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Yellowstone Boulevard Rezoning

Environmental Assessment Statement

Address: 71-74 Yellowstone Boulevard, Queens, New York

Block 3163, Lots 30 & 32

CEQR Reference: TBD

ULURP Reference: TBD

Lead Agency:
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Prepared for:
6040 FP Food LLC

Prepared by:
GZA GeoEnvironmental, Inc.

Date Submitted:
July 15, 2024

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Appendix A: Agency Correspondence

Appendix B: Illustrative Architectural Drawings

Appendix C: Noise Monitoring Data

Appendix D: Construction Schedule

EAS SHORT FORM

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* Yellowstone Boulevard Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
25DCP005Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning (NYCDCP)			NAME OF APPLICANT 6040 FP Food LLC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director, NYCDCP Environmental Assessment Review Devision			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Christina Szczepanski, GZA GeoEnvironmental		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 55 Lane Road		
CITY New York	STATE NY	ZIP 10271	CITY Fairfield	STATE NJ	ZIP 07004
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 973-774-3347	EMAIL christina.szczepanski@gza.com	

5. *Project Description*

The Applicant, 6040 FP Food LLC, is requesting a zoning map and text amendment for Block 3163, Lots 30 and 32 in the Forest Hills neighborhood of Queens Community District 6. The Affected Area, which includes Block 3163, Lots 30 and 32, encompasses a 19,979 square foot (sf) lot area bounded by Yellowstone Boulevard/Dane Place to the east, Dartmouth Street to the north, midblock between Dane Place and Thornton Place/67th Avenue to the west, and Exeter Street to the south. The proposed zoning map amendment would rezone the Affected Area's existing R4/C1-2 zoning district to a R7X/C2-4 zoning district. Additionally, the Applicant proposes a zoning text amendment to Appendix F of the New York City Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) area that coincides with the Affected Area. This zoning map amendment and zoning text amendment collectively form the Proposed Actions.

The Proposed Actions would facilitate the redevelopment of the applicant-owned site, specifically Block 3163, Lots 30 and 32. This entails the construction of an eleven-story plus cellar, 143-foot-tall, mixed-use commercial and residential building, encompassing 146,099 gross square feet (GSF) (119,873 zoning square feet (ZSF), 6.00 floor area ratio (FAR)) (the "Proposed Project"). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (Use Group (UG) 6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Proposed Project would provide 154 dwelling units (DUs), 25-30% of which (39-46 DUs) would be affordable at an average of 60-80% of the Area Median Income (AMI) per MIH Option 1 or 2, respectively. For purposes of Early Childhood Programs analysis, 20% of units (31 units) would be affordable at or below 80% AMI. Additionally, the Proposed Project would provide 64 parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street.

The Reasonable Worst Case Development Scenario (RWCDS) follows the Applicant's proposal with exception of the building height and the number of stories. For the purposes of a conservative scenario, the maximum permitted building height of 145 feet and 14 strories were assumed. Additionally, a 15-foot mechanical bulkhead would be assumed for the Development Site for a conservative shadows analysis under CEQR.

The Proposed Actions are discretionary actions subject to environmental review. The New York City Department of City Planning (DCP) is the lead agency on behalf of the New York City Planning Commission (CPC) for environmental review under the City Environmental Quality Review Act (CEQR).

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 6	STREET ADDRESS 68-72 & 71-74 Yellowstone Boulevard,
TAX BLOCK(S) AND LOT(S) Queens Block 3163, Lot 30 and 32		ZIP CODE 11375

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Yellowstone Boulevard/Dane Place to the east, Dartmouth Street to the north, Thornton Place to the west, and Exeter Street to the south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	ZONING SECTIONAL MAP NUMBER
R4/C1-2	14a

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 ☐ Cogeneration Facility ☐ Title V Permit

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

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

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.): 19,979	Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 19,979	Other, describe (sq. ft.): 0

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): 146,099

NUMBER OF BUILDINGS: 1	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 146,099
HEIGHT OF EACH BUILDING (ft.): 145	NUMBER OF STORIES OF EACH BUILDING: 14

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:
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: 19,979 sq. ft. (width x length) VOLUME OF DISTURBANCE: 239,748 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 19,979 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.)	115,187	15,982		
Type (*e.g.,* retail, office, school)	154 units	Ground floor commercial retail		

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 347 NUMBER OF ADDITIONAL WORKERS: 10

Provide a brief explanation of how these numbers were determined: 3 employee per 1,000 sf of commercial retail space, 1 employee per 25 DUs, and an average of 2.25 persons per household (based on 2020 Decennial Census Data for Queen CD 6)

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:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2027

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:

The build year for the analysis is anticipated to be 2027 in consideration of an 18-month CEQR review period starting with the submission of the draft EAS, a 7-month ULURP process, and an 18-month construction schedule. The proposed construction schedule can be found in Appendix D.

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: See Section 2.10 and Appendix D

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.		
(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.		
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		
○ **Early Childhood Programs:** 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)	☐	☒
○ **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)	☐	☒
○ **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)	☐	☒
○ **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 project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(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		

	YES	NO
(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. See Section 2.4 and Appendix A		
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 Protection Plan Project Tracking 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) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) 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?	☐	☒
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) 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?	☐	☒
(f) 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)?	☐	☒
(g) 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?	☐	☒
(h) 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?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: RECs and VECs were identified	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? See Section 2.6	☒	☐
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): 6,610		
○ 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): 17,784,528		
(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, bus trips, or 50 Citywide Ferry Service ferry 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), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ 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, or Citywide Ferry Service landing?	☐	☐
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 114 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;	☐	☒

	YES	NO
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 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. See Section 2.9		
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
Christina Szczepanski	7/15/2024

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
NAME	DATE
SIGNATURE	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

Figure 1.1-1: Site Location

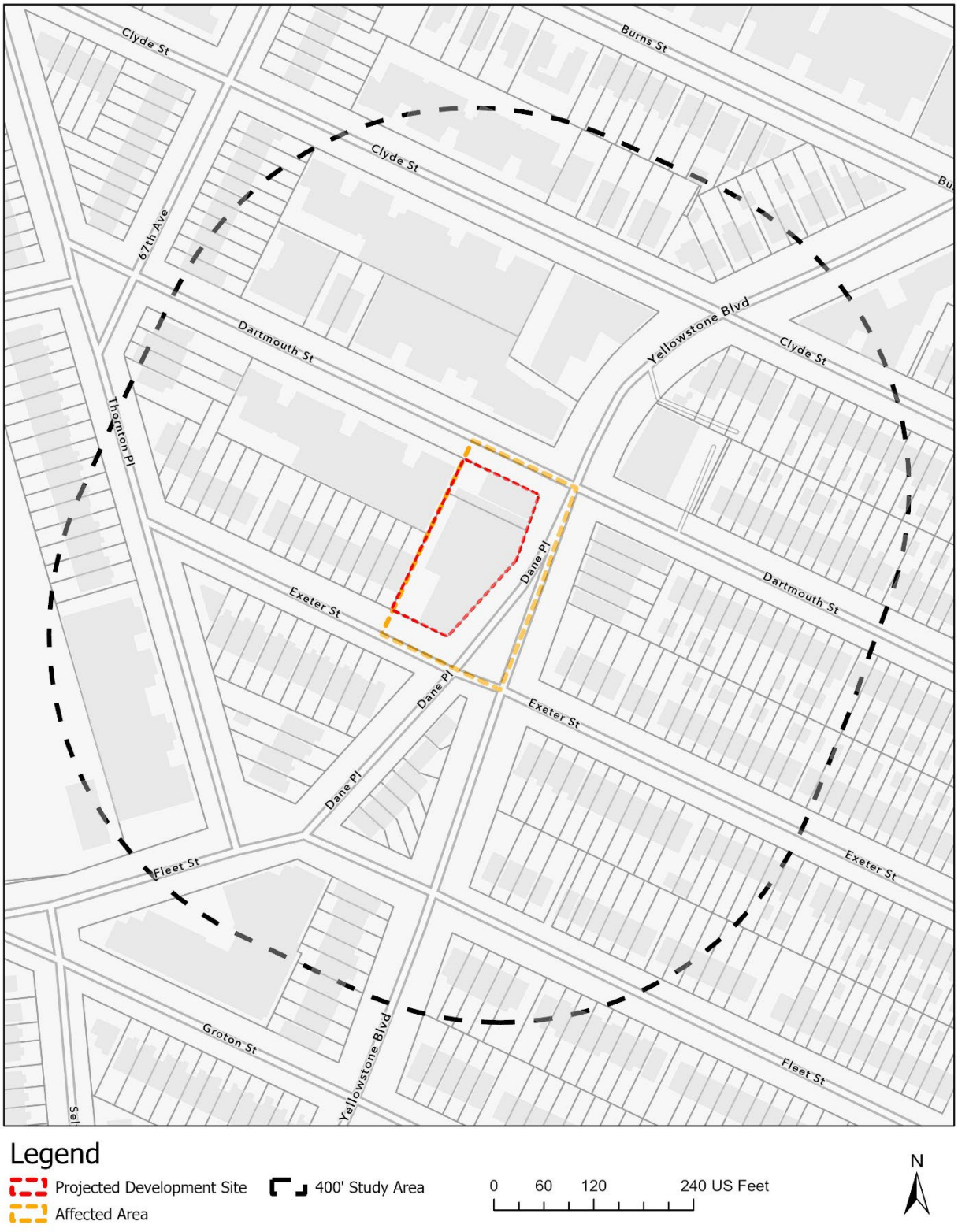


Figure 1.1-2: Existing Land Use

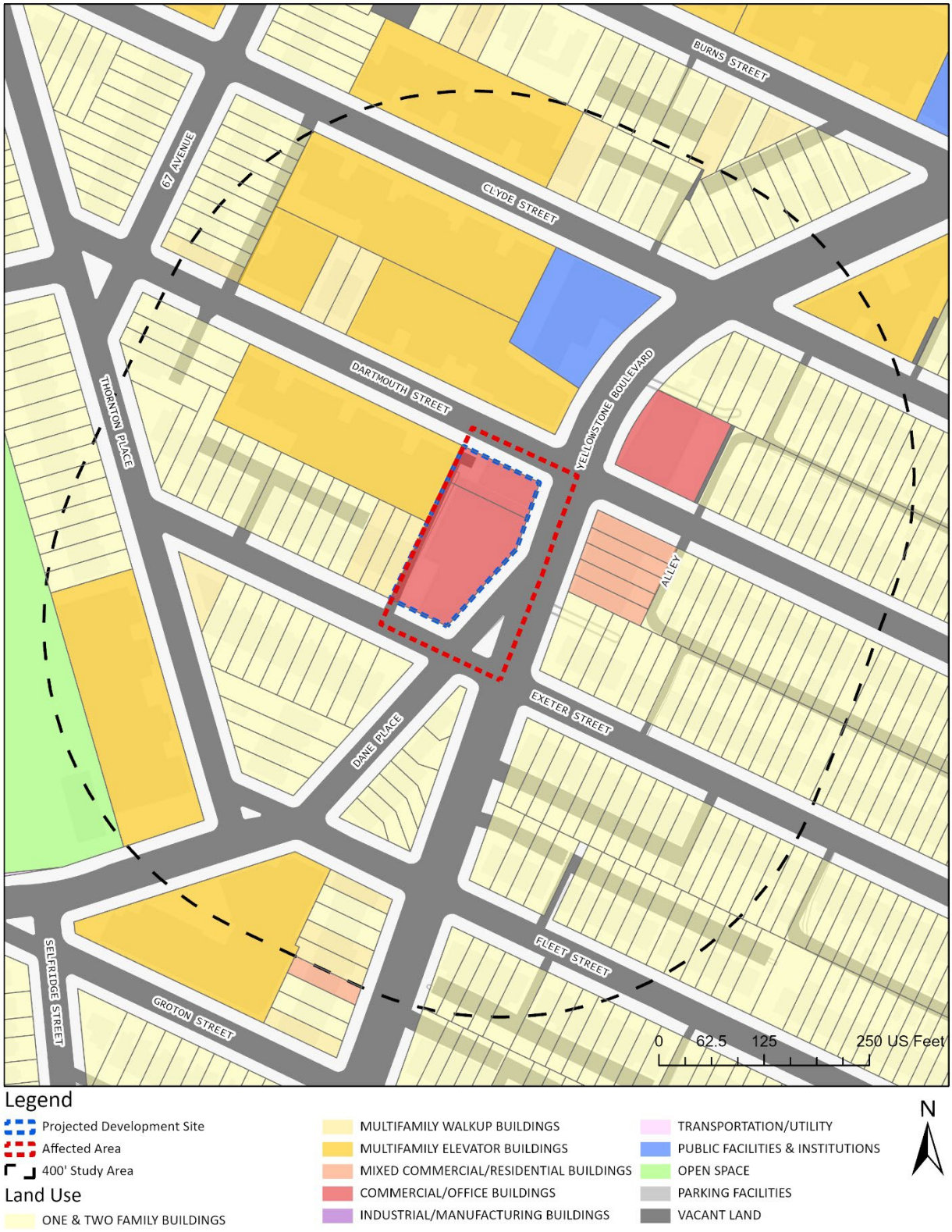
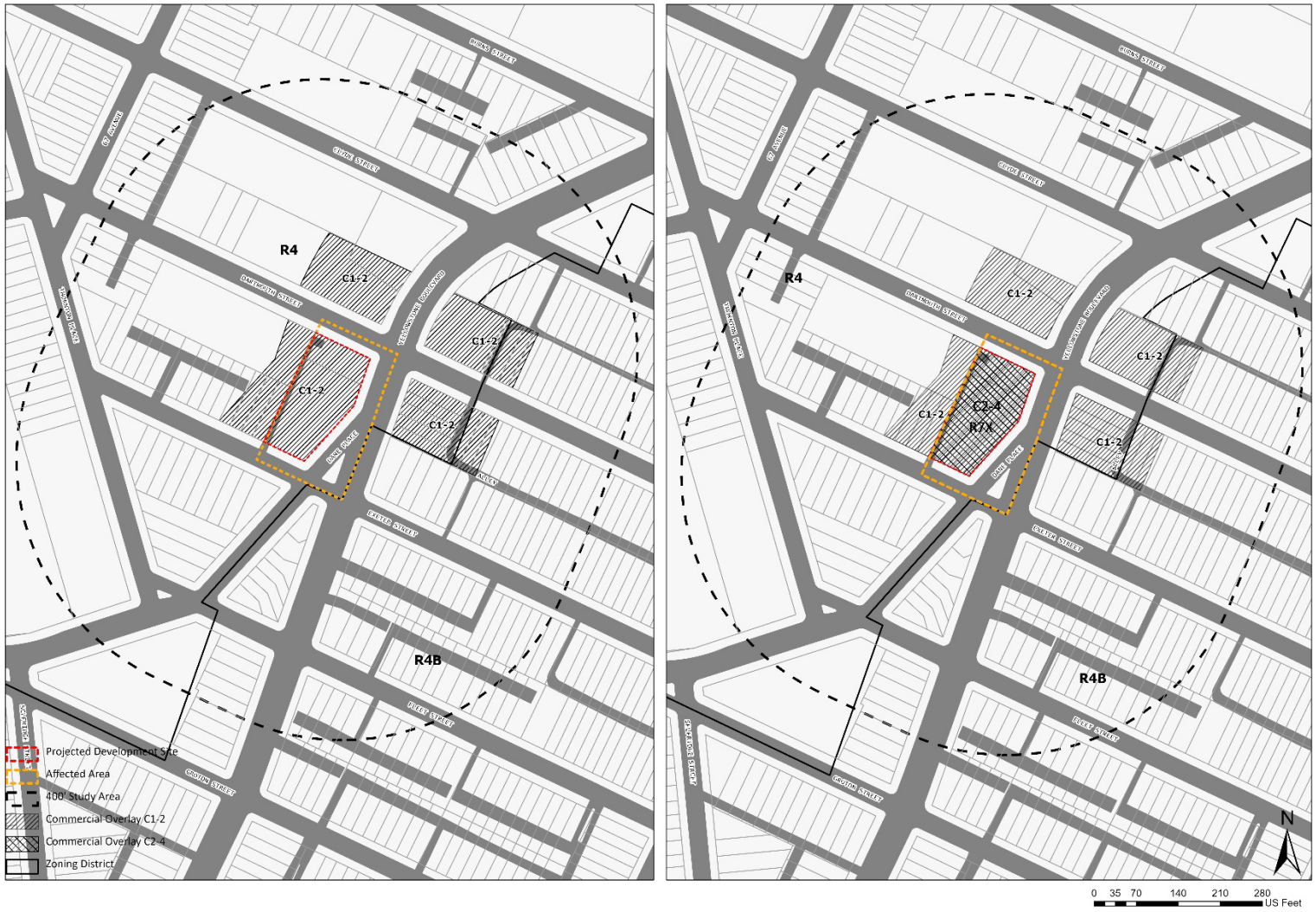


Figure 1.1-3: Zoning Map



Figure 1.1-4: Zoning Change Map



Existing R4/C1-2 Zoning District

Proposed R7X/C2-4 Zoning District

Figure 1.1-5: Tax Map



Figure 1.1-6a: Site Photos



1 View of Projected Development Site from the intersection of Yellowstone Boulevard and Dartmouth Street facing southwest



Projected Development Site Photo Key



2 View of Projected Development Site from the south side of Dartmouth Street facing south



3 View of Projected Development Site from the Exeter Street facing north

Figure 1.1-6b: Site Photos



4 View of Projected Development Site from the intersection of Yellowstone Boulevard and Dane Pl facing north



Projected Development Site Photo Key



5 View of Projected Development Site from the intersection of Exeter Street and Dane Pl facing north



6 View of Projected Development Site from the Exeter Street facing northwest

Figure 1.1-6c: Site Photos



7 View of Projected Development Site from the pedestrian of Yellowstone Boulevard facing south



Projected Development Site Photo Key



8 View of Projected Development Site from the intersection of Exeter Street and Yellowstone Boulevard facing northwest



9 View of Projected Development Site from the east of Yellowstone Boulevard facing west

1 Project Description

1.1 Introduction

6040 FP Food LLC (the "Applicant") is seeking a zoning map amendment and a zoning text amendment (the "Proposed Actions") in order to facilitate the redevelopment of Block 3163, Lots 30 and 32 (the "Affected Area") in the Forest Hills neighborhood of Queens Community District 6. The Affected Area has a combined area of approximately 19,979 square feet (SF), and is bounded by Yellowstone Boulevard/Dane Place to the east, Dartmouth Street to the north, midblock between Dane Place and Thornton Place/67th Avenue to the west, and Exeter Street to the south. The proposed zoning map amendment would rezone the Affected Area from the existing R4/C1-2 zoning district to an R7X/C2-4 zoning district. The Applicant is also requesting a zoning text amendment to Appendix F of the New York City Zoning Resolution to designate a Mandatory Inclusionary Housing (MIH) area that coincides with the Affected Area.

The Proposed Actions would facilitate the redevelopment of the Applicant-controlled Block 3163, Lots 30 and 32 (the "Projected Development Site"). The development on the Projected Development Site would include an eleven-story plus cellar, 143-foot-tall, mixed-use commercial and residential building, encompassing 146,099 gross square feet (GSF) (119,873 zoning square feet (ZSF), 6.00 floor area ratio (FAR)) (the "Proposed Project"). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (Use Group (UG) 6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Proposed Project would provide 154 dwelling units (DUs), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of the Area Median Income (AMI) per MIH Option 1 or 2, respectively. Additionally, the Proposed Project would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street.

The Proposed Actions are discretionary actions subject to environmental review. The New York City Department of City Planning (DCP) is the lead agency on behalf of the New York City Planning Commission (CPC) for environmental review under the City Environmental Quality Review Act (CEQR).

City of Yes for Housing Opportunity

The New York City Department of City Planning is proposing a citywide zoning text amendment, the City of Yes for Housing Opportunity "CHO" (CEQR No. 24DCP033Y) to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest density districts to the highest, to address the housing shortage and high cost of housing in New York City. The proposed zoning text amendment was recently referred into public review in Spring 2024. The Proposed Actions include a Zoning Map Amendment to rezone the existing R4/C1-2 zoning district to an R7X/C2-4 zoning district. R7X districts would not benefit from additional FAR or height under CHO.

Therefore, it has been determined that the Proposed Actions will not be affected by the CHO citywide text amendment.

1.2 Background and Site History

The Affected Area has been zoned R4/C1-2 since the 1961 zoning ordinance was enacted. A 1953 Certificate of Occupancy (CO) was issued for Lot 32, permitting its use for automobile parking. Subsequently in 1965, authorization was given for uses including storage, a boiler room, and the addition of three retail stores – a bakery, a food store, and a pharmacy. Currently, the Projected Development Site includes a martial arts school, a laundromat, a pharmacy, a supermarket, and a beauty salon.

1.3 Description of the Surrounding Area

The Affected Area is located within the Forest Hills neighborhood of Queens Community District 6. It is bounded by Yellowstone Boulevard/Dane Place to the east, Dartmouth Street to the north, midblock between Dane Place and Thornton Place/67th Avenue to the west, and Exeter Street to the south. Yellowstone Boulevard is an 80-foot-wide two-way street with one moving lane of traffic in each direction and curbside parking on both sides of the street. Dane Place is a 60-foot-wide one-way southbound street with one moving lane of traffic and curbside parking, which runs from Yellowstone Boulevard to Fleet Street. Dartmouth Street is a 60-foot-wide one-way street, accommodating one lane of moving traffic running from west to east with curbside parking. Thornton Place is a 60-foot-wide one-way northbound street with one moving lane of traffic and curbside parking. Exeter Street is a 60-foot-wide one-way westbound street with one moving lane of traffic and curbside parking.

The 400-foot area surrounding the Affected Area primarily consists of one- and two-family residential buildings, multi-family residential buildings and mixed commercial and residential buildings. The residential buildings in this area are mostly one- and two-family buildings. Additionally, there are several multi-family elevator buildings located to the north of the affected area along Dartmouth St and Clyde Street, as well as in the southwestern portion of the Land Use Study Area along Fleet St. The Study Area also features a commercial building across the intersection of Dartmouth Street and Yellowstone Boulevard from the Affected Area and a nursing home, Forest Hills Care Center, located to the north of the Affected Area. A portion of the Forest Hills Youth Athletic Association filed is located within the 400-foot Study Area to the southwest of the Affected Area. Yellowstone Boulevard serves as a major thoroughfare in the area, hosting a mix of medium-density multi-family and commercial buildings. The Affected Area is located within an R4/C1-2 zoning district that stretches along Yellowstone Boulevard to the east. The area to the east of the Affected Area is mapped R4B and R4B/C1-2.

The 67th Avenue subway station, providing E, F, M, and R train service, is located approximately half a mile north of the Affected Area, near the intersection of 67th Avenue and Queens Boulevard. The Forest Hills stop for the Long Island Rail Road is located approximately 0.6 miles northeast of the Affected Area.

Two bus lines, QM12 and QM42, also serve the area. The QM12 line connects to Midtown via 6th Avenue, and the QM42 connects through 3rd Avenue. Both lines have two bus stops located north and south of the Affected Area, situated near the intersections of Yellowstone Boulevard/ Burns Street, Yellowstone Boulevard/ Clyde Street, and Yellowstone Boulevard/ Groton Street.

1.4 Description of the Affected Area

The Affected Area includes Block 3163, Lots 30 and 32 situated in the Forest Hills neighborhood of Queens, Community District 6. The Affected Area contains 19,979 SF of lot area within an R4/C1-2 zoning district and is bounded by Yellowstone Boulevard/Dane Place to the east, Dartmouth Street to the north, midblock between Dane Place and Thornton Place/67th Avenue to the west, and Exeter Street to the south.

Applicant-Controlled Sites

The Applicant-owned Projected Development Site 1 includes Block 3163, Lots 30 and 32, with a total lot area of 19,979 SF:

Lot 30 is a 4,870-SF corner lot with 46.63 feet of frontage on Yellowstone Boulevard and 107.48 feet of frontage on Dartmouth Street. The lot is currently improved with a one-story, 3,315-GSF commercial building constructed in 1955. The building is currently occupied by a martial arts school, a laundromat, and a pharmacy.

Lot 32 is 15,109-SF corner lot with 159.03 feet of frontage on Yellowstone Boulevard and 107.48 feet of frontage on Exeter Street. The lot is currently improved with a one-story, 11,418-GSF commercial building constructed in 1935. The building is currently occupied by a supermarket and a beauty salon.

1.5 Description of the Proposed Project

The Proposed Project consists of redevelopment of the Applicant's site (Block 3163, Lots 30 and 32) with an eleven-story plus cellar, 143-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF, 6.00 FAR). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Proposed Project would provide 154 DUs (748 GSF/DU), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of AMI per MIH Option 1 or 2, respectively. Additionally, the Proposed Project would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street.

1.6 Action(s) Necessary to Facilitate the Project

The actions necessary to facilitate the construction of the Proposed Project consist of:

(1) a zoning map amendment to map a R7X/C2-4 zoning district in the Affected Area currently zoned as R4/C1-2;

(2) a zoning text amendment to ZR Appendix F to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area.

1.7 Purpose and Need

The Proposed Actions are intended to provide opportunities for new residential and commercial development. The Applicant intends for the Proposed Actions to create opportunities for new housing development, including affordable housing. The proposed zoning map amendment to rezone the Affected Area from R4/C1-2 to R7X/C2-4, combined with the proposed text amendment to make the rezoning area a mandatory inclusionary housing area, would increase the permitted residential FAR as compared to the existing conditions. The proposed R7X/C2-4 zoning district, combined with a MIH designation, would allow a maximum 6.0 FAR for residential uses, 5.0 FAR for community facility uses, and 2.0 FAR for commercial uses.

The proposed zoning text amendment, which would designate the proposed rezoning area as a MIH Area, would require the Applicant to construct affordable dwelling units on the Projected Development Site in order to take advantage of the additional FAR provided through the MIH Program. As such, the proposed zoning map and text amendment would create additional zoning capacity in a transit accessible area to support new housing creation and also increase the number of affordable housing units available in New York City. The creation of new housing supply at various income levels is also expected to help alleviate the upward pressure on housing prices and contribute to housing affordability in the surrounding neighborhood and larger City. The MIH program would promote and retain neighborhood economic diversity in the area and create new housing units, including affordable units, in close proximity to public transit and local bus routes.

1.8 Analysis Framework

The analysis framework compares the incremental difference between the proposed and potential development under the Proposed Actions (Future With-Action Condition) and the development which could occur under the existing zoning (Future No-Action Condition) by the build year specified below. This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions occurring in a study area of approximately 400 feet around the Affected Area. The analysis framework is described below:

Reasonable Worst-Case Development Scenario

Discretionary actions sometimes permit a range of project characteristics, or development scenarios, to occur even though the action may be sought in order to facilitate a specific development. From the range of possible scenarios that are considered reasonable and likely, the scenario with the worst environmental consequences is chosen for analysis. This is considered to be the Reasonable Worst-Case Development Scenario (RWCDS), the use of which ensures that, regardless of which scenario actually occurs, its impacts would be no worse than those considered in the environmental review. The environmental assessment examines the

incremental differences between the RWCDS of the future without the project in place (No-Action Condition) and the future with the Proposed Actions (With-Action Condition).

The *2021 CEQR Technical Manua*l categorizes soft sites as either "projected" or "potential" development sites. Projected development sites are defined as those sites that are more likely to be developed as a result of the proposed project. Potential sites are defined as sites that could be developed but have been determined to have less development potential than the projected development sites, based on observed historic and current market conditions, location, site configuration, proximity to transit, infrastructure and other facilities, and other factors that affect the likelihood that they would be developed under the proposed actions. Projected development sites are analyzed for both site-specific and density-related effects, whereas potential development sites are only analyzed for site-specific effects.

Pursuant to *2021 CEQR Technical Manual* methodology, sites may be considered 'soft' if they are built to substantially less than the maximum permitted floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. Sites that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use.

Build Year

The build year for the analysis is anticipated to be 2027 in consideration of an 18-month environmental review process and a 7-month ULURP process starting with the submission of the draft EAS. The proposed construction schedules for each site can be found in **Appendix G**:

- Projected Development Site 1 is anticipated to begin with demolition and site clearance in April 2026, with exterior work expected to be completed by April 2027. Major construction-related activities would conclude with elevators, interior shell and core in June 2027. Lastly, Temporary Certificate of Occupancy (TCO) is anticipated by September 2027.

Future Without the Proposed Actions (No-Action Condition)

Under the No-Action Condition, the existing conditions of the Affected Area would remain unchanged.

Future With the Proposed Actions (With-Action Condition)

Projected Development Site (Block 3163, Lot 30 and 32)

The Reasonable Worst Case Development Scenario (RWCDS) follows the Applicant's proposal with exception of the building height. For the purposes of a conservative scenario, the maximum permitted building height of 145 feet (14 stories) was assumed.

In the future with the Proposed Actions, the Projected Development Site would be developed with a fourteen-story plus cellar, 145-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF, 6.00 FAR) (the "Projected Project"). The ground floor

would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Projected Development would provide 154 dwelling units (748 GSF/DU), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of AMI per MIH Option 1 or 2, respectively. The Projected Development would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street. Additionally, a 15-foot mechanical bulkhead would be assumed for the Development Site for a conservative shadows analysis under CEQR.

As presented in **Table 1.1-1**, compared to the No-Action Condition, the Proposed Actions would result in an increase of 154 DUs and a net increase of 1,249 GSF of commercial retail uses. In terms of population, the Proposed Actions would result in an incremental increase of 347 residents and 10 employees, as compared to the 2027 No-Action Condition.

Table 1.1-1: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Commercial GSF	14,733	15,982	+1,249
Residential GSF	0	115,187	+115,187
Residential DUs	0	154	+154
MIH DUs	0	39	+39
Parking	0	64	+64
Residents[1]	0	347	+347
Employees[2]	44	54	+10

1: Assumes 3 employees per 1,000 GSF of retail and 1 employee per 25 DUs
2: Assumes 2.25 residents per household average - 2020 Census data, Queens CD

2 Environmental Review

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form. Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *2021 CEQR Technical Manual*. If the proposed project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus, additional analyses were not needed. If the proposed project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *2021 CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A 'YES' answer was provided in the following technical analyses areas on the EAS Short Form:

- Land Use, Zoning, and Public Policy
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Air Quality
- Noise
- Neighborhood Character

2.1 Land Use, Zoning, and Public Policy

The *2021 CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning, and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Affected Area and the Surrounding Area as well as the larger area in which the Proposed Actions may have an effect. Because the Proposed Actions would permit the development of multiple-family residential and commercial uses with a larger bulk, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTO 20v4 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area was performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No-Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of DCP and other city agencies programs and documentation.

