SITE TO THE RIGHT FACING EAST ON CORONA AVENUE



03 VIEW OF DEVELOPMENT SITE TO THE LEFT FACING SOUTH ON SAULTELL AVENUE



04 VIEW OF THE SURROUNDING PROPERTIES AT THE INTERSECTION BETWEEN S. PORTLAND AVENUE AND HANSON PLACE



Block 1972, Lot 28
110-40 Saultell Avenue
Brooklyn, New York
Development Site



05 VIEW OF SURROUNDING PROPERTIES AT THE INTERSECTION BETWEEN S. PORTLAND AVENUE AND S. ELLIOT PLACE

1.0 PROJECT OVERVIEW

1.1 Introduction

Tuchman Associates LLC ("The Applicant") is requesting a Zoning Map Amendment to change the site's current R6B zoning district to an R6 zoning district, which would affect the applicant's property at 110-40 Saultell Avenue (Block 1972, Lot 28) and the adjacent, non-applicant-owned property 110-38 Saultell Avenue (Block 1972, Lot 27). The Applicant is also requesting a Zoning Text Amendment to map the area for a Mandatory Inclusionary Housing Area. The Applicant proposes to build a 39,238 gross square foot (GSF) building with 29,689 GSF (28,548 zoning square feet—ZSF) of residential space including 26 dweling units (5 of which would be permanently affordable at or below 80% of Area Median Income), with 9,549 GSF (9,182 ZSF of community facility space on the ground floor and cellar levels. Parking for 13 cars would also be included.

The actions brought before the City Planning Commission are a Zoning Map Amendment to change the zoning district for Block 1972, Lots 27 and 28 from R6B to R6 and a Zoning Text Amendment to map the area for a Mandatory Inclusionary Housing Area ("Proposed Actions").

1.2 Background

The Affected Area is at the southeastern edge of the Corona neighborhood, adjacent to the Flushing Meadows Corona Park. In 1989 the City Council adopted the Elmhurst/Corona Rezoning (C880920 ZMQ) to recognize existing development densities and to reduce the depth of commercial overlays. The rezoning established zoning consistent with the built form of the neighborhood, encouraged the preservation of one- and two-family detached and semi-detached houses, and identified locations where greater density could be more appropriately located. As part of the rezoning, the Affected Area was rezoned from R6 to an R6B zoning district in order to retain the traditional character of the neighborhood—main thoroughfares where three- to four-story row houses were predominant.

1.3 Description of the Affected Area

The Affected Area, identified as Tax Block 1972, Lots 27 and 28, is located in a R6B zoning district in the Borough of Queens, within the Corona neighborhood of Queens Community District 4. The total rezoning area is approximately 11,313 SF. The Affected Area is bounded by Corona Avenue to the north, Saultell Avenue to the west, Van Cleef Street to the south, and Horace Harding Expressway to the east. Corona Avenue is an east-west two-way street with one moving lane of traffic in each direction and curbside parking. Saultell Avenue is a north-south, two-way road with two moving lanes in each direction with curbside parking. Van Cleef Street is west to east, one-way street with a single moving lane of traffic and curbside parking. Horace Harding Expressway is a southbound, one lane exit ramp off of the Grand Central Parkway and provides curbside parking. Corona and Saultell are both wide streets; Van Cleef and Horace Harding Expressway are narrow.

Lot 28 is applicant-owned and is improved with a two-unit multi-family residential building and a vacant commercial building with a total FAR of .37. The 8,518 SF lot has 120 feet of frontage on

Corona Avenue and 72 feet of frontage on Saultell Avenue. Department of Building records indicate that the building was originally constructed around 1915.

Lot 27 is a non-applicant-owned lot and is improved with a two-unit multi-family residential building and an accessory building at the rear of the lot and is built at .58 FAR. The residential building was originally constructed in 1915 and contains two dwelling units. The lot is 2,795 SF, and has 25 feet of frontage on Saultell Avenue and a lot depth of 113 feet.

The Affected Area lies within the Coastal Zone Boundary.

1.4 Description of the Development Site

The Development Site is located at 110-40 Saultell Avenue (Block 1972, Lot 28). The lot is an approximately 8,518 SF corner lot improved with a mixed use residential and commercial building dating back to 1915. The site was originally zoned R6 in 1961 and was later rezoned R6B in 1989 as part of an area-wide rezoning (See **Section 1.2 Background**).

1.5 Description of the Surrounding Area

The Affected Area is located on the corner of Corona Avenue and Saultell Avenue, within the Corona neighborhood in Queens. Corona is a neighborhood geographically located in the north central portion of Queens in New York City, three blocks north of Interstate 495.

As indicated in **Figure 3,** the project is located within an R6B zoning district. The area within a 400-foot radius of the Project Site (the "Surrounding Area") contains a mix of commercial, parking, industrial, open space, and residential land uses. The Subject Property is located one block west of Interstate 495 and Horace Harding Expressway and is directly across Corona Avenue from Flushing Meadows Corona Park. Along the Horace Harding Expressway are large community facility uses and a hotel. The remainder of the Surrounding Area is predominantly two- and three-story multi-family attached and semi-detached walk-up residences. The predominant land use along Corona Avenue in the vicinity of the Project Site is residential, with several institutional uses throughout.

The zoning districts within the Surrounding Area are a mix of R4, R5, R6, R6B, and Park districts, with a C4-2 district to the southwest, and C2-2 commercial overlays to the south. North of the Project Site, across Corona Avenue, is zoned Park, and is the westernmost portion of the Flushing Meadows Corona Park. To the east, along Corona Avenue, is zoned R6, with C2-2 commercial overlays fronting the Horace Harding Expressway. South of the project site, along Saultell Avenue, is an R5 district, which gives way to a one-block-sized C4-2 district currently with institutional uses on site.

The area is not well-served by transit. The closest subway station, 111th Street Station, is approximately 5,000 feet to the north. The closest bus stop is on the corner of Waldron Street and 108th Street, and is approximately 1,000 feet to the southwest of the Affected Area.

1.6 Description of the Proposed Development

Pursuant to the Proposed Action, the applicant proposes to develop a new 39,238 GSF, 6-story mixed residential and community facility building on Block 1972, Lot 28 ("The Proposed Development Site") an 8,518-sf site. The proposed development would contain approximately 26 housing units (5 of which would be affordable at or below 80% of AMI) and a cellar and ground floor community facility. The proposed new building would be developed under Quality Housing

and MIH regulations and would contain 29,689 GSF of residential floor area and an additional 9,549 GSF of community facility floor area. The proposed development would have a base height of 65 feet and building height of 115 feet after a 15-foot setback. Due to its affordable status, the new building would be required to provide parking for 50 percent of regular dwelling units, and 25 percent of affordable units, pursuant to ZR § 25-20. Further, pursuant to § 25-31 for community center uses such as health care facilities in Use Group 4, 12 off-street parking spaces will be required.

Build Year

Factoring the environmental approval process of 18 months and an 18-24 month construction schedule for the Project Site, the anticipated build year is 2022.

1.7 Required Actions

To facilitate the proposed development the following actions will require approval by the City Planning Commission.

- Zoning Map Amendment to change project site's zoning from R6B to R6
- Zoning Text Amendment to map the rezoning area for a Mandatory Inclusionary Housing Area

1.8 Purpose and Need

The proposed rezoning would allow for the redevelopment of an underutilized corner lot with a mixed-use community facility and residential facility which is located at the junction of Interstate 495 and the Grand Central Parkway. The proposed R6 zoning district would permit buildings up to 4.80 FAR, which would provide the return on investment necessary to induce development; under current R6B zoning regulations the maximum residential FAR permitted is 2.00. The Applicant's Lot is currently developed at .37 FAR, and the cost of expansion or redevelopment requires a larger increment of development to make development feasible. The area is in close proximity to existing residential districts, major highways, and is directly across the street from Flushing Meadows Corona Park, the largest park in Queens. The rezoning would align with development trends in the area which include a range of community facility uses that are 5-7 stories in height along wide streets.

In addition, the proposed rezoning would provide new opportunities for affordable and market-rate housing development at a higher density in an area experiencing population growth, as well as new affordable housing in a rent burdened Community District.

1.9 Analysis Framework

The analysis which follows compares the incremental difference between conditions under the proposed action (With-Action Scenario) and the development which could occur on the sites' existing zoning regulations (No-Action Scenario). This EAS studies the potential for individual and cumulative environmental impacts related to the proposed action occurring in a study area of approximately 400' around the rezoning area.

Future No-Action Scenario

In the future without the Proposed Action current conditions on Lot 27 would be expected to continue. The single-story residential structure was constructed around 1915 and there have been no attempts to further develop the site.

In the future without the Proposed Action the Applicant-owned Lot 28 would be expected to develop with a 18,399 GSF (17,036 ZSF; 2.00 FAR), 50-foot-tall community facility (ambulatory healthcare). The parking requirement would be waived because the spaces required would be under the threshold of 25. Given the Applicant's ownership of a 55,826 SF healthcare facility on the project block (Rego Park Healh Center) and their identification of the market need for a dialysis center in the area to complement the existing Rego Park Health Center, combined with the under-built, underutilized corner lot, Lot 28 would be expected to develop under current zoning regulations within the build year envelope.

Future With-Action Scenario

Projected Development Site 1

As the Applicant's proposal does not maximize available FAR, height, and bulk within an R6 zoning district, for the purposes of a conservative analysis it is assumed that Block 1972, Lot 28 would be developed as a 44,157 GSF (40,886 ZSF) mixed-use building consisting of 33,118 GSF (30,665 ZSF) residential space containing 38 dwelling units (7 of which will be affordable—assuming 20% of units per section 2d) and 11,039 GSF (10,221 ZSF) for community facility use. The development would be built at 4.80 FAR, and would be 11 stories or 115 feet in height, which is the maximum height permitted within an R6 zoning district with MIH housing located on a wide street. As a corner lot the building would have 100% lot coverage. No community facility accessory spaces will be required because the total would be fewer than 25. There will be 21 residential accessory parking spaces (50% for market rate units and 25% for IRHU) provided at cellar level. Average unit size would be 800 SF.

Other Affected Sites

Lot 27 would not be expected to develop as a result of the Proposed Action. The 2,795 SF interior lot has been built at .58 FAR since at least 1915, despite the original R6 zoning district allowing an FAR of up to 3.0 for residential uses. Because of the site's history, Lot 27 is anticipated to remain as it currently exists in the future with the Proposed Action.

The existing, no-action, and with-action conditions on the lots within the Affected Area are presented in **Table 1.9-1 and 1.9-2.**

Table 1.9-1 RWCDS Analysis Framework – Existing, No-Action, and With-Action Calculations

Part III - RWCDS Analysis Framework Spreadsheet (Projected Sites)

Existing

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	110-40 Saultell Avenue	1972	28	8,518	8,518	R6B/R6		0.37	2.00	0.19	2.00	0.18	2.00					2	5			3,168	3,168	1,600	1,600	1,568	1,568									2			
TOTAL				8,518	8,518																	3,168	3,168	1,600	1,600	1,568	1,568	0	0	0	0	0	0	0	2	0	0	0

No-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	110-40 Saultell Avenue	1972	28	8,518	8,518	R6B/R6		2.00	2.00					2.00	2.00			N/A	N/A	50	50							18,399	17,036									21 (waived)
TOTAL				8,518	8,518																	0	0	0	0	0	0	18,399	17,036	0	0	0	0	0	0	0	0
																																					1 per 800

With-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	Proposed Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU (100% per HPD)	Affordable DU (@ 80% AMI)	Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	110-40 Saultell Avenue	1972	28	8,518	8,518	R6B/R6	R6	4.80	4.80	3.60	3.60			1.20	4.80			11	11	115	115	44,157	40,886	33,118	30,665			11,039	10,221			8,518	38		7	31	21		13 (waived)
TOTAL				8,518	8,518																	44,157	40,886	33,118	30,665	0	0	11,039	10,221	0	0	8,518	38	0	7	31	21	0	0
INCREMENT				0	0																	44,157	40,886	33,118	30,665	0	0	(7,360)	(6,815)	0	0	8,518	38	0	7	31	21	0	0
																																				50% and 25%		1 per 800

Other Sites Not Expected To Be Affected By The Proposed Actions

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Rationale for Exclusion
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	
Other Site 1	110-38 Saultell Avenue	1972	27	2,795	2,795	R6B/R6		0.58	4.80	0.58	3.60			0.00	4.80																	Lot 27 is 2,795 square feet, which is below the 5,000 square feet threshold for inducement of development for the RWCDS
TOTAL				2,795	2,795																	0	0	0	0	0	0	0	0	0	0	

Table 1.9-2: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Residential[1]	1,614	34,732	33,118
Market Rate (DUs)	2	33	31
Affordable (DUs)[2]	0	7	7
Comm. Facility (gsf)	17,036	9,199	-7,837
Commercial (gsf)	1,568	0	-1,568
Vacant (gsf)	0	0	0
Residents[3]	6	137	131
Workers[4]	42	21	-21

Notes: 'DUs' indicates Dwelling Units; 'gsf' indicates gross square feet

[1] Average Unit Size assumed to be 800 gsf

[2] Assumed 20 percent of residential floor area is reserved as affordable to households with incomes at or below 80 percent of the AMI

[3] Assumes 3.43 persons per residential dwelling unit per ACS household data for Queens 437.01

[4] Assumes 1 employee per 333 sf of community facility space.

2.0 ENVIRONMENTAL REVIEW

2.1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below.

Methodology

Existing land uses determined by reference the New York City Zoning and Land Use (Zola) database and PLUTOTM 16v2 shapefiles. These uses were then confirmed through site visits. Identifying existing Zoning districts related to the 400-foot Study Area were performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No Action and Future With-Action Scenarios. Public Policy research was performed through an evaluation of New York City Department of City Planning (NYCDCP) and other city agencies programs and documentation.

2.1.1 Land Use

The *CEQR Technical Manual* states that an appropriate study area for land use and zoning is related to the type and size of the project being proposed as well as the location and neighborhood context of the area that could be affected by the project. The study area should generally include at least the project site and the area within 400 feet of the site's boundaries. Existing land use patterns of city blocks within approximately 400 feet of the Project Site are presented in **Figure 2**.

Existing Conditions - Project Site

The Project Site is located in the Corona neighborhood within Queens Community District 4. It is known as Block 1972, Lots 27 and 28 on the New York City Tax Map (**Figure 3**) and is located in the northwestern corner of the block bounded by Corona Avenue, Saultell Avenue, Van Cleef Street and Horace Harding Expressway. The Project Site is comprised of two rectangular-shaped lots: Lot 27 is an interior lot, with 25 feet of frontage on Saultell Avenue and a depth of 113 feet; Lot 28 is at the corner of Saultell Avenue and Corona Avenue, with 72 feet of frontage on Saultell Avenue and 120 feet of frontage on Corona Avenue.The Project Site is located within an R6B zoning district.

- Lot 27 (Gross Floor Area 1,614 sf)
  - Two-unit residential building fronting Saultell Avenue
  - Accessory building in the rear of the lot
  - Approximately 5,500 sf limousine lot
- Lot 28 (Gross Floor Area 3,168 sf)
  - Two-unit residential building on the corner of Saultell Avenue and Corona Avenue
  - One-unit vacant commercial building midblocks, fronting Corona Avenue

Existing Conditions - Surrounding Area

The *CEQR Technical Manual* suggests that a land use, zoning and public policy Study Area should extend 400-feet from the site of the Proposed Action.

As **Figure 2** and **Table 2.1-1** show, the surrounding area is primarily residential and is developed with multi-family walk-up residential buildings. Additionally, there are several commercial, mixed-

use residential and commercial, and institutional facility uses within 400 feet of the Project Site ("The Surrounding Area"). North of the Project Site, across Corona Avenue, is the Flushing Meadows Corona Park featuring the Playground for All Children, Fantasy Forest Amusement Park, and the Queens Zoo. The park is owned by the NYC Department of Parks and Recreation. Community facilities in the surrounding area include the Park Terrace Care Center, a six-story nursing home built in 1970, located on Block 1970, Lot 25 (59-20 Van Doren Street), one block south of the project area. Three blocks south-west of the project area on Block 1965, Lot 15 (108-25 Horace Harding Expressway) is the seven-story Castle Heights Senior Living, built in 1962.

Table 2.1-1: Land Use Distribution for Brooklyn Community District 15[1]

LAND USES	PERCENT OF TOTAL
Residential Uses	
1-2 Family	40.86
Multi-Family	27.90
Mixed Residential/Commercial	7.57
Subtotal of Residential Uses	*~76*
Non-Residential Uses	
Commercial / Office	4.03
Industrial	2.15
Transportation/Utility	1.48
Institutions	7.10
Open Space/Recreation	5.63
Parking Facilities	1.48
Vacant Land	1.62
Miscellaneous	0.18
Subtotal of Non-Residential Uses	*~24*
TOTAL	**100.0**

Source: *Community District Profiles, New York City Department of City Planning.*

Note: Percentages may not add up to 100.0 percent due to rounding.

Analysis

Future No-Action Scenario

Land Use Study Area

Existing land use patterns are expected to continue in the surrounding area in the future without the Proposed Action. There are no known zoning amendments or other major land use changes anticipated in the foreseeable future within the study area.

[1] https://communityprofiles.planning.nyc.gov/brooklyn/15#built-environment

Affected Area

In the future without the Proposed Action current conditions on Lot 27 would be expected to continue.

In the future without the Proposed Action the Applicant-owned Lot 28 would be expected to develop with a 18,399 GSF (17,036 ZSF; 2.00 FAR), 50-foot-tall community facility (ambulatory healthcare).

Future With-Action Scenario

Land Use Study Area

Land use and development patterns in the Land Use Study Area are anticipated to remain unchanged in the future with the Proposed Action. Any new residential development in the surrounding area would be consistent with the medium-density R5, R6, and R6B zoning districts in the surrounding area.

Projected Development Site

Lot 27 would not be expected to develop in the future with-action condition.

Lot 28, owned by The Applicant, would be developed as a 44,157 GSF (40,886 ZSF) mixed-use building consisting of 33,118 GSF (30,665 ZSF) of residential space containing 38 dwelling units (7 of which will be affordable—assuming 20% of units per section 2d) and 11,039 GSF (10,221 ZSF) for community facility use. The development would be maxed out in terms of available floor area at 4.80 FAR and would be 11 stories or 115 feet tall. Lot coverage would be 100%.

Conclusion

The Proposed Action would facilitate a development that is consistent with the surrounding land use pattern of residential and community facility uses and would not create conflicts with existing land uses or alter the overall land use pattern in the area. The provision of affordable housing and a local serving community facility use strengthens the proposed development's relationship and contribution to the surrounding area. No other changes to land use on the Project Site or parcels adjacent to the Project Site or within the 400-foot Study Area are foreseen as a result of the actions or resulting from other known actions in the area.

2.1.2 Zoning

The *CEQR Technical Manual* suggests that a land use, zoning, and public policy study area should extend 400 feet from the site of the Proposed Action. Existing zoning districts within approximately 400 feet of the Affected Area are presented in **Figure 3.** The proposed zoning map amendment would affect Block 1972, Lots 27 and 28.

Existing Conditions - Surrounding Area

North of the Project Site, along the western portion of 111th Street, much of the land is zoned R6B, with a C2-3 overlay on Corona Avenue. North of the Project Site, directly across Corona Avenue, is designated park land. There is an R5 zoning district that covers 8 blocks in between 111th Street and Corona Avenue. West of the Project Site is a mix of R5, R6, and R6B zoning districts.

South and east of the Project Site is an R6 district with a C2-2 overlay along Horace Hardy Expressway. Immediately adjacent to the project site, to the east, is an R6 zoning district.

Table 2.1-2: Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R5	Residential UGs 1-4	1.25 Residential 2.00 Community Facility	Basic—85% of DU Inclusionary—42.5% of IRHU
R6	Residential UGs 1-4	3.00 Residential 4.80 Community Facility	Basic—70% of DU Inclusionary—25% of IRHU
R6B	Contextual Residential UGs 1-4	2.00 Residential 2.00 Community Facility	Basic—50% of DU Inclusionary—25% of IRHU
C2-2 Overlay (within R6)	Commercial Overlay UGs 1-9 & 14	2.0 Commercial	Generally not required

R5

R5 districts allow a variety of housing at a higher density than permitted in R3-2 and R4 districts. The floor area ratio (FAR) of 1.25 typically produces three-and four-story attached houses and small apartment houses. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods and permit Use Groups 1-4.

To ensure compatibility with neighborhood scale, the maximum street wall height of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. Detached houses must have two side yards that total at least 13 feet, each with a minimum width of five feet. Semi-detached houses need one eight-foot-wide side yard. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. Off-street parking is required for 85% of the dwelling units in the building.

R6

R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments such as Ravenswood in Queens and Homecrest in Brooklyn. Developers can choose between two sets of bulk

regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

R6B

There are R6B zoning districts mapped to the north and west of the Project Area. The R6B zoning district permits residential uses with a maximum FAR of 2.0, a minimum streetwall height of 30 feet, a maximum streetwall height of 40 feet, and a maximum building height of 50 feet. R6B districts require off-street parking for 50 percent of the dwelling units in a building, with an exemption from parking for income-restricted units within the Transit Zone and a prohibition on curb cuts on zoning lots that are less than 40 feet in width. The Quality Housing program is mandatory for residential developments.

C2-2 Commercial Overlay

C2-2 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

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

Existing Conditions – Affected Area

The Project Site is comprised of Lot 27 and Lot 28 and is located in an R6B zoning district. R6B zoning districts permit residential Use Groups 1-4 and community facility uses at a 2.0 FAR.

Analysis

Future No-Action Scenario

Zoning Study Area

No changes to zoning are anticipated in the future without the Proposed Action. Existing zoning patterns would generally remain.

Affected Area

In the future without the Proposed Action the Affected Area would continue to be subject to the underlying R6B zoning district.

Future With-Action Scenario

Zoning Study Area

No changes to zoning would occur in the surrounding area in the future with the Proposed Action. The adjacent R6 zoning district to the east of the Affected Area would extent to Lots 27 and 28, and no other changes to zoning would occur.

Affected Area—R6

The Proposed Action would establish an R6 zoning district and would remap the Affected Area as a MIH area. The proposed R6 zoning district would be a natural extension of the adjacent R6 zoning district to the east. It would permit medium-density residential development at a maximum FAR of 3.60 for developments with a permanent affordable housing set aside pursuant to the MIH program. Although the site would be mapped with an R6 zoning district, the height factor regulations would not apply because MIH would be mapped, and Quality Housing regulations would apply. The maximum base height before setback is 65 feet with a maximum building height of 115 feet. The area between a building's street wall and the street line must be planted and the buildings must have interior amenities for the residents pursuant to the Quality Housing Program. Off-street parking is required for 50 percent of market rate dwelling units and 25 percent for income-restricted housing units.

On Block 1972, Lot 28 a worst case scenario development would allow for a 44,157 GSF (40,886 ZSF) mixed-use building consisting of 33,118 GSF (30,665 ZSF) residential space containing 38 dwelling units (7 of which will be affordable—assuming 20% set aside per section 2d) and 11,039 GSF (10,221 ZSF) for community facility use. The building would be 11 stories or 115 feet tall, and, as a corner lot, would have 100% lot coverage. No community facility accessory spaces will be required because the total would be fewer than 25. There will be 21 residential accessory parking spaces (50% for market rate units and 25% for IRHU) provided at cellar level. Average unit size would be 800 SF.

