ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)
AND
SUPPLEMENTAL STUDIES TO THE EAS

245-01 Jamaica Avenue Rezoning

245-01 Jamaica Avenue (Block 8659, Lot 1)
Jamaica, NY, 11426

Prepared for:
MARINO PLAZA 63-12, LLC

Prepared by:
AECOM
125 Broad Street
New York, NY 10004

AECOM Project No. 60603545

October **2**nd**, 2020**

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* 245-01 Jamaica Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 20DCP054Q	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 200252ZMQ	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT MARINO PLAZA 63-12, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Richard Lobel		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 18 E 41st St		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10017
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212-725-2727	EMAIL rlobel@sheldonlobelpc.com	

5. *Project Description*

The applicant is seeking a zoning map amendment to rezone the Site from the existing R2A and R4/C1-3 zoning district to an R2A and R4/C2-3 zoning district.

The Proposed Action would allow the Applicant to relinquish the existing variance and to file a special; permit application at the Board of Standards and Appeals in order to permit the legal operation of the existing PCEs within portions of the Building's first floor and cellar levels. The Body by Fitness PCE was legalized under BSA Cal. No. 2016-4472-BZ in November 2018.

The BSA has the authority to grant special permits for the operation of physical culture and health establishments pursuant to Zoning Resolution Section 73-36 provided the Applicant satisfies certain special permit findings. Pursuant to Zoning Resolution Section 73-36(a), the PCE special permit is applicable in a number of zoning districts, including C2 zoning districts. Should the requested zoning map be approved, a PCE special permit would be applicable at the Site because it would be located within an R4/C2-3 zoning district.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 13	STREET ADDRESS 245-01 Jamaica Avenue
TAX BLOCK(S) AND LOT(S) Block 869, Lot 1		ZIP CODE 11426
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Jamaica Avenue, between 245th Street ad 246th Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4/C1-3, R2A		ZONING SECTIONAL MAP NUMBER 15c

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 73-36

***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.): 15,069 Waterbody area (sq. ft) and type: NA
Roads, buildings, and other paved surfaces (sq. ft.): 15,069 Other, describe (sq. ft.): NA

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): n/a
NUMBER OF BUILDINGS: n/a GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): n/a
HEIGHT OF EACH BUILDING (ft.): n/a NUMBER OF STORIES OF EACH BUILDING: n/a

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:
The total square feet not owned or controlled by the applicant:

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.)		5,170 gsf		
Type (*e.g.,* retail, office, school)	units	Physical Culture Establishment (Change of Type of Retail Use from no-action to with-Action)		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS:

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:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2021

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 6

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Environmental Review- 7 months, ULURP 10 months, Occupancy- 1 month

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:	☐	☐
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): No Projected Increment		
○ 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): No Projected Increment		
(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)	☐	☐
(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
Max Meltzer, AICP	October 2nd, 2020

SIGNATURE 

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

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

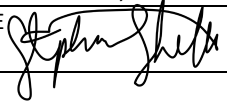
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Deputy Director, EARD	NYC Department of City Planning
NAME	DATE
Stephanie Shellooe, AICP	10/02/2020

SIGNATURE 

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

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

Land Use, Zoning, and Public Policy

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

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

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

245-01 Jamaica Avenue Rezoning

Supplemental Studies to the Environmental Assessment Statement

October 2nd, 2020

Proposed Development Site:

245-01 Jamaica Avenue
Jamaica, NY, 11426

Prepared for:

Marino Plaza 63-12 LLC
70-01 Ditmars Blvd.
East Elmhurst, NY, 11370

Prepared by:

AECOM
125 Broad Street
New York, NY, 10004

Table of Contents

1.0 PROJECT DESCRIPTION 2

1.1 Project Location 2
1.2 Proposed Development 3
1.3 Purpose and Need 17
1.4 Required Approvals 17
1.5 Analysis Framework (Reasonable Worst Case Development Scenario) 17

2.0 ENVIRONMENTAL REVIEW 21

2.1 LAND USE, ZONING AND PUBLIC POLICY 21
2.1.1 Land Use 21
2.1.2 Zoning 25
2.1.3 Public Policy 30
2.2 NATURAL RESOURCES 30
2.3 NEIGHBORHOOD CHARACTER 32
2.3.1 Existing Conditions 32
2.3.2 Future No-Action Scenario 33
2.3.3 Future With-Action Scenario 33

Figures

Figure 1.1-1 Cellar Floor Site Plan (For Illustrative Purposes Only) 4
Figure 1.1-2 First Floor Site Plan (For Illustrative Purposes Only) 5
Figure 1.2-1 Project Site Location 6
Figure 1.2-2 Land Use Map 7
Figure 1.2-3 Zoning Sectional Map 8
Figure 1.2-4 Zoning Change Map 9
Figure 1.2-5 Tax Map 10
Figure 1.2-6 Photo Key Map 11
Figure 1.2-7 Photographs of the Site and Surrounding Area 12
Figure 2.1-1 Land Use Map 23
Figure 2.1-2 Detailed Zoning Map 28
Figure 2.2-1 Jamaica Bay Watershed 31

Tables

Table 1 Projected Development under the Proposed Rezoning 18
Table 2 Description of Existing and Proposed Conditions 19
Table 3 2017 Land Use Distribution - Queens Community District 13 24
Table 4a Summary of Existing Zoning Regulations 27
Table 4b Summary of Future With-Action Zoning Regulations 29

Appendices

Appendix A – Applicant Plans

Appendix B – Jamaica Bay Watershed Protection Plan Form

1.0 PROJECT DESCRIPTION

The applicant, Marino Plaza 63-12 LLC, is seeking a zoning map amendment to rezone the Site from the existing R2A and R4/C1-3 zoning district to an R2A and R4/C2-3 zoning district.

The Proposed Action would allow the Applicant to relinquish the existing variance and to file a special permit application at the Board of Standards and Appeals in order to permit the legal operation of the existing PCEs within portions of the Building's first floor and cellar levels. One PCE, "Body by Fitness" was legalized under BSA Cal. No. 2016-4472-BZ in November 2018. It occupies approximately 5,634 gsf in of the ground floor and approximately 5,564 gsf in the cellar. The other PCE "Team Us TaeKwonDo" occupies approximately 2,587 gsf in the cellar and 2,583 gsf on the first floor. This PCE is currently not in conformance with zoning.

The BSA has the authority to grant special permits for the operation of physical culture and health establishments pursuant to Zoning Resolution Section 73-36 provided the Applicant satisfies certain special permit findings. Pursuant to Zoning Resolution Section 73-36(a), the PCE special permit is applicable in a number of zoning districts, including C2 zoning districts. Should the requested zoning map be approved, a PCE special permit would be applicable at the Site because it would be located within an R4/C2-3 zoning district.

1.1 Project Location

The Proposed Project Area/ Proposed Development Site consists of 245-01 thru 245-25 Jamaica Avenue (Block 8659, Lot 1). The Site is located on the north side of Jamaica Avenue between 245th Street and 246th Street in the Bellerose neighborhood of Queens. The Site is at the border of Queens and Nassau County, and is located within Queens Community District 13.

The Site has approximately 199 feet of frontage on Jamaica Avenue, 70 feet of frontage on 245th Street, and 76 feet of frontage on 246th Street, for a total lot area of approximately 15,069 square feet. The Site is improved with a one-story commercial building (the "Building") with a cellar having a total floor area of approximately 14,656 square feet (0.97 FAR). A majority of the Site is zoned R4/C1-3 at an 80 foot depth from Jamaica Avenue. The R2A portion of the Site begins at the 80 foot R4/C1-3 boundary and covers a minimal 13 feet of frontage along 245th Street, at the northerly end of the Site and running thence parallel with Jamaica Avenue and through the subject block.

The Building's first floor is divided into seven stores including two Physical and Culture Establishments ("PCE"): (1) a fitness center located midblock which occupies approximately 5,634 square feet of the Building's ground floor and 5,564 square feet in the cellar, and (2): a martial arts studio located on the easterly portion of the Site. The Building also contains a physical therapy center, a beauty salon, and eating and drinking establishments. The Body by Fitness PCE was legalized under BSA Cal. No. 2016-4472-BZ in November of 2018.

Directly south of the Project Site and Rezoning Area, across Jamaica Avenue, is Nassau County, which is not under the jurisdiction of New York City law. In this portion of eastern Queens, Jamaica Avenue, the street that the Project Site is on, serves as the southern border which separates Queens from Nassau County.

Mass Transit

The Project Area is accessible by mass transit, including MTA (Metropolitan Transportation Authority) and NICE (Nassau-Inter Count Express) bus service and the MTA's Long Island Railroad. The MTA's Q 36 and NICE's N24 stop directly in front of the Project Area on Jamaica Avenue. The MTA's Long Island Railroad Bellerose stop is about one quarter of a mile southeast of the Project Area. The Bellerose stop is in the Bellerose neighborhood of Nassau County.

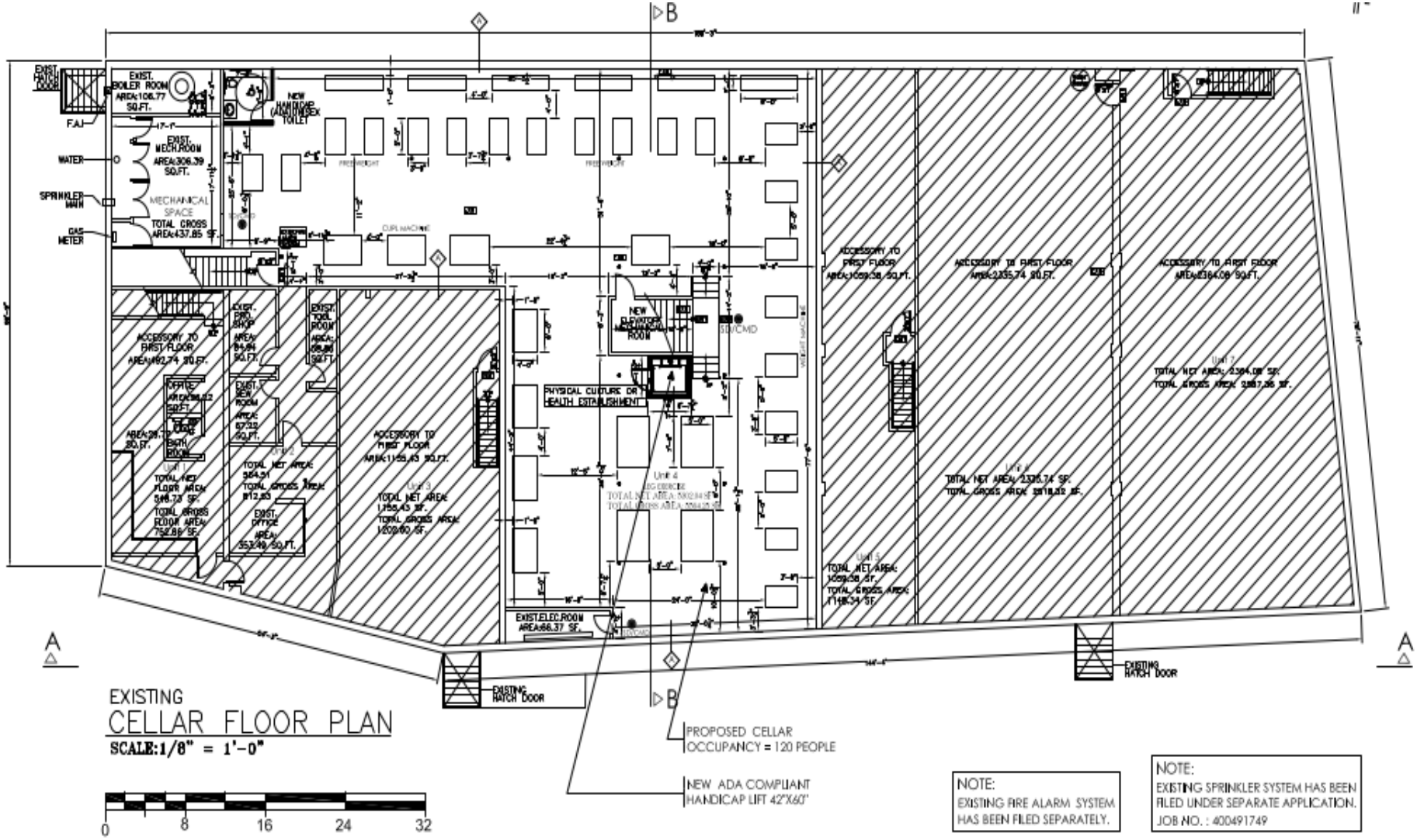
Assessment Study Area

This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action occurring in a study area of approximately 400 feet around the Rezoning Area. This study area is generally bound by 91st Avenue to the east, approximately 300 feet south of Jamaica Avenue to the south (in Nassau County), and The Cross island Parkway to the west, and 90th Avenue to the north.

1.2 Proposed Development

The Proposed Action would allow the Applicant to relinquish the existing variance and to file a special permit application at the Board of Standards and Appeals in order to permit the legal operation of the existing PCEs within portions of the Building's first floor and cellar levels. The Body by Fitness PCE was legalized under BSA Cal. No. 2016-4472-BZ in November 2018. It occupies approximately 5,634 gsf in of the ground floor and approximately 5,564 gsf in the cellar. . The other PCE "Team Us TaeKwonDo" occupies approximately 2,587 gsf in the cellar and 2,583 gsf on the first floor. This PCE is currently not in conformance with zoning.

The BSA has the authority to grant special permits for the operation of physical culture and health establishments pursuant to Zoning Resolution Section 73-36 provided the Applicant satisfies certain special permit findings. Pursuant to Zoning Resolution Section 73-36(a), the PCE special permit is applicable in a number of zoning districts, including C2 zoning districts. Should the requested zoning map be approved, a PCE special permit would be applicable at the Site because it would be located within an R4/C2-3 zoning district. No new in-ground expansion, construction, or development is being proposed at this time.