2.1.1 Land Use

The *2021 CEQR Technical Manual* suggests that a land use, zoning, and public policy Study Area should generally extend 400 feet from the Affected Area. The 400-foot Study Area is bounded by Burns Street to the north, 68th Avenue to the east, Groton Street to the south, as well as Alderton Street and 67 Avenue to the west. Existing land uses within approximately 400 feet of the Affected Area are presented in **Figure 1.1-1**.

Existing Conditions

Land Use Study Area

As shown in **Figure 1.1-2** and stated in **Section 1.3**, the 400-foot area surrounding the Affected Area primarily consists of one- and two-family residential buildings, multi-family residential buildings and mixed commercial and residential buildings. The residential buildings in this area are mostly one- and two-family buildings. Additionally, there are several multi-family elevator buildings located to the north of the affected area along Dartmouth St and Clyde Street, as well as in the southwestern portion of the Land Use Study Area along Fleet St. The Study Area also features a commercial building across the intersection of Dartmouth Street and Yellowstone Boulevard from the Affected Area and a nursing home, Forest Hills Care Center, located to the north of the Affected Area. A portion of the Forest Hills Youth Athletic Association filed is located within the 400-foot Study Area to the southwest of the Affected Area. Yellowstone Boulevard serves as a major thoroughfare in the area, hosting a mix of medium-density multi-family and commercial buildings.

Affected Area

The Affected Area includes Block 3163, Lots 30 and 32, with a total lot area of 19,979 SF:

Lot 30 is a 4,870-SF corner lot with 46.63 feet of frontage on Yellowstone Boulevard and 107.48 feet of frontage on Dartmouth Street. The lot is currently improved with a one-story, 3,315-GSF commercial building constructed in 1955. The building is currently occupied by a martial arts school, a laundromat, and a pharmacy.

Lot 32 is 15,109-SF corner lot with 159.03 feet of frontage on Yellowstone Boulevard and 107.48 feet of frontage on Exeter Street. The lot is currently improved with a one-story, 11,418-GSF commercial building constructed in 1935. The building is currently occupied by a supermarket and a beauty salon.

Future No-Action Condition

Land Use Study Area

There are no active construction permits within the 400-foot Study Area. There are no other known major land use changes anticipated in the foreseeable future within the land use Study Area. Therefore, existing land use patterns are generally expected to continue in the future without the Proposed Actions. Any new development within the Study Area would be governed by the underlying zoning regulations.

Affected Area

The existing uses within the Affected Area would remain in the future without the Proposed Actions.

Future With-Action Condition

Land Use Study Area

Land use and development patterns in the Study Area would remain unchanged in the future with the Proposed Actions. The new development generated by the Proposed Actions would be at a higher density and building scale compatible with the existing eight-story residential buildings in the Study Area. The projected mixed residential and commercial development would also be consistent with the surrounding land uses. In particular, the proposed ground-floor retail space would serve the needs of the neighborhood, along with the existing retail across Yellowstone Boulevard from the Affected Area. Therefore, the Proposed Actions would not generate significant adverse land use impacts in the study area.

Affected Area

Projected Development Site (Block 3163, Lots 30 and 32)

The Projected Development Site would be developed with a fourteen-story plus cellar, 145-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF,

6.00 FAR). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Projected Development would provide 154 dwelling units (748 GSF/DU), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of AMI per MIH Option 1 or 2, respectively. The Projected Development would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street. Additionally, a 15-foot mechanical bulkhead would be assumed for the Development Site for a conservative shadows analysis under CEQR.

Conclusion

The density and uses permitted by the Proposed Actions would facilitate the increased utilization of the lots within the Affected Area. The Proposed Actions would not directly displace a land use, nor would it adversely affect surrounding land uses. The mixed residential and commercial development facilitated by the Proposed Actions would not be incompatible with surrounding uses, which are predominantly residential and commercial. The proposed ground-floor retail space would be consistent with similar uses across Yellowstone Boulevard from the Affected Area. Moreover, the proposed Zoning Text Amendment to Appendix F to add Mandatory Inclusionary Housing (MIH) to the Affected Area would facilitate the development of new permanently affordable housing. Therefore, no potentially significant adverse impacts related to land use would occur as a result of the Proposed Actions, and further analysis of land use is not warranted.

2.1.2 Zoning

The *2021 CEQR Technical Manual* suggests that a zoning study area should extend 400 feet from the Affected Area. The proposed zoning map amendment would rezone Block 3163, Lots 30 and 32 from R4/C1-2 to R7X/C2-4. Existing zoning districts within approximately 400 feet of the Affected Area are presented in **Figure 1.1-1.**

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R4, R4B, and C1-2 commercial overlays, as illustrated in **Table 2.1-2**.

In 2002, the eastern portion of the 400-foot Study Area was rezoned as part of Forest Hills/Rego Park Rezoning (C 020629 ZMQ, effective September 25, 2002). The rezoning affected all or parts of 61 blocks in the Forest Hills and Rego Park neighborhoods in Queens Community District 6. The Forest Hills-Rego Park rezoning area was generally bounded by Queens Boulevard to the north, Ascan Avenue to the east, Metropolitan Avenue to the south and the Long Island Rail Road Glendale Cut-off to the west. The rezoning area consisted primarily of one- and two-family houses, mainly built in the first half of the 1900s and arranged in patterns of detached, semi-detached and rowhouse structures. Blocks in the study area were located within larger swaths of R3- 2, R4 and R7-1 zoning districts, which are districts that allow a wide variety of housing types.

The rezoning aimed to reinforce existing neighborhood character and to establish contextual zoning designations consistent with building patterns.

Table 2.1-1: Zoning Districts in the Study Area[1]

Zoning District	Type and Use Group	Floor Area Ratio (FAR)	Parking
R4	Residential UGs 1-4	0.9 FAR – Residential 2.0 FAR – Community Facility	100% of DU; 50% for IRHU outside TZ 0% for IRHU inside TZ
R4B	Residential UGs 1-4	0.9 FAR – Residential 2.0 FAR – Community Facility	100% of DU; 50% for IRHU outside TZ 0% for IRHU inside TZ
C1-2	Local Retail UG 1-6	1.0 – Commercial (R1-R5)	1 per 300 sf

Existing zoning districts in the Study Area include:

R4

R4 districts are designated as non-contextual residential areas, permitting a FAR of 0.75. This ratio, combined with an attic allowance of up to 20% for the inclusion of space under the typical pitched roof of these districts, often results in buildings with three stories instead of the traditional two-story homes. To comfortably incorporate a potential third floor beneath a pitched roof, the perimeter wall in R4 districts may extend up to 25 feet before retracting to align with the maximum building height of 35 feet. There is a requirement for at least 10 feet deep front yards, or if they are larger, a minimum of 18 feet is needed to allocate sufficient space for on-site parking. A maximum street wall length of 185 feet is allowed for a building situated on a single zoning lot. Furthermore, each dwelling unit must be provided with one off-street parking space. Nonetheless, the parking requirements are less stringent for Income-Restricted Housing Units (IRHU) and are further reduced within the Transit Zone.

R4B

R4B zoning districts are generally found in areas characterized by one- or two-story rowhouses. The district accommodates both single- and two-family homes, encompassing all types of building structures including detached, semi-detached, attached, and zero lot line residences. The area stipulates a FAR of 0.90, with a maximum building height of 24 feet. Lot coverage should not exceed 55%. Moreover, the provision of off-street parking spaces is mandatory, requiring one space for each dwelling unit. Although, the requirement is significantly reduced for IRHU,

[1] Zoning Handbook, New York City Department of City Planning, 2019

amounting to only 50% of the usual mandate. The necessity for parking can be waived if only five or fewer spaces are required.

C1-2 Commercial Overlay

C1-2 districts represent commercial overlays that are mapped within residential areas. They are predominantly found in low-to-medium density areas throughout the city, with occasional presence in high-density districts. Local retail needs such as neighborhood grocery stores, restaurants, and beauty parlors are the typical retail uses. In mixed-function buildings, the commercial uses are confined to one or two floors and are always located below the residential spaces.

When these commercial overlays are mapped onto R1 through R5 districts, they uphold a maximum commercial FAR of 1.0. Specifically, for C1-2 districts, there is a requirement for one parking space per every 300 square feet of commercial floor area.

Affected Area

The Affected Area is zoned R4/C1-2, which permits low-density residential developments along with commercial (retail) or community facility uses (up to 2.0 FAR).

Future No-Action Condition

Zoning Study Area and Affected Area

There are no other rezonings proposed within the study area by the 2027 Build Year. No changes to zoning would occur in the future without the Proposed Actions in the Affected Area. Therefore, existing zoning patterns would remain, and the Affected Area would continue to be subject to R4/C1-2 zoning regulations.

Future With-Action Condition

Zoning Study Area

The zoning districts described above would remain in the Study Area under the With-Action Condition. Changes to zoning would only occur in the Affected Area in the future with the Proposed Actions.

Affected Area – R7X/C2-4

Block 3163, Lots 32 and 30 would be rezoned from an existing R4/C1-2 zoning district to a R7X/C2-4 zoning district.

Under the With-Action Condition, the proposed R7X/C2-4 district would permit a maximum of 6.00 FAR for residential uses, 2.00 FAR for commercial uses, and 5.00 for community facility uses. The maximum building height within the R7X/C2-4 zoning district is 145 feet after a setback from the base height of up to 105 feet. Buildings must set back above the maximum base height to a

depth of 10 feet on a wide street and 15 feet on a narrow street. Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots 10,000 square feet or less. Off-street parking requirements can be waived if 15 or fewer parking spaces are required.

In comparison with the existing R4/C1-2 zoning district mapped in the Affected Area currently, the proposed rezoning to an R7X/C2-4 zoning district would increase the maximum permitted residential floor area by 5.25 FAR (from 0.75 FAR to 6.0 FAR), commercial floor area by 1.00 FAR (from 1.0 FAR to 2.0 FAR), and community facility floor are by 3.00 FAR (from 2.0 FAR to 5.0 FAR). Additionally, the proposed rezoning would increase the maximum permitted building height by 110 feet (from 35 feet to 145 feet). The proposed R7X/C2-4 zoning district would facilitate the development of the Projected Development Site at a higher density (6.0 FAR) and building scale compatible with the existing eight-story residential buildings in the Study Area, with uses consistent with the surrounding land uses. This would preserve the land use conformity within the Study Area, which is predominantly zoned as residential and commercial districts.

Conclusion

The Proposed Actions would increase the utilization of the lots within the Affected Area. The proposed rezoning would induce a mixed-use residential and commercial development of higher density (6.0 FAR) compatible with the existing eight-story residential buildings in the Study Area and consistent with the commercial uses across Yellowstone Boulevard from the Affected Area. The proposed rezoning would not directly displace a land use, nor would it adversely affect surrounding land uses. The proposed R7X/C2-4 zoning district would not be incompatible with the surrounding R4/C1-2, R4, and R4B zoning districts and would not generate a land use that would be incompatible with surrounding uses. Moreover, the proposed Zoning Text Amendment to Appendix F to add Mandatory Inclusionary Housing (MIH) would facilitate the development of new permanently affordable housing. Therefore, no significant adverse impacts related to zoning would occur as a result of the Proposed Actions, and further analysis of zoning is not warranted.

2.1.3 Public Policy

According to the *2021 CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports, which pertain to the study area. If the proposed actions could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

The Affected Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Industrial Business Zone (IBZ), FRESH programming, designated Coastal Zone Boundary, or Business Improvement Districts (BID).

The Proposed Actions include a zoning text amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 6, Queens, to establish the Affected Area as an MIH Area under Option 1 or Option 2. As a result, analysis of the Proposed Actions' alignment with *Housing New York 2.0, Rebuild, Renew, reinvent: A Blueprint for New York City's Economic Recovery,* and *Housing Our Neighbors: A Blueprint for Housing and Homelessness* is warranted.

Existing Conditions

Housing New York 2.0

Carried out by Housing Preservation and Development (HPD), Housing New York is the Mayor's plan to build or preserve 300,000 affordable homes by 2026. The plan outlines a comprehensive set of policies and programs to address the city's affordable housing crisis and retain the diversity and vitality of its neighborhoods.

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

Rebuild, Renew, reinvent: A Blueprint for New York City's Economic Recovery aims to accelerate job creation and make communities more resilient to future environmental and public health emergencies, financially stronger, and more connected. It contains five main strategies, including:

1. Restarting the city's economic engines and reactivating the public realm, supporting small businesses, entrepreneurship, and a more equitable economy
2. Driving inclusive sector growth
3. Building a future-focused economy
4. Connecting New Yorkers to quality jobs and in-demand skills
5. Planning and building for inclusive growth now and in the future

Housing Our Neighbors: A Blueprint for Housing and Homelessness

Housing Our Neighbors: A Blueprint for Housing and Homelessness is a plan to get New Yorkers into Safe, High-Quality, Affordable Homes. Crafted with insight from New Yorkers who experienced homelessness, blueprint focuses not just on creating homes but also on getting New Yorkers into them more quickly. The blueprint contains five main strategies, including:

1. Transforming NYCHA,
2. Addressing Homelessness and Housing Instability,
3. Creating and Preserving Affordable Housing,

4. Improving the Health and Safety of New Yorkers, and
5. Reducing Administrative Burden.

Future No-Action Condition

No changes to *Housing New York 2.0, Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery,* or *Housing Our Neighbors: A Blueprint for Housing and Homelessness* would occur within the Affected Area and the 400-foot Study Area in the future without the Proposed Actions.

Future With-Action Condition

Housing New York 2.0

The Proposed Actions support the goal of Housing New York 2.0 to provide 100,000 more affordable homes by 2026, in addition to the 200,000 affordable homes provided by 2022 under the original Housing New York Plan. The Proposed Actions would establish an MIH area over the Affected Area and facilitate the development of 154 dwelling units, 25-30% (39-46 units) of which would be affordable at an average of 60-80% AMI pursuant to MIH Option 1 or Option 2. The affordable units would foster diverse and livable neighborhoods and preserve the affordability and quality of the housing stock.

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

The Projected Development Site would provide 14,748 GSF of new-built commercial space, increase the community's economic diversity, and create quality jobs for New Yorkers. Thus, the Proposed Actions are supportive of this policy.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

The Proposed Actions would facilitate the construction of 154 incremental dwelling units within the Affected Area including 39-46 permanently affordable dwelling units pursuant to MIH. By creating affordable housing, the Proposed Actions would contribute to the goal of getting New Yorkers into safe, high-quality, affordable homes expressed in "Housing Our Neighbors: A Blueprint for Housing and Homelessness."

Conclusion

The development effectuated because of the Proposed Actions would not create a land use conflict, nor would it conflict with public policies and plans for the site or the Study Area. The Proposed Actions would also not result in significant material changes to existing regulations or policy. Therefore, no significant adverse impacts to public policies would occur, and no further analysis is warranted.

2.1.4 Conclusion

The density and uses permitted by the Proposed Actions would facilitate the increased utilization of the lots within the Affected Area. The proposed rezoning would induce a mixed-use residential and commercial development of higher density (6.0 FAR) compatible with the existing eight-story residential buildings in the Study Are. The proposed ground-floor retail space would be consistent with similar uses across Yellowstone Boulevard from the Affected Area. The Proposed Actions would not directly displace a land use, nor would it adversely affect surrounding land uses. The proposed R7X/C2-4 zoning district would not be incompatible with the surrounding R4/C1-2, R4, and R4B zoning districts. Moreover, the proposed Zoning Text Amendment to Appendix F to add Mandatory Inclusionary Housing (MIH) to the Affected Area would facilitate the development of new permanently affordable housing. The development effectuated because of the Proposed Actions would not conflict with public policies and plans for the site or the Study Area. The Proposed Actions would also not result in significant material changes to existing regulations or policy. Therefore, no potentially significant adverse impacts related to land use, zoning, and public policy would occur as a result of the Proposed Actions, and further analysis of land use is not warranted.

2.2 Open Space

The *2021 CEQR Technical Manual* defines the need for an open space assessment if the proposed action(s) would have a direct or indirect effect on open space resources. Direct effects would occur if the proposed action(s) would result in the physical loss of a public open space; change of use of an open space so that it no longer serves the same user population; limit public access to an open space; or cause increased noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness, whether temporary or permanent. Indirect effects would occur if the proposed action would result in an increase in population sufficiently large enough to noticeably diminish the ability of an area's open space to serve the future population.

Open space is defined as publicly or privately-owned land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment.

Pursuant to Chapter 7, Section 100 of the *2021 CEQR Technical Manual*, open space resources are defined as active and/or passive, and may include, but is not limited to, the following:

- Parks operated or managed by the City, State, or Federal governments and include neighborhood and regional parks, beaches, pools, golf courses, boardwalks, playgrounds, ballfields, and recreation centers that are available to the public at no cost or through a nominal fee, as in the case of recreation centers and golf courses;
- Open space designated through regulatory approvals (such as zoning), including large-scale permits that prescribe publicly accessible open space, such as public plazas;
- Outdoor schoolyards if available to the public during non-school hours;
- Publicly-accessible institutional campuses;
- Esplanades;
- Designated greenways, as shown on the City's Bike Map, and defined as multi-use pathways for non-motorized recreation and transportation along natural and manmade linear spaces such as rail and highway rights-of-way, river corridors, and waterfront spaces;
- Landscaped medians with seating;
- Housing complex grounds, if publicly accessible;
- Nature preserves, if publicly accessible;
- Gardens, if publicly accessible on a constant and regular basis;

- Church yards (with seating) or cemeteries, if publicly accessible on a constant and regular basis for passive recreation such as strolling; or
- Waterfront piers used for recreation.

Methodology

According to the guidelines of the *2021 CEQR Technical Manual* for analysis of residential developments, census tracts with at least half of their geographic area within a half-mile radius of the Affected Area comprise the open space Study Area. Using current population figures, an open space ratio is calculated for both the future no-action and future with-action conditions, expressed as the amount of open space acreage per 1,000 user population. Typically, a comparison is made to the city's planning goal of 2.50 acres per 1,000 residents. Ideally, this would comprise 0.50 acres (20 percent) of passive space and 2.0 acres (80 percent) of active open space per 1,000 residents. For nonresidents who tend to use passive open space, for example, workers taking a break in a park, the optimal ratio for nonresidential populations is 0.15 acres of passive open space per 1,000 nonresidents.

Analysis Framework

The Proposed Actions would result in a net increment of 131,366 total GSF of development, including 115,187 GSF of residential uses, 1,249 GSF of commercial retail uses, and 14,930 GSF of parking. The Proposed Actions would result in the incremental development of 154 dwelling units within the Affected Area. Assuming an average occupancy of 2.25 persons based on the average household size within Queens Community District 6 (2020 Decennial Census), 3 employees per 1,000 GSF of commercial retail uses, and 1 employee per 1 DU, the incremental population introduced as a result of the Proposed Actions would be approximately 347 residents and 10 employees.

Direct Effects

According to the *2021 CEQR Technical Manual*, a proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space; changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or causes increased noise or air pollutant emissions, odors, or shadows that would affect its usefulness, whether on a permanent or temporary basis. As (1) there are no publicly-accessible open space resources within the Affected Area, and (2) the Proposed Actions would not result in significant adverse shadow, air quality, noise, or construction impacts on area open space resources, the Proposed Actions would not have any direct effects on open space resources and no further analysis is warranted.

Indirect Effects

The threshold for assessment of the potential for indirect open space impacts is 200 new residents or 500 additional employees. As indicated above**,** the Proposed Actions is projected to generate a net increase of 347 residents and 10 employees. Accordingly, a preliminary residential open space assessment for indirect effects is warranted. As the Proposed Actions would not result in a net increase of employees exceeding the threshold, the analysis of indirect open space impacts focuses exclusively on the open space needs of the area's residential population.

Study Area Definition

In accordance with the guidelines established in the City's *2021 CEQR Technical Manual*, the open space study area is defined to analyze both the nearby open spaces and the population using those open space resources. It is generally defined by a reasonable walking distance that users would travel to reach local open spaces and recreational areas. Pursuant to the *2021 CEQR Technical Manual*, the open space study area includes all Census Tracts that have 50 percent or more of their area within a half-mile radius of the Affected Area for residential users. As shown in **Figure 2.2-1**, the Census Tracts with 50% or more of their area within the half-mile study area are 697.01, 697.02, 703, 707, 709, 711, 713.03, 713.05, and 713.06.

Existing Condition Residential Population

Based on the 2020 Decennial Census, the study area shown in **Figure 2.2-1** has a population of 37,951 residents.

Future No-Action Condition Residential Population

There are 13 active construction permits with 778 proposed new dwelling units within the open space study area expected to be constructed by the 2027 build year. Using the same 2.25 residents per household figure above, the No-Action Condition would have 1,751 new residents introduced to the Study Area. The No-Action population would therefore be 39,702 residents.

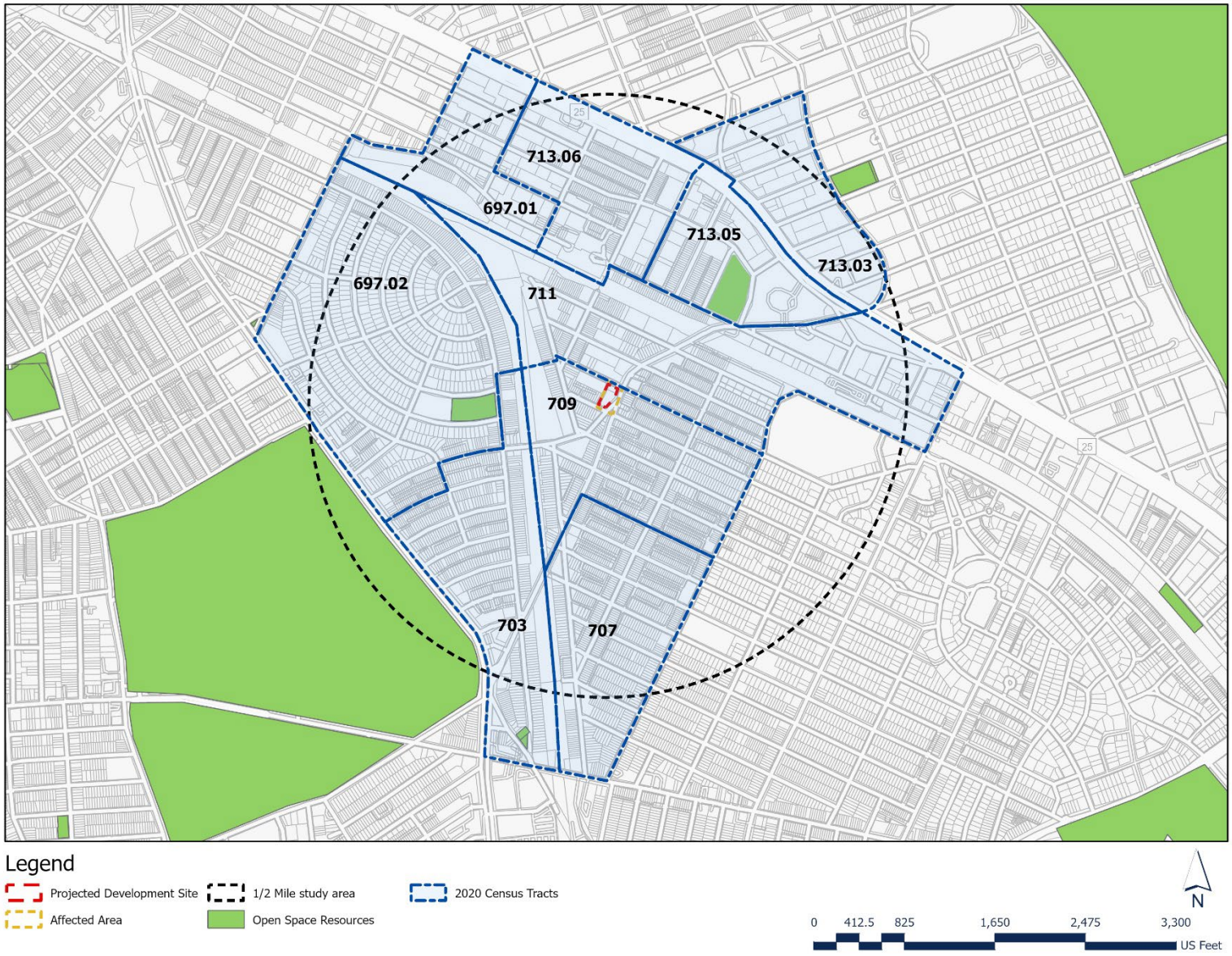
Future With-Action Condition Residential Population

The Proposed Actions would facilitate the development of 154 dwelling units which would result in an additional 347 residents to the Study Area. Therefore, the With-Action population would be 40,049 residents, as shown below in **Table 2.2-1**.

Table 2.2-1: Existing, No-Action, and With-Action Population

Existing	No-Action	With-Action
37,951	39,702	40,049

Figure 2.2-1: Open Space Study Area Census Tracts



2.2.1

2.2.1 Open Space Resources

Two open space resources (the Painter's Playground and Russell Sage Playground) were identified with regular access to the public within the Study Area in **Table 2.2-2**. There are 3.23 acres of open space resources in the Study Area—2.42 are considered active, and 0.81 are considered passive based on field visits and a review of open space site plans. The location of the two open space resources in the Study Area are shown in **Figure 2.2-2**.

Existing Condition Open Space Ratio

The Study Area has 3.23 acres of open space and an existing residential population of 37,951. The open space ratio (OSR) under existing conditions is 0.0851 acres per thousand residents.

Future No-Action Condition Open Space Ratio

In the future, without the Proposed Actions, the population for the Study is forecasted to be 39,702 and is projected to be served by the same 3.23 acres of open space as in the existing condition. With this population, the OSR would be 0.0814.

Future With-Action Condition Open Space Ratio

The Proposed Actions would result in an increase in the No-Action population by 347 residents by the build year. The total With-Action population would be 40,049. With this increase in population, the OSR would be 0.0807 acres per 1,000 residents, or a 0.87 percent reduction from the No-Action OSR.

In addition to the two open spaces that are included in the quantitative analysis, three publicly accessible open space resources (St. John Cemetery, Yellowstone Park, and Flushing Meadows Corona Park) were identified in close proximity to the Open Space Study Area (See **Table 2.2-2** and **Figure 2.2-2**). Though not included in the OSR calculation, these three open space resources also draw visitors from the half-mile Study Area, providing the residents with additional high-quality open space enjoyment.

Table 2.2-2: Open Space Resources

Name	Map ID	Address	Responsible Agency	Acreage	% Active	% Passive	Total Active	Total Passive	Features
Open Space Resources Included in Quantitative Analysis									
The Painter's Playground	1	65-71 Elwell Crescent	NYC DPR	1.70	75%	25%	1.27	0.42	HC, PG, PR, SS
Russell Sage Playground	2	Booth St. bet. 68 Ave. and 68 Dr.	NYC DPR/NYC DOE	1.53	75%	25%	1.14	0.38	BC, FE, HC, PG, PR, SS
Total				**3.23**			**2.41**	**0.90**	
Open Space Resources Not Included in Quantitative Analysis									
St. John Cemetery	A	80-01 Metropolitan Ave, Queens	Catholic Cemetries Diocese of Brooklyn	140.60	0%	100%	0	140.60	Ce
Yellowstone Park	B	106-21 68th Ave, Queens	NYC DPR	1.75	75%	25%	1.31	0.44	HC, PG, PR, SS
Flushing Meadows Corona Park	C	72 Ave. bet. 122 Street and Grand Central Parkway	NYC DPR	897.69	50%	50%	448.85	448.85	BC, HC, PG, PR, SS
Total				**1,040.04**			**450.16**	**589.89**	

BC = Basketball Courts; Ce = Cemetery; FE = Fitness Equipment; HC = Handball Courts; PG = Playgrounds; PR = Public Restrooms; SS = Spray Showers

Figure 2.2-2: Open Space Resources within Study Area

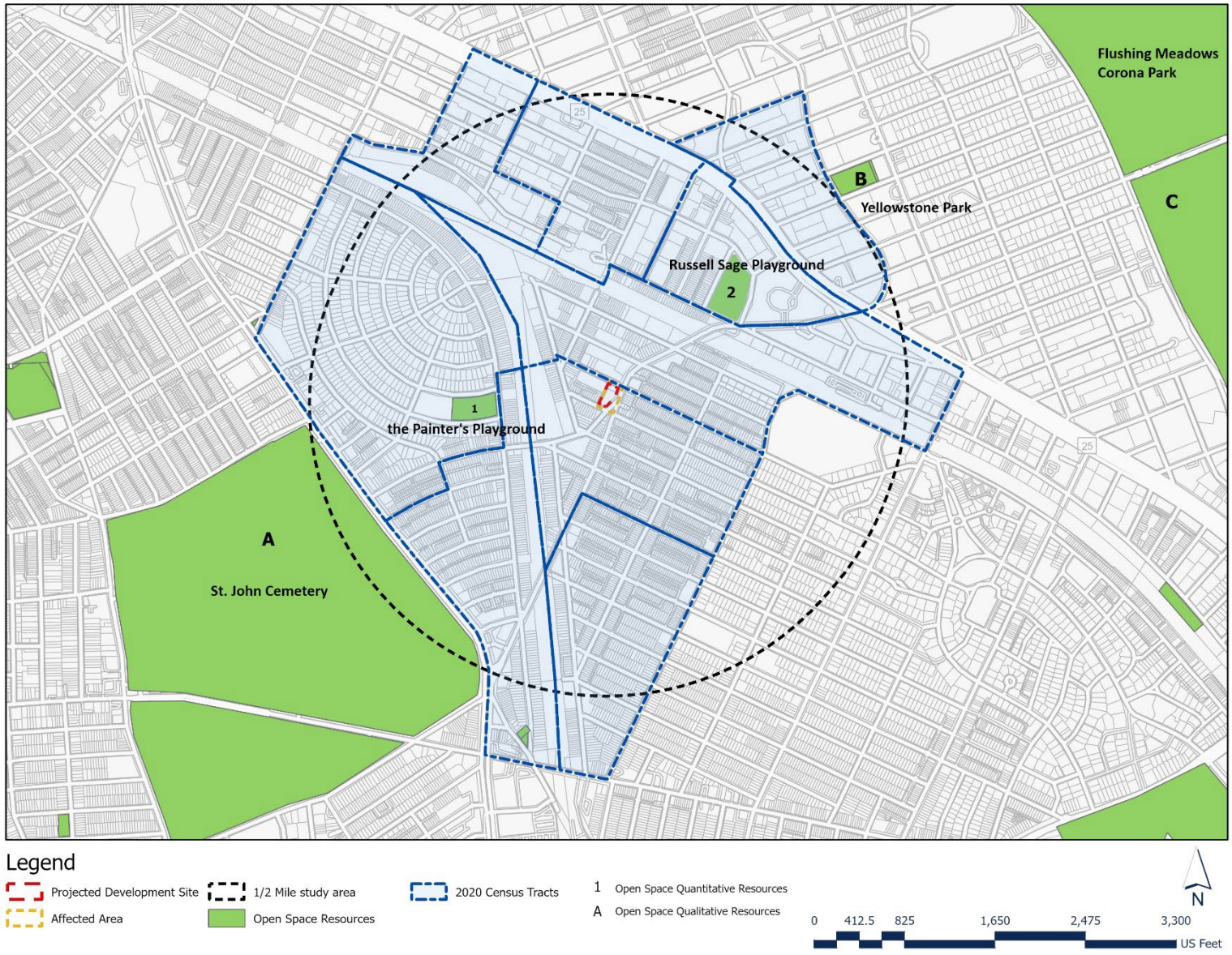


Figure 2.2-3: Walk-to-a-Park Service Area



2.2.2 NYC Parks Walk-to-a-Park Initiative

New York City, as part of the One NYC 2050 Building a Strong and Fair City plan, has put forth a goal for 85 percent of New York City residents living within walking distance of a park by 2030. To help the City reach this goal, NYC Parks has a Walk-to-a-Park initiative that focuses on increasing access to parks and open space in areas of the City where residents live further than walking distance to a park. Areas outside of Walk-to-a-Park Service Areas are considered "walk gaps" – i.e., areas of the city that are not within walking distance to a park.

