DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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POSITIVE DECLARATION

October 19, 2007

Project Identification
CEQR No. 08DCP021Q
ULURP Nos. pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
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Name, Description and Location of Proposal:

Dutch Kills Rezoning and Related Actions
The New York City Department of City Planning (DCP) is proposing the following actions that would affect the Dutch Kills area of Queens Community District 1:

- A zoning map amendment to change approximately 70 acres of land currently zoned M1-3D and M1-1 to M1-2/R5B, M1-2/R5D, M1-2R6A and M1-3/R7X, resulting in a net decrease in permitted light manufacturing density and a net increase in residential density. The zoning changes would result in the elimination of M1-3D and M1-1 districts and the introduction of M1-2/R5B, M1-2/R5D, M1-2/R6A and M1-3/R7X zoning districts.

- A text amendment to Zoning Resolution Section 117 to create the Dutch Kills Subdistrict as an extension of the existing Special Long Island City Mixed-Use District. The proposed subdistrict would be generally bounded by Queens Plaza North on the south, 23rd Street on the west, 36th Avenue on the north and Northern Boulevard on the east.

- A text amendment to Zoning Resolution Section 23-90 to make applicable an Inclusionary Housing bonus in M1-3/R7X District proposed to be mapped on the west side of Northern Boulevard between 40th Road and 37th Avenue (37th Street).

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Dutch Kills is a lively mixed-use residential, commercial and light industrial community located directly north of the Queensboro Bridge and the Special Long Island City Mixed-Use District. Approximately half of all zoning lots in the rezoning area are residential and mixed-use, and about one-third are in light industrial, wholesale, warehouse or parking use.

The proposed rezoning and proposed text changes aim to encourage moderate and higher density development near public transportation and support continued economic growth in a mixed-use residential, commercial and light industrial community, especially by removing restrictions on residential development.

DCP has identified 40 projected development sites considered most likely to be developed by 2017 as a result of the proposed action. In addition, there are approximately 230 potential development sites considered less likely to be developed in the foreseeable future. Redevelopment of the 40 projected development sites could result in a net increase of 1,555 dwelling units, 187 of which would be affordable under the Inclusionary Housing program; a net decrease of 104,350 square feet of commercial space; a net decrease of 41,697 square feet of community facility space; a net decrease of 180,536 square feet of industrial space and a net increase of 410 accessory parking spaces.

Statement of Significant Effect:

On behalf of the City Planning Commission, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The actions, as proposed, may result in significant adverse impacts related to land use, zoning, and public policy in the vicinity of the affected area.

2. The actions, as proposed, may result in significant adverse impacts on socioeconomic conditions in the vicinity of the affected area.

3. The actions, as proposed, may result in significant adverse impacts on community facilities and services in the vicinity of the affected area.

4. The actions, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.

5. The actions, as proposed, may result in significant adverse shadow impacts in the vicinity of the affected area.

6. The actions, as proposed, may result in significant adverse impacts on historic resources in the affected area.

7. The actions, as proposed, may result in significant adverse impacts on urban design and visual resources in the vicinity of the affected area.

8. The actions, as proposed, may result in significant adverse impacts on neighborhood character in the vicinity of the affected area.

9. The actions, as proposed, may result in significant adverse hazardous materials impacts in the affected area.

10. The actions, as proposed, may result in significant adverse impacts on infrastructure in the vicinity of the affected area.

11. The actions, as proposed, may result in significant adverse impacts on solid waste and sanitation services in the vicinity of the proposed action.

12. The actions, as proposed, may result in significant adverse impacts on energy consumption in the affected area.

13. The actions, as proposed, may result in significant adverse impacts to traffic, parking, transit, and pedestrian conditions in the vicinity of the affected area.

14. The actions, as proposed, may result in significant adverse impacts to air quality in the vicinity of the affected area.

15. The actions, as proposed, may result in significant adverse noise impacts in the vicinity of the affected area.

16. The actions, as proposed, may result significant adverse construction-related impacts.

17. The actions, as proposed, may result in significant adverse public health-related impacts.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. The proposed actions would alter existing land use and zoning patterns by rezoning the affected area to permit the development of new residential uses.

2. The proposed actions would result in a net increase of 1,555 residential units, a net decrease of 104,350 square feet of commercial space, a net decrease of 41,697 square feet of community facility space and a net decrease of 180,536 square feet of industrial square feet within the rezoning area. This has the potential to alter socioeconomic conditions in the area.

3. The proposed actions would introduce a new residential population which could potentially increase demand on community facilities.

4. The proposed actions would bring new residents to the area, potentially placing additional demands on available open space resources.

5. The proposed actions would result in the construction of new buildings over 50 feet in height. The proposed buildings could cast shadows on sunlight sensitive resources.

6. Construction on the projected and potential development sites could disturb archaeological resources should they exist within the rezoning area. In addition, the projected and potential developments could affect the context of existing historic structures in the area.

7. The proposed actions would result in a new type of building use and form which would differ from existing urban design elements in the affected area, and may alter the urban design character and visual resources of the surrounding area.

8. The proposed actions would result in new development which could alter existing neighborhood character by affecting land use, socioeconomic conditions, historic resources, urban design, traffic, and noise.

9. The proposed actions would result in demolition and construction in the rezoning area which could potentially expose construction workers and the public to hazardous materials.

10. The proposed actions would result in new development within the rezoning area which could place additional demands on infrastructure.

11. The proposed actions would result in development within the rezoning area which would result in the generation of solid waste, and which would require sanitation services.

12. The proposed actions would result in new development within the rezoning area which could increase demand for energy.

13. The proposed actions would result in a net increase of 1,555 residential units and 410 accessory parking spaces within the rezoning area which would result in additional

vehicular, pedestrian, and transit trips, and additional parking demand in the vicinity of the affected area.

14. The proposed actions would result in new development within the rezoning area which could potentially result in air quality impacts due to increased mobile source (vehicular) and stationary source (HVAC system) emissions. The proposed action would allow new sensitive receptors in an area that currently allows manufacturing uses, allowing the potential for air quality impacts due to industrial source emissions.

15. The proposed actions would increase the volume of traffic in the area, which could result in additional traffic noise. The proposed action could also potentially result in noise impacts due to the introduction of sensitive receptors, including residential and community facility uses.

16. The proposed actions would result in new development that would involve demolition and construction activities which may result in construction-related impacts.

17. The proposed actions would result in new development which could potentially result in public health concerns.

18. The Draft Environmental Impact Statement (DEIS) to be prepared for the proposed action will identify and describe any other potential effects on the environment.

Public Scoping:

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday, November 19, 2007 from 5:00 to 9:00 pm at the Evangel Church Meeting Hall, 39-21 Crescent Street, Long Island City, 11101. Written comments will be accepted by the lead agency through the tenth day following the scoping meeting.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact Jessica Neilan, the project manager, at (212) 720-3425.

Robert Dobruskin

10/19/07

Robert Dobruskin, AICP, Director
Environmental Assessment & Review Division
Department of City Planning

Date