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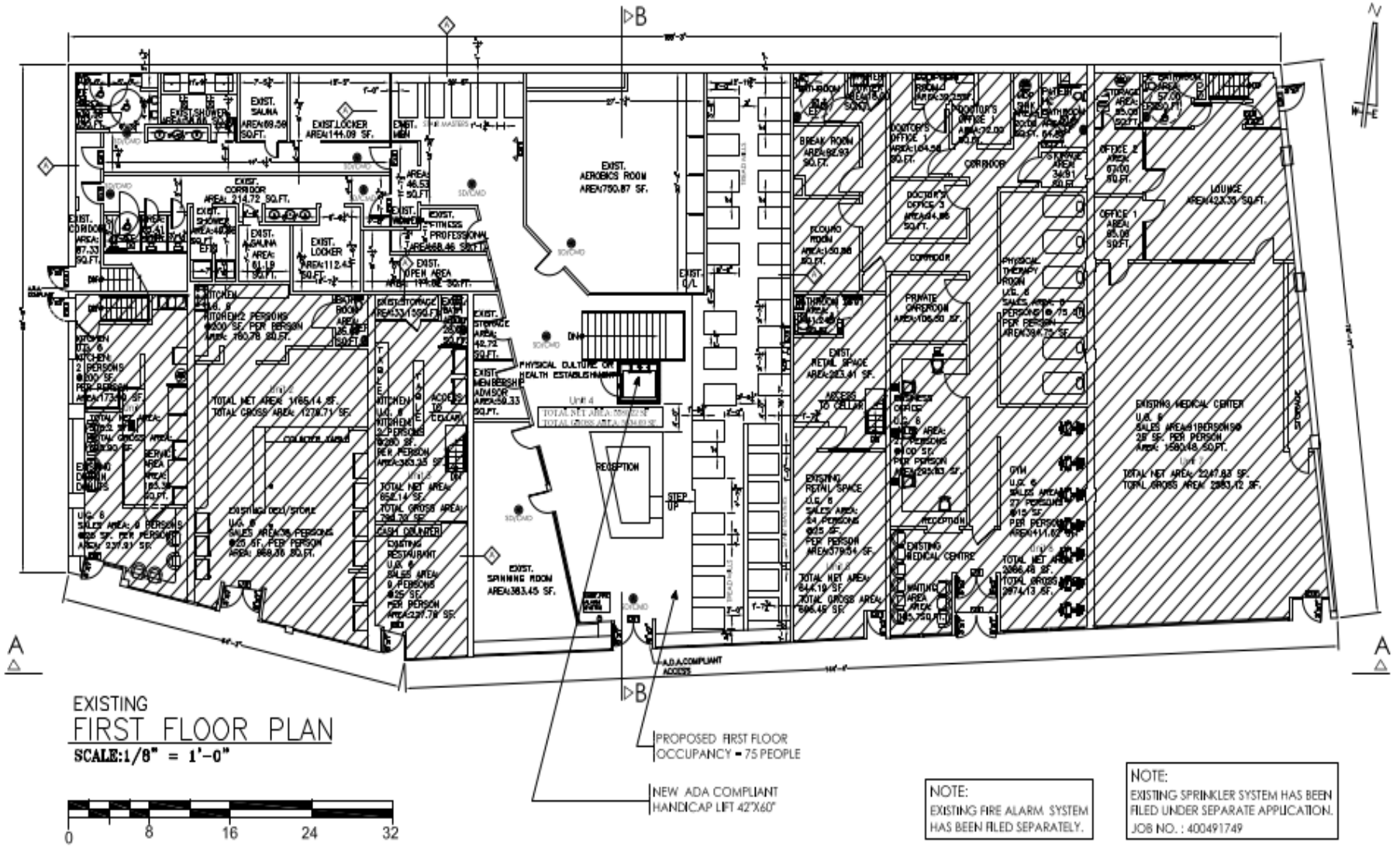
Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

Cellar Floor Site Plan-
Illustrative Purposes Only

Figure 1.1-1

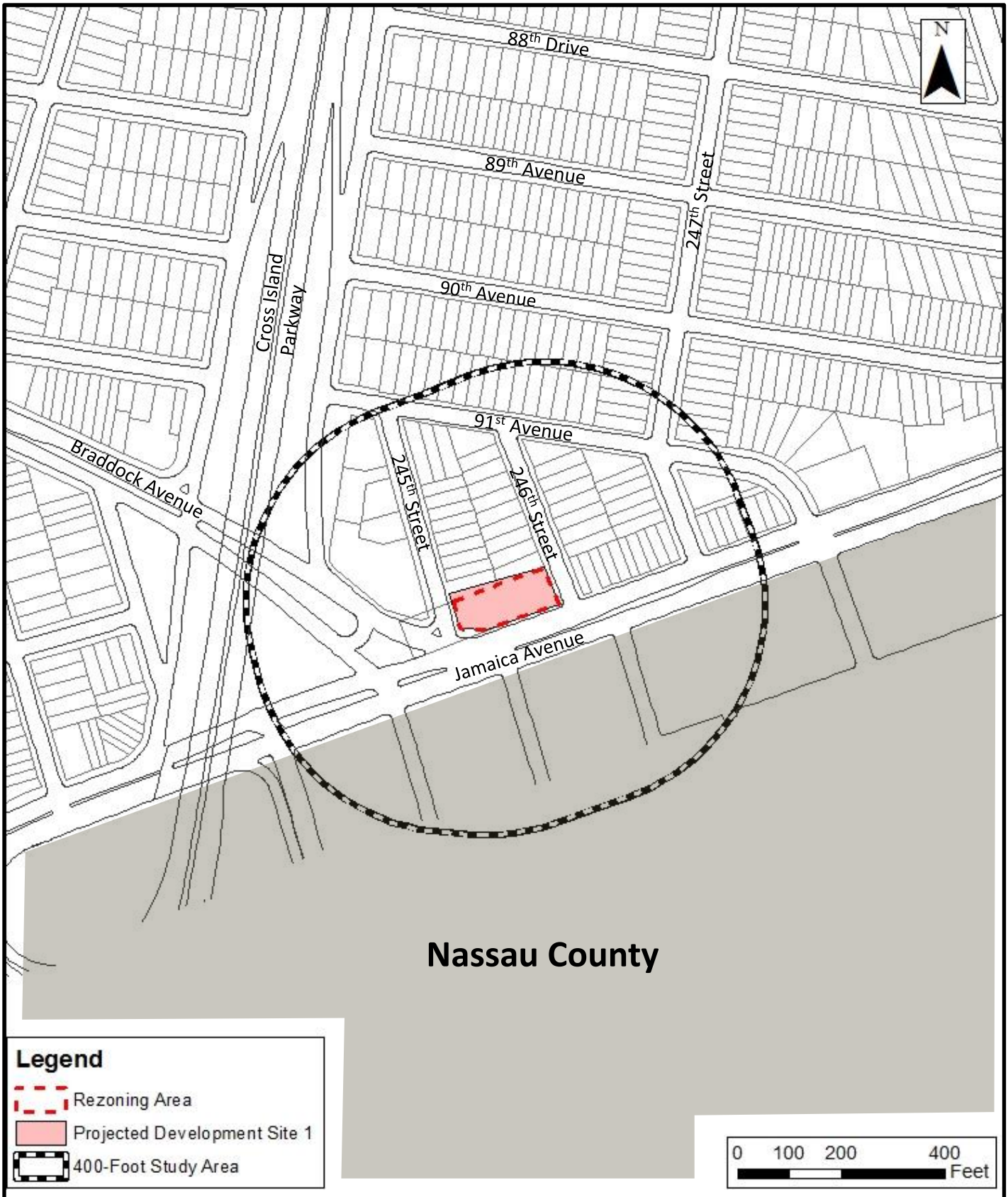


AECOM

Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

First Floor Site Plan
Illustrative Purposes Only

Figure 1.1-2

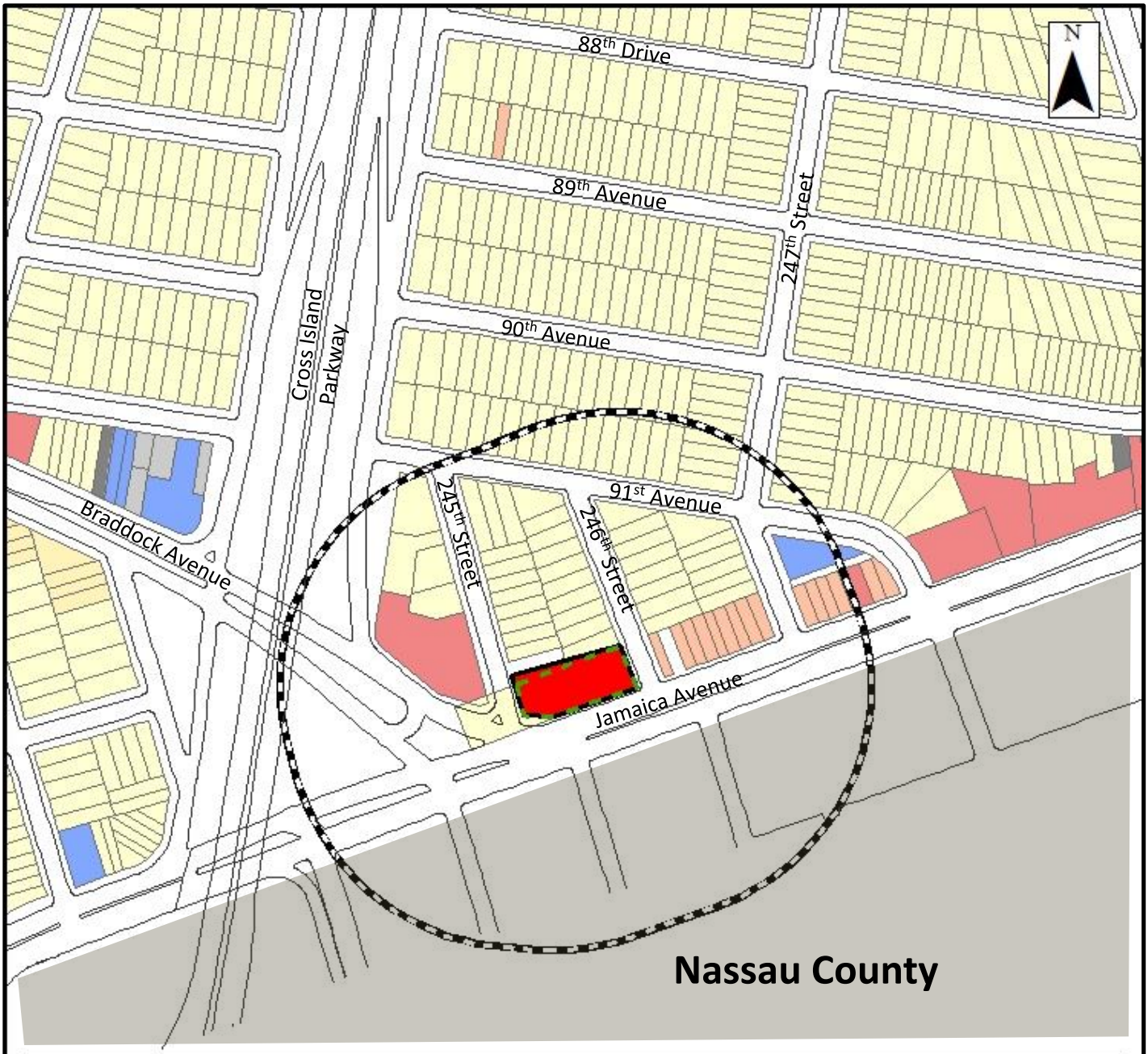


AECOM

Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

Project Site Location Map

Figure 1.2-1



Legend

0 100 200 400 Feet

- Rezoning Area
- Projected Development Site 1
- 400-Foot Study Area

Land Uses

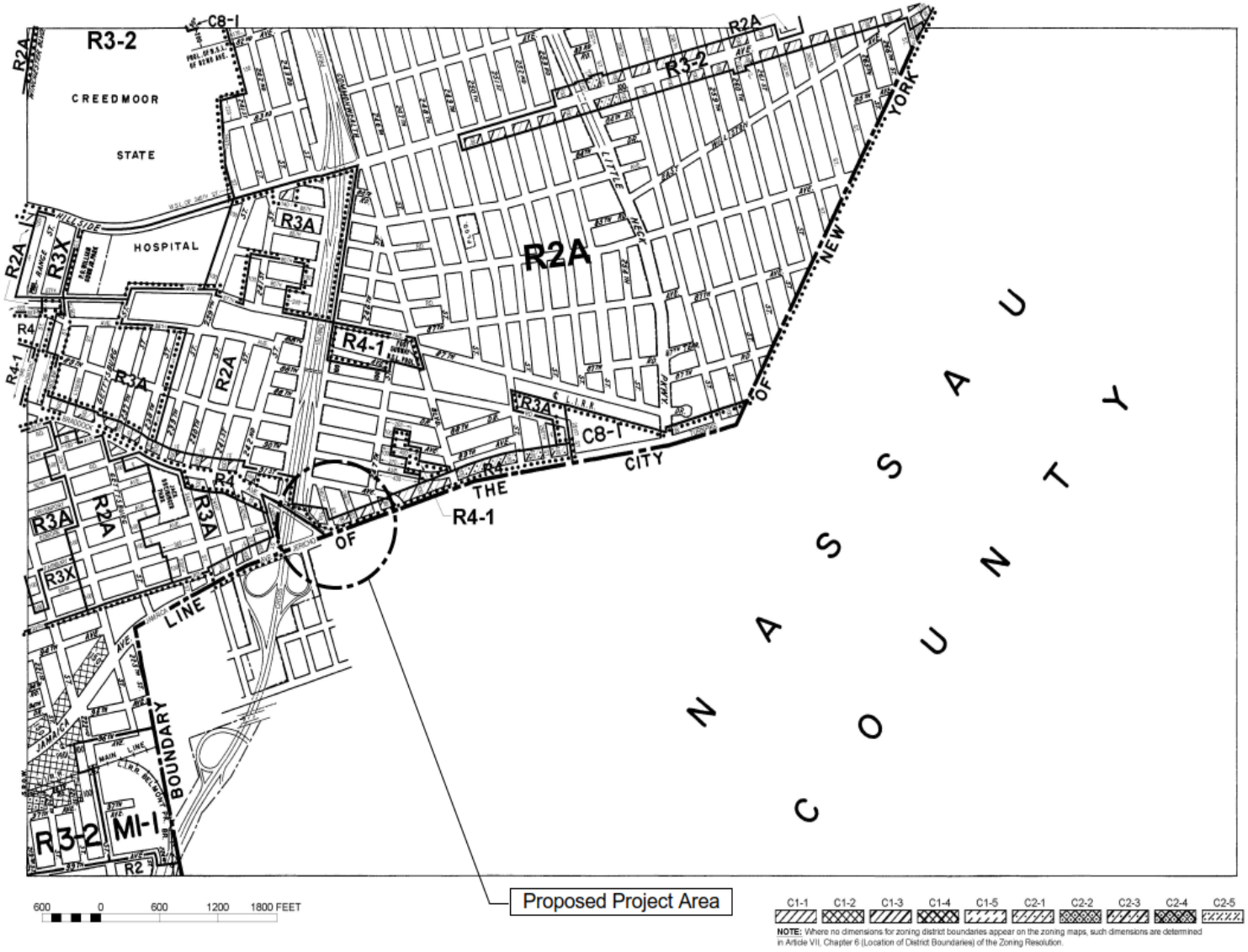
- One- & Two-Family Residences
- Multi-Family Walkup Residence
- Multi-Family Elevator Residence
- Mixed Residential & Commercial
- Commercial Uses
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities & Institutions
- Open Space & Recreation
- Parking
- Vacant Land
- All Others or No Data