As part of the preliminary assessment for open space, a project should be reviewed to determine if it is located in an area of the city within a Walk-to-a-Park Service Area. Project sites that are located outside of a Walk-to-a-Park Service Area (i.e., located in a known walk gap areas) suggests there is a need for a detailed analysis to be performed to determine if the project may further exacerbate a condition of residents living in areas of the city with inadequate park access, potentially leading to a significant impact. While the focus of the Walk-to-a-Park initiative is on residents living within walking distance to a park, projects that create a non-residential population (e.g., new workers) should also review if the project is located within a known walk gap and assess if the project would generate a new non-residential population within areas of the City with inadequate access to open space resources.

As shown in Figure 2.2-3 above, **the Affected Area is** outside of the **Walk-to-a-Park service area.** However, it is adjacent to the boundary of the nearest Walk-to-a-Park service area, which is approximately one block to the south. As a result, it is reasonable to consider that the residents in the Affected Area still can walk to the parks nearby.

2.2.3 Conclusion

Pursuant to the *2021 CEQR Technical Manual*, projects expected to result in a decrease in the open space ratio should consider the following to determine if a more detailed analysis is warranted:

- Projects in study areas where the open space ratio approaches or exceeds the City's planning goal of 2.5 acres per 1,000 residents, may generally tolerate up to a five percent decrease of the open space ratio before considering the need for more detailed analysis.
- For projects in study areas where the open space ratio is not near the City's planning goal of 2.5 acres per 1,000 residents, the percentage decrease in open space ratio is weighed against how the open space ratio of the study area compares to the City's planning goal for open space. Table 7-1 of the *2021 CEQR Technical Manual* (**Table 2.2-4** below) provides general guidelines for ranges of open space ratios and acceptable percentage changes.
- Projects that have an effect on a nonresidential population's use of passive open space would not follow the guidelines presented in the below table and should consider the

need for a detailed assessment based on a comparison of the open space ratio to the optimal ratio of 0.15 acres of passive space per 1,000 nonresidents. Projects that lead to the non-residential open space ratio to drop below the optimal ratio of 0.15 acres of passive open space per 1,000 non-residents may warrant a more detailed assessment.

As shown below in **Table 2.2-3**, under the No-Action and With-Action conditions, the overall residential OSR in the area would be below the planning goal in NYC of 2.5 acres per thousand residents. In the future with the Proposed Actions, the total OSR would be 0.0807 acres per 1,000 residents, or a 0.87 percent reduction from the No-Action OSR. As shown in **Table 2.2-4** below, areas with OSR below 0.5 can generally tolerate up to a 1% decrease of the OSR. The 0.87% decrease between the No-Action OSR and With-Action OSR in the Open Space Study Area is below the 1% threshold. Additionally, as shown below in **Table 2.2-3,** in the future with the Proposed Actions, the Active OSR would be 0.0605, a 0.87% decrease compared to the No-Action Active OSR, and the Passive OSR would be 0.0203, a 0.87% decrease compared to the No-Action Passive OSR. Pursuant to the *2021 CEQR Technical Manual*, when the Active OSR range falls between 0.41 and 0.80, a maximum decrease of two percent in Active OSR between the Future No-Action and Future With-Action Conditions does not require further analysis. When the Passive OSR range falls between 0.01 and 0.10, a maximum decrease of one percent in Passive OSR between the Future No-Action and Future With-Action Conditions does not require further analysis. The 0.87% decrease between the No-Action Active OSR and With-Action Active OSR in the Open Space Study Area is below the 2% threshold for Active OSR. The 0.87% decrease between the No-Action Passive OSR and With-Action Passive OSR in the Open Space Study Area is below the 1% threshold for Passive OSR. Therefore, the Proposed Actions do not warrant a detailed analysis of open space.

In addition, three publicly accessible open space resources were identified in close proximity to the Open Space Study Area:

- St. John Cemetery is a 190-acre Catholic burial ground located in Middle Village established in 1881 by Bishop John Loughlin, the first Bishop of Brooklyn. The cemetery is approximately 0.45 miles southwest of the Affected Area, mostly outside of the Open Space Study Area.
- Yellowstone Park is a 1.75-acre park between Yellowstone Boulevard, 68th Avenue, and 68th Road opened to the public on May 27, 1968. The park is approximately 0.5 miles northeast of the Affected Area, right outside of the Open Space Study Area.
- Flushing Meadows Corona Park is the fourth-largest public park in New York City, with a total area of 897 acres. The park is approximately 1 mile northeast of the Affected Area.

Though not included in the OSR calculation, these three open space resources also draw visitors from the Open Space Study Area, providing the residents with additional high-quality open space

enjoyment. Accordingly, the Proposed Actions would not result in significant adverse impacts to open space.

Table 2.2-3: Existing, No-Action and With-Action Open Space Ratios

	Residential Total	Residential Active	Residential Passive
Existing OSR	0.0851	0.0638	0.0213
No-Action OSR	0.0814	0.0610	0.0203
With-Action OSR	0.0807	0.0605	0.0203
% Change	0.87%	0.87%	0.87%

Table 2.2-4: Preliminary Assessment Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range	Percentage Change in Open Space Ratio
2.01 to 2.50* or greater	5%
1.51 to 2.00	4%
1.01 to 1.50	3%
0.51 to 1.00	2%
0.50 or Less	1%
*2.5 OSR is the planning goal in NYC	

Source: Table 7-1 of the *2021 CEQR Technical Manual*

2.3 Shadows

The *2021 CEQR Technical Manual* defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space or feature. An incremental shadow is the additional or new shadow that a building or other built structure resulting from a proposed action would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details, which make the resources significant.

The duration and dimensions of shadows are determined by the geographic location of the area from which the shadow is cast and the time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast farther towards the south than shadows cast in early and late winter months.

The *2021 CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) new structures (or additions to existing structures, including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved, such as handball or basketball courts, places containing no seating areas and no vegetation, no unusual or historic plantings, or containing only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of projected development sites,

as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with *2021 CEQR Technical Manual* guidance.

Methodology

This preliminary analysis of shadows follows the guidelines set forth in the *2021 CEQR Technical Manual* for a preliminary assessment (Section 310). According to the *2021 CEQR Technical Manual*, a preliminary shadow assessment includes the development of a base map showing the site location in relationship to any sunlight-sensitive resources as per guidelines provided in the *2021 CEQR Technical Manual*. Following these guidelines, the longest shadow study area is determined, and a Tier 1 screening assessment is conducted to determine if any sunlight-sensitive resources fall within the study area. If no resources are identified, no further analysis would be required. If sunlight-sensitive resources lay within the longest shadow study area, the next tier of screening assessment should be conducted. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the Proposed Actions in order to determine whether a more detailed assessment would be appropriate.

Analysis Framework

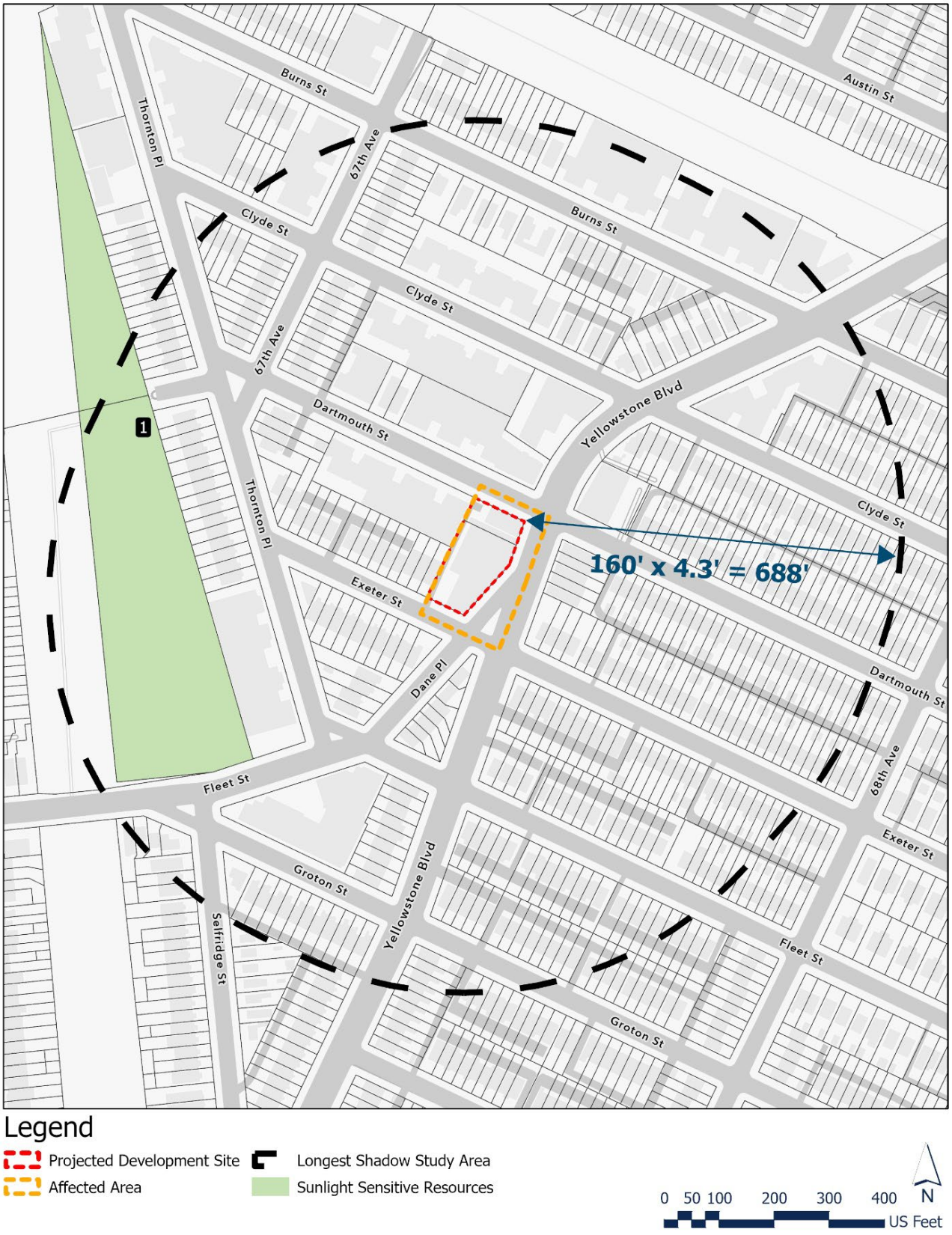
The Projected Development Site would consist of an 14-story building that would reach a height of 145 feet. In order to get a more conservative analysis, a 15-foot mechanical bulkhead is assumed for a total building height of 160 feet. As the Proposed Actions would result in an incremental change in height greater than 50 feet, a preliminary assessment for shadows is warranted.

2.3.1 Tier 1 Shadow Screening Assessment

Under the Future With-Action Condition, the Projected Development Site (Block 3163, Lots 30 and 32) would be developed with a new building having a maximum height of 160 feet and the longest action-induced shadow would be approximately 688 feet (4.3 x 160 feet) in length. The first step in a shadow analysis is to determine there are any sunlight sensitive resources located within the length of the 688-ft radius.

As **Figure 2.3-1** shows below, there is one sunlight-sensitive resource within the longest shadow study area, the Forest Hills Youth Athletic Association field. Owned and managed by F H Little League, the Forest Hills Youth Athletic Association field spans 4.07 acres and includes 5 baseball fields, as well as a clubhouse. Accordingly, a Tier 2 screening assessment is required.

Figure 2.3-1: Tier 1 Shadow Screening Assessment



2.3.2 Tier 2 Shadow Screening Assessment

The *2021 CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 screening assessment should be performed. Because of the path the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. For a Tier 2 screening assessment, sunlight-sensitive resources within the triangular area cannot be shaded by new projected development sites, and are screened out. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the Projected Development.

As shown in **Figure 2.3-2**, the Tier 2 screening assessment shows that the Forest Hills Youth Athletic Association field is within of the -108/+180-degree area. Accordingly, a Tier 3 shadow screening assessment is required.

2.3.3 Tier 3 Shadow Screening Assessment

The *2021 CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource is within the area that could be shaded by the proposed project, a Tier 3 screening assessment should be performed. Because the sun rises in the east and travels across the southern part of the sky to set in the west, a project's earliest shadows would be cast almost directly westward. Throughout the day, they would shift clockwise (moving northwest, then north, then northeast) until sunset, when they would fall east. Therefore, a project's earliest shadow on a sunlight-sensitive resource would occur in a similar pattern, depending on the location of the resource in relation to the projected development sites. For a Tier 3 screening assessment, if the assessment determines that no shadows from the development would reach any of the sunlight-sensitive resources on any of the representative analysis days, then no further assessment for those days is needed. If, however, in the absence of intervening buildings, shadows from the proposed buildings would reach sunlight-sensitive resources on any of the representative analysis days, then a detailed shadow analysis would be warranted for those days.

As shown in **Figure 2.3-3** to **Figure 2.3-6** below, shadows from the projected development would reach the Forest Hills Youth Athletic Association field during the June 21st analysis day from 5:57am until 6:07am for a duration of 10 minutes. Owned and managed by F H Little League, the Forest Hills Youth Athletic Association field is 4.07 acres and includes 5 baseball fields, as well as a clubhouse building (see **Figure 2.3-7**). In terms of vegetation, the resource features baseball fields' lawns and the trees surrounding the baseball fields.

As shown in **Figure 2.3-6**, the shadow cast by the Projected Development would impact a small area of a baseball field along the eastern edge of the Forest Hills Youth Athletic field. Furthermore, the shadow cast by the Projected Development would only occur for a brief period (10 minutes) in the early morning (5:57am until 6:07am) when the baseball field is unlikely to be in use. The 10-minute reduction in sunlight exposure of the sunlight-sensitive resource would not cause a substantial reduction in sunlight available to the affected baseball field in the June 21st analysis period. Moreover, there's an intervening six-story residential building at 67-50 Thornton Place that already casts a shadow on this portion of the baseball field at the specified time. Therefore, no significant adverse impacts would occur, and no further analysis is warranted.

Figure 2.3-2: Tier 2 Shadow Screening Assessment

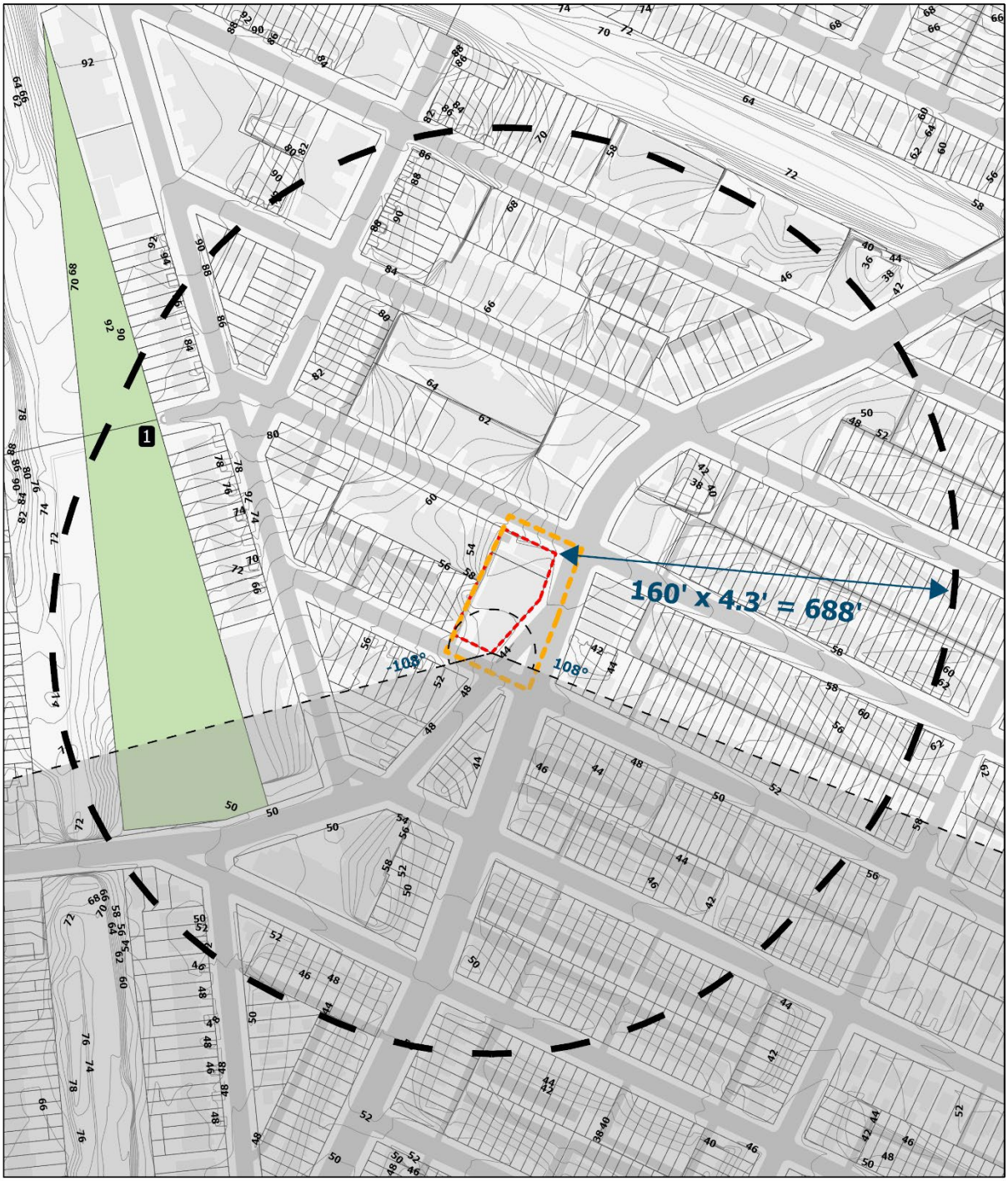


Figure 2.3-3: Tier 3 Shadow Screening December 21st (Winter Solstice)



Figure 2.3-4: Tier 3 Shadow Screening March 21st/September 21st (Vernal and Autumnal Equinox)



Figure 2.3-5: Tier 3 Shadow Screening May 6th/August 6th

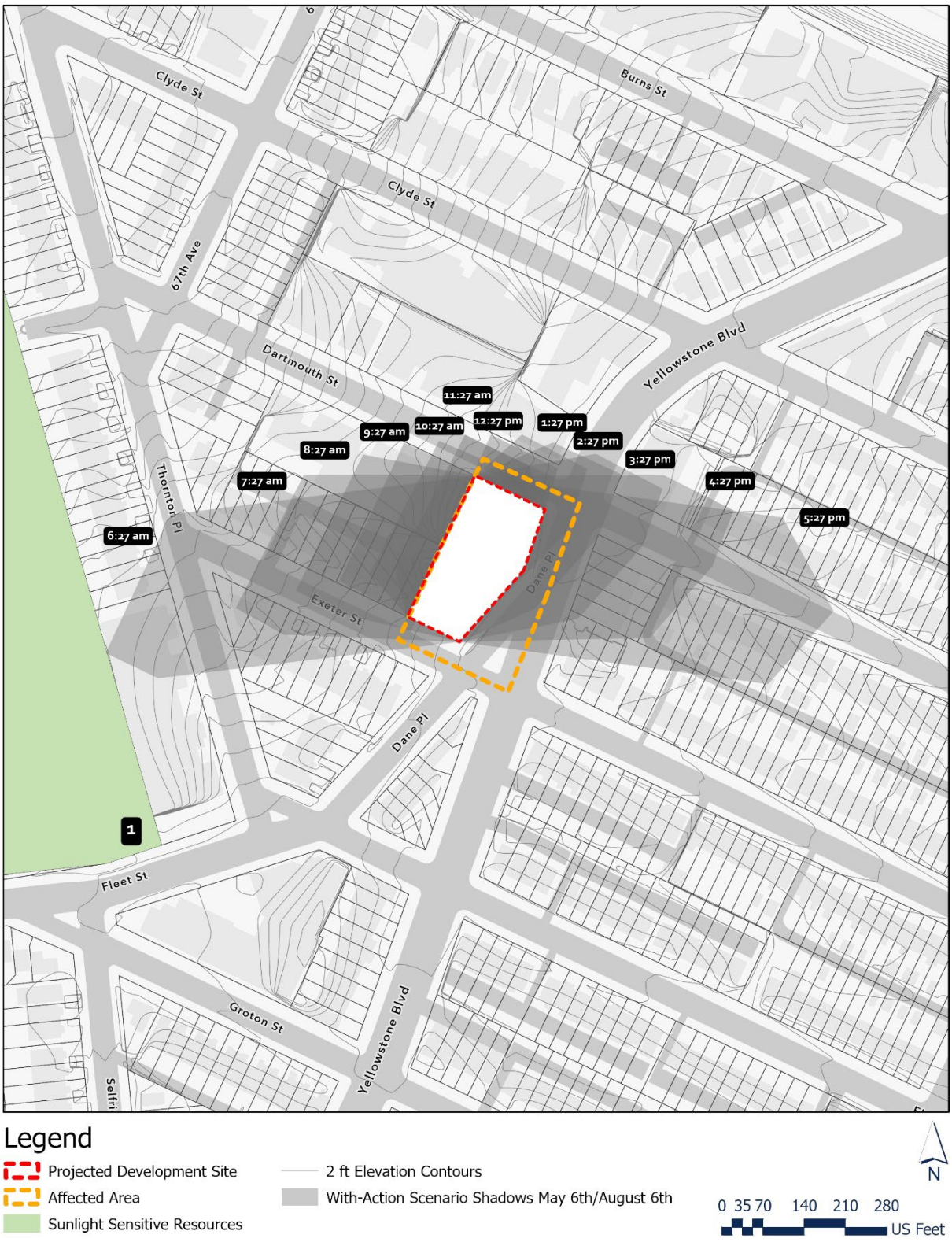


Figure 2.3-6: Tier 3 Shadow Screening June 21st (Summer Solstice)

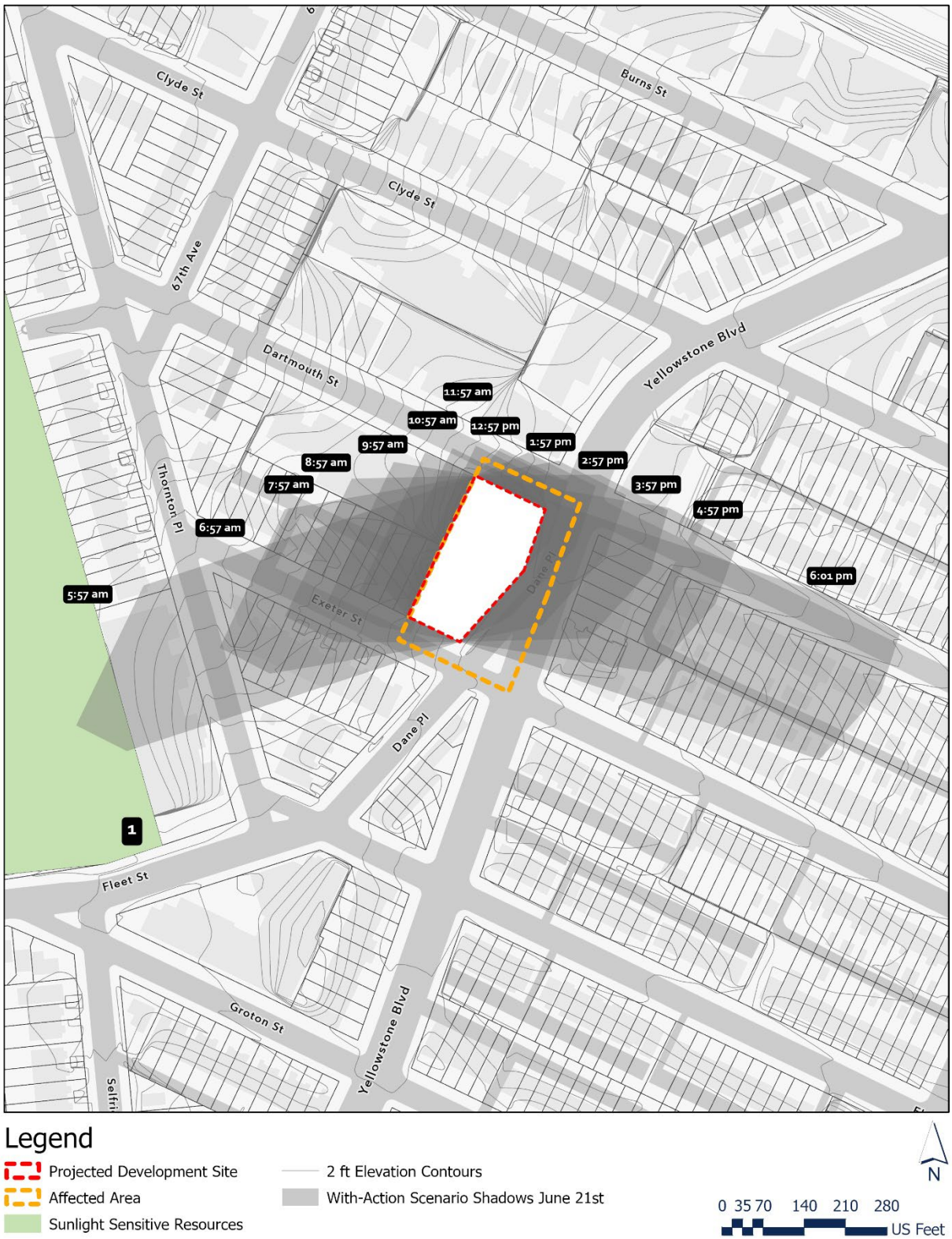


Figure 2.3-7: Forest Hills Youth Athletic Association Field[4]



[4] The figure is for reference. Only a small portion of the field is within the shadow's radius.

2.4 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the *2021 CEQR Technical Manual*.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

Methodology

Archaeological and architectural resources usually need to be assessed for projects that would result in any in-ground disturbance. In-ground disturbance is any disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site.

For projects that may affect historic or cultural resources, the first step in evaluating a project's potential effects on historic resources is to consider what area the project might affect and then identify historic resources—whether officially recognized or eligible for such recognition—within that area. The area of subsurface work for the proposed project is considered the impact area for archaeological resources, while the study area for architectural resources is the area in which any resources may be affected by the project, which is defined by the radius of 400 feet from the borders of the project site for most proposals.

After the study areas have been established, all known archaeological and architectural resources within the study areas are identified, and the potential for unknown resources is investigated. It is recommended that lead agencies and applicants contact LPC for archaeological and architectural resources review. Based on the report from LPC, if any listed historic or cultural resources are located in the study areas, then further analysis of the project's impact on these resources must be performed. The proposed project's effects on any designated or potential archaeological and architectural resources are then analyzed under Existing, No-Action, and With-Action conditions. The assessment specifically considers whether the project may result in the disturbance or destruction of those archaeological and architectural resources as a result of the Proposed Actions.

