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61-10 Queens Boulevard Rezoning

Environmental Assessment Statement

Address: 61-10 Queens Boulevard, Queens

Block: 2314 Lots: 100, 1

BCEQR Reference: 23DCP021Q

ULURP Reference: 230052ZMQ

Lead Agency:
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Prepared for:
PF Supreme, LLC (d/b/a Planet Fitness)
320 Yonkers Avenue
Yonkers, NY 10701

Prepared by:
Equity Environmental Engineering, LLC

equity environmental engineering

EAS SHORT FORM

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 61-10 Queens Boulevard Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 23DCP021Q	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 230052ZMQ	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY Department of City Planning (DCP)			NAME OF APPLICANT PF Supreme LLC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Deputy Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Maxim Gladkiy		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 4 World Trade Center, Suite 2963		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10006
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 917-215-2975	EMAIL maxim.gladkiy@equityenvironmental.com	

5. *Project Description*

The Applicant, PF Supreme LLC (d/b/a Planet Fitness), seeks a Zoning Map Amendment to rezone an existing C1-2 overlay to a C2-4 overlay that would affect Block 3214, Lots p/o 1 and p/o 100, a 150-foot-deep rectangular area of approximately 161,000 SF bounded in part by Queens Boulevard, 59th Street, and 61st Street in the Woodside neighborhood of Queens, Community District 2.

The Proposed Actions are sought in order to facilitate the Applicant's development of a 16,156-SF fitness facility on the second floor of the existing Big Six Shopping Center at 61-10 Queens Boulevard. The existing building is a 65,000-SF, two-story, 30-foot-tall shopping center with a cellar and a rooftop parking lot.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 2	STREET ADDRESS 61-10 Queens Boulevard
TAX BLOCK(S) AND LOT(S) Block 2314 Lots p/o 100, p/o 1		ZIP CODE 11377
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS a 150-foot-deep rectangular area approximately of 161,000 SF bounded in part by Queens Boulevard, 59th Street, and 61st Street in the Woodside neighborhood of Queens		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7-1/C1-2, R6/C1-2		ZONING SECTIONAL MAP NUMBER 9d

6. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit

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

☐ LEGISLATION
☐ 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.): 161,000
Roads, buildings, and other paved surfaces (sq. ft.): 125,500
Waterbody area (sq. ft) and type:
Other, describe (sq. ft.):

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): 16,156 of existing gsf for ocupancy by a UG 9 Health and Fitness Establishment (HFE)
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 16,156 of existing gsf for ocupancy by a UG 9 HFE
HEIGHT OF EACH BUILDING (ft.): 30 ft (existing)
NUMBER OF STORIES OF EACH BUILDING: 2

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: 0
The total square feet not owned or controlled by the applicant: 161,000

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.)		16,156		
Type (*e.g.,* retail, office, school)	units	UG 9 Fitness Center		

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: 6
Provide a brief explanation of how these numbers were determined: 1 Employee per 1000 gsf of Physical Culture Establishment

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): 2024		
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: 12 Month Environmental process, 7 month ULURP, and 6 month outfitting processs		
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		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		

	YES	NO
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☒
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☒
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒

	YES	NO
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week):		
○ 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):		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☒
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☒
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☒
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(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		

	YES	NO
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. There will be no change in bulk or envelope on the development site, the space will be tenanted with a fitness center. Although the space has been unoccupied for the last few years, it has been occupied by a fitness center since the early 1990's. Therefore, an assessment of neighborhood character is not warranted.		
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
Maxim Gladkiy	11/4/2022

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:

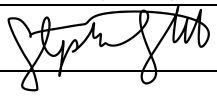
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental 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
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission
NAME	DATE
Stephanie Shellooe, AICP, Director	December 9, 2022

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.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Proposed Action is a Zoning Map Amendment to rezone an existing C1-2 commercial overlay to a C2-4 overlay that would affect Block 3214, Lots p/o 1 and p/o 100, a 500-foot deep rectangular area of approximately 161,000 square feet ("sf") bounded in part by Queens Boulevard to the north, 59th Street to the west, and 61st Street to the east. The Affected Area currently zoned as R7-1 and R6 zoning districts with a 150-foot deep C1-2 Commercial Overlay along Queens Boulevard. Both lots are a part of the Big Six Residential Mitchell Lama Cooperative, a 982-unit complex built in 1963. The proposed rezoning would allow the Applicant to operate an approximately 16,154-sf health and fitness establishment on a portion of the second floor of the existing 65,000 gross square foot ("gsf") shopping center located on Block 2314, Lot 100. The development effectuated as a result of the Proposed Actions would be consistent with nearby land uses, zoning, and applicable public policies. The proposed actions would not constitute a significant adverse impact to any of these areas.

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 Jameson Mitchell at +1 212-720-3422.

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE December 9, 2022
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE December 12, 2022
SIGNATURE	