AECOM

Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

Land Use Map

Figure 1.2-2



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

06-24-2013 C 130188 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

11b	11d	
15a	**15c**	
15b	15d	

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ZONING MAP **15c**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

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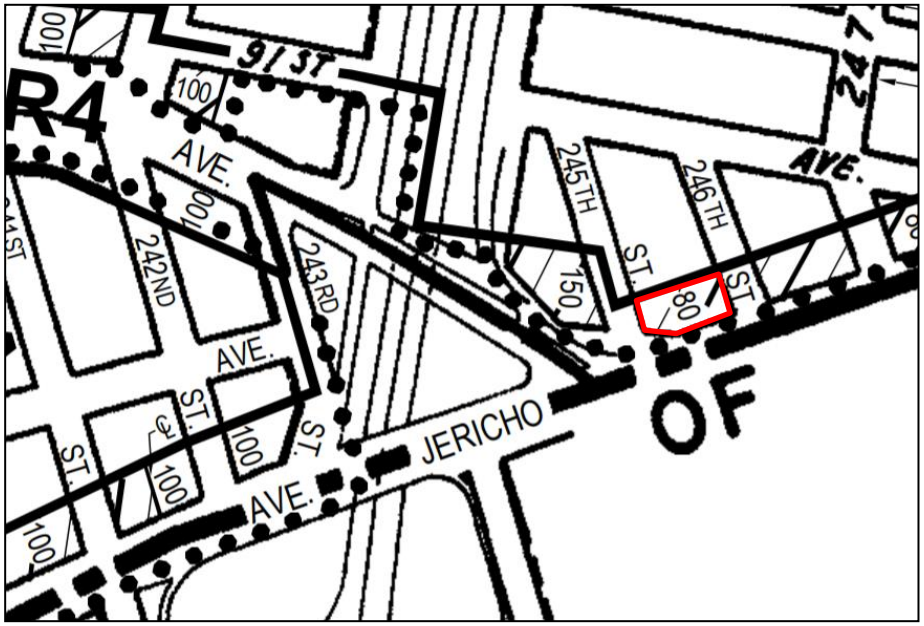
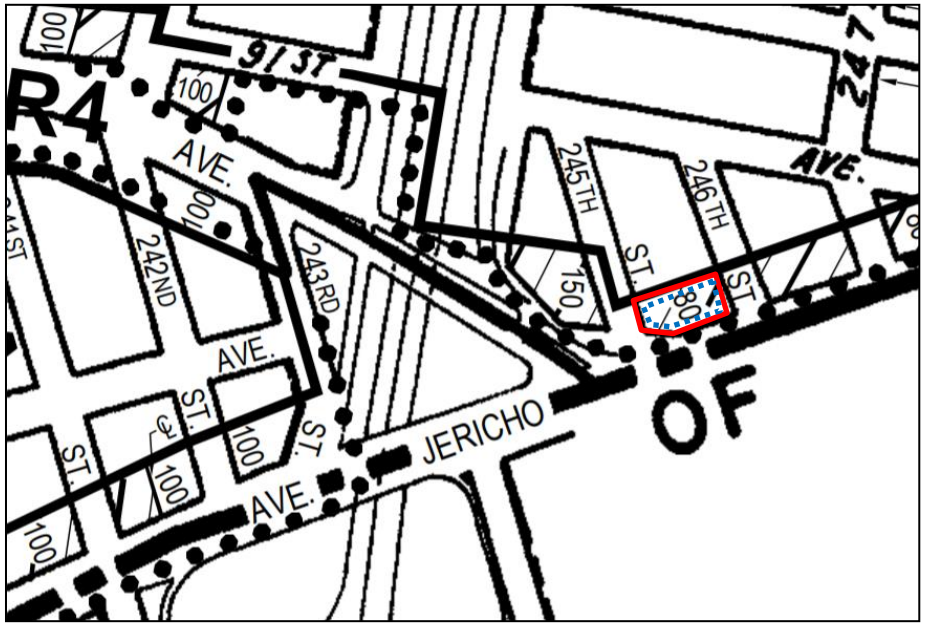
Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

Official Zoning Sectional Map

Figure 1.2-3



Project Site



Project Site

Rezoning Area – R4/C2-3

AECOM	**Environmental Assessment Statement** **245-01 Jamaica Avenue Rezoning** **Jamaica, NY**	**Zoning Change Map** **Figure 1.2-4**



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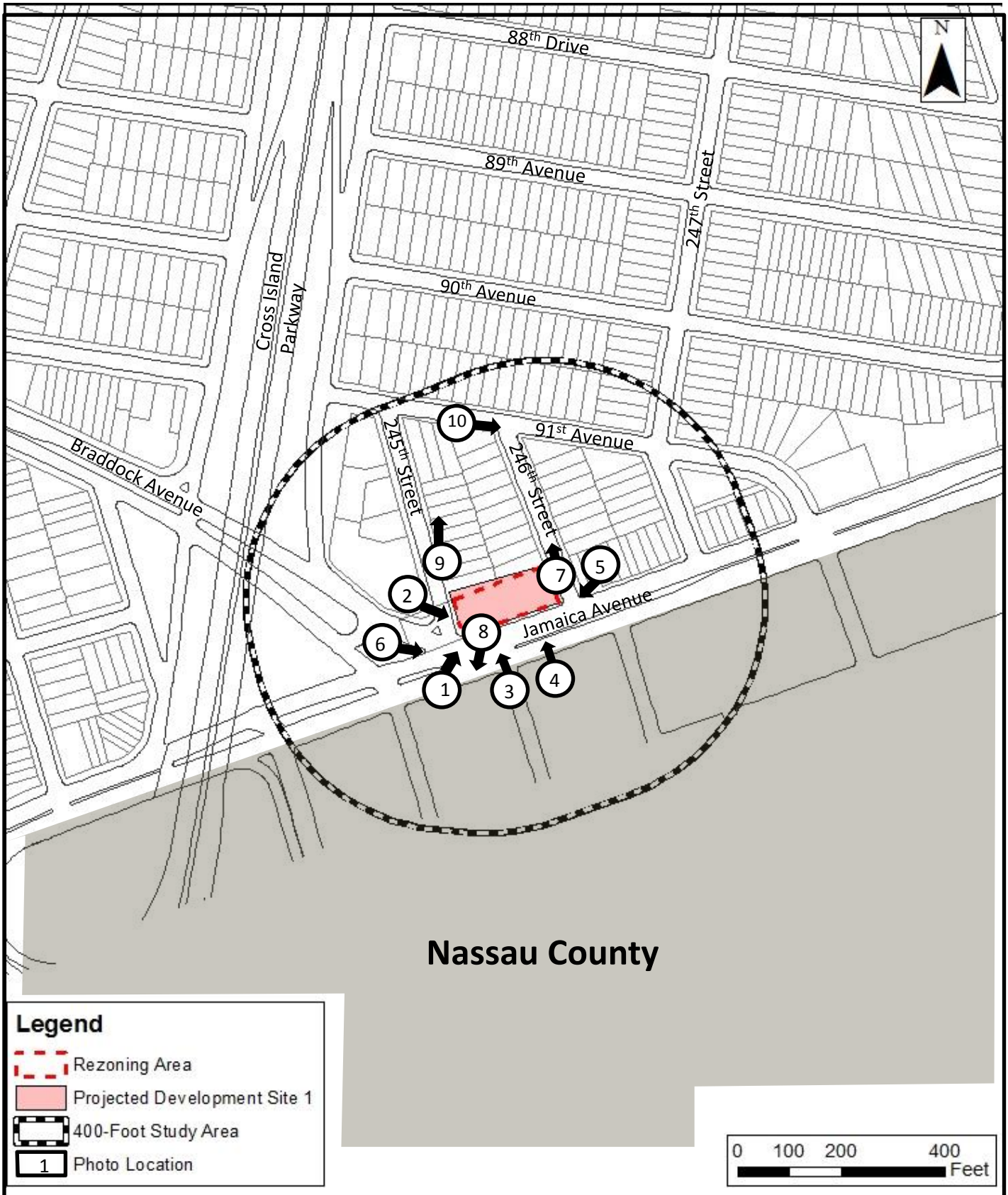
Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

Tax Map

Figure 1.2-5



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Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

Photo Key Map

Figure 1.2-6

Figure 1.2-7 Photographs of the Site and Surrounding Area

Photos Taken July 12th, 2019



Photo 1: View of Projected Site 1 from intersection of Jamaica Avenue (east bound) and 245th St, looking northeast



Photo 2: View of Projected Development Site 1 from 245th St, looking southeast



Photo 3: View of portion of Projected Development Site 1 from intersection of Jamaica Avenue and 246th St, looking north



Photo 4: View of part of Projected Development Site 1 from intersection of Jamaica Avenue (east bound) and 246th St, looking northeast



Photo 5: View of Projected Development Site 1 from 246th St, looking southwest



Photo 6: View of Jamaica Avenue from intersection of Jamaica Avenue (west bound) and 245th St, looking southeast (opposite side of Projected Development Site 1)



Photo 7: View of 246th St from intersection of Jamaica Avenue (west bound) and 246th St, looking northeast



Photo 8: View of Jamaica Avenue from intersection of Jamaica Avenue (west bound) and 246th St, looking southwest (opposite side of Projected Development Site 1)



Photo 9: View of 245th St from 245th St, looking northeast



Photo 10: View of residential uses on 91st Avenue

1.3 Purpose and Need

The Proposed Actions would permit the Applicant to tenant the commercial floor area with a wider range of commercial uses, specifically a Physical Culture Establishment. The Applicant will also seek a Special Permit from the BSA to permit the PCE.

The goal of the 2013 rezoning was to preserve the lower-density residential characteristics of the neighborhood. C1 and C2 overlays are generally mapped within residential districts and allow a range of local retail and service establishments needed in residential neighborhoods. The Applicant's proposed project would be to operate a PCE, which would serve the immediate local area. However, the existing zoning will not permit the PCE to be conforming per zoning. The C2-3 proposed zoning overlay would permit the applicant to get a special permit from the BSA to operate the PCE.

1.4 Required Approvals

The proposed zoning map amendment is a discretionary public action which is subject to the City Environmental Quality Review (CEQR) as Unlisted. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The proposed zoning map and text amendments are also discretionary public actions which are subject to public review under the Uniform Land Use Review Procedure (ULURP). The ULURP process was established to assure adequate opportunity for public review of Proposed Action. ULURP dictates that every project be reviewed at four levels: the Community Board; the Borough President; the City Planning Commission; and, in some cases the City Council. The procedures mandate time limits for each stage to ensure a maximum review period of seven months.

1.5 Analysis Framework (Reasonable Worst Case Development Scenario)

Existing Conditions

The Proposed Project Area consists of 1 lot bordered by Jamaica Avenue, 245th Street, and 246th Street in the Jamaica neighborhood of Community District 13 in Queens:

245-01 Jamaica Avenue (Block 8659, Lot 1)

The Proposed Project Area is currently located within an R4/C1-2 and R2A zoning district. 245-01 Jamaica Avenue (Lot 1), the Proposed Development Site, is applicant controlled with a total lot area of 15,069 square feet and consists of a 1 story commercial building, a portion of which is currently occupied in a nonconforming manner by a P.C.E. The total square footage of the building on Lot 1 is approximately 14,656. The nonconforming PCE "Team Us TaeKwonDo" occupies approximately 2,587 gsf in the cellar and 2,583 gsf on the first floor.

Future No-Action Scenario

The No-Action Scenario assumes that commercial portions of the Applicant-controlled Proposed Development Site would remain tenanted with the current existing commercial uses as all the commercial uses; including the PCE on the Site is legal (Body by Fitness).The only change in the No-Action Scenario from the existing conditions would be at the TaeKwonDo Studio. The TaeKownDo Studio is not currently in conformance, and therefore, in the No-Action Scenario it is assumed that the existing TaeKwonDo Studio, which has a total of approximately 5,170 gsf on the first and cellar floors (2,587 in the cellar and 2,583 on the first) would be occupied with UG 6 local retail use.

