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* 227th Street Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
17DCP023Q	
ULURP REFERENCE NUMBER (if applicable) 170031ZMQ	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning			NAME OF APPLICANT IdleLots, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Hiram Rothkrug, EPDSCO, Inc.		
ADDRESS 120 Broadway, 31st FLoor			ADDRESS 55 Water Mill Road		
CITY New York	STATE NY	ZIP 10271	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@epdsco.com	

5. *Project Description*

The applicant, Idlelots LLC, is seeking a zoning map amendment from R3-1 to R3-1/C2-2 within the Brookville section of Queens Community District 13. The proposed rezoning would affect Block 13484, Lots 1 and 36 (The Project Site), which consists of the southern corner of the block, 100 feet along 227th Street and 120 feet along 145th Road.

The applicant proposes to develop the lots as a single zoning lot for use as a Use Group 8C public parking lot in accordance with New York City Zoning Resolution ("ZR") Section 32-17 with 27 spaces. The public parking lot will serve the local community, which includes retail uses within a C1-3 overlay on the east side of 228th Street between 145th and 146th Avenues, and air cargo warehouse and office buildings within the M1-1 zoning district located on the south side of 145th Road between 226th and 228th Streets on Block 13474, Lot 12 and on Block 13475, Lot 16.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 13	STREET ADDRESS 227-11 145th Street
TAX BLOCK(S) AND LOT(S) Block 13484, Lots 1, 36		ZIP CODE 11413
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS 145th Road and 227th Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R3-1		ZONING SECTIONAL MAP NUMBER 19b

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

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

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

☐ VARIANCE (use)

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

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

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

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

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 12,000
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.):
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): 27 space accessory parking lot*
NUMBER OF BUILDINGS:
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
HEIGHT OF EACH BUILDING (ft.):
NUMBER OF STORIES OF EACH BUILDING:

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: 12,000
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.)		12,000		12,000 sf paring lot
Type (*e.g.,* retail, office, school)	units	Use Group 8C accessory parking lot		

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: Absent the proposed action, two semi-detached buildings, each containing four units (900 sf per dwelling unit) on the Project Site (Block 13484, Lots 1 and 36) on a single

zoning lot, containing 8 total accessory parking spaces.
9. *Analysis Year* CEQR Technical Manual Chapter 2
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:
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. See Attached.		
(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. See attached.		
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?	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		

	YES	NO
(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?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(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): 395		
○ 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): 1,103,130		
(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?	☐	☒
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.		
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
Justin Jarboe, EPDSCO, Inc.	8/19/16

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.

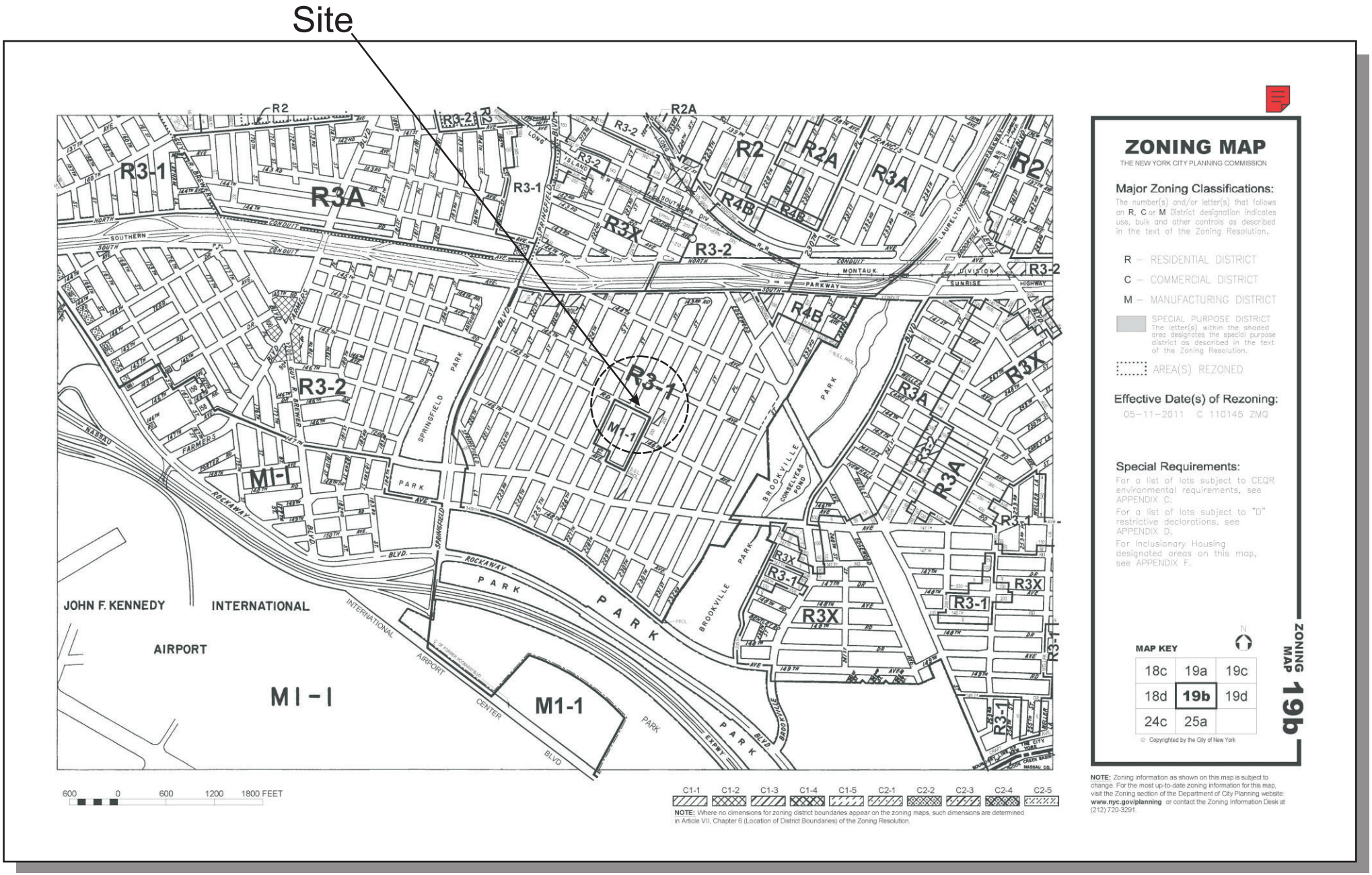
☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the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

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

TITLE	LEAD AGENCY
Deputy Director, Envionmental Assessment & Review Division	New York City Department of City Planning
NAME	**DATE**
Olga Abinader	August 19, 2016