2.4.1 Architectural Resources

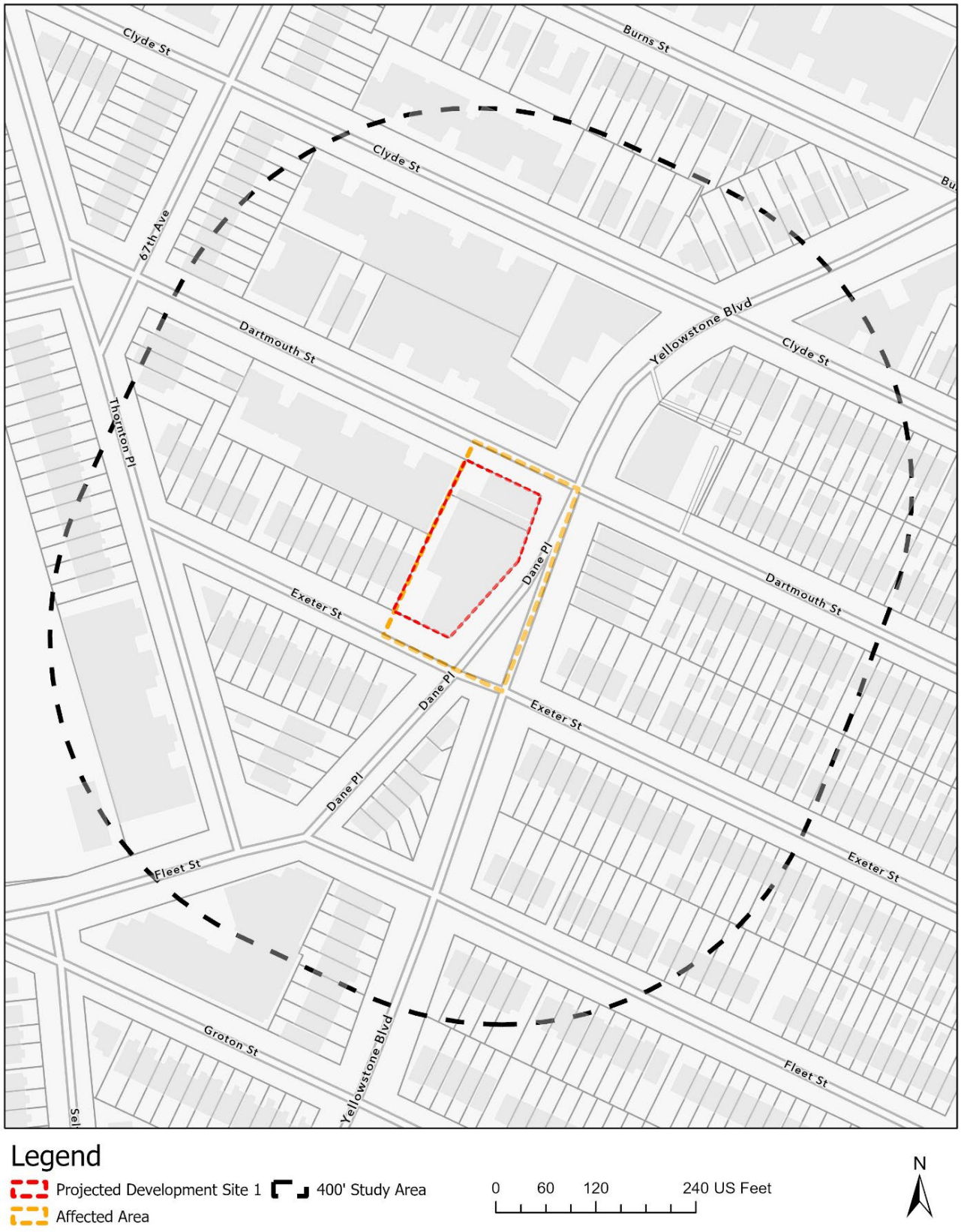
Per *2021 CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action(s) and in the area surrounding identified development sites. The historic resources Study Area is defined as the Affected Area plus an approximately 400-foot radius around the Affected Area as shown in **Figure 2.4-1**.

According to the *2021 CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. This section assesses the potential for the Proposed Actions to result in significant adverse impacts on identified historic and cultural resources. **Table 2.4-1** below provides information about possible direct, indirect and construction-related impacts on historic and cultural resources. Generally, architectural resources should be surveyed and assessed if the proposed project would result in any of the following, whether or not any known historic resources are located near the site of the project:

Table 2.4-1: Possible Impacts to Historic and Cultural Resources

Construction resulting in ground disturbance, including construction of temporary roads and access facilities, grading, and landscaping.
Below-ground construction, such as excavation or installation of utilities.
Physical destruction, demolition, damage, alteration or neglect of all or part of an historic property.
Changes to the architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.
Isolation of the property from, or alteration of, its setting or visual relationship with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor.
Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting.
Replication of aspects of the resource so as to create a false historical appearance.
Elimination or screening of publicly accessible views of the resource.
Construction-related impacts such as falling objects, vibration, dewatering, flooding, subsidence, or collapse.
Introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over an historic landscape or an historic structure to the extent that the architectural details that distinguish that resource as significant are obscured.

Figure 2.4-1: 400-foot Study Area



To determine whether the Proposed Actions have the potential to affect nearby off-site historic or architectural resources, the Study Area was screened for historic and architectural resources. The LPC was contacted for their initial review of the Proposed Actions' potential to impact nearby historic and cultural resources. In a letter dated October 5, 2023, the LPC indicated that the Projected Development Site and Study Area do not contain any known architecturally significant historic resources (see **Appendix A**).

2.4.2 Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts on archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archaeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *2021 CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archaeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The Proposed Actions would result in new in-ground construction on the Projected Development Site. As noted, the LPC was contacted for their initial review of the Proposed Actions' potential to impact nearby cultural or archaeological resources, and a response was received on October 5, 2023 (see **Appendix A**). The LPC indicated that no archaeological significance is associated with the Projected Development Site. Therefore, significant adverse impacts on archaeological resources would not occur as a result of the Proposed Actions, and further analysis is not warranted.

2.4.3 Conclusion

According to the *2021 CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. Based on the above analysis, the Proposed Actions would not result in significant adverse impacts to architectural resources. In addition, no archaeological significance is associated with the Project Site. Accordingly, no further analysis is warranted.

2.5 Urban Design and Visual Resources

According to the *2021 CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the *2021 CEQR Technical Manual*, an assessment of Urban Design may be warranted when a Proposed Action may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment.

The proposed rezoning of the Affected Area from R4/C1-2 to R7X/C2-4 would alter permitted use, bulk, and height within the Affected Area. Therefore, further analysis is warranted. The differences between existing and proposed zoning, with regards to those aspects of zoning affecting urban design, are presented in the following **Table 2.5-1**.

Table 2.5-1: No-Action and With-Action Zoning

	No-Action	With-Action
Zoning	R4/C1-2	R7X/C2-4
Permitted Uses	Com., Res., CF	Com., Res., CF
Maximum FAR	Com: 1.00	Com: 2.00
	Res.: 0.90	Res.: 6.00
	CF: 2.00	CF: 5.00
Maximum Height	Street Wall Height: 25 feet	Base Height: 105 feet
	Building Height: 35 feet	Building Height: 145 feet (w/QGF)
Lot Coverage (corner lot)	100%	100%

Com. = Commercial; CF = Community Facility; Res. = Residential; QGF = Qualifying Ground Floor

Per *2021 CEQR Technical Manual* guidelines, the study area for urban design is the area where the project may influence land use patterns, the built environment and pedestrian's experiences in the public realm surrounding the project area. The land use study area may serve as the initial basis for analysis. The Urban Design Study Area includes the Affected Area and an approximately 400-foot radius around the Affected Area. **Figure 2.5-1** shows an aerial map with the 400-foot Urban Design Study Area.

Figure 2.5-1: Aerial Map with a 400-foot Urban Design Study Area



2.5.1 Existing Conditions

The Affected Area includes Block 3163, Lots 30 and 32, which is located within the Forest Hills neighborhood of Queens Community District 6. It is bounded by Yellowstone Boulevard/Dane Place to the east, Dartmouth Street to the north, Exeter Street to the south, and Thornton Place to the west. The Affected Area is located within an R4/C1-2 zoning district that stretches along Yellowstone Boulevard to the east. The area to the east of the Affected Area is mapped R4B and R4B/C1-2.

The Applicant-owned Projected Development Site 1 includes Block 3163, Lots 30 and 32, with a total lot area of 19,979 SF:

- Lot 30 is a 4,870-SF corner lot with 46.63 feet of frontage on Yellowstone Boulevard and 107.48 feet of frontage on Dartmouth Street. The lot is currently improved with a one-story, 3,315-GSF commercial building constructed in 1955. The building is currently occupied by a martial arts school, a laundromat, and a pharmacy.
- Lot 32 is 15,109-SF corner lot with 159.03 feet of frontage on Yellowstone Boulevard and 107.48 feet of frontage on Exeter Street. The lot is currently improved with a one-story, 11,418-GSF commercial building constructed in 1935. The building is currently occupied by a supermarket and a beauty salon.

The existing land uses in the 400-foot Study Area primarily consist of one- and two-family residential buildings, multi-family residential buildings and mixed commercial and residential buildings. The residential buildings in this area are mostly one- and two-family buildings. Additionally, there are several multi-family elevator buildings located to the north of the affected area along Dartmouth St and Clyde Street, as well as in the southwestern portion of the Land Use Study Area along Fleet St. The Study Area also features a commercial building across the intersection of Dartmouth Street and Yellowstone Boulevard from the Affected Area and a nursing home, Forest Hills Care Center, located to the north of the Affected Area. A portion of the Forest Hills Youth Athletic Association filed is located within the 400-foot Study Area to the southwest of the Affected Area. Yellowstone Boulevard serves as a major thoroughfare in the area, hosting a mix of medium-density multi-family and commercial buildings.

The traffic grid is regular to the east of Yellowstone Boulevard and is irregular to the west of Yellowstone Boulevard as a result of the angle change of the north-south streets. Sidewalks, approximately at an average of 15 feet wide, are in fair condition with paved surface, sufficient street trees, and regular streetlights throughout the Study Area. All the intersections are controlled with properly functioning traffic lights, stop signs, and clear crossing markings, securing the safety of the pedestrians when crossing the streets. There are no view corridors within the Study Area. A photo key for all images is shown below in **Figure 2.5-2**.

2.5.2 Future No-Action Condition

Affected Area

There are no records of building work permits submitted by the Applicant on the DOB website. Therefore, it is conservatively assumed that the existing uses within the Affected Area would remain in the future without the Proposed Actions.

Urban Design Study Area

There are no active construction permits within the 400-foot Study Area. There are no other known major land use changes anticipated in the foreseeable future within the Study Area. Therefore, existing patterns are generally expected to continue in the future without the Proposed Action. Any new development within the Study Area would be governed by the underlying zoning regulations.

The sidewalks would remain in existing fair condition with street trees and lights. The Study Area would primarily consist of one- and two-family residential buildings, multi-family residences, and mixed commercial and residential buildings, as in the existing conditions. No significant changes to the area's urban character are anticipated. No changes to the area's views to the adjacent parks and open spaces would occur.

2.5.3 Future With-Action Condition

Projected Development Site (Block 3163, Lot 30 and 32; Applicant-Owned Lots)

The Projected Development Site would be developed with a fourteen-story plus cellar, 145-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF, 6.00 FAR). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Projected Development would provide 154 dwelling units (748 GSF/DU), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of AMI per MIH Option 1 or 2, respectively. The Projected Development would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street. At the height of 105 feet, there should be a 15-foot setback on Exeter Street, Dane Place, and Dartmouth Street, and a 10-foot setback on Yellowstone Blvd.

The new development generated by the Proposed Actions would be at a higher density and building scale compatible with the existing eight-story residential buildings in the Study Area. The projected mixed-use residential and commercial development would also be consistent with the residential, commercial, and mixed-use residential and commercial buildings within the 400-foot Study Area. In particular, the proposed 14,748 GSF (0.74 FAR) of the new ground-floor retail space would serve the needs of the neighborhood, along with the existing retail occupying commercial and mixed-use residential and commercial buildings across Yellowstone Boulevard from the

Affected Area. The proposed development would be designed to be visually compatible with the existing buildings in terms of the materials of exterior finishes and the overall color scheme of the façades. The proposed development would not introduce any incompatible visual elements to the existing Urban Design settings. The Projected Development would be located within an existing block and would not obstruct publicly accessible views as there are no view corridors that could be obstructed by the Proposed Actions.

Furthermore, the development projected as the result of the Proposed Actions would improve the pedestrian experience by providing new ground-floor retail space and renovating the adjacent to the Projected Development Site sidewalks on Dartmouth Street, Yellowstone Boulevard, Dane Place, and Exeter Street. The existing streetlights and trees would remain.

The urban design figures showing the differences between the No-Action Condition and the With-Action condition are shown in **Figure 2.5-2** to **Figure 2.5-5** below.

2.5.4 Conclusion

The development facilitated by the Proposed Actions would not adversely impact any of the Study Area's urban design elements or impact the overall character of the neighborhood. The Proposed Actions would not adversely change the pedestrian experience or negatively affect the vitality, walkability, or the visual character of the area. The new mixed-use development generated by the Proposed Actions would be at a higher density but compatible with the existing eight-story residential buildings in the Study Area. The new ground-floor commercial uses facilitated by the C2-4 overlay would improve the pedestrian experience and increase the vitality of the area. There are no view corridors within the Study Area. No publicly accessible views of historic architectural or other visual resources would be blocked. Therefore, the Proposed Actions would not result in significant adverse impacts related to Urban Design and Visual Resources, and no further analysis is required.

Figure 2.5-2: Urban Design Study Area – Photomontage Locations

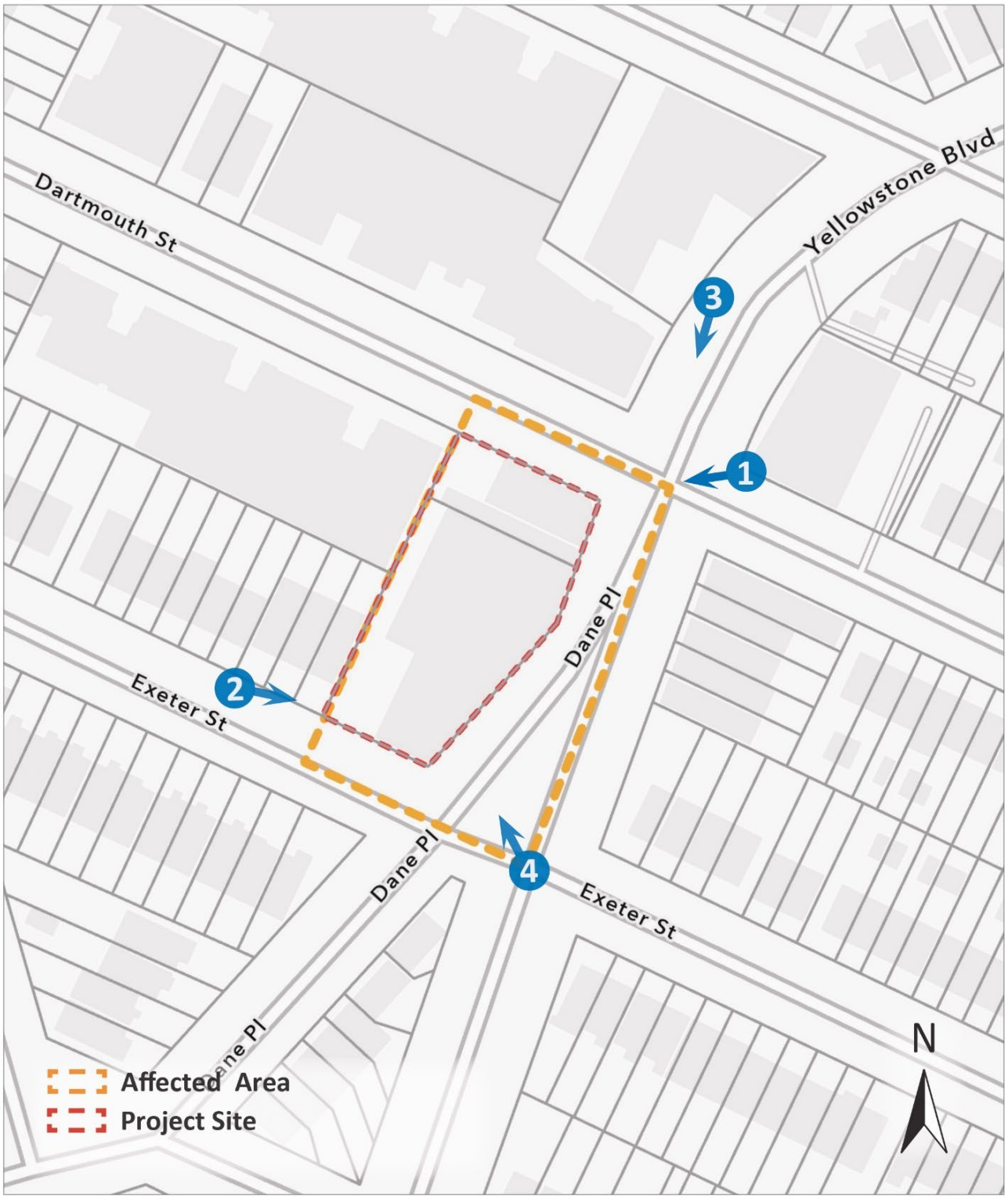
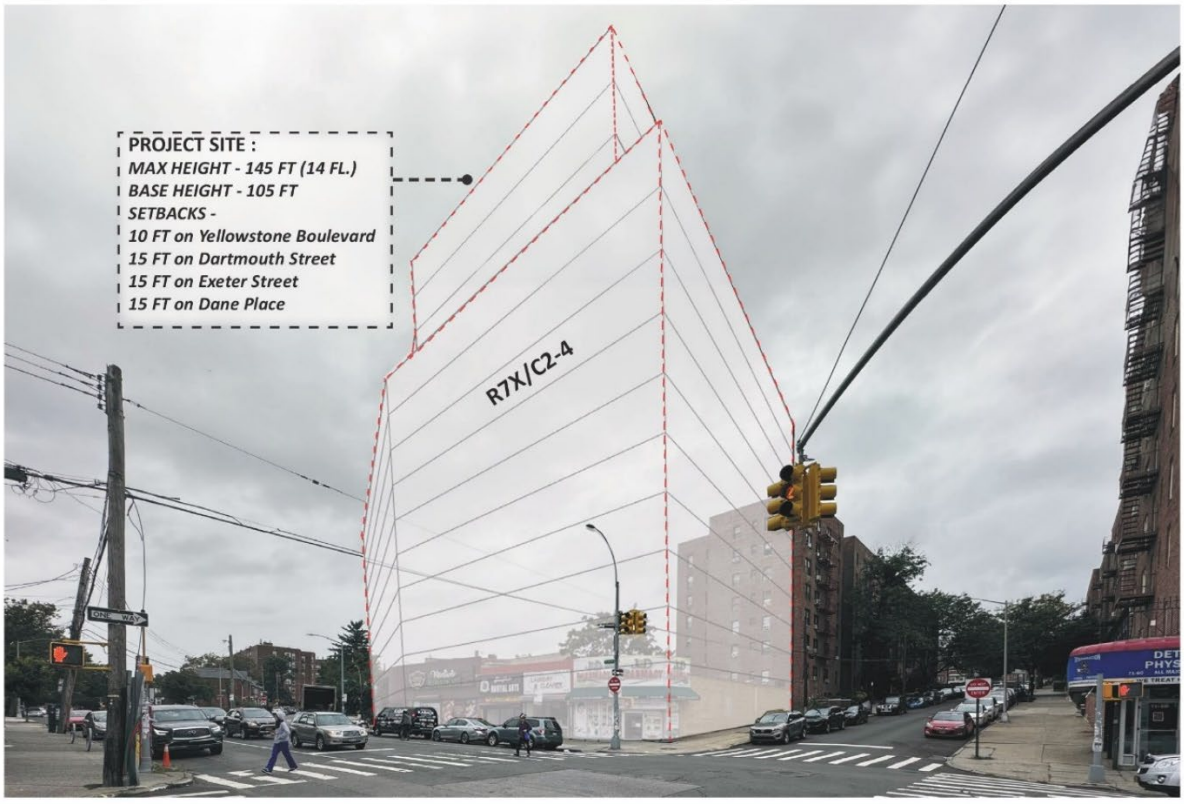


Figure 2.5-3: Perspective 1
Looking Southwest at the Intersection of Yellowstone Blvd and Dartmouth St

No-Action Condition



With-Action Condition



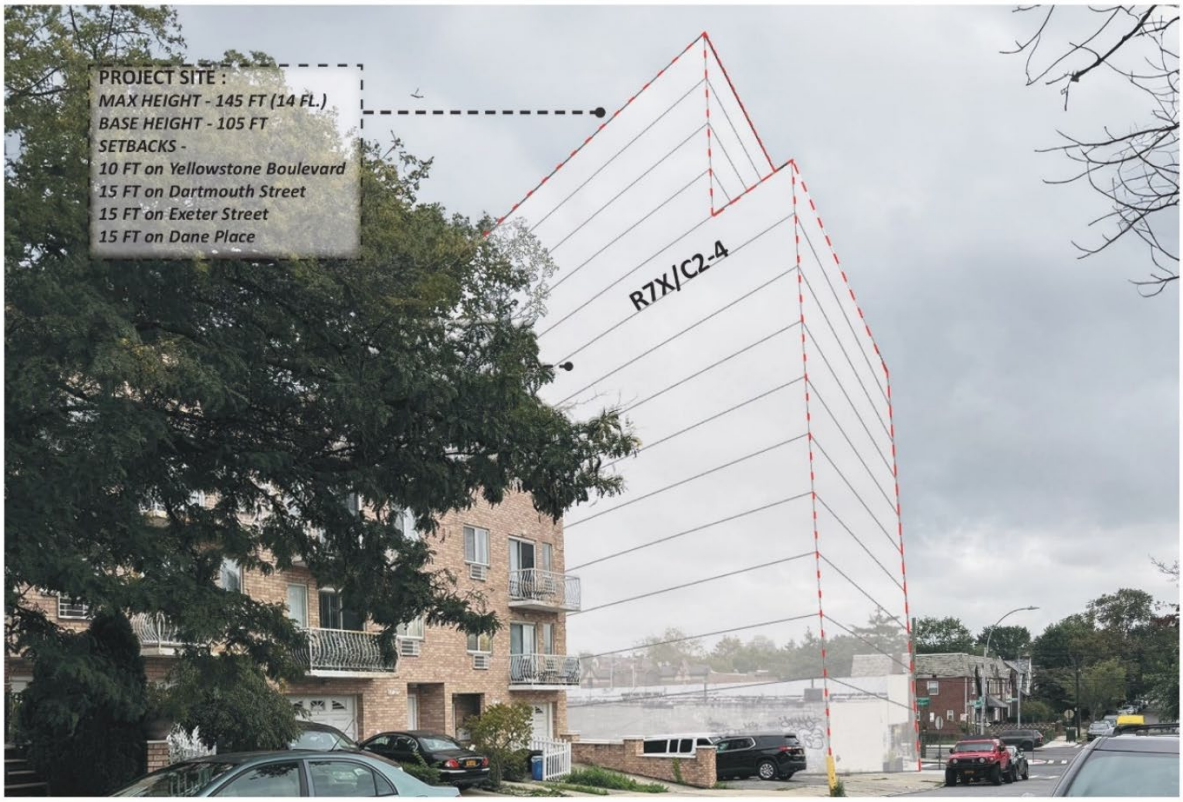
1 Looking southwest toward the intersection of Yellowstone Boulevard and Dartmouth Street

Figure 2.5-4: Perspective 2
Looking Northeast along Exeter St toward the Project Site

No-Action Condition



With-Action Condition



2 Looking northeast along Exeter Street toward the Project Site

Figure 2.5-5: Perspective 3
Looking South toward the Intersection of Yellowstone Blvd and Dartmouth St

No-Action Condition



With-Action Condition



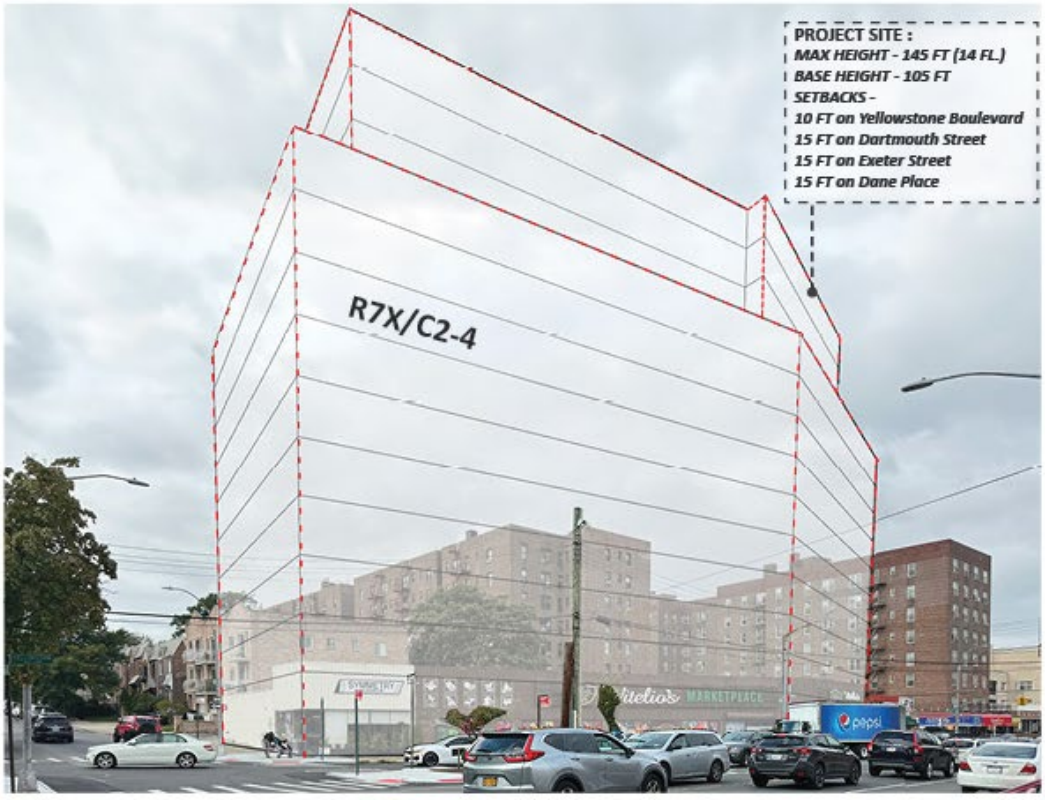
3 Looking south toward the intersection of Yellowstone Boulevard and Dartmouth Street

Figure 2.5-6: Perspective 4
Looking Northwest toward the Intersection of Yellowstone Blvd and Exeter St

No-Action Condition



With-Action Condition



4 Looking northwest toward the intersection of Exeter Street and Yellowstone Boulevard

2.6 Hazardous Materials

According to the *2021 CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists 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.

Methodology

The hazardous materials assessment begins with a Phase I Environmental Site Assessment (ESA), which is a qualitative evaluation of the environmental conditions present at a site, based on a review of available information, site observations, and interviews. Pursuant to the *2021 CEQR Technical Manual*, the Phase I ESA is conducted in accordance with the standards established by the current ASTM Phase I ESA Standard and includes research and field observations to determine whether the site may contain contamination from either past or present activities on the site or as a result of activities on adjacent or nearby properties. If a potential Recognized Environmental Conditions (RECs) is identified during this assessment, then building any subsurface investigations are usually conducted as part of a Phase II ESA to confirm the presence and extent of the contamination.

Analysis

The Projected Development Site, consisting of Block 3163, Lots 30 and 32, is owned by the Applicant. Lot 30 is a 4,870-SF corner lot currently improved with a one-story, 3,315-GSF commercial building constructed in 1955. The building is currently occupied by a martial arts school, a laundromat, and a pharmacy. Lot 32 is 15,109-SF corner lot currently improved with a one-story, 11,418-GSF commercial building constructed in 1935. The building is currently occupied by a supermarket and a beauty salon.

In the future with the Proposed Actions, the Projected Development Site would be developed with a fourteen-story plus cellar, 145-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF, 6.00 FAR). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Projected Development would provide 154 dwelling units (748 GSF/DU), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of AMI per MIH Option 1 or 2, respectively. The Projected Development would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street.

A Phase I ESA was conducted for the Projected Development Site by GZA GeoEnvironmental, Inc. (GZA) in April 2024. The Phase I ESA will be reviewed by the New York City Department of Environmental Protection (DEP).

2.6.1 Phase I Environmental Site Assessment

The purpose of a Phase I ESA is to determine whether any type of environmental hazard exists within or adjacent to the project site. Environmental hazards may include, but are not limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground and above ground storage of petroleum or hazardous materials; asbestos within the building materials/structures; and identification of potential off-site sources of hazardous waste contamination, such as industrial facilities adjacent to the subject property.

RECs are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not present a threat to health or the environment and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimis RECs, were considered in the Phase I ESA.

GZA has performed a Phase I ESA in October 2023 in conformance with the scope and limitations of ASTM Practice E 1527-13. The following conditions were observed:

- Recognized Environmental Condition (REC): There is one REC associated with the Projected Development Site. A vent pipe and fill port were observed on the west side of the building outside of Vitelio's Marketplace (grocery store) and are presumed to be associated with a former above-ground storage tank (AST). According to the manager of Vitelio's Marketplace, an AST formerly existed in the basement of the site. Staining was also observed in the area of the former AST.

- Historical Recognized Environmental Condition (HREC): There are no HRECs associated with the Projected Development Site.

- Controlled Recognized Environmental Condition (CREC): There are no CRECs associated with the Projected Development Site.

- Other: The property located at 71-55 Yellowstone Boulevard on the Projected Development Site is an active drycleaning facility (New Paragon Cleaners) and was historically operated as a drycleaning facility since 1982. Additionally, dry cleaning operations currently exist at the Projected Development Site. These historic and current drycleaning operations may be a potential vapor encroachment condition (VEC) concern for the Projected Development Site due to the presence or likely presence of chemicals that concern vapors in the subsurface caused by the release of vapors from contaminated soil and/or groundwater.

Based on the findings of the Phase I ESA, RECs and VECs were identified related to the Projected Development Site. Therefore, the development of Projected Development Site under the Proposed Actions may have the potential for adverse impacts related to hazardous materials and

a Phase II ESA should be undertaken, collecting original samples of soil, groundwater or building materials to analyze for quantitative values of various contaminants.

However, a Phase II ESA cannot be performed currently as the intrusive investigation through the Phase II process is not practical on the site where the buildings on Block 3163, Lots 30 and 32 are not evacuated. Currently, the Projected Development Site includes 14,733 GSF of commercial retail uses including martial arts school, a laundromat, a pharmacy, a supermarket, and a beauty salon.

Phase II ESA testing will require site investigation work in multiple locations on the property, including the drilling of multiple borings into pavement area. No area of the property is undeveloped with exposed earth and the only open area on the property is the active egress area associated with the vehicle drive-in at the back of the building.

Phase II ESA requires multiple borings (typically 2-3) deep into the ground to capture subsurface conditions for the entire property, with a rig powerful enough to penetrate pavement. It should be noted these rigs are large enough to prevent drive-through access. Based on previous experience, these tests take approximately a half-day to complete, with some additional time to patch the borings.

As the Applicant rents the Projected Development Site to multiple active tenants, including martial arts school, a laundromat, a pharmacy, a supermarket, and a beauty salon, it is not practical to conduct testing with the active businesses on site. In addition, since the property is located within a predominantly residential area, the high level of noise from the drilling machines further restricts the time for Phase II site investigation, which cannot be conducted in the evening after business hours or on weekends. As such, Phase II investigative work is not feasible at this time, and an (E) Designation is required to undertake Phase II work once the property is vacated, demolished, and cleared, following approval of the Proposed Actions.