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Appendices

Appendix A – Architectural Plans

Figure 1.1-1: Site Location Map

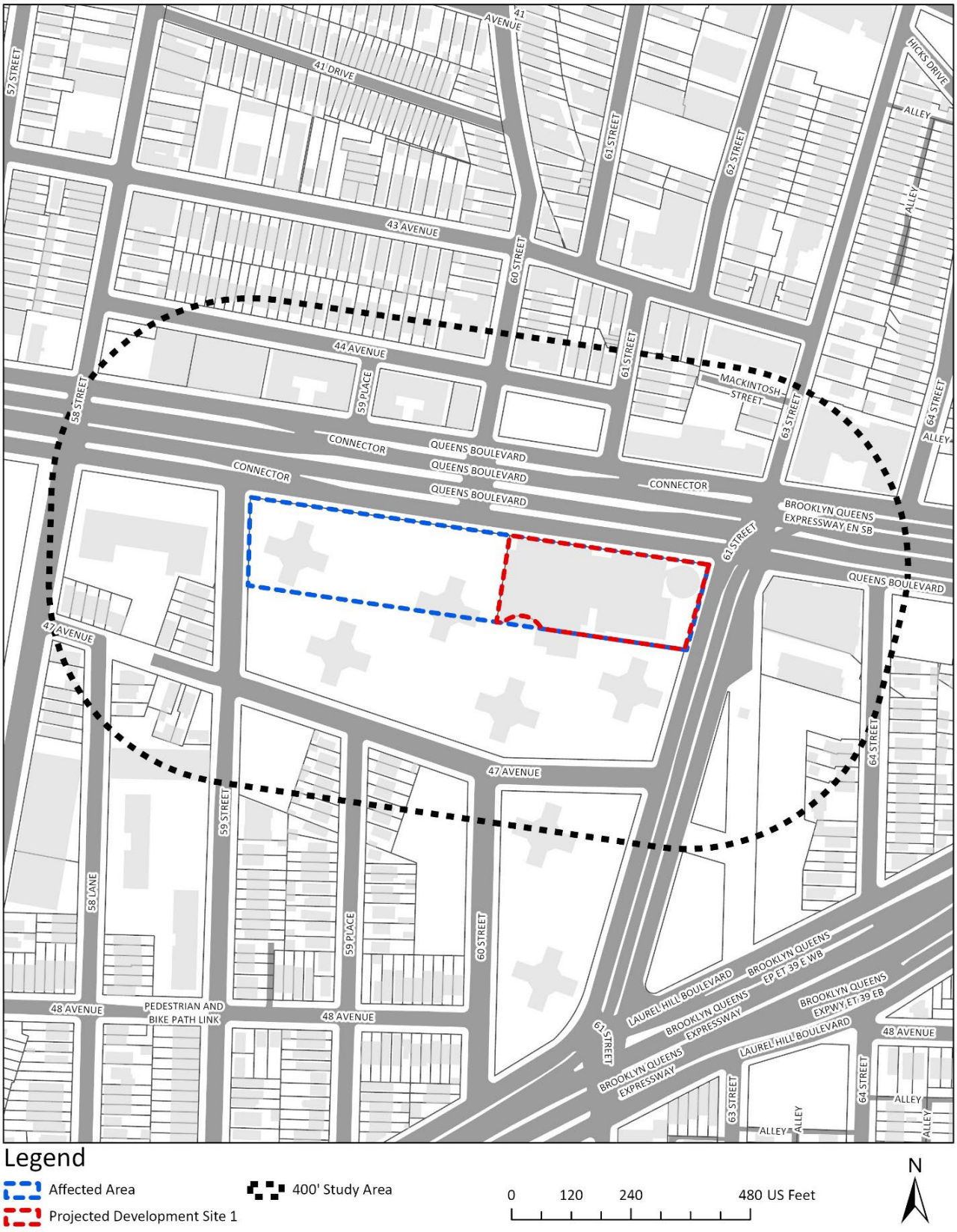


Figure 1.1-2: Existing Land Use Map



Figure 1.1-3: Zoning Sectional Map

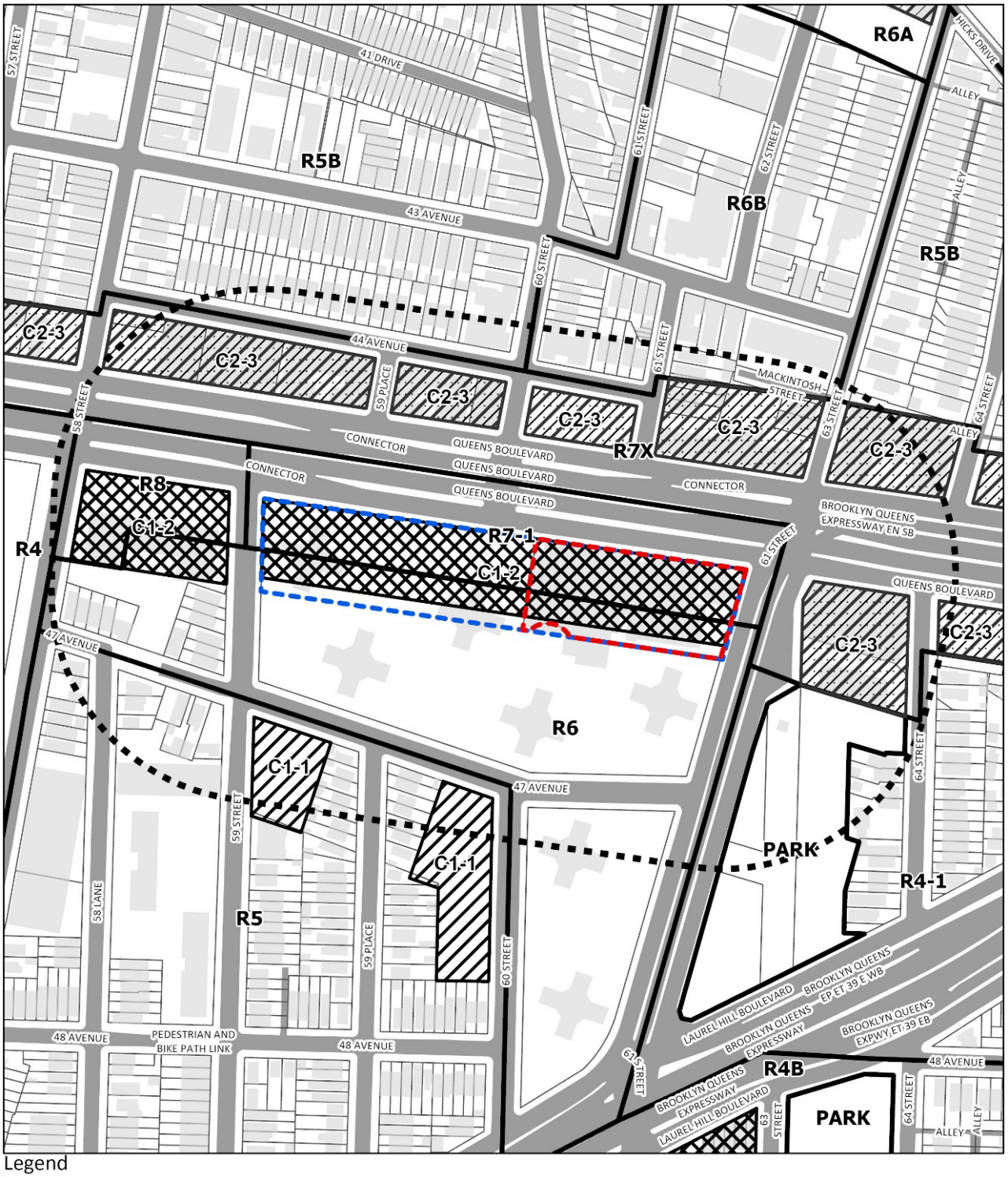


Figure 1.1-4: Zoning Change Map

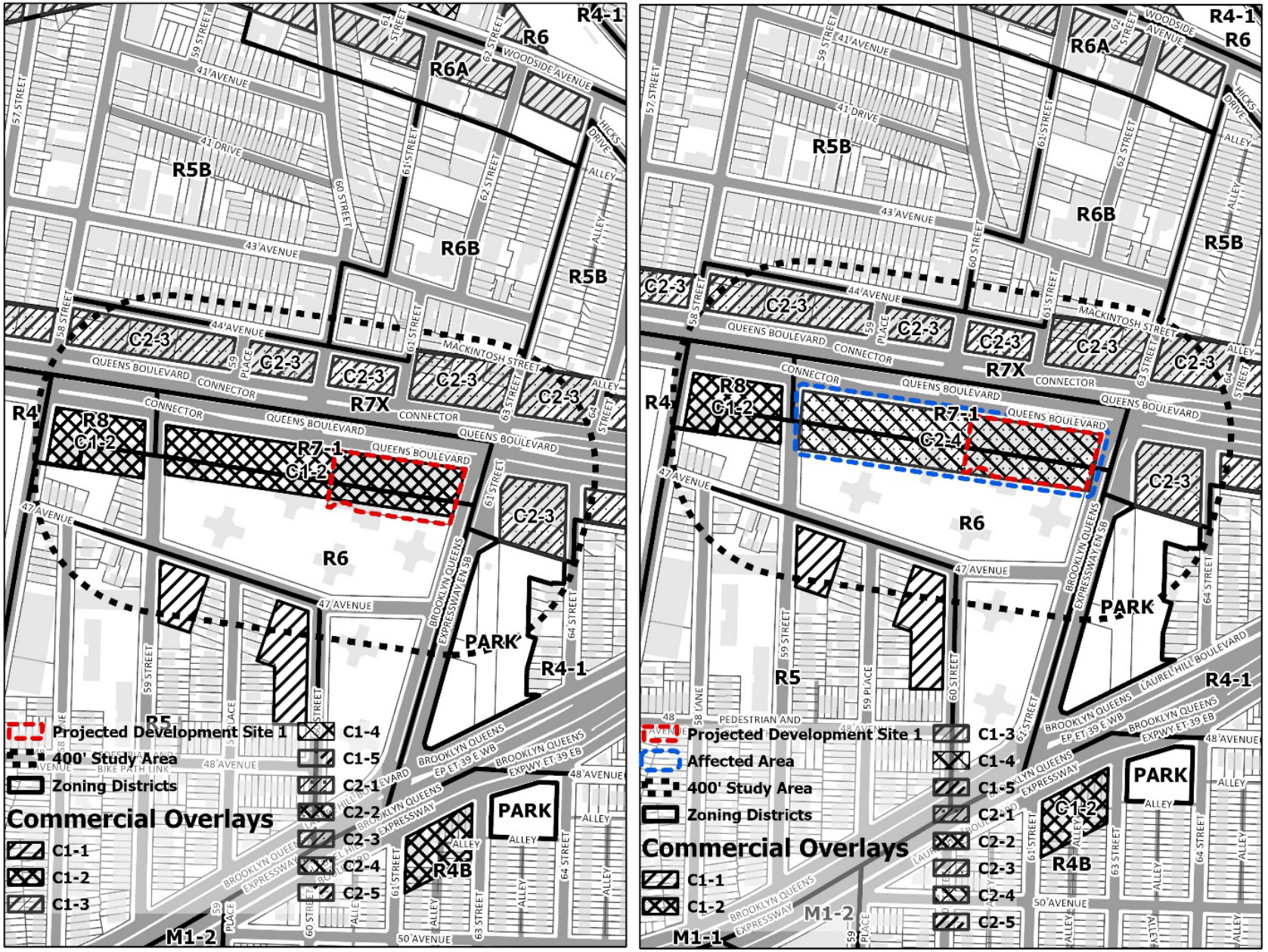


Figure 1.1-5: Tax Map

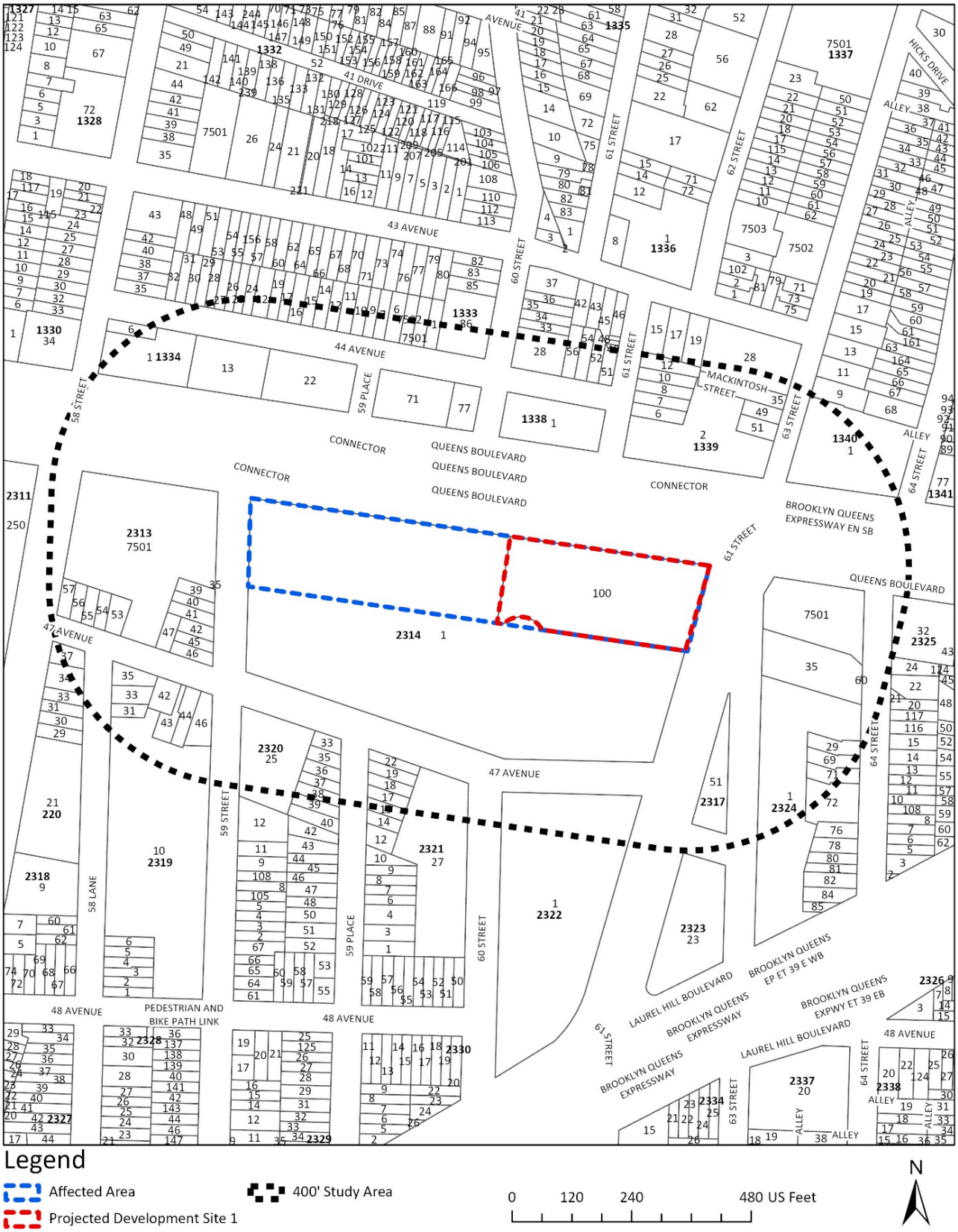


Figure 1.1-6: Site Photos (1)

61-10 Queens Boulevard Rezoning — Photos #1-3

1 View of Queens Boulevard facing east.



2 View of the Subject Property facing west.



3 View of the Subject Property facing northwest.



Photo Key

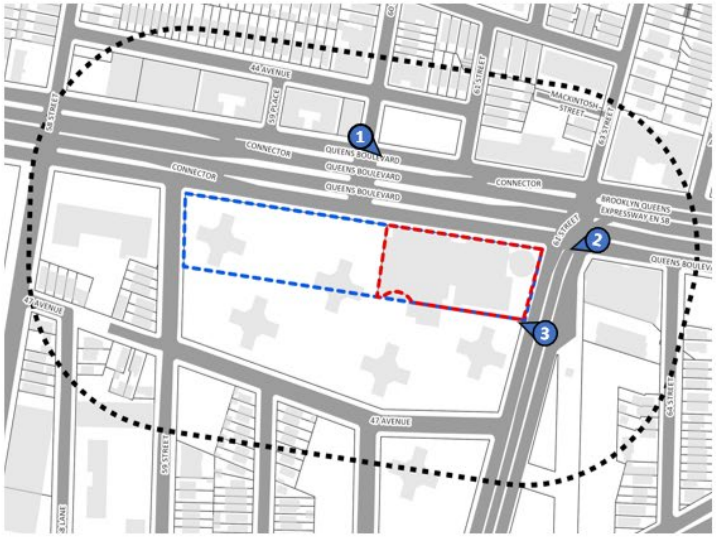


Figure 1.1-7: Site Photos (2)

61-10 Queens Boulevard Rezoning — Photos #4-6

4 View of Subject Property facing east.



