Department of
Housing Preservation
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Office of Development
Division of Building & Land Development Services
100 Gold Street
New York, N.Y. 10038

May 31, 2024

Hilary Semel, Director
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

TECHNICAL MEMORANDUM

Project Identification:
CEQR No. 20DCP155Q
Address: 68-19 Woodhaven Boulevard
Borough: Queens
Block: 3148
Lot: 2
SEQRA Classification: Unlisted

Lead Agency:
City of New York - Department of Housing Preservation & Development (HPD)
100 Gold Street
New York, NY 10038

Dear Ms. Semel:

SMJ Woodhaven Owner, LLC, (the "Project Sponsor") is seeking discretionary construction funding from HPD as well as Project-Based Vouchers (PBVs) (the "2024 Proposed Actions") from the Department of Housing and Urban Development (HUD) to facilitate the development of a new seven-story, 141,635 gross square feet (gsf) rent-stabilized mixed-income residential building (the "Proposed Project") containing 120 units of affordable housing (inclusive of one superintendent's unit) and a total of 32 parking spaces between the cellar and first floors of the Proposed Project (16 spaces on each floor) at 68-19 Woodhaven Boulevard (Block 3148, Lot 2) in the Rego Park neighborhood of Queens, Community District 6 (the "Project Site"). The Project Site was previously subject to environmental review under the above-referenced CEQR number in connection with discretionary zoning actions to facilitate a previously proposed development.

Under CEQR, the City of New York - Department of City Planning (DCP) on behalf of the City Planning Commission was the lead agency responsible for conducting the original environmental review that determined whether the actions proposed at the time would result in significant impacts on public health and the environment. After considering the environmental review, DCP issued a Negative Declaration on November 16, 2020, certifying that the actions proposed at the time would not result in significant adverse impacts, and reaffirmed that finding following subsequent changes to the proposed project, accounted for in a Technical Memorandum dated March 30, 2021.

HPD has prepared this appended Technical Memorandum in connection with the 2024 Proposed Actions and further changes to the proposed project. This Technical Memorandum concludes the proposed changes would not alter the conclusions of the previous environmental review that no significant adverse impacts would result from the Proposed Development.

HPD, having considered the relevant environmental impacts, facts, and conclusions disclosed in this Technical Memorandum and having weighed and balanced relevant environmental impacts with the social, environmental, public health, economic, and other essential considerations as required in 6 NYCRR 617.11, certifies the changes in the project do not have the potential to alter the conclusions of the previous environmental review. This Technical Memorandum has been prepared in accordance with the environmental review requirements of Article 8 of the New York State Environmental Conservation Law, the State Environmental Quality Review Act (SEQRA), the implementing regulations as set forth in 6 NYCRR Part 617, and the New York City Rules of Procedure for City Environmental Quality Review (CEQR) and Executive Order 91, as amended.

Anthony Howard – Director, Environmental Planning
City of New York - Department of Housing Preservation & Development

Technical Memorandum #002
68-19 Woodhaven Boulevard
Block 3148, Lot 2
Queens, Community District 6

Introduction

SMJ Woodhaven Owner, LLC, (the "Project Sponsor") is seeking discretionary construction funding from HPD as well as Project-Based Vouchers (PBVs) from the Department of Housing and Urban Development (HUD) to facilitate the development of a new seven-story, 141,635 gross square feet (gsf) rent-stabilized mixed-income residential building (the "Proposed Project") containing 120 units of affordable housing (inclusive of one superintendent's unit) and a total of 32 parking spaces between the cellar and first floors of the Proposed Project (16 spaces on each floor) at 68-19 Woodhaven Boulevard (Block 3148, Lot 2) in the Rego Park neighborhood of Queens, Community District 6 (the "Project Site").

In 2021, a zoning map amendment and zoning text amendment from the New York City Planning Commission (CPC) was sought to rezone the project site to its existing R6A zoning district and to establish a Mandatory Inclusionary Housing area to facilitate a previously proposed development on the Project Site. That previously proposed development involved the construction of an eight-story mixed-use building on the Project Site as noted in further detail below. In connection with those discretionary actions, an environmental assessment statement (EAS) under CEQR was prepared to consider the potential for significant adverse impacts resulting from that development, with DCP acting as lead agency on behalf of the CPC. After consideration of the EAS, DCP issued a Negative Declaration on November 16, 2020.

