122-03 14th Avenue Rezoning

ENVIRONMENTAL ASSESSMENT STATEMENT

CEQR # 24DCP130Q

Prepared for:
Northern 167 Property LLC

Prepared by:
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September 6, 2024

122-03 14th Avenue Rezoning

Environmental Assessment Statement

Table of Contents

Environmental Assessment Statement (EAS).....Short Form

Project Description.....Attachment A

Supplemental Screening.....Attachment B

Land Use, Zoning, & Public Policy .....Attachment C

Open Space……..Attachment D

Shadows……...Attachment E

Historic & Cultural Resources…….Attachment F

Urban Design & Visual Resources……..Attachment G

Noise……Attachment H

Hazardous Materials…….Attachment I

Appendix 1: Agency Correspondence

Appendix 2: Technical Memorandum for City of Yes for Housing Opportunity

ENVIRONMENTAL ASSESSMENT STATEMENT (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* 122-03 14th Avenue Rezoning EAS

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 24DCP130Q	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 240311ZMQ, N240312ZRQ	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning			NAME OF APPLICANT Northern 167 Property LLC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Andrew Esposito		
ADDRESS 120 Broadway			ADDRESS 152-53 10th Avenue, Suite 211		
CITY New York	STATE NY	ZIP 10271	CITY Whitestone	STATE NY	ZIP 11357
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 917-833-6889	EMAIL andrew@apexdevelopmentny.com	

5. *Project Description*

The Applicant, Northern 167 Property LLC, requests a zoning map and text amendment (the "Proposed Actions") from the City Planning Commission (CPC) to facilitate the rezoning of Applicant-owned Lots 1 and 7 on Block 3997 (the "Project Site" or "Proposed Development Site") in the College Point neighborhood of Queens Community District (CD) 7. Specifically, the Proposed Actions include a zoning map amendment to rezone the Proposed Rezoning Area from R4A/C1-3 to R6A/C2-4 and a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area.

Approval of the Proposed Actions would facilitate the development of the Applicant's Proposed Project. The Proposed Project would include a six-story (64'-5" tall) 111,430 gsf (76,329 zsf) mixed-use residential and commercial building.

The Proposed Project would include approximately 103 dwelling units (DUs) (75,743 gsf), of which 26 to 31 units would be permanently affordable pursuant to MIH, 6,186 gsf of ground floor local retail space, and 52 accessory off-street parking spaces (29,501 gsf) in a garage located in the cellar and first floor of the proposed building. The Applicant's Proposed Project would maximize the allowable floor area in the proposed R6A/C2-4 zoning district. The Applicant's Proposed Project would not reach the maximum allowable base height and total height (65 feet and 85 feet, respectively). Therefore, this Environmental Assessment Statement (EAS) will analyze the development of an eight-story, 85-foot-tall building that maximizes the permitted zoning envelope of the requested R6A/C2-4 zoning district (the "RWCDS Development"). The RWCDS Development is expected to be constructed and operational in 2026.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 7	STREET ADDRESS 122-03 14th Avenue
TAX BLOCK(S) AND LOT(S) Block 3997, Lots 1 and 7		ZIP CODE 11356
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Located on the blockfront of 14th Avenue between College Point Boulevard and 123rd Street.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4A/C1-3		ZONING SECTIONAL MAP NUMBER 7b

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.): 21,151 Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.): 21,151 Other, describe (sq. ft.):

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 111,430
NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 111,430
HEIGHT OF EACH BUILDING (ft.): 85' (RWCDS) NUMBER OF STORIES OF EACH BUILDING: 8 (RWCDS)

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: 21,151
The total square feet not owned or controlled by the applicant: N/A

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: 21,151 sq. ft. (width x length) VOLUME OF DISTURBANCE: 211,510 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 21,151 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.)	75,743	6,186		
Type (*e.g.,* retail, office, school)	103 units	Local 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: 284 NUMBER OF ADDITIONAL WORKERS: -6 workers

Provide a brief explanation of how these numbers were determined: Based on the average household size of Queens Community District (CD) 7 of 2.75 persons per household (2020 Census). Assumes one worker per 25 DU, one worker per 250 sf of office space, one worker per 333 sf of community facility and local retail space.