5 View of Subject Property facing south from across Queens Boulevard.



6 View of Queens Boulevard facing south.

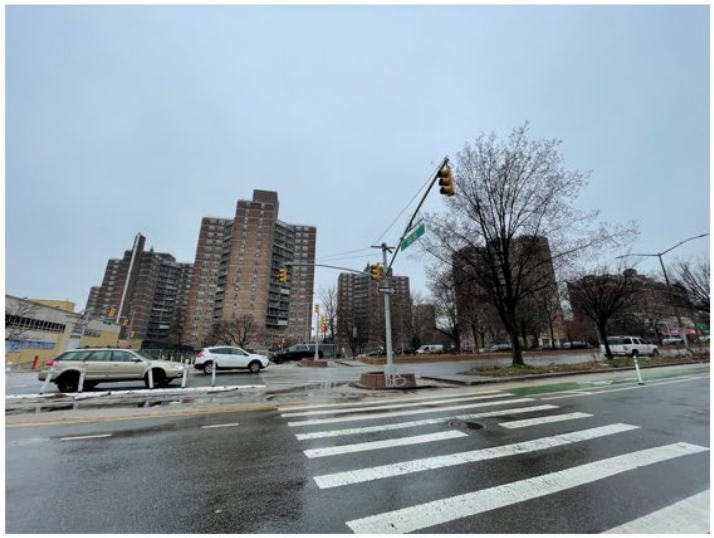
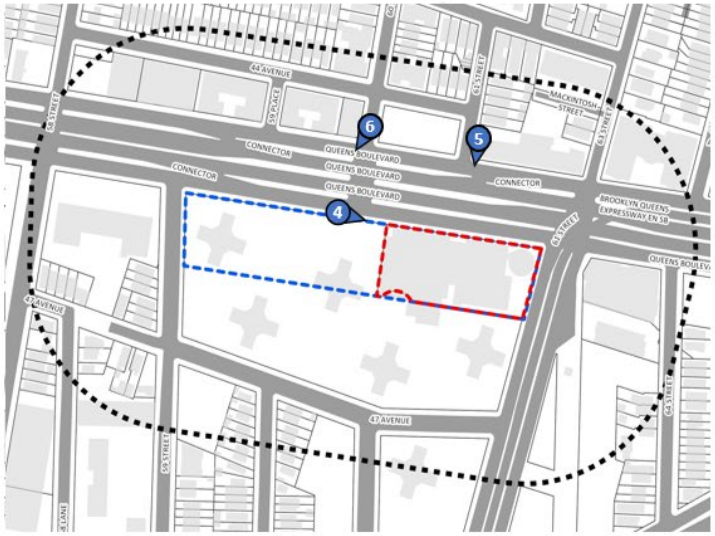


Photo Key



1 Project Description

1.1 Introduction

The "Applicant", PF Supreme, seeks a Zoning Map Amendment to rezone an existing C1-2 overlay to a C2-4 overlay that would affect a portion of Block 2314 in the Woodside neighborhood of Queens Community District 2. The "Affected Area" consists of Block 2314, Lots p/o 1 and p/o 100. The Zoning Map Amendment would rezone Block 2314, Lots p/o 100 and p/o 1, a 150-foot-deep rectangular area of approximately 161,000 SF bounded in part by Queens Boulevard, 59th Street, and 61st Street. The Zoning Map Amendment constitutes the "Proposed Actions".