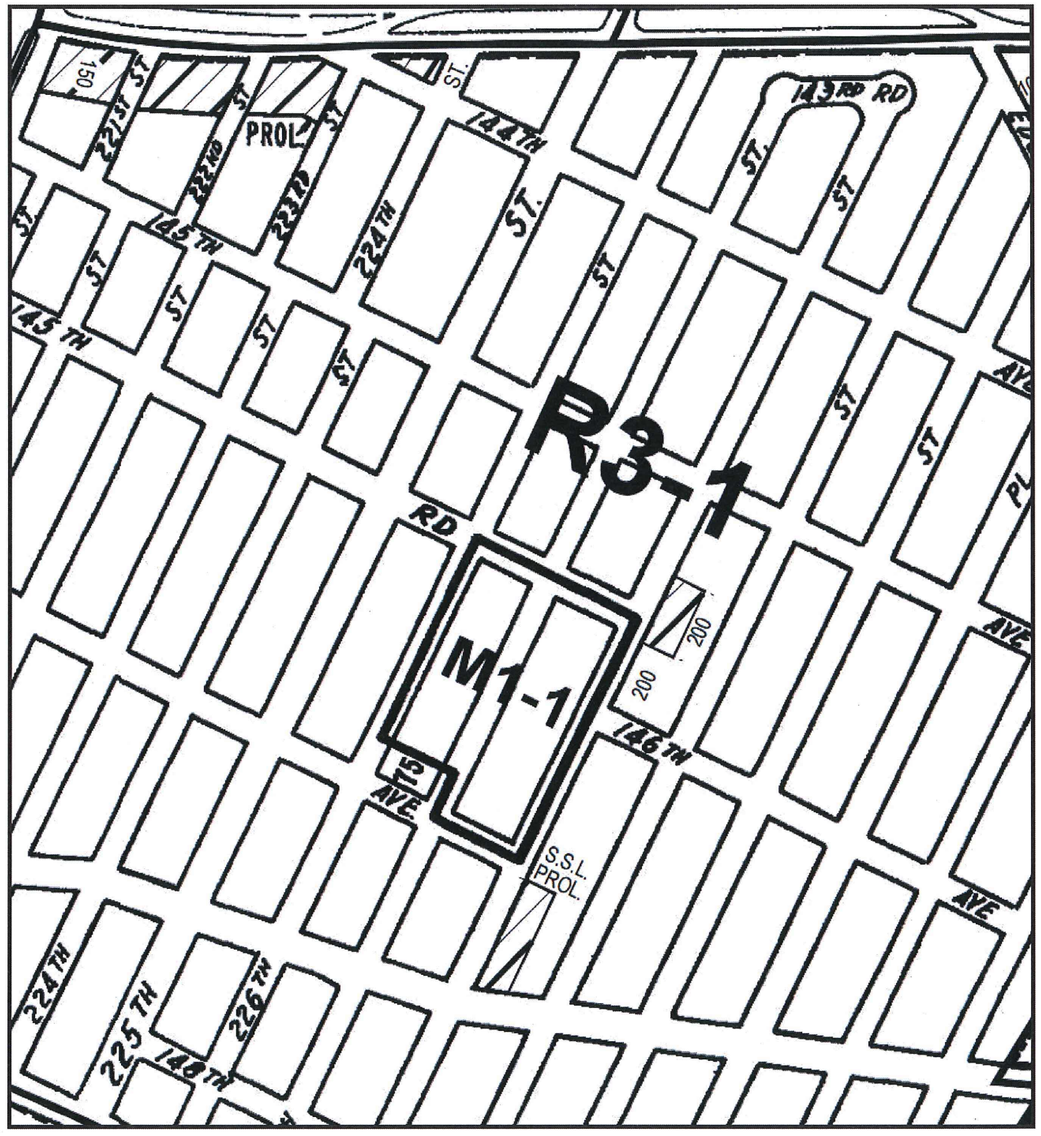
SIGNATURE



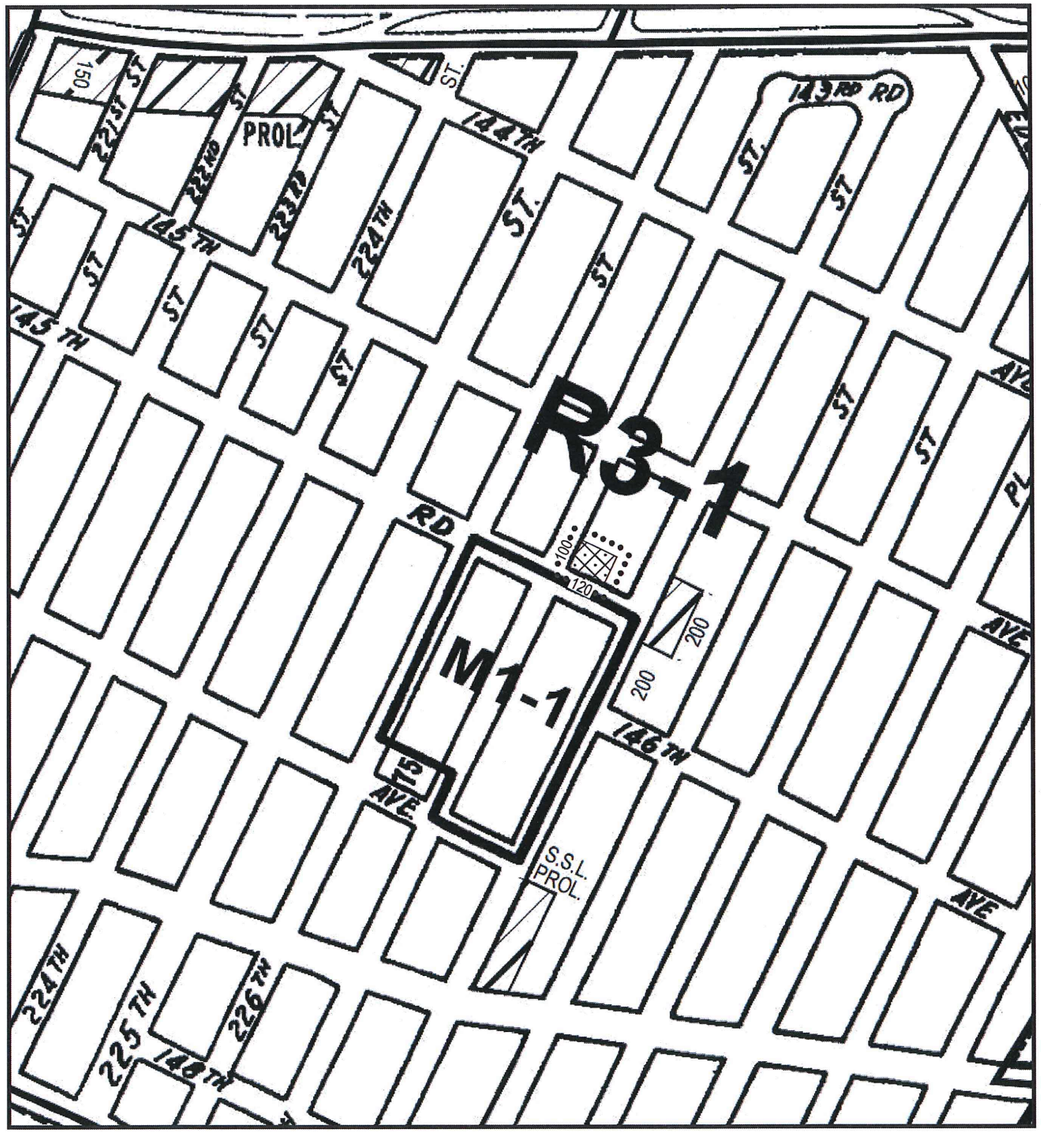

Site
R3-1
R3A
R2
R2A
R3-2
R3X
R4B
M1-1
M1-1
JOHN F. KENNEDY INTERNATIONAL AIRPORT
M1-1
PARK
ROCKAWAY PARK
BROOKVILLE
SPRINGFIELD PARK
600 0 600 1200 1800 FEET
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.
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:
05–11–2011 C 110145 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
18c 19a 19c
18d 19b 19d
24c 25a
© Copyrighted by the City of New York
ZONING MAP 19b
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.

227-01 145th Road, Queens

Zoning Change Map



Current Zoning Map (19b)



Proposed Zoning Map (19b) - Project Area is outlined with dotted lines

Rezoning from R3-1 to R3-1/C2-2

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


FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER
N
W
E
S
NYC Digital Tax Map
Effective Date : 12-09-2008 00:24:54
End Date : Current
Queens Block: 13484
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
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13493
13483
13484
13485
13474
13475
145 AV
227 ST
229 ST
145 RD
R
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Site
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100
40
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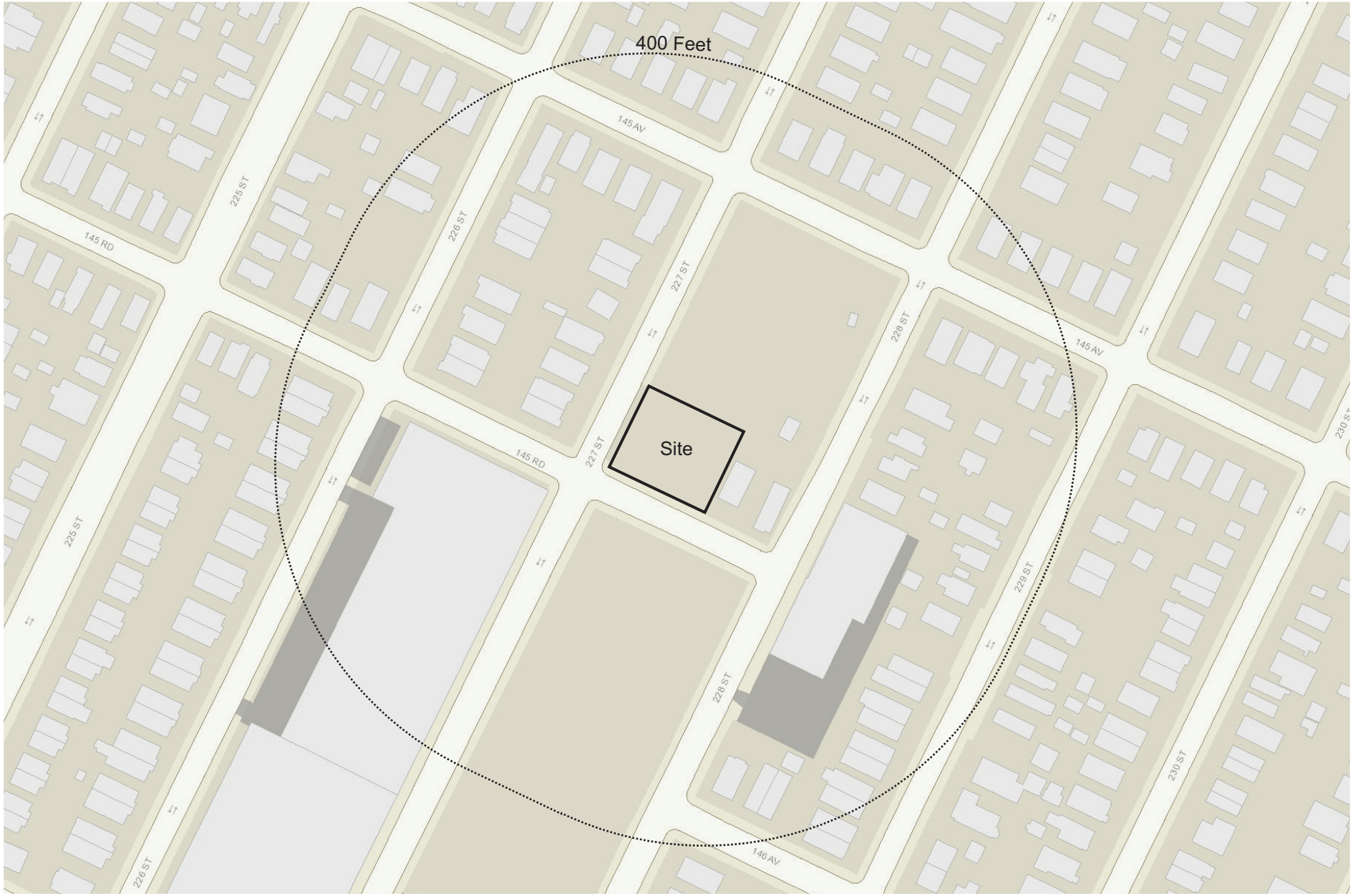
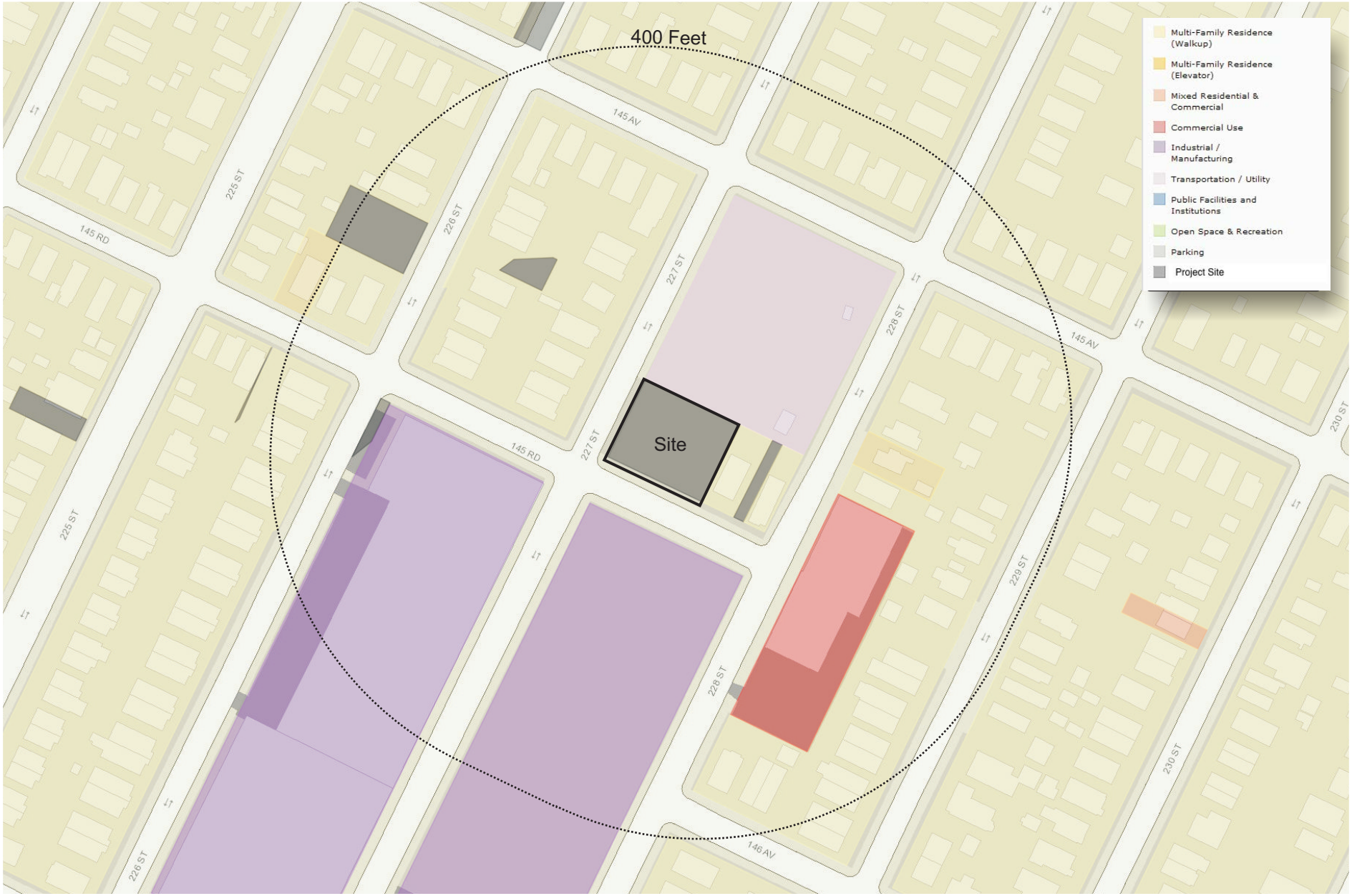
25
50
100
150
200
Feet