Future With-Action Scenario

The With-Action Scenario would be congruent to the No-Action Scenario, with the exception that the TaeKwonDo Studio (PCE) would occupy the space it currently occupies on the Development Site (Approximately 5,170 gsf between the cellar and first floors). The With-Action Scenario assumes no new

development, just a change in uses between the No-Action and With-Action Scenarios on a portion of Queens Block 8659, Lot 1 (approximately 5,170 gsf), as following the rezoning, the applicant intends to pursue a BSA special permit for PCE use to bring into conformance both PCEs operating on the Lot

All other uses on Queens Block 8659, Lot 1 would remain unchanged and unaffected by the Proposed Action.

Projected Development Sites

Based on an analysis of the Rezoning Area, and soft site criteria, Block 8659, Lot 1 has been identified as the only projected development site.

Table 1 Projected Development under the Proposed Rezoning

Site No.	*Block*	*Lot*	*Lot Area*	*Existing Zoning*	*Existing FAR*	*Proposed Zoning*	*Projected Residential Floor Area (sf)*	*Projected Com Facility Floor Area (sf)*	*Projected Commercial Floor Area (sf)*	*DUs*	*Height & and Floor Count*
1	*8659*	*1*	15,069	*R2, R4/C1-3*	*0.97*	*R2, R4/C2-3*	*NA*	*NA*	*14,656 & 0.97 FAR (No Increment*	*NA*	*1 Story*

Projected Development Site 1 - Block 8659, Lot 1

The applicant is seeking a zoning map amendment to rezone the Site from the existing R2A and R4/C1-3 zoning district to an R2A and R4/C2-3 zoning district. The Proposed Action would allow the Applicant to relinquish the existing variance and to file a special; permit application at the Board of Standards and Appeals in order to permit the legal operation of the existing PCEs within portions of the Building's first floor and cellar levels.

The With-Action Scenario would be congruent to the No-Action Scenario, with the exception that the TaeKwonDo Studio (PCE) would occupy the space it currently occupies on the Development Site (Approximately 5,170 gsf between the cellar and first floors). The With-Action Scenario assumes no new development, just a change in uses between the No-Action and With-Action Scenarios on a portion of Queens Block 8659, Lot 1 (approximately 5,170 gsf), as following the rezoning, the applicant intends to pursue a BSA special permit for PCE use to bring into conformance both PCEs operating on the Lot

All other uses on Queens Block 8659, Lot 1 would remain unchanged and unaffected by the Proposed Action.

Build Year

Given the rezoning will only occur over one lot, and taking into account time for environmental review, the ULURP process, financing, renovations, and occupation, a build year of 2021 is appropriate for this project.

Table2- Description of Existing, No-Action and With-Action Conditions

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	N/A	
No. of dwelling units	N/A	N/A	N/A	
No. of low- to moderate-income units	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Commercial	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type (retail, office, other)	Local Retail, 2 PCEs,	Local Retail, 1 PCE,	Local Retail, 2 PCE,	1 PCE
Gross floor area (sq. ft.)	14,656 square feet	14,656 square feet	14,656 square feet	0
Manufacturing/Industrial	NA	NA	NA	
If "yes," specify the following:				
Type of Use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any enclosed activities, specify:				
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:	N/A	N/A	N/A	
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Parking				
Garages	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Attended or non-attended	N/A	N/A	N/A	
Lots	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Population				
Residents	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify number:	N/A	N/A	N/A	
Briefly explain how the number of residents was calculated:				
Businesses	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type	7 - (5 Local Retail, 2 PCE)	7 - (6 Local Retail, 1 PCE)	7 - (5 Local Retail, 2 PCE)	1 PCE
No. and type of workers by business	45 total workers	45 total workers	45 total workers	
No. and type of non-residents who are not workers	NA	NA	NA	
Briefly explain how the number of businesses was calculated:	3 workers per 1,000 sf of floor area			
Other (students, visitors, concert-goers, *etc* .)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				
Zoning classification	R2A, R4/C1-3	R2A, R4/C1-3	R2A, R4/C2-3	C2-3
Maximum amount of floor area that can be developed	0.90 Far Residential; 2.0 FAR Community Facility; 1.0 FAR Commercial	0.90 Far Residential; 2.0 FAR Community Facility; 1.0 FAR Commercial	0.90 Far Residential; 2.0 FAR Community Facility; 1.0 FAR Commercial	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	R4/C1-3, R2A, R3-2, commercial, residential, mixed residential and commercial	R4/C1-3, R2A, R3-2, commercial, residential, mixed residential and commercial	R4/C1-3, R2A, R3-2, R4/C2-3, commercial, residential, mixed residential and commercial	R4/C2-3

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

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

2.0 ENVIRONMENTAL REVIEW

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the Proposed Project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus additional analyses were not needed. If the Proposed Project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A 'YES' answer was provided in the following technical analyses areas on the EAS Short Form:

- Land Use, Zoning and Public Policy
- Natural Resources
- Neighborhood Character

In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, the Future No-Action Conditions (the Future Without the Proposed Action), and the Future With-Action Conditions (the Future With the Proposed Action).

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.

2.1.1 Land Use

The *CEQR Technical Manual* defines land use as the activity that is occurring on the land and within the structures that occupy it. Types of land use can include single- and multi-family residential, commercial (retail and office), community facility/institutional and industrial/manufacturing uses, as well as vacant land and public parks (open recreational space). The 2014 *CEQR Technical Manual* recommends that a Proposed Action be assessed in relation to land use, zoning, and public policy. For each of these areas, a determination is made of the potential for significant impact by the proposed action. If the action does have a potentially significant impact, appropriate analytical steps are taken to evaluate the nature of the impact, possible alternatives and possible mitigation.

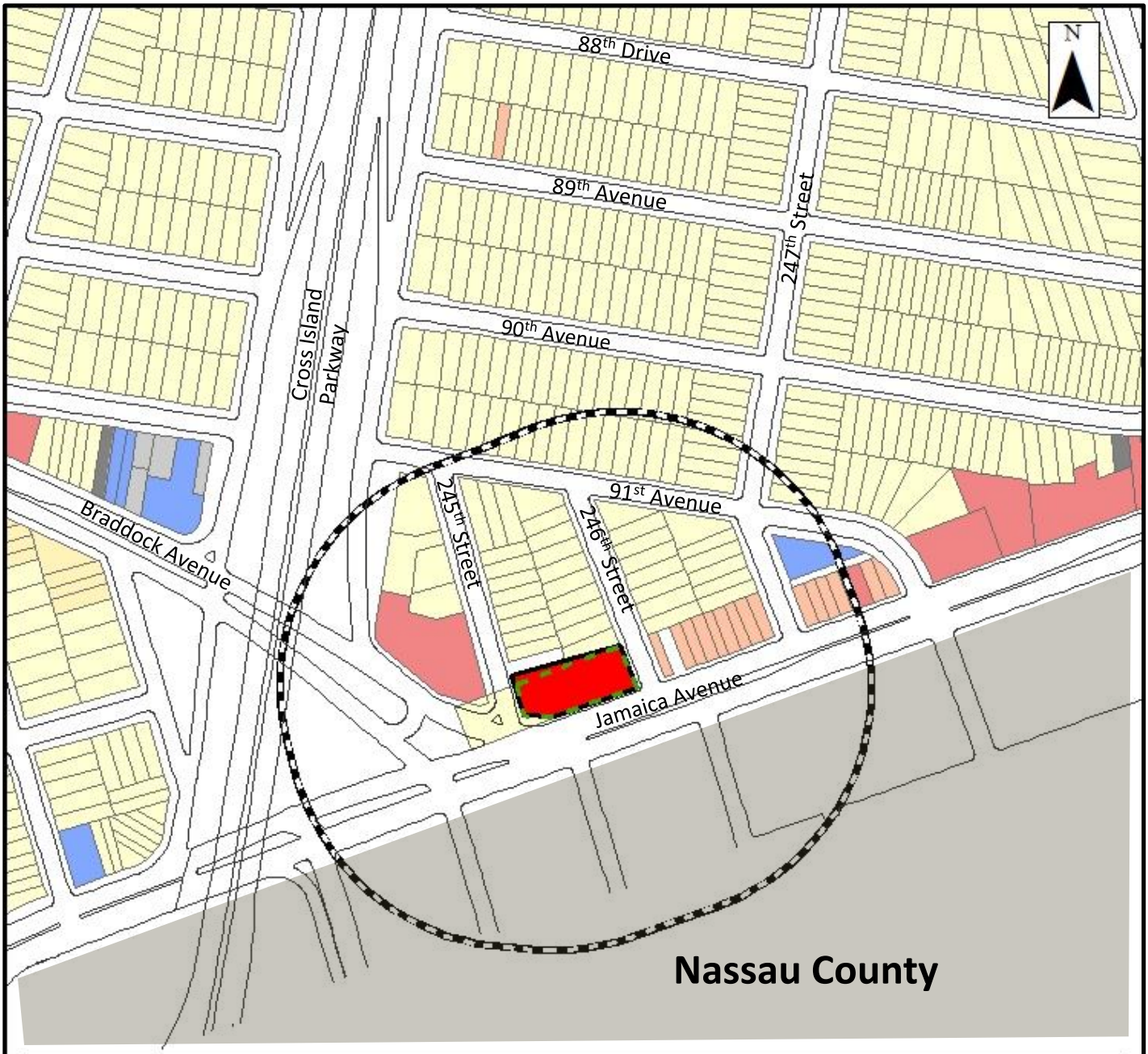
The assessment begins with a review of existing conditions on the Project Site and the neighborhood of the study area with regards to land use, zoning, and public policy. A concise discussion of the changes anticipated by the 2018 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action is then presented, along with an analysis of whether any anticipated significant adverse impacts and moderate adverse effects, regarding land use, zoning and public policy would adversely affect any of the defining features.

Existing Conditions

The *CEQR Technical Manual* recommends a land use; zoning and public policy study area extending 400 feet from the site of a Proposed Action. This study area is generally bound by 91st Avenue to the east, approximately 300 feet south of Jamaica Avenue to the south (in Nassau County), and The Cross Island Parkway to the west, and 90th Avenue to the north (**Figure 1.2-1**).

A field survey was undertaken to determine the existing land use patterns and neighborhood characteristics of the study area. Land use in the area immediately surrounding the Project Area is a mix of one and two family homes, mixed residential and commercial buildings, commercial and office uses, public facilities. The commercial uses are comprised of UG 6 local retail uses. The prevailing built form of the area is comprised of low rise one to two story buildings houses.

The proposed Rezoning Area consists of 245-01 Jamaica Avenue (Block 8659, Lot 1). The Site has approximately 199 feet of frontage on Jamaica Avenue, 70 feet of frontage on 245th Street, and 76 feet of frontage on 246th Street, for a total lot area of approximately 15,069 square feet. The Site is improved with a one-story commercial building (the "Building") with a cellar having a total floor area of approximately 14,656 square feet (0.97 FAR).



Legend

0 100 200 400 Feet

- Rezoning Area
- Projected Development Site 1
- 400-Foot Study Area

Land Uses

- One- & Two-Family Residences
- Multi-Family Walkup Residence
- Multi-Family Elevator Residence
- Mixed Residential & Commercial
- Commercial Uses
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities & Institutions
- Open Space & Recreation
- Parking
- Vacant Land
- All Others or No Data

AECOM

Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

Land Use Map

Figure 2.1-1

The mix of land use observed in the study area generally reflects the distribution of land use observed throughout Queens CD 13, which is summarized in **Table 3.** The most prominent land use within Queens CD 13 is mixed residential and commercial, followed by commercial and office uses, followed by multi-family residential uses.

Table 3 2017 Land Use Distribution - Queens Community District 13

LAND USE	PERCENT OF TOTAL
Residential Uses	
1-2 Family	61.42
Multi-Family Walk-up	5.33
Multi-Family Elevator	1.91
Mixed Residential/Commercial	0.79
Subtotal of Residential Uses	*69.45*
Non-Residential Uses	
Commercial/Office	2.75
Industrial	2.17
Transportation/Utility	2.54
Institutions	8.11
Open Space/Recreation	11.96
Parking Facilities	0.89
Vacant Land	2.02
Miscellaneous	0.1
Subtotal of Non-Residential Uses	*30.55*
TOTAL	**100.0**

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

Future No-Action Scenario

The No-Action Scenario assumes that commercial portions of the Applicant-controlled Proposed Development Site would remain tenanted with the current existing commercial uses as all the commercial uses; including the PCE on the Site is legal (Body by Fitness).The only change in the No-Action Scenario from the existing conditions would be at the TaeKwonDo Studio. The TaeKownDo Studio is not currently in conformance, and therefore, in the No-Action Scenario it is assumed that the existing TaeKwonDo Studio, which has a total of approximately 5,170 gsf on the first and cellar floors (2,587 in the cellar and 2,583 on the first) would be occupied with UG 6 local retail use.

Future With-Action Scenario

The With-Action Scenario would be congruent to the No-Action Scenario, with the exception that the TaeKwonDo Studio (PCE) would occupy the space it currently occupies on the Development Site (Approximately 5,170 gsf between the cellar and first floors). The With-Action Scenario assumes no new development, just a change in uses between the No-Action and With-Action Scenarios on a portion of

Queens Block 8659, Lot 1 (approximately 5,170 gsf), as following the rezoning, the applicant intends to pursue a BSA special permit for PCE use to bring into conformance both PCEs operating on the Lot

All other uses on Queens Block 8659, Lot 1 would remain unchanged and unaffected by the Proposed Action.