The Proposed Actions are sought in order to facilitate the Applicant's development of a 16,156-SF fitness facility on the second floor of the existing Big Six Shopping Center at 61-10 Queens Boulevard. 61-10 Queens Boulevard is located on Block 2314, Lot 100 (the "Development Site").

The Proposed Actions are discretionary actions subject to environmental review. The New York City (NYC) Department of City Planning (DCP) shall be the lead agency on behalf of the NYC City Planning Commission (CPC) for environmental review under CEQR.

1.2 Background and Site History

The Affected Area is located in the Woodside neighborhood of Queens. The Affected Area consists of Block 2314 Lots p/o 100, and p/o Lot 1. Block 2314 Lot 100 is owned by Big Six Towers Inc and was built in 1966. Block 2314 Lot 1 is owned by NYC Housing Development Corporation and was improved in 1964 with Mitchell Lama residential buildings. The two lots in the Affected Area were originally zoned R6 in 1961. According to a 1964 zoning map, a 150-foot deep C1-2 overlay was established along Queens Boulevard in November of 1964. In December of 1989, portions of Lots 100 and 1 along Queens Boulevard were rezoned from R6 to an R7 zoning district (880941 ZMQ) as part of the Golden Towers rezoning. Zoning maps indicate that the established R7 district was changed to an R7-1 in 1996 (**Figure 1.1-3**). However, no record can be located explaining the reason for this change.

1.3 Description of the Surrounding Area

The Affected Area is located within the Woodside neighborhood of Queens, CD 2. The Proposed Project Area is bounded by Queens Boulevard to the north, 61st Street to the east, 59th Street to the west, and extends 150 feet from 47th Avenue to the south. Queens Boulevard is an east-west, wide right-of-way classified as a Principal Arterial Road by the NYSDOT with three moving lanes of traffic in each direction and a service road with curbside parking in each direction. 61st Street is a south to north two-way right-of-way classified as a Major Collector Road with one moving lane of traffic and curbside parking in each direction. 47th Street is a two-way east to west road with one moving lane of traffic and curbside parking in each direction. 59th Street is a north to south two-way road with one moving lane of traffic and curbside parking in each direction.

Existing land uses within the 400-foot buffer around the Affected Area primarily consist of multi-family residences, mixed commercial and residential buildings, commercial/office buildings, and parking facilities. The residential buildings range from 3 to 18 stories in height. The commercial/office buildings consist of local retail businesses. Queens Boulevard is a major thoroughfare in the area and contains a mix of high-density multi-family, commercial, and mixed residential and commercial uses. 61st Street is a residential street that crosses under the Brooklyn-Queens Expressway, which is just south of the Affected Area.

Built form in the area varies by use, and generally consists of low-rise commercial buildings and 2 to 18-story multi-family residential buildings.

The Affected Area composed of Block 2314, Lots p/o 100 and p/o 1 is within R7-1 and R6 zoning districts with a 150-foot-deep C1-2 Commercial Overlay along Queens Boulevard. The C1-2 Commercial Overlay extends to Block 2313 within a small R8 district to the west of the Affected Area (**Figure 1.1-3**). The rear portions of Lots 1 and 100 are mapped as an R6 district, which also extends to Block 2313 to the west of Block 2314. South of the R6 district is the area zoned R5. The area to the north and east of the Affected Area is zoned R7X/C2-3 as part of the Maspeth-Woodside Rezoning 060294 ZMQ. The R7X/C2-3 district is mostly mapped within 100 to 150 feet to the north of Queens Boulevard as well as on the south side of Queens Boulevard to the east of the Affected Area. Much of the area north of the R7X/C2-3 district is zoned R5B and R6B.

The area is served by transit. There is one bus line accessible to users in the area. The Q60 bus, which connects South Jamaica, Queens and Midtown East the has four bus stops on two different directions located within the Affected Area near the corner of Queens Boulevard and 60th Street, Queens Boulevard and 61st Street, and Queens Boulevard and 59th Street. The closest subway station to the Project Area is the 7-train's 61st Street-Woodside Station at 61st Street and Roosevelt Avenue (approximately a quarter of a mile from the Project Area to the north).

1.4 Description of the Affected Area

The Affected Area contains approximately 161,000 SF of lot area within Block 2314 and is bounded in part by Queens Boulevard to the north, 59th Street to the west, and 61st Street to the east. The Affected Area is composed of Block 2314, Lots p/o 100 and p/o 1 within R7-1 and R6 zoning districts with a 150-foot deep C1-2 Commercial Overlay along Queens Boulevard. Both lots are a part of the Big Six Residential Mitchell Lama Cooperative, a 982-unit complex built in 1963. The Applicant's proposed development of a 16,156-SF fitness facility is on the second floor of the existing 65,000-GSF shopping center located on Block 2314, Lot 100 (Development Site).

Block 2314, Lot p/o 100

The Development Site is located on Block 2314, Lot 100 at 61-10 Queens Boulevard. Lot 100 is a 68,103-SF lot with a 402-foot frontage along Queens Boulevard. The lot is improved with a two-story, 30-foot-tall existing building with a cellar (Big Six Shopping Center) which is a part of the Big Six complex and features approximately 65,000 SF of floor area (approximately 0.96 FAR).

The Big Six Shopping Center is owned by Big Six Towers Inc. The shopping center contains 11 tenants including a grocery store, a shoe repair shop, a dry cleaner, three restaurants, a hair salon, a bank, two pharmacies, and a medical facility. The shopping center contains 241 parking spaces that are split between surface parking and rooftop parking. An approximately 16,000-sf portion of the second story is currently vacant. The space was previously occupied by Big Six Fitness and was used for fitness facilities since 1996.

The most recent temporary certificate of occupancy (expired in May 2021) permits Use Group 6C stores and storage on the cellar level, Use Group 6A food stores, stores and parking on the first floor, Use Group 6B offices and Use Group 6C stores on the second floor, and 148 parking spaces on the roof. The temporary certificate of occupancy also references 3 loading berths and states that 238 parking spaces are required and 241 are provided, noting 22 attended parking spaces at grade with 43 self-parking spaces, and 28 self-parking spaces on the adjacent lot (Lot 1).

Block 2314, Lot p/o 1

Block 2314, Lot 1 is a 285,640-SF lot with the 348-foot frontage on Queens Boulevard. The lot contains five 18-story Multi-Family Elevator Buildings with a total floor area of 721,672 GSF. The buildings are a part of the Big Six Residential Mitchell Lama Cooperative, a 982-unit complex built in 1963. Two other buildings of the Big Six are located on Block 2322, Lot 1 to the south of Block 2314, Lot 1. A portion of the Block 2314, Lot 1 within the Affected Area features an 82-space accessory parking lot between two of the Big Six towers fronting Queens Boulevard. Another 30-space side/rear surface parking lot is located on western side of the Big Six Shopping Center and is signed as “parking by permit only” by Big Six management.

1.5 Description of the Proposed Project

The Proposed Project is the fit-out and tenancy of a 16,156-SF Planet Fitness facility (Health and Fitness Establishment) use on the second floor of a vacant space in the existing Big Six Shopping Center on Block 2314, Lot 100. The existing building is a 65,000-SF, two-story, 30-foot-tall structure with a cellar. The project will require no new exterior construction, curb cuts or additional parking. Existing parking facilities at the site feature 241 rooftop and surface parking spaces and will remain as they currently exist. The Development Site is currently within R7-1 and R6 zoning districts with a C1-2 Commercial Overlay permitting a maximum of 10,000 SF of health and fitness establishment floor area as of right. The proposed rezoning from the C1-2 Commercial Overlay to a C2-4 Commercial Overlay would allow the Planet Fitness gym to occupy approximately 16,156 SF as of right.

1.6 Action(s) Necessary to Facilitate the Project

The actions necessary to facilitate construction of the Proposed Development are approvals of:

(1) a Zoning Map Amendment to map a C2-4 Commercial Overlay in place of the currently present in the Affected Area C1-2 Commercial Overlay.

1.7 Purpose and Need

The proposed rezoning to a C2-4 Commercial Overlay would allow the Applicant to have an approximately 16,156-SF health and fitness establishment on a portion of the second floor of the existing building as of right, as opposed to 10,000 SF of floor area permitted as of right under the existing C1-2 Commercial Overlay. The health and fitness establishment would afford residents of the community, particularly residents of the Big Six towers, an opportunity to engage in physical activities of significant benefit to both bodily and psychological health, in an area that is currently underserved by public spaces for recreational activities.