2.6.2 Conclusion

Based on the findings and conclusions of the Phase I ESA, it is recommended that in the event any future excavation/construction activities are proposed, further assessment of the historic fill material should be conducted.

Considering that the buildings within the Projected Development Site 1 are fully occupied by multiple active tenants, it is not practical to conduct Phase II investigation with the active businesses on site. Therefore, an E-Designation would be required on the development site (Block 3163, Lots 30 and 32) to ensure that the Phase II ESA testing would be completed once the subject property is demolished and cleared, following completion of ULURP/CEQR process. Further hazardous materials assessments would be coordinated through the Mayor's Office of Environmental Remediation (OER).

With this E-Designation in place, no further analysis is warranted. The E-Designation language related to Hazardous Materials is as follows:

E-Designation (E-XXX)

Projected Development Site (Block 3163, Lots 30 and 32):

Task 1-Sampling Protocol

The Applicant submits to OER, for review and approval, a Phase I and Phase II of the site along with a soil, groundwater, and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The Applicant must complete such remediation as determined necessary by OER. The Applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation. With this (E) Designation (E-XXX) in place, no significant adverse impacts related to hazardous materials would occur, and no further analysis is warranted.

2.7 Air Quality

When assessing the potential for air quality significant impacts, the *2021 CEQR Technical Manual* seeks to determine a proposed action's effect on ambient air quality, or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM_{10}), fine particulate matter ($PM_{2.5}$), and sulfur dioxide. The *2021 CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *2021 CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

Ambient air quality describes pollutant levels in the surrounding environment to which the public has access. To assess potential health hazards due to ambient air quality, the impact of air pollutants emitted by motor vehicles (mobile source) and by fixed facilities (stationary source) are analyzed, where the effects of both the proposed project on ambient air quality and the ambient air quality effect on the proposed project are considered. The analysis framework, as mandated by the State Environmental Review Act, follows the *2021 CEQR Technical Manual*.

2.7.1 Mobile Sources

According to the *2021 CEQR Technical Manual*, projects, whether site- specific or generic, may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic; create any other mobile sources of pollutants (such as diesel trains, helicopters etc.); or add new uses near mobile sources (roadways, garages, parking lots, etc.). Projects requiring further assessment include:

- Projects that would result in placement of operable windows, balconies, air intakes or intake vents generally within 200 feet of an atypical source of vehicular pollutants.
- Projects that would result in the creation of a fully or partially covered roadway, would exacerbate traffic conditions on such a roadway, or would add new uses near such a roadway.
- Projects that would generate peak hour auto traffic or divert existing peak hour traffic of 170 or more auto trips in this area of the City.
- Projects that would generate peak hour heavy- duty diesel vehicle traffic or its equivalent in vehicular emissions resulting from 12 or more heavy-duty diesel vehicles (HDDVs) for paved roads with average daily traffic of fewer than 5,000 vehicles, 19 or more HDDVs for

collector roads, 23 or more HDDVs for principal and minor arterials, or 23 or more HDDVs for expressways and limited-access roads.

- Projects that would result in new sensitive uses (e.g., schools or hospitals) adjacent to large existing parking facilities or parking garage exhaust vents.
- Projects that would result in parking facilities or applications requesting the grant of a special permit or authorization for parking facilities; or projects that would result in a sizable number of other mobile sources of pollution (e.g., a heliport or a new railroad terminal).
- Projects that would substantially increase the vehicle miles traveled in a large area.

In the future with the Proposed Actions, the Projected Development Site would be developed with a fourteen-story plus cellar, 145-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF, 6.00 FAR). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Projected Development would provide 154 dwelling units (748 GSF/DU), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of AMI per MIH Option 1 or 2, respectively. The Projected Development would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street. Compared to the No-Action Condition, the Proposed Actions would result in an increase of 154 DUs and a net increase of 1,249 GSF of commercial retail uses.

The Proposed Actions would not result in operable windows or air intakes within 200 feet of an atypical roadway. It would not result in creation of a covered roadway or affect any covered roadway. Peak hour trip generation is far below the 170-car threshold, as per the transportation section, as potentially warranting further assessment (see EAS Short Form screen). The Projected Development Site would not create a new sensitive receptor adjacent to large parking facilities. The Proposed Project would not result in creation of a new parking facility with over 85 parking spaces. The Projected Development Site would not exceed the thresholds for a $PM_{2.5}$ screening. As such, a mobile source analysis would not be required.

2.7.2 Stationary Sources

According to the *2021 CEQR Technical Manual*, projects may result in stationary source air quality impacts when one or more of the following occurs:

- New stationary sources of pollutants are created (e.g., emission stacks for industrial plants, hospitals, and other large institutional uses).
- Certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use.
- Structures near such stacks are introduced so that the structures may change the dispersion of emissions from the stacks so that surrounding uses are affected.

- Fossil fuels (fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems are used.
- Large emission sources are created (e.g., solid waste or medical-waste incinerators, cogeneration facilities, asphalt/concrete plants, or power-generating plants, etc.).
- New sensitive uses are located near a large emission source.
- Medical, chemical, or research labs are created or result in new uses being located near them.
- Operation of manufacturing or processing facilities is created.
- New sensitive uses created within 400 feet of manufacturing or processing facilities.
- New uses created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack).
- Potentially significant odors are created.
- New uses near an odor-producing facility are created.
- "Non-point" sources that could result in fugitive dust are created.
- New uses near nonpoint sources are created.
- A generic or programmatic action is introduced that would change or create a stationary source or that would expose new populations to such a station.

Air Pollutants and Applicable Standards/Guidelines

Criteria Pollutants

The U.S. Environmental Protection Agency (EPA) has identified six pollutants, known as criteria pollutants which are being of concern nationwide, and established threshold concentration based upon adverse effect on human health. The six pollutants and their characteristics are:

- Carbon Monoxide (CO) is mainly produced by motor vehicles from the incomplete combustion of gasoline. The impact of CO on the ambient air is analyzed next to roadways, intersections, parking lots, and parking garages vents as these locations are the most affected.
- Nitrogen Dioxide (NO_2) is a main concern related to the burning of natural gas. Emitted NOx from the burning of fossil fuel gradually convert to NO2 in a chemical reaction that is affected by ozone concentration and the presence of sunlight. In a micro scale analysis, buildings HVAC systems are analyzed for NO2 impact.
- Ozone (O_3) is formed by chemical reaction between hydrocarbons and nitrogen oxides and its impact is analyzed on a regional scale by monitoring stations.

- Lead (Pb) in the ambient air is monitored on a regional level. In a project scale analysis, impact due to Lead concentration levels are analyzed if a new source, such as lead smelters, is introduced into the environment or if a project is located next to a lead emitter.
- Particulate Matter emissions are associated with both stationary sources and mobile sources. Two sizes of particulate matters are analyzed: Inhalable Particles (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$), where the subscript number refers to the diameter of the particulate matter in micrometers.
- Sulfur Dioxide (SO_2) emission is principally associated with stationary sources that burn oil or coal. These fuels contain sulfur that bond to oxygen atoms in the burning process.

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the criteria pollutants by EPA, and New York State has adopted the NAAQS as the State ambient air quality standards. The NO_2, SO_2, and $PM_{2.5}$ standards together with their health-related averaging periods are presented in **Table 2.7-1**.

New York State Standards

As mentioned, New York State has adopted the national standard, NAAQS. In addition, the NYSDEC has established guidelines for maximum allowable concentration of "noncriteria pollutants," which are potentially toxic or carcinogenic pollutants. The maximum allowable guidelines set a maximum 1-hour and annual averaging time concentrations and are published in the DAR-1 AGC/SGC Table, where AGC/SGC refers to Annual and Short-term Guideline Concentrations. The most recent DAR-1 guidelines were published on February 12, 2021.

NYSDEC also regulates pollutants that produce discomfort due to odors, where significant discomfort is evaluated on quantity, characteristic or duration.

NYC Interim Guidelines

In addition to the NAAQS, the *2021 CEQR Technical Manual* requires that projects subject to CEQR apply a $PM_{2.5}$ significant impact criteria (based on concentration increments). These criteria are called de minimis and they are more stringent than the NAAQS and the state standards as the criteria set a maximum increase of pollutant concentration that is below the national standard. If the estimated impacts of a proposed project are less than the de minimis criteria, the impacts are not considered to be significant. As outlined in the *2021 CEQR Technical Manual*, $PM_{2.5}$ significant impacts are evaluated as follow:

- Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or
- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 $\mu g/m^3$ at any receptor location for stationary sources.

Background Concentrations

Determination of significant impact criteria is evaluated by adding the background concentrations at the nearest NYSDEC monitoring stations to the concentrations of criteria pollutants in the ambient air. Background concentrations of NO_2, SO_2, and $PM_{2.5}$—the criteria pollutants relevant for HVAC system fueled by natural gas or fuel oil #2 analysis—were obtained from the NYSDEC's annual report for 2022 at the nearest monitoring stations. **Table 2.7-1** shows the background concentrations.

Table 2.7-1: Background Concentrations (NYSDEC 2022 Report)

Pollutant	Averaging Period	National and State Standards	Background Concentration	Monitoring Station
NO_2	98th Percentile of Daily Maximum 1-hour averaged over last 3 years	188 µg/m³	53.37 ppb (100.36 µg/m³)	IS 52
	Annual Arithmetic Mean	100 µg/m³	15.84 ppb (29.79 µg/m³)	
$PM_{2.5}$	24-Hour average of 98th percentile for last 3 years	35 µg/m³	21.0 µg/m³	IS 52 (C)
	Average of last 3 years annual means	12 µg/m³	8.5 µg/m³	
SO_2	99th Percentile of Daily Maximum 1-hour averaged over last 3 years	196 µg/m³	4.00 ppb (10.46 µg/m³)	IS 52
	Annual Arithmetic Mean	80 µg/m³	0.32 ppb (0.84 µg/m³)	

The de minimis criteria for $PM_{2.5}$ was evaluated as described in the NYC Interim Guidelines. The concentration increments are presented below:

- 24-hour $PM_{2.5}$ 7.0 µg/m³
- Annual $PM_{2.5}$ 0.3 µg/m³

Heating and Hot Water Systems

Under the With-Action Condition, the Proposed Actions would facilitate the development of a fourteen-story plus cellar, 145-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF, 6.00 FAR). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space with 154 DUs.

Per the *2021 CEQR Technical Manual*, the HVAC analysis considers the potential for emissions from the HVAC system of the proposed project to significantly impact existing land uses (project-on-existing), and the potential of the proposed project to significantly impact each other (project-on-project). Based on CEQR guidelines, a preliminary screening analysis is to be conducted as a first step to predict whether the potential impacts of the heat and hot water system(s) boiler emissions can be significant. The screening analysis determines the threshold of development size below which the action would not have a significant impact. This CEQR screening procedure

is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required.

Since the Proposed Actions would facilitate only one building on the Projected Development Site, the project-on-project analysis is not applicable, and the following assessment will only focus on the project-on-existing analysis.

Screening Assessment

The potential for the heat and hot water system(s) to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used by the HVAC system, the height of the stack venting the emissions, the distance to the nearest building of similar or greater height, the building's use which effects the emissions, and the square footage of the development that would be served by the system. The *2021 CEQR Technical Manual* screening analysis is based on these factors. A detailed analysis is required if the screening analysis fails.

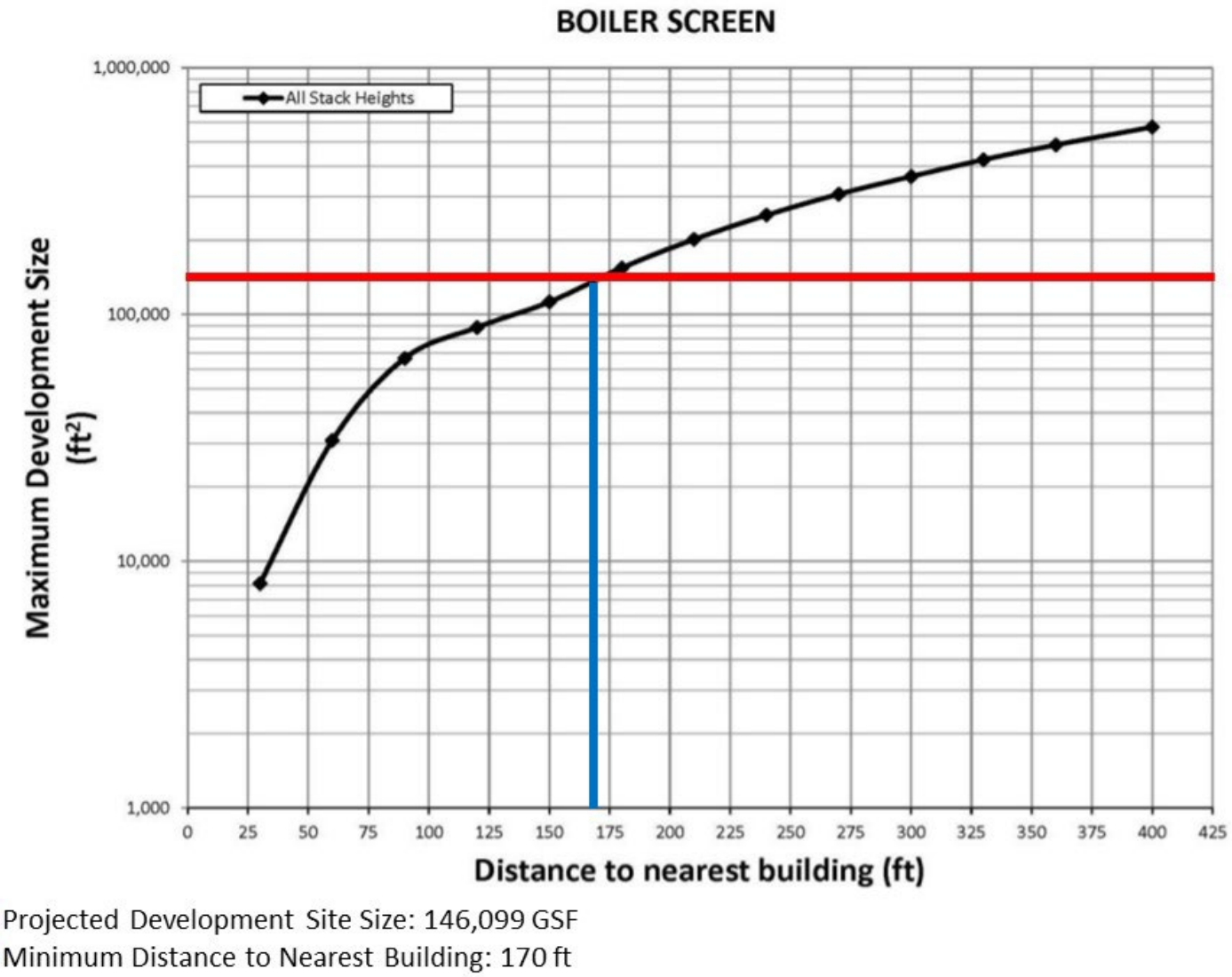
As per the *2021 CEQR Technical Manual*, only natural gas and No. 2 oil are permitted for use in new boiler or burner installations. No. 2 oil has greater emissions than natural gas. Therefore, for a more conservative analysis result, it is assumed that No. 2 oil would be the type of fuel used in the HVAC systems on the Projected Development Site. As such, screening analysis was conducted for No. 2 oil fueled boilers serving the residential building.

As screening analysis is only applicable to a single smokestack, for the purposes of a cumulative screening analysis, emissions from multiple stacks were combined in a single stack situated as close as possible to the receiving building.

Project-on-Existing

A hypothetical HVAC system is assumed to serve a residential building of 146,099 GSF. No. 2 oil would be the type of fuel used in the system. The stack would be located above the Applicant's proposed building height of 143 feet, which is the most conservative approach (applying the lowest project increment building). As seen in the screening analysis in **Figure 2.7-1** (using Figure 17-3 of the *2021 CEQR Technical Manual*), it is indicated that if the distance from the Projected Development Site to the nearest building of similar or greater height is less than 170 feet, a detailed project-on-existing modeling would be required. There is no building with similar or greater height compared to the Proposed Project within the 400-foot study area. Accordingly, the Projected Development Site passes the HVAC screening analysis on existing land uses.

Figure 2.7-1: Projected Development Site Screening Analysis on Existing Land Uses



2.7.3 Stationary Sources Conclusion

Based on the analysis, conditions associated with the HVAC system for Projected Development Site 1 would not result in any violations of the ambient air quality standards. Therefore, the HVAC system for the Projected Development Site would not result in any significant adverse air quality impacts, and further assessment is not warranted.

2.7.4 Industrial Emissions

A preliminary assessment was performed to determine if any industrial source emissions exist within a 400-feet radius of the Affected Area. The area surrounding the Affected Area is primarily characterized by a mix of residential and mixed-use commercial/residential land uses. Based on field observations and reviews of DCP land use maps, no sites were identified as industrial/ manufacturing land uses (see **Figure 1.1-2** above). As there are no industrial/ manufacturing properties containing noxious uses within a 400-foot radius of the Affected Area, a detailed air toxics analysis in accordance with *2021 CEQR Technical Manual* methodology would not be warranted, and no significant adverse stationary air quality impacts are expected in the future with the Proposed Actions.

2.8 Noise

Introduction

The following noise analysis was conducted to assess the potential for adverse noise impacts related to the to the requested zoning map and text amendment affecting Block 3163, Lots 30 and 32 in the Forest Hills neighborhood of Queens Community District 6. The Affected Area is located on a block bounded by Dartmouth Place to the north, Yellowstone Boulevard/Dane Place to the east, Exeter Street to the south, and Thorton Place/67th Avenue to the west. The proposed zoning map amendment would rezone the entirety of the Affected Area from an R4/C1-2 zoning district to an R7X/C2-4 zoning district. The Applicant is also proposing a zoning text amendment to Appendix F of the New York City Zoning Resolution to add a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area.

The Projected Development Site would be developed with a fourteen-story plus cellar, 145-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF, 6.00 FAR). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Projected Development would provide 154 dwelling units (748 GSF/DU), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of AMI per MIH Option 1 or 2, respectively. The Projected Development would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street. Additionally, a 15-foot mechanical bulkhead would be assumed for the Development Site for a conservative shadows analysis under CEQR.

This noise analysis is limited to an assessment of ambient noise that could adversely affect building occupants of the proposed development.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents acoustic energy that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud.

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common frequency weightings used are the A- and C-weightings. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighting is the most commonly used for environmental measurements, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high-frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high-frequency bands are significantly affected by C-weighting. **Table 2.8-1** notes the decibel levels of common noise sources.

Table 2.8-1: Noise Levels of Common Sources[8]

Sound Source	SPL (dB(A))
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A)Is perceived as a doubling or halving in SPL.	

The following are typical human perceptions of dB(A) relative to changes in noise level:

- 3 dB(A) change is the threshold of change detectable by the human ear;
- 5 dB(A) change is readily noticeable; and
- 10 dB(A) increase is perceived as a doubling of the noise level.

[8] Source: *2021 CEQR Technical Manual*

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law. In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line" sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.
- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.
- Lmax is the highest SPL measured during a given period of time. It is useful in evaluating Leqs for time periods that have an especially wide range of noise levels.
- L_{dn} is the day-night equivalent sound level, defined as a 24-hour continuous L_{eq} with a 10 dB adjustment added to all hourly noise levels recorded between the hours of 10 PM and 7 AM. This 10 dB addition accounts for the extra sensitivity people have to noise during typical sleeping hours.
- DNL is the annual average day-night average sound level. Aircraft noise around airports is usually mapped out in terms of DNL, which are normally depicted as noise contours on a map.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the CEQR noise exposure guidelines for exterior noise levels. As shown in **Table 2.8-2** below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable, Table 19-3 of the *2021 CEQR Technical*

Manual defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior L_{10} noise levels of 45 dB(A) or below or interior Ldn noise levels of 40 dB(A) or below depending on the noise source, as shown below in **Table 2.8-3**.

Table 2.8 -2: Noise Exposure Guidelines for Use in City Environmental Impact Review

Receptor Type	Time Period	Acceptable General External Exposure	Airport[3] Exposure	Marginally Acceptable General External Exposure	Airport[3] Exposure	Marginally Unacceptable General External Exposure	Airport[3] Exposure	Clearly Unacceptable General External Exposure	Airport[3] Exposure
1. Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	----------DNL ≤ 60 dBA----------		----------60 < DNL ≤ 65 dBA----------		(I) 65 < DNL ≤ 75 dBA		---------- 75 dBA < DNL ----------
2. Hospital, nursing home		$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 65$ dBA		$65 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
3. Residence, residential hotel, or motel	(7 AM to 10 PM)	$L_{10} \leq 65$ dBA		$65 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
	(10 PM to 7 AM)	$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
4. School, museum, library, court, house of worship, transient hotel or motel, public meeting room, auditorium, out-patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Notes:

(i) In addition, any new activity shall comply with Impact Thresholds detailed in Section 410.

[1] Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.

[2] Tracts of land where serenity and quiet are extraordinarily important and serve as important public need, and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks, or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and nursing homes.

[3] One may use the FAA-approved DNL contours supplied by the Port Authority of New York and New Jersey (PANYNJ), or the noise contours may be computed from the federally approved Aviation Environmental Design Tool (AEDT) Computer Model using flight data supplied by the PANYNJ.

[4] External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are listed by octave bands).

Sources: New York City Department of Environmental Protection (adopted policy 1983).

Table 2.8-3: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	70 < L10 ≤ 73	73 < L10 ≤ 76	76 < L10 ≤ 78	78 < L10 ≤ 80	80 < L10
Aircraft[A]	65 < DNL ≤ 68	68 < DNL ≤ 71	71 < DNL ≤ 73	73 < DNL ≤ 75	75 < DNL
Train	65 < Ldn ≤ 68	68 < Ldn ≤ 71	71 < Ldn ≤ 73	73 < Ldn ≤ 75	75 < Ldn
Attenuation[B]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	See Note c

Note:

A. DNL descriptor based on average values of Ldn over a year period.

B. The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All of the above categories require a closed window situation and hence an alternate means of ventilation.

C. The required attenuation value is the difference between Lbuild and Linterior, using the appropriate noise descriptor Where:

Lbuild is the projected noise level under the build condition rounded up to the whole number

Linterior is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)

2.8.1 Initial Impact Screening

Future No-Action Condition

Under the No-Action Condition, Projected Development Site 1 would continue to be developed with one-story commercial buildings on Lots 30 and 32 currently occupied by a martial arts school, a laundromat, a pharmacy, a supermarket, and a beauty salon, with the total commercial floor area of 14,733 GSF.

Future With-Action Condition

The Projected Development Site would be developed with a fourteen-story plus cellar, 145-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF, 6.00 FAR). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Projected Development would provide 154 dwelling units (748 GSF/DU), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of AMI per MIH Option 1 or 2, respectively. The

Projected Development would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street. Additionally, a 15-foot mechanical bulkhead would be assumed for the Development Site for a conservative shadows analysis under CEQR.

Stationary Sources

The *2021 CEQR Technical Manual* states that based upon previous studies, unless existing ambient noise levels are very low and/or stationary source levels are very high (and there are no structures that provide shielding), it is unusual for stationary sources to have significant impacts at distances beyond 1,500 feet. A detailed analysis may be appropriate if the Proposed Project would: cause a substantial stationary source (i.e., unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground, etc.) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses. Machinery, mechanical equipment, heating, ventilating and air-conditioning units, loudspeakers, new loading docks, and other noise associated with building structures may also be considered in a stationary source noise analysis. Impacts may occur when a stationary noise source is near a sensitive receptor and is unenclosed.

No unenclosed stationary noise sources of concern were observed during field inspections. As the Projected Development Site is not subject to high ambient noise levels from any nearby stationary source, no stationary source noise impacts from surrounding uses are anticipated. Additionally, it is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building mechanical equipment.

Mobile Sources

Pursuant to Section 111 of the *2021 CEQR Technical Manual*, mobile sources are those noise sources that move in relation to a noise-sensitive receptor—principally automobiles, buses, trucks, aircraft, and trains. Each has its own distinctive noise character, and, consequently, an associated set of noise assessment descriptors.

For Mobile Sources, an initial noise assessment may be appropriate if a proposed action would generate additional project-generated vehicular traffic in an area where roadways currently carry no or very low traffic volumes, or where a nearby receptor would potentially be impacted by high ambient noise levels.

Vehicular traffic and rail traffic are the predominant sources of noise in the area. Therefore, the noise analysis presented in this chapter focuses on the operational noise effects of the Proposed Actions to determine the level of building attenuation necessary to ensure that interior noise levels satisfy CEQR requirements. The Proposed Actions are not expected to increase existing

noise passenger car equivalents (PCEs) by greater than 100% and would therefore not result in significant adverse noise impacts associated with project-generated vehicles.

2.8.2 Noise Monitoring Results

Measurement Location and Equipment

Because the predominant noise sources in the area of the Proposed Project consist of vehicular traffic and rail traffic, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day for 20-minute periods. In addition, a 24-hour measurement was conducted on the rooftop of the existing building with a line-of-sight to the nearby elevated rail line. Noise Monitoring Location One (1) was located on the rooftop of the existing building; Noise Monitoring Location Two (2) was located at street level on the Dartmouth Street frontage of the Affected Area; Noise Monitoring Location Three (3) was located at Street level on the Yellowstone Boulevard frontage of the Affected Area; and Noise Monitoring Location Four (4) was located at street level on the Exeter Street frontage of the Affected Area. The noise monitoring locations are shown in **Figure 2.8-1** to **Figure 2.8-5** below.

Noise monitoring was conducted using a Type 1 Casella CEL-633 sound level meters with wind screens. The monitors were placed on a tripod at a height of approximately four feet above the ground, away from any other noise-reflective surfaces. The monitors were calibrated prior to and following each monitoring session. Periods of peak vehicular around the Affected Area constitute a worst-case condition for noise at the Projected Development Site.

Figure 2.8-1: Noise Monitoring Locations

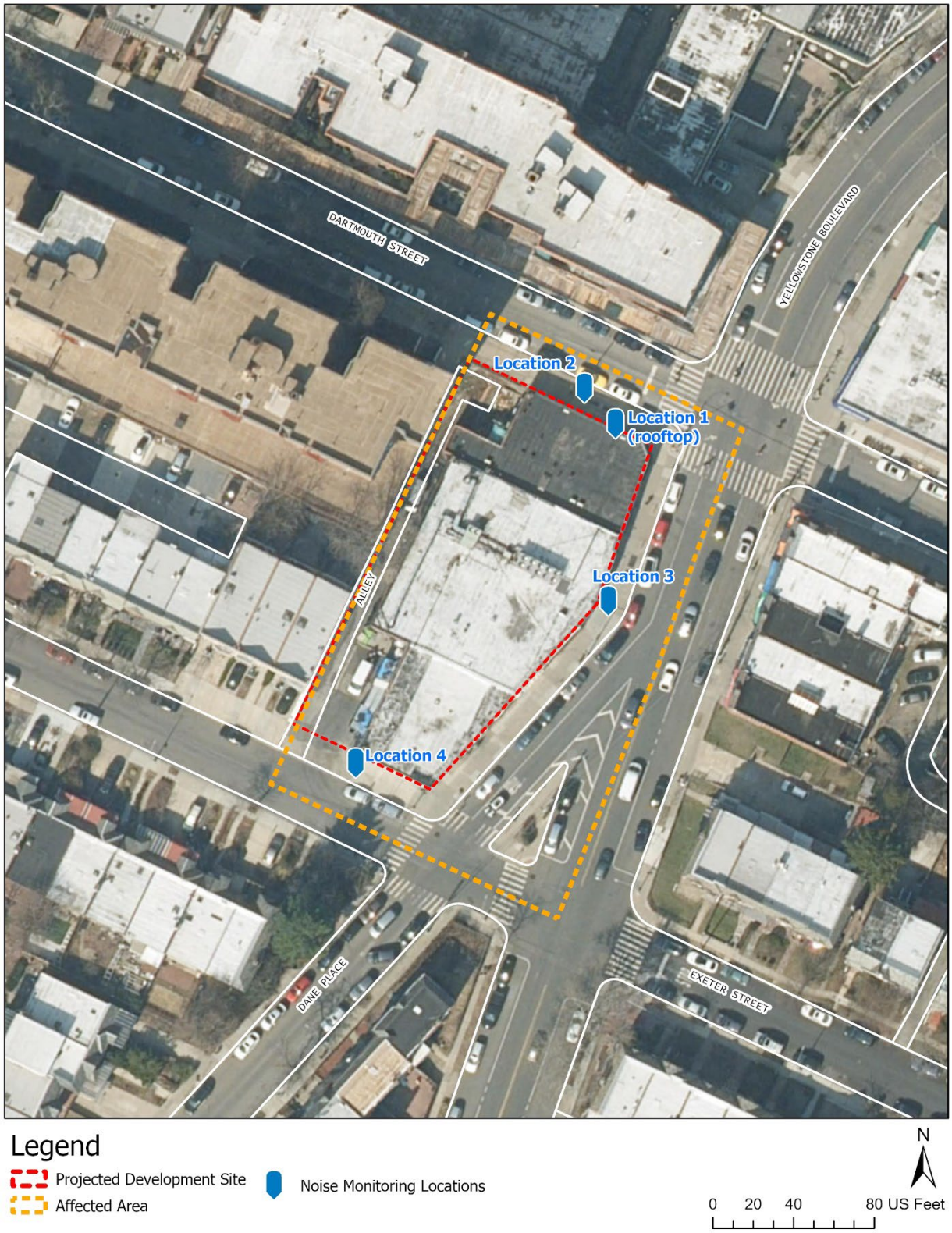


Figure 2.8-2: Location 1 – Noise Monitor Location Photos (Rooftop)



Figure 2.8-3: Location 2 – Noise Monitor Location Photos (Dartmouth Street)



Figure 2.8-4: Location 3 – Noise Monitor Location Photos (Yellowstone Boulevard)



Figure 2.8-5: Location 4 – Noise Monitor Location Photos (Exeter Street)



Existing Conditions

Monitoring was conducted during typical midweek conditions, on Tuesday, September 26 through Wednesday September 27, 2023. The weather was dry and wind speeds were moderate during all monitoring periods. **Table 2.8-4** to **Table 2.8-7** below contains the results for the measurements taken at Location 1 to Location 3, respectively.