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): 2026

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

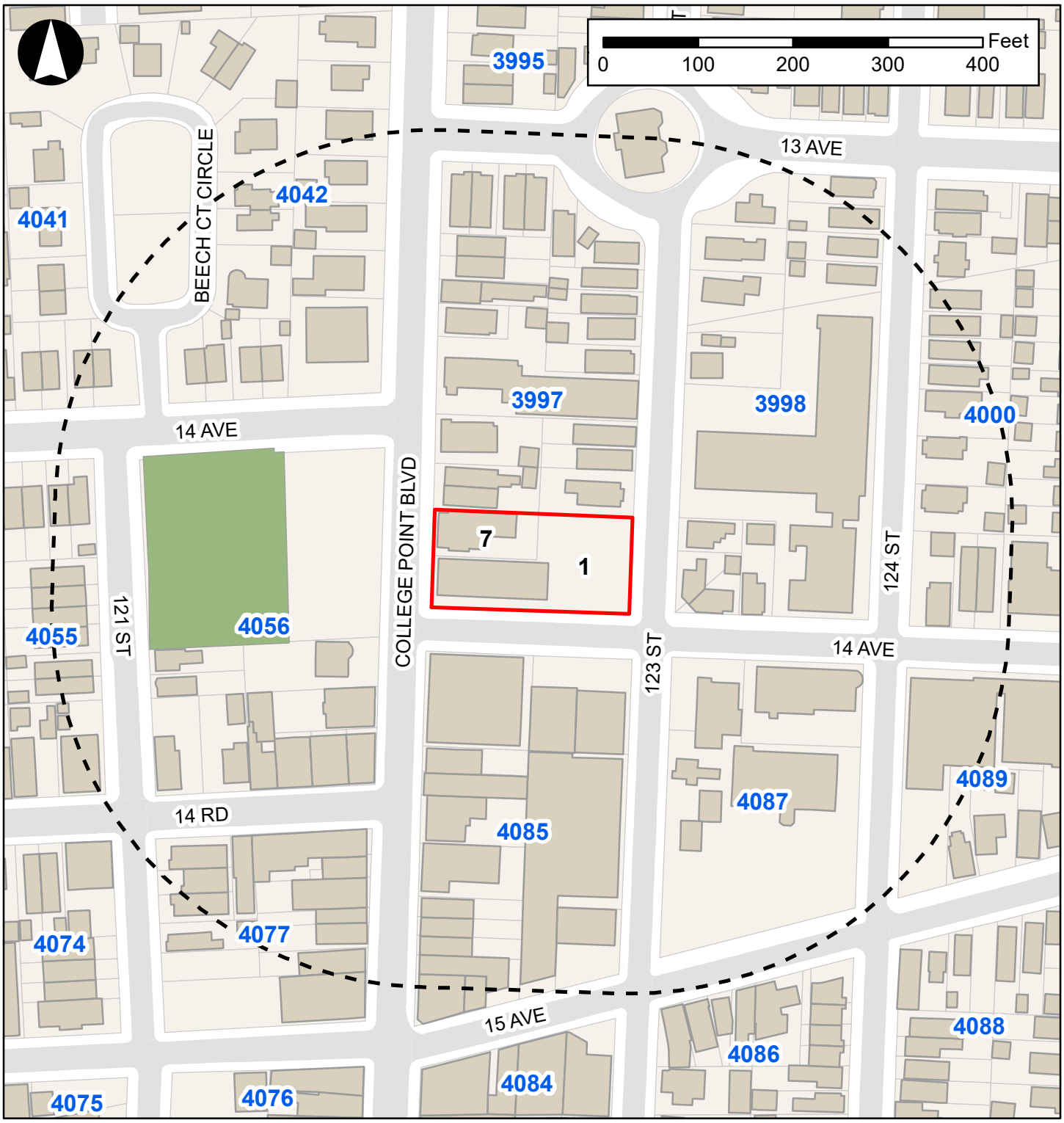
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Construction of the project would be completed in 18 months in a single phase.