The Proposed Action would allow for a wider variety of local and neighborhood retail uses. Currently, only Use Groups 1-6 are allowed in proposed Rezoning Area. The Proposed Action would allow for Use Groups 1-6, as well as Use Groups 7, 8, 9 and 14. Currently, the C1-3 overlay allows for local retail establishments such as delis, beauty salons, and small clothing stores (UG 6). The Proposed Action would allow for home maintenance and repair service shops, such as plumbing and electrical shops (UG 7), amusement establishments such as small bowling alleys and movie theaters, as well as service uses, such as upholstery and appliance repair shops (UG 8), and services to other business establishments, such as printers, and caterers (UG 9).

Despite the Proposed Action allowing for a wider variety of retail uses, the Proposed Action is unlikely to result in significant adverse impacts with regard to land use. Many businesses similar to UG 7 businesses, (businesses that serve the local area) already exist within the Rezoning Area and surrounding neighborhood. Furthermore, it is unlikely that any UG 8 or 9 retail establishments would be located within the Rezoning Area given the size of the lots in the Rezoning Area, and the multiple sites within the Rezoning Area that are not expected to be developed due to the dwelling units on site or the size of the actual lots themselves. For example, it is highly unlikely that a small bowling alley or major printing shop would be able to be located within the Rezoning Area. Even if a UG 9 establishment, such as a caterer were to locate on one of the retail spaces within the area being rezoned, it would be compatible with other eating and drinking establishments in the surrounding neighborhood. Lastly, as the Rezoning Area is not located near the waterfront, it is highly unlikely that any waterfront related retail establishments (UG 14) would potentially be located within the proposed Rezoning Area., no significant adverse impacts related to land use are expected to occur as a result of the Proposed Action.

2.1.2 Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

Existing Conditions

Zoning designations within and around the study area are depicted in **Figure 2.1-2** while **Table 4A** summarizes use, floor area and parking requirements for the zoning districts in the study area. As shown, several zoning districts exist within the project's study area, including, R4, R2A, R3-2, and R4/C1-3. The proposed Project Site is located within an R4/C1-3 and R2A zoning district.

Existing Zoning Districts

R4

The a large portion of the Rezoning Area is mapped within an R4?C1-2 zoning district. R4 districts allow all types of housing at a slightly higher density than permitted in R3-2 districts. The floor area ratio (FAR) of 0.75, plus an attic allowance of up to 20% for inclusion of space under the pitched roof common to these districts, usually produces buildings with three stories instead of the two-story homes characteristic of R3 districts. To accommodate a potential third floor beneath a pitched roof, the perimeter wall in R4 districts may rise to 25 feet before being set back to the maximum building height of 35 feet. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to provide sufficient space for on-site parking. Cars may park in the side or rear yard, in the garage or in the front yard. Detached houses must have two side yards that total at least 13 feet and each one must be at least five feet wide. Semi-detached

buildings need one side yard with a minimum width of eight feet. The maximum street wall length for a building on a single zoning lot is 185 feet. One off-street parking space is required for each dwelling unit. However, requirements are lower for income-restricted housing units(IRHU) and are further modified within the Transit Zone.

R2A

An R2A zoning district is mapped in the northern portion of the Study Area. R2A is a contextual district intended to preserve low-rise neighborhoods characterized by single-family detached homes on lots with a minimum width of 40 feet. The district is mapped in sections of Bayside, Whitestone and Cambria Heights in Queens.

The floor area ratio (FAR) of 0.5 in R2A districts includes all space within a building, including basement and usable attic space, resulting in smaller homes than those found in other districts with similar floor area ratios. Only garages are exempt from floor area calculations, up to a maximum of 300 square feet. Lot coverage of the house and any separate garage is limited to 30% of the zoning lot. As in R2 districts, the width of the two required side yards must total a minimum of 13 feet, each at least five feet wide. The front yard must be at least 15 feet deep; unlike other R2 districts, however, it must be at least as deep as an adjacent front yard, but need not exceed 20 feet. The maximum building height is fixed at 35 feet and the perimeter wall may rise no higher than 21 feet. One off-street parking space is required for each dwelling unit.

R3-2

An R3-2 zoning district is mapped to the west of the Rezoning Area. R3-2 districts allow a variety of housing types, including low-rise attached houses, small multifamily apartment houses, and detached and semi-detached one- and two family residences. Residential uses have a maximum FAR of 0.5, which may be increased to 0.6 by an attic allowance, and the perimeter wall may rise up to 21 feet before sloping or being set back to a maximum building height of 35 feet. R3-2 district also permit a variety of community facility uses, including ambulatory diagnostic or treatment health care facilities with no limitation on floor area. Community facility uses are permitted up to a maximum FAR of 1.0 with a maximum lot coverage of 60 percent for corner lots and 55 percent for interior lots. Maximum height and setback is governed by a sky exposure plane starting 25 feet above the front yard line. Parking is required at the rate of a space per 400 square feet of floor area for ambulatory diagnostic or treatment health care facilities, and is waived if the number of spaces required is less than 10. One off street parking space is required for every dwelling unit.

C1-3

C1-3 districts are commercial overlays mapped within residential 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. 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. Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

Previous Land Use Actions within Surrounding Area
Bellerose-Floral Park- Glen Oaks Rezoning (CEQR No 13DCP093Q)

The New York City Department of City Planning (DCP), proposed a zoning map amendment on all or portions of approximately 411 blocks and 9,843 lots, generally bounded by 76th Avenue and Union

Turnpike to the north, the boundary of the City of New York to the east, Jamaica Avenue and 93rd Avenue to the south, and on the west, by an irregular line north along Springfield Boulevard, 221st, 231st and 229th streets in the Bellerose, Floral Park, and Glen Oaks neighborhoods in northeastern Queens, Community District 13. The proposed action included the following:

- Lower Density/Contextual Zoning Changes: Zoning map amendment for all or portions of 411 blocks from R2, R3-1, R3-2, R3A, R4, R4-1 and C8-1 to R1-2A, R2, R2A, R3A, R3X, R3-1, R3-2, R4 and R4-1 to preserve the existing scale and character of these low density neighborhoods.

- Commercial Corridor Rezoning: Rezoning of 46 partial block fronts along portions of Hillside Avenue from R2 to R3-2 and along Jamaica Avenue from C8-1 to R4 to create a lively streetscape with uses and buildings more similar to the existing surrounding development.

- Commercial Overlays Modifications: Zoning map amendments to replace existing C1-2 and C2-2 overlays with new C1-3 and C2-3 overlays and reduce the depths of commercial overlay zones from 150 feet to 100 feet to prevent commercial intrusion onto residential streets.

The New York City Council adopted the Rezoning on June 24th, 2013, and was subsequently approved by the Mayor.

Table 4a Summary of Existing Zoning Regulations

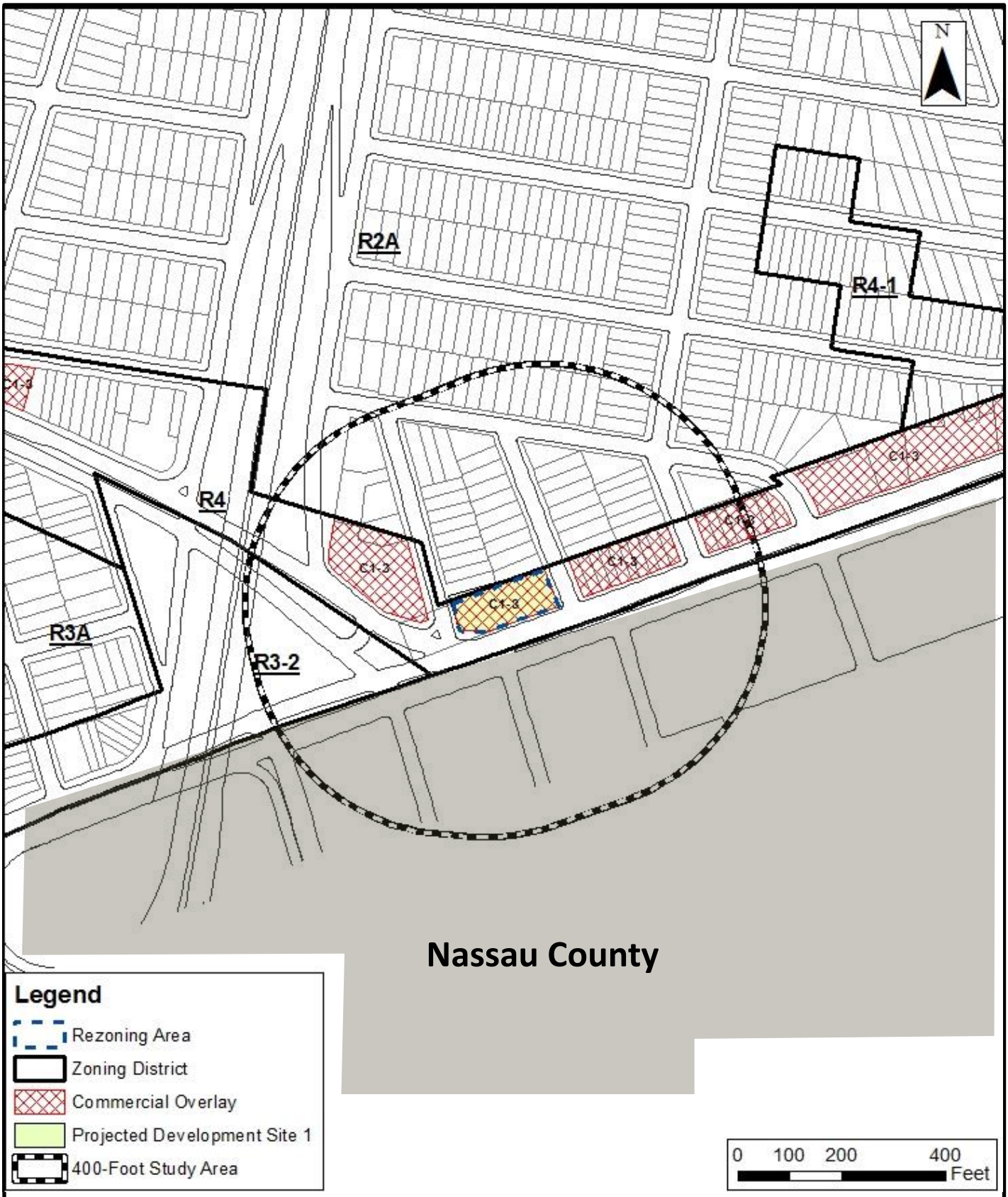
Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R4	Residential UGs 1 - 4	0.75 FAR Residential 1.0 FAR Community Facility	1 Space per Dwelling unit or 1 space for every two Income restricted dwelling units.
R2A	Residential UGs 1, 3- 4	0.5 FAR Residential 1.0 FAR Community Facility	1 Space per dwelling unit
R3-2	Residential UGs 1 - 4	0.5 FAR Residential 1.0 FAR Community Facility	1 Space per Dwelling unit or 1 space for every two Income restricted dwelling units.
C1-3	Commercial UGs 1-6	1.0 FAR Commercial (R1-R5) 2.0 FAR Commercial (R6-R10)	Varies by District

Source: New York City Zoning Resolution, May 2017.

Future No-Action Scenario

The No-Action Scenario assumes that commercial portions of the Applicant-controlled Proposed Development Site would remain tenanted with the current existing commercial uses as all the commercial uses; including the PCE on the Site is legal (Body by Fitness).The only change in the No-Action Scenario from the existing conditions would be at the TaeKwonDo Studio. The TaeKownDo Studio is not currently in conformance, and therefore, in the No-Action Scenario it is assumed that the existing TaeKwonDo Studio, which has a total of approximately 5,170 gsf on the first and cellar floors (2,587 in the cellar and 2,583 on the first) would be occupied with UG 6 local retail use.

Absent the Proposed Actions, as previously indicated, all other affected sites in the proposed rezoning are expected to remain in their existing conditions



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Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

Detailed Zoning Map

Figure 2.1-2

Future With-Action Scenario

The With-Action Scenario would be congruent to the No-Action Scenario, with the exception that the TaeKwonDo Studio (PCE) would occupy the space it currently occupies on the Development Site (Approximately 5,170 gsf between the cellar and first floors). The With-Action Scenario assumes no new development, just a change in uses between the No-Action and With-Action Scenarios on a portion of Queens Block 8659, Lot 1 (approximately 5,170 gsf), as following the rezoning, the applicant intends to pursue a BSA special permit for PCE use to bring into conformance both PCEs operating on the Lot. As previously noted, The BSA has the authority to grant special permits for the operation of physical culture establishments pursuant to the Zoning Resolution section 73-36 provided the applicant satisfies certain special permit findings. The PCE special permit is available in C1-8X, C1-9, C2, C4, C5, C6, C8, M1, M2, and M3 Zoning Districts.

All other uses on Queens Block 8659, Lot 1 would remain unchanged and unaffected by the Proposed Action.

The Proposed Action would allow for a wider variety of local and neighborhood retail uses. Currently, only Use Groups 1-6 are allowed in proposed Rezoning Area. The Proposed Action would allow for Use Groups 1-6, as well as Use Groups 7, 8, 9 and 14. Currently, the C1-3 overlay allows for local retail establishments such as delis, beauty salons, and small clothing stores (UG 6). The Proposed Action would allow for home maintenance and repair service shops, such as plumbing and electrical shops (UG 7), amusement establishments such as small bowling alleys and movie theaters, as well as service uses, such as upholstery and appliance repair shops (UG 8), and services to other business establishments, such as printers, and caterers (UG 9). **Table 4B** summarizes the Future With-Action zoning regulations.

Despite the Proposed Action allowing for a wider variety of local retail uses, the Proposed Action is not expected to have significant adverse impacts with regards to zoning. The proposed rezoning would not result in an increase of maximum allowable FAR within the Rezoning Area. As similar zoning exists around the proposed Rezoning Area, it is unlikely that the Proposed Action would have significant adverse impacts with related to zoning.