Table 2.8-4: Noise Levels in dBA at Location 1

Start Date & Time	LAeq	LASmin	LAF 10%	LAS 50%	LAS 90%	LASmax
9/26/2023 7:43	61.1 dB	51.1 dB	63.5 dB	59.0 dB	56.0 dB	82.0 dB
9/26/2023 8:43	60.3 dB	50.2 dB	63.5 dB	59.0 dB	54.0 dB	76.7 dB
9/26/2023 9:43	60.8 dB	51.9 dB	63.5 dB	59.0 dB	55.0 dB	80.7 dB
9/26/2023 10:43	60.5 dB	50.7 dB	63.0 dB	59.0 dB	55.0 dB	75.7 dB
9/26/2023 11:43	61.7 dB	51.8 dB	65.0 dB	59.0 dB	55.5 dB	74.2 dB
9/26/2023 12:43	60.9 dB	51.8 dB	63.5 dB	59.0 dB	55.5 dB	76.8 dB
9/26/2023 13:43	63.1 dB	53.4 dB	65.5 dB	61.5 dB	57.5 dB	78.1 dB
9/26/2023 14:43	61.6 dB	52.1 dB	64.5 dB	60.5 dB	56.0 dB	76.8 dB
9/26/2023 15:43	65.8 dB	51.3 dB	65.0 dB	60.5 dB	55.0 dB	89.3 dB
9/26/2023 16:43	60.1 dB	50.2 dB	63.0 dB	58.5 dB	54.0 dB	78.4 dB
9/26/2023 17:43	60.3 dB	51.0 dB	63.0 dB	59.0 dB	54.5 dB	74.3 dB
9/26/2023 18:43	59.5 dB	51.9 dB	62.0 dB	58.5 dB	54.5 dB	75.6 dB
9/26/2023 19:43	59.1 dB	49.6 dB	61.5 dB	57.5 dB	53.5 dB	73.8 dB
9/26/2023 20:43	65.7 dB	48.7 dB	61.5 dB	56.5 dB	52.0 dB	97.5 dB
9/26/2023 21:43	60.9 dB	48.3 dB	61.0 dB	55.0 dB	50.5 dB	87.3 dB
9/26/2023 22:43	55.8 dB	46.3 dB	59.0 dB	53.0 dB	49.0 dB	73.6 dB
9/26/2023 23:43	58.1 dB	45.6 dB	59.5 dB	51.5 dB	47.5 dB	78.5 dB
9/27/2023 0:43	53.4 dB	45.1 dB	56.0 dB	49.0 dB	47.5 dB	69.0 dB
9/27/2023 1:43	51.9 dB	43.9 dB	54.5 dB	48.0 dB	45.5 dB	72.0 dB
9/27/2023 2:43	57.3 dB	44.6 dB	55.0 dB	48.5 dB	46.0 dB	81.6 dB
9/27/2023 3:43	54.3 dB	44.6 dB	55.0 dB	48.5 dB	46.5 dB	77.2 dB
9/27/2023 4:43	55.5 dB	47.1 dB	57.5 dB	50.5 dB	48.5 dB	80.9 dB
9/27/2023 5:43	59.0 dB	48.2 dB	62.5 dB	56.0 dB	50.5 dB	75.1 dB
9/27/2023 6:43	61.3 dB	51.0 dB	64.5 dB	59.5 dB	54.0 dB	79.7 dB
LDN	**64.3**					

Table 2.8-5: Noise Levels in dBA at Location 2

Tuesday, September 26, 2023			
Time	**7:55 am – 8:15 am**	**12:15 pm – 12:35 pm**	**4:32 pm – 4:52 pm**
L_{max}	78.3	77.1	78.8
L_{10}	64.5	66.5	65.0
L_{eq}	62.2	62.5	61.7
L_{50}	61.0	59.5	59.5
L_{90}	57.0	55.5	55.5
L_{min}	51.9	50.9	50.6

Table 2.8-6: Noise Levels in dBA at Location 3

Tuesday, September 26, 2023			
Time	**8:16 am – 8:36 am**	**12:36 pm - 12:56 pm**	**4:53 pm – 5:13 pm**
L_{max}	87.0	93.0	82.7
L_{10}	69.5	70.5	69.5
L_{eq}	67.1	68.8	66.2
L_{50}	65.5	64.5	64.0
L_{90}	61.0	58.0	58.0
L_{min}	56.8	52.8	53.9

Table 2.8-7: Noise Levels in dBA at Location 4

Tuesday, September 26, 2023			
Time	**8:38 am – 9:02 am**	**12:58 pm – 1:18 pm**	**5:14 pm – 5:35 pm**
L_{max}	82.1	78.4	79.9
L_{10}	64.0	64.0	63.0
L_{eq}	61.4	60.5	60.0
L_{50}	58.0	57.0	58.0
L_{90}	52.0	50.5	53.0
L_{min}	46.6	47.2	47.9

The traffic volumes (vehicle counts) and vehicle classifications collected during peak vehicular travel periods [morning (AM), noon (MD), and evening (PM)] concurrent with noise monitoring at Locations 2 through 4 are shown below in **Table 2.8-8** through **Table 2.8-10** below.

Table 2.8-8: Traffic Volumes and Vehicle Classifications Noise Location 2

	7:55 am – 8:15 am	12:15 pm – 12:35 pm	4:32 pm – 4:52 pm
Car/ Taxi	6	2	13
Van/Light Truck/SUV	19	7	14
Medium Truck	0	0	2
Heavy Truck	0	0	0
Bus	0	0	2

Table 2.8-9: Traffic Volumes and Vehicle Classifications Noise Location 3

	8:16 am – 8:36 am	12:36 pm - 12:56 pm	4:53 pm – 5:13 pm
Car/ Taxi	84	74	97
Van/Light Truck/SUV	183	127	185
Medium Truck	2	5	4
Heavy Truck	1	1	0
Bus	6	2	8

Table 2.8-10: Traffic Volumes and Vehicle Classifications Noise Location 4

	8:38 am – 9:02 am	12:58 pm – 1:18 pm	5:14 pm – 5:35 pm
Car/ Taxi	3	6	5
Van/Light Truck/SUV	6	4	9
Medium Truck	1	0	1
Heavy Truck	0	0	0
Bus	0	0	0

2.8.3 Conclusion

The *2021 CEQR Technical Manual* sets external noise exposure standards, which are classified into four categories: acceptable, marginally acceptable, marginally unacceptable, and clearly unacceptable. Table 19-3 of the *2021 CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dB(A) or lower where vehicular traffic is the noise source and 40 dB(A) or lower where train movements are the noise source.

The LDN at Location 1 was 64.3 dB(A) (acceptable). The highest recorded L_{10} at Location 2 was 66.5dB(A) (marginally acceptable) during the midday period. The highest recorded L_{10} at Location 3 was 70.5 dB(A) (marginally unacceptable) during the midday period. The highest recorded L_{10} at Location 4 was 64.4 dB(A) (acceptable) during the morning and midday period. To ensure that no significant adverse impacts related to noise occur as a result of the Proposed Actions, the following (E) Designation would be placed on the Projected Development Site.

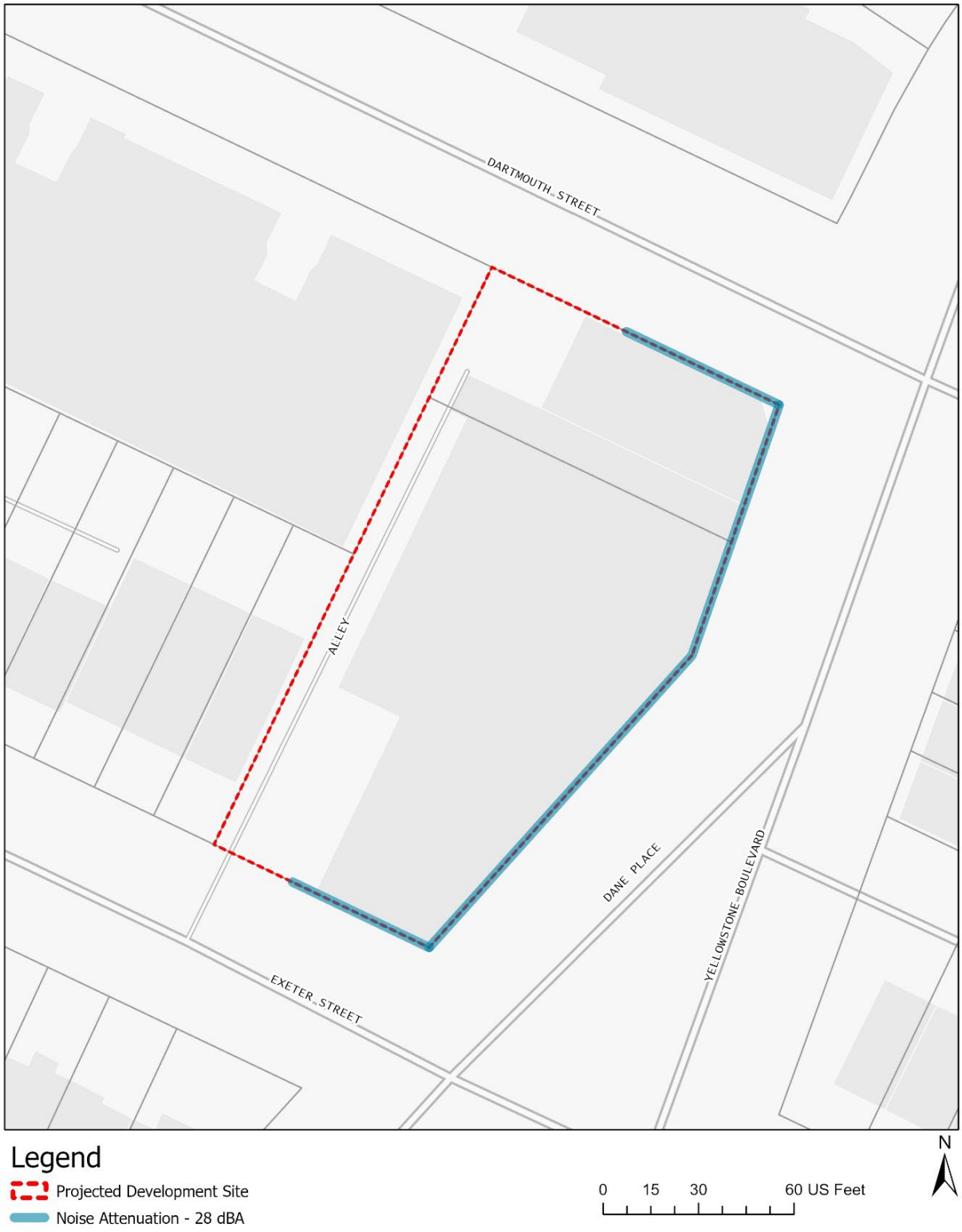
The text for E-Designation would be as follows:

E-XXX

Block 3163, Lots 32 and 30 (Projected Development Site): In order to ensure an acceptable interior noise environment, future residential/commercial office/community facility uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the eastern façade facing Yellowstone Boulevard, on the northern façade facing Dartmouth Street within 50 feet from Yellowstone Boulevard, and on the southern façade facing Exeter Street within 50 feet from Yellowstone Boulevard in order to maintain an interior L10 noise level not greater than 45 dBA for residential and community facility uses or not greater than 50 dBA for commercial office uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

The *2021 CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the Proposed Actions, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. An L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general external exposure.

Figure 2.8-6: Noise Attenuation Requirements*



*The above attenuation requirements are for community facility uses. Commercial office uses would require attenuation 5 dBA less.

2.9 Neighborhood Character

According to the *2021 CEQR Technical Manual*, a neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. Thus, to determine a project's effects on the neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered together. These elements may include land use, zoning, public policy, socioeconomic conditions, community facilities, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. The study area for a preliminary analysis of neighborhood character is typically consistent with the study areas of the relevant technical areas under CEQR that contribute to the defining elements of the neighborhood. The study area should generally include the Affected Area and the area within 400 feet of the boundaries of the Affected Area.

2.9.1 Preliminary Analysis

Existing Conditions

The Affected Area is located within the Forest Hills neighborhood of Queens Community District 6. It is bounded by Yellowstone Boulevard/Dane Place to the east, Dartmouth Street to the north, midblock between Dane Place and Thornton Place/67th Avenue to the west, and Exeter Street to the south. Yellowstone Boulevard is an 80-foot-wide two-way street with one moving lane of traffic in each direction and curbside parking on both sides of the street. Dane Place is a 60-foot-wide one-way southbound street with one moving lane of traffic and curbside parking, which runs from Yellowstone Boulevard to Fleet Street. Dartmouth Street is a 60-foot-wide one-way street, accommodating one lane of moving traffic running from west to east with curbside parking. Thornton Place is a 60-foot-wide one-way northbound street with one moving lane of traffic and curbside parking. Exeter Street is a 60-foot-wide one-way westbound street with one moving lane of traffic and curbside parking.

The 400-foot Study Area primarily consists of one- and two-family residential buildings, multi-family residential buildings and mixed commercial and residential buildings. The residential buildings in this area are mostly one- and two-family buildings. Additionally, there are several multi-family elevator buildings located to the north of the affected area along Dartmouth St and Clyde Street, as well as in the southwestern portion of the Land Use Study Area along Fleet St. The Study Area also features a commercial building across the intersection of Dartmouth Street and Yellowstone Boulevard from the Affected Area and a nursing home, Forest Hills Care Center, located to the north of the Affected Area. A portion of the Forest Hills Youth Athletic Association filed is located within the 400-foot Study Area to the southwest of the Affected Area. Yellowstone Boulevard serves as a major thoroughfare in the area, hosting a mix of medium-density multi-family and commercial buildings. The Affected Area is located within an R4/C1-2 zoning district that stretches along Yellowstone Boulevard to the east. The area to the east of the Affected Area is mapped R4B and R4B/C1-2.

The 67th Avenue subway station, providing E, F, M, and R train service, is located approximately half a mile north of the Affected Area, near the intersection of 67th Avenue and Queens Boulevard. The Forest Hills stop for the Long Island Railroad is located approximately 0.6 miles northeast of the Affected Area.

Two bus lines, QM12 and QM42, also serve the area. The QM12 line connects to Midtown via 6th Avenue, and the QM42 connects through 3rd Avenue. Both lines have two bus stops located north and south of the Affected Area, situated near the intersections of Yellowstone Boulevard/ Burns Street, Yellowstone Boulevard/ Clyde Street, and Yellowstone Boulevard/ Groton Street.

The Applicant-owned Projected Development Site 1 includes Block 3163, Lots 30 and 32, with a total lot area of 19,979 SF:

- Lot 30 is a 4,870-SF corner lot with 46.63 feet of frontage on Yellowstone Boulevard and 107.48 feet of frontage on Dartmouth Street. The lot is currently improved with a one-story, 3,315-GSF commercial building constructed in 1955. The building is currently occupied by a martial arts school, a laundromat, and a pharmacy.
- Lot 32 is 15,109-SF corner lot with 159.03 feet of frontage on Yellowstone Boulevard and 107.48 feet of frontage on Exeter Street. The lot is currently improved with a one-story, 11,418-GSF commercial building constructed in 1935. The building is currently occupied by a supermarket and a beauty salon.

Future No-Action Condition

Under the No-Action Condition, the existing conditions of the Affected Area would remain unchanged. There are no active construction permits within the 400-foot Study Area. There are no other known major land use changes anticipated in the foreseeable future within the land use Study Area. Therefore, existing land use patterns are generally expected to continue in the future without the Proposed Actions. Any new development within the Study Area would be governed by the underlying zoning regulations.

Future With-Action Condition

In order to determine the Proposed Actions' potential effects on neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered both separately and cumulatively. The examination focuses on whether a defining feature of the neighborhood's character may be significantly affected, as further described below:

- **Land Use, Zoning, and Public Policy:** The density and uses permitted by the Proposed Actions would facilitate the increased utilization of the lots within the Affected Area. The proposed rezoning would induce a mixed-use residential and commercial development of higher density (6.0 FAR) compatible with the existing eight-story residential buildings in the Study Are. The proposed ground-floor retail space would be consistent with similar uses across Yellowstone Boulevard from the Affected Area. The Proposed Actions would

not directly displace a land use, nor would it adversely affect surrounding land uses. The proposed R7X/C2-4 zoning district would not be incompatible with the surrounding R4/C1-2, R4, and R4B zoning districts. Moreover, the proposed Zoning Text Amendment to Appendix F to add Mandatory Inclusionary Housing (MIH) to the Affected Area would facilitate the development of new permanently affordable housing. The development effectuated because of the Proposed Actions would not conflict with public policies and plans for the site or the Study Area. The Proposed Actions would also not result in significant material changes to existing regulations or policy. Therefore, no potentially significant adverse impacts related to land use, zoning, and public policy would occur as a result of the Proposed Actions, and further analysis of land use is not warranted.

- **Open Space:** The Proposed Actions would reduce the OSR by 0.87% from 0.0814 acres per 1,000 residents under the No-Action Condition to 0.0807 acres per 1,000 residents under With-Action Conditions. Though the area has a relatively low OSR, the OSR decrease resulting from the Proposed Actions would be 0.87%, which is less than the threshold of 1% as per the *2021 CEQR Technical Manual*.

  Additionally, in the future with the Proposed Actions, the Active OSR would be 0.0605, a 0.87% decrease compared to the No-Action Active OSR, and the Passive OSR would be 0.0203, a 0.87% decrease compared to the No-Action Passive OSR. Pursuant to the *2021 CEQR Technical Manual*, the 0.87% decrease between the No-Action Active OSR and With-Action Active OSR in the Open Space Study Area is below the 2% threshold for Active OSR. The 0.87% decrease between the No-Action Passive OSR and With-Action Passive OSR in the Open Space Study Area is below the 1% threshold for Passive OSR.

  In addition, three publicly accessible open space resources were identified in close proximity to the Open Space Study Area:

  - St. John Cemetery is a 190-acre Catholic burial ground located in Middle Village established in 1881 by Bishop John Loughlin, the first Bishop of Brooklyn. The cemetery is approximately 0.45 miles southwest of the Affected Area, mostly outside of the Open Space Study Area.
  - Yellowstone Park is a 1.75-acre park between Yellowstone Boulevard, 68th Avenue, and 68th Road opened to the public on May 27, 1968. The park is approximately 0.5 miles northeast of the Affected Area, right outside of the Open Space Study Area.
  - Flushing Meadows Corona Park is the fourth-largest public park in New York City, with a total area of 897 acres. The park is approximately 1 mile northeast of the Affected Area.

  Though not included in the OSR calculation, these three open space resources also draw visitors from the Open Space Study Area, providing the residents with additional high-

quality open space enjoyment. Accordingly, the Proposed Actions would not result in significant adverse impacts to open space.

- **Shadows:** Defining features of the neighborhood would not be adversely affected due to potential shadow effects of the Projected Actions, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As discussed above, the incremental shadows from the Projected Actions would result in minimal incremental shadow coverage on area one open space resource for a short duration in the early morning. Therefore, the Proposed Actions would not result in significant adverse shadows impacts.

- **Historic and Cultural Resources:** The Affected Area does not contain historic architectural resources and is not adjacent to or within 400 feet of any identified historic architectural resources. As a result, no direct impacts or indirect construction-related effects via ground-borne construction activities are anticipated. Therefore, significant adverse impacts to architectural resources are not expected because of the Proposed Actions.

- **Urban Design and Visual Resources:** The development facilitated by the Proposed Actions would not adversely impact any of the Study Area's urban design elements or impact the overall character of the neighborhood. The Proposed Actions would not adversely change the pedestrian experience or negatively affect the vitality, walkability, or the visual character of the area. The new mixed-use development generated by the Proposed Actions would be at a higher density but compatible with the existing eight-story residential buildings in the Study Area. The new ground-floor commercial uses facilitated by the C2-4 overlay would improve the pedestrian experience and increase the vitality of the area. There are no view corridors within the Study Area. No publicly accessible views of the historic architectural resources would be blocked. Therefore, the Proposed Actions would not result in significant adverse impacts related to Urban Design and Visual Resources, and no further analysis is required.

- **Noise:** Though the Proposed Actions would result in a mixed-use development composed of residential and commercial retail uses that may be impacted by the ambient noise, future residential/commercial uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the eastern façade facing Yellowstone Boulevard, on the northern façade facing Dartmouth Street within 50 feet from Yellowstone Boulevard, and on the southern façade facing Exeter Street within 50 feet from Yellowstone Boulevard to maintain an interior L_{10} noise level not greater than 40 dBA for residential uses or not greater than 45 dBA for commercial office uses. With this level of attenuation, there would be no potential for adverse impacts related to ambient noise.

Combination of Moderate Effects:

According to the 2021 CEQR Technical Manual, even if a project does not have the potential to result in a significant adverse impact in any specific technical area(s), additional analysis may be appropriate based on the potential for a combination of moderate effects in more than one area. A "moderate" effect is generally defined as an effect that is reasonably close to the significant adverse impact threshold for a particular technical analysis area**.**

Based on the above findings, none of the above technical analysis areas are reasonably close to the significant adverse impact thresholds. Therefore, there would be no combination of moderate effects to several elements that cumulatively may affect neighborhood character.

2.9.2 Conclusion

As discussed above, the Proposed Actions would not, in whole or from a specific technical study area, result in a significant impact on the neighborhood character, nor would they result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character.

2.10 Construction

According to the *2021 CEQR Technical Manual*, construction impacts may be analyzed for any project that involves construction or could induce construction. For construction activities not related to in-ground disturbance, short-term construction generally does not warrant a detailed construction analysis. For example, the use of a property for construction staging activities is likely to only warrant analysis if this activity continues for a period of several years. Consideration of several factors, including the location and setting of the project in relation to other uses and intensity of construction activities are used to determine if a project's construction activities warrant analysis in one or more of the following technical areas:

- Transportation
- Air Quality or Noise
- Historic and Cultural Resources
- Hazardous Materials
- Natural Resources
- Open Space
- Socioeconomic Conditions
- Community Facilities
- Land Use and Public Policy
- Neighborhood Character

A preliminary construction analysis may be required because the proposed development would result in the following:

- Construction activities are considered long-term (last longer than two years); or
- Short term construction activities would directly affect a technical area, such as impeding the operation of a community facility.
- Result in the closing, narrowing, impeding of traffic, transit, or obstruction of pedestrian or vehicular routes in proximity to critical land uses.
- 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.

- 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.

Analysis Framework

Future No-Action Condition

The No-Action Condition for the Affected Area would be the same as the existing conditions. There are no records of construction work permit applications submitted by the Applicant on the DOB website. Therefore, it is assumed that under the No-Action Scenario, existing conditions would continue on the Projected Development Site.

Future With-Action Condition

In the future with the Proposed Actions, the Projected Development Site (Block 3163, Lot 30 and 32) would be developed with a fourteen-story plus cellar, 145-foot-tall, mixed-use commercial and residential building, encompassing 146,099 GSF (119,873 ZSF, 6.00 FAR). The ground floor would include approximately 15,982 GSF (14,749 ZSF, 0.74 FAR) of commercial retail space (UG6 Supermarket), while the second through eleventh floors would include approximately 115,187 GSF (105,124 ZSF, 5.26 FAR) of residential space. The Projected Development would provide 154 dwelling units (748 GSF/DU), 25-30% (39-46 DUs) of which would be affordable at an average of 60-80% of AMI per MIH Option 1 or 2, respectively. The Projected Development would provide 64 residential parking spaces (14,930 GSF) at the cellar level and accessible via a ramp on Dartmouth Street. Additionally, a 15-foot mechanical bulkhead would be assumed for the Development Site for a conservative shadows analysis under CEQR.

Build Year

The build year for the analysis is anticipated to be 2027 in consideration of an 18-month CEQR review period and a 7-month ULURP process. The proposed construction schedules can be found in **Appendix D**.

Construction Schedule

- Projected Development Site 1 is anticipated to begin with demolition and site clearance in April 2026, with exterior work expected to be completed by April 2027. Major construction-related activities would conclude with elevators, interior shell and core in June 2027. Lastly, Temporary Certificate of Occupancy (TCO) is anticipated by September 2027.

Beginning with demolition and clearance on Projected Development Site 1 in April 2026, and ending with interior finishes and fit-out in September 2027, the total duration of construction is anticipated to be approximately 18 months. Because the construction activities would last for

fewer than 24 months, the Proposed Actions would not result in significant impacts to the adjacent community.

Analysis

Transportation

According to the *CEQR Technical Manual*, a number of factors should be considered before determining whether a preliminary assessment of the effect of construction on transportation is needed including:

- Whether the project's construction would be located in a Central Business District (CBD) or along an arterial or major thoroughfare;
- Whether the project's construction activities would require closing, narrowing, or otherwise impeding moving lanes, roadways, key pedestrian facilities, parking lanes and/or parking spaces, bicycle routes and facilities, bus lanes or routes, or access points to transit; and
- Whether the project would involve construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap, and last for more than two years overall.

Projected Development Site 1 has a frontage on Yellowstone Boulevard which is classified as a minor arterial thoroughfare by the New York State Department of Transportation (NYSDOT). Any potential closure of the sidewalks adjacent to the Projected Development Site would be considered a short-term routine closure that would be addressed by a permit and pedestrian access plan issued by the NYC DOT Office of Construction Mitigation and Coordination at the time of closure. Changes to moving traffic lanes are not expected.

Further, the total duration of construction on both Projected Development Sites would not last for more than two years overall. Considering the above, construction of the Development Sites would not be expected to result in significant adverse impacts on transportation.

Air Quality

Demolition, excavation, and foundation activities, which often generate the highest levels of air emissions, would be temporary and limited in duration and would take approximately 5 months (beginning in April 2026, and ending in September 2026).

As with most construction projects in the City, the Projected Development would require the operation of several pieces of diesel equipment at one time during the heavier periods of construction, such as demolition and excavation. However, as stated in the *CEQR Technical Manual*, all the necessary measures would be implemented to ensure compliance with the NYC Air Pollution Control Code regulating construction-related dust emissions. Based on the project size and the construction work involved, construction activities for the Proposed Actions would

not be considered out of the ordinary or exceptional in terms of intensity and would be of a relatively short duration (less than 2 years). Therefore, based on the above and with the implementation of emissions control measures that are required by local law, the construction of the development sites would not result in any significant adverse impacts on air quality.

Noise

While increases in ambient noise levels due to construction exceeding the CEQR impact criteria for two years or less may be noisy and intrusive, they are not considered to be significant adverse noise impacts. As described above, construction of the development sites would occur over a relatively short time period of approximately 18 months. In addition, as discussed above, demolition, excavation, and foundation activities, and superstructure activities, which are the noisiest construction activities, would be temporary and limited in duration and would take approximately 10 months (beginning in April 2026, and ending in February 2027).

Construction noise is regulated by the NYC Noise Control Code and by EPA's noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emission standards; that construction activities be limited to weekdays between the hours of 7AM and 6PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. If weekend or after hour work is necessary, permits would be required to be obtained, as specified in the NYC Noise Control Code. Therefore, no significant noise impacts would occur as a result of the project construction.

Historic and Cultural Resources

As discussed in Section 2.4, the Landmarks Preservation Commission has determined that no resources of architectural or archaeological significance that could be associated with the Proposed Project were found. Therefore, no significant adverse construction-related impacts to historic and cultural resources are expected.

2.10.1 Conclusion

As was discussed above, construction of the Development Sites would not be expected to result in significant adverse impacts on each of the relevant technical areas. Construction activities at the Development Sites would be completed in a relatively short time period of approximately 18 months and would be performed subject to relevant EPA, DEP, DOT and DOB codes and regulations. With these construction control and protective measures, no impacts to Transportation, Air Quality, Noise, or Historic and Cultural Resources would occur. Therefore, the Proposed Actions would not have any significant adverse construction impacts, and further analysis is not required.