As the current Proposed Project differs from the previously proposed development, this Technical Memorandum has been prepared to assess whether the changes between the Proposed Project and the previously proposed development would alter the conclusions of the previous environmental review, namely, that no significant adverse impacts would result from the Proposed Project. After consideration of these changes, this Technical Memorandum concludes the Proposed Project would not alter the conclusions of the previous environmental review.

Proposed Action

As mentioned above, the current Proposed Action involves discretionary construction funding from HPD. Specifically, the construction funding would come from HPD's Extremely-Low and Low-Income Affordability (ELLA) Program. Additionally, the Proposed Action involves PBVs from HUD. In connection with the HUD funding, a separate Environmental Assessment (EA) under the National Environmental Policy Act (NEPA) was prepared for the Proposed Project.

Description of the Proposed Development

As aforementioned, the Project Sponsor proposes the development of a new, seven-story, 141,635 gsf residential building on the Project Site containing 118 units of affordable housing and 32 accessory parking spaces. Specifically, the Proposed Development would include housing for a mix of the formerly homeless, 30% Area Median Income (AMI,. 50 percent AMI, and 80 percent AMI households, and will include 29 studios, 55 one-bedroom, and 36 two-bedroom apartments;

Build Year

The Proposed Development is expected to be constructed in one phase over the course of 24 months, and therefore is assumed to be complete and operational by 2026.

Development Program Comparison

The below table provides a comparison of the 2021 previous project against the current Proposed Development.

	Previous Project*	Proposed Development	Net Change
Dwelling Units	88 (18 affordable)	118 (118 affordable)	+30 units (+100 affordable units)
Accessory Parking	81 spaces	32	-49 spaces
Building Height/Stories	85 feet/80 stories	75 feet/7 stories	-10 feet/-1 story
Floor Area (GSF)			
Total	113,885	141,635	+27,750
Residential	77,895	141,635	+63,740
Commercial	8,000	0	-8,000
Community Facility	8,720	0	-8,720
*As considered in the Technical Memorandum dated March 30, 2021			

As noted in the above table, the Proposed Development would result in 30 additional dwelling units overall, with an increase in 110 additional affordable dwelling units, a reduction of 49 accessory parking spaces, and a reduction of 10 feet/one story in building height against the previous project. In terms of floor area, the Proposed Development would result in net increases of 27,750 in overall gsf and 63,740 overall gsf, as well as net decreases of 8,000 gsf and 8,720 gsf of commercial and community facility floor area, respectively.

Supplemental Assessment

Based on the net changes as described above, further assessment in the technical areas of Community Facilities and Services- Early Childhood Programs and Air Quality- Stationary Sources is warranted.