Table 4b Summary of Future With-Action Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R4	Residential UGs 1 - 4	0.75 FAR Residential 1.0 FAR Community Facility	1 Space per Dwelling unit or 1 space for every two Income restricted dwelling units.
R2A	Residential UGs 1, 3- 4	0.5 FAR Residential 1.0 FAR Community Facility	1 Space per dwelling unit
R3-2	Residential UGs 1 - 4	0.5 FAR Residential 1.0 FAR Community Facility	1 Space per Dwelling unit or 1 space for every two Income restricted dwelling units.
C1-3	Commercial UGs 1-6	1.0 FAR Commercial (R1-R5) 2.0 FAR Commercial (R6-R10)	Varies by District
C2-3	Commercial UGs 1-9 & 14	1.0 FAR Commercial (R1-R5) 2.0 FAR Commercial (R6-R10)	Varies by District

Source: New York City Zoning Resolution, May 2017.

2.1.3 Public Policy

The Project Site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Action is also not a large publically sponsored project, and as such, consistency with the City's *PlaNYC 2030* for sustainability is not warranted.

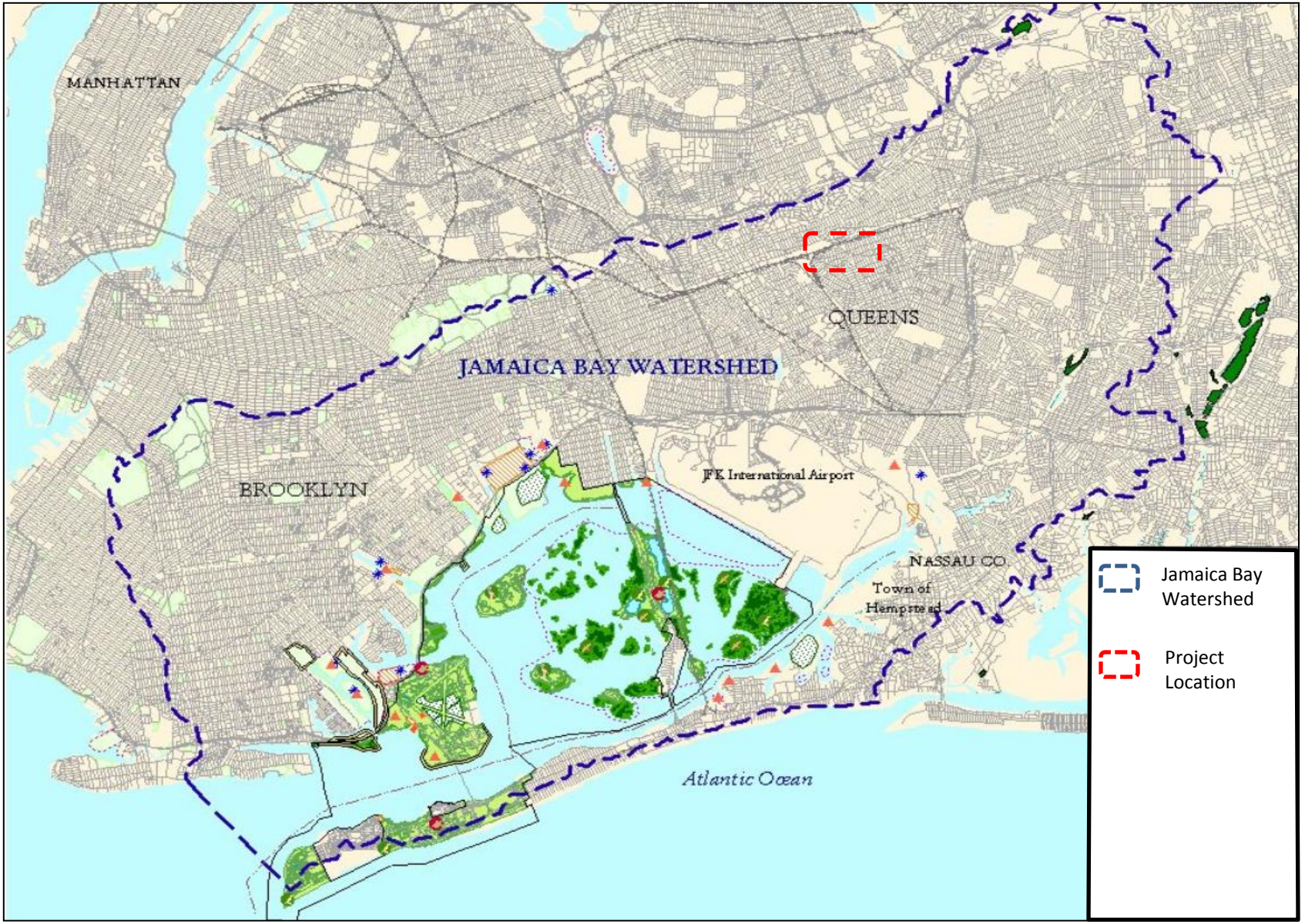
Waterfront Revitalization Program

The Rezoning Area is not located within New York City's designated coastal zone boundary and therefore is not subject to review for its consistency with the City's Waterfront Revitalization Program.

2.2 NATURAL RESOURCES

An assessment of a proposed project's impact on natural resources is typically performed for projects that either would occur on or near natural resources (e.g., wetlands, woodlands, meadows, etc.), or for projects that would result in either the direct or indirect disturbance of such resources. The specific Project Site (including vacant side lots) is a disturbed urban environment and no natural resource impacts are anticipated.

According to the *CEQR Technical Manual*, the Project Site is located within the Jamaica Bay Watershed (see **Figure 2.2-1** below. As such, the Jamaica Bay Watershed Protection Plan, Project Tracking Form was completed (see **Appendix B**).The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track Proposed Development projects in the Jamaica Bay Watershed which are subject to CEQR, in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, the applicant should complete the Project Tracking Form and submit it to DEP and MOEC. The information in the form is to be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed or to substitute for the guidance offered in the relevant chapters of the *CEQR Technical Manual*.



AECOM

Environmental Assessment Statement
245-01 Jamaica Avenue Rezoning
Jamaica, NY

Jamaica Bay Watershed Map

Figure 2.2-1

2.3 NEIGHBORHOOD CHARACTER

As defined by the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. The elements, when applicable, typically include land use, socioeconomic conditions, open space and shadows, historic and cultural resources, urban design and visual resources, transportation, and noise, as well as any other physical or social characteristics that help to define a community. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining features.

If a project has the potential to result in any significant adverse impacts on any of the above technical areas, a preliminary assessment of neighborhood character may be appropriate. A significant impact identified in one of these technical areas is not automatically equivalent to a significant impact on neighborhood character; rather, it serves as an indication that neighborhood character should be examined.

In addition, depending on the project, a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character. As stated in the *CEQR Technical Manual*, a "moderate" effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area. When considered together, there are elements that may have the potential to significantly affect neighborhood character. Moderate effects on several elements may affect defining features of a neighborhood and, in turn, a pedestrian's overall experience. If it is determined that two or more categories may have potential "moderate effects" on the environment, CEQR states that an assessment should be conducted to determine if the Proposed Project result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. If a project would result in only slight effects in several analysis categories, then further analysis is generally not needed.

This chapter reviews the defining features of the neighborhood and examines the proposed action's potential to affect the neighborhood character of the surrounding study area. The study area is generally coterminous with the study area used for the land use and zoning analysis in Chapter 2.1. The impact analysis of neighborhood character that follows below focuses on changes to the technical areas listed above that exceeded CEQR preliminary screening thresholds that were assessed in this EAS Full Form.

The assessment begins with a review of existing conditions and the neighborhood of the study area. The information is drawn from the preceding sections of this EAS, but is presented in a more integrated way. While the other sections present all relevant details about particular aspects of the environmental setting, the discussion for neighborhood character focuses on a limited number of important features that gives the neighborhood its own sense of place and that distinguish them from other parts of the city. A concise discussion of the changes anticipated by the 2018 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action is then presented, along with an analysis of whether any anticipated significant adverse impacts and moderate adverse effects, regarding the relevant technical CEQR assessment categories for neighborhood character, would adversely affect any of the defining features.

2.3.1 Existing Conditions

Land Use, Zoning and Public Policy

Land Use

The *CEQR Technical Manual* recommends a land use; zoning and public policy study area extending 400 feet from the site of a Proposed Action. This study area is generally bound by 91st Avenue to the east, approximately 300 feet south of Jamaica Avenue to the south (in Nassau County), and The Cross Island Parkway to the west, and 90th Avenue to the north (**Figure 1.2-1**).

A field survey was undertaken to determine the existing land use patterns and neighborhood characteristics of the study area. Land use in the area immediately surrounding the Project Area is a mix of one and two family homes, mixed residential and commercial buildings, commercial and office uses, public facilities. The commercial uses are comprised of UG 6 local retail uses. The prevailing built form of the area is comprised of low rise one to two story buildings houses.

The proposed Rezoning Area consists of 245-01 Jamaica Avenue (Block 8659, Lot 1). The Site has approximately 199 feet of frontage on Jamaica Avenue, 70 feet of frontage on 245th Street, and 76 feet of frontage on 246th Street, for a total lot area of approximately 15,069 square feet. The Site is improved with a one-story commercial building (the "Building") with a cellar having a total floor area of approximately 14,656 square feet (0.97 FAR).

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Existing Conditions

Zoning designations within and around the study area was depicted in **Figure 2.1-2** while **Table 4A** summarized use, floor area and parking requirements for the zoning districts in the study area. As shown, several zoning districts exist within the project's study area, including, R4, R2A, R3-2, and R4/C1-3. The proposed Project Site is located within an R4/C1-3 and R2A zoning district.

2.3.2 Future No-Action Scenario

The With-Action Scenario would be congruent to the No-Action Scenario, with the exception that the TaeKwonDo Studio (PCE) would occupy the space it currently occupies on the Development Site (Approximately 5,170 gsf between the cellar and first floors). The With-Action Scenario assumes no new development, just a change in uses between the No-Action and With-Action Scenarios on a portion of Queens Block 8659, Lot 1 (approximately 5,170 gsf), as following the rezoning, the applicant intends to pursue a BSA special permit for PCE use to bring into conformance both PCEs operating on the Lot

All other uses on Queens Block 8659, Lot 1 would remain unchanged and unaffected by the Proposed Action.

2.3.3 Future With-Action Scenario

The elements that comprise neighborhood character are reviewed individually below, with a following supporting and cumulative conclusion.

Land Use, Zoning and Public Policy

The With-Action Scenario would be congruent to the No-Action Scenario, with the exception that the TaeKwonDo Studio (PCE) would occupy the space it currently occupies on the Development Site (Approximately 5,170 gsf between the cellar and first floors). The With-Action Scenario assumes no new development, just a change in uses between the No-Action and With-Action Scenarios on a portion of Queens Block 8659, Lot 1 (approximately 5,170 gsf), as following the rezoning, the applicant intends to pursue a BSA special permit for PCE use to bring into conformance both PCEs operating on the Lot

All other uses on Queens Block 8659, Lot 1 would remain unchanged and unaffected by the Proposed Action.

The Proposed Action would allow for a wider variety of local and neighborhood retail uses. Currently, only Use Groups 1-6 are allowed in proposed Rezoning Area. The Proposed Action would allow for Use Groups 1-6, as well as Use Groups 7, 8, 9 and 14. Currently, the C1-3 overlay allows for local retail establishments such as delis, beauty salons, and small clothing stores (UG 6). The Proposed Action would allow for home maintenance and repair service shops, such as plumbing and electrical shops (UG 7), amusement establishments such as small bowling alleys and movie theaters, as well as service uses, such as upholstery and appliance repair shops (UG 8), and services to other business establishments, such as printers, and caterers (UG 9). **Table 4B** summarized the Future With-Action zoning regulations.

Despite the Proposed Action allowing for a wider variety of local retail uses, the Proposed Action is not expected to have significant adverse impacts with regards to zoning. The proposed rezoning would not result in an increase of maximum allowable FAR within the Rezoning Area. As similar zoning exists around the proposed Rezoning Area, it is unlikely that the Proposed Action would have significant adverse impacts with related to land, zoning, or public policy.

Conclusions

Of the relevant technical areas specified in the *CEQR Technical Manual* that comprise neighborhood character, the Proposed Action would not cause significant adverse impacts with regard to any of them. Moderate adverse effects that would potentially impact such a defining feature, either singly or in combination, have also not been identified for any technical area. Therefore, as the proposed actions would not have a significant adverse neighborhood character impact and would not result in a significant adverse impact to a defining feature of the neighborhood, further analysis is not necessary.

Appendix A- Applicant Plans

PROPOSED PLANS - WITH ADA LIFT

245 -13 JAMAICA AVENUE
BELLEROSE, NEW YORK 11426

OCTOBER 02, 2018



BLOCK: 8659 LOT: 1
MAP: 15C ZONING: R4 R2A C1-3
USE GROUP PCE

ARCHITECTS:

RCGA + DM

ARCHITECTS - INTERIOR DESIGNERS - CONSTRUCTION MANAGERS

90-04 161 STREET, PENTHOUSE SUITE 801, JAMAICA, NEW YORK 11432

TEL: 718.206.2200 718.206.2244 FAX: 718.206.2236 E-MAIL: info@rcgaarchitects.com

SEAL & SIGNATURE



DATE: 10-02-2018
PROJECT NO:215055
DRAWING BY: M.P
CHK BY: R.GASKIN
DWG NO:
E/P-00.00
CADD FILE NO: 1 of 9

RCGA2015055

ZONING COMPUTATION:

LOC. 245-13 JAMAICA AVE BELLEROSE NY 11426
AKA 91-47 245 STREET
245-01-245-25 JERICHO TURNPIKE
BLOCK : 8659 LOT : 1 DOB BIN # : 4176886 COMM. BD:413
ZONING : C1-3/R4 MAP # : 15c
OCCUPANCY GROUP : COMMERCIAL BUILDING
CONSTRUCTION GROUP: 3
LOT AREA =15,096.63 S.F.