1.8 Analysis Framework

The analysis framework compares the incremental difference between the proposed and potential development under the Proposed Actions (With-Action) and the development which could occur under the existing zoning (No-Action). This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions occurring in a study area of approximately 400 feet around the rezoning area. This environmental assessment considers the potential effects of the Proposed Actions compared to future conditions without the approvals sought by the project sponsor. This analysis framework is described below:

Reasonable Worst-Case Development Scenario

Discretionary actions sometimes permit a range of project characteristics, or development scenarios, to occur even though the action may be sought in order to facilitate a specific development. From the range of possible scenarios that are considered reasonable and likely, the scenario with the worst environmental consequences is chosen for analysis. This is considered to be the Reasonable Worst-Case Development Scenario (RWCDS), the use of which ensures that, regardless of which scenario actually occurs, its impacts would be no worse than those considered in the environmental review. The environmental assessment examines the incremental differences between the RWCDS of the future without the project in place (No-Action Scenario) and the future with the project in operation (With-Action Scenario).

Build Year

The build year for the analysis is anticipated to be 2024 in consideration of a 12-month Environmental Approval process and an 8-month ULURP process and a 6-month construction schedule to outfit the space.

Future Without the Proposed Actions (No-Action Scenario)

In the absence of the proposed actions, the fitness facility will occupy 10,000 SF out of 16,156 SF of the currently available space as allowed as of right due to the enactment of the Health and Fitness Citywide Text Amendment (N 210382 ZRY). The remaining 6,156 SF would be available to be re-tenanted. However, for the purposes of conservative analysis, it is assumed that the remaining 6,156 SF would be untenanted. The 2024 No-Action condition for the Affected Area

would be nearly the same as existing conditions. Absent the proposed actions the total floor area and FAR of the Development Site would not change. No dwelling units would be built on the site, and no new curb cuts would be added.

There are no recent or pending land use actions in the area and the development trends in the area remain limited. Among, recent redevelopments within the Study Area are an 8 story Holiday Inn at 64-06 Queens Blvd (2017) and a mixed residential and commercial building at 64-25 Queens Blvd.

Table 1.8-1: RWCDS Analysis Framework - Existing, No-Action, and With-Action Calculations

Site Info				**Existing/No-Action Condition**		**With-Action Condition**		**Net Increment**
Site ID	Block	Lot	Lot Area	Zoning	Com. (GSF)	Zoning	Com. (GSF)	Com. (GSF)
Projected Site 1	2314	100	68,103	R7-1/C1-2/R6	65,000*	R7-1/C2-4/R6	65,000**	0
Total			**68,103**		**65,000**		**65,000**	**0**

GSF = gross square feet

Com. = Commercial

*Currently 16,156 SF are vacant, assumes that 10,000 SF would be tenanted by HFE

**Assumes that 16,156 SF would be tenanted by HFE

Future With the Proposed Actions (With-Action Scenario)

Development Site (Block 2314, Lot 100)

Under the With-Action Scenario, a 16,156-SF Health and Fitness Establishment would be created on a portion of the existing second floor of the existing shopping center as of right under the proposed C2-4 Commercial Overlay. In the Future with the Proposed Actions, the existing building would remain a 65,000-SF, two-story, 30-foot-tall structure with a cellar. FAR and lot coverage would remain the same. No dwelling units would be built and no new curb cuts would be added. Existing parking facilities featuring 241 rooftop and surface parking spaces will remain as they currently exist.

Other Lots (Block 2314, p/o Lot 1)

In the Future with the Proposed Actions, Block 2314, Lot 1 is not projected to redevelop. Lot 1 is a 285,640-SF lot with the 348-foot frontage on Queens Boulevard. The lot is owned by NYC Housing Development Corporation and contains five 18-story Multi-Family Elevator Buildings constructed in 1964 with a total floor area of 721,672 GSF. The buildings are a part of Big Six Residential Mitchell Lama Cooperative.

The Development Site and Other Affected Sites are shown in **Figure 1.1-1**, while the RWCDS Analysis Framework is shown in **Table 1.8-1**.

2 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
- Neighborhood Character

2.4 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. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Projected Development Site and the Surrounding Area as well as the larger area in which the Proposed Actions may have an effect. Because the Proposed Actions would permit the development of multiple family residential uses with a larger bulk and would also reduce the parking requirements for commercial uses compared to existing zoning regulations, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 20v4 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area was performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of New York City Department of City Planning (NYCDCP) and other city agencies programs and documentation.

2.4.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning, and public policy study area should generally extend 400 feet from the Affected Area. Existing land uses within approximately 400 feet of the Affected Area are presented in **Figure 2.4-1**.

Figure 2.4-1: Land Use Map



Existing Conditions

Land Use Study Area

As shown in **Figure 2.4-1** and stated in **Section 1.3**, the surrounding area is predominantly multi-family residences, mixed commercial and residential buildings, commercial/office buildings, and parking facilities. The residential buildings consist of multiple family apartment buildings ranging from 3 to 18 stories in height. Queens Boulevard is a major thoroughfare in the area and contains a mix of high-density multi-family, commercial, and mixed residential and commercial uses. 61st is mostly with residential uses near the Affected Area.

The land uses in the vicinity of the Project Area are a mix of residential and commercial uses. Immediately adjacent to the Development Site, on the same block, are five of the Big Six 18-story residential towers, built in a "tower in a park" configuration with planted open spaces and accessory parking areas. Across Queens Boulevard to the north, the most prominent use is the 8-story Queens Boulevard Extended Care Facility, along with predominantly residential buildings that are generally 7-stories tall. Across 61st Street to the east is a 7-story residential building with ground floor local commercial use. Across 59th Street to the west is an 8-story residential building with commercial and community facility use on its lowest two floors.

Affected Area

The Affected Area is composed of Block 2314, Lots 100 and 1 within R7-1 and R6 zoning districts with a 150-foot deep C1-2 Commercial Overlay along Queens Boulevard.

Development Site (Block 2314, Lot 100)

Block 2314, Lot 100 is a 68,103-SF lot with a 402-foot frontage along Queens Boulevard. The lot is improved with a two-story, 30-foot-tall existing building with a cellar (Big Six Shopping Center) which is a part of the Big Six complex and features approximately 65,000 SF of floor area (approximately 0.96 FAR).

The Big Six Shopping Center contains 11 tenants including a grocery store, a shoe repair shop, a dry cleaner, three restaurants, a hair salon, a bank, two pharmacies, and a medical facility. The shopping center contains 241 parking spaces that are split between surface parking and rooftop parking. An approximately 16,000-sf portion of the second story is currently vacant. The space was previously occupied by Big Six Fitness and was used for fitness facilities since 1996.

Other Lots (Block 2314, p/o Lot 1)

Block 2314, Lot 1 is a 285,640-SF lot with the 348-foot frontage on Queens Boulevard. The lot contains five 18-story Multi-Family Elevator Buildings with a total floor area of 721,672 GSF. The buildings are a part of the Big Six Residential Mitchell Lama Cooperative, a 982-unit complex built in 1963. A portion of the Block 2314, Lot 1 within the Affected Area features an 82-space accessory parking lot between two of the Big Six towers fronting Queens Boulevard. Another 30-

space side/rear surface parking lot is located on western side of the Big Six Shopping Center and is signed as parking permit only by Big Six management.

A full breakdown of each lot within the Affected Area can be found in **Section 1.4**.

Future No-Action Condition

Land Use Study Area

There is one active construction permit in the surrounding area, accounting for 1,984 GSF of development. The development is an enlargement and will include two proposed dwelling units and rise to three stories. No-Action Developments are shown below in **Table 2.4-1**.

Affected Area

Within the Affected Area, existing conditions are expected to remain the same in the Future with No-Action.

Table 2.4-1: No-Action Developments

Address	Type	Land Use	Additional Floor Area (GSF)	Dwelling Units	Stories
58-57 44th Avenue	Enlargement	Residential	1,984	2	3

GSF= gross square feet

Future With-Action Condition

Land Use Study Area

Land use and development patterns in the study area are anticipated to remain unchanged in the future with the Proposed Actions. Any new development in the surrounding area would be consistent with the underlying zoning regulations.

Affected Area

Development Site (Block 2314, Lot 100)

Under the With-Action Scenario, a 16,156-SF health and fitness establishment would be constructed on a portion of the second floor of the existing shopping center as of right under the proposed C2-4 Commercial Overlay. In the Future with the Proposed Actions, the existing shopping center would remain a 65,000-SF, two-story, 30-foot-tall structure with a cellar. The tenants would still include a grocery store, a shoe repair shop, a dry cleaner, three restaurants, a hair salon, a bank, two pharmacies, and a medical facility as well as the Applicant's proposed fitness facility, although, some tenants might change. The shopping center would still contain 241 parking spaces split between surface parking and rooftop parking. FAR and lot coverage within the Development Site would remain the same. No dwelling units would be built and no new curb cuts would be added. Existing parking facilities featuring 241 rooftop and surface parking spaces will remain as they currently exist.