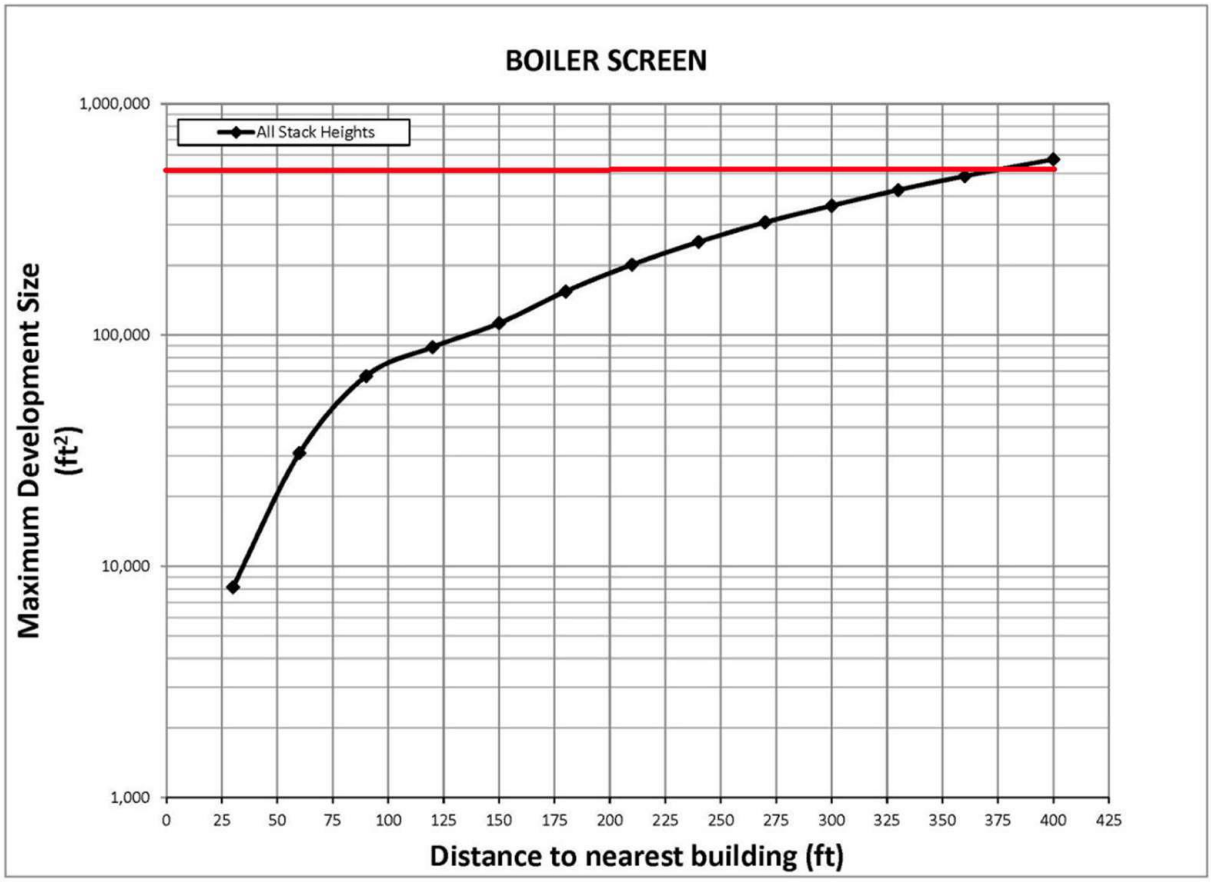
Community Facilities and Services- Early Childhood Programs

The Proposed Development would result in 100 additional affordable dwelling units over what was previously contemplated on the Project Site, which would result in additional children eligible for publicly funded early childhood programs, based on the number of affordable units. As aforementioned, the Project Site is in the Rego Park neighborhood of Queens, New York. In accordance with the 2021 CEQR Technical Manual, the minimum number of low/moderate income dwelling units that would require a detailed analysis in the borough of Queens is 139 units. As the net difference in dwelling units between the Previous Project and the Proposed Development is 100 units, below this threshold, detailed analysis is not warranted. It should further be noted that the overall proposed number of dwelling units for the Proposed Development—120—in and of itself is still below the 2021 CEQR Technical Manual threshold of 139 units. Therefore, no significant adverse impacts would result from the Proposed Development, and further analysis is not warranted.

Air Quality- Stationary Sources

Based on a review of building heights within 400 feet of the Project Site, there is no building of similar or greater height then the Proposed Development within this catchment area. The building adjacent to the east is the 13 feet shorter than the Proposed Development. A nomograph screening was prepared (below) comparing the development size with the distance to the nearest building. As can be seen below, the Proposed Development falls below the curve and therefore, further analysis of Air-Quality Stationary

Sources is not necessary. It should further be noted that the Proposed Development would not involve the combustion of fossil fuels. Therefore, no significant adverse impacts would result from the Proposed Development and further analysis is not warranted.



(E)-Designations

In connection with the previous environmental review, an (E)-Designation (E-589) was placed against the Project Site for Hazardous Materials and Noise. The requirements of this (E)-Designation remain in effect and with these measures in place, no significant adverse impacts would result from the Proposed Development.

Conclusion

The scope of changes between the previous iteration of the project and the Proposed Development do not alter the conclusions of the previous environmental review that no significant adverse impacts would result from the implementation of the Proposed Development. Accordingly, further environmental review under SEQRA and CEQR is not warranted.