400 Feet
Site
145 AV
145 RD
146 AV
225 ST
226 ST
227 ST
228 ST
230 ST


400 Feet
Site

Figure 5 - Land Use Map





1. View of the Site facing northwest from 145th Road.



2. View of the Site facing northwest from 145th Road.



3. View of the Site facing northwest from 145th Road.





4. View of the Site facing north from 145th Road.



5. View of the sidewalk along the north side of 145th Road facing northwest (Site at right).



6. View of the sidewalk along the north side of 145th Road facing east (Site at left).





7. View of the sidewalk along the east side of 227th Street facing north from the Site.



8. View of 227th Street facing south from 145th Road.



9. View of the intersection of 227th Street and 145th Road facing southeast.





10. View of the Site facing northeast from the intersection of 227th Street and 145th Road.



227TH STREET REZONING

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, zoning, and public policy, historic resources, urban design, hazardous materials, air quality, and noise, as further detailed below. The subject heading number below correlates with the relevant chapter of the *CEQR Technical Manual.*

PROJECT DESCRIPTION

Introduction

The applicant, Idlelots LLC, is seeking a zoning map amendment from R3-1 to R3-1/C2-2 within the Brookville section of Queens Community District 13. The proposed rezoning would affect Block 13484, Lots 1 and 36 (The Project Area), which consists of the southern corner of the block, 100 feet along 227th Street and 120 feet along 145th Road. The Applicant proposes to develop the lots as a single zoning lot for use as a Use Group 8C public parking lot in accordance with New York City Zoning Resolution ("ZR") Section 32-17 with 27 spaces. The public parking lot will serve the local community, which includes retail uses within a C1-3 overlay on the east side of 228th Street between 145th and 146th Avenues, and two air cargo warehouse and office buildings within the M1-1 zoning district located on the south side of 145th Road between 226th and 228th Streets on Block 13474, Lot 12 and on Block 13475, Lot 16. The Project Area would be merged into a single zoning lot following the rezoning. (See **Figure 1 – Zoning Map; Figure 2 – Tax Map; Figure 3 – Neighborhood Map; Figure 4 – Aerial Map; Figure 5 – Land Use Map; Figure 6 – Site Photographs; and Figure 7 – Illustrative Site Plan**)

Background

The entire subject block (Block 13484) was rezoned from R3-2 to R3-1 in 2005 as part of the Brookville Rezoning (04DCP052Q). The EAS projected semi-detached development pursuant to the new R3-1 district (0.6 FAR and one parking space per dwelling unit) where the minimum lot size (1,700 square feet) was present.

The Applicant acquired the Project Area, Lots 1 and 36, in August of 2014. In September of 2015, the Applicant made improvements to the Project Area in accordance with Department of Buildings permits to address security concerns, storm water retention, rat infestation, overgrown vegetation, soil erosion, unlawful dumping and other deteriorated conditions. The Applicant cleaned, excavated and graded the Project Area and installed a drainage system consisting of a catch-basin and two drywells. In addition, the Applicant installed a new 100' sidewalk and curb on 227th Street and a 27'-wide curb cut on 145th Road. To improve the aesthetics and secure the area, the Applicant demolished and removed the dilapidated plywood construction fence and gate and installed a new 8'-high "Forevergreen" green grass fence enclosing the Project Area.

An application to create a C2-2 overlay in the underlying R3-1 zoning district to facilitate the development of a public parking lot in the Project Area was filed on October 9, 2015 and certified on March 7, 2016 under ULURP No. C 160070 ZMQ. Given that the Project Area was paved, striped for parking and unlawfully occupied, several Environmental Control Board violations were issued. Accordingly, the application was withdrawn on June 23, 2016. The rolling gate portion of the fence is now locked and the Project Area is unused.

The Applicant, 228th Street LLC ("Idlewild"), an affiliate of the Applicant, and JFK Airport Park Partners LLC ("JFK"), Idlewild's sister organization, have made valuable improvements to the community that are sensitive to the community's needs, enhance neighborhood aesthetics, encourage the construction of new homes and increase residential property values.

In January of 2010, Idlewild acquired title to a vacant industrial building constructed in 1919 located at 145-68 228th Street, Block 13475, Lot 16, within an M1-1 district. Idlewild demolished the deteriorated building in 2011 and constructed an energy-efficient air freight building (the "Logistics Facility") in 2014. All loading docks for the Logistics Facility are located on the 227th Street frontage facing an existing logistics facility and the office entrance, doorways and small ADA-accessible garages for each of the building's four storage rental units are located in the middle of the 228th Street frontage. These design elements direct all trucking activities and daily operations away from the residences. Idlewild also relocated and replaced 13 defective utility poles along 228th Street and planted 50 new trees in the surrounding neighborhood.

In May of 2012, JFK acquired buildings located between 227th and 226th Streets, and between 146th Avenue and 145th Road, on Block 13474, Lots 12 and 4, within a M1-1 zoning district. The building on Block 13474, Lot 12 is used as a UG 16 warehouse and as Use Group 6 offices. In December 2014, Idlewild and JFK substantially completed installation of a 1.6 megawatt solar photovoltaic project on the roofs of their respective buildings.

In August of 2013, JFK acquired Block 13475, Lot 1 on the corner of 146th Avenue and 227th Street in a portion of the M1-1 district on the same block as the Logistics Facility. JFK changed the lot from a vacant garbage-strewn unpaved lot to an open commercial utility vehicle storage area.

Block 13475 Lot 16, improved with the Logistics Facility, provides 65 attended parking spaces, 4 handicapped spaces and 4 loading berths. The parking spaces include the 51 parking spaces required by the Zoning Resolution. Block 13474, Lot 12, improved with the warehouse and office building, provides 85 parking spaces and 13 loading berths. There are approximately 235 full-time on-site total employees in both buildings.

Existing Conditions

The Project Area is comprised of Block 13484, Lots 1 and 36. Lot 1 is 10,000 square feet in area and Lot 36 is 2,000 square feet in area. The Project Area has 100' of frontage on 227th Street and 120' of frontage on 145th Road. The Project Area was designated as an R3-2 zoning district until 2004, when it was rezoned to an R3-1 zoning district pursuant to the Brookville Rezoning project (C 040446 ZMQ). The Project Area is surfaced with light duty asphalt paving, is improved with a drainage system and is enclosed by an 8'-high

"Forevergreen" chain link fence. The Project Area has a 27'-wide curb cut on 145th Road. The gate is locked and the Project Area is unused. Based on the Department of Buildings' Building Information System, the Project Area has been historically unimproved.

Block 13484, contains four additional lots (6, 32, 33 and 34), which would not be affected by the proposed action. Lot 6, which is immediately north of the Project Area contains a Department of Environmental Protection (DEP) facility on a 48,000 square foot lot with two small structures. Lots 32 and 34 contain two-family residential houses (constructed to 1.01 and 0.72 FAR respectively). Lot 33 is a vacant 1,300 square foot lot between Lot 32 and 33.