Other Lots (Block 2314, p/o Lot 1)

In the Future with the Proposed Actions, Block 2314, Lot 1 is not projected to redevelop. Lot 1 is a 285,640-SF lot with the 348-foot frontage on Queens Boulevard. The lot is owned by NYC Housing Development Corporation and contains five 18-story Multi-Family Elevator Buildings constructed in 1964 with a total floor area of 721,672 GSF. The buildings are a part of Big Six Residential Mitchell Lama Cooperative.

Conclusion

The density and uses permitted by the Proposed Actions would be consistent with nearby medium-density Commercial buildings mostly along Queens Boulevard. The proposed rezoning would not result in out of character development as the same commercial bulk and use regulations that currently apply on several blocks across on the north side of Queens Boulevard, and directly to the east of the Project Area, which are also mapped with a C2 overlay. The Proposed Actions would not be incompatible with surrounding uses, which are predominantly residential and include commercial, and would not alter or accelerate development patterns in the area. Therefore, there would be no adverse impacts to land use as a result of the Proposed Actions, and further analysis is not required.

2.4.2 Zoning

The *CEQR Technical Manual* suggests that a zoning study area should extend 400 feet from the Affected Area. The proposed zoning map amendment would affect Block 2314 Lot p/o 100 and p/o Lot 1 changing the existing C1-2 Commercial Overlay to C2-4 Commercial Overlay. Existing zoning districts within approximately 400 feet of the Project Site are presented in **Figure 2.4-2**

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R8, R6, R7X, R5, R5B, R6B, R7-1, C1-2, C1-1, and C2-3 overlays as illustrated in **Table 2.4-2**.

Existing zoning districts in the surrounding area include:

R5

An R5 district has a maximum FAR of 1.25 (ZR 23-142), a maximum street wall height of 30 feet and an overall building height of 40 feet (ZR 23-631). Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. Off-street parking is required for 85% of the dwelling units in the building, but requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.

R5B

Although a R5B contextual district permits detached and semi-detached buildings, it is primarily a three-story rowhouse district. The traditional quality of R5B districts is reflected in the district's height and setback, front yard and curb cuts regulations that maintain the character of the neighborhood.

The maximum FAR in R5B districts is 1.35 (ZR 23-142) and the maximum building height is 33 feet (ZR 23-631). the front yard must be at least five feet deep and it must be at least as deep as one adjacent front yard and no deeper than the other, but it need not exceed a depth of 20 feet. Attached rowhouses do not require side yards but there must be at least eight feet between the end buildings in a row and buildings on adjacent zoning lots. Curb cuts are prohibited on zoning lot frontages less than 40 feet. Where off-street parking is required, on-site spaces must be provided for two-thirds of the dwelling units although parking can be waived when only one space is required. Requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone. Front yard parking is prohibited.

R6

An R6 district allows residential development under height factor regulations ranging between 0.78 – 2.43 FAR (ZR 23-151), with community facilities permitted up to 4.8 FAR (ZR 24-11). In R6/C1-2 districts, in buildings with residential and community facility use, the maximum community facility FAR is 1.0 if the total FAR exceeds 2.5 (ZR 35-311). In R6 districts, for developments pursuant to the Quality Housing program, the maximum FAR is 2.2 FAR beyond 100 feet of a wide street (as applicable to the Property's block) (ZR 23-153). The same basic height and setback requirements applicable in R7 districts apply in R6 districts, except in R6 districts, for Quality Housing buildings, here the maximum base height is 45 feet and the maximum building height is 55 feet (ZR 23-662).

R6B

R6B districts are often traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops and small front yards that are typical of Brooklyn's "brownstone" neighborhoods, such as Park Slope, Boerum Hill and Bedford Stuyvesant.

The FAR of 2.0 and the mandatory Quality Housing regulations also accommodate apartment buildings at a similar four- to five-story scale. The base height of a new building before setback must be between 30 and 40 feet and the maximum height is 50 feet. For buildings providing a qualifying ground floor, the maximum base height and overall height increase by 5 feet. Higher maximum FAR are available for buildings participating in the Inclusionary Housing program or that provide certain senior facilities.

Off-street parking spaces are required for 50% of the dwelling units. However, requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone. Parking can be waived if five or fewer spaces are required.

R7-1

An R7-1 district allows residential development under height factor regulations ranging between 0.87 - 3.44 FAR (ZR 23-151), with community facilities permitted up to 4.8 FAR (ZR 24-11). In R7-1/C1-2 districts, in buildings with residential and community facility use, the maximum community facility FAR is 1.0 if the total FAR exceeds 3.5 (ZR 35-311). In R7 districts, for developments pursuant to the Quality Housing program, the maximum FAR is 4.0 within 100 feet of a wide street, such as Queens Boulevard (ZR 23-153). Under height factor regulations, the maximum front wall height is 60 feet or 6 stories, whichever is less, at which height a building must set back at least 20 feet from a narrow street and 15 feet from a wide street, and may continue to rise under a sky exposure plane of 2.7 to 1 from a narrow street and 5.6 to 1 from a wide street (ZR 23-641). In R7 districts, for Quality Housing buildings, the maximum base height is 75 feet and the maximum building height is 80 feet within 100 feet of a wide street outside the Manhattan Core (as applicable to the Property's block) (ZR 23-662).

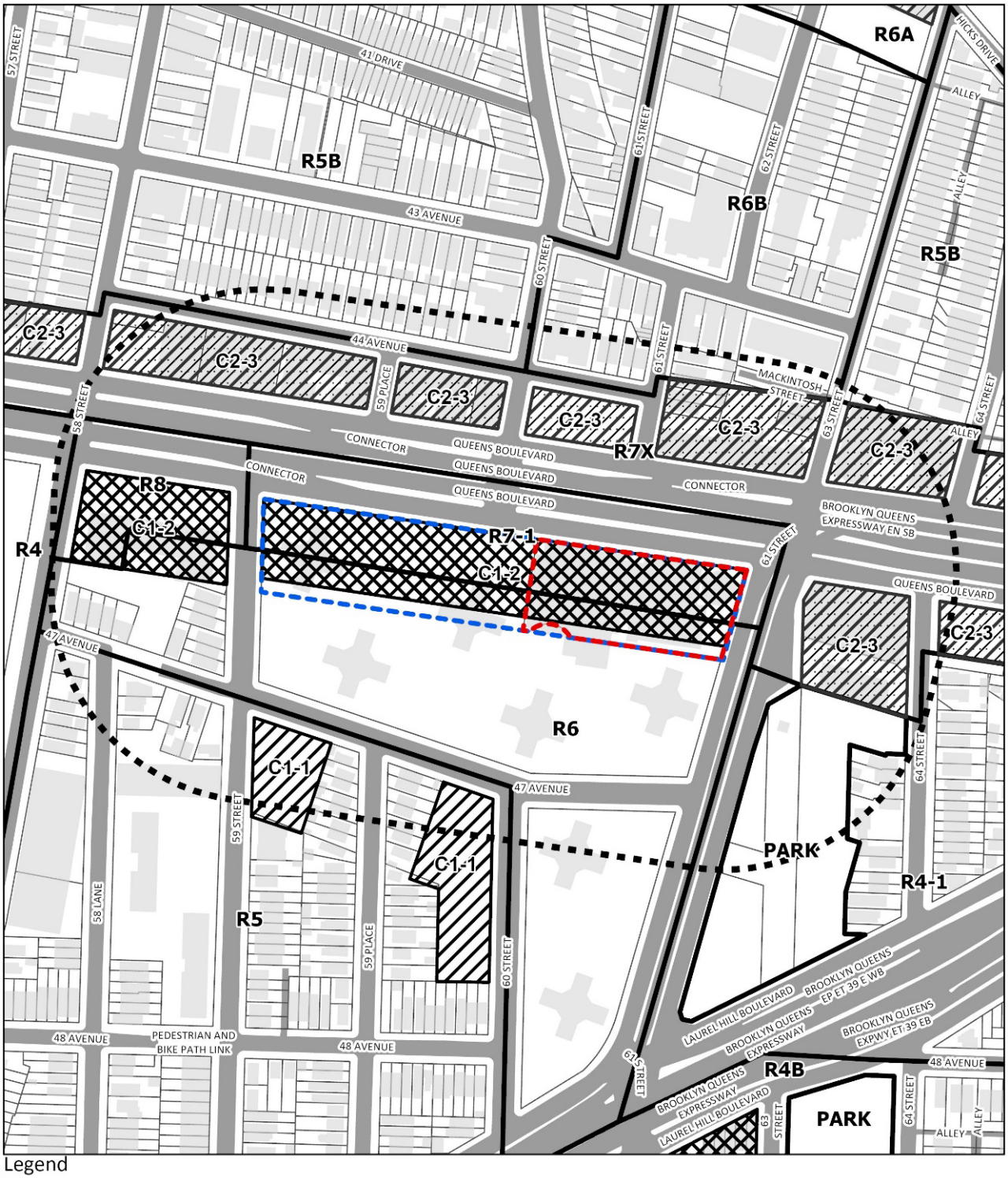
R7X

The R7X district is a contextual district with a maximum FAR of 5.0 (ZR 23-153), and a maximum base height of 85 feet and a maximum building height of 125 feet outside the Manhattan Core (ZR 23-662). The Quality Housing Program is mandated in R7X districts (ZR 23-011).

R8

Buildings in R8 districts can range from mid-rise, eight- to ten-story buildings to much taller buildings set back from the street on large zoning lots. New buildings in R8 districts may be developed under either height factor regulations or the optional quality housing regulations. The maximum FAR is 6.02. Under Height Factor Regulations there are no absolute height limits; the building must be set within a sky exposure plane which, in R8 districts, begins at a height of 85 feet above the street line and then slopes inward over the zoning lot. Under Quality Housing Regulations base height before setback is 60 to 95 feet with a maximum building height of 130 feet, or 135 feet if providing a qualifying ground floor.

Figure 2.4-2: Existing Zoning Map Existing Conditions



C1-1, C1-2, and C2-3

C1-1, C1-2, and C2-3 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. 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. The depth of C1-1 overlay districts is 200 feet, the depth of C1-2, and C2-3 overlay districts is 150 feet. The overlays districts feature different parking requirements. In C1-1 Commercial Overlay districts 1 parking space is required per 150 SF, in C1-2 districts – 1 parking space per 300 SF, in C2-3 – 1 parking space per 400 SF.

Affected Area

The Affected Area is located within R7-1 and R6 zoning districts with a 150-foot-deep C1-2 Commercial Overlay along Queens Boulevard where medium-density contextual residential and community facility development as well as low-density local retail uses are permitted.

Future No-Action Condition

Zoning Study Area and Affected Area

There are no proposed rezonings within the 400-foot zoning study area

No changes to zoning would occur in the future without the Proposed Actions in the Affected Area. Existing zoning patterns would remain, and the Affected Area would continue to be subject to the current zoning regulations.

Table 2.4-2: Zoning Districts in the Surrounding Area[1]

Zoning District	Type and Use Group	Floor Area Ratio (FAR)	Parking
R5B	Contextual Residential UGs 1-4	1.35 – Residential 2.00 – Community Facility	66% of DU 42.5% of IRHU
R6	Non-Contextual Residential UG 1-4	2.2 – Residential (Basic, Narrow Street) 3.0 – Residential (Basic, Wide Street) 2.42 – Residential (MIH, Narrow Street) 3.60 – Residential (MIH, Wide Street) 4.8 FAR – Community Facility	50% of DU; 25% of DU for IRHU outside TZ
R6B	Contextual Residential UGs 1-4	2.2 – Residential 2.0 – Community Facility	50% of DU; 0 for IRHU
R7-1	Non-Contextual Residential UGs 1-4	3.44 – Residential (Basic, Narrow Street) 4.00 – Residential (Basic, Wide Street) 4.60 – Residential (MIH/VIH) 4.8 FAR - Community Facility	50% of DU; 0 for IRHU inside TZ 15% of DU for IRHU outside TZ
R7X	Contextual Residential UGs 1-4	5.0 FAR – Residential (Basic) 6.0 FAR – Residential (Inclusionary) 5.0 FAR – Community Facility	50% of DU 15% of IRHU
R8	Contextual Residential UGs 1-4	6.02 – Residential (Basic, Narrow Street) 7.20 – Residential (Basic, Wide Street; Inclusionary) 6.5 FAR – Community Facility	40% of DU 12 % of IRHU
C1-1 Commercial Overlay	Local Retail UG 1-6	1.00 – Commercial (R1-R5) 2.00 – Commercial (R6 - R10)	1 per 150 SF
C1-2 Commercial Overlay	Local Retail UGs 1-6	1.00 – Commercial (R1-R5) 2.00 – Commercial (R6 - R10)	1 per 300 SF
C2-3 Commercial Overlay	Local Service UG 1-9, 14	1.00 – Commercial (R1-R5) 2.00 – Commercial (R6 - R10)	1 per 400 SF

[1] Zoning Handbook, New York City Department of City Planning, 2019

Future With-Action Condition

Zoning Study Area

The zoning map change to C2-4 doesn't afford the ability for future bulk increases and the rezoning would not allow the adjacent site to be redeveloped due to their Mitchell Lama status. Changes to zoning would only occur in the Affected Area in the future with the Proposed Actions.

Affected Area

Block 2314 Lot 100 and a portion of Lot 1 (a combined total of 160,646 SF) would be rezoned with a C2-4 overlay. The C2 overlay would be consistent with the C2 overlay mapped along the entire blockfront directly to the north along Queens Boulevard across from the Project Area, which extends from 50th Street to approximately 73rd Street, as well as the C2 overlay mapped on the block directly to the east across 61st Street, which extends to 73rd Street.

No new floor area will be added in the Future With-Action Condition, and no changes to the envelope will be made in the Future With-Action Condition. The With-Action Condition conforms with the R7-1/C2-4 and R6/C2-4 districts' regulations, as it contains approximately 0.96 FAR (less than the permitted 2 FAR for commercial uses per ZR 33-121) and complies with the height and setback regulations set forth in ZR 33-432, which limits commercial buildings to the lesser of two stories or 30 feet, as it is two stories and 30 feet high.

Conclusion

The Applicant believes that the proposed rezoning would induce development of commercial uses consistent with existing uses along the local commercial corridors of Queens Boulevard. The proposed zoning district is mapped along Queens Boulevard, which is a wide street appropriate for a higher mix of commercial uses. The rezoning would not adversely affect surrounding land uses, nor would it be incompatible with those land uses. Therefore, no significant adverse impacts are anticipated to land use and zoning, and further analysis is not necessary.

2.4.3 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 publicly sponsored project, and as such, consistency with the City's PlaNYC 2030 for sustainability is not warranted. The proposed project is within a Transit Zone.

Transit Zone

An area where special lower accessory parking requirements apply for various types of affordable housing including income-restricted housing units. These are generally areas of the city beyond the Manhattan Core within one-half mile of a subway station where auto ownership rates are among the lowest in the city.

Existing Conditions

The Affected Area is composed of Block 2314, Lots p/o 100 and p/o 1 within R7-1 and R6 zoning districts with a 150-foot deep C1-2 Commercial Overlay along Queens Boulevard. Both lots are a part of the Big Six Residential Mitchell Lama Cooperative, a 982-unit complex built in 1963. The proposed development of a 16,156-SF fitness facility is on the second floor of the existing 65,000-GSF shopping center (Big Six) located on Block 2314, Lot 100 (Development Site).

Block 2314, Lot p/o 100

Block 2314, Lot p/o 100 is improved with a two-story, 30-foot-tall existing building with a cellar (Big Six Shopping Center) which is a part of the Big Six complex and features approximately 65,000 SF of floor area (approximately 0.96 FAR). Big Six Shopping Center is owned by Big Six Towers Inc. The shopping center contains 11 tenants including a grocery store, a shoe repair shop, a dry cleaner, three restaurants, a hair salon, a bank, two pharmacies, and a medical facility. A 16,156-sf portion of the second floor is currently vacant. The shopping center also contains 241 parking spaces that are split between surface parking and rooftop parking.

Block 2314, Lot p/o 1

Block 2314, Lot 1 contains five 18-story Multi-Family Elevator Buildings with a total floor area of 721,672 GSF. The buildings are a part of the Big Six Residential Mitchell Lama Cooperative. A portion of the Block 2314, Lot 1 within the Affected Area features two Big Six towers fronting Queens Boulevard with an 82-space accessory parking lot between them. Another 30-space side/rear surface parking lot is located on western side of the Big Six Shopping Center and is signed as parking permit only by Big Six management.