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

Figure 1
Project Location

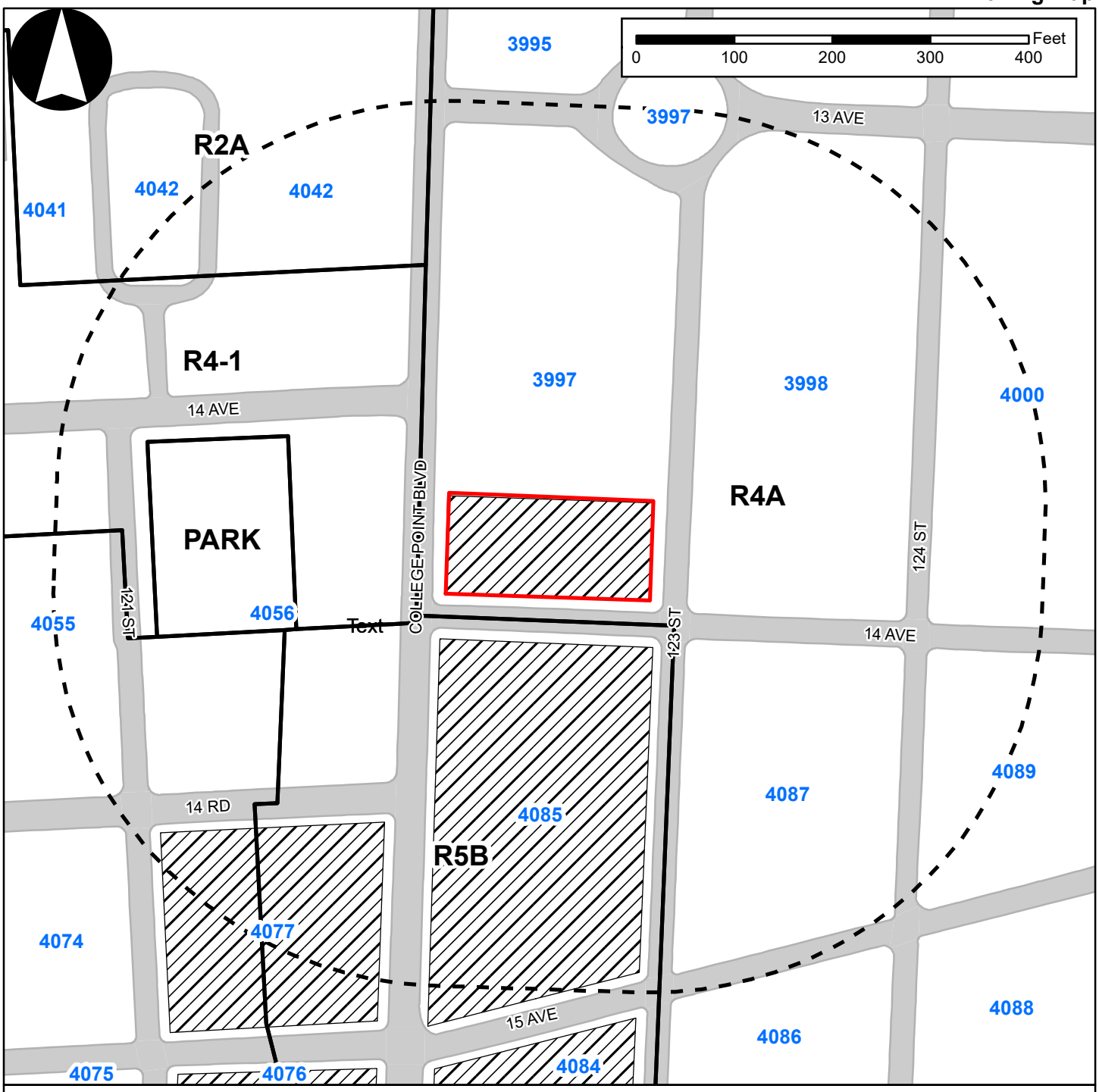


Legend

- Proposed Development Site
- 400-Foot Radius
- 884 Tax Blocks
- Open Space
- Building Footprints