LOT AREA:

(SEC. 23-32) 197.25 x 81.83 = 16,140.96 S.F.
16,140.96 - (12 x 51.87 / 2) = 622.40/2 = 311.20
- (144.33 x 5.41 / 2) = 780.82/2 = 390.41
- (76.16 x 9.0 / 2) = 685.44/2 = 342.72
TOTAL = 15,096.63 S.F.

LOT WIDTH:

3,800 S.F. LOT AREA & 40' LOT WIDTH
ACTUAL : 15, 096.63 S.F. AREA & 188.30' WIDTH (OK)

FLOOR AREA RATIO: (COMMERCIAL)

(SEC. 33-121) PERMITTED F.A.R. : 1.00 = 15,096.63 S.F.
ACTUAL F.A.R. : $\frac{1.00 \times 15,096.63}{15,096.63}$ = 1.00 > 1.00 (OK)

ACTUAL FLOOR AREA:

+ Unit 5- 1148.34 + Unit 6- 2518.32 + Unit 7- 2587.36 = 14,586.26 S.F. (NOT INCLUDED)

FIRST FLOOR : Unit 1- 693.90 + Unit 2- 1279.71 + Unit 3- 794.70 + Unit 4- 5634.69 + Unit 5- 696.45 + Unit 6- 2974.13 + Unit 7- 2583.12
TOTAL AREA = 14,656.7 SQ.FT.
CELLAR FLOOR : Unit 1- 752.86 + Unit 2- 812.53 + Unit 3- 1202.60 + Unit 4- 5564.25 + Mech.Rm.

OPEN SPACE RATIO (HEIGHT FACTOR)

EXISTING OPEN SPACE : NONE
ACTUAL : NONE

LOT COVERAGE:

EXISTING LOT COVERAGE : 15,096.63
LOT AREA = 15,096.63
ACTUAL LOT COVERAGE = 14,656.7

YARDS:

REQUIRED FRONT YARD : NO FRONT YARD REQUIRED
ACTUAL : FRONT YARD : 0.0'
(ZR 33-25) REQUIRED SIDE YARD : 8.0' WIDE EVERY POINT
ACTUAL : SIDE YARD : 0.0'
(ZR 33-26) REQUIRED REAR YARD : 20.0'
ACTUAL : REAR YARD : 0.0'

HEIGHT

BUILDING HEIGHT : EXISTING - 22.08'
ACTUAL : BUILDING HEIGHT : 22.08'
PERIMETER WALL HEIGHT : EXISTING - 20.83'
ACTUAL : PERIMETER WALL HEIGHT : 20.83'

OFF STREET PARKING(Z.R. 36-21)(C1-3)

NO PARKING REQUIRED

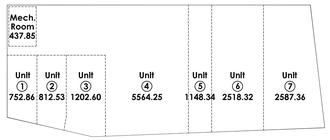
LIST OF DRAWINGS :

E/P-00.00	TITLE SHEET
E/P-001.00	PLOT PLAN, TITLE SHEET. ABBREVIATIONS & LEGEND.
E/P-002.00	EXISTING CELLAR FLOOR PLAN
E/P-003.00	EXISTING FIRST FLOOR PLAN
E/P-004.00	TRAVEL DISTANCE & EGRESS PLAN – CELLAR
E/P-005.00	TRAVEL DISTANCE & EGRESS PLAN– FIRST FLOOR
E/P-006.00	EXISTING ELEVATION & SPOT ELEVATION
E/P-007.00	EXISTING SPOT ELEVATION
E/P-008.00	EXISTING SECTION & DETAILS

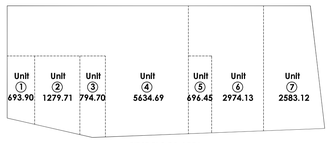
SCOPE OF WORK :

FILING APPLICATION TO PERFORM MINOR CODE COMPLIANCE WORK AND OBTAIN A CERTIFICATE OF OCCUPANCY FOR THE PRESENT USE OF EXISTING BUILDING LOCATED AT
245-01 JAMAICA AVE, BELLEROSE NY 11426

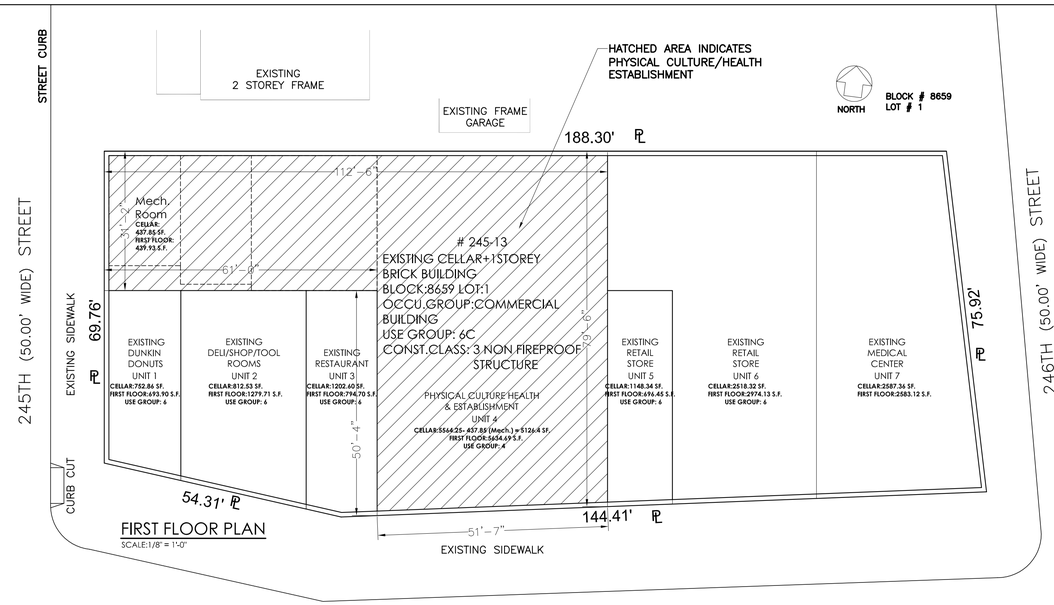
LOT AREA DIAGRAMS:



CELLAR FLOOR AREA
Unit 1- 752.86 + Unit 2- 812.53 + Unit 3- 1202.60 + Unit 4- 5564.25 - Mech. Room - 437.85 + Unit 5- 1148.34 + Unit 6- 2518.32 + Unit 7- 2587.36
TOTAL AREA = 14,586.26 SQ.FT.



FIRST FLOOR AREA
Unit 1- 693.90 + Unit 2- 1279.71 + Unit 3- 794.70 + Unit 4- 5634.69 + Unit 5- 696.45 + Unit 6- 2974.13 + Unit 7- 2583.12
TOTAL AREA = 14,656.7 SQ.FT.



FIRST FLOOR PLAN
SCALE:1/8" = 1'-0"

NOTE:
NO CHANGE IN FOOTPRINT OF THE BUILDING, ADDITIONAL FLOOR AREA, CHANGE OF USE ARE PROPOSED UNDER THIS APPLICATION.

SITE PLAN

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

0 10 20 40 80

GENERAL NOTES:

ALL FLOORS, SHOW LAYOUTS WITH EXIT CORRIDORS AND STAIRS (AS NECESSARY), WITH THE FOLLOWING NOTES ON EACH FLOOR PLAN :

1. "ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB."
2. " MINIMUM 3' 0" WIDE EXIT PATHWAYS ARE IN EFFECT PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT. "
3. " AN APPROVED STAND ALONE INTERIOR FIRE ALARM SYSTEM IS INSTALLED IN THE ENTIRE PCE SPACE; THE SYSYTEM INCLUDES THE FOLLOWING ITEMS:
   - AREA SMOKE DETECTORS.
   - MANUAL PULL STATIONS AT EACH REQUIRED EXIT.
   - LOCAL AUDIBLE AND VISUAL ALARMS.
   - CONNECTION OF THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION."
4. A NEW CENTRAL STATION FIRE ALARM SYSTEM SHALL BE INSTALLED; THAT WILL PROVIDE DIRECT ANNUNCIATION AT THE FDNY. SUCH SYSTEM SHALL HAVE :
   - MANUAL PULL STATIONS AT EACH EXIT.
   - AREA SMOKE DETECTORS
   - LOCAL AUDIBLE AND VISUAL ALARMS.
5. " LOCAL LAW 58/87 SHALL BE COMPLIED WITH AS APPROVED BY DOB.
6. " SOUND ATTENUATION MEASURES: PLEASE NOTE ALL PERIMETER WALLS ARE CONSTRUCTED OF 8" BLOCK WITH GYPSUM BOARD FURRING. ALL CEILINGS ARE ACOUSTICAL TILES TOGETHER THESE SYSTEMS PROVIDE AN EXCELLENT SOUND BARRIER FROM THE ADJOINING TENANT SPACES."

Ⓐ " ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY THE DEPT. OF BUILDING.

BSA STANDARD NOTES:

PROPOSED DEVELOPMENT OR ENLARGEMENT SHALL COMPLY WITH ALL NEW YORK CITY ZONING AND BUILDING LAWS, AS APPROVED BY DOB.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS & CONDITION TO THE REGISTERED ARCHITECT

ARCHITECT

ROBERT ST. C GASKIN, RA

90-04 161 STREET SUITE # 801
JAMAICA NY 11432
TEL: 718-206-2200 FAX: 718-206-2236

PROPERTY OWNED BY:

MARINO PLAZA 63-12, LLC.

PROJECT:

BSA LEGALIZATION
245-13 JAMAICA AVE
BELLEROSE, NY 11426

DRAWING TITLE:

SITE PLAN &
ZONING COMPUTATION

SEAL & SIGNATURE

REGISTERED ARCHITECT ROBERT ST. C GASKIN 027804 STATE OF NEW YORK

DATE: 10-02-2018
PROJECT NO:215055
DRAWING BY: M.P
CHK BY: R.GASKIN
DWG NO:
E/P-001.00
CADD FILE NO:

GENERAL NOTES:

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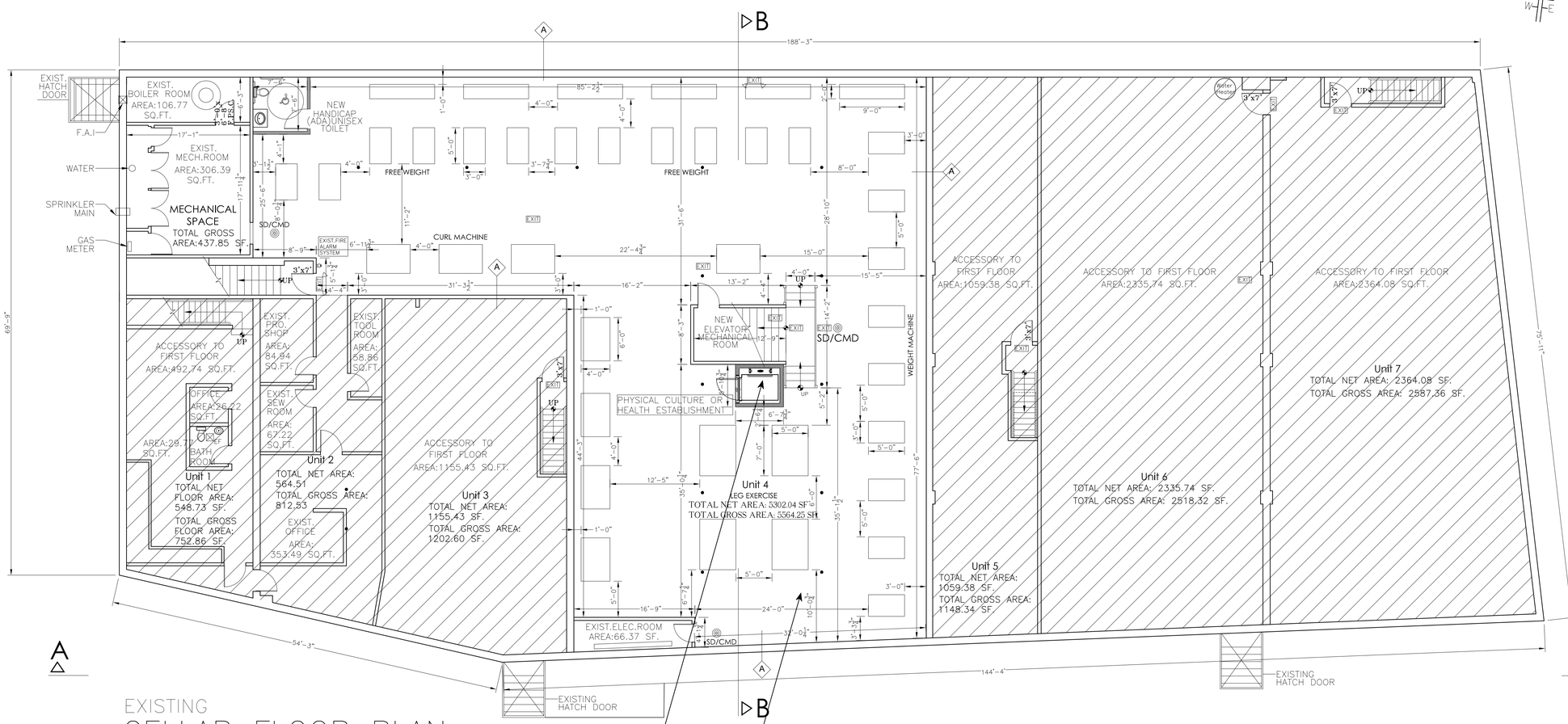
(A) " ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY THE DEPT. OF BUILDING.

BSA STANDARD NOTES:

PROPOSED DEVELOPMENT OR ENLARGEMENT SHALL COMPLY WITH ALL NEW YORK CITY ZONING AND BUILDING LAWS, AS APPROVED BY DOB.