Future No-Action Condition

No changes to the Commercial or Residential uses would occur in the future without the Proposed Actions. No changes to existing regulations and Public Policy are anticipated under the Future No-Action Condition.

Future With-Action Condition

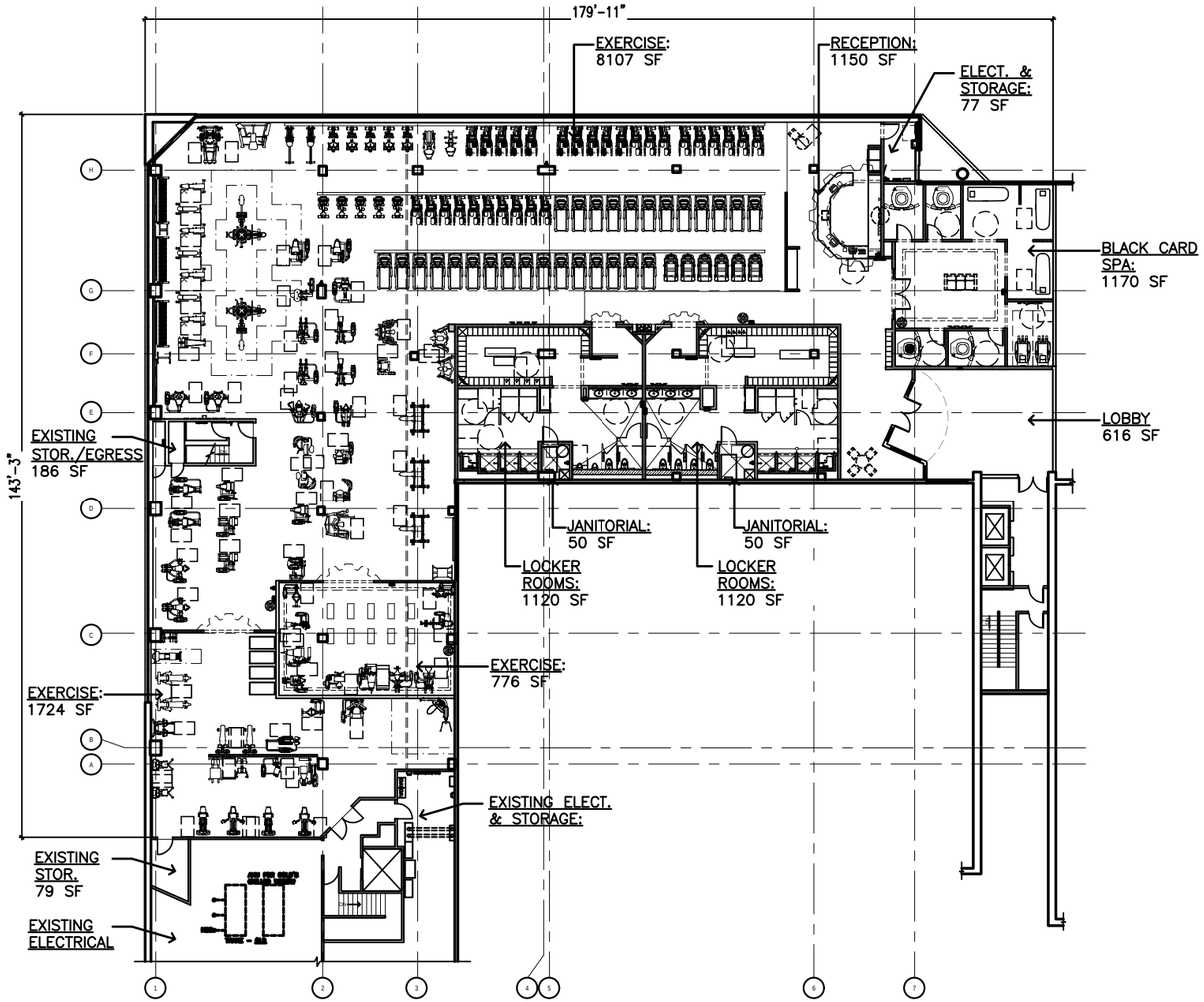
In the future with the Proposed Actions, a C2-4 district would allow the Planet Fitness gym to occupy approximately 16,156 SF on a portion of the second floor, as permitted as of right in C2-4 Commercial Overlay. The gym would provide the residents of the community, especially the Big Six towers, an easily accessible and convenient place to engage in physical activity and exercise, critical components to a healthy lifestyle and overall well-being. There will be not change to the bulk, envelope, or number of parking spaces. Although parking requirements are not triggered by the proposed change of use, the reduction in parking requirements from the C1-2 overlay to the C2-4 overlay is appropriate given the site's location in the transit zone and proximity to mass transit.

Conclusion

The development effectuated as a result of the Proposed Actions would not create a land use conflict, nor would itself conflict with public policies and plans for the site or surrounding area. The Proposed Actions would also not result in significant material changes to existing regulations or policy. Therefore, no significant adverse impacts are anticipated to public policies and no further analysis is warranted.

APPENDIX A

PROPOSED ARCHITECTURAL PLANS



1 Floor Plan – Second Floor – 16,156 S.F.

1" = 30'

0' 30' 60' 90'

SCALE: 1" = 30'-0"

Zoning Information

DISTRICT:	R7-1 R6 (C1-2 OVERLAY)
BLOCK:	2314
LOT:	100
MAP:	9d
LOT AREA:	68,103 SF .

Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842

REGISTERED ARCHITECT
DANIEL K. MULLIN
No. 029525
STATE OF NEW YORK

Architects:

Daniel K. Mullin, Architect, NCARB
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Issue Sets

No.	Issue Set	By	Date	Appr.

Project Location:

Planet Fitness Tenant Improvement
61-10 Queens Boulevard,
Flushing NY 11377

Sheet Title

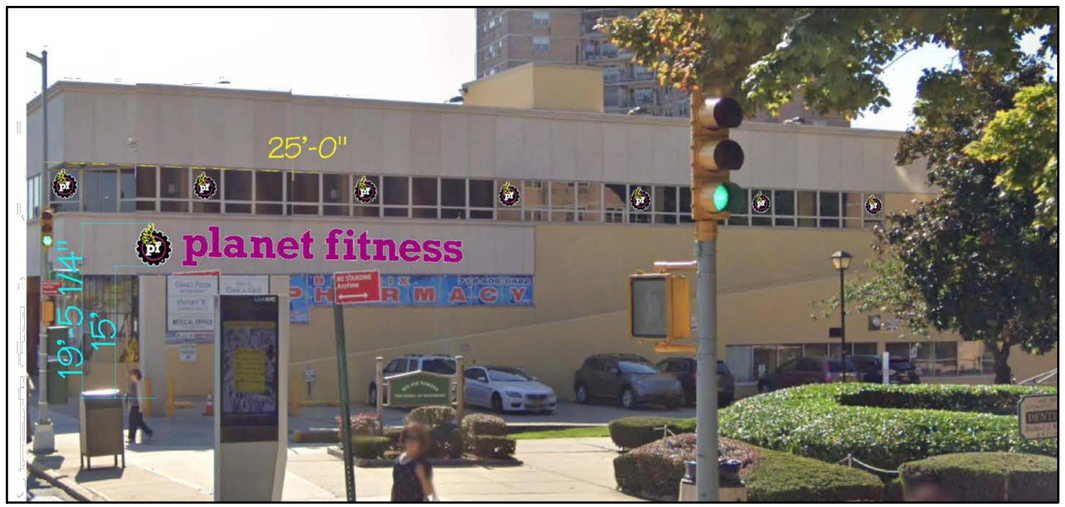
FLOOR PLAN

Scale:	As Shown
Drawn By:	C.H.
Chk'd By:	D.M.
Issue Date:	December 10, 2021
Project No.:	20-12-02
Sheet:	A-100.00
	Sheet 1 of 2



1 Elevation -North (Queens Blvd.)

SCALE: NTS



2 Elevation - West

SCALE: NTS

Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842

REGISTERED ARCHITECT
DANIEL K. MULLIN
No. 029525
STATE OF NEW YORK

Architects:

Daniel K. Mullin, Architect, NCARB
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Issue Sets

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Flushing NY 11377

Sheet Title

BUILDING SIGNAGE ELEVATIONS

Scale:	As Shown
Drawn By:	C.H.
Chk'd By:	D.M.
Issue Date:	December 10, 2021
Project No.:	20-12-02
Sheet:	A-200.00
	Sheet 2 of 2