Conclusion

The Proposed Action would not create a conflict with established zoning patterns or the intent of the Zoning Resolution, and would not adversely affect surrounding uses. The Proposed Action would result in a new classification on the project site, and would require an amendment to the text within the NYZR to map the area for Mandatory Inclusionary Housing. However, the Project Site is immediately adjacent to an R6 zoning district, which actually encroaches into the Project Site by 14 to 23-feet. Therefore, the Proposed Actions would be an extension of an already-existing zone. As a result, no significant adverse zoning impacts would occur as a result of the Proposed Action.

2.1.3 Public Policy

For public policy, the 2014 CEQR Technical Manual stipulates that a preliminary assessment should identify and describe any public polices (formal plans, published reports) that pertain to the study area, and should determine whether the proposed project could alter or conflict with identified policies. If so, a detailed assessment should be conducted. Otherwise no further assessment is needed.

Public policies applicable to the proposed project include the New York City Waterfront Revitalization Program and New York City Vision 2020 Comprehensive Waterfront Plan initiatives.

Waterfront Revitalization Program

Because the Project Site is located within the boundaries of the New York City Coastal Zone and is subject to CEQR discretionary review procedures, the Proposed Action must be reviewed and assessed for consistency with the policies and conditions set forth in the New York City Waterfront

Revitalization Program (WRP). The WRP establishes the City's policies for waterfront planning, preservation, and development projects to ensure consistency over the long term. The goal of the program is to maximize the benefits derived from economic development, environmental conservation, and public use of the waterfront, while minimizing any potential conflicts among these objectives.

The WRP Consistency Assessment Form (CAF) was completed (see **Appendix B**) to determine if the Proposed Action is consistent with the WRP policies. The Project Site is not within the 2007 Effective FEMA Flood Insurance Rate Map (FIRM) or the 2015 Preliminary FEMA Flood Insurance Map (PFIRM) 0.2% or 1% chance annual floodplain. Additionally, no hazardous features would be introduced to the area under the Proposed Action. With the exception of promoting Policy 1.3 as described below, the Proposed Action did not meet any of the conditions set forth in the WRP CAF and would not jeopardize the intent of the Waterfront Revitalization Program. The WRP # is 18-040.

POLICY 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development

Policy 1.1: Encourage commercial & residential redevelopment in appropriate coastal zone areas.

The Proposed Action would permit redevelopment of an underutilized corner lot. The lot would be developed with a mixed-use residential and community facility building that would provide new opportunities for affordable and market-rate housing development in an area experiencing population growth. The surrounding area is predominantly residential, and land use within Community District 15, as shown in **Section 2.1.1, Land Use**, is over 75 percent residential. Therefore, the Project Site is well suited for residential development, and the Proposed Action is consistent with policy 1.1.

Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed

Saultell Avenue provides access to a mix of residential, commercial, and recreational uses, and allows mobility within the Corona neighborhood of Queens and provides connections to Grand Central Parkway and and Interstate 495 (Long Island Expressway) via Horace Harding Expressway. Additionally, parks and recreational access are located immediately across Corona Avenue, and public schools are three blocks northwest along Van Cleef Street.

The Proposed Action would effectuate the redevelopment of an underutilized lot with a supportive community facility use. As such, the Proposed Action would encourage redevelopment that provides a needed community facility use where infrastructure is adequate in an area with access to regional highways. The Project Site is well-suited for community facility use as it is within an urbanized area and would serve local residents in the surrounding residential neighborhoods. Therefore, the Proposed Action is consistent with Policy 1.3.

Policy 4: Protect and restore the quality and function of ecological systems within the New York Coastal Area

Policy 4.1: Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas

A. *Avoid activities that may cause or cumulatively contribute to permanent adverse changes to the ecological systems and their natural processes. When avoidance is not possible, minimize the impacts of the project to the extent feasible and mitigate any potential*

physical loss or degradation of the ecological elements. Use mitigation measures that are likely to result in the least environmentally damaging feasible alternative;

B. *Avoid fragmentation of natural ecological communities and maintain corridors to facilitate the free exchange of biological resources within and among these communities. Protect those sites which have been identified as key to maintaining habitat connections within ecological systems.*
C. *To the extent practicable, remediate and restore ecological systems so as to ensure their continued existence as natural, self-regulating systems.*
D. *Utilize stormwater management best practices, industrial pollution prevention, and other sustainable development strategies to reduce impacts of development on natural resources.*
E. *Protect non-invasive plants from excessive loss or disturbance and encourage greater quantity and diversity of non-invasive plants to the extent practicable. Select plants that are resilient to current and future changes in climate. Avoid use of invasive plants except in ornamental gardens, as collector specimens, or for erosion control, filtration, or phytoremediation, provided that it is not feasible to use non-invasive species to perform the same functions. Avoid use of non-indigenous plants that are invasive species likely to alter existing natural community composition. Where destruction or significant impairment of non-invasive plants cannot be avoided, the potential impacts of land use or development should be minimized, and any resulting losses of non-invasive plants mitigated to the extent practicable.*
F. *For the planning and design of projects with disturbance over 1 acre—except for maintenance to existing facilities (including in-kind replacement of structures)—a natural resources assessment should be prepared whether or not the project meets the threshold criteria described in Chapter 11, Section 200 of the CEQR Technical Manual. This assessment should be used to guide site layout and design. The assessment methodology laid out in Chapter 11, Section 300 of the CEQR Technical Manual should be used as the basis for preparing the natural resources assessment.*
G. *Target public investment towards habitat protection and improvement. Avoid public investment which would interfere with the habitat functions of the area. Pursue acquisition of sites for habitat protection.*

The Proposed Action would not cumulatively contribute to permanent adverse changesto the ecological systems and their natural processes. The residential and community facility uses would not result in industrial pollution that would impact off-site resources. The Proposed Development would not result in habitat fragmentation, interrupt free exchange of biological communities, or encroach on the adjacent SNWA, Significant Coastal Fish and Wildlife Habitats, or impact endangered or critical natural resources. Therefore, the Proposed Action is consistent with this policy.

Based on the information submitted, the Waterfront Open Space Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, finds that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and hereby determines the project consistent with the WRP policies.

New York City Vision 2020

New York City Vision 2020 Comprehensive Waterfront Plan is a 10-year plan that sets a vision for the future with new citywide policies and site-specific recommendations. The plan lays out eight overarching goals for improving the waterfront:

1. Expand public access
2. Enliven the waterfront
3. Support the working waterfront
4. Improve water quality
5. Restore the natural waterfront
6. Enhance the Blue Network
7. Improve Government Oversight
8. Increase climate resilience

The closest waterfront to the Project Area, Flushing Bay, is approximately 1.3 miles north. The goals and recommendations of the New York City Vision 2020 plan, therefore, are not applicable to the Proposed Project. The project would have no impact on the waterfront.

Conclusion

The proposed development would repurpose an underutilized lot, thus facilitating a more efficient use of land and providing a service to local residents in surrounding neighborhoods. Pursuant to the above actions, the proposed development would not impact the essential character of the neighborhood or district, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare. Additionally, the Proposed Action would not be contrary to the intent of the Waterfront Revitalization Program.

2.2 Shadows

The *CEQR Technical Manual* defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space or feature. An incremental shadow is the additional or new shadow that a building or other built structure resulting from a proposed project would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details, which make the resources significant.

The duration and dimensions of Shadows are determined by the geographic location of the area from which the shadow is cast and the time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast towards the south than shadows cast in early and late winter months.

The *CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved such as handball or basketball courts, contain no seating areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of projected development sites, as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with the *CEQR Technical Manual*.

Methodology

A preliminary analysis of shadows follows the guidelines set forth in the 2014 CEQR Technical Manual for a preliminary assessment (Section 310). According to the 2014 CEQR Technical Manual, a preliminary shadow assessment includes the development of a base map showing the site location in relationship to any sunlight-sensitive resources as per guidelines provided in the 2014 CEQR Technical Manual. Following these guidelines, the longest shadow study area is determined, and a Tier 1 screening assessment is conducted to determine if any sunlight-sensitive resources fall within the study area. If no resources are found, no further analysis would be needed. If sunlight-sensitive resources lay within the longest shadow study area, the next tier of screening assessment should be conducted. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the proposed action in order to determine whether a more detailed assessment would be appropriate.

Analysis

Projected Development Site 1 is located on Block 1972, Lot 28 in Queens Community District 4. The proposed R6B zoning distrct and text amendment to map the Affected Area for MIH would allow development of up to 115 feet in height and 11 stories. The analysis will therefore assume a building height of 115 feet, and a preliminary assessment of shadows is warranted.

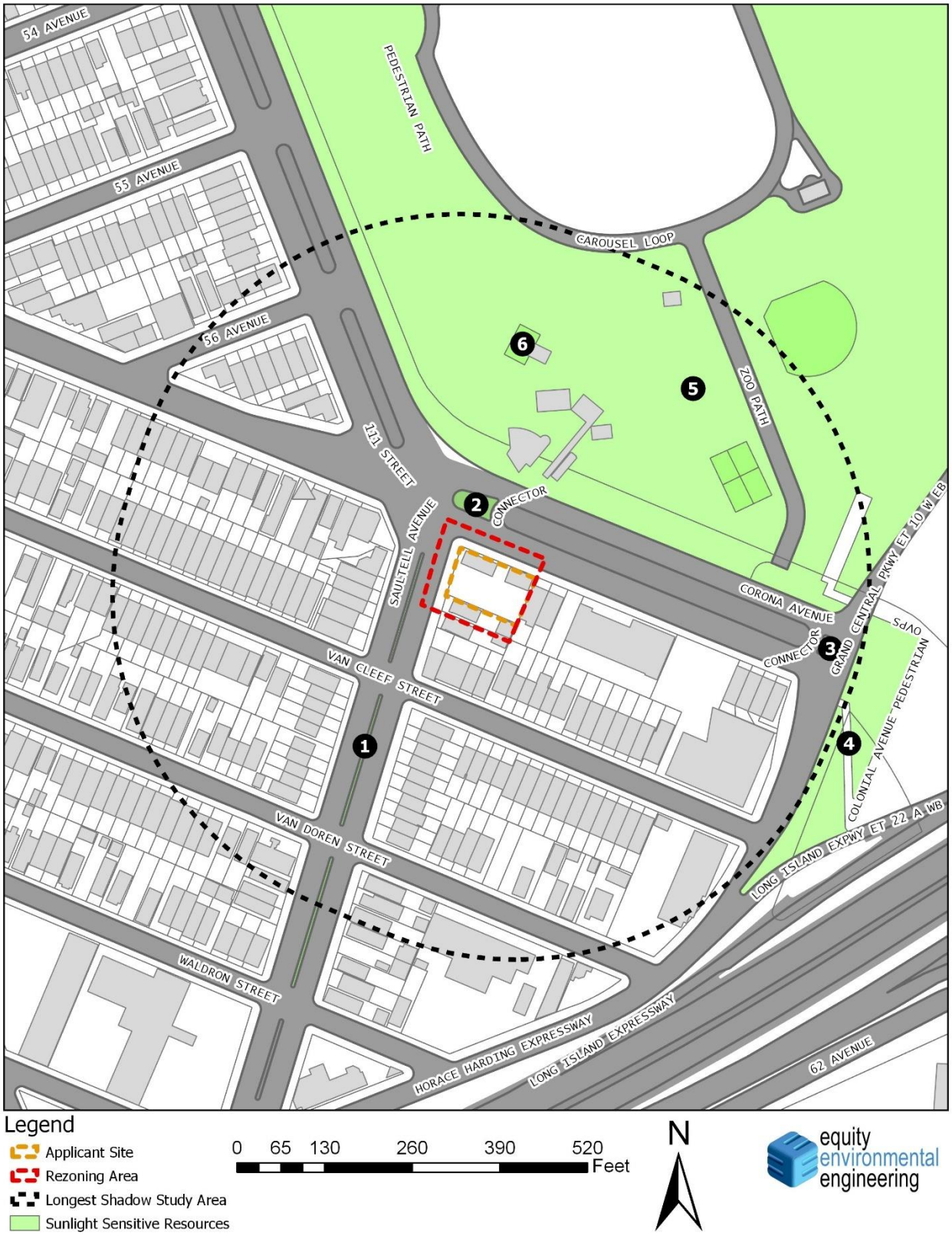
Tier 1 Screening Assessment

Under the future with-action condition, Projected Development Site 1 could be developed with a new building having a maximum height of 120 feet (115 feet building height plus assumed 5 feet for rooftop mechanical equipment) and the longest action-induced shadow would be approximately 516 feet (120 x 4.3 feet) in length. The first step in a shadow analysis is to determine if there are any sunlight sensitive resources located within a radius of this length. As **Figure 2.2-1** shows, there are six sunlight sensitive resources within 516 feet of the Projected Development Site.

Table 2.2-1: Sunlight Sensitive Resources

Resource #	Name
1	Green Street - Saultell Avenue
2	Green Street - Corona Avenue & Saultell Avenue
3	Green Street - Corona Avenue & Horace Harding Expressway
4	Grand Central Parkway
5	Flushing Meadows Corona Park
6	Playground for All Children

Figure 2.2-1: Tier 1 Shadow Study Screening

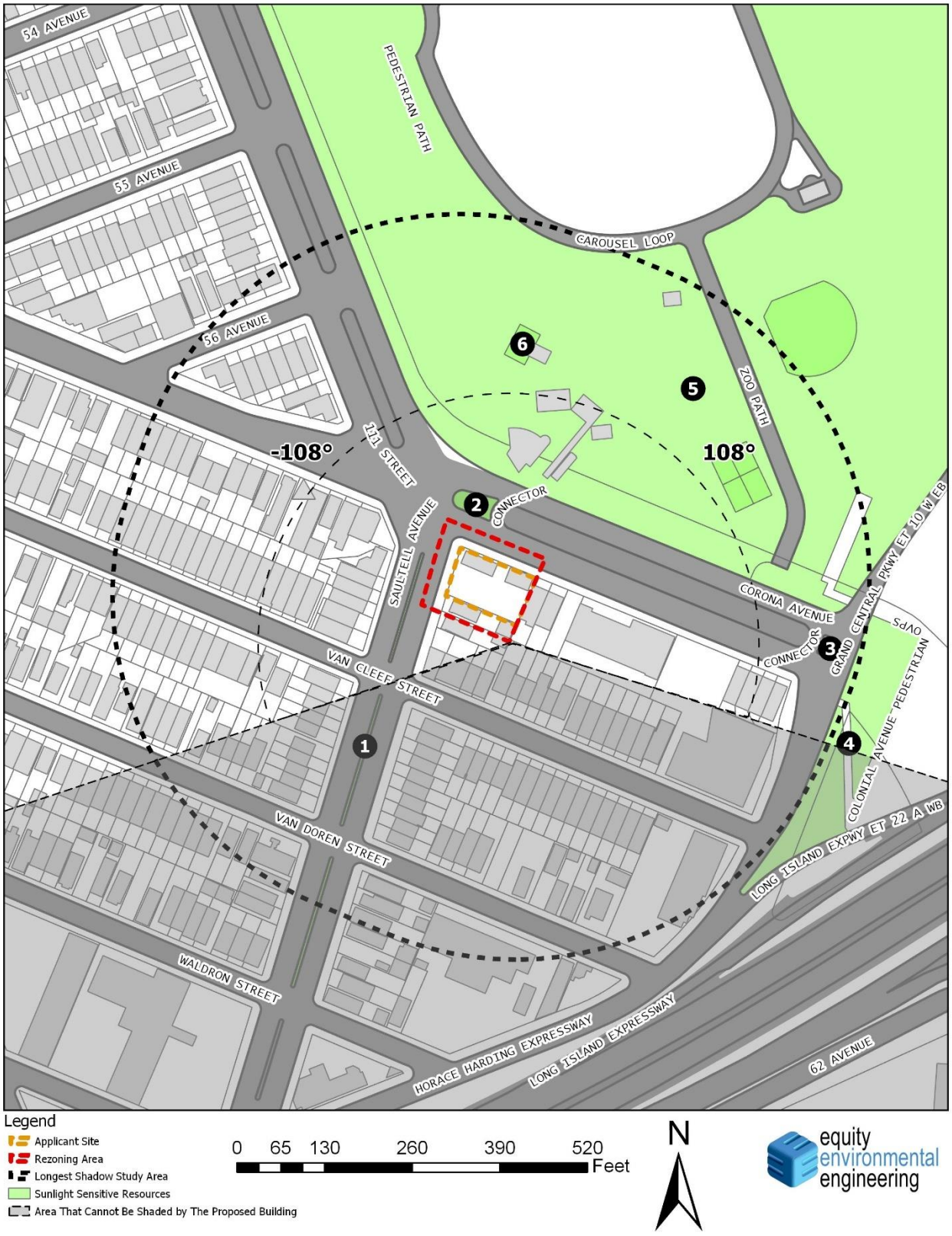


Tier 2 Shadow Screening Assessment

The CEQR Technical Manual states that if any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 screening assessment should be performed. Because of the path the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. For a Tier 2 screening assessment, sunlight-sensitive resources within the triangular area cannot be shaded by new development sites, and are screened out. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project.

As shown in **Figure 2.2-2** below, the Tier 2 screening assessment shows that sunlight sensitive resource ID numbers 1 through 6 can still be reached by a potential shadow from the Proposed Development outside the triangular area where no shadow can be cast.

Figure 2.2-2: Tier 2 Shadow Study Screening



Tier 3 Shadow Screening Assessment

Based on the results of the Tier 2 Screening assessment, a Tier 3 screening assessment should be performed if any portion of a sunlight-sensitive resource is within the area that could be shaded by the proposed project. 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, shadows shift clockwise (moving northwest, then north, then northeast) until sunset, when they would fall east. Therefore, a projects earliest shadow on a sunlight-sensitive resource would occur in a similar pattern, depending on the location of the resource in relation to the Project Site.

The CEQR Technical Manual states that for the New York City area, 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. Assessment of the shadows cast during four representative dates was prepared in accordance with the CEQR Technical Manual to encompass a cold-weather month and months during the growing season. The four representative dates of the Tier 3 screening assessment are:

- December 21st
- March 21st
- May 6th
- June 21st

As shown in **Figures 2.2-3 through Figure 2.2-6**, the Tier 3 screening assessment showed that project-generated shadows have the potential to reach several resources on analysis days:

- Resource 1: December, March, May, and June
- Resource 2: December, March, and May
- Resource 3: May
- Resource 4: May and June
- Resource 5: December and March

Project-generated shadows would not reach Sunlight Sensitive Resource 6, the Playground for All Children.