EXIST. HATCH DOOR
EXIST. BOILER ROOM AREA:106.77 SQ.FT.
NEW HANDICAP (ADA) UNISEX TOILET
F.A.I
EXIST. MECH.ROOM AREA:306.39 SQ.FT.
WATER
SPRINKLER MAIN
GAS METER
MECHANICAL SPACE TOTAL GROSS AREA:437.85 SF.
SD/CMD
EXIST.FIRE ALARM SYSTEM
CURL MACHINE
FREE WEIGHT
FREE WEIGHT
EXIST.
EXIST.
EXIST.

GENERAL NOTES:

ALL FLOORS, SHOW LAYOUTS WITH EXIT CORRIDORS AND STAIRS (AS NECESSARY), WITH THE FOLLOWING NOTES ON EACH FLOOR PLAN :

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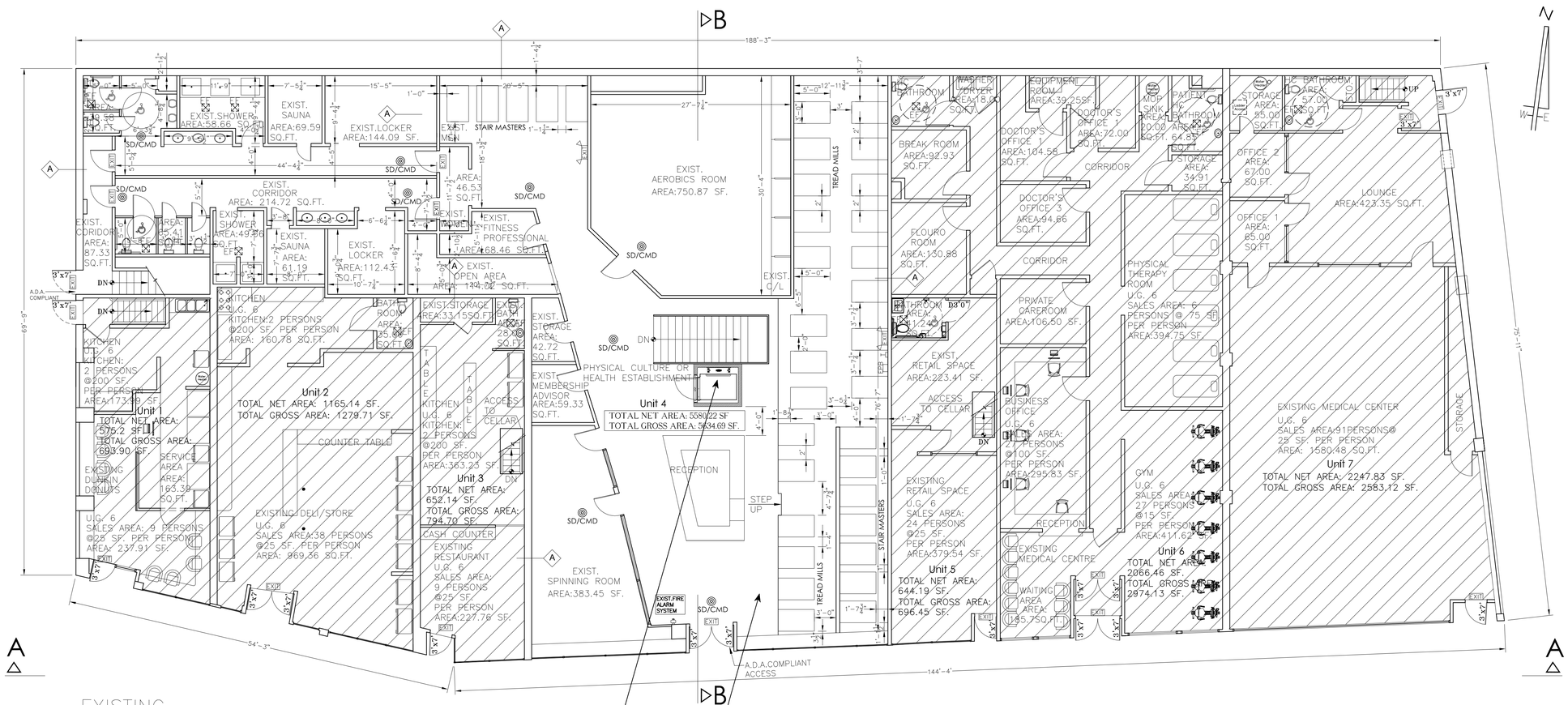

EXISTING

FIRST FLOOR PLAN

SCALE:1/8" = 1'-0"

NOTE:
EXISTING FIRE ALARM SYSTEM HAS BEEN FILED SEPARATELY.

NOTE:
EXISTING SPRINKLER SYSTEM HAS BEEN FILED UNDER SEPARATE APPLICATION.
JOB NO. : 400491749

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS & CONDITION TO THE REGISTERED ARCHITECT

ARCHITECT

ROBERT ST. C GASKIN, RA
90-04 161 STREET SUITE # 801
JAMAICA NY 11432
TEL: 718-206-2200 FAX: 718-206-2236

PROPERTY OWNED BY:

MARINO PLAZA 63-12, LLC.

PROJECT:

BSA LEGALIZATION
245-13 JAMAICA AVE
BELLEROSE, NY 11426

DRAWING TITLE:

FIRST FLOOR PLAN & NOTES

SEAL & SIGNATURE

REGISTERED ARCHITECT ROBERT ST. C GASKIN No. 021804 STATE OF NEW YORK

DATE: 10-02-2018
PROJECT NO:215055
DRAWING BY: M.P
CHK BY: R.GASKIN
DWG NO:
E/P-003.a
CADD FILE NO:
4 of 9

GENERAL NOTES:

ALL FLOORS, SHOW LAYOUTS WITH EXIT CORRIDORS AND STAIRS (AS NECESSARY), WITH THE FOLLOWING NOTES ON EACH FLOOR PLAN :

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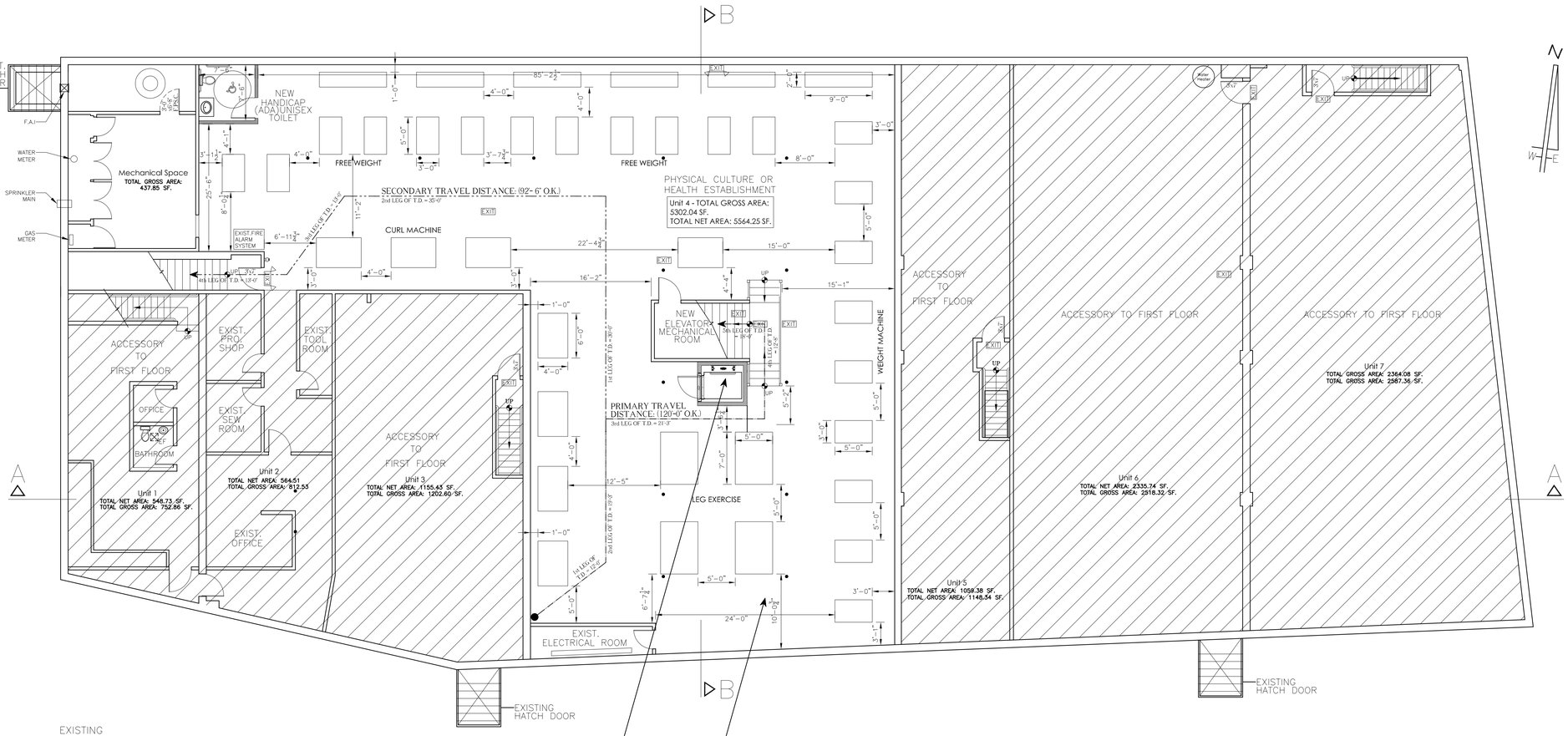

EXISTING
TRAVEL DISTANCE & EGRESS PLAN–CELLAR FLOOR
SCALE:1/8" = 1'-0"

0 8 16 24 32

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS & CONDITION TO THE REGISTERED ARCHITECT

ARCHITECT

ROBERT ST. C GASKIN, RA
90–04 161 STREET SUITE # 801
JAMAICA NY 11432
TEL: 718–206–2200 FAX: 718–206–2236

NOTE:
- PRIMARY TRAVEL DISTANCE
- SECONDARY TRAVEL DISTANCE

PROPERTY OWNED BY:

MARINO PLAZA 63–12, LLC.

PROJECT:

BSA LEGALIZATION
245–13 JAMAICA AVE
BELLEROSE, NY 11426

DRAWING TITLE:

TRAVEL DISTANCE & EGRESS PLANS –CELLAR FLOOR

SEAL & SIGNATURE

REGISTERED ARCHITECT ROBERT ST. C GASKIN 031804 STATE OF NEW YORK

DATE: 10–02–2018
PROJECT NO:215055
DRAWING BY: M.P
CHK BY: R.GASKIN
DWG NO:
E/P–004.a
CADD FILE NO:

Appendix B—Jamaica Bay Watershed Protection Plan Form

Print Form

Jamaica Bay Watershed Protection Plan
Project Tracking Form

The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates that the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed (http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica_Bay_Watershed_Map.jpg) that are subject to CEQR in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, (the applicant should complete this form and submit it to DEP and MOEC. This form must be updated with any project modifications and resubmitted to DEP and MOEC.

The information below will be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed to substitute for the guidance offered in the relevant chapters of the CEQR Technical Manual.

A. GENERAL PROJECT INFORMATION

1. CEQR Number: [ ] 1a. Modification ☐
2. Project Name: 245-01 Jamaica Avenue Rezoning
3. Project Description:

   The applicant is seeking a zoning map amendment to rezone the Site from the existing R2A and R4/C1-3 zoning district to an R2A and R4/C2-3 zoning district.

4. Project Sponsor: Marino Plaza 63-12 LLC
5. Required approvals: ULURP, CEQR
6. Project schedule (build year and construction schedule): 2021

B. PROJECT LOCATION:

1. Street address: 245-01 Jamaica Avenue, Jamaica, NY, 11426
2. Tax block(s): 8669 Tax Lot(s): 1
3. Identify existing land use and zoning on the project site: Commercial , R4/C1-3, R2A
4. Identify proposed land use and zoning on the project site: Commercial, R4/C2-3, R2A
5. Identify land use of adjacent sites (include any open space): residential, Commercial,
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
0.97 FAR	0.97 FAR

7. Is project within 100 or 500 year floodplain (specify)? ☐ 100 Year ☐ 500 Year ☒ No

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet): N/A
2. Will soil be removed (if so, what is the volume in cubic yards)? N/A
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): N/A Urban
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: _____ Rates: _____
6. Will project involve dewatering (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: _____ Rates: _____
7. Describe site elevation above seasonal high groundwater:

D. HABITAT

1. Will vegetation be removed, particularly native vegetation? ☐ **Yes** ☒ **No**

   If YES,
   - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
   - **List** species to remain on site.
   - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species? ☐ **Yes** ☒ **No**
3. Will the project affect habitat characteristics? ☐ **Yes** ☒ **No**

   If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at http://www.dec.ny.gov/animals/29392.html.
4. Will pesticides, rodenticides or herbicides be used during construction? ☐ **Yes** ☒ **No**

   If YES, estimate quantity, area and duration of application.
5. Will additional lighting be installed? ☐ **Yes** ☒ **No**

   If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

E. SURFACE COVERAGE AND CHARACTERISTICS

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. ***Surface area:***		
Roof:	Approx 15,000 SF	Approx 15,000 SF
Pavement/walkway:	NA	NA
Grass/softscape:	NA	NA
Other (describe):	NA	NA
2. ***Wetland*** (regulated or non-regulated) area and classification:	NA	NA
3. ***Water surface area:***	NA	NA

4. ***Stormwater management*** (describe):

Existing – how is the site drained?

Site drains into adjacent sewer system to Jamaica WWTP.

Proposed – describe, including any infrastructure improvements necessary off-site:

No related infrastructural changes are proposed.

About AECOM
AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental and energy. With approximately 95,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments.

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