The 400-foot surrounding area is predominantly residential with two-family residential uses developed pursuant to the underlying R3-1 zoning district. Two large commercial warehouses exist immediately to the south of the proposed rezoning (one of which is owned by the applicant), as well as the DEP-owned facility to the north of the proposed rezoning.

PURPOSE AND NEED

A zoning map amendment to change the Project Area from an R3-1 zoning district to an R3-1 zoning district with C2-2 commercial overlay is necessary to facilitate construction of a public parking lot. A Use Group 8 public parking lot is not permitted in the R3-1 district per ZR Section 22-10. The Applicant is seeking a rezoning of the Project Area from an R3-1 district to an R3-1/C2-2 district, so that the proposed public parking lot will be allowed as an as-of-right use per ZR § 32-17.

The proposed overlay is appropriate because it would allow a productive use of the Project Area, a site that has been neglected for many years prior to the Applicant's improvements in September of 2015. The Project Area's proximity to the retail uses in the C1-3 overlay on 228th Street between 145th and 146th Avenues, the warehouse and office building on 145th Road between 226th and 227th Streets and the Logistics Facility and the lack of adequate public transportation near the Project Area create a strong need for the proposed public parking lot use. The Project Area was used this winter for parking by Logistics Facility employees when on-street parking in the surrounding area was limited by accumulated snow. The proposed action would have a positive effect on the surrounding community by reducing parking on nearby residential streets. Imposing a C2-2 overlay on the underlying R3-1 district to facilitate construction of the proposed public parking lot would not negatively affect the character of the neighborhood, which is used for commercial activity. It is anticipated that the proposed public parking lot will reduce the number of occupied parking spaces on surrounding residential streets.

PROPOSED ACTION

The proposed public parking lot will be located on a single zoning lot comprised of Lots 1 and 36 which total 12,000 sf in area. The public parking lot is intended to be used for parking or storage of motor vehicles, but not for commercial or public utility vehicles or the dead storage of motor vehicles and will not be accessory to a use on the same or other zoning lot, in accordance with the ZR Section 12-10 "public parking lot" definition. The parking lot will consist of 27 parking spaces. The parking lot will continue to be accessed by the existing single 27'-wide curb cut on 145th Road, located approximately 76 feet from

the corner of 227th Street. 227th Street is a two-way street with a width of 60' with traffic flow that runs north and south of the Project Area. 145th Road is a two-way street with a width of 60' with traffic flow that runs east and west of the Project Area. The proposed public parking lot will comply with the provisions of ZR Sections 37-90 (Parking Lots) and 37-921 (Perimeter Landscaping), as applicable, and with the provisions of ZR Sections 36-53 (Width of Curb Cuts and Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening), in accordance with ZR 32-17. The proposed public parking lot will be attended.

The proposed public parking lot, will provide additional needed parking spaces for employees and customers of the retail stores on Block 13485 Lot 15, the warehouse and office building employees on Block 13474, Lot 12, and the Logistics Facility's tenants. It is anticipated that the proposed public parking lot will reduce the number of parking spaces occupied on surrounding public streets (see Figure 7 – Illustrative Site Plan). The hours of operation are 8 AM to 7 PM. The cars that used to be in the lot under the lease agreement are moved to another location owned by the Applicant so the parking lot will be public and open to the public on a first come first served basis.

Based on an estimated 12-month approval process and a 6-month construction period, the Build Year is assumed to be 2018.

FUTURE NO-ACTION SCENARIO

Absent the proposed action, two semi-detached buildings, each containing four units (900 sf per dwelling unit) would be developed on the Project Area (Block 13484, Lots 1 and 36) pursuant to the underlying R3-1 zoning district. This development would contain 8 total accessory parking spaces.

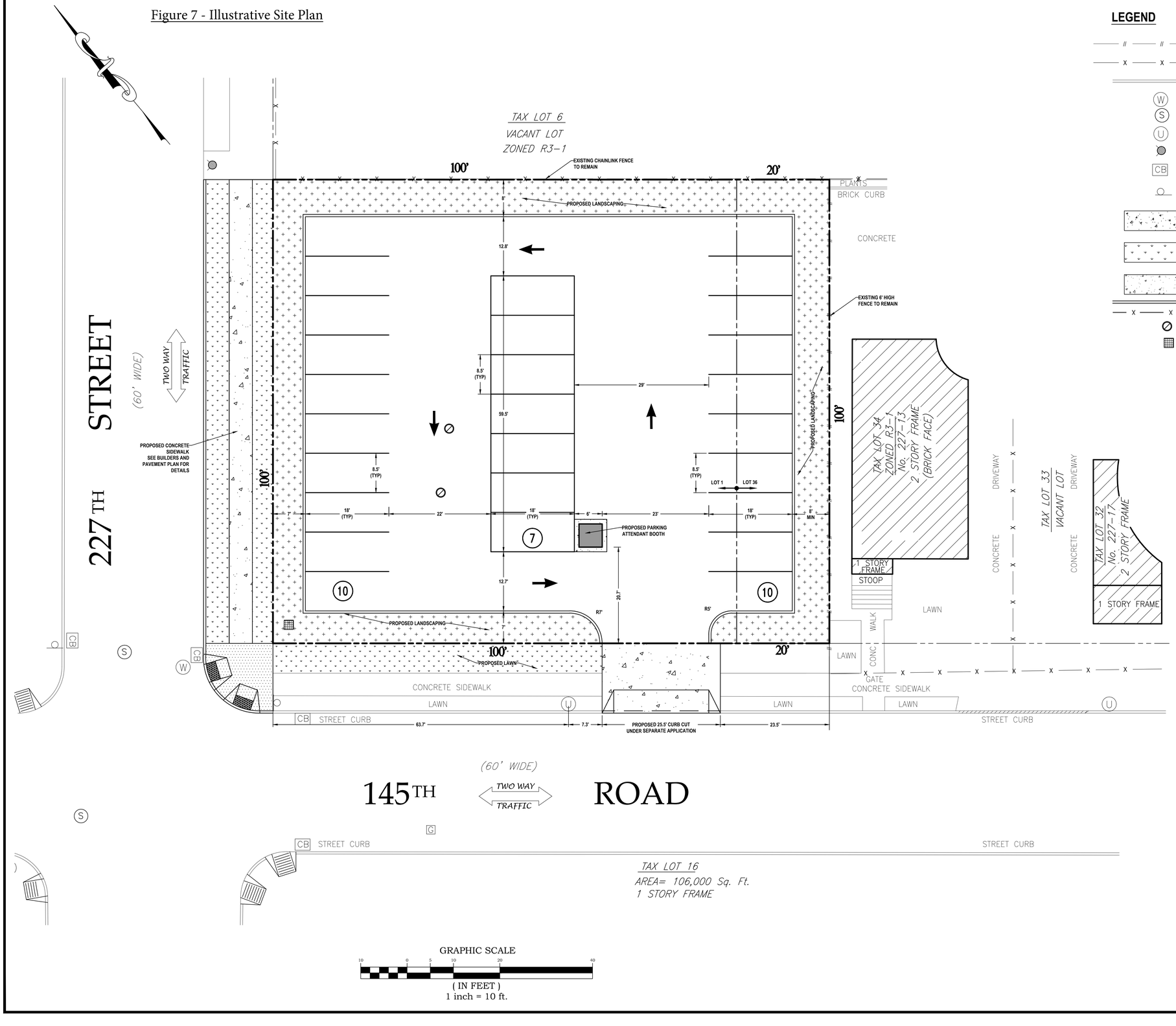
Semi-detached residential development was projected on the Project Area in the Brookville Rezoning EAS where the minimum lot size (1,700 square feet) was present. The underlying R3-1 zoning district permits a maximum FAR of 0.6 with an attic allowance and requires one accessory parking space per dwelling unit. Subsequently, the No-Action scenario for the Project Area would consist of 7,200 gsf of residential space, 8 dwelling units and 8 accessory parking spaces.

FUTURE WITH-ACTION SCENARIO

The proposed action would rezone an R3-1 district to an R3-1/C2-2 zoning district, effectively increasing the range of allowed use groups from Use Groups 1-4 to Use Groups 1-9 and 14 at a maximum FAR of 1.0. While the applicant does not propose the construction of a building on their property, the R3-1/C2-2 zoning would allow an expanded range of uses, which could facilitate the construction of a commercial retail building.

Therefore, the With-Action scenario will assume the development of a Use Group 6 commercial-retail building. The building would contain 5,100 square feet of floor area (an FAR of 0.425) and rise to a height of 26 feet with two-stories. The facility would contain 17 accessory parking spaces made accessible through a curb cut along 145th Road (Figure 8 – Illustrative With-Action Site Plan). It should be noted, per ZR Section 36-20, C2-2 General

Figure 7 - Illustrative Site Plan



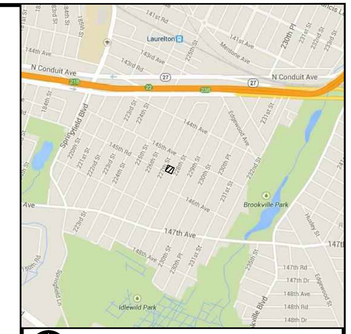
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- EXISTING WOOD FENCE
- EXISTING CHAINLINK FENCE
- EXISTING CURB TO REMAIN
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING CURB INLET
- EXISTING STREET SIGN
- PROPOSED OFF-SITE CONCRETE
- PROPOSED LANDSCAPED AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURB
- PROPOSED 8' HIGH CHAINLINK FENCE
- PROPOSED MANHOLE COVER
- PROPOSED CATCH BASIN



VICINITY MAP
N.T.S.