Figure 2.2-3: Tier 3 Shadow Study Screening December

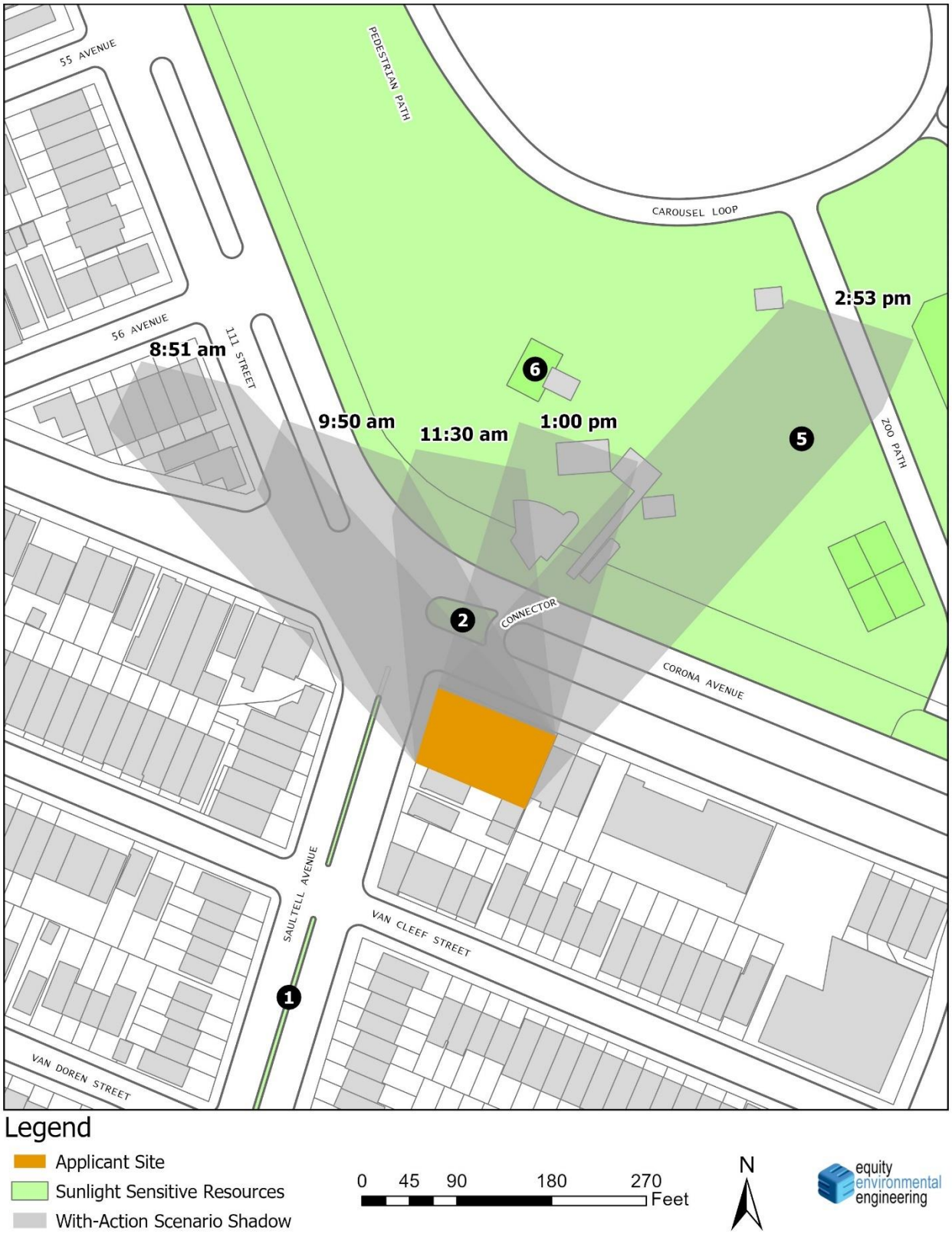


Figure 2.2-4: Tier 3 Shadow Study Screening June

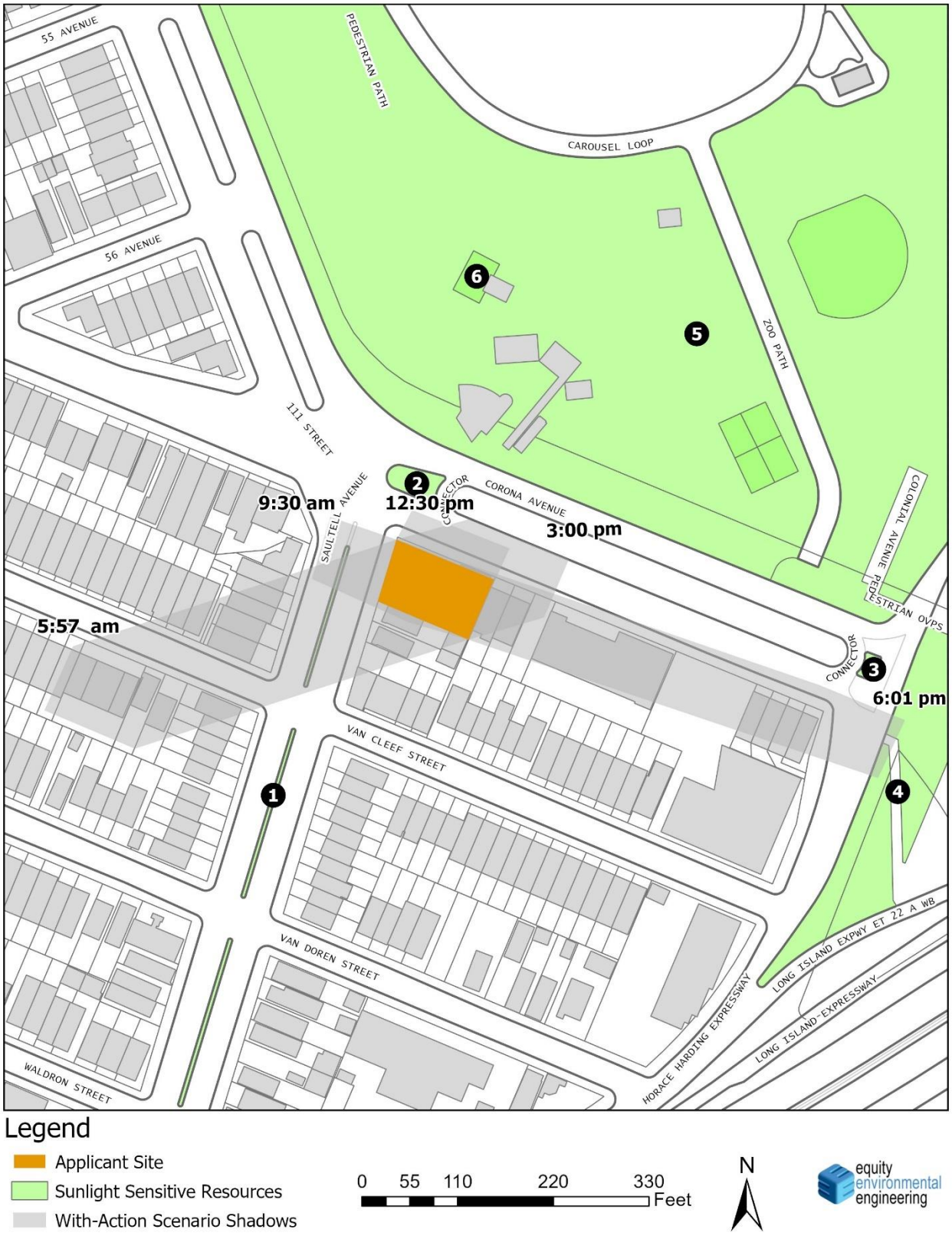


Figure 2.2-5: Tier 3 Shadow Study Screening March/September

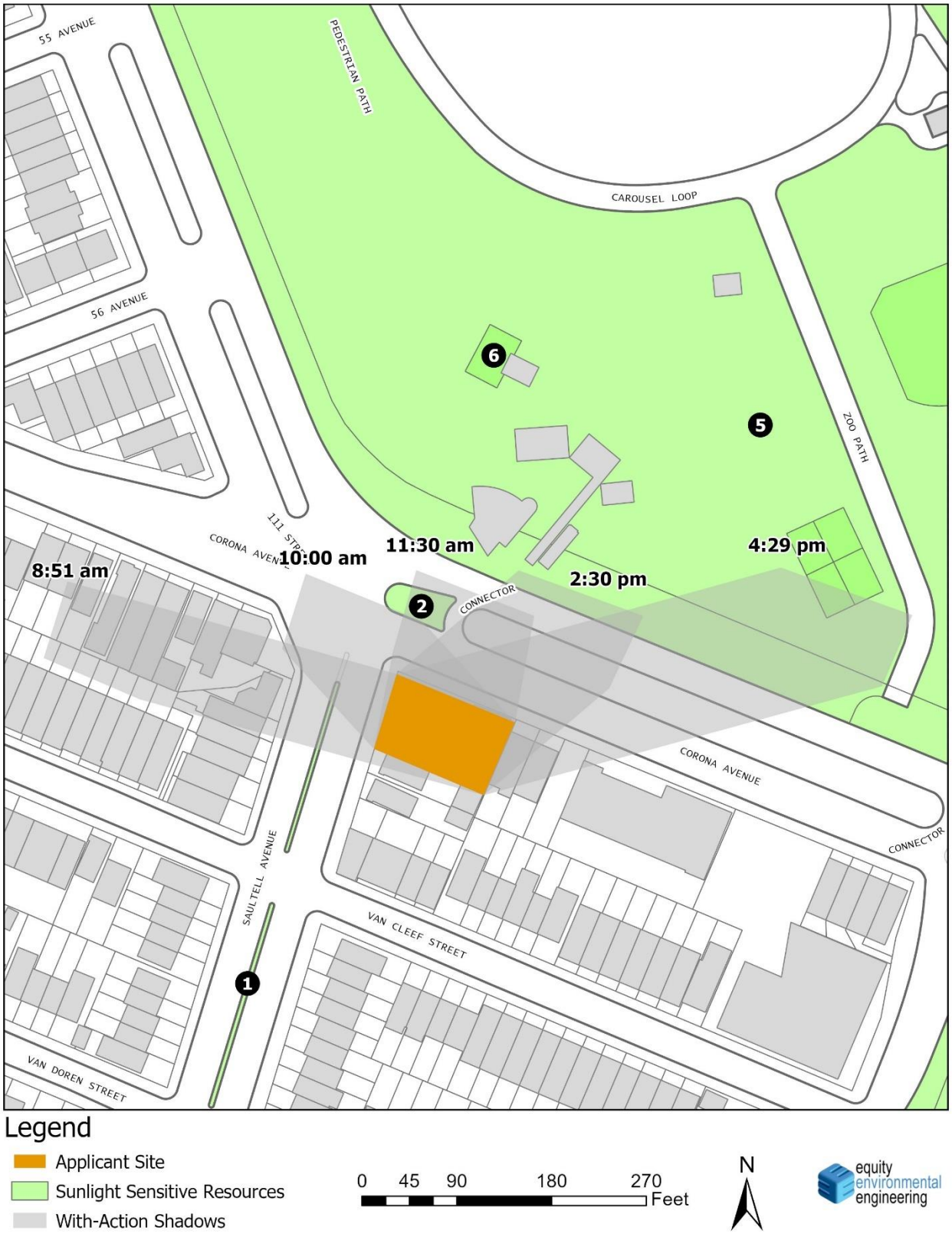
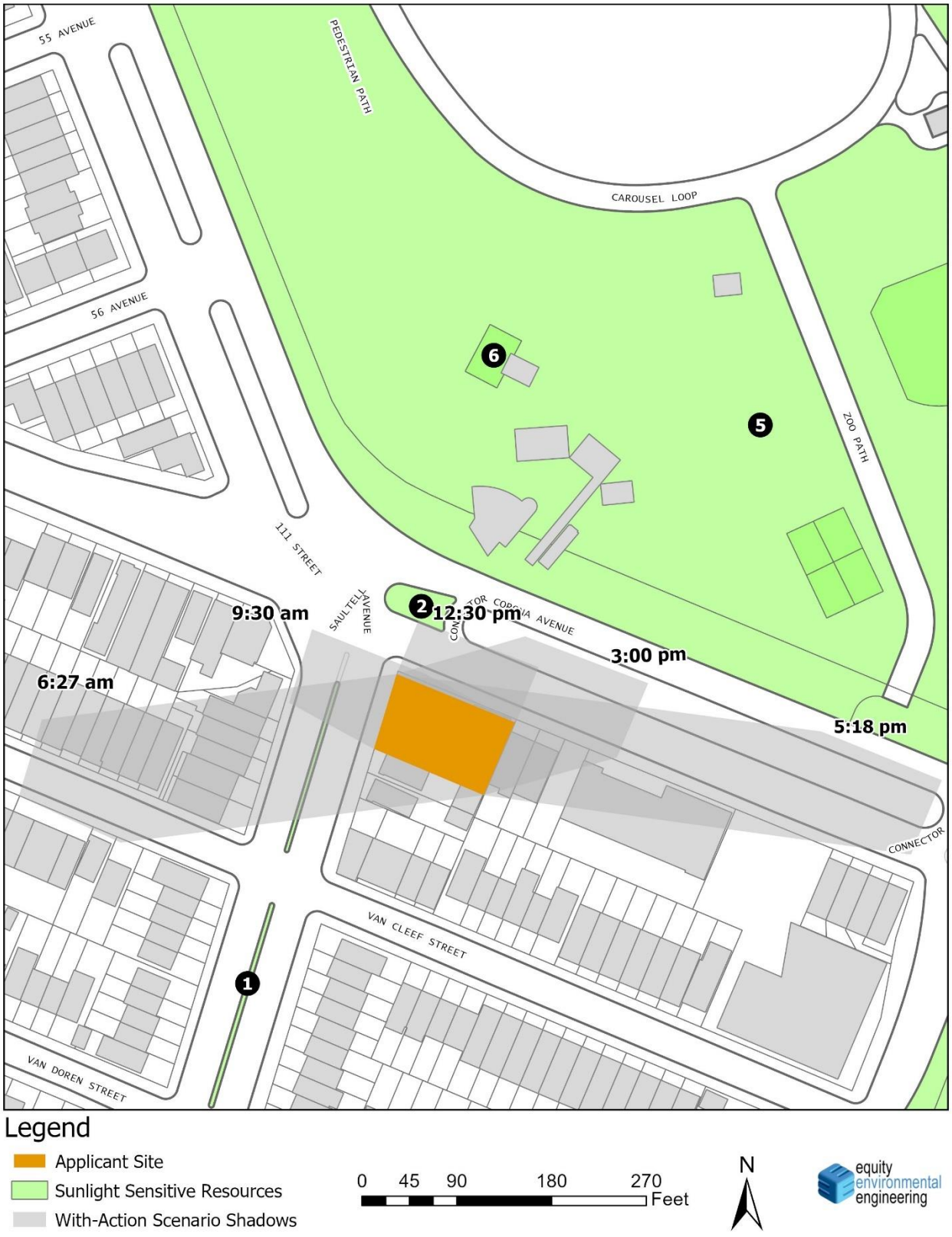


Figure 2.2-6: Tier 3 Shadow Study Screening May/August



Detailed Shadow Analysis

The CEQR Technical Manual states that a detailed shadow analysis is warranted when the screening analyses do not rule out the possibility that project-generated shadows would reach any sunlight-sensitive resources. The purpose of the detailed analysis is to determine the extent and duration of shadows that fall on a sunlight-sensitive resource as a result of the proposed project. The results of the detailed shadow analyses on the identified resource of concern is summarized in **Table 2.2-1** and visualized below in **Figures 2.2-7** through **Figure 2.2-10**. The shadows of intervening buildings were included in the detailed shadow analysis in order to identify the incremental shadows cast by the Proposed Building.

Based on the findings of the Detailed Shadow Analysis, the Proposed Building would cast shadows on Sunlight Sensitive Resource 1: Green Street – Saultell Avenue; Sunlight Sensitive Resource 2: Green Street – Corona Avenue and Saultell Avenue; Sunlight Sensitive Resource 3: Green Street – Corona Avenue and Horace Harding Expressway; Sunlight Sensitive Resource 4: Grand Central Parkway; and Sunlight Sensitive Resource 5: Flushing Meadows Corona Park.

Table 2.2-2: Detailed Shadow Analysis Summary

Analysis Day	21-Dec	March 21 / September 21	May 6 / August 6	21-Jun
Timeframe Window	8:51 a.m. - 2:53 p.m.	7:36 a.m. - 4:29 p.m.	6:27 a.m. - 5:18 p.m.	5:57 a.m. - 6:01 p.m.
Sunlight Sensitive Resource 1	Green Street - Saultell Avenue			
Shadow enter - exit times	8:51 a.m. - 9:50 a.m.	7:36 a.m. - 10:44 a.m.	6:27 a.m. - 10:46 a.m.	5:57 a.m. - 10:35a.m.
Incremental Shadow Duration	1 Hour 1 Minute	3 Hours 8 Minutes	4 Hours 19 Minutes	4 Hours 38 Minutes
Sunlight Sensitive Resource 2	Green Street - Corona Avenue & Saultell Avenue			
Shadow enter - exit times	8:51 a.m. - 2:53 p.m.	10:42 a.m. - 2:27 p.m.	12:05 p.m. - 1:27 p.m.	-
Incremental Shadow Duration	6 Hours 2 Minutes	3 Hours 15 Minutes	1 Hour 22 Minutes	-
	Green Street - Corona Avenue & Horace Harding Expressway			

Sunlight Sensitive Resource 3				
Shadow enter - exit times	-	-	-	-
Incremental Shadow Duration	-	-	-	-
Sunlight Sensitive Resource 4	Grand Central Parkway			
Shadow enter - exit times	-	-	-	5:58 p.m. - 6:01 p.m.
Incremental Shadow Duration	-	-	-	4 minutes
Sunlight Sensitive Resource 5	Flushing Meadows Corona Park			
Shadow enter - exit times	9:25 a.m. - 2:53 p.m.	1:25 p.m. - 4:29 p.m.	-	-
Incremental Shadow Duration	5 Hours 28 Minutes	3 Hours 4 Minutes	-	-
Sunlight Sensitive Resource 6	Playground for All Children			
Shadow enter - exit times	-	-	-	-
Incremental Shadow Duration	-	-	-	-

A discussion of each resource follows.

Photo 2.2-1: Saultell Avenue Green Street (Resource 1)



Green Street – Saultell Avenue

The Saultell Avenue Green Street is a concrete median running down the center of Saultell Avenue, as seen in **Photo 2.2-1**. The northernmost portion of the Green Street, which is where the intervening shadows fall, is unplanted and contains no vegetation except for weeds.

Photo 2.2-2: Corona Avenue and Saultell Avenue Green Street (Resource 2)



Green Street – Corona Avenue and Saultell Avenue

The Corona Avenue and Saultell Avenue Green Street is a concrete median running down the middle of Corona Avenue, as seen in **Photo 2.2-2**. There are no plantings or vegetation at this location.

Photo 2.2-3: Corona Avenue and Horace Harding Expressway Green Street (Resource 3)



Green Street – Corona Avenue and Horace Harding Expressway

The Green Street at Corona Avenue and Horace Harding Expressway is a planted median connecting the two named streets. As shown in **Photo 2.2-3**, the Green Street contains shrubs and trees.

Photo 2.2-4: Grand Central Parkway (Resource 4)



Grand Central Parkway

Grand Central Parkway is a planted pedestrian path that leads up to a skywalk that crosses over Interstate 495 (Long Island Expressway). The path begins in the Flushing Meadows Corona Park and the Grand Central Parkway connects midway before crossing the expressway.

Photo 2.2-5: Flushing Meadows Corona Park (Resource 5)



Flushing Meadows Corona Park

Flushing Meadows Corona Park is an 897.69 Acre flagship park centrally located within Queens. The portion of the park adjacent to the Project Site, which is subject to intervening shadows, features walking trails, dense tree cover, and playing courts.

Figure 2.2-7: December Intervening Shadows (1 of 5)

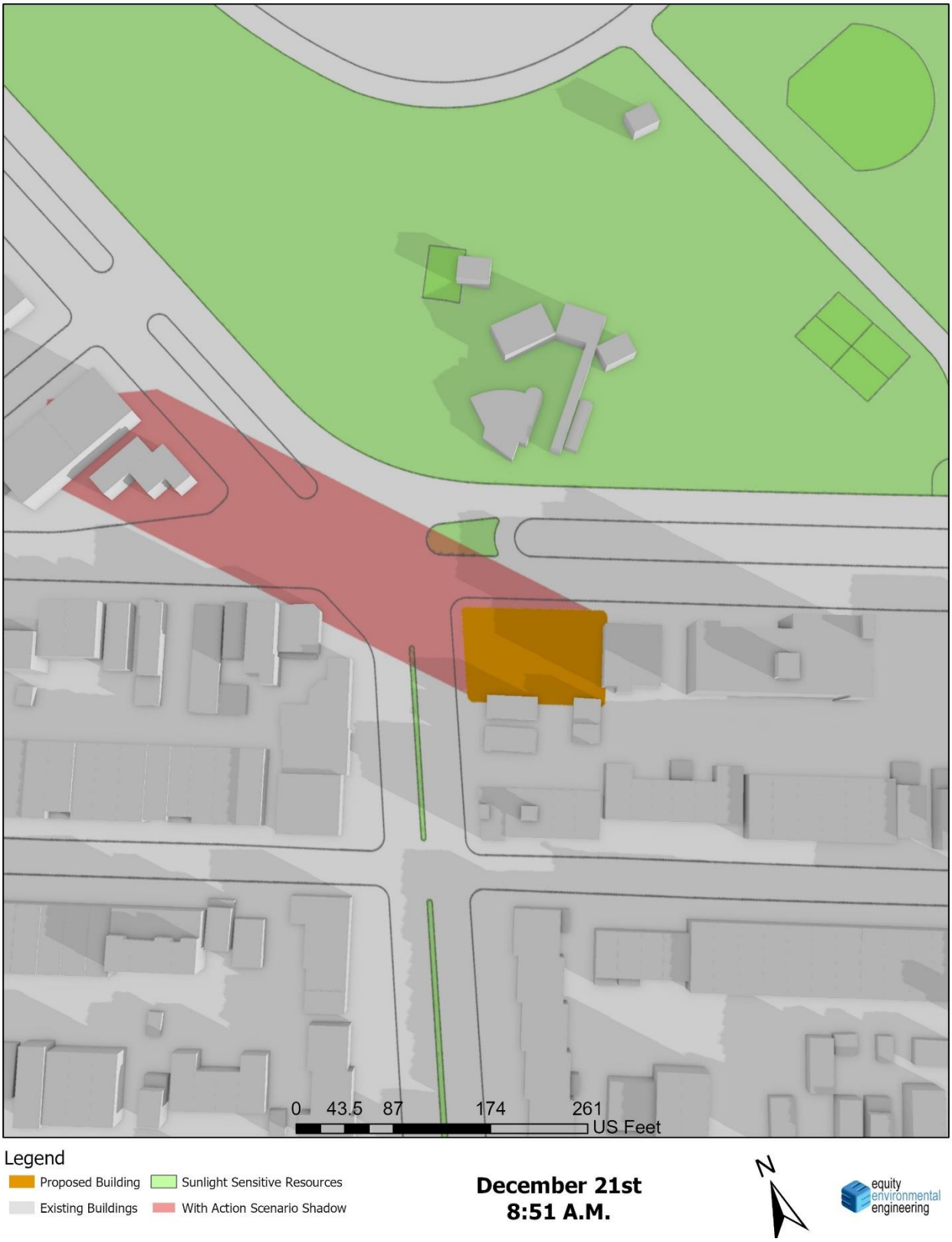


Figure 2.2-7: December Intervening Shadows (2 of 5)

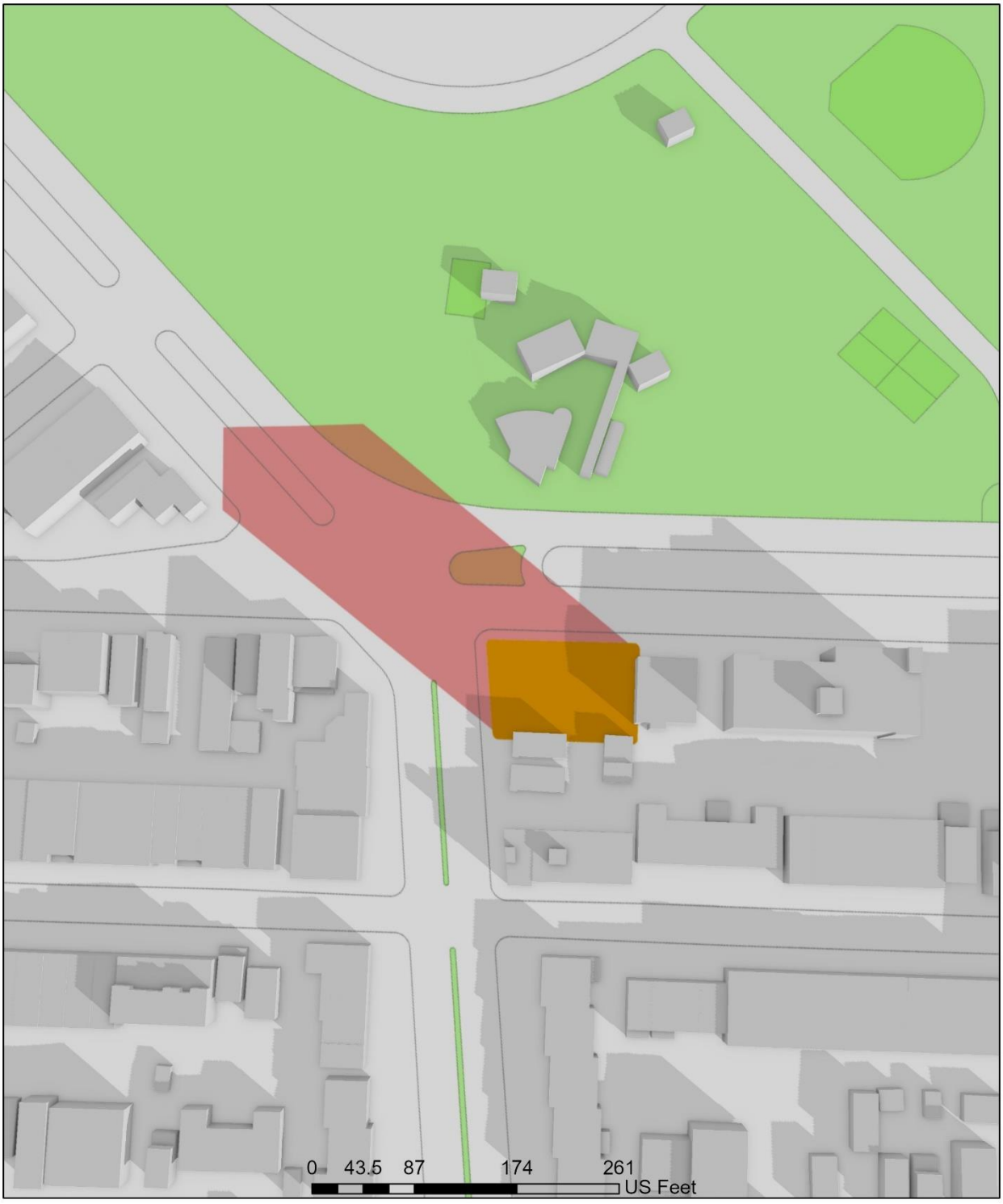


Figure 2.2-7: December Intervening Shadows (3 of 5)

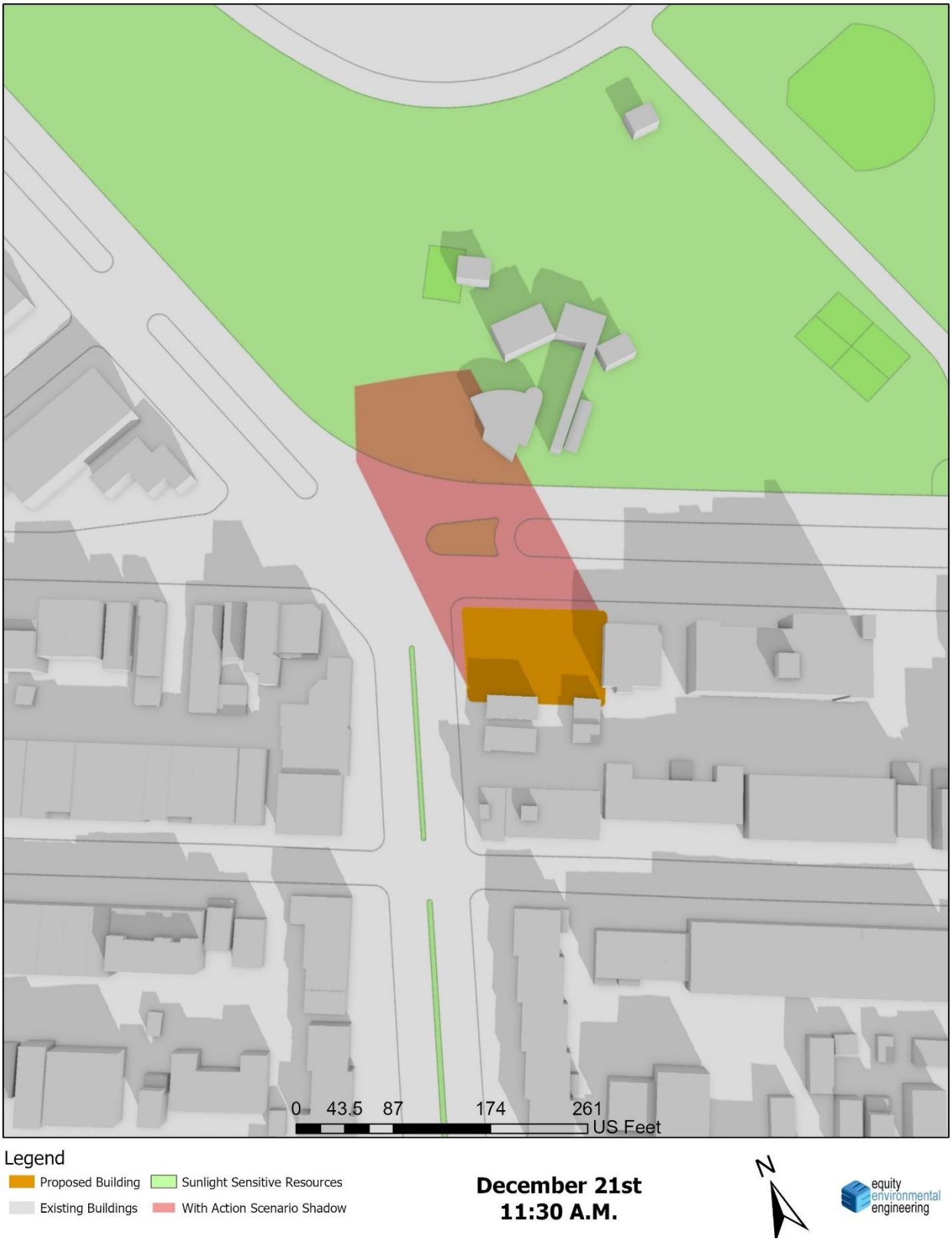


Figure 2.2-7: December Intervening Shadows (4 of 5)

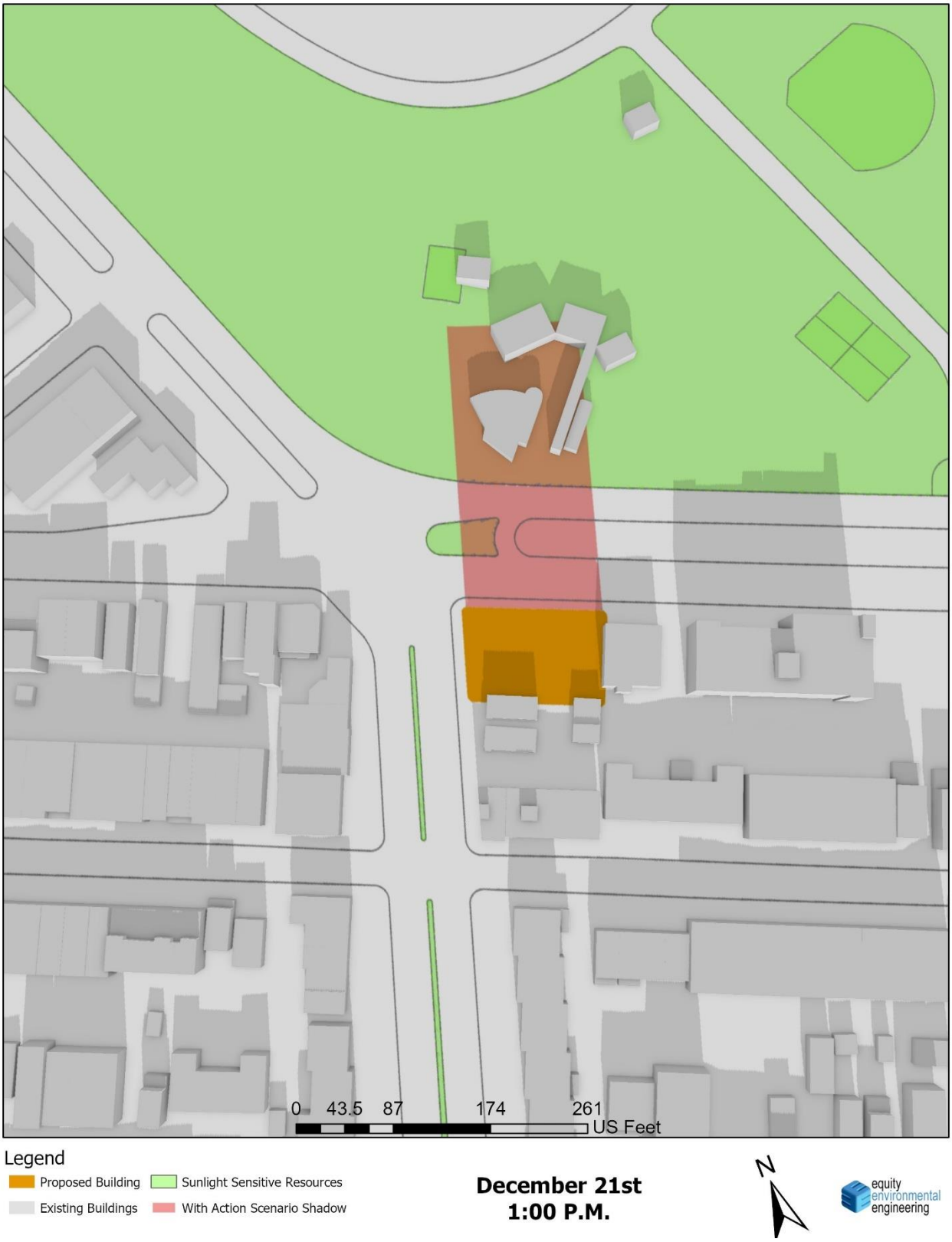


Figure 2.2-7: December Intervening Shadows (5 of 5)

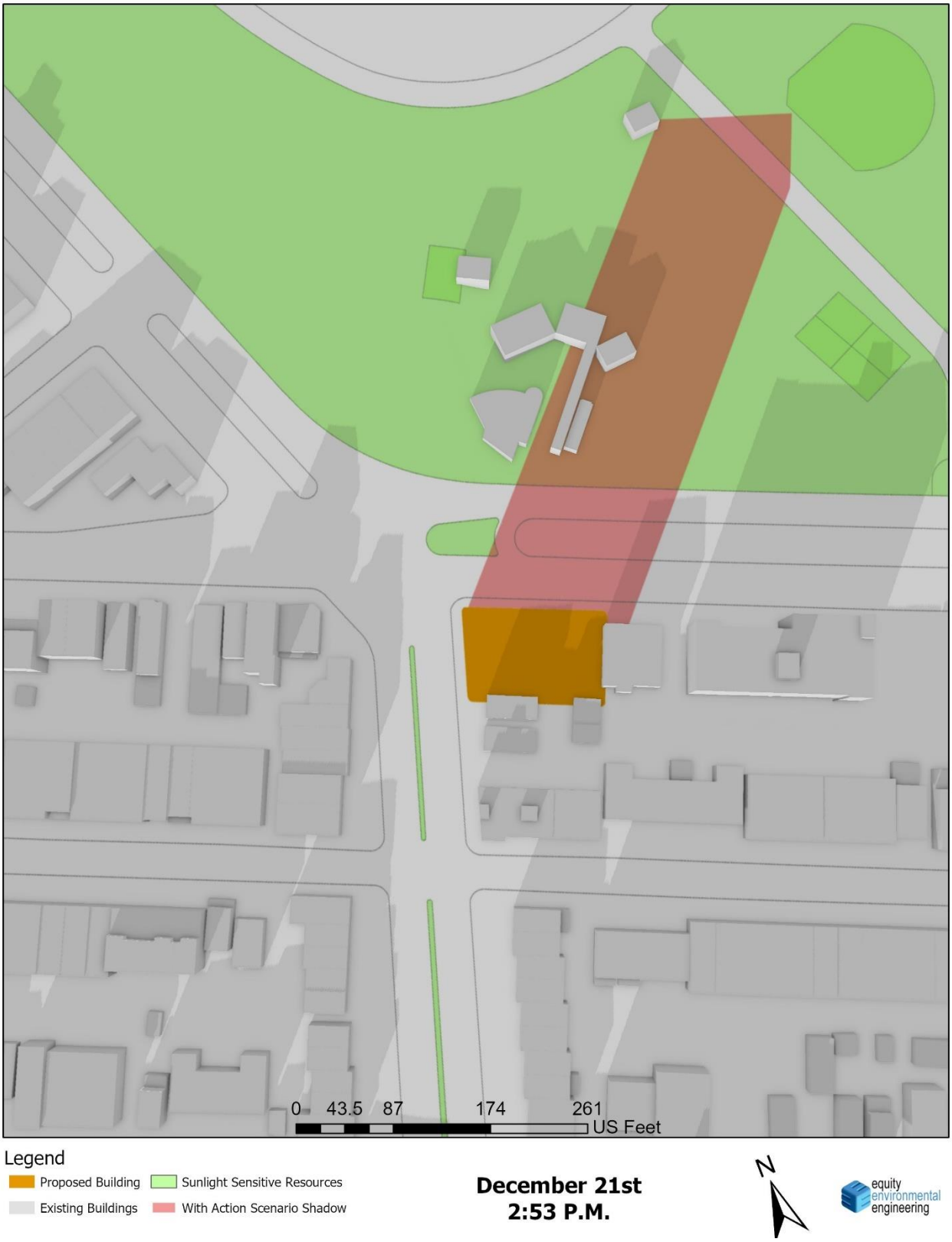


Figure 2.2-8: June Intervening Shadows (1 of 5)

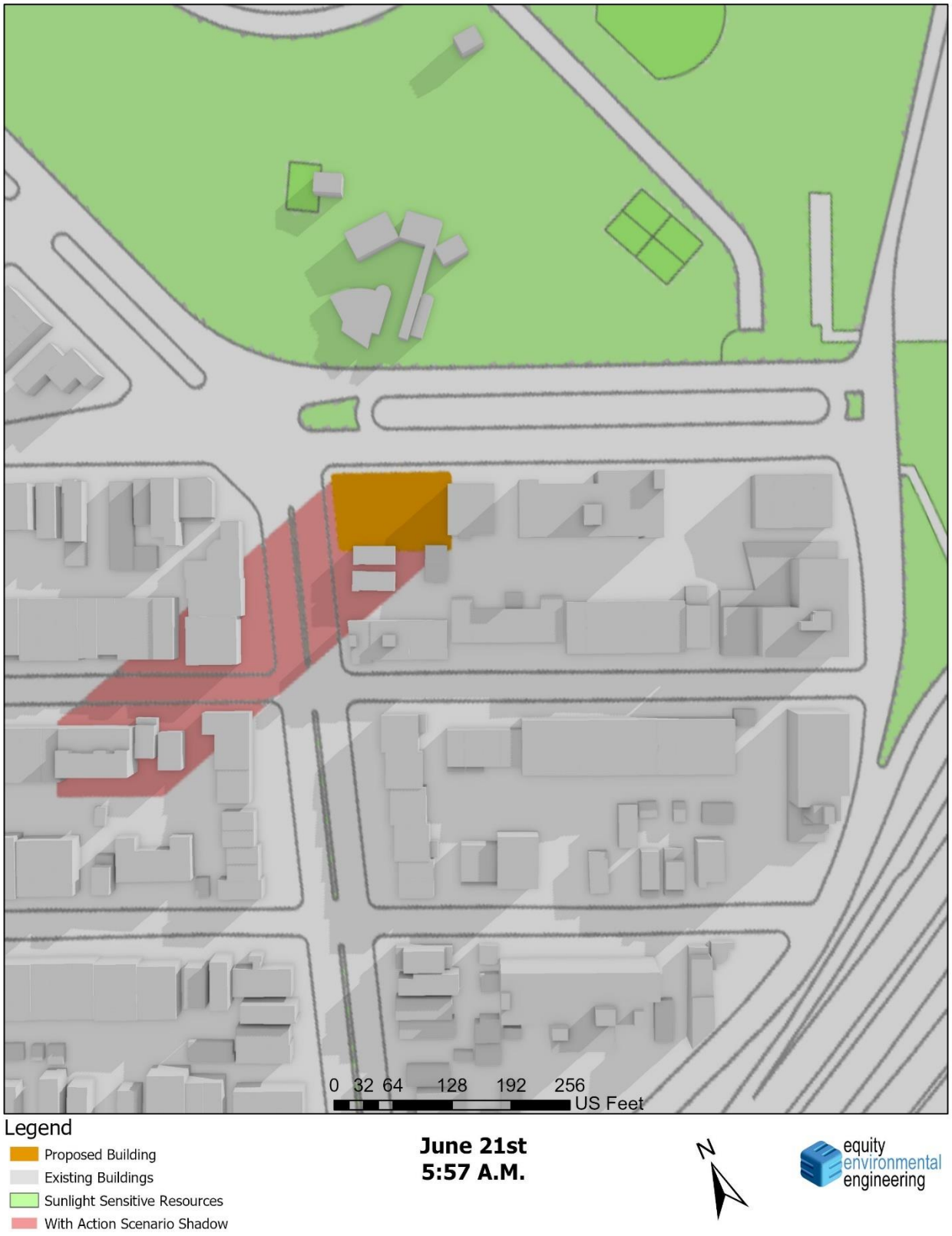


Figure 2.2-8: June Intervening Shadows (2 of 5)

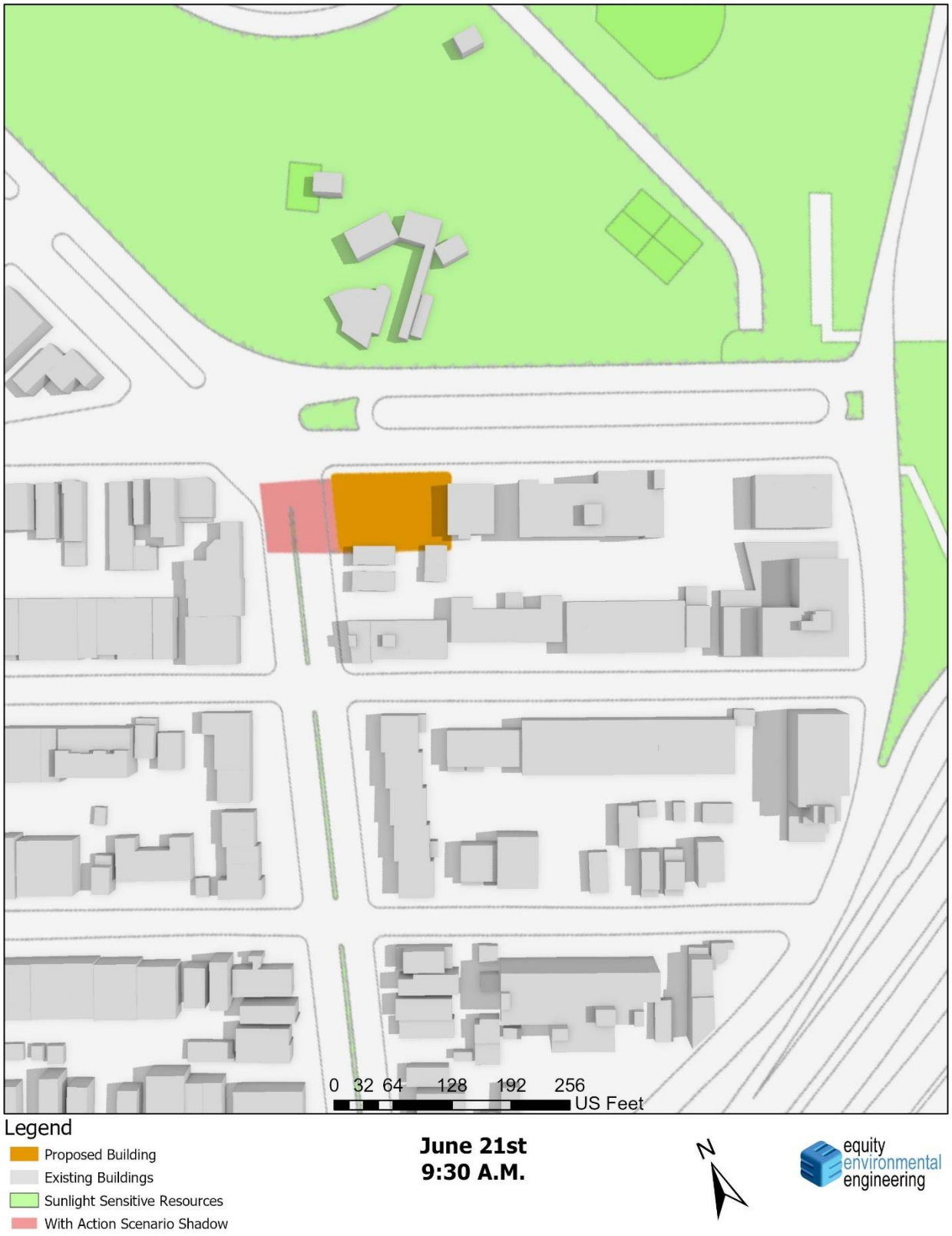


Figure 2.2-8: June Intervening Shadows (3 of 5)

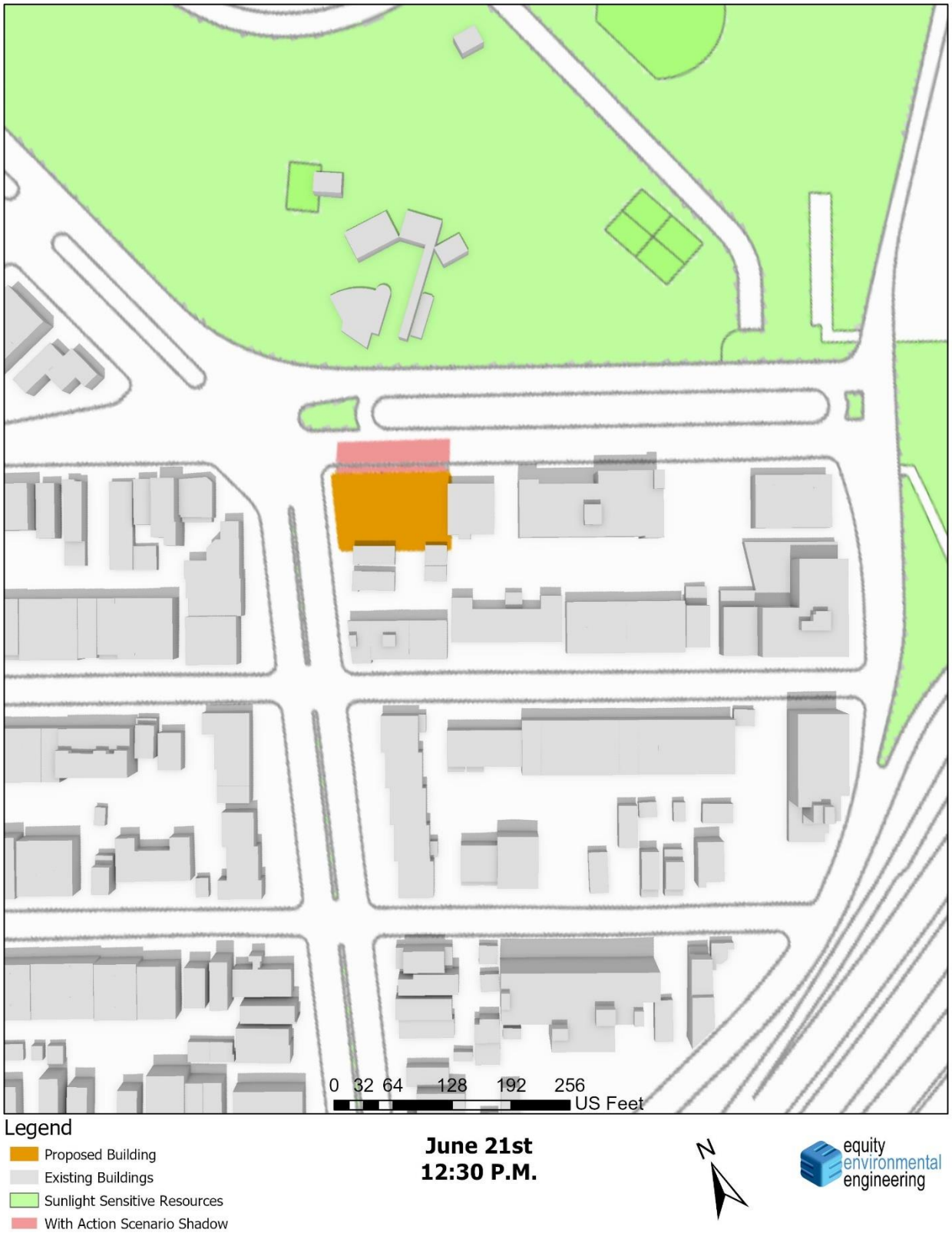


Figure 2.2-8: June Intervening Shadows (4 of 5)

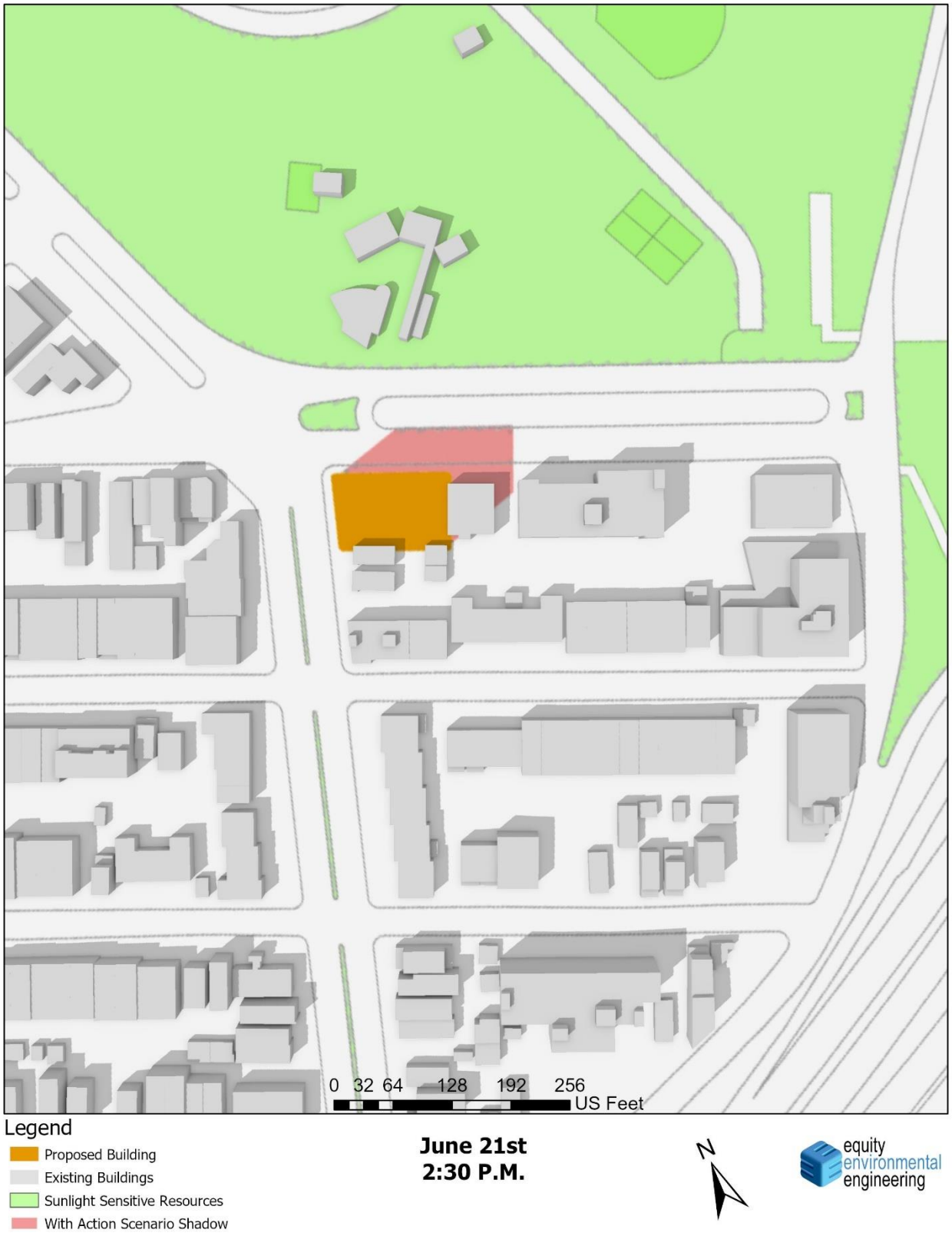


Figure 2.2-8: June Intervening Shadows (5 of 5)