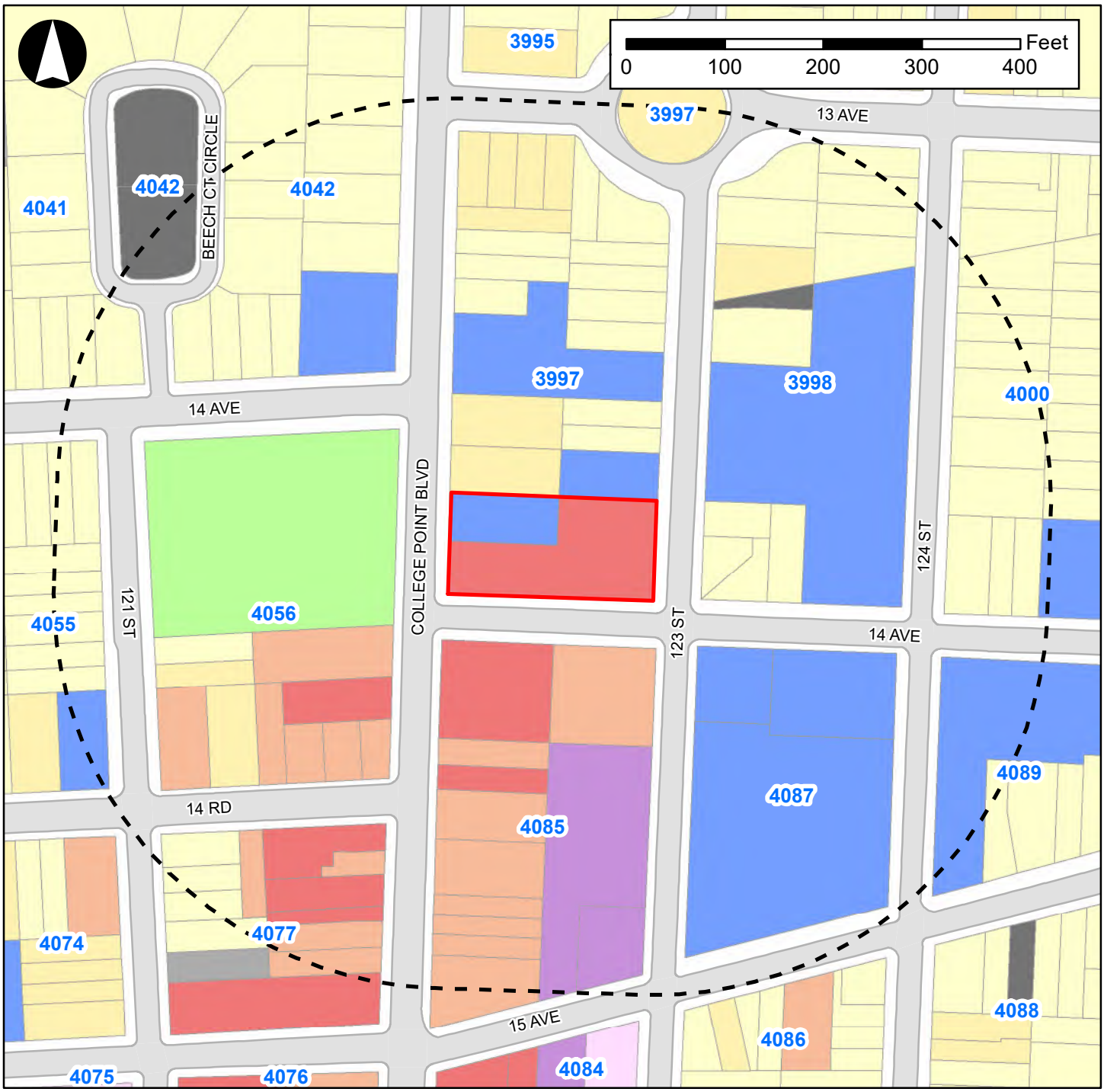
Figure 2
Zoning Map



Legend

- Proposed Development Site
- 400-Foot Radius
- Zoning District Boundaris
- C1-3 Commercial Overlay

Figure 3
Land Use



Legend

- Proposed Development Site
- 400-Foot Radius
- 9649 Tax Block

Land Use

- One & Two-Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-family Elevator Buildings
- Mixed Commercial & Residential Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