PROJECT DATA

SITE ADDRESS:	227-11 145TH ROAD SPRINGFIELD GARDENS, NY 11413 BOROUGH AND COUNTY OF QUEENS
OWNER/APPLICANT:	IDLELOTS LLC ROCKEFELLER CENTER 1270 AVE OF THE AMERICAS, SUITE 1911 NEW YORK, NY 10020
TAX MAP:	BLOCK 13484, LOT 1 & 36
ZONE:	R3-1 MAP 19B
EXISTING ZONE:	VACANT LOT R3-1
PROPOSED ZONE	C2-2 COMMERCIAL DISTRICT USE GROUP 8 (PUBLIC PARKING LOT)
PARCEL AREA:	12,000 SF (0.275 ACRES)
NYC PLANING ID # :	P2007Q0002

REFERENCES

TOPOGRAPHIC SURVEY
PREPARED BY:
NY LAND SURVEYOR P.C
77-15 164TH STREET
FRESH MEADOWS, NEW YORK 11366
DATED AUGUST 15, 2015

PRIME ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506 www.PrimeEngPC.com

NO.	DATE	BY	DESCRIPTION	APPROVED
1	07/20/16	KMS	PER NYC PLANNING COMMENTS	MP

REVISIONS

PROJECT NAME
IDLELOTS LLC
227-11 145TH ROAD
SPRINGFIELD GARDENS NEW YORK 11413
BLOCK 13484, LOT 1 & 36
BOROUGH AND COUNTY OF QUEENS
ZONE DISTRICT: R3-1, MAP: 19B

DRAWING TITLE
SITE PLAN - (SELF PARK)

SEAL & SIGNATURE

NOT VALID UNTIL SEALED

MARC PILOTTA, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #081558

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DATE:	06/09/16
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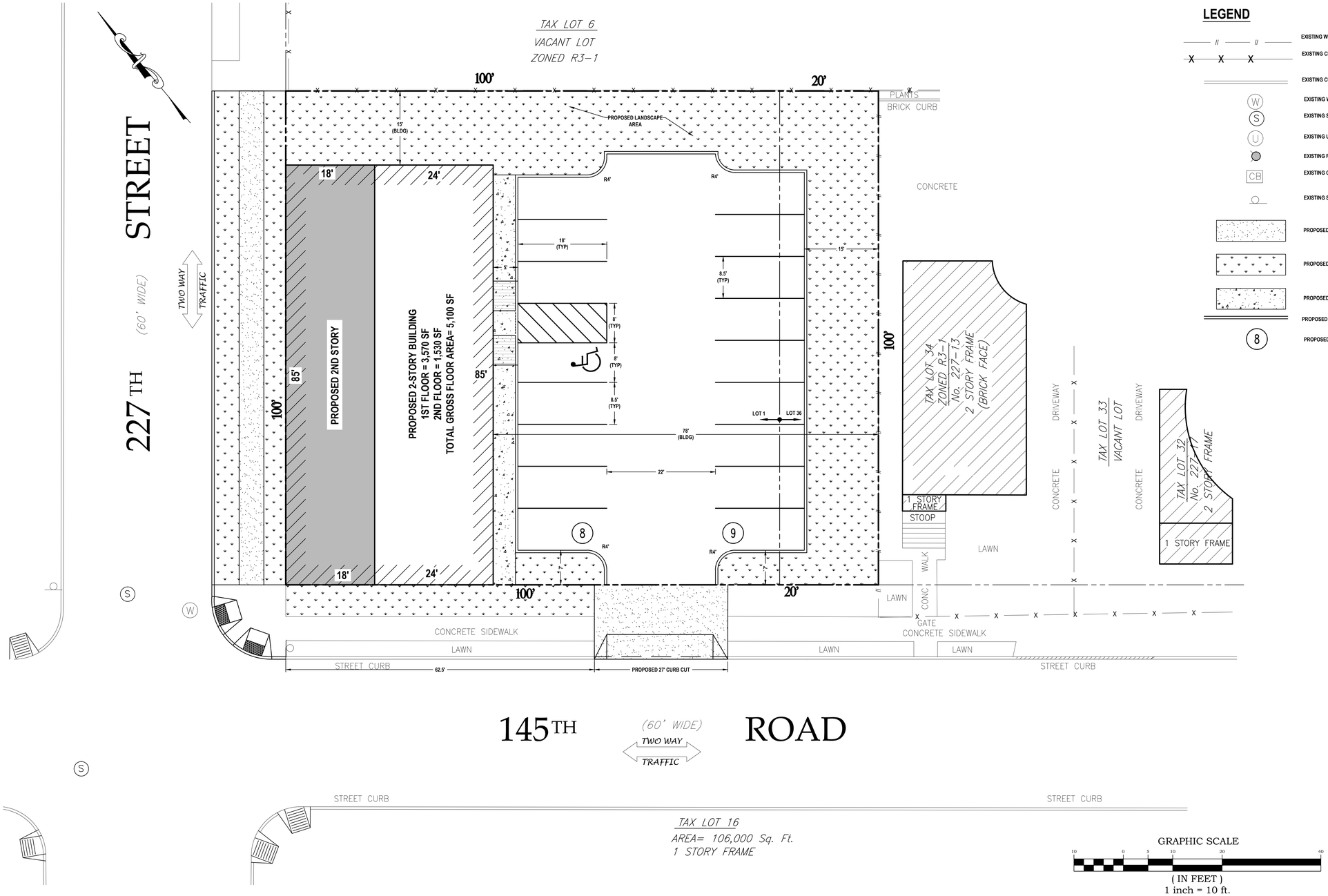
PROJECT No:	14130
DRAWING BY:	KMS
CHK BY:	JP
APPROVED BY:	MP
DWG No:	C-012.00
PAGE No.	1 OF 1

NYCDOB #

NOTE:
PROJECT SHALL MEET OR EXCEED ALL NYC ZONING REQUIREMENTS FOR PLANTINGS.



LEGEND

- EXISTING WOOD FENCE
- EXISTING CHAINLINK FENCE
- EXISTING CURB TO REMAIN
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING CURB INLET
- EXISTING STREET SIGN
- PROPOSED OFF-SITE CONCRETE
- PROPOSED LANDSCAPED AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURB
- PROPOSED 8.5' x 18' PARKING STALL

GRAPHIC SCALE
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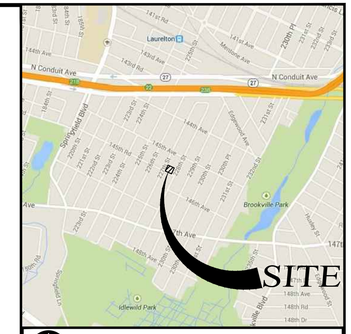
(IN FEET)
1 inch = 10 ft.



VICINITY MAP
N.T.S.

PROJECT DATA

SITE ADDRESS:	227-11 145TH ROAD SPRINGFIELD GARDENS, NY 11413 BOROUGH AND COUNTY OF QUEENS
OWNER/APPLICANT:	IDLELOTS LLC 32 CHERRYWOOD LANE PORT WASHINGTON, NY 11050
TAX MAP:	BLOCK 13484, LOT 1 & 36
ZONE:	R3-1 MAP 19B
EXISTING ZONE:	VACANT LOT R3-1
PROPOSED ZONE	R3-1/C2-2 DISTRICT ZONING USE GROUP 6
PARCEL AREA:	12,000 SF (0.275 ACRES)
NYC PLANING ID # :	P2015Q0251

REFERENCES

TOPOGRAPHIC SURVEY
PREPARED BY:
NY LAND SURVEYOR P.C
77-15 164TH STREET
FRESH MEADOWS, NEW YORK 11366
DATED AUGUST 15, 2015

PRIME ENGINEERING
2410 NORTH OCEAN AVE, SUITE 304
FARMINGVILLE, NEW YORK 11738
(631) 961-0506 www.PrimeEngPC.com

NO.	DATE	BY	DESCRIPTION	APPROVED

REVISIONS

PROJECT NAME

IDLELOTS LLC
227-11 145TH ROAD
SPRINGFIELD GARDENS NEW YORK 11413
BLOCK 13484, LOT 1 & 36
BOROUGH AND COUNTY OF QUEENS
ZONE DISTRICT: R3-1, MAP: 19B

DRAWING TITLE

USE GROUP 6 SITE PLAN

SEAL & SIGNATURE

NOT VALID UNTIL SEALED

MARC PILOTTA, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #081558

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CHK BY:	JP
APPROVED BY:	MP
DWG No:	C-001.00
CAD FILE No.	14130_SPRREV1.dwg
PAGE No.	1 OF 1

NYCDOB #

Figure 8 - Illustrative With-Action Site Plan

Retail typically requires 1 space per 300 square feet of floor area, preventing full development at 12,000 square feet of floor area (1.0 FAR), which would require approximately 40 parking spaces, thereby limiting the size of the potential commercial development to 5,100 square feet (0.425 FAR). The scenario illustrated above represents the most conservative analysis (as opposed to the proposed UG 8 Public Parking Lot).

The incremental difference between the No-Action and With-Action scenarios is illustrated in the table below.

ANALYSIS FRAMEWORK

For the purpose of the environmental analysis, the increment between the No-Action scenario and the With-Action scenario would consist of a net increase of 5,100 feet of commercial floor area and 9 accessory parking spaces, as further illustrated above.

Reasonable Worst Case Development Scenario

	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		Semi-detached single-family		
No. of dwelling units		8		-8
No. of low- to moderate-income units				
Gross floor area (sq. ft.)		7,200		-7,200
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)			Use Group 6 Retail	
Gross floor area (sq. ft.)			5,100	+5,100
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☒ YES ☐ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	Parking Lot (see below)			
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces	27	8	17	+9
ZONING				
Zoning classification	R3-1	R3-1	R3-1/C2-2	
Maximum amount of floor area that can be developed	0.5 FAR (Residential) 1.0 FAR (Community Facility)	0.5 FAR (Residential) 1.0 FAR (Community Facility)	1.0 FAR (Commercial) 0.5 FAR (Residential) 1.0 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	Residential; Manufacturing, Commercial, Vacant Land	Residential; Community Facility Manufacturing, Commercial	Residential; Community Facility Manufacturing, Commercial	-Residential Use; + Commercial

1. LAND USE, ZONING AND PUBLIC POLICY

I. Introduction

Pursuant to Chapter 4 of the *CEQR Technical Manual,* an analysis of land use and zoning is required if a proposed action alters land use or zoning. Since the proposed action includes a zoning map amendment, a preliminary analysis of land use and zoning is included below.

