DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

February 16, 2017

Hilary Semel, Director
New York City Mayor's Office of Sustainability
253 Broadway, 14th Floor
New York, NY 10007

**NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW**

**Re: Hamilton Beach Resiliency Rezoning**
CEQR No. 17DCP115Q
ULURP No. 170255ZMQ, N170267ZRQ
Queens, Community District 10
SEQR Classification: Type 1

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The New York City Department of City Planning (DCP) proposes an amendment to the Zoning Map and a text amendment to the Zoning Resolution that will affect all or portions of 22 tax blocks in Hamilton Beach, Queens, in Community District 10. The Hamilton Beach rezoning area is generally bounded by 159th Avenue to the north, the MTA's A train right-of-way to the east, the U.S. Pierhead and Bulkhead Line to the south, and 102nd Street to the west.

The proposed actions would:

1. Map a Hamilton Beach Special Coastal Risk Subdistrict under the proposed Special Coastal Risk District text. The Special Coastal Risk District (Zoning Resolution 137-00), is proposed as part of a concurrent application, the Broad Channel Resiliency Rezoning (17DCP114Q), and is intended to denote flood risk. The Hamilton Subdistrict would have the added affect of limiting population by restricting building typology as described below.

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2. Replace existing R3-1 zoning with R3A zoning to reinforce neighborhood character and current building patterns.
3. Replace and extend existing C1-2 commercial overlays with C1-3 commercial overlays (within the existing R3-1 district) to bring existing commercial uses into conformance and more closely match existing building characteristics. The proposed zoning may also provide commercial buildings relief from high off-street parking requirements that might otherwise make the incorporation of flood mitigation measures into the renovation, reconstruction, or redevelopment of commercial uses more difficult.

It is the objective of the proposed actions to:

1. Reinforce neighborhood character and established building patterns by replacing existing zoning with appropriate contextual zones.
2. Signal flood risk and limit the density of future development by restricting new residential development to single family detached buildings on lots with widths less than 40 feet and two-family detached buildings on lots wider than 40 feet.
3. Ensure that the commercial zoning overlays in Coleman Square, a local retail node, match existing commercial uses and development patterns.

The proposed action would not induce any additional residential development. Rather, the expected result of the proposed actions is less residential development over time, which would be achieved by changing the allowable building typology. For Hamilton Beach, the Special Coastal Risk District would be applied to the proposed underlying R3A district and would limit future development of two-family detached houses to only lots over 40 feet wide to accommodate the range of lot widths present in Hamilton Beach. Single-family detached houses would be permitted throughout the area.The effect of this change is anticipated to be a reduction in the number of dwelling units by approximately 120 units over the next fifeteen years. The proposed actions would also bring pre-existing buildings which were not conformant, into conformance.

The Hamilton Beach study area is currently zoned R3-1 and a C1-2 commercial overlay districts is mapped in Coleman Square. These zoning districts have remained largely unchanged since 1961 when the current Zoning Resolution was adopted. The rezoning area contains a mix of residential buildings (mostly one-family detached residences and 13 percent with one- or two-family semi-detached residences), vacant lots, parking facilities. Remaining land use categories—commercial and office, industrial and manufacturing, transportation and utility, and open space and recreation—account for less than four percent combined.

The analysis year for the proposed actions is 2032.

An Environmental Assessment Statement is attached. Please contact Lisa Blake of the Department of City Planning at (212) 720-3621 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

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New York City Department of City Planning

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