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 Applicant, TCB Beach Channel Drive Limited Partnership, is seeking the Proposed Actions, including a zoning map amendment and a zoning text amendment at the corner of Ocean Crest Boulevard and Bay 32nd Street in the Wavecrest neighborhood of the Rockaways, Queens, Community District 14. The Proposed Actions include a zoning map amendment that would rezone Block 15744, Lots 1, 7 and a portion of 18 (the Project Area) from the existing R4-1 zoning district to an R6A district and a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) Area, coterminous with the Project Area. The Proposed Actions will facilitate the development of an eight-story (approximately 80-foot tall), approximately 91,841 gross-square-foot (gsf), mixed-use building containing 100 percent affordable housing and ground floor community facility space. The Projected Development Site, which is currently used as a parking lot, would contain 106 affordable dwelling units and approximately 1,991 gsf of ground floor community facility space currently assumed to be a daycare use. At least 26 to 32 of the 106 proposed dwelling units will comply with MIH affordability Options 1 or 2, respectively. To facilitate the Proposed Development, the Development Site (Block 15744, Lot 7) will be subdivided into two separate tax lots, one for the area of the Proposed Development and another for the owner-retained portion of Lot 7 which contains an existing six-story, 107-unit apartment building to remain. The Development Site will continue to be a single zoning lot through a zoning lot development agreement (ZLDA). The Proposed Actions would result in a change to Land Use, Zoning and Public Policy, these changes reflect the existing medium-density areas within the surrounding neighborhood and are not anticipated to result in a significant adverse impact. The Proposed Development is located within the Coastal Zone Boundary, and the Proposed Actions would be consistent with the policies set forth in the New York City Waterfront Revitalization Program (WRP# 21-071).

Open Space

A detailed analysis related to Open Space is included in this EAS. In accordance with the CEQR Technical Manual, for a project in a study area where the With-Action total open space ratio is 1.51 to 2.00 acres per 1,000 residents, then a decrease in total open space ratio of four percent or more compared to the No-Action condition is generally considered to be a significant adverse impact. In the With Action condition, the total open space ratio in the study area was calculated to be 1.956 acres per 1,000 residents, resulting in a decrease of 1.12 percent between the No-Action and With-Action conditions. This is below the threshold for a significant adverse impact related to total open space ratios. In addition, several open space resources are located adjacent to, but not within, the project study area and were excluded from the quantitative analysis including the Beach 30th Street Playground, the remainder of the Rockaway Beach and Boardwalk and the Rockaway Community Park. Based on the quantitative assessment with the qualitative consideration, the Proposed Project is not anticipated to have a significant adverse open space impact and further analysis is not warranted.

Shadows

A detailed shadows analysis, included in the EAS, identified that the proposed project would cast incremental shadow on a portion of Bayswater Park in the morning in the spring, summer, and fall seasons. However, the size and duration of the project-generated incremental shadow would be limited and there would continue to be sunlit areas in the playground, ball courts, and other affected areas at all times. The incremental shadow would exit completely by 8:35 AM or earlier (varying by season) and the affected areas of the park would be in sun for the rest of the day. Therefore, the project-generated shadows would not result in significant adverse shadow impacts to either the recreational use or the vegetation in the park. Therefore, no significant adverse impacts are anticipated, and no further analysis is warranted.

Historic and Cultural Resources

A detailed Historic and Cultural Resources analysis, included in the EAS, identified two State/National Register-eligible historic resources within the Study Area, the Challenge Preparatory Charter School and Knowledge or the Far Rockaway Educational Campus. The Proposed Development would be similar in height to other neighboring residential and commercial buildings and would not obstruct public views of any architectural resources identified in the study area, as those resources are separated from the Project Area by intervening streets and buildings. Direct views of Challenge Preparatory Charter School would remain available east from Hartman Lane, south from Ocean Crest Boulevard and north from Beach Channel Drive, away from the Project Area. The school building on the Far Rockaway Educational Campus site is located more than 400 feet from the Project Area, outside the study area; only a paved portion of the resource site is within the study area. The Proposed Actions would not introduce incompatible visual, audible, or atmospheric elements to a historic resource's setting and, therefore, the Proposed Actions would not result in any significant adverse impacts on Historic and Cultural Resources, and no further analysis is warranted.

Air Quality

An (E) designation (E-702) related to air quality would be established as part of the approval of the Proposed Actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The air quality analysis concluded that with the (E) designation in place, the Proposed Actions would not result in a significant adverse impact related to air quality.

Project Name: Ocean Crest Rezoning
CEQR # 23DCP042Q
SEQRA Classification: Unlisted

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Louise Cafiero at lcafiero@planning.nyc.gov.

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 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 1/27/2023
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 1/30/2023
SIGNATURE	

Project Name: Ocean Crest Rezoning
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Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 15744, Lot 7

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to air quality, an (E) designation (**E-702**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1		X	

Air Quality

The (E) designation requirements for Air Quality would apply as follows:

> ***Projected Development Site 1:*** *Any new residential and/or commercial development on the above-referenced property must exclusively use natural gas for any fossil fuel-fired heating, ventilating, and air conditioning (HVAC) system and hot water equipment, and ensure the HVAC system and hot water equipment stack(s) is located at least 80 feet above grade to avoid any potential significant adverse air quality impacts.*