II. Existing Conditions

Land use

Site Description

The Project Area consists of Block 13484, Lots 1 (10,000 square feet) and 36 (2,000 square feet) in the Brookville section of Queens Community District 13. Both of the lots are currently vacant and combined contain approximately 12,000 square feet of lot area, with 100 feet of frontage along 227th Road and 120 feet of frontage along 145th Road and a depth of approximately 100 feet.

The Project Area is comprised of Block 13484, Lots 1 and 36. Lot 1 is 10,000 square feet in area and Lot 36 is 2,000 square feet in area. The Project Area has 100' of frontage on 227th Street and 120' of frontage on 145th Road. The Project Area was designated as an R3-2 zoning district until 2004, when it was rezoned to an R3-1 zoning district pursuant to the Brookville Rezoning project (C 040446 ZMQ). The Project Area is surfaced with light duty asphalt paving, is improved with a drainage system and is enclosed by an 8'-high "Forevergreen" chain link fence. The Project Area has a 27'-wide curb cut on 145th Road. The gate is locked and the Project Area is unused. Based on the Department of Buildings' Building Information System, the Project Area has been historically unimproved.

Block 13484, contains four additional lots (6, 32, 33 and 34), which would not be affected by the proposed action. Lot 6, which is immediately north of the Project Area contains a Department of Environmental Protection (DEP) owned water supply tank, which was formerly owned by the Jamaica Bay Water Supply Company and has been decommissioned for 11 years, on a 48,000 square foot lot. Lots 32 and 34 contain two-family residential houses (constructed to 1.01 and 0.72 FAR respectively). Lot 33 is a vacant 1,300 square foot lot between Lot 32 and 33.

The 400-foot surrounding area is predominantly residential with two-family residential uses developed pursuant to the underlying R3-1 zoning district. Two large commercial warehouses exist immediately to the south of the proposed rezoning (one of which is owned by the applicant, as noted above), as well as the DEP-owned facility to the north of the proposed rezoning.

Land Use Study Area

The proposed rezoning area is located in the Brookville area of Queens, which is located to between Belt Parkway and Rockaway Boulevard (with John F. Kennedy Airport to the south). For the purpose of this preliminary analysis, the study area consists of the Project Area and 400 feet within the Site (see attached Land Use map). 145th Avenue to the north, 225th Street to the west, 146th Avenue to the south and 229th Street to the south generally bind this study area.

As shown in the accompanying land-use map, the 400-foot surrounding area is predominantly residential with two-family residential uses developed pursuant to the underlying R3-1 zoning district. Two large commercial warehouses exist immediately to the south of the proposed rezoning within an M1-1 zoning district (one of which is owned by the applicant), as well as the DEP-owned water-related facility to the north of the Project Area. 228th Street contains four units of commercial retail (Block 13485, Lot 15) within a single-story building.

Zoning

The rezoning area is located entirely within a large R3-1 zoning district that encompasses the majority of the Brookville neighborhood. Within 400-feet of the Project Area is a small M1-1 zoning district immediately to the south of the Site.

The Project Area and surrounding area were rezoned to R3-1 from R3-2 as part of the Brookville Rezoning (04DCP052Q) to reinforce and preserve the one- and two-family character of the surrounding area. However, immediately to the south of the Project Area contains a pre-existing M1-1 district, which was left intact to preserve the existing warehouses uses, which include the applicant's Logistics Facility.

The R3-1 zoning district permits single and two-family detached and semi-detached housing at an FAR of 0.5 and provides an attic bonus of 20%, for a maximum residential FAR of 0.6. Maximum lot coverage of 35% is permitted, along with a 15-foot minimum front yard and 30-foot rear yard. The maximum permitted building height is 35 feet and one parking space is required per dwelling unit. Community facility uses are permitted at a maximum FAR of 1.0

The M1-1 zoning district allows a maximum FAR of 1.0 for light manufacturing and industrial uses (Use Groups 4-14, 16-17) and allows an FAR of 2.4 for community facility uses. The maximum building height is based on the sky-exposure plane, which begins 30 feet above the street line.

Public Policy

The proposed development is located within the coastal zone and therefore is subject to the City's Waterfront Revitalization Program (WRP). See **Attachment A** for the Consistency Assessment Form. Additionally, the proposed development is located within the Jamaica Bay Watershed and is subject to the Jamaica Bay Watershed Protection Plan. A project tracking form is available in **Attachment B**.

The rezoning area is not controlled by or located in any designated New York State Empire Zones or New York City Industrial Business Zones (IBZs). Additionally, the rezoning area is not governed by a 197a Plan, nor does the proposed action involve the siting of any public facilities (Fair Share). The proposed action is also not subject to the New Housing Marketplace Plan.

III. Future Without the Proposed Action (No-Action)

Absent the proposed action, two semi-detached residential buildings, each containing four units and 7,200 gsf (900 sf per dwelling unit) would be developed on the Project Area (Block 13484, Lots 1 and 36) pursuant to the underlying R3-1 zoning district. This development would occur on a single merged zoning lot and contain 8 total accessory parking spaces.

There are no known plans for development prior to the build year (2018) on Lot 6, which contains the decommissioned DEP water storage tank mentioned above.

Surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2018. The 400-foot area surrounding the Project Area is developed with a stable residential community containing a mix of residential properties, some warehouse/light industrial uses and commercial retail. No significant new development or redevelopment in the area is expected.

Zoning and Public Policy

In the future without the proposed action, the existing zoning would remain unchanged. The Site would continue to be zoned R3-1. In the future without the proposed action, no public policy changes are expected to occur in the study area.

IV. Future With The Proposed Action (With-Action Scenario)

Land Use

The proposed action would rezone an R3-1 district to an R3-1/C2-2 zoning district, effectively increasing the range of allowed use groups from Use Groups 1-4 to Use Groups 1-9 and 14. For commercial uses the maximum permitted FAR is 1.0. For community facility uses, a maximum FAR of 1.0 is also permitted. While the applicant does not propose the construction of a building on their property, the R3-1/C2-2 zoning would allow an expanded range of uses, which could facilitate the construction of a commercial retail building.

Therefore, the With-Action scenario will assume the development of a Use Group 6 commercial-retail building. The building would contain 5,100 square feet of floor area (an FAR of 0.425) and rise to a height of 26 feet with two-stories. The facility would contain 17 accessory parking spaces made accessible through a curb cut along 145th Road.

Compared to the No-Action condition, the With-Action condition results in a net change of approximately +5,100 gsf of commercial retail space and +9 accessory parking spaces.

Overall, the proposed action and resulting proposed development would not represent a substantial land use change on the Site, as a similar commercial retail strip exists on the adjacent block on 228th Street (Block 13485, Lot 15). Additionally, two large commercial warehouses exist on the blocks to the south of the Site (Blocks 13474 and 13475) within an existing M1-1 zoning district. Therefore, by creating a new R3-1/C2-2 commercial overlay-zoning district, no new or incompatible uses would be introduced to the study area.

There are no known plans for development prior to the build year (2018) on Lot 6, which contains the decommissioned DEP water storage tank mentioned above.

The proposed rezoning and the resulting proposed development are therefore not expected to result in any significant adverse impacts or conflicts with the land use in the study area.

Zoning

The proposed action includes a zoning map amendment from R3-1 to R3-1/C2-2, as illustrated in the proposed zoning map.

The proposed R3-1/C2-2 zoning district allows a maximum FAR of 1.0 for commercial, (Use Groups 5-9, 14) and allows an FAR of 1.0 for community facility uses (Use Group 4). The maximum building height is governed by the underlying R3-1 zoning district, which permits up to 35 feet in height. Residential uses are permitted at 0.5 FAR, as currently permitted.

Table 1 provides a comparison of the uses and bulk regulations permitted under the existing and proposed zoning districts. As indicated in the table, the proposed R3-1/C2-2 zoning district would permit new development at maximum FAR of 1.0 for commercial, uses. This would represent a similar permitted maximum FAR than is allowed under the existing R3-1 district, which has a maximum permitted FAR of 0.6 (total) for residential use and 1.0 for community facility uses. R3-1/C2-2 districts however require varying amounts of parking depending on the proposed use. For example, commercial retail requires one accessory space per 300 square feet of floor area.

Table 1
Comparison of Zoning Regulations: R3-1 and R3-1/C2-2

	R3-1	R3-1/C2-2
Use Groups	1 - 4	4-14, 16-17
Maximum FAR	Residential 0.5 Community Facility 1.00	Residential 0.5 Commercial 1.0 Community Facility 1.00
Maximum Height	35 Feet	35 Feet
Parking Requirements	1 per dwelling unit	Varies by use

The proposed development would not result in any non-conforming uses or non-complying developments, as the proposed development would comply with the proposed R3-1/C2-2 zoning district.

The proposed rezoning action and the resulting proposed development are not expected to result in any significant adverse impacts or conflicts with the zoning in the study area.

Public Policy

The proposed action would rezone two lots from R3-1 to R3-1/C2-2. The proposed action is within the coastal zone boundary and therefore is subject to the Waterfront Revitalization Program (see **Attachment A**). Additionally, the proposed action is within the Jamaica Bay Watershed and is also subject to the Jamaica Bay Watershed Protection Plan (see **Attachment B**). The proposed action complies and is otherwise not inconsistent with both programs.

The proposed action is not within the vicinity of any Industrial Business Zones (IBZs). Additionally, the rezoning area is not governed by a 197a Plan, nor does the proposed action involve the siting of any public facilities (Fair Share). The proposed action is also not subject to the New Housing Marketplace Plan.

The proposed action and the resulting proposed development are not expected to result in any significant adverse impacts to or conflicts with public policies in the study area.

V. Assessment/Conclusion

Land Use

The proposed action and resulting proposed development would not represent a substantial land-use change in the area, as similar uses and developments have been constructed within the study area. Therefore, by creating an R3-1/C2-2 zoning district to facilitate the applicant's proposed development is appropriate for the subject property. The proposed rezoning and the resulting proposed development are therefore not expected to result in any significant adverse impacts or conflicts with the land use in the study area.