APPENDIX A

AGENCY 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

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-Q
Project: YELLOWSTONE BLVD REZONING
Date Received: 9/29/2023

Properties with no Architectural or Archaeological significance:
1) 68-72 YELLOWSTONE BLVD, BBL: 4031630030
2) 71-74 YELLOWSTONE BLVD, BBL: 4031630032

Gina Santucci

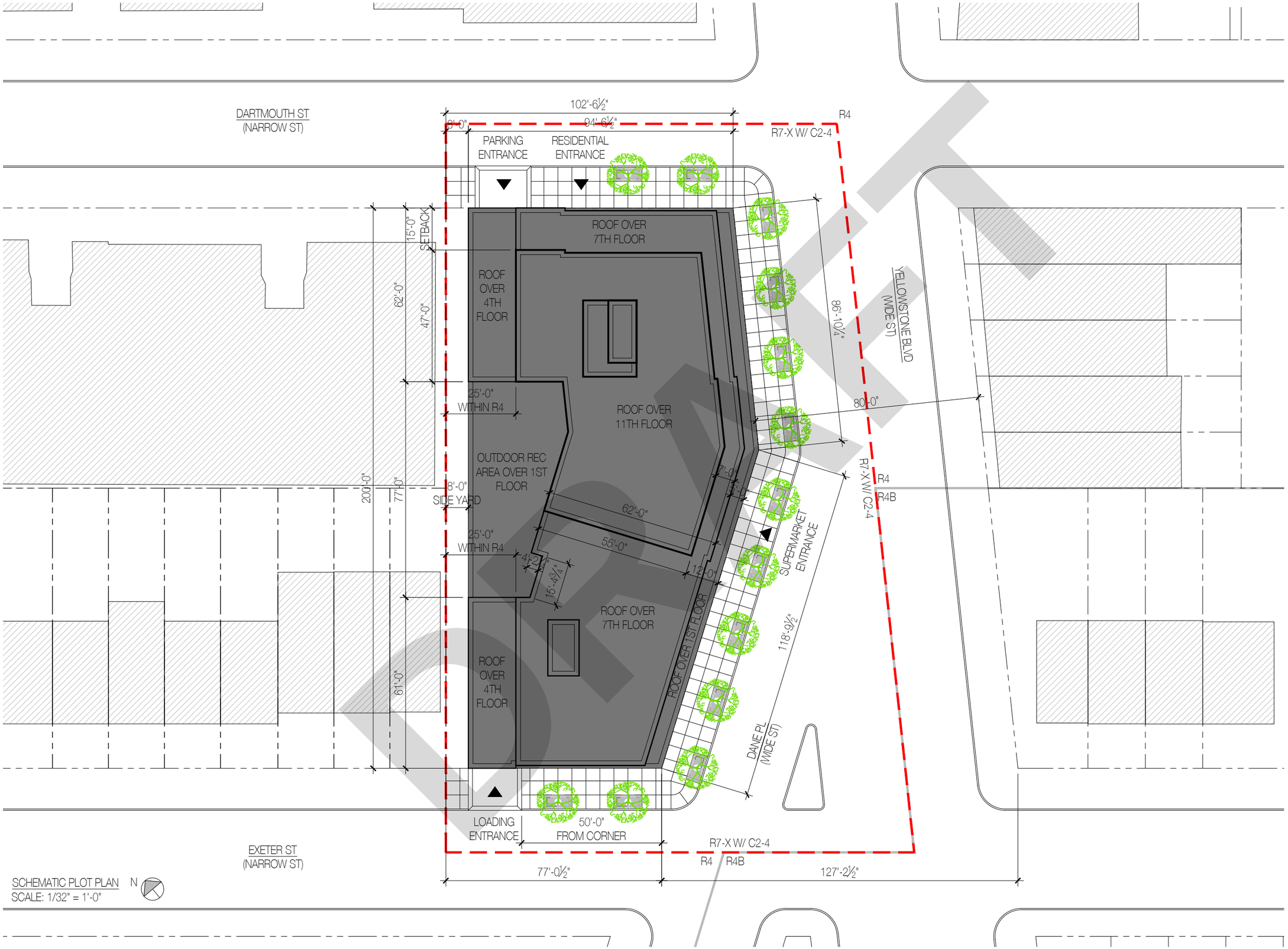
10/5/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37166_FSO_DNP_10052023.docx

APPENDIX B

ILLUSTRATIVE ARCHITECTURAL DRAWINGS



SCHEMATIC PLOT PLAN
SCALE: 1/32" = 1'-0"

N

PROPOSED NEW MIXED USE DEVELOPMENT FOR:

YELLOWSTONE BLVD REZONE

68-74 YELLOWSTONE BLVD, QUEENS, NY, 11375

BLOCK: 3163 LOT: 30 & 32

Architect:
AUFGANG.
74 Lafayette Avenue Suite
301 Suffern, NY 10901
845.368.0004
info@aufgang.com

Owner/Developer
OWNER/DEVELOPER:
Address Line 1
Address Line 2
New York, NY 10018 Phone

DATE	SUBMISSIONS / REVISIONS

SHEET TITLE: SCHEMATIC PLOT PLAN

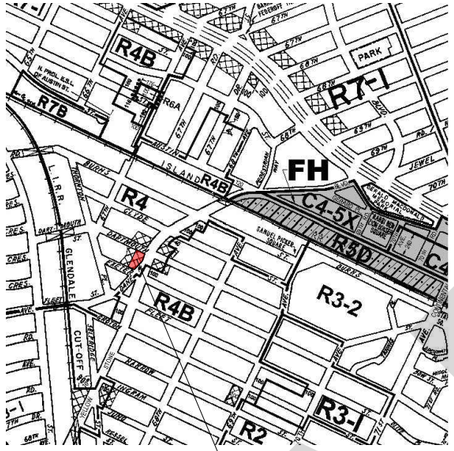
SHEET NUMBER: Z-100

MAP

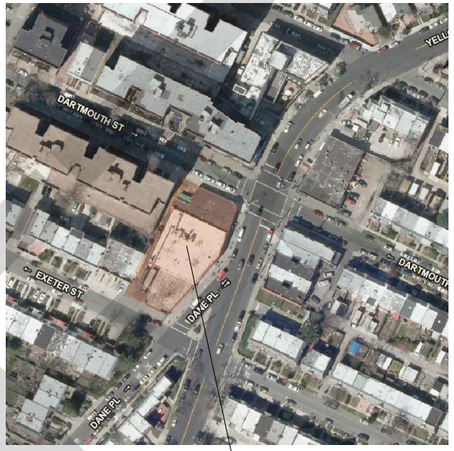
PROJECT # #22038



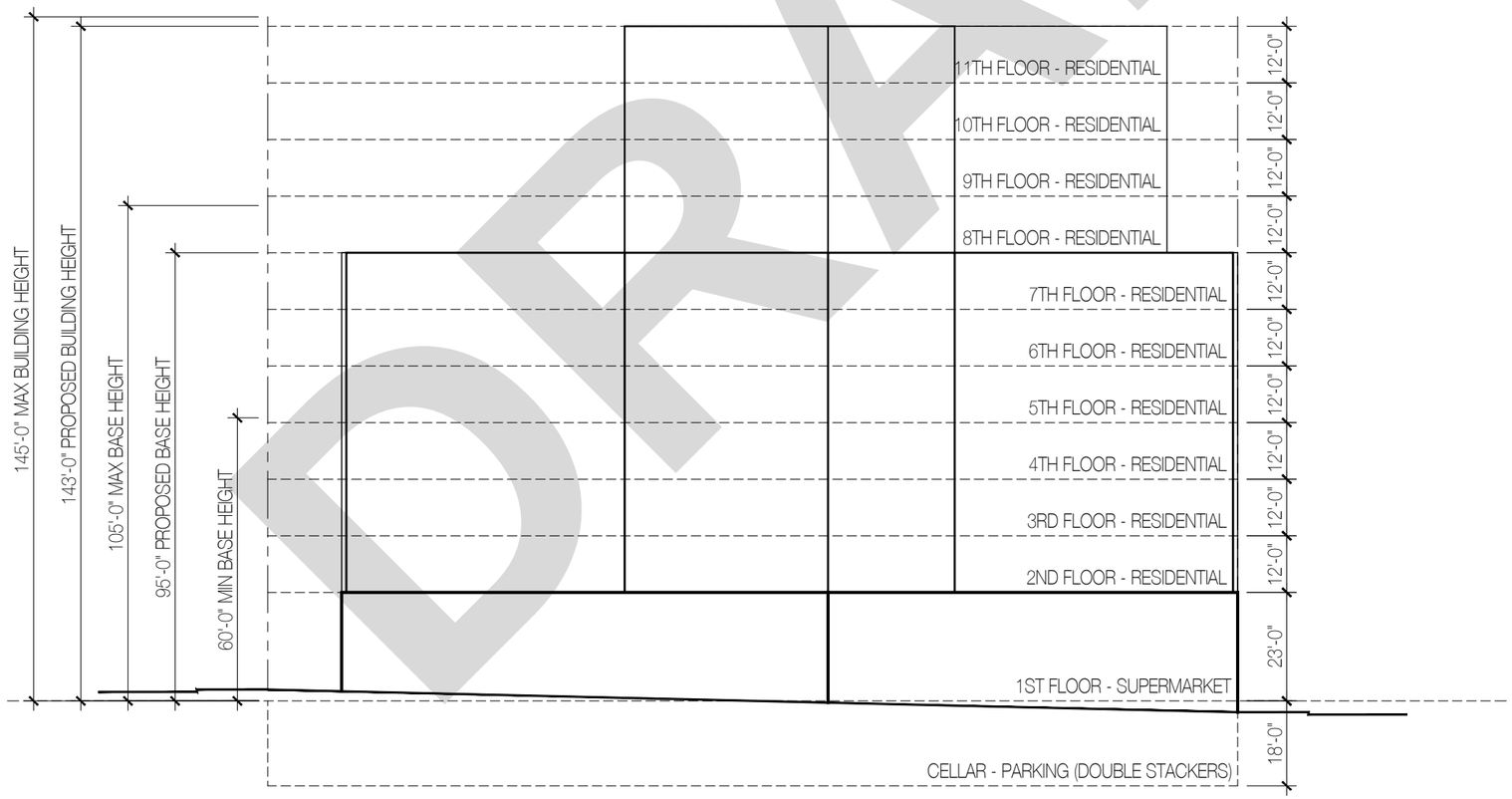
TAX MAP — SITE LOCATION



ZONING MAP — SITE LOCATION



AERIAL MAP — SITE LOCATION



SCHEMATIC HEIGHT DIAGRAM - YELLOWSTONE BLVD
SCALE: 1/ 32" = 1'-0"

DRAFT

PROPOSED NEW MIXED USE DEVELOPMENT FOR:

YELLOWSTONE BLVD REZONE

68-74 YELLOWSTONE BLVD, QUEENS, NY, 11375

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DATE	SUBMISSIONS / REVISIONS

SHEET TITLE: SCHEMATIC HEIGHT DIAGRAM & MAPS

SHEET NUMBER: Z-101

MAP

PROJECT # #22038

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY

SITE DATA		LIST OF REQUIRED ACTIONS		QUALITY HOUSING PROGRAM
Block:	3163	1. PROPOSED PARKING IN THE CELLAR PROVIDED WITH 32 DOUBLE STACKERS	CONST. CLASS 1-B 2HR RATED	
Lots:	30 & 32		BUILDING CODE OCCUPANCY GROUP R-2	
Street Address:	68-74 Yellowstone Blvd		BUILDING TO BE FULLY SPRINKLERED	
Existing Zoning:	R4 W/ C1-2		BUILDING TO BE DESIGNED	
Proposed Zoning:	R7X W/ C2-4		PER 2014 NYC BUILDING CODE	
Community District:	6, Queens		PER NYC ENERGY CODE	
Zoning Section Map:	3c			
Zoning Lot Area	19,979.60			

ZR - Section	Title	Description	Permitted	Ex.to Remain	Proposed	Total	Compliance / Notes
22-10, 32-00	USES	USE GROUP 1, 2, 3, 4, 5, 6, 7, 8, 10 & 12			2 & 6	2 & 6	OK
23-011, 35-23(b)	QUALITY HOUSING PROGRAM	R7X					OK
23-32	MIN LOT AREA	1,700					
		CORNER LOT 19,137.24 SQ. FT.			YES		OK
		INTERIOR LOT 842.36 SQ. FT.			YES		OK
	FAR	R7X W/ C2-4					
23-154(d)(2)(iii)		RESIDENTIAL	6.00		5.26		OK
33-121		COMMERCIAL	2.00		0.74	6.00	OK
33-121		COMMUNITY FACILITY	5.00		0.00		OK
	FLOOR AREA	R7X W/ C2-4					
23-154(d)(2)(iii)		RESIDENTIAL					
		19,979.60 X 6.00 =	119,877.60		105,124.40	105,124.40	OK
33-121		COMMERCIAL					
		19,979.60 X 2.00 =	39,959.20		14,748.54	14,748.54	OK
33-121		COMM. FACILITY					
		19,979.60 X 5.00 =	99,898.00				OK
35-31		TOTAL DEVELOPMENT					
		19,979.60 X 6.00 =	119,877.60		119,872.94	119,872.94	OK
23-153	LOT COVERAGE						
		CORNER LOT 100% =	19,137.24		14,844.31	14,844.31	OK
		INTERIOR LOT 70% =	589.65		6.13	6.13	OK
	YARD REGULATION						
23-45		FRONT YARD	NONE		NONE		OK
23-51		SIDE YARD	8'-0"		8'-0"		OK
23-541		REAR YARD	NONE		NONE		OK
23-542		ALONG SHORT DIMENSION OF BLOCK	NONE		NONE		OK
	HEIGHT & SETBACKS						
35-654, 23-664(b)		MIN BASE	60'-0"		95'-0"		OK
35-654, 23-664(b)		MAX BASE	105'-0"		95'-0"		OK
35-654, 23-664(b)		MAX BUILDING	145'-0" / 14		143'-0" / 11		OK
23-693		MAX BUILDING WITHIN 25FT OF R1-R5 DISTRICTS	65'-0"		59'-0"		OK
	STREET WALL LOCATION						
35-651(a)(1)		AT LEAST 70% OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN 8FT OF THE STREET LINE.			YES		OK
35-651(a)(3)		FOR ZONING LOTS BOUNDED BY MORE THAN ONE STREET LINE, THESE STREET WALL LOCATION PROVISIONS SHALL BE MANDATORY ALONG ONLY ONE STREET LINE			YES		OK
	SETBACKS						
35-652		SETBACK @ WIDE STREETS	10'-0"		12'-0"		OK
23-662		SETBACK @ NARROW STREETS	15'-0"		15'-0"		OK
	PERMITTED OBS						
23-621		PERMITTED OBSTRUCTIONS	DORMERS		YES		OK
	DENSITY						
23-22		R7X 680	154		154		OK
23-851	INNER COURT REG.						
		1,200 SQ. FT. (MIN) AND 30' MIN DIMENSION	YES		YES		OK

DRAFT

PROPOSED NEW MIXED USE DEVELOPMENT FOR:

YELLOWSTONE BLVD REZONE

68-74 YELLOWSTONE BLVD, QUEENS, NY, 11375

BLOCK: 3163 LOT: 30 & 32

Architect:
AUFGANG.
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845.368.0004
info@aufgang.com

Owner/Developer
OWNER/DEVELOPER:

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New York, NY 10018 Phone

DATE	SUBMISSIONS / REVISIONS

SHEET TITLE: ZONING CALCULATION

SHEET NUMBER: Z-102

MAP

PROJECT # #22038

23-852	INNER COURT RECESS	WIDTH SHALL EQUAL THE DEPTH (WIDTH NEED NOT EXCEED 30')		4'-2 1/4"		15'-4 3/4"		OK
23-87	PERMITTED OBS IN COURTS	FENCE, OPEN TERRACES, SOLAR ENERGY SYSTEMS, ETC.		YES		YES		OK
	ACCESSORY OFF-STREET PARKING							
25-23	75% OF DU	RESIDENTIAL	115 DU X 50%	58		58		OK - ABOVE 80% AMI
25-251	25% OF DU	RESIDENTIAL	39 DU X 15%	6		6	64	OK - BELOW 80% AMI
36-21, 36-232		COMMERCIAL	1 X 1000	WAIVED		0		OK - SUPERMARKET
36-21		COMM. FACILITY	N/A					OK
25-51, 23-87	PARKING LOCATION							
		IN COURTS		NO		NO		OK
		ON SITE		YES		YES		OK
	BICYCLE PARKING							
25-811		RESIDENTIAL	50%	77		77		OK
36-711		COMMERCIAL	1 PER 10,000	1		1	78	OK
		COMM. FACILITY	1 PER 10,000	0				OK
36-62	REQ. OFF-STREET LOADING BERTH							
		COMMERCIAL	FIRST 25,000 SF	0		1		OK
PARKING CALCULATION	64	PARKING SPACES REQUIRED		14,929.60	SQ. FT. OF CELLAR PARKING		233	SQ. FT. X CAR (ATT. PARKING)

QUALITY HOUSING BREAKDOWN

FLOOR	GROSS	COMMERCIAL	LOADING	PARKING	RESIDENTIAL									
					RESIDENTIAL GROSS FLOOR AREA	QUALITY HOUSING DEDUCTIONS								RESIDENTIAL ZONING FLOOR AREA
						CORRIDOR			REF	MECH	STAIR	REC ROOM	LAUNDRY	
						GROSS	LIGHT DED.	DENSITY DED.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	
C	19,929.60			14,929.60	5,000.00					3,500.00				
1	18,379.60	14,748.54	396.00	1,234.10	2,396.96						44.00			2,352.96
2	14,850.44				14,850.44	1,143.47			12.00	84.00	44.00	1,745.00	800.00	12,165.44
3	14,850.44				14,850.44	1,143.47			12.00	104.00	44.00			14,690.44
4	14,850.44				14,850.44	1,143.47			12.00	104.00	44.00			14,690.44
5	12,759.44				12,759.44	957.63			12.00	89.00	44.00			12,614.44
6	12,759.44				12,759.44	957.63			12.00	89.00	44.00			12,614.44
7	12,759.44				12,759.44	957.63			12.00	89.00	44.00			12,614.44
8	6,240.14				6,240.14	585.38		292.69	12.00	46.00	44.00			5,845.45
9	6,240.14				6,240.14	585.38		292.69	12.00	46.00	44.00			5,845.45
10	6,240.14				6,240.14	585.38		292.69	12.00	46.00	44.00			5,845.45
11	6,240.14				6,240.14	585.38		292.69	12.00	46.00	44.00			5,845.45
TOTAL	146,099.40	14,748.54	396.00	16,163.70	115,187.16	8,644.82	0.00	1,170.76	120.00	4,243.00	484.00	1,745.00	800.00	105,124.40

DRAFT

PROPOSED NEW MIXED USE DEVELOPMENT FOR:

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68-74 YELLOWSTONE BLVD, QUEENS, NY, 11375

BLOCK: 3163 LOT: 30 & 32

Architect:
AUFGANG.
74 Lafayette Avenue Suite
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845.368.0004
info@aufgang.com

Owner/Developer
OWNER/DEVELOPER:
Address Line 1
Address Line 2
New York, NY 10018 Phone

DATE	SUBMISSIONS / REVISIONS

SHEET TITLE: ZONING CALCULATION & SQUARE FOOTAGE BREAKDOWN

SHEET NUMBER: Z-103

MAP

PROJECT # #22038



PROPOSED NEW MIXED USE DEVELOPMENT FOR:

YELLOWSTONE BLVD REZONE

68-74 YELLOWSTONE BLVD, QUEENS, NY, 11375

BLOCK: 3163 LOT: 30 & 32

Architect:
AUFGANG.

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845.368.0004
info@aufgang.com

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OWNER/DEVELOPER:

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New York, NY 10018 Phone

DATE	SUBMISSIONS / REVISIONS

SHEET TITLE: SCHEMATIC 3D MASSING

SHEET NUMBER: Z-104

MAP

PROJECT # #22038

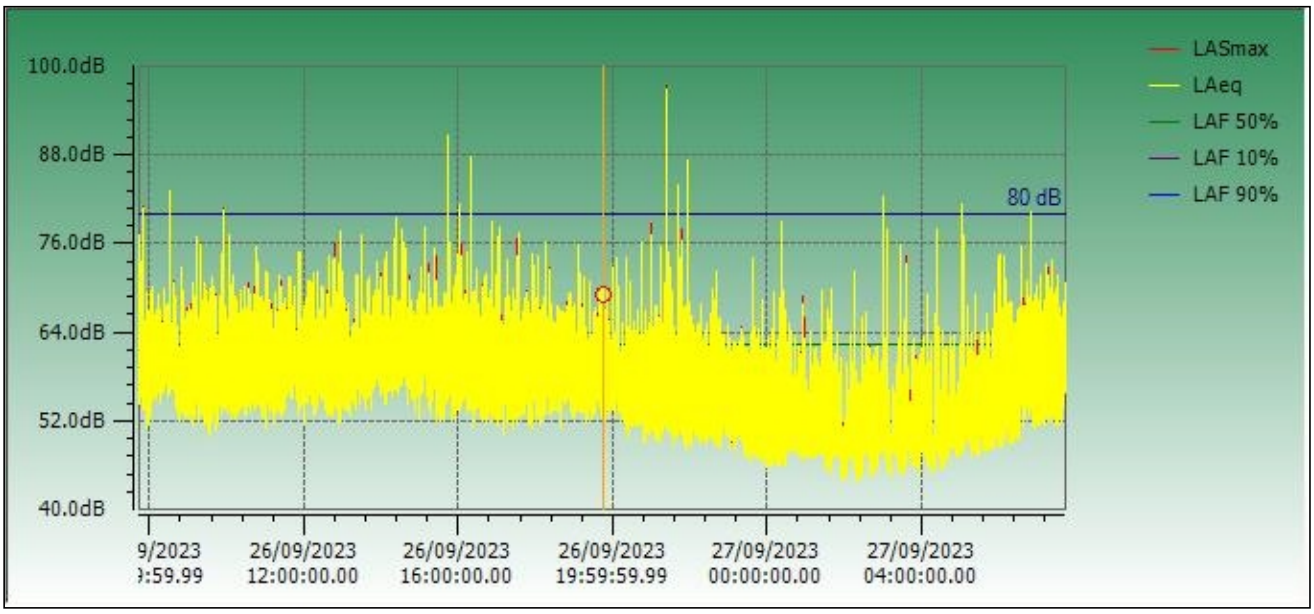
APPENDIX C

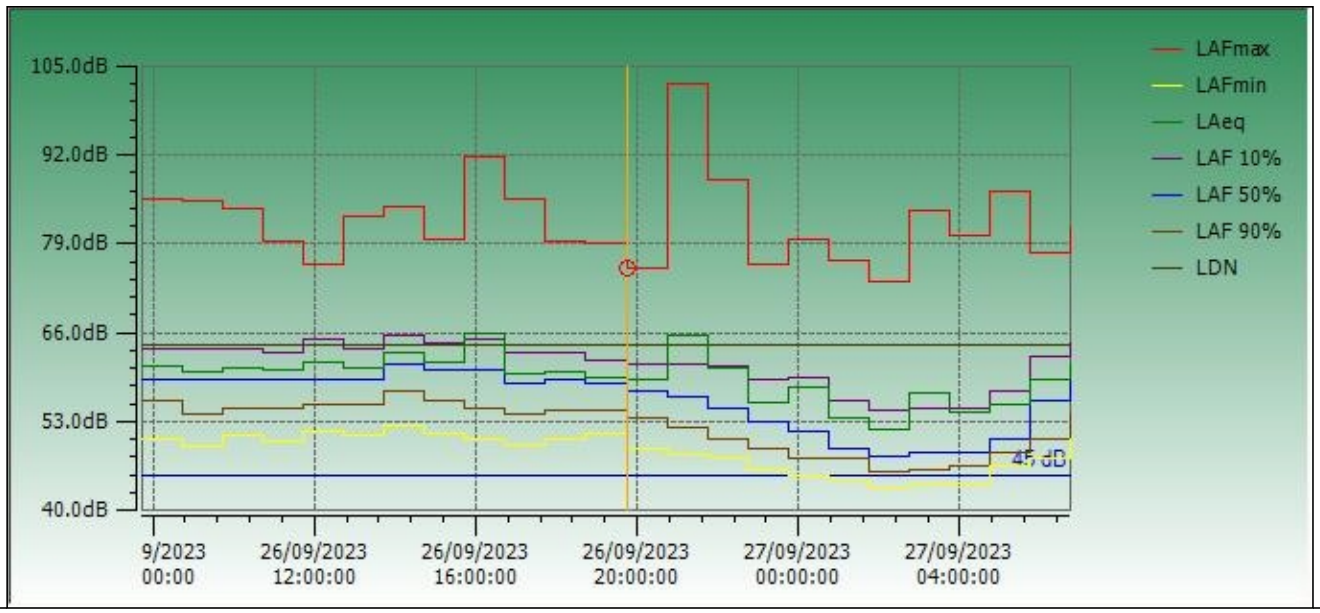
NOISE MONITORING DATA

Casella CEL Ltd.

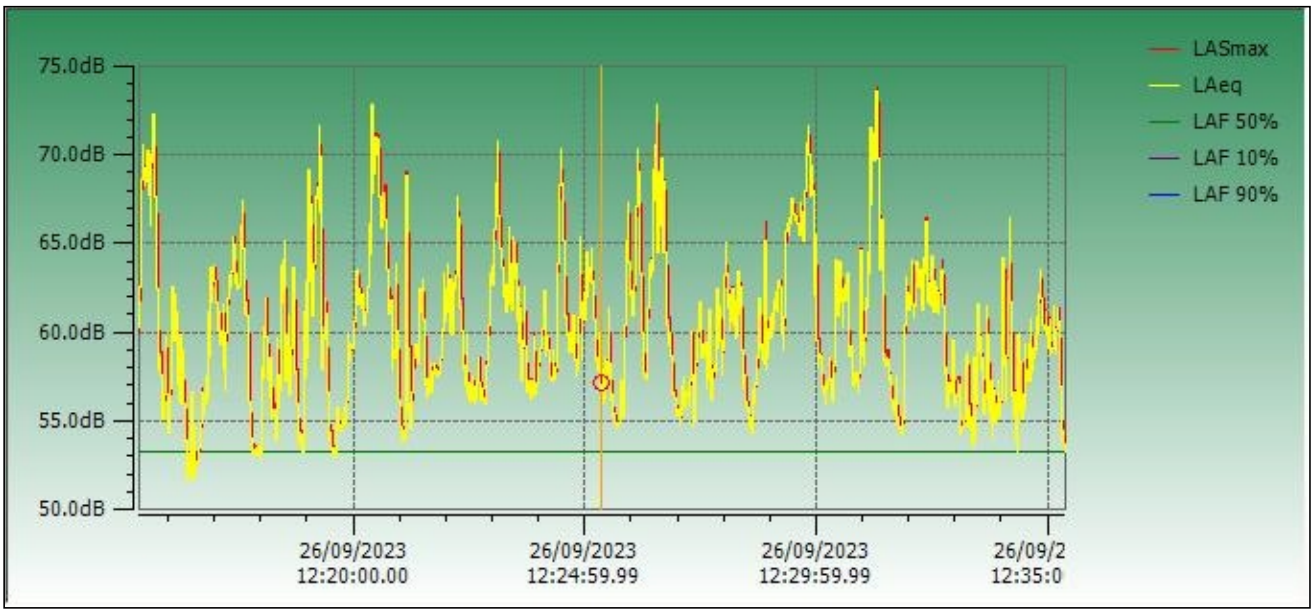
Report On CEL-63X

Instrument Model	**CEL-633C**		
Serial Number	5086866	LASmin	43.4 dB
Start Date & Time	9/26/2023 7:43:58 AM	LAeq	60.7 dB
End Date & Time	9/27/2023 7:43:58 AM	LAS 10%	N/A
Duration	24:00:00 HH:MM:SS	LAS 50%	N/A
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	N/A
Calibration (Before) Date	9/26/2023 7:42:44 AM	LDN	64.3
Calibration (After) Date	9/27/2023 2:07:46 PM	Result	Period
LASmax	102.5 dB		

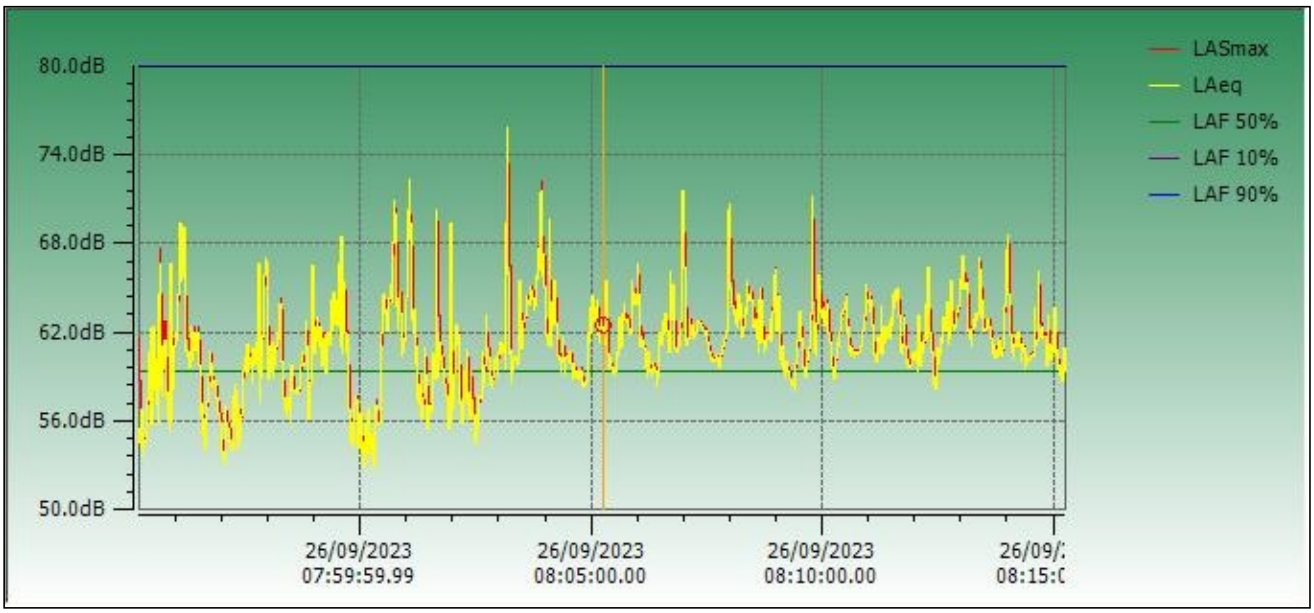




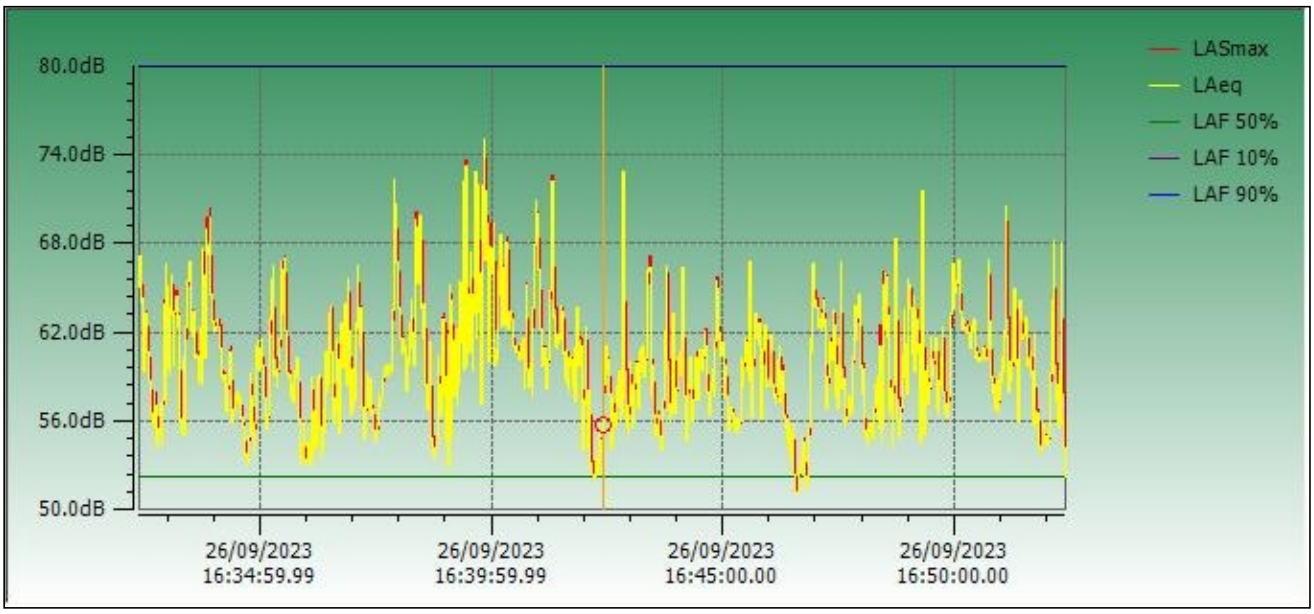
Instrument Model	**CEL-633C**
Serial Number	2670911
Start Date & Time	9/26/2023 12:15:22 PM
End Date & Time	9/26/2023 12:35:23 PM
Duration	00:20:01 HH:MM:SS
Pause Duration	00:00:00 HH:MM:SS
Calibration (Before) Date	9/26/2023 12:11:44 PM
Calibration (After) Date	9/26/2023 1:18:46 PM
LASmax	77.1 dB
LASmin	50.9 dB
LAeq	62.5 dB
LAS 10%	66.5 dB
LAS 50%	59.5 dB
LAS 90%	55.5 dB
LDN	0
Result	Cumulative