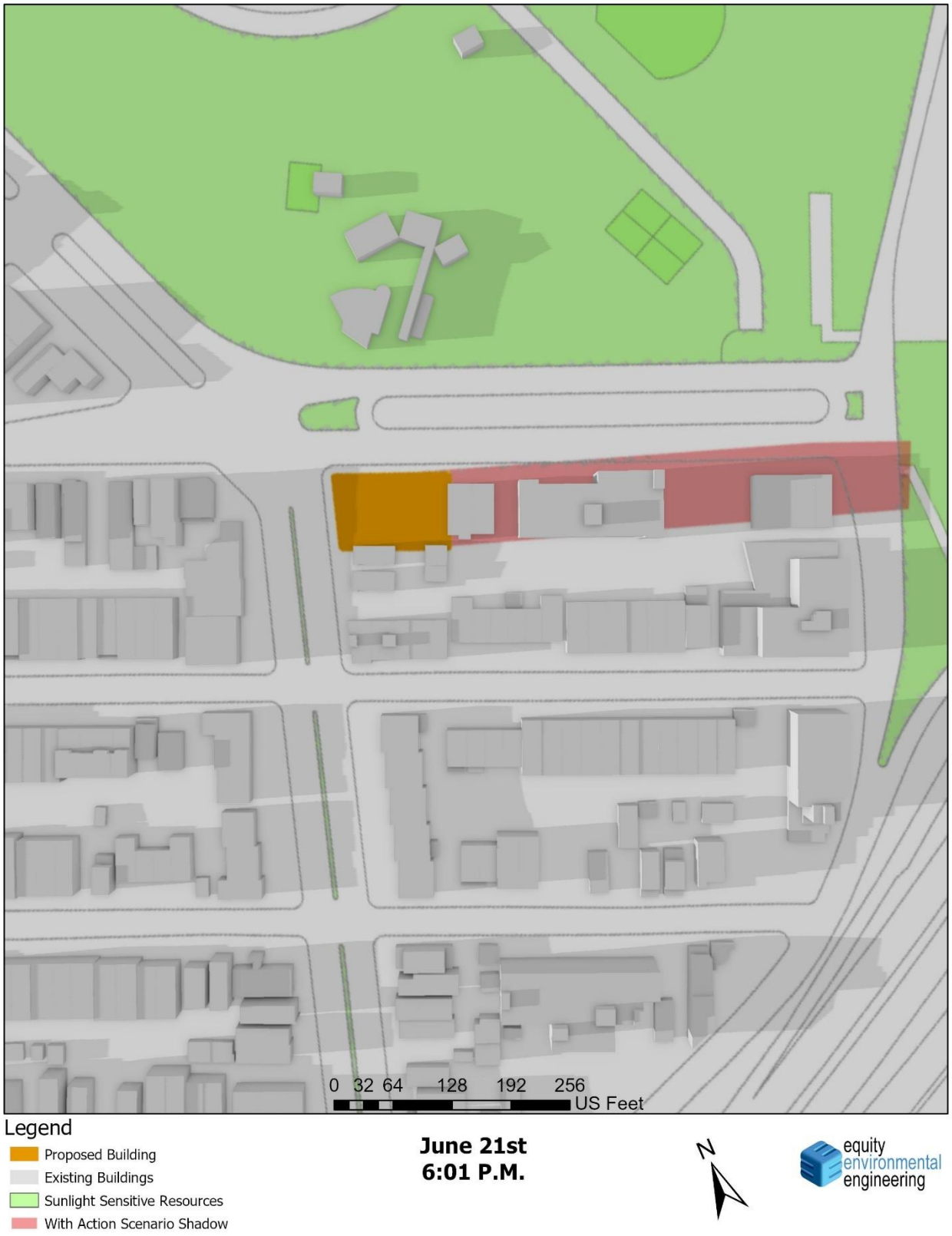


Figure 2.2-9: March/September Intervening Shadows (1 of 5)



Figure 2.2-9: March/September Intervening Shadows (2 of 5)

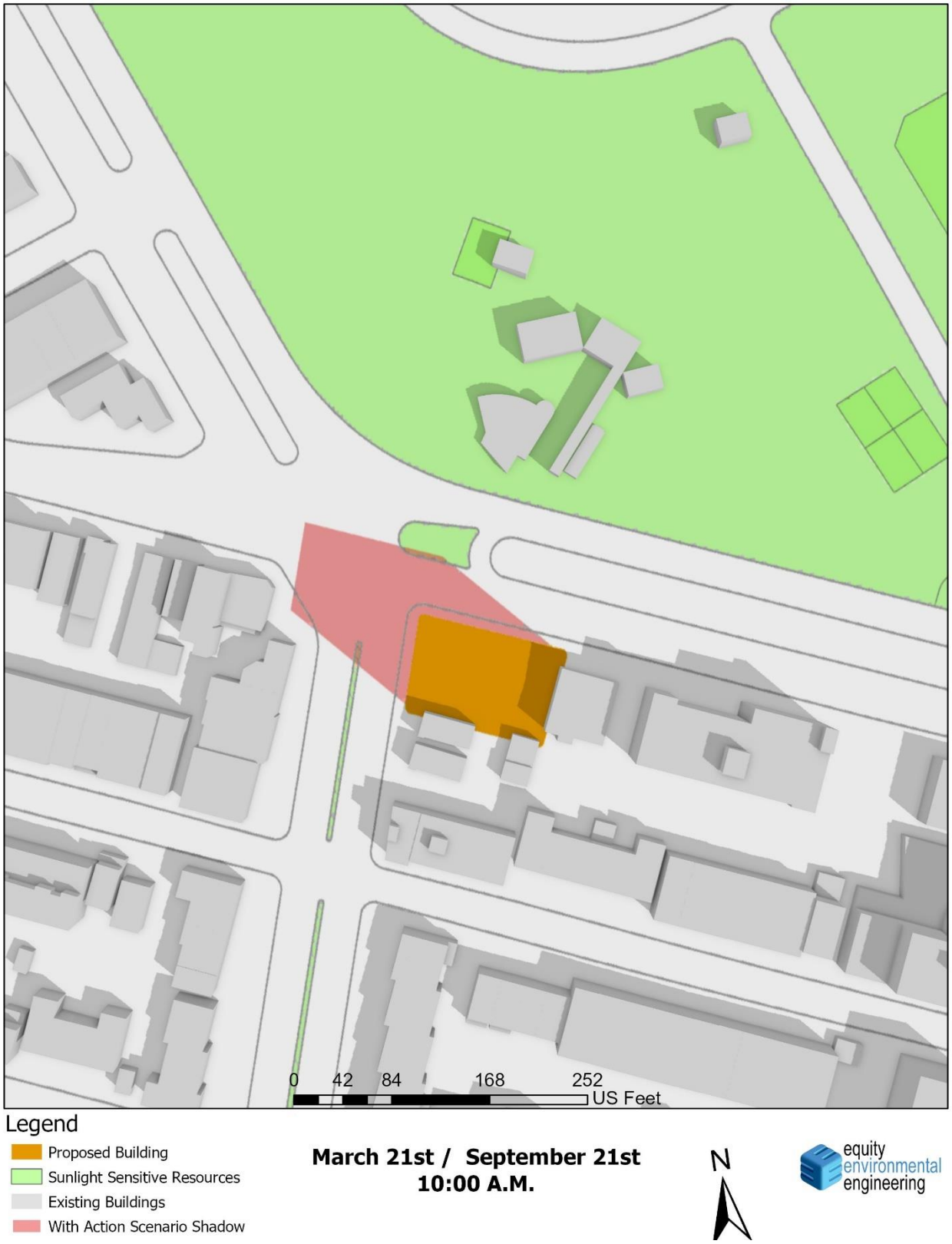


Figure 2.2-9: March/September Intervening Shadows (3 of 5)



Figure 2.2-9: March/September Intervening Shadows (4 of 5)

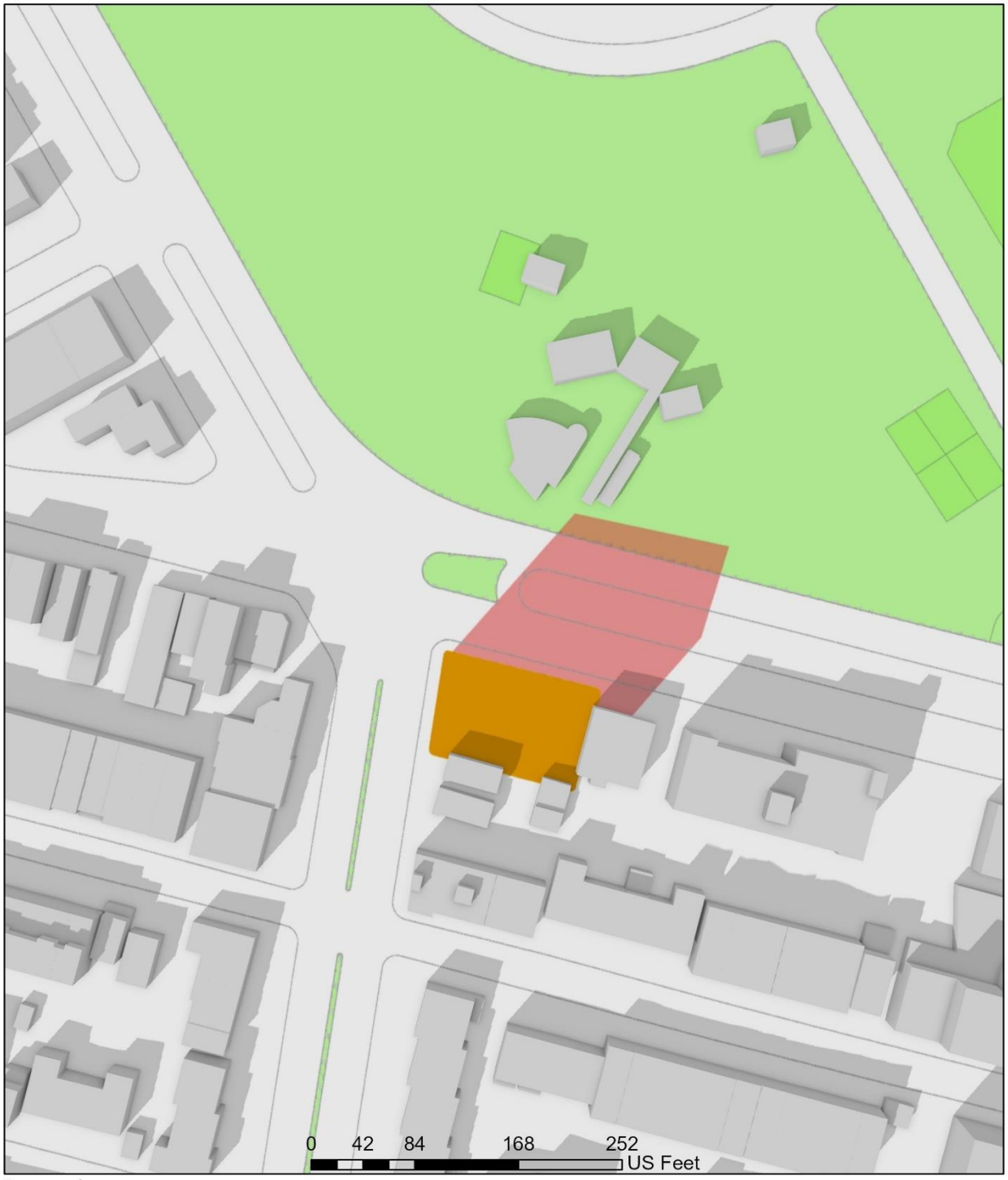


Figure 2.2-9: March/September Intervening Shadows (5 of 5)



Figure 2.2-10: May/August Intervening Shadows (1 of 5)

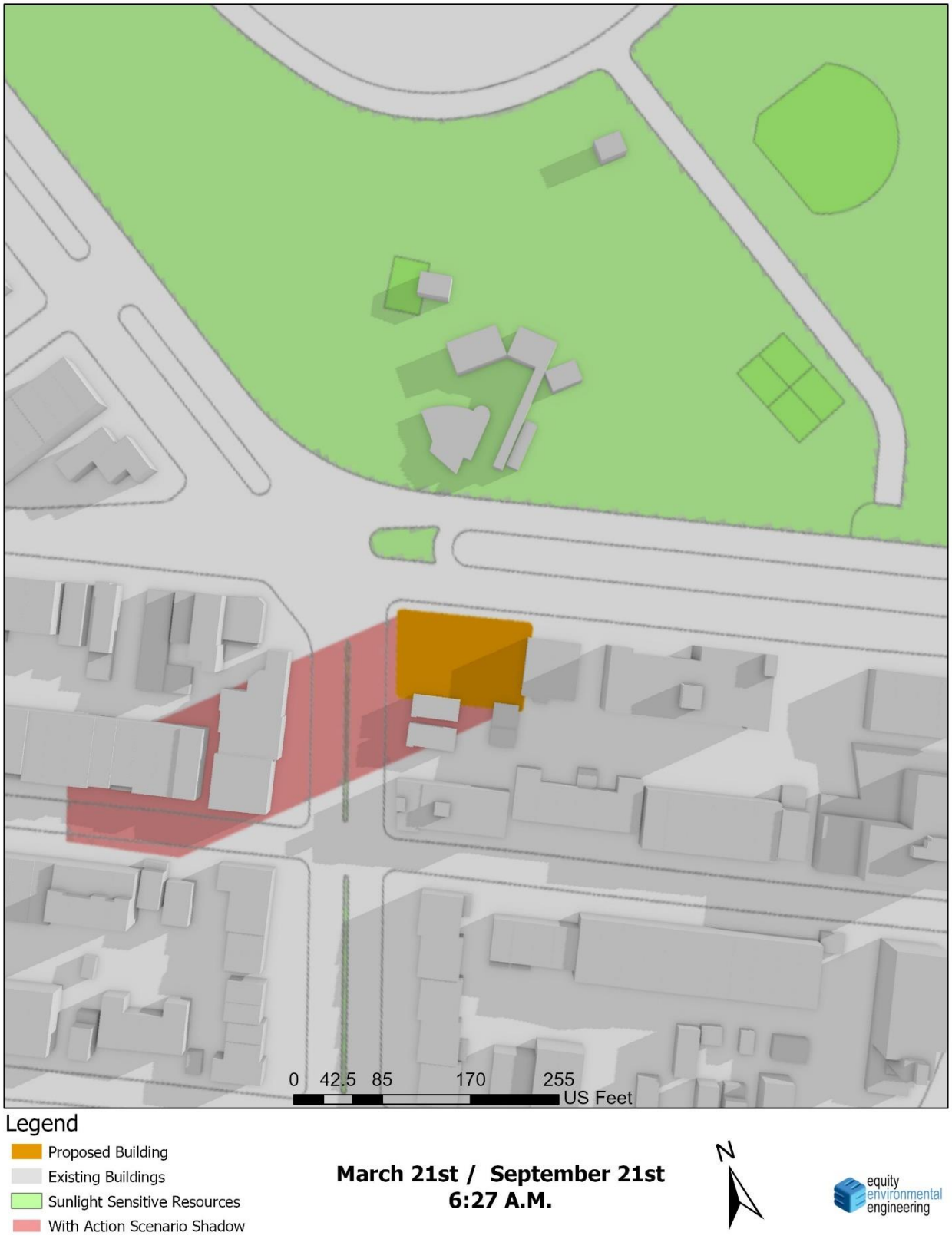


Figure 2.2-10: May/August Intervening Shadows (2 of 5)

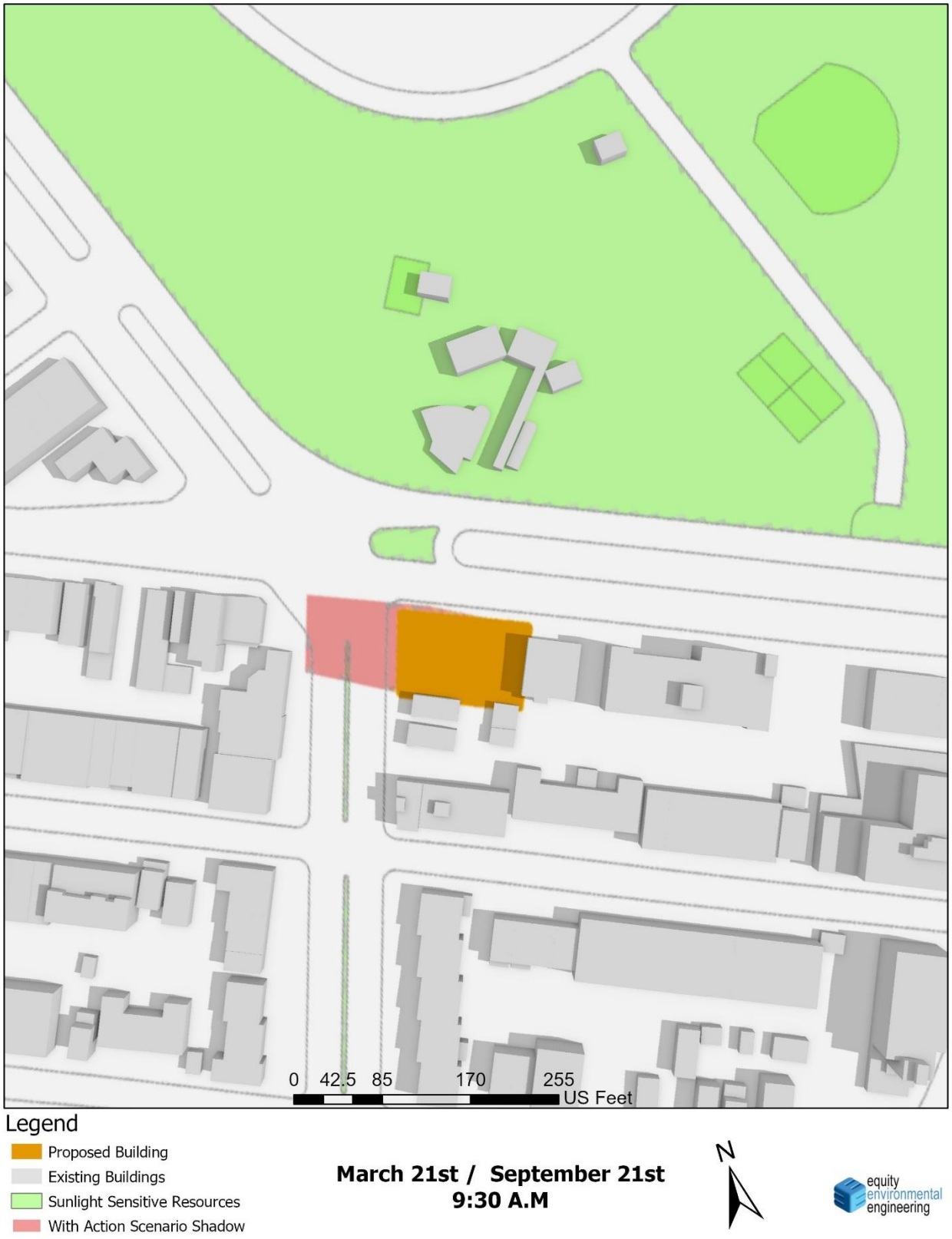


Figure 2.2-10: May/August Intervening Shadows (3 of 5)



Figure 2.2-10: May/August Intervening Shadows (4 of 5)

