DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 08DCP021Q)

Dutch Kills Rezoning and Related Actions

Project Identification
CEQR No. 08DCP021Q
ULURP Nos. 080429 ZMQ, N 080428 ZRY
SEQRA Type: Type I

Lead Agency
City Planning Commission
22 Reade Street, 1W
New York, NY 10007

Contact Person
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The City Planning Commission, acting as lead agency, issued a Notice of Completion on May 16, 2008 for a Draft Environmental Impact Statement (DEIS) for the proposed Dutch Kills Rezoning and Related Actions in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DEIS will be held on Wednesday, July 23rd, 2008 at 10:00 AM in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York 10007. Comments are requested on the DEIS and will be accepted until Monday, August 4th, 2008.

The DEIS analyzes a proposal by the New York City Department of City Planning (DCP) to adopt zoning map and text amendments for an area encompassing approximately 40 blocks in the Dutch Kills neighborhood of Queens Community District 1. The area would generally be rezoned from current M1-3D and M1-1 to M1-2/R5B, M1-2/R5D, and M1-3/R7X mixed-use zoning districts and, for a small portion of the western side of the rezoning area, to M1-2. The proposed zoning text amendments would facilitate the creation of the Dutch Kills Subdistrict within the Special Long Island City Mixed-Use District, establish an Inclusionary Housing

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program in the proposed M1-3/R7X district near Northern Boulevard, and modify certain provisions of the proposed underlying districts.

The rezoning area is comprised of 70 acres and is generally bound by 36th Avenue to the north, the west side of Northern Boulevard to the east, 41st Avenue to the south, and 23rd Street to the west. The rezoning area is located north and west of the Sunnyside Yard and north of the Queens Plaza Subdistrict and the Special Long Island City Mixed-Use District. The proposed zoning changes are intended to encourage appropriate new development and economic growth opportunities in the Dutch Kills Subdistrict as well as accomplish the following land use policies: allow residential and mixed-use development in the Dutch Kills Subdistrict that would more closely match existing building scales and context; direct new development at higher densities to wide streets with good access to transit; provide incentives for affordable housing in areas proposed for higher density mixed-use development; and support a broad range of commercial and light industrial businesses consistent with the area's diverse mix of land uses.

The development scenario outlined in the DEIS identified 40 projected development sites considered most likely to be developed by 2017 as a result of the proposed actions. In addition, there are 192 potential development sites considered to have less development potential and which are less likely to be developed in the foreseeable future. Development in the rezoning area is expected to achieve a net increase of 1,555 dwelling units than in the future condition without the proposed actions, of which approximately 187 would be affordable units provided through proposed the Inclusionary Housing program, and 410 additional accessory parking spaces. It would also result in a net decrease of 197,470 square feet (sf) of commercial space; a net decrease of 180,536 sf of industrial space; and a net decrease of 41,697 sf of community facility space from the anticipated future condition without the proposed actions.

The DEIS identifies potential significant adverse impacts related to open space, historic resources, and traffic. The DEIS identifies measures that would fully or partially mitigate impacts for open space and traffic and these potential mitigation measures will be further explored and evaluated in the FEIS. If the proposed mitigation measures are determined to be infeasible, the significant adverse impacts would remain unmitigated. The DEIS identifies unavoidable significant adverse impacts in the areas of historic resources and traffic.

Copies of the Draft Environmental Impact Statement, Final Scope of Work, and the Environmental Assessment Statement for the proposed Dutch Kills Rezoning and Related Actions may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th floor, New York, New York 10007, Robert Kulikowski, Director (212) 788-2937; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.

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cc:
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