Zoning

The proposed rezoning would create a R3-1/C2-2 zoning district to facilitate a proposal by the applicant to develop an accessory parking lot for an adjacent warehouse distribution center. Since the study area contains a mix of uses, the proposed R3-1/C2-2 zoning district would not introduce or increase nonconforming uses to the study area.

The R3-1/C2-2 zoning district is expected to generate development compatible with existing uses in the area. The proposed action is not expected to result in any significant adverse impacts from zoning.

Public Policy

The proposed action would not be inconsistent with any applicable public policies, as discussed above. As such, the proposed actions are not expected to result in any significant adverse impacts to public policies.

3. HISTORIC AND CULTURAL RESOURCES

Archaeological

The proposed action would result in rezoning two lots (Block 13484, Lots 1 and 36), resulting in the potential development of a two-story commercial building. The No-Action scenario projects two residential buildings that would be constructed on the Project Area. The proposed development would result in ground disturbance in both the No-Action and With-Action scenarios. Subsequently, increased ground disturbance would not be incurred as a result of the proposed action. Therefore, a detailed assessment of archaeological resources is not warranted.

Architectural

There are no structures within the 400-foot study radius that are state/nationally-registered landmarks. Therefore, no adverse impacts are anticipated as a result of this action and further assessment of architectural resources would not be required.

No adverse impacts to historic and cultural resources from the proposed action would be expected as a result of the proposed action.

In a letter dated December 23, 2015 (attached in Appendix C), New York City Landmarks and Preservation Commission (LPC) indicated that this Environmental Assessment Statement is acceptable for historic and cultural resources. No additional analysis is required.

4. URBAN DESIGN AND VISUAL RESOURCES

Introduction

An assessment of urban design is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. An assessment would be appropriate for the following:

1. Projects that permit the modification of yard, height, and setback requirements; and

2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right'.

The proposed action would rezone two lots (Block 13484, Lots 1 and 36) from R3-1 to R3-1/C2-2. For conservative analysis purposes, the proposed rezoning would allow for a two-story commercial building to be constructed in accordance with the R3-1/C2-2 zoning district compared to the existing R3-1 zoning district, which permits detached and semi-detached houses. The building would adhere to the underlying floor area, yard, height, and setback regulations of the proposed R3-1/C2-2 zoning district.

Based on the above, a preliminary urban design assessment is not warranted and no urban design or visual resources impacts would occur.

5. HAZARDOUS MATERIALS

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls, and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the CEQR Technical Manual, the potential for significant adverse impacts from hazardous materials can occur when: a) hazardous materials exist on a site and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

In accordance with the CEQR Technical Manual guidelines, a preliminary assessment was conducted to determine whether the proposed action could lead to increased exposure of people or the environment to hazardous materials and whether the increased exposure would result in significant adverse public health impacts or environmental damage.

The proposed action would result in rezoning two lots (Block 13484, Lots 1 and 36), from an existing R3-1 district to an R3-1/C2-2, resulting in the potential development of a two-story commercial building with 17 accessory parking spaces. Historically, the Site was zoned R3-2 prior to 2004 and has only historically permitted only residential and community facility uses.

The properties surrounding the Project Area predominantly consist of residential properties. However, the adjacent parcel on Lot 6 includes DEP-owned property (formerly the Jamaica Water Supply Company) is located immediately north of the Site on Lot 6. The property consists of a decommissioned water supply tank from when the Jamaica Water Supply Company operated a well system within the surrounding area. The well system has not operated in more than 11 years and the storage tank is decommissioned. Additionally, the applicant's Logistics Facility (Use Group 16D) is located across the street between 227th and 228th Streets on 145th Road on Block 13475, Lot 16. Neither of these facilities involves the use (or historic use) of potentially hazardous materials.

Furthermore, in the No-Action scenario, residential buildings would be constructed on the Project Area resulting in potential ground disturbance in the No-Action that would be equal to ground disturbance incurred in the Future With-Action Scenario with the construction of a new commercial retail building. Therefore, the proposed rezoning would not induce any increased ground disturbance; nor would the proposed rezoning result in any increased exposure of potentially hazardous uses on the Project Area or within proximity to the surrounding uses, and a detailed assessment of hazardous materials is not warranted.

6. AIR QUALITY

INTRODUCTION

Under CEQR, two potential types of air quality effects are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those that could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO) and Particulate Matter (PM10 and PM2.5). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings in close proximity to a proposed project. Both the potential impacts of a proposed project on surrounding buildings and potential impacts of uses in the environs of a proposed sensitive use, such as residences, schools, and hospitals, are considered in the assessment.

Mobile Source

Under guidelines contained in the *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. The proposed development would generate fewer than 170 vehicle trips at any intersection in the study area during any peak hour. Additionally, it is not projected to generate peak hour heavy-duty diesel vehicular traffic above the CEQR Technical Manual, January 2014 Edition threshold of 12 HDDV vehicles. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual,* and no significant mobile source air quality impacts would be generated by proposed action.

In accordance with the analysis framework, the proposed development would generate 5,100 square feet of commercial space (gsf) and 17 accessory parking spaces. This is below the CEQR Technical Manual, January 2014 Edition threshold for transportation analysis for this area (Zone 5), which is 10,000 square feet of commercial retail or 60 accessory off-street parking spaces. Therefore, no parking facility air quality analysis is warranted.

Stationary Source

There are no manufacturing/industrial uses, including dry cleaners or auto-body repair shops containing spray booths, within 400 feet of the Project Area that generate industrial source emissions. Furthermore, there are no major industrial emissions sources within 1,000 feet of the Project Area and no Title V permits (or any DEC-issued industrial source permits) were found within the surrounding area.

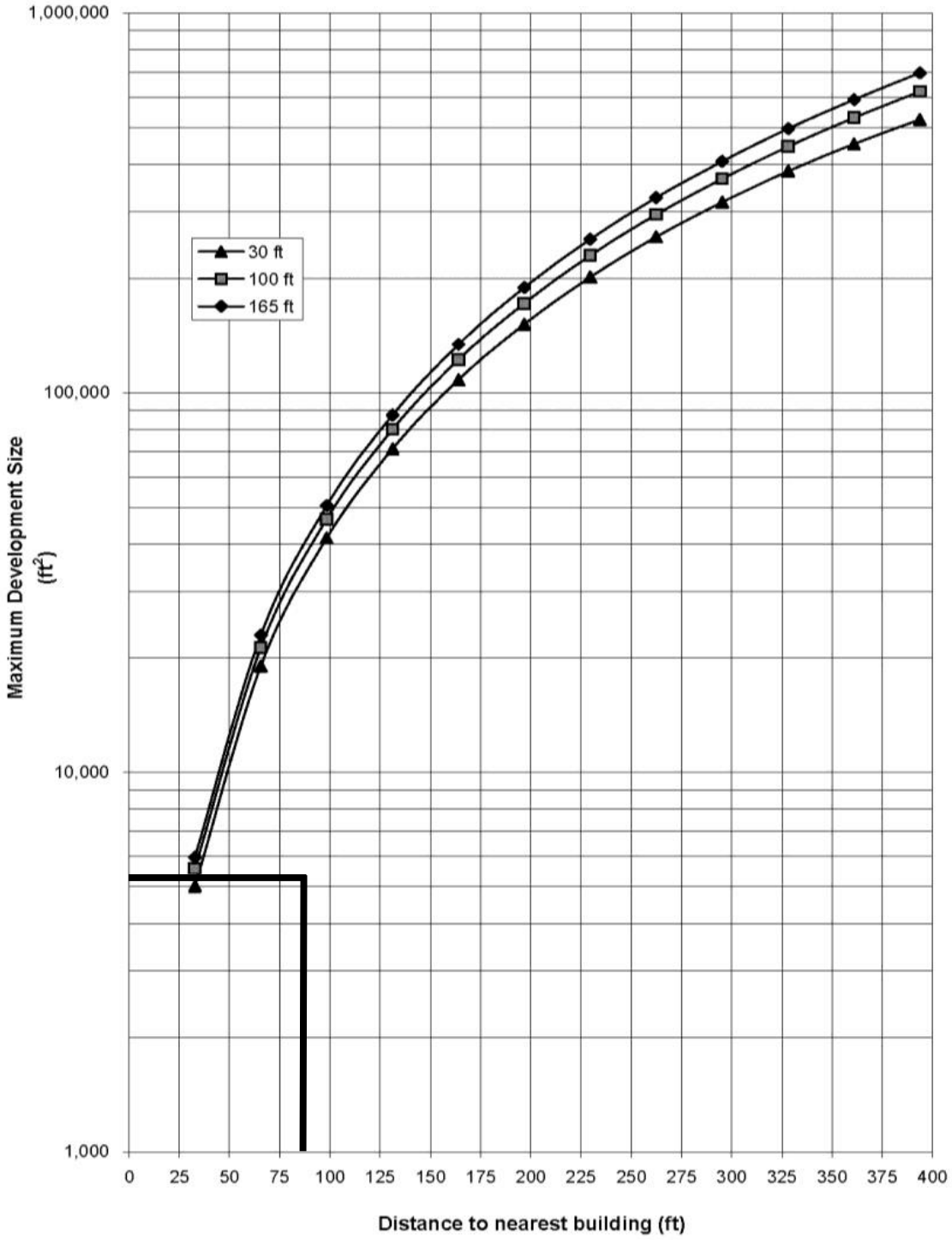
A DEP-owned water storage tank (formerly the Jamaica Water Supply Company) is located immediately north of the Site on Lot 6. The well system has not operated in more than 11 years and the storage tank is decommissioned. Therefore, the proposed development is not affected by industrial source emissions and no further analysis for air toxics is warranted.

The *CEQR Technical Manual* states that the potential for stationary source emissions from heat and hot water systems to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used, the height of the stack venting the emissions, the distance to the nearest building whose height is at least as great as the venting stack height, and the square footage of the development that would be served by the system. The *CEQR Technical Manual* provides a screening analysis based on these factors, which was utilized to determine the potential for significant impacts from the proposed building's system.

Impacts from boiler emissions associated with the proposed commercial development are a function of fuel type, stack height, minimum distance from the source to the nearest building of concern, and square footage of the proposed development. The analysis was based on a proposed two-story 5,100 gross square feet (gsf) commercial retail building, 26 feet in height, with an emissions stack height of four feet higher than the building height (Hs=30 feet was chosen for analysis). The attached *CEQR Technical Manual* Stationary Source Screen graph **Figure 17-3** was used for the analysis.

The nearest structure of the same or greater height than the proposed building would be the two-story commercial warehouse located to the southwest of the Project Area at 145-69 226th Street (Block 13474, Lot 12). This building would be located at least 85 feet away from the proposed building's corner lot line across 145th road, conservatively assuming that the proposed stack would be located at the closest edge of the proposed building. At this distance, the proposed development would fall below the curve by approximately 25,000 square feet. Therefore, the proposed project would not generate any stationary source impacts on any surrounding uses.

Figure 17-3: Stationary Source (HVAC) Screen



7 . NOISE

INTRODUCTION

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those that could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed action would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, or if the project would include unenclosed mechanical equipment for building ventilation purposes.

Mobile Source

Relative to mobile source impacts, a noise analysis would be required if a proposed project would at least double existing passenger car equivalent (PCE) traffic volumes along a street on which a sensitive noise receptor (such as a residence, a park, a school, etc.) is located. The surrounding area is principally developed with a mix of residential, commercial, and warehouse uses.

Vehicles would travel to and from the Site along 227th Street and 145th Road. There would be an increase in vehicular traffic along both roads resulting from the proposed development, but this increment would be a small portion of total traffic volumes. Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes would not double along either 227th Street or 145th Road due to the proposed project. Therefore, the proposed project would not result in a mobile source noise impact.

Stationary Source

The project would not locate a receptor within 1,500 feet of a substantial stationary source noise generator, and there is not a substantial stationary source noise generator close to the Project Area that is also a sensitive receptor. Additionally, the proposed project would not include any unenclosed heating or ventilation equipment that could adversely impact other sensitive uses in the surrounding area. Therefore, the project would not have any potentially adverse stationary source noise impacts.

Conclusion

A detailed noise analysis is not required for the proposed action, as the action would not result in the introduction of new sensitive receptors near a substantial stationary source noise generator. In addition, the proposed development would not introduce significant mobile or stationary source noise into the surrounding area.

ATTACHMENT A:

WATERFRONT REVITALIZATION PROGRAM (WRP)

For Internal Use Only:
Date Received: July 22, 2016

WRP no. 16-141
DOS no.

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's designated coastal zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)*. The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and subsequently approved by the New York State Department of State with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

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

A. APPLICANT

1. Name: 227th Street Rezoning
2. Address: 55 Watermill Lane, Suite 200, Great Neck, NY 11021
3. Telephone: 718-343-0026 Fax: 516-487-2439 E-mail: hrothkrug@epdsco.com
4. Project site owner: Idle Lots, LLC

B. PROPOSED ACTIVITY

1. Brief description of activity:

   Rezoning from R3-1 to R3-1/C2-2 to facilitate a public parking lot.

2. Purpose of activity:

   Proposed rezoning would facilitate the construction of a public parking ot (25 spaces) for adjacent uses.

3. Location of activity: (street address/borough or site description):

   227-11 145th Road, Queens

Proposed Activity Cont'd

4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:

   n/a

5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).

   no

6. Will the proposed project require the preparation of an environmental impact statement?
   Yes _____ No ____✔____ If yes, identify Lead Agency:

7. Identify **city** discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.

   Zoning Map Amendment on Block 13484, Lots 1 and 36 in Queens from R3-1 to R3-1/C2-2

C. COASTAL ASSESSMENT

Location Questions:	**Yes**	**No**
1. Is the project site on the waterfront or at the water's edge?		✔
2. Does the proposed project require a waterfront site?		✔
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?		✔

Policy Questions	**Yes**	**No**

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each question indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either "Yes" or "No" for each of the following questions. For all "yes" responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under-used waterfront site? (1)		✔
5. Is the project site appropriate for residential or commercial redevelopment? (1.1)	✔	
6. Will the action result in a change in scale or character of a neighborhood? (1.2)		✔

Policy Questions cont'd	Yes	No
7. Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3)		✔
8. Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)		✔
9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)		✔
10. Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1)		✔
11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)		✔
12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)		✔
13. Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)		✔
14. Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)		✔
15. Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)		✔
16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)		✔
17. Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)		✔
18. Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound- East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)		✔
19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)		✔
20. Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1and 9.2)		✔
21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)		✔
22. Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)		✔
23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)		✔
24. Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)		✔
25. Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1)		✔
26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)		✔
27. Will any activity associated with the project generate nonpoint source pollution? (5.2)		✔
28. Would the action cause violations of the National or State air quality standards? (5.2)		✔

Policy Questions cont'd	Yes	No
29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)		✔
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)		✔
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)		✔
32. Would the action result in any activities within a federally designated flood hazard area or state-designated erosion hazards area? (6)		✔
33. Would the action result in any construction activities that would lead to erosion? (6)		✔
34. Would the action involve construction or reconstruction of a flood or erosion control structure? (6.1)		✔
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)		✔
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)		✔
37. Would the proposed project affect a non-renewable source of sand ? (6.3)		✔
38. Would the action result in shipping, handling, or storing of solid wastes, hazardous materials, or other pollutants? (7)		✔
39. Would the action affect any sites that have been used as landfills? (7.1)		✔
40. Would the action result in development of a site that may contain contamination or that has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2)		✔
41. Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)		✔
42. Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)		✔
43. Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8)		✔
44. Would the action result in the provision of open space without provision for its maintenance? (8.1)		✔
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)		✔
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)		✔
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)		✔
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)		✔
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)		✔
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)		✔

Policy Questions cont'd	Yes	No
51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10)		✔
52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10)		✔

D. CERTIFICATION

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

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

Applicant/Agent Name: Justin Jarboe, EPDSCO, Inc.

Address: 55 Watermill Lane, Great Neck, NY 11021

718-343-0069
_____Telephone__

e Signature:_____Date:__08/10/16

WATERFRONT REVITALIZATION PROGRAM

Policy 1: Support and Facilitate Commercial and Residential Redevelopment in Areas Well-Suited to Such Development

1.1 Encourage commercial and residential redevelopment in appropriate Coastal zone areas.

A. Criteria that should be considered to determine areas appropriate for reuse through public and private actions include: compatibility with the continued functioning of the designated Special Natural Waterfront Areas, the Arthur Kill Ecologically Sensitive Maritime and Industrial Area, or Significant Maritime and Industrial Areas, where applicable; the absence of unique or significant natural features or, if present, the potential for compatible development; the presence of substantial vacant or underused land; proximity to existing residential or commercial areas and for opening up the waterfront to the public; transportation access; the maritime and industrial jobs potentially displaced or created; and the new opportunities created by redevelopment.

The proposed development consistent with Policy 1, as further detailed below. The proposed action affects two paved but undeveloped parcels within the Coastal Zone Boundary. The affected area is within an R3-1 residential district. The proposed action would create a new R3-1/C2-2 zoning district to the south to permit a public parking lot for adjacent uses. The adjacent and surrounding area contains a mix of residential, commercial retail and warehouse uses. The Project Area is currently paved but undeveloped.

The Project Area is not within a designated Special Natural Waterfront Areas, the Arthur Kill Ecologically Sensitive Maritime and Industrial Area, or Significant Maritime and Industrial Areas. The Project Site is upland and underutilized, and contains the potential for compatible commercial development that exists adjacent to existing residential, commercial and semi-industrial uses. As such, the proposed development is appropriately located and is not needed for other purposes as prescribed by the policy above. The new use would adhere to the underlying zoning regulations of the R3-1/C2-2 district otherwise adhere to Policy 1.

ATTACHMENT B:

JAMAICA BAY WATERSHED PROTECTION PLAN

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: TBD 1a. Modification ☐
2. Project Name: 227th Street Rezoning
3. Project Description:

   The applicant, Idlelots LLC, is seeking a zoning map amendment from R3-1 to R3-1/C2-2 within the Brookville section of Queens Community District 13.

4. Project Sponsor: IdleLots, LLC
5. Required approvals: City Planning Commission
6. Project schedule (build year and construction schedule): 2018; 6 months

B. PROJECT LOCATION:

1. Street address: 227-11 145th Road
2. Tax block(s): 13484 Tax Lot(s): 1, 36
3. Identify existing land use and zoning on the project site: Parking
4. Identify proposed land use and zoning on the project site: Accessory parking
5. Identify land use of adjacent sites (include any open space): residential, warehouse, light industrial
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
Paved Lot	27 accessory parking spaces

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): None
2. Will soil be removed (if so, what is the volume in cubic yards)? No
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): 211. Flatbush-Riverhead Complex
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:

   The seasonal high water table is rarely higher than 40 inches from the surface for any significant period during the growing season.

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?

   Development is not near open space/natural areas

E. SURFACE COVERAGE AND CHARACTERISTICS

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

	Existing Condition	Proposed Condition
1. ***Surface area:***		
Roof:	None	None
Pavement/walkway:	None	12,000 paved area
Grass/softscape:	None	None
Other (describe):	12,000 sf unpaved area	None
2. ***Wetland*** (regulated or non-regulated) area and classification:	None	None
3. ***Water surface area:***	None	None

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

Existing – how is the site drained?

Storm water drains overland into sewers in adjacent streets.

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

Storm water would continue to drain overland into sewers in adjacent streets. No infrastructure improvements are necessary off-site.

ATTACHMENT C:

LPC CORRESPONDENCE

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Final Sign-Off (Multiple Sites)

Project number: DEPARTMENT OF CITY PLANNING / TBD
Project:
Date received: 12/21/2015

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with no Architectural or Archaeological significance:
1) ADDRESS: 227 STREET, BBL: 4134840001
2) ADDRESS: 145 ROAD, BBL: 4134840036

Gina Santucci 12/23/2015

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 31080_FSO_DNP_12212015.doc

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