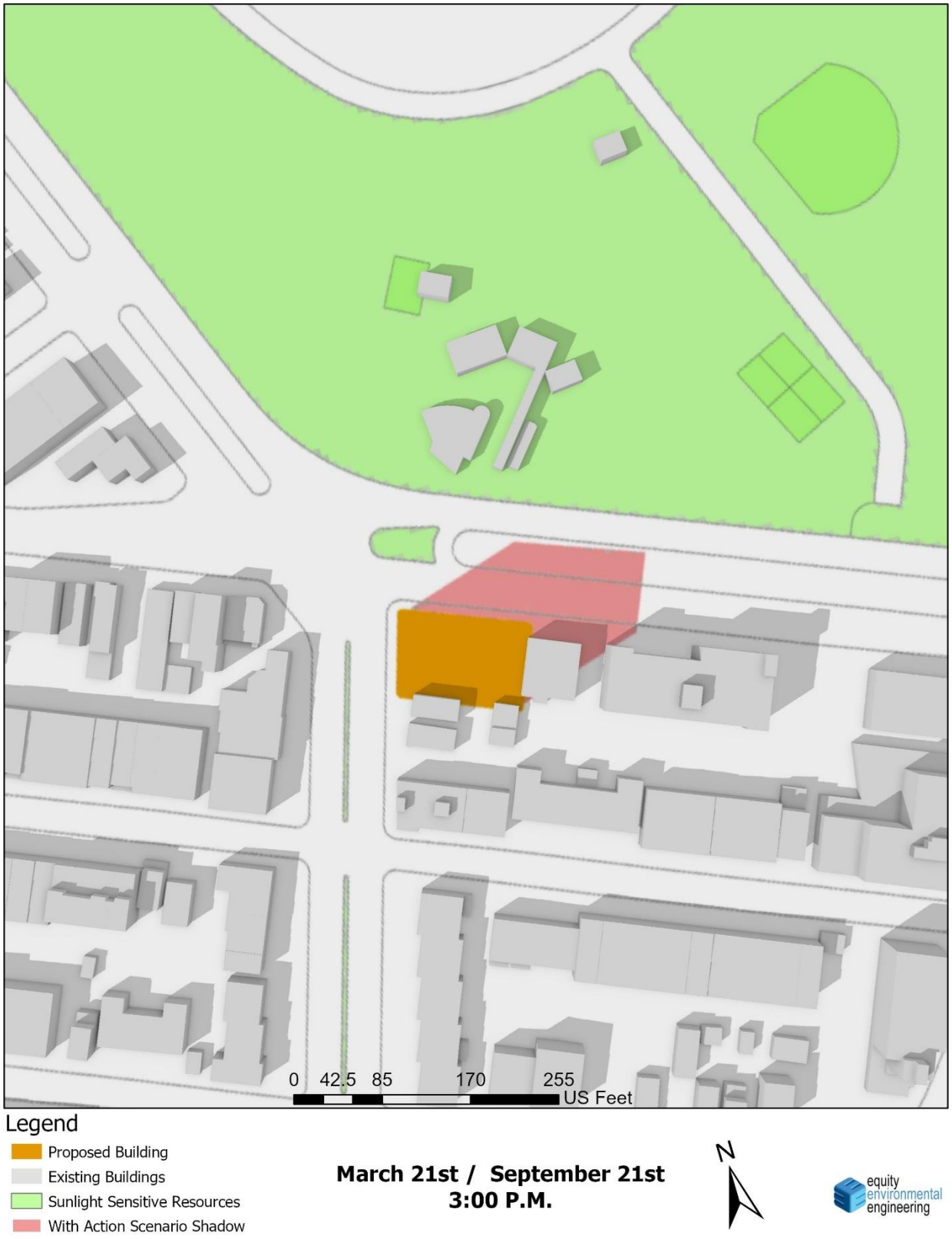
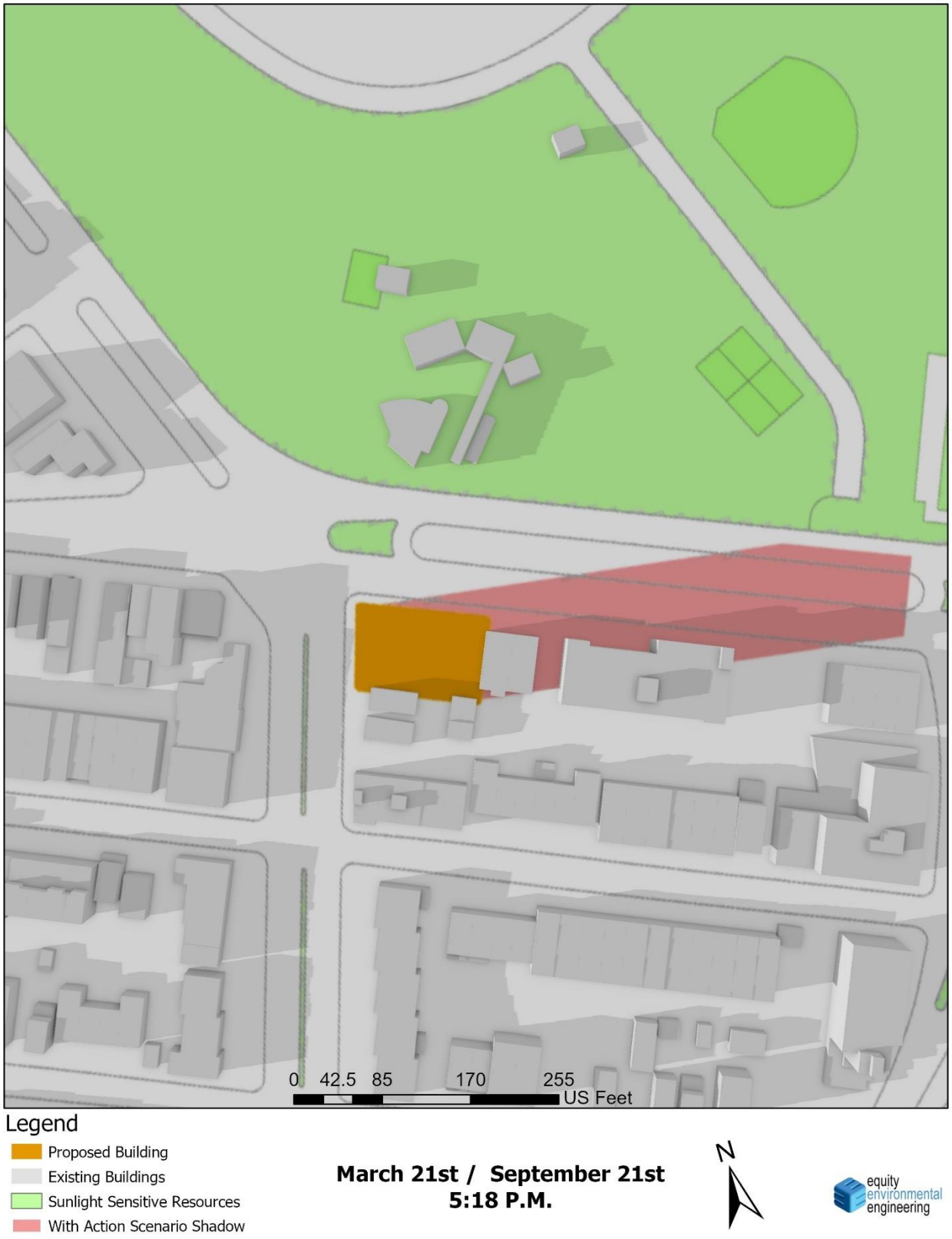


Figure 2.2-10: May/August Intervening Shadows (5 of 5)



Determination of Shadow Impact Significance

The *CEQR Technical Manual* states that the determination of the significance of shadow impact on a sunlight-sensitive resource is based on (1) the information resulting from the detailed shadow analysis describing the extent and duration of incremental shadows; and (2) an analysis of the resource's sensitivity to reduced sunlight. The goal of the assessment is to determine whether the effects of incremental shadows on a sunlight-sensitive resource are significant under CEQR. A shadow impact occurs when the incremental shadow from a proposed project falls on a sunlight-sensitive resource or feature and reduces its direct sunlight exposure. Determining whether this impact is significant or not, under CEQR, depends on the extent and duration of the incremental shadow and the specific context in which the impact occurs.

For open space and natural resources, the uses and features of a resource is an indicator of its sensitivity to shadows. Shadows occurring during the cold-weather months generally do not affect the growing season of outdoor vegetation; however, their effects on other uses and activities should be assessed. This sensitivity is assessed for warm-weather-dependent features (such as wading pools and sandboxes) or vegetation that could be affected by a loss of sunlight during the growing season, and for features (such as benches) that could be affected by a loss of winter sunlight. Vegetation requiring direct sunlight includes the tree canopy, flowering plants, and plots in community gardens. Generally, four to six hours a day of sunlight, particularly in the growing season, is often a minimum requirement. Where the incremental shadows from the project fall on sunlight-sensitive features or uses, the analysis assesses the loss of sunlight relative to sunlight that would be available without the project.

As stated in the *CEQR Technical Manual*, to determine impact significance, an incremental shadow is generally not considered significant when its duration is no longer than 10 minutes at any time of year, and the resource continues to receive substantial direct sunlight. A significant shadow impact generally occurs when an incremental shadow of 10 minutes or longer falls on a sunlight-sensitive resource and results in one of the following:

- *Vegetation* - A substantial reduction in sunlight available to a sunlight-sensitive feature of the resource to less than the minimum time necessary for its survival (when there was sufficient sunlight in the future without the project). Or, a reduction in direct sunlight exposure where the sunlight-sensitive feature of the resource is already subject to substandard sunlight (i.e., less than minimum time necessary for its survival).
- *Open Space Utilization* - A substantial reduction in the usability of open space as a result of increased shadow.
- *For Any Sunlight-Sensitive Feature of a Resource* - Complete elimination of all direct sunlight on the sunlight-sensitive feature of the resource, when the complete elimination results in substantial effects on the survival, enjoyment, or, in the case of open space or natural resources, the use of the resource.

Conclusion

Sunlight Sensitive Resource 1 – Green Street – Saultell Avenue

Incremental shadows cast by the Proposed Building would reach the Green Street for 1 hour and 1 minute in December, 3 hours and 8 minutes in March/September, 4 hours and 19 minutes in May/August, and 4 hours and 38 minutes in June. The Green Street has no vegetation, is not an open space, and contains no features that would be impacted by intervening shadows. There will be no significant shadow impacts on Sunlight Sensitive Resource 1.

Sunlight Sensitive Resource 2 – Green Street – Corona Avenue and Saultell Avenue

Incremental shadows would reach the Green Street for 6 hours and 2 minutes in December, 3 hours and 15 minutes in March/September, and 1 hour and 22 minutes in May/August. Like Resource 1, however, there is no vegetation within the Green Street median, it is not an open space resource, and it contains no features that would be impacted by intervening shadows. Therefore, there would be no significant shadow impacts on Sunlight Sensitive Resource 2.

Sunlight Sensitive Resource 3 – Green Street – Corona Avenue and Horace Harding Expressway

Incremental shadows would not reach this resource and there would be no significant shadow impacts on Sunlight Sensitive Resource 3.

Sunlight Sensitive Resource 4 – Grand Central Parkway

Incremental shadows would reach the Grand Central Parkway pedestrian path for 4 minutes in June. The shadow would cross a small portion of the curb running along the Horace Harding Expressway. Vegetation is present at this sunlight sensitive resource, but the intervening shadows cast by the Proposed Building would not result in less than the minimum time necessary for the vegetation to survive. The walking path is an active open space resource, but the shadows would not cast on or near the pedestrian path in such a way as to reduce its usability. There would be no significant shadow impacts on Sunlight Sensitive Resource 4.

Sunlight Sensitive Resource 5 – Flushing Meadows Corona Park

Incremental shadows would reach the Flushing Meadows Corona Park for 5 hours and 28 minutes in December and 3 hours and 4 minutes in March/September. The shadows cast by the Proposed Building would fall on a heavily shaded area of the park, and would therefore not reduce the usability of the active portions of the open space since they are already covered in shade. The shadows would be cast on vegetation that requires direct sunlight—generally four to six hours a day, especially during growing season. There are approximately 8 hours and 53 minutes of sunlight during the March analysis day, and the Proposed Building would cast a shadow on the park for 3 hours and 4 minutes. The incremental shadows from the Proposed Building would not decrease sunlight below the minimum threshold required for the survival of vegetation. Therefore, there would be no significant shadow impacts on Sunlight Sensitive Resource 5.

Sunlight Sensitive Resource 6 – Playground for All Children

As indicated in **Table 2.2-2**, incremental shadows from the Proposed Actions would not reach the Playground for All Children on any analysis day, and there will be no impacts on this resource as a result of the project.

2.3 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require inground disturbance, unless such disturbance occurs in an area that has been formerly excavated. The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

Architectural Resources

Per *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites. The historic resources Study Area is defined as the Project Site, plus an approximately 400-foot radius around the Proposed Action area. To determine whether the Proposed Development has the potential to affect nearby off-site historic or architectural resources, the Study Area was screened for historic and architectural resources. No architectural resources were found within the project area that would be considered historic or significant. The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on August 26, 2019 indicating that the Project Site does not contain any known architectural or archeological significance (see **Appendix A**).

Cultural and Archaeological Resources

Unlike the architectural evaluation of a Study Area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated. The project would result in an in-ground disturbance to develop the proposed building. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on August 26, 2019 (see **Appendix A**). The LPC has indicated that no cultural or architectural resources are associated with the Proposed Development or surrounding Study Area. Therefore, significant adverse impacts to archaeological resources are not expected because of the Proposed Action, and further analysis is not warranted.

2.4 Urban Design and Visual Resources

According to the *CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the 2014 *CEQR Technical Manual*, an assessment of Urban Design may be warranted when a Proposed Action may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment.

The proposed rezoning of the Affected Area from R6B to R6 and zoning text amendment to map the Affected Area for MIH would alter permitted bulk and height within the Affected Area. Therefore, further analysis is warranted. The differences between existing and proposed zoning, with regards to those aspects of zoning affecting urban design, are presented in the following **Table 2.4-1.**

Table 2.4-1: No-Action and With-Action Zoning Controls

	No-Action	**With-Action**
Zoning	R6B	R6
Permitted Uses	Residential and community facility	Residential and community facility
Maximum FAR	2.00 residential and community facility	3.60 residential 4.80 community facility
Maximum Height	45' base height* 55' max building height*	65' base height 115' max height (wide street)

*With qualifying ground floor

Preliminary Analysis

Existing Conditions

The Study Area is located in the Corona neighborhood of Queens. A ground level photograph map key is provided at the end of the EAS short form, with ground-level photographs of the projected development site and select photos from the 400' surrounding area. **Figures 2.4-1** through **2.4-3** below show aerial views of the area.

Predominant land uses in the area are a mix of commercial, parking facilities, open space, and residential, with residential constituting the largest portion of land use. North along 111th Street and west along Corona Avenue, Van Cleef Street, and Van Doren Street are defined by 2- to 4-story attached multi-family residential buildings. Buildings along Corona Avenue are mostly 4 stories, brick, and feature iron grating around windows and decks. Houses along Van Cleef Street are mainly 3 stories, brick, have large decks, and include sizable front yards with driveways. Van Doren Street is a mix of styles, including 2-story single family, 2-story detached, and 2- to 4-story

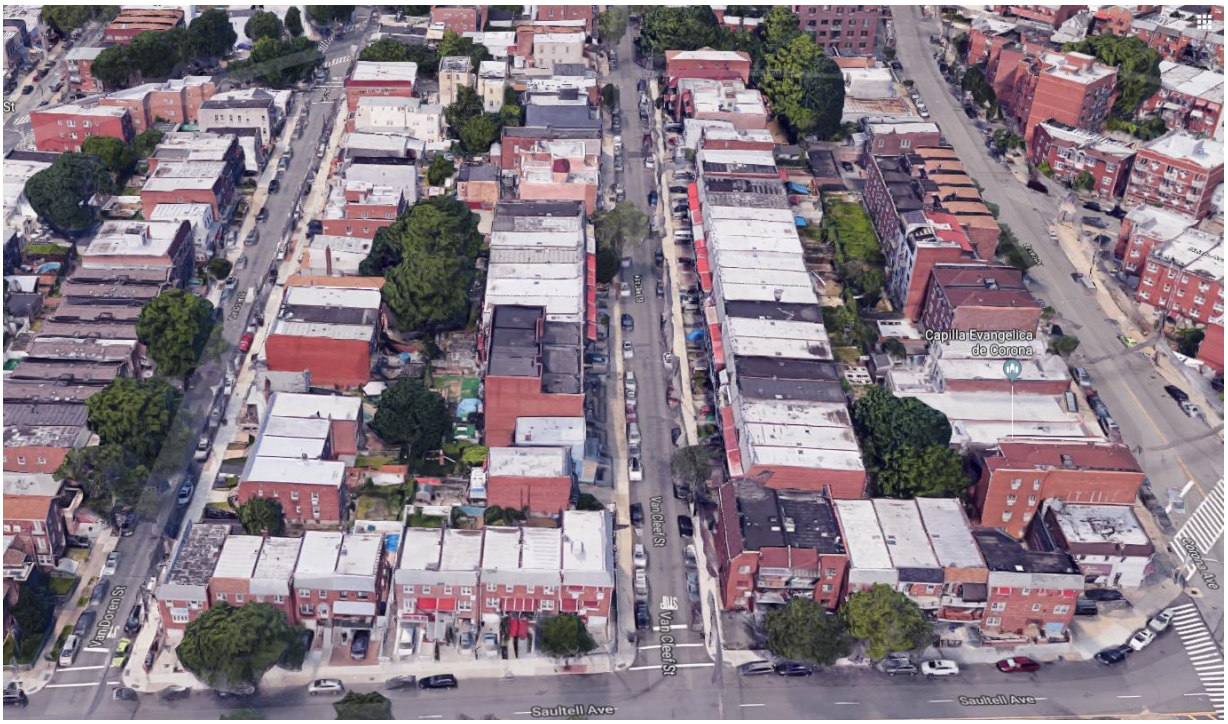
multi-family homes. South along Saultell Avenue features 2-story brick rowhomes with stoops, garages, and driveways. The eastern portion of blocks in the surrounding area, adjacent to Interstate 495, features 4- and 5-story hotels and 6- to 7-story public facilities and institutions, along with multi-family residential buildings midblock. The more intense uses adjacent to Interstate 495 provide a buffer for the residential area to the west, and are well-situated by the Horace Harding Expressway offramp for public access. Buildings are generally arranged regular (parallel) with respect to their lot placement, and are not typically built out to their lot lines.

The street grid is regular. Corona Avenue is an east-west two-way street with one moving lane of traffic in each direction and curbside parking. Saultell Avenue is a north-south, two-way road with two moving lanes in each direction with curbside parking. Van Cleef Street is west to east, one-way street with a single moving lane of traffic and curbside parking. Horace Harding Expressway is a southbound, one lane exit ramp off of the Grand Central Parkway and provides curbside parking. Corona and Saultell are both wide streets; Van Cleef and Horace Harding Expressway are narrow. Grand Central Parkway to the north is a principal arterial expressway, running east-west; Interstate 495 to the east is a principal arterial interstate, running north-south; 108th Street, to the west, is a principal arterial and runs northwest-southeast; and major collector roads in the area are Corona Avenue and 111th Street.

The closest public transportation is 3 blocks south of the Affected Area, along the Horace Harding Expressway, with bus stops for the Q58 and Q88. Bus stops for the Q23 and Q58 are also provided along 108th Street and Otis Avenue, approximately 1,000 feet to the west of the Affected Area.

There are a few streetscape elements within the Study Area. There are several clusters of tree plantings along the streets, with wide sidewalks in good condition, scattered non-pedestrian-oriented lighting, and little in the way of visual interest. Saultell Avenue includes a concrete median filled with weeds and dirt. 111th Street, which runs adjacent to Flushing Meadows Corona Park, has tree-lined streets, medians featuring stone masonry, pedestrian street lighting near crossing areas, and views of the adjacent park. The overall architectural style in the residential areas provides a sense of place. There are no other notable streetscape elements, lighting, or any form of pocket parks within the Study Area.

Figure 2.4-1: Van Doren Street, Van Cleef Street, Corona Avenue (from left to right)



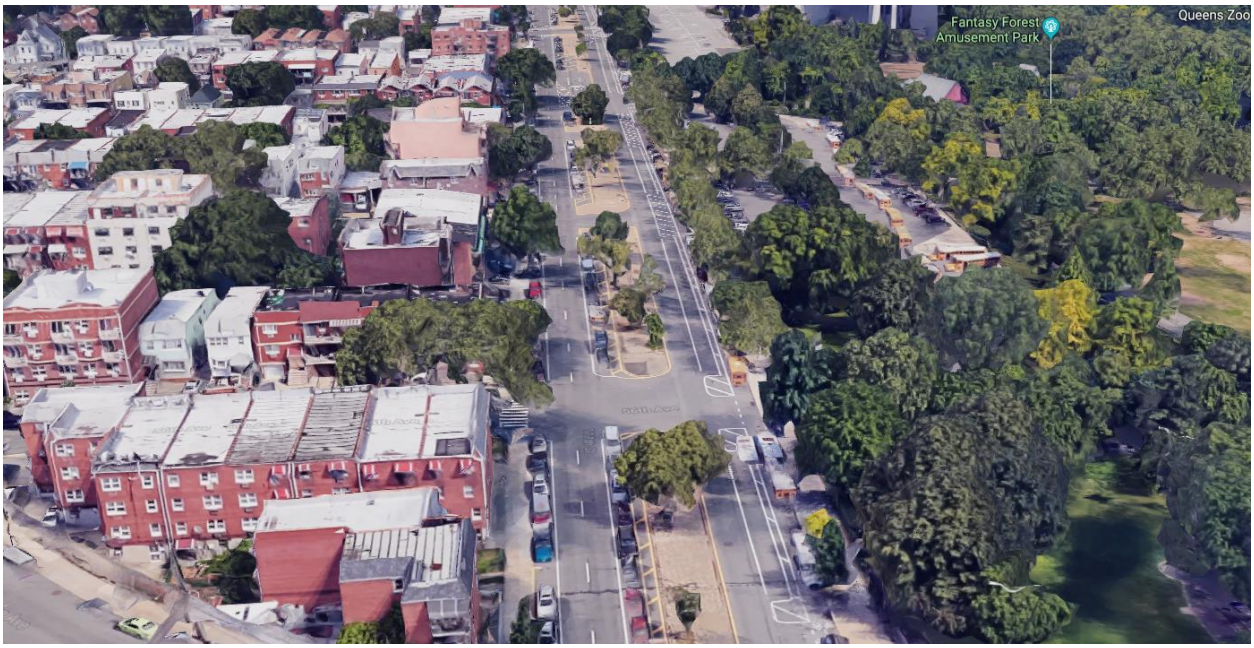
Similar built forms, predominantly residential buildings, sparse tree plantings, curbside parking, narrow cross streets along Van Doren, Van Cleef, and Corona.

Figure 2.4-2: Corona Avenue, Van Cleef Street, and Van Doren Street (from left to right)



Large commercial and public facilities at the end of blocks, scattered residential midblock along Corona, Van Cleef, and Van Doren.

Figure 2.4-3: Looking North Along 111th Street



Brick 2- to 4-story residential buildings on the left, wide major collector road with street medians, tree lined sidewalks, and the Flushing Meadows Corona Park on the right.

Future No-Action Scenario

In the future without the Proposed Action conditions on Lot 27 would be expected to continue. Lot 28 would be expected to develop with an 18,399 GSF (17,036 ZSF), 50-foot-tall community facility with 100% lot coverage and a base height of 40 feet.

Future With-Action Scenario

The Proposed Action would facilitate the development of Lot 28 with a 44,157 GSF (40,886 ZSF) mixed-use building containing 38 dwelling units between floors 2 through 5 and first floor community facility use. The building would be 11 stories and 115 feet tall with 100 percent lot coverage and a base height of 65 feet.

The proposed scale and placement of the building would relate to existing uses along the blocks adjacent to Interstate 495, which is characterized by large commercial and community facility uses. The Proposed Action would extend the already existing R6 zoning district to the end of Block 1972 and would create a uniform higher density corridor that no longer abruptly ends midblock. Additionally, the area includes several senior living and healthcare facilities, all of which would be complementary to the new proposed use. **Figures 2.4-4 to 2.4-9** model the approximate bulk of the Proposed Project compared to the Existing Condition.

Conclusion

There are currently no views of consequence to the Proposed Development Site. The redevelopment would assist in visually improving the area by replacing dilapidated buildings with aesthetically pleasing structures that contribute to the area's built form. The Proposed Action would not diminish or disturb the existing aesthetic continuity, pedestrian features of the community or neighborhood, and would not block any view corridors or views from or to any

natural areas with rare or defining features. There are no historical or culturally sensitive community features in the area. Therefore, the Proposed Action is not expected to result in any significant adverse urban design of visual resource related impacts.

Figure 2.4-4: Views 1 and 2



Figure 2.4-5: Existing Conditions View South from Corona Park (View 1)



Figure 2.4-6: No-Action Conditions South From Corona Park (View 1)



Figure 2.4-7: With-Action Conditions South From Corona Park (View 1)

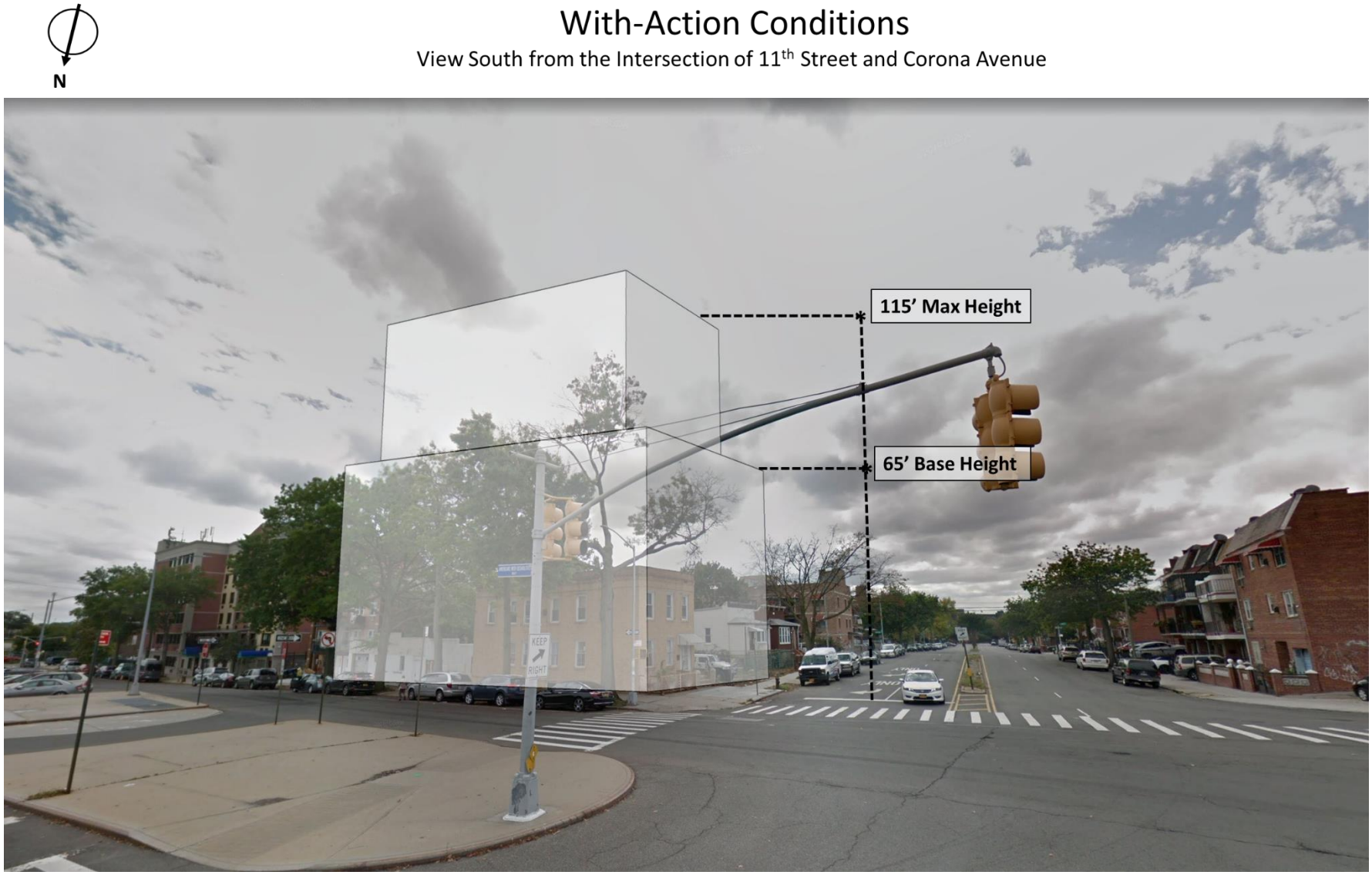


Figure 2.4-8: Existing Conditions West from Corona Avenue (View 2)

N

Existing Conditions

View West from Corona Avenue



Figure 2.4-9: No-Action Conditions West from Corona Avenue (View 2)

N

No-Action Conditions

View West from Corona Avenue



Figure 2.4-10: With-Action Conditions West from Corona Avenue (View 2)



2.5 Hazardous Materials

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 semi-volatile organic compounds (VOCs and SVOCs), methane, polychlorinated biphenyls (PCBs), and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). Per the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site; and b) action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

Pursuant to *CEQR Technical Manual* methodology, actions that would result in ground disturbance in an area where current or past uses on or near the site raise the potential for the presence of hazardous materials should be assessed for hazardous materials. Accordingly, a Phase I Environmental Site Assessments (Phase I) was conducted for the subject site.

Summary of Phase I ESA

Equity Environmental Engineering (Equity) conducted a Phase I of the subject property located at 110-40 Saultell Avenue Queens, New York, Block 1972, Lot 28 in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ASTM Standard constitutes all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice. The ASTM Standard also satisfies the requirements of the United States Environmental Protection Agency (EPA) All Appropriate Inquiry Standard, 40 CFR Part 312, which is required to qualify for certain landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The purpose of the Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify recognized environmental conditions (RECs) in connection with the subject property. A recognized environmental condition is defined by ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment; or conditions that pose a material threat of a future release to the environment. Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not present a threat to health or the environment, and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimus RECs were considered in the Phase I.

The identification of RECs in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

Phase I ESA Findings

No Historic Recognized Environmental Conditions (HRECs) or Controlled Recognized Environmental Conditions (CRECs) were identified for the Subject Property.

Based on the evidence provided by the environmental data report, observations made during the site reconnaissance, and professional judgment, Equity concluded that a Vapor Encroachment Condition (VEC) could be ruled out for the subject property.

Recognized Environmental Conditions (RECs)

There is one potential REC associated with the Subject Property. A fill pipe and vent pipe were identified during the site reconnaissance along the west wall of the subject property. It is unknown if a UST is present at the subject property.

Phase I ESA Recommendations

Prior to any future development of the property that involves subsurface disturbance, a subsurface (Phase II) investigation is recommended prior to such activity to determine if mitigation and/or additional remediation is warranted for the future use of the property due to the potential REC on the Subject Property.

The Phase I ESA was submitted to New York City Department of Environmental Protection and by letter dated August 29, 2019, provided the below comment:

Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, DEP concurs with the EAS recommendation that an (E) designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject property. The (E) designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation.

E-Designation (E-558)

The text for the (E) designation related to hazardous materials is as follows and is incorporated into E-558 for Block 1972, Lot 28:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for

selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

2.6 Air Quality

When assessing the potential for air quality significant impacts, the *CEQR Technical Manual* seeks to determine a Proposed Action's effect on ambient air quality, or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM_{10}), fine particulate matter ($PM_{2.5}$), and sulfur dioxide.

The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

Mobile Sources

According to the *CEQR Technical Manual*, projects, whether site- specific or generic, 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 (such as diesel trains, helicopters etc.); or add new uses near mobile sources (roadways, garages, parking lots, etc.). Projects requiring further assessment include:

- Projects that would result in placement of operable windows, balconies, air intakes or intake vents generally within 200 feet of an atypical source of vehicular pollutants.
- Projects that would result in the creation of a fully or partially covered roadway, would exacerbate traffic conditions on such a roadway, or would add new uses near such a roadway.
- Projects that would generate peak hour auto traffic or divert existing peak hour traffic of 170 or more auto trips in this area of the City.
- Projects that would generate peak hour heavy- duty diesel vehicle traffic or its equivalent in vehicular emissions resulting from 12 or more heavy-duty diesel vehicles (HDDVs) for paved roads with average daily traffic of fewer than 5,000 vehicles, 19 or more HDDVs for collector roads, 23 or more HDDVs for principal and minor arterials, or 23 or more HDDVs for expressways and limited-access roads.
- Projects that would result in new sensitive uses (e.g., schools or hospitals) adjacent to large existing parking facilities or parking garage exhaust vents.
- Projects that would result in parking facilities or applications requesting the grant of a special permit or authorization for parking facilities; or projects that would result in a sizable number of other mobile sources of pollution (e.g., a heliport or a new railroad terminal).
- Projects that would substantially increase the vehicle miles traveled in a large area.

The Proposed Action would not result in any of the above thresholds being crossed and would not require further mobile source assessment. The Proposed Action would not result in the placement of new operable windows within 200 feet of any atypical vehicular source of pollutants, nor would it result in the creation of a fully or partially covered roadway, generate over 170 or more net new increment auto trips at any specific intersection within the project area or notable heavy-duty diesel vehicle traffic, place new sensitive uses adjacent to a large parking facility, result in other mobile sources of pollution, or substantially increase vehicle miles traveled.

Stationary Sources

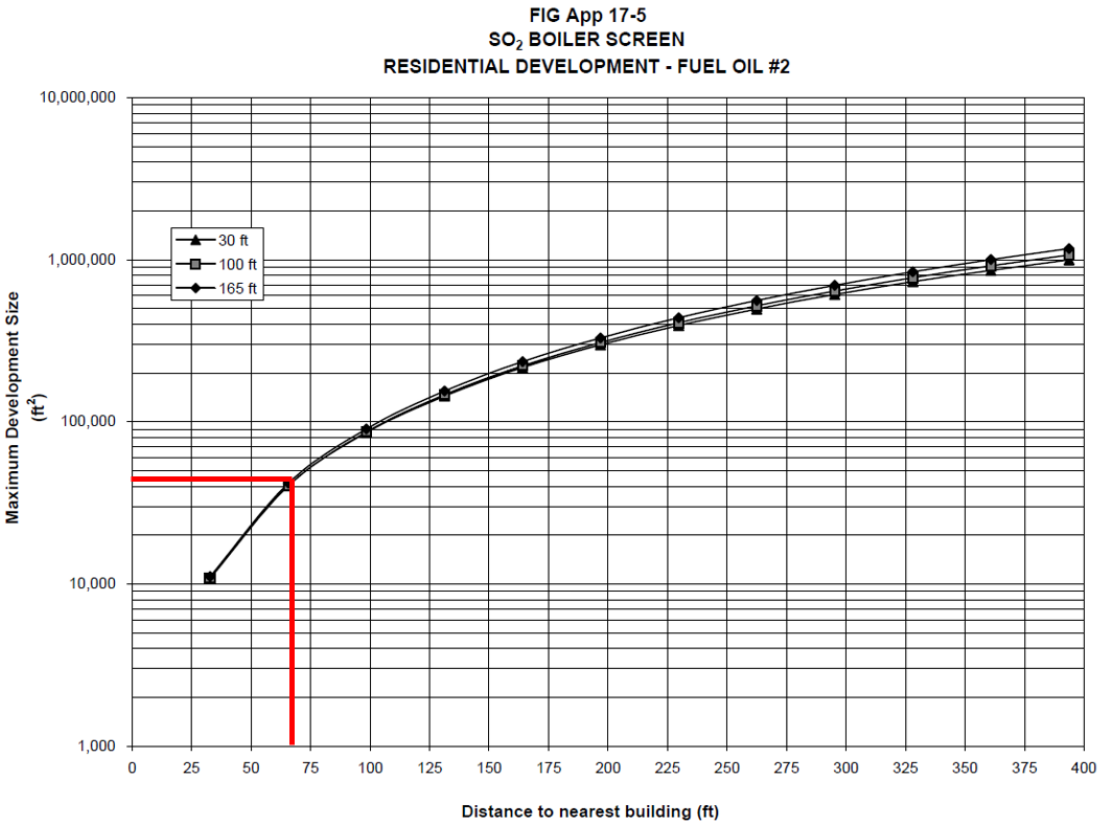
According to the *2014 CEQR Technical Manual*, projects may result in stationary source air quality impacts when one or more of the following occurs:

- New stationary sources of pollutants are created (e.g., emission stacks for industrial plants, hospitals, and other large institutional uses).
- Certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use.
- Structures near such stacks are introduced so that the structures may change the dispersion of emissions from the stacks so that surrounding uses are affected.
- Fossil fuels (fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems are used.
- Large emission sources are created (e.g., solid waste or medical-waste incinerators, cogeneration facilities, asphalt/concrete plants, or power-generating plants, etc.).
- New sensitive uses are located near a large emission source.
- Medical, chemical, or research labs are created or result in new uses being located near them.
- Operation of manufacturing or processing facilities is created.
- New sensitive uses created within 400 feet of manufacturing or processing facilities.
- New uses created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack).
- Potentially significant odors are created.
- New uses near an odor-producing facility are created.
- “Non-point” sources that could result in fugitive dust are created.
- New uses near nonpoint sources are created.
- A generic or programmatic action is introduced that would change or create a stationary source or that would expose new populations to such a station

Impacts from boiler emissions at the Proposed Development Site are a function of fuel oil type, stack height, minimum distance from the source to the nearest building, and square footage of the development. Per The Applicant, the projected development will utilize natural gas. The proposed action would facilitate the development of an 11-story 44,157 gross square foot mixed-use community facility/residential building. Development under the reasonable worst case scenario could permit a building with a max height of 115’. The closest building of similar or greater height is located at 61-20 Colonial Avenue, approximately 930 feet southeast of the Proposed Development Site. The Project Site height and development size was plotted on the graph for

residential developments provided in the air quality appendices in the *CEQR Technical Manual*, as shown in **Figure 2.6-1**. This graph indicates the minimum distance between the proposed development and buildings of a similar or greater height to avoid a potential air quality impact. As indicated in the graph below, impacts from the Proposed Actions may occur on buildings 115' in height or greater and located less than 70 feet from the Project Site. As the closest building greater than or equal to 115' in height is approximately 930' away, no impact is expected.

Figure 2.6-1: Projected Development Site Screening Analysis



Industrial Emission Sources

The Proposed Action would introduce a sensitive land use into the area and the potential that nearby industrial emissions could affect project occupants was analyzed. Accordingly, a preliminary screening was conducted to determine if there are any potential sources of industrial process emissions that could affect project occupants. Based on field reconnaissance and a review of land use maps (**Figure 2**), there are no Lots currently identified on public records as containing industrial/manufacturing uses within a 400-foot study area.

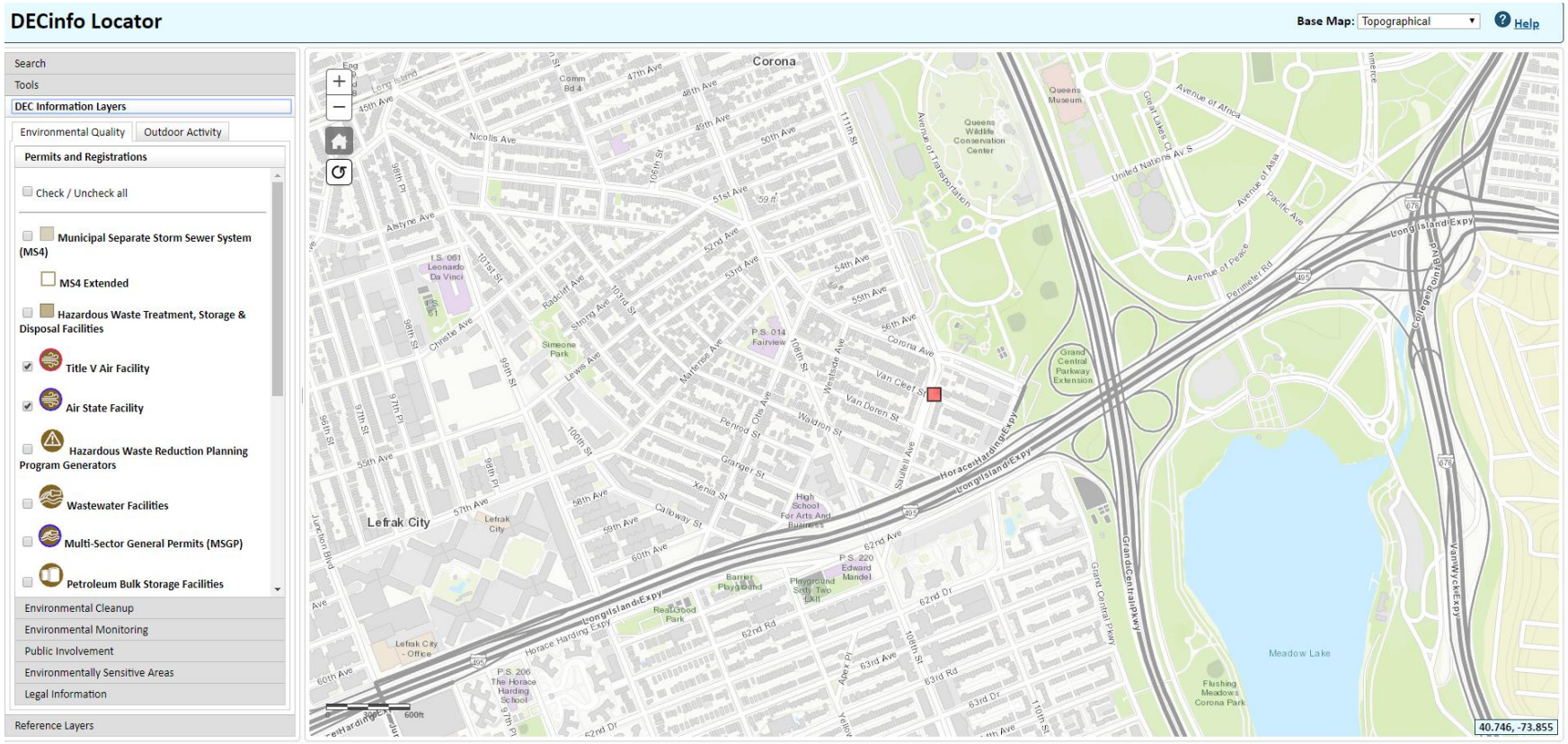
A review of the Federal Environmental Protection Agency's Envirofacts Warehouse database[2] was conducted to determine if hazardous air toxics would have the potential to impact the proposed development. No properties within 400 feet of the Project Site were listed on the Envirofacts Warehouse database.

[2] The USEPA'S Envirofacts database can be found at: http://oaspub.epa.gov/enviro/ef_home2.air

The potential for project occupants to be affected by emissions from non-permitted activities was also considered. Based on field reconnaissance and a review of the Surrounding Area, there is no evidence present to conclude that there are illegal unpermitted air emissions presents in the area.

A search was conducted to identify any NYSDEC State Facility Permits or Title V Permits within a 1,000-foot buffer of the Affected Area. **Figure 2.6-2** below shows the 1,000-foot buffer alongwith land uses in the area. No permits were identified within the 1,000-foot radius.

Figure 2.6-2: Large and Major Emissions Sources



Conclusion

- As discussed in the Stationary Sources section above, the Proposed Project falls under the threshold and screens out of the need for further assessment of HVAC emissions.
- Based on field reconnaissance of the area and research of each potential industrial or manufacturing use in the Study Area, there are no active industrial emissions permits within the surrounding area.
- Based on field reconnaissance, a review of the Surrounding Area, and a NYSDEC State Facility Permit and Title V Permit search there does not appear to be any potentially significant impacts in terms of air toxics to the proposed development.

2.7 Noise

According to the *2014 CEQR Technical Manual,* a Noise Analysis may be required if the project would (1) generate any mobile or stationary sources of noise; and/or (2) be located in an area with existing high ambient noise levels. If the proposed project is located in areas with high ambient noise levels, which typically include those near highly-trafficked thoroughfares, airports, rail, or other loud activities, further noise analysis may be warranted to determine the attenuation measures that are appropriate for the proposed project.

Methodology

Noise is defined as any unwanted sound, and sound is defined as any air pressure variation that the human ear can detect. Human beings can detect a large range of sound pressures ranging from 20 to 20 million micropascals, but only those air-pressure variations occurring within a set of frequencies are experienced as sound. Air-pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

In terms of hearing, humans are less sensitive to low frequencies (<250 Hz) than mid-frequencies (500-1,000 Hz). Humans are most sensitive to frequencies in the 1,000 to 5,000 Hz range. Since ambient noise contains many different frequencies all mixed together, measures of human response to noise assign more weight to frequencies in this range. This is known as the A-weighted sound level.

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed “dB(A).” The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dB(A), and the threshold of pain is about 140 dB(A). **Table 2.7-1** shows the range of noise levels for a variety of indoor and outdoor noise levels.

Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans do not perceive a 10 dB(A) increase as 10 times louder; they perceive it as twice as loud. The following are typical human perceptions of dB(A) relative to changes in noise level:

- 3 dB(A) change is the threshold of change detectable by the human ear;
- 5 dB(A) change is readily noticeable; and
- 10 dB(A) increase is perceived as a doubling of the noise level.

The *CEQR Technical Manual* recommends an analysis of two principal types of noise sources: mobile sources; and stationary sources. Both types of noise sources are examined in the following sections.

Analysis

Mobile Sources

Mobile noise sources are those which move in relation to receptors. The mobile source screening analysis addresses potential noise impacts associated with vehicular traffic generated by the Proposed Action.

Per the CEQR Technical Manual, if existing passenger car equivalent (PCE) values are increased by 100 percent or more due to a Proposed Action, a detailed analysis is generally performed. No significant adverse mobile source noise impacts due to vehicular traffic are anticipated because the Proposed Action would not increase existing passenger equivalent values by more than 100 percent.

As discussed in the CEQR Technical Manual, if the proposed project is located in areas with high ambient noise levels, which typically include those near heavily-traveled thoroughfares, airports, exposed rail, or other loud activities. Accordingly, ambient noise levels were measured at the proposed development site to provide an assessment of the potential for ambient noise to have a significant adverse effect on future residents of the proposed development.

The CEQR Technical Manual provides noise exposure guidelines in terms of Leq and L10 for the maximum amount of allowable noise under existing regulations. Leq is the continuous equivalent sound level. The sound energy from the fluctuating sound pressure levels is averaged over time to create a single number to describe the mean energy or intensity level. High noise levels during a measurement period will have greater effect on the Leq than low noise levels. The Leq has an advantage over other descriptors because Leq values from different noise sources can be added and subtracted to determine cumulative noise levels. In comparison, L10 is the SPL exceeded 10 percent of the time. Similar descriptors include the L50, L01, and L90 values.

Table 2.7-1: Sound Pressure Level & Loudness of Typical Noises in Indoor & Outdoor Environments

Noise Level dB(A)	**Subjective Impression**	**Typical Sources**		**Relative Loudness** (Human Response)
		Outdoor	**Indoor**	
120-130	Uncomfortably Loud	Air raid siren at 50 feet (threshold of pain)	Oxygen torch	32 times as loud
110-120	Uncomfortably Loud	Turbo-fan aircraft at take-off power at 200 feet	Riveting machine Rock band	16 times as loud
100-110	Uncomfortably Loud	Jackhammer at 3 feet		8 times as loud
90-100	Very Loud	Gas lawn mower at 3 feet Subway train at 30 feet Train whistle at crossing Wood chipper shredding trees Chain saw cutting trees at 10 feet	Newspaper press	4 times as loud
80-90	Very Loud	Passing freight train at 30 feet Steamroller at 30 feet Leaf blower at 5 feet Power lawn mower at 5 feet	Food blender Milling machine Garbage disposal	2 times as loud

			Crowd noise at sports event	
70-80	Moderately Loud	NJ Turnpike at 50 feet Truck idling at 30 feet Traffic in downtown urban area	Loud stereo Vacuum cleaner Food blender	Reference loudness (70 dB(A))
60-70	Moderately Loud	Residential air conditioner at 100 feet Gas lawn mower at 100 feet Waves breaking on beach at 65 feet	Cash register Dishwasher Theater lobby Normal speech at 3 feet	2 times as loud
50-60	Quiet	Large transformers at 100 feet Traffic in suburban area	Living room with TV on Classroom Business office Dehumidifier Normal speech at 10 feet	1/4 as loud
40-50	Quiet	Bird calls Trees rustling Crickets Water flowing in brook	Folding clothes Using computer	1/8 as loud
30-40	Very quiet		Walking on carpet Clock ticking in adjacent room	1/16 as loud
20-30	Very quiet		Bedroom at night	1/32 as loud
10-20	Extremely quiet		Broadcast and recording studio	
0-10	Threshold of Hearing			

Sources: Noise Assessment Guidelines Technical Background, by Theodore J. Schultz, Bolt Beranek and Newman, Inc., prepared for the US Department of Housing and Urban Development, Office of Research and Technology, Washington, D.C., undated; Sandstone Environmental Associates, Inc.; Highway Noise Fundamentals, prepared by the Federal Highway Administration, US Department of Transportation, September 1980; Handbook of Environmental Acoustics, by James P. Cowan, Van Nostrand Reinhold, 1994.

Assessment Basis

Based on the reasonable worst-case development scenario, the proposed project would result in new residential and community facility development at the Project Site. Without the proposed action, the site would likely be developed with an ambulatory healthcare community facility use.

Development under the Proposed Actions would not generate or reroute significant volumes of vehicular traffic and would not result in a doubling of vehicular traffic. Additionally, the proposed uses are not significant stationary noise generation sources. Therefore, the Proposed Action's potential to generate noise does not require further assessment.

Because the Proposed Actions would permit residential occupancy of sites within 1,500 feet of a major roadway, an assessment of the potential for ambient noise levels to result in adverse impacts on building occupants was performed.

Affected Area

The Proposed Action would allow for redevelopment of the Project Site for a mixed residential and community facility building. Grand Central Parkway is located approximately 950 feet to the east of the Affected Area, and Interstate 495 is located approximately 550 feet southeast of the Affected Area. Vehicular traffic is the predominant sources of noise, and therefore the proposed development warrants an assessment of the potential for adverse effects on project occupants

from ambient noise.

The proposed redevelopment would not create a significant noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development.

Measurement Location and Equipment

Because the predominant noise source in the area of the proposed project is vehicular traffic, noise monitoring was conducted during peak vehicular travel periods, 07:30 am - 09:00 am, 12:00 pm - 1:30 pm, and 4:30 pm - 6:00 pm. Noise monitoring was conducted using a Type 1 Casella CEL-63X sound meter, with wind screen. The monitor was placed on a tripod at a height of approximately three feet above the ground, away from any other surfaces. The monitor was calibrated prior to and following each monitoring session. Vehicular traffic constitutes a worst-case condition for noise in the Affected Area.

Noise monitoring was performed to document ambient noise levels within the Affected Area. Measurements for the project were performed at two different locations, all on October 23, 2018. Traffic volumes and vehicle classification were documented during the noise monitoring. The sound meter was calibrated before and after each monitoring session.

Readings were conducted at the following two locations:

- 20-minute readings were conducted on Corona Avenue facing Flushing Meadows Corona Park at the northern portion of Lot 28
- 20-minute readings were conducted on Saultell Avenue facing west, at the western portion of Lot 28

Figure 2.7-1 maps the noise monitoring locations above and **Figure 2.7-2** and **Figure 2.7-3** show pictures of the monitoring locations.

Figure 2.7-1: Noise Monitoring Locations



Figure 2.7-2: Monitoring Location 1 (Corona Avenue)



Figure 2.7-3: Monitoring Location 2 (Saultell Avenue)



Existing Conditions

Based on the noise measurements taken at monitoring locations 1 and 2, the predominant source of noise in the area is vehicular traffic. The volume of vehicular traffic, and its corresponding level of noise, is moderate on both Corona Avenue and Saultell Avenue. **Table 2.7-2** and **Table 2.7-3** contain the results for the measurements taken at the monitoring locations.

Table 2.7-2: Noise Levels at Monitoring Location 1 (Twenty-Minute Periods)

	Tuesday, October 23, 2018		
	8:40 – 9:00 am	12:25 – 12:45 pm	4:53 – 5:13 pm
Lmax (dB)	75.2 dB	90.4 dB	86.2 dB
L10 (dB)	61.0 dB	63.5 dB	62.0 dB
Leq (dB)	58.6 dB	62.7 dB	59.9 dB
L50 (dB)	57.0 dB	56.0 dB	56.5 dB
L90 (dB)	54.0 dB	52.0 dB	53.0 dB
Lmin (dB)	51.1 dB	49.8 dB	49.8 dB

Table 2.7-3: Noise Levels at Monitoring Location 2 (Twenty-Minute Periods)

	Tuesday, October 23, 2018		
	8:19 – 8:39 am	12:02 – 12:23 pm	4:30 – 4:50 pm
Lmax (dB)	94.5 dB	99.8 dB	85.0 dB
L10 (dB)	64.0 dB	62.5 dB	63.0 dB
Leq (dB)	66.4 dB	63.4 dB	60.4 dB
L50 (dB)	57.5 dB	56.5 dB	57.5 dB
L90 (dB)	53.0 dB	53.0 dB	52.5 dB
Lmin (dB)	48.5 dB	50.2 dB	48.9 dB

Table 2.7-4: Traffic Volumes and Vehicle Classifications Location 1

	8:40 am – 9:00 am	**12:25 pm – 12:45 pm**	**4:53 pm – 5:13 pm**
Car/ Taxi	52	25	39
Van/Light Truck/SUV	63	30	34
Motorcycle	0	0	0
Heavy Truck	1	6	1
Bus	1	0	0
Train	0	0	0

Table 2.7-5: Traffic Volumes and Vehicle Classifications Location 2

	8:19 am – 8:39 am	12:02 pm – 12:23 pm	4:30 pm – 4:50 pm
Car/ Taxi	32	28	54
Van/Light Truck/SUV	69	47	79
Motorcycle	0	0	0
Heavy Truck	6	1	2
Bus	2	3	2
Train	0	0	0

Conclusion

The 2014 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a proposed residential and community facility mixed-use development, an L10 of less than 65 dB(A) is identified as acceptable general external exposure. The highest recorded L10 at the Corona Avenue frontage of the Project Site (monitoring location #1) was **63.5** during the midday 20-minute period. The highest recorded L10 at the Saultell Avenue frontage of the Project Site (monitoring location #2) was **64.0** during the AM-peak 20-minute period.

No window-wall noise attenuation would be required for the Project Site.

2.8 Neighborhood Character

According to the *2014 CEQR Technical Manual*, a neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. Thus, to determine a project's effects on the neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered together: would the project have the potential to result in any significant adverse impacts in the following areas?

A. Land Use, Zoning, and Public Policy;
B. Socioeconomic Conditions;
C. Open Space;
D. Historic and Cultural Resources;
E. Urban Design and Visual Resources;
F. Shadows;
G. Transportation; or
H. Noise.

No significant adverse impacts were identified in any of the above technical areas. However, depending on the project, a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character. A moderate effect is defined in the *2014 CEQR Technical Manual* as an effect that is reasonably close to the significant adverse impact threshold for a particular technical analysis area. If it is determined that two or more categories may have potential "moderate effects" on the environment, further analysis may be required.

After review of the above technical areas, a moderate effect on Shadows may occur as a result of the Proposed Action. However, no other technical areas are anticipated to have moderate effects, and so no combination of moderate effects is expected to occur. No further analysis is required.

Appendix A: Agency Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 20DCP010Q
Project:
Date Received: 8/6/2019

Properties with no Architectural or Archaeological significance:
1) 110-38 SAULTELL AVENUE, BBL: 4019720027
2) 110-40 SAULTELL AVENUE, BBL: 4019720028

Gina Santucci 8/26/2019

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 33652_FSO_GS_08262019.docx

Appendix B: WRP Consistency Form

FOR INTERNAL USE ONLY	WRP No. 18-040
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Tuchman Associates, LLC

Name of Applicant Representative: Kevin Williams

Address: 500 International Drive, Suite 150

Telephone: 973-527-9451 Email: Kevin.Williams@equityenvironmental.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The proposed project is the Zoning Map Amendment to change the site's current R6B zoning to an R6 zoning district, which would affect the applicant's property at 110-40 Saultell Avenue (Block 1972, Lot 28) and the adjacent, non-applicant-owned property 110-38 Saultell Avenue (Block 1972, Lot 27). The project would also include a zoning text amendment to map the area for a Mandatory Inclusionary Housing Area. The purpose of the rezoning is to create a 28,548 sf residential building housing 26 units, with 9,182 sf of community facility space on the ground and cellar levels. Parking for 13 cars would also be included. The current R6B zoning permits an FAR of 2.00 and a maximum building height of 55 feet; the new R6 zoning would allow for a residential FAR of 3.60 and community facility FAR of 4.80, with a maximum building height of 115 feet.

2. Purpose of activity

To redevelop the underutilized corner lot for residential and community facility uses and to introduce affordable housing to the rezoned area.

C. PROJECT LOCATION

Borough: Queens Tax Block/Lot(s): Block 1972, Lots 27 and 28

Street Address: 110-40 and 110-38 Saultell Avenue

Name of water body (if located on the waterfront): N/A

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☑ Zoning Map Amendment
- ☑ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☑ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☑ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☑ No
4. Is the project located within a FEMA 1% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
6. Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).* ☐ Yes ☑ No

   ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
   ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
   ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
   ☐ Recognized Ecological Complex (REC) (*4.4*)
   ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☐	☐	☑

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☑
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☑
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☑	☐	☐
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☑	☐	☐
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☑
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☑
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☑
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☑
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☑
4.8	Maintain and protect living aquatic resources.	☐	☐	☑

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☑
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☑
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☐	☐	☑
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☐	☐	☑
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☐	☐	☑
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☑
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☑
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☑
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☑
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☑
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☑
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☑
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☑
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☑
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☑
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Tuchman Associates, LLC/Kevin Williams

Address: 500 International Drive, Suite 150

Telephone: 973-527-7451 Email: Kevin.Williams@equityenvironmental.com

Applicant/Agent's Signature: _____

Date: 12/13/19

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

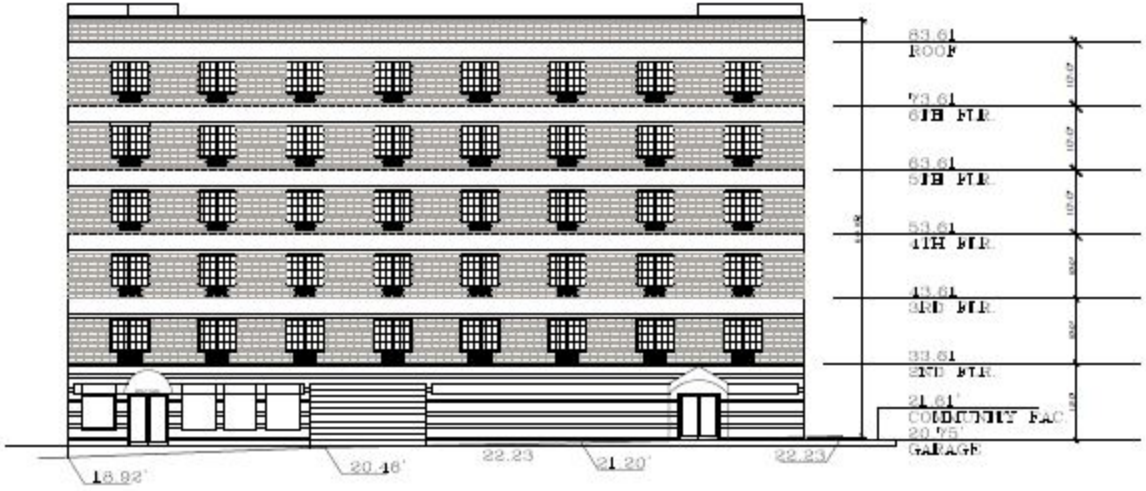
New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- [x] Copy of original signed NYC Consistency Assessment Form
- [ ] Attachment with consistency assessment statements for all relevant policies
- [ ] For Joint Applications for Permits, one (1) copy of the complete application package
- [x] Environmental Review documents
- [x] Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- [ ] Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

Appendix C: Architectural Drawings



FACADE CORONA AVE.

SCALE: 1/16" = 1'-0"

REISSUE: 12-07-17

THOMAS J. CURRO ARCHITECT, P.C.

FACADE ELEVATION FROM CORONA AVENUE

110-44 SAULTELL AVENUE

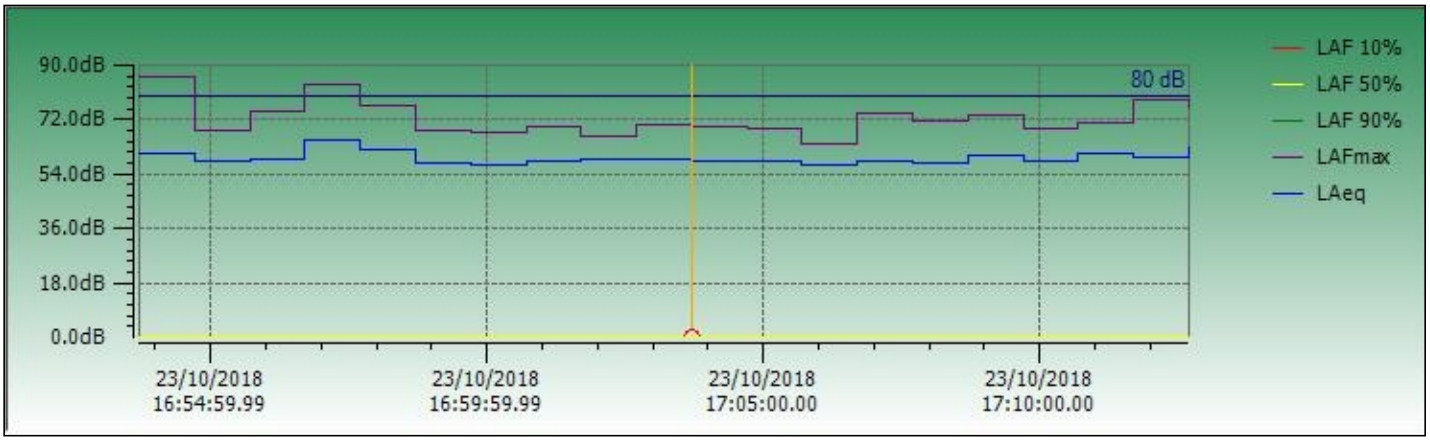
ZONING CHANGE

SCALE: 1/16" = 1'-0"	DRAWING :
ISSUE DATE: 09-2017	A-4
DRAWN BY: JCM	
PROJECT:	

Appendix D: Noise Back-Up Data

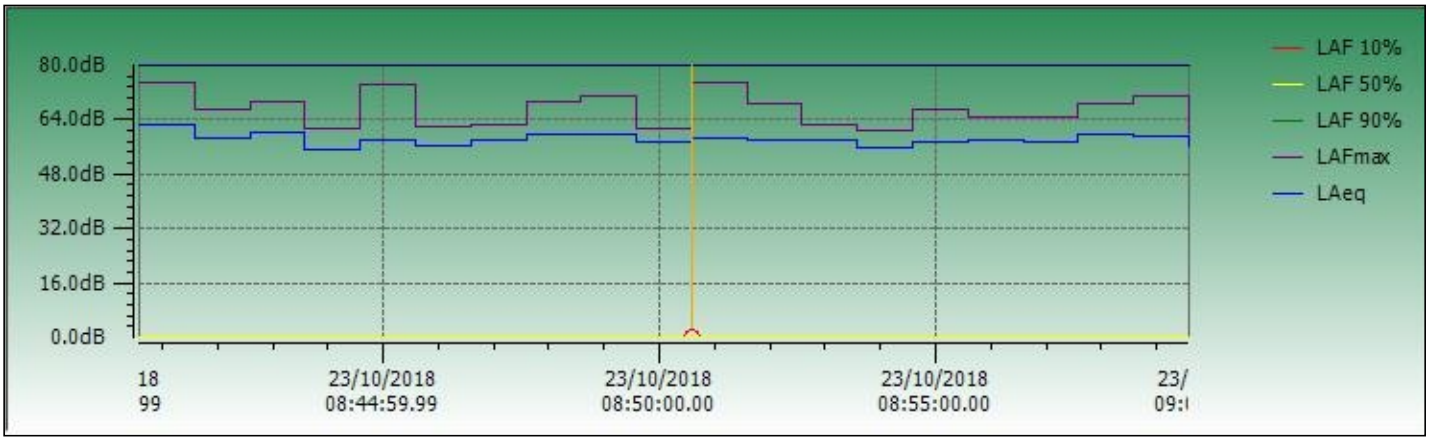
Instrument Model	**CEL-633C**

Serial Number	4278006	LAeq	59.9 dB
Start Date & Time	10/23/2018 4:53:42 PM	LAFmax	86.2 dB
LAF 10%	62 dB	LAFmin	49.8 dB
LAF 50%	56.5 dB	End Date & Time	10/23/2018 5:13:42 PM
LAF 90%	53 dB	Duration	00:20:00 HH:MM:SS



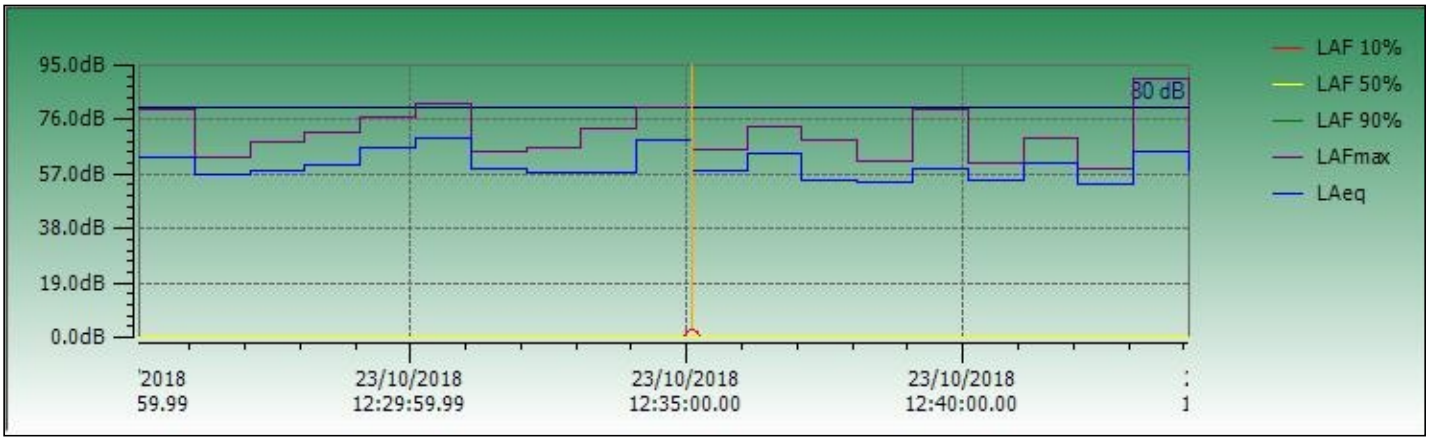
Instrument Model	**CEL-633C**

Serial Number	4278006	LAeq	58.6 dB
Start Date & Time	10/23/2018 8:40:35 AM	LAFmax	75.2 dB
LAF 10%	61 dB	LAFmin	51.1 dB
LAF 50%	57 dB	End Date & Time	10/23/2018 9:00:35 AM
LAF 90%	54 dB	Duration	00:20:00 HH:MM:SS



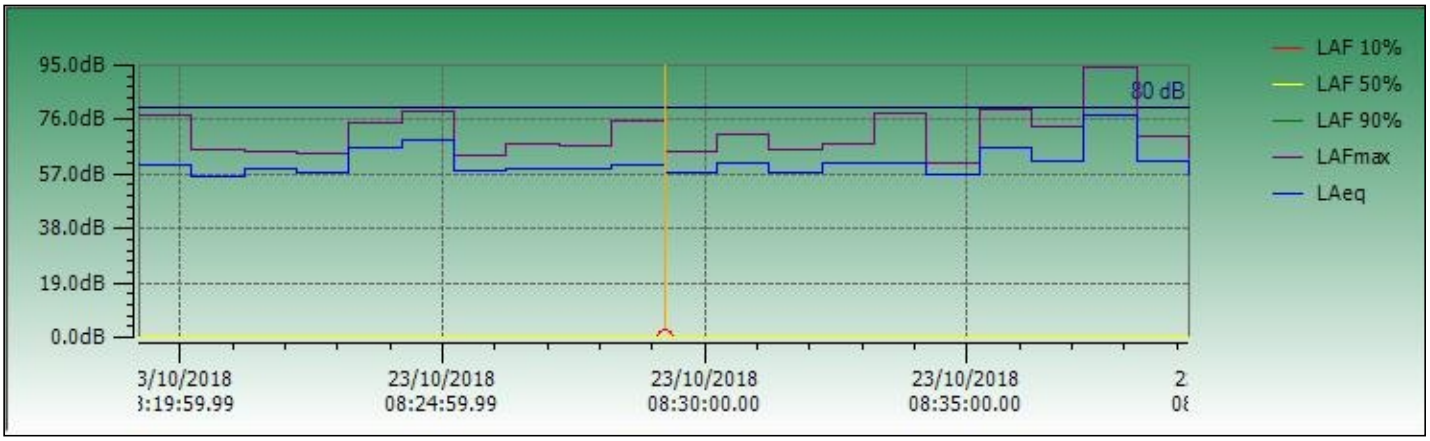
Instrument Model	**CEL-633C**

Serial Number	4278006	LAeq	62.7 dB
Start Date & Time	10/23/2018 12:25:05 PM	LAFmax	90.4 dB
LAF 10%	63.5 dB	LAFmin	49.8 dB
LAF 50%	56 dB	End Date & Time	10/23/2018 12:45:05 PM
LAF 90%	52 dB	Duration	00:20:00 HH:MM:SS



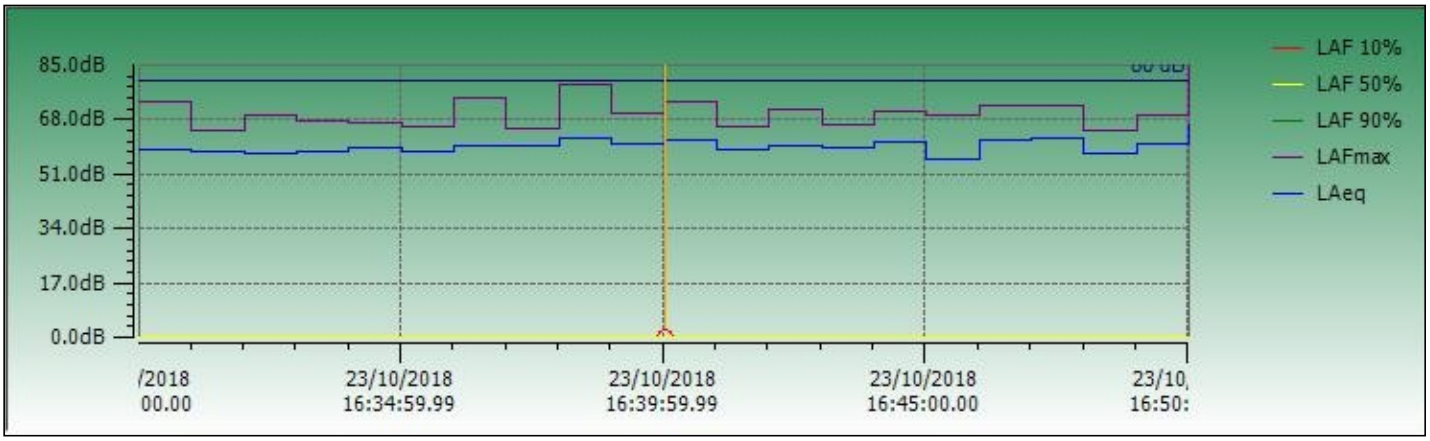
Instrument Model	**CEL-633C**

Serial Number	4278006	LAeq	66.4 dB
Start Date & Time	10/23/2018 8:19:13 AM	LAFmax	94.5 dB
LAF 10%	64 dB	LAFmin	48.5 dB
LAF 50%	57.5 dB	End Date & Time	10/23/2018 8:39:33 AM
LAF 90%	53 dB	Duration	00:20:20 HH:MM:SS



Instrument Model	**CEL-633C**

Serial Number	4278006	LAeq	60.4 dB
Start Date & Time	10/23/2018 4:30:01 PM	LAFmax	85 dB
LAF 10%	63 dB	LAFmin	48.9 dB
LAF 50%	57.5 dB	End Date & Time	10/23/2018 4:50:52 PM
LAF 90%	52.5 dB	Duration	00:20:51 HH:MM:SS



Instrument Model	**CEL-633C**

Serial Number	4278006	LAeq	63.4 dB
Start Date & Time	10/23/2018 12:02:21 PM	LAFmax	99.8 dB
LAF 10%	62.5 dB	LAFmin	50.2 dB
LAF 50%	56.5 dB	End Date & Time	10/23/2018 12:23:37 PM
LAF 90%	53 dB	Duration	00:21:16 HH:MM:SS



Appendix E: Hazardous Materials