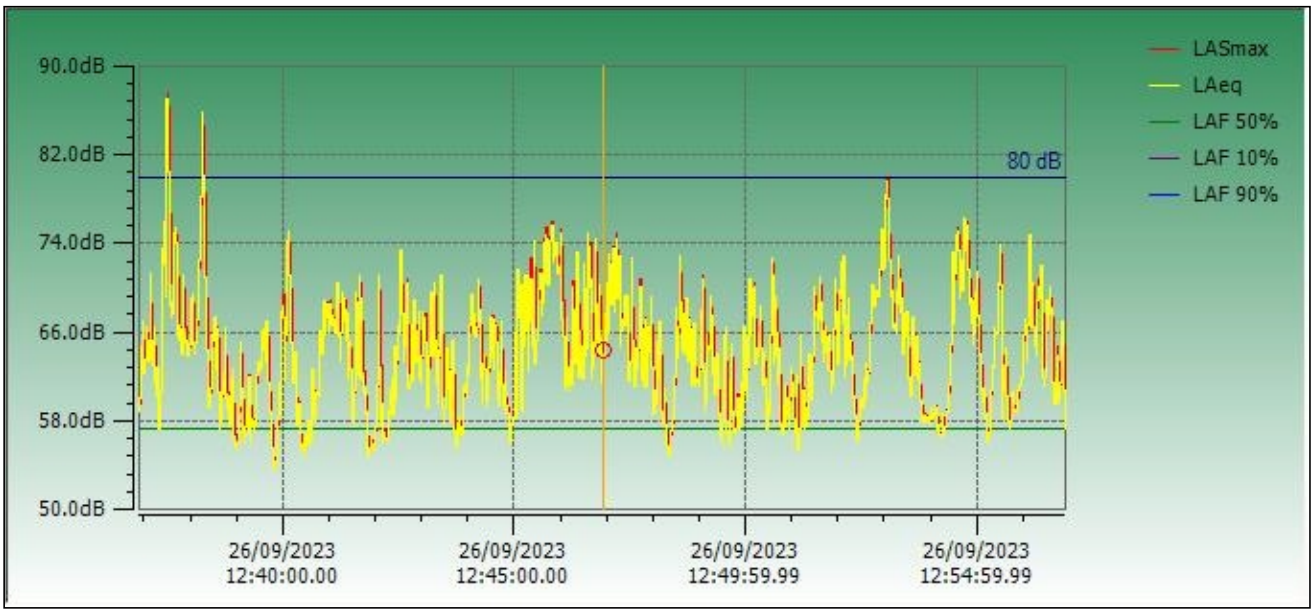
Instrument Model	CEL-633C		
Serial Number	2670911	LASmin	51.9 dB
Start Date & Time	9/26/2023 7:55:13 AM	LAeq	62.2 dB
End Date & Time	9/26/2023 8:15:16 AM	LAS 10%	64.5 dB
Duration	00:20:03 HH:MM:SS	LAS 50%	61 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	57 dB
Calibration (Before) Date	9/26/2023 7:55:04 AM	LDN	0
Calibration (After) Date	9/26/2023 9:02:19 AM	Result	Cumulative
LASmax	78.3 dB		



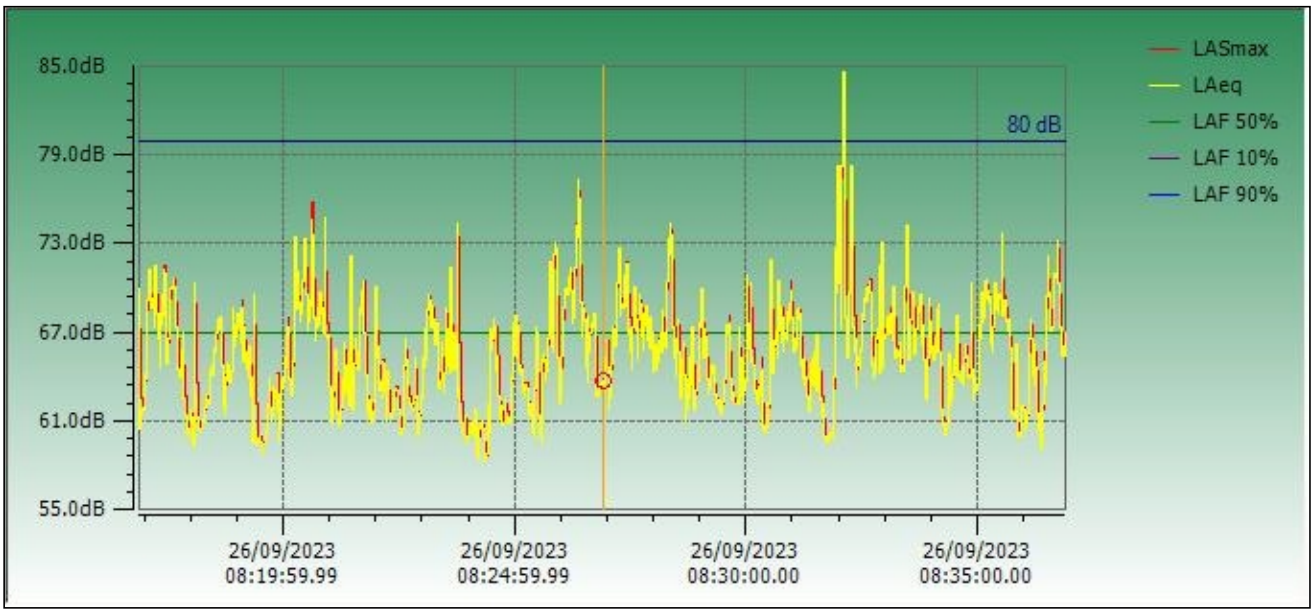
Instrument Model	**CEL-633C**		
Serial Number	2670911	LASmin	50.6 dB
Start Date & Time	9/26/2023 4:32:23 PM	LAeq	61.7 dB
End Date & Time	9/26/2023 4:52:24 PM	LAS 10%	65 dB
Duration	00:20:01 HH:MM:SS	LAS 50%	59.5 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	55.5 dB
Calibration (Before) Date	9/26/2023 4:31:58 PM	LDN	0
Calibration (After) Date	9/26/2023 5:35:21 PM	Result	Cumulative
LASmax	78.8 dB		



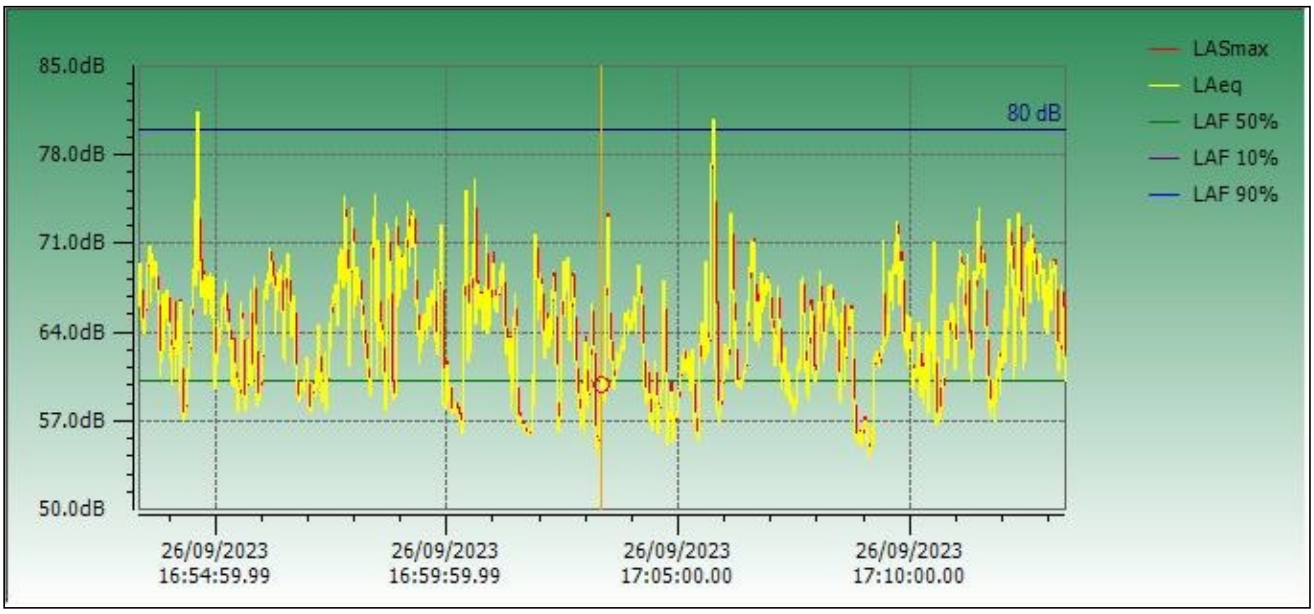
Instrument Model	**CEL-633C**
Serial Number	2670911
Start Date & Time	9/26/2023 12:36:54 PM
End Date & Time	9/26/2023 12:56:55 PM
Duration	00:20:01 HH:MM:SS
Pause Duration	00:00:00 HH:MM:SS
Calibration (Before) Date	9/26/2023 12:11:44 PM
Calibration (After) Date	9/26/2023 1:18:46 PM
LASmax	93 dB
LASmin	52.8 dB
LAeq	68 dB
LAS 10%	70.5 dB
LAS 50%	64.5 dB
LAS 90%	58 dB
LDN	0
Result	Cumulative



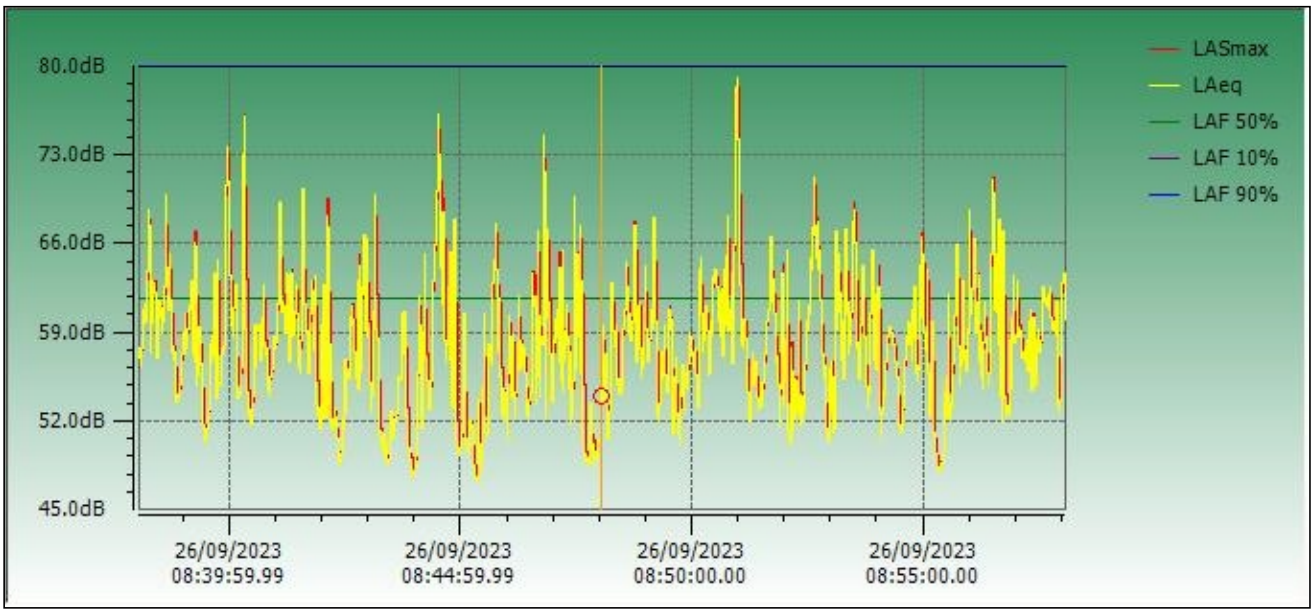
Instrument Model	CEL-633C		
Serial Number	2670911	LASmin	56.8 dB
Start Date & Time	9/26/2023 8:16:53 AM	LAeq	67.1 dB
End Date & Time	9/26/2023 8:36:54 AM	LAS 10%	69.5 dB
Duration	00:20:01 HH:MM:SS	LAS 50%	65.5 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	61 dB
Calibration (Before) Date	9/26/2023 7:55:04 AM	LDN	0
Calibration (After) Date	9/26/2023 9:02:19 AM	Result	Cumulative
LASmax	87 dB		



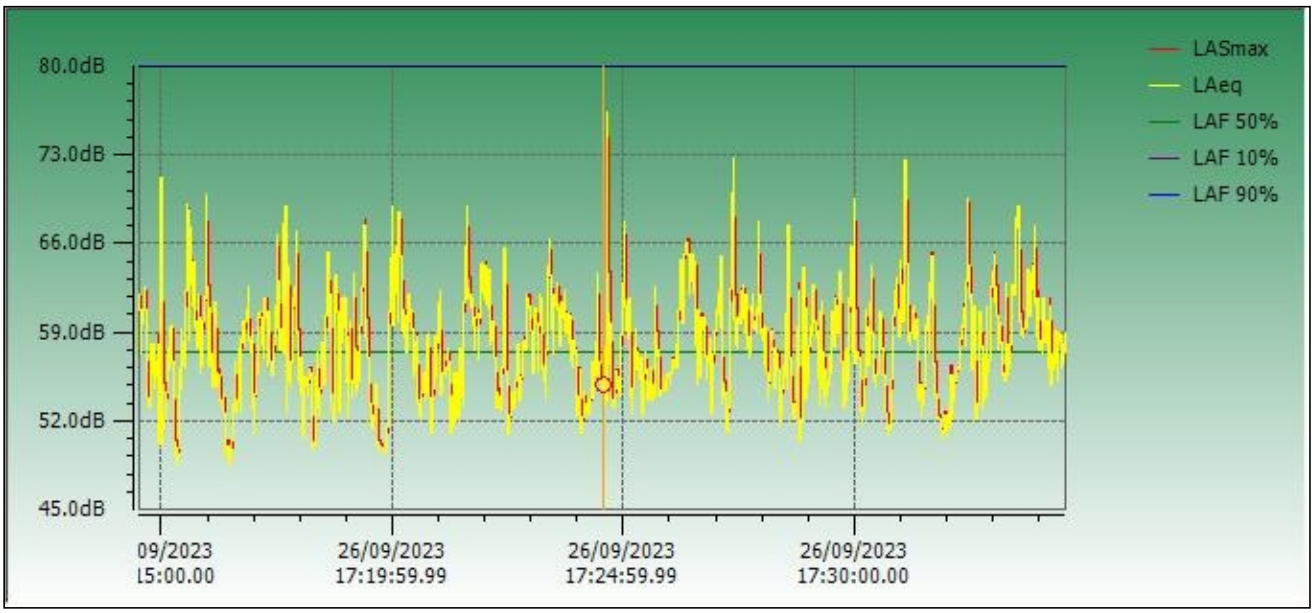
Instrument Model	CEL-633C		
Serial Number	2670911	LASmin	53.9 dB
Start Date & Time	9/26/2023 4:53:21 PM	LAeq	66.2 dB
End Date & Time	9/26/2023 5:13:22 PM	LAS 10%	69.5 dB
Duration	00:20:01 HH:MM:SS	LAS 50%	64 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	58 dB
Calibration (Before) Date	9/26/2023 4:31:58 PM	LDN	0
Calibration (After) Date	9/26/2023 5:35:21 PM	Result	Cumulative
LASmax	82.7 dB		



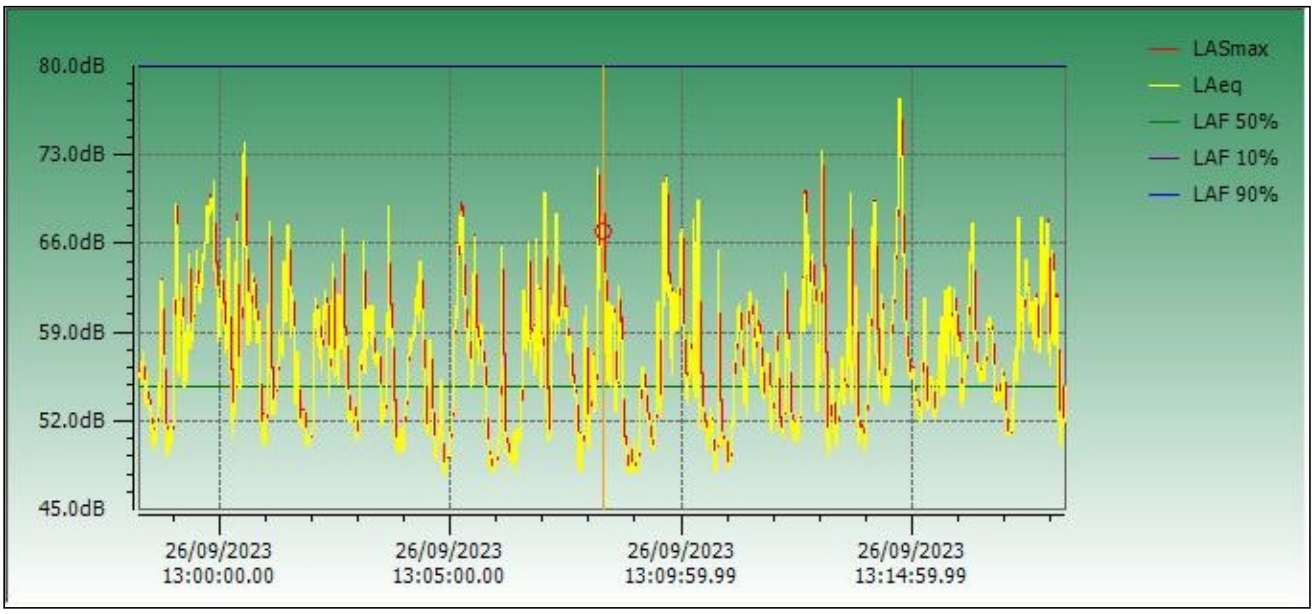
Instrument Model	**CEL-633C**
Serial Number	2670911
Start Date & Time	9/26/2023 8:38:03 AM
End Date & Time	9/26/2023 8:58:05 AM
Duration	00:20:02 HH:MM:SS
Pause Duration	00:00:00 HH:MM:SS
Calibration (Before) Date	9/26/2023 7:55:04 AM
Calibration (After) Date	9/26/2023 9:02:19 AM
LASmax	82.1 dB
LASmin	46.6 dB
LAeq	61.4 dB
LAS 10%	64 dB
LAS 50%	58 dB
LAS 90%	52 dB
LDN	0
Result	Cumulative



Instrument Model	CEL-633C		
Serial Number	2670911	LASmin	47.9 dB
Start Date & Time	9/26/2023 5:14:31 PM	LAeq	60 dB
End Date & Time	9/26/2023 5:34:34 PM	LAS 10%	63 dB
Duration	00:20:03 HH:MM:SS	LAS 50%	58 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	53 dB
Calibration (Before) Date	9/26/2023 4:31:58 PM	LDN	0
Calibration (After) Date	9/26/2023 5:35:21 PM	Result	Cumulative
LASmax	79.9 dB		



Instrument Model	**CEL-633C**
Serial Number	2670911
Start Date & Time	9/26/2023 12:58:15 PM
End Date & Time	9/26/2023 1:18:19 PM
Duration	00:20:04 HH:MM:SS
Pause Duration	00:00:00 HH:MM:SS
Calibration (Before) Date	9/26/2023 12:11:44 PM
Calibration (After) Date	9/26/2023 1:18:46 PM
LASmax	78.4 dB
LASmin	47.2 dB
LAeq	60.5 dB
LAS 10%	64 dB
LAS 50%	57 dB
LAS 90%	50.5 dB
LDN	0
Result	Cumulative



equity environmental engineering
A Division of GZA

PLANNING
GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION MANAGEMENT

Northern NJ
500 International Drive
Suite 150
Mount Olive, NJ 07828

Manhattan
104 West 29th Street
10th Floor
New York, NY 10001



Noise Assignment Field Sheet

Name of Project: Yellowstone Blvd EAS 77695

Project Address: 71-74 Yellowstone Blvd Flushing, NY

Date(s) of Field Work: 9/26/23 – 9/27/23

Personnel: Day 1 – Christian DiGennaro 2 – John Vrabel

Project Specific Scope of Work:

1 x 24-hour Rooftop Reading – bring ladder for rooftop access

3 x 20 minute locations AM , Midday, PM

Site Contact – Steve 914-391-8316

Day 1 – All noise locations. Phase I Inspections

Day 2 – break down meter off roof.

All tenants know you are coming. Please tell them this is a Ph1 inspection for bank refinancing

I. Start of Noise Monitoring Day

Departure Time: 5:50 Arrival Time: 7:10

Weather Conditions (temp, wind speed, precipitation): 60°F, light rain on and off, 8 mph SW

Meter Type: CASELLA Meter Serial #: 5086366 Meter Location: [redacted] 1

Meter Type: CASELLA Meter Serial #: 2670911 Meter Location: 2, 3, 4

Meter Type: _____ Meter Serial #: _____ Meter Location: _____

*If more locations are needed for a project use a second Field Sheet

Calibrator Serial #: 2045304 Meters used on: 5086366

Calibrator Serial #: 1090999 Meters used on: 2670911

Calibrator Serial #: _____ Meters used on: _____

An Equal Opportunity Employer M/F/V/H

Were Photos Taken of Each Location? Y / N *Discuss specific photo instructions w/ Project Manager

**On a separate sheet of paper (field book) make a sketch of the noise meter locations and the distances to nearest wall, fence, building, or other solid surfaces.*

II. Morning Session 7:30 AM – 9:00 AM

Before Measurement:

Meter Serial #: 5086860 Time: 7:42 (9/26) Calibration Passed at 114 dB? (Y) / N

Meter Serial #: 2670911 Time: 7:55 Calibration Passed at 114 dB? (Y) / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 5036866 Time: 14:07 (9/27) Calibration Passed at 114 dB? (Y) / N

Meter Serial #: 2670911 Time: 9:02 Calibration Passed at 114 dB? (Y) / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	7:42 (9/26)	7:42 (9/27)
2	7:55	8:15
3 | 4	8:16 | 8:38	8:36 | 8:58

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
2	6	19	0	0	0	0
3	84	183	2	1	6	0
4	3	6	1	0	0	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):

_____

_____

_____

**Please place noise meters in their respective cases between sessions to avoid damage.*

III. Midday 12:00 PM – 1:30 PM

Before Measurement:

Meter Serial #: 2670911 Time: 12:11 Calibration Passed at 114 dB? Y / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 2670911 Time: 13:18 Calibration Passed at 114 dB? Y / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
2	12:15	12:35
3	12:36	12:56
4	12:58	13:18

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
2	2	7	0	0	0	0
3	74	127	5	1	2	0
4	68	4	0	0	0	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc): 12:37: Dolly Cart/wagon with wheels goes by the meter.

Please place noise meters in their respective cases between sessions to avoid damage.

IV. Evening Session 4:30 PM – 6:00 PM

Before Measurement:

Meter Serial #: 2670911 Time: 16:31 Calibration Passed at 114 dB? Y / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 2670911 Time: 17:34 Calibration Passed at 114 dB? Y / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
2	16:32	16:52
3	16:53	17:13
4	17:14	17:34

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
2	13	14	2	0	2	0
3	97	185	4	0	8	0
4	5	9	1	0	0	0

*If more locations are needed for a project use a second Field Sheet

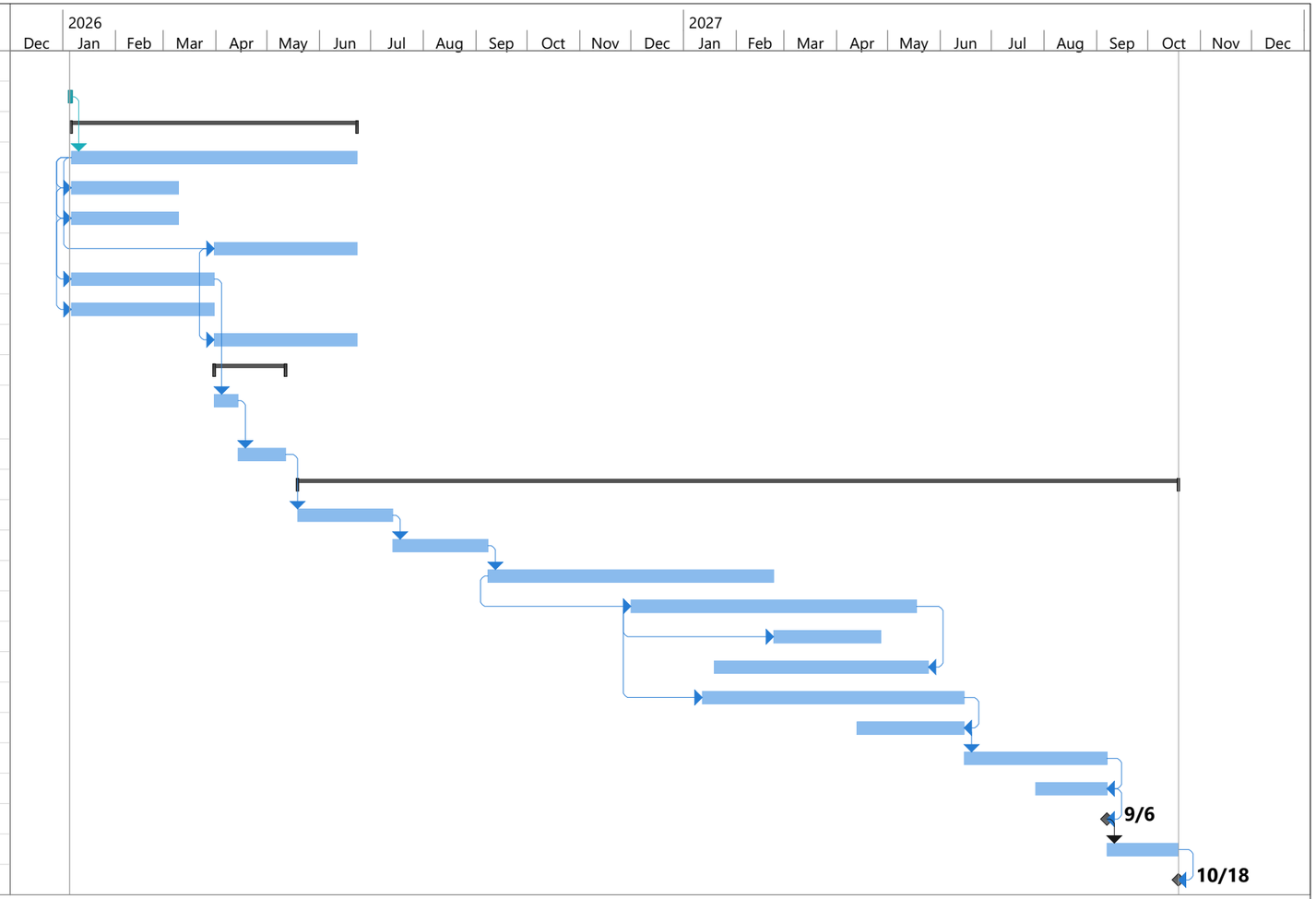
Noise Source: please note any loud noises here and time (sirens, garbage truck, etc): Honks at 16:49, 16:59, 17:05, and 17:24 ; talking near meter at 16:41.

Please place noise meters in their respective cases between sessions to avoid damage.

APPENDIX D

CONSTRUCTION SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Proejcted Development Site 1**			
2	ULURP Approvals	1 day	Mon 1/5/26	Mon 1/5/26
3	**Pre Construction Activities**	**120 days**	**Tue 1/6/26**	**Mon 6/22/26**
4	Schematic - Construction Documents	120 days	Tue 1/6/26	Mon 6/22/26
5	BID & Award - Demolition	45 days	Tue 1/6/26	Mon 3/9/26
6	BID & Award - Foundation	45 days	Tue 1/6/26	Mon 3/9/26
7	BID & Award - Full Building	60 days	Tue 3/31/26	Mon 6/22/26
8	DOB Approval - Demolition	60 days	Tue 1/6/26	Mon 3/30/26
9	DOB Approval - Foundation	60 days	Tue 1/6/26	Mon 3/30/26
10	DOB Approval - Full Building	60 days	Tue 3/31/26	Mon 6/22/26
11	**Demolition and Site Clearance**	**30 days**	**Tue 3/31/26**	**Mon 5/11/26**
12	Mobilization/ Building Protection/Temp Facilities	10 days	Tue 3/31/26	Mon 4/13/26
13	Demolition & Site Clearing	20 days	Tue 4/14/26	Mon 5/11/26
14	**Construction**	**370 days**	**Tue 5/19/26**	**Mon 10/18/27**
15	Excavation and Support of Excavation	40 days	Tue 5/19/26	Mon 7/13/26
16	Foundation	40 days	Tue 7/14/26	Mon 9/7/26
17	Superstructure	120 days	Tue 9/8/26	Mon 2/22/27
18	Façade Enclosure	120 days	Tue 12/1/26	Mon 5/17/27
19	Roofing and Waterproofing	45 days	Tue 2/23/27	Mon 4/26/27
20	Elevator	90 days	Tue 1/19/27	Mon 5/24/27
21	Interior Core and Shell	110 days	Tue 1/12/27	Mon 6/14/27
22	DOB Inspection Core and Shell	45 days	Tue 4/13/27	Mon 6/14/27
23	Interior Finishes & Fitout	60 days	Tue 6/15/27	Mon 9/6/27
24	Fire Inspection Approval	30 days	Tue 7/27/27	Mon 9/6/27
25	Obtain TCO	0 days	Mon 9/6/27	Mon 9/6/27
26	Final Punchlist & Cleaning	30 days	Tue 9/7/27	Mon 10/18/27
27	Certificate of Occupancy	0 days	Mon 10/18/27	Mon 10/18/27



Project: Yellowstone Boulevard
Date: Mon 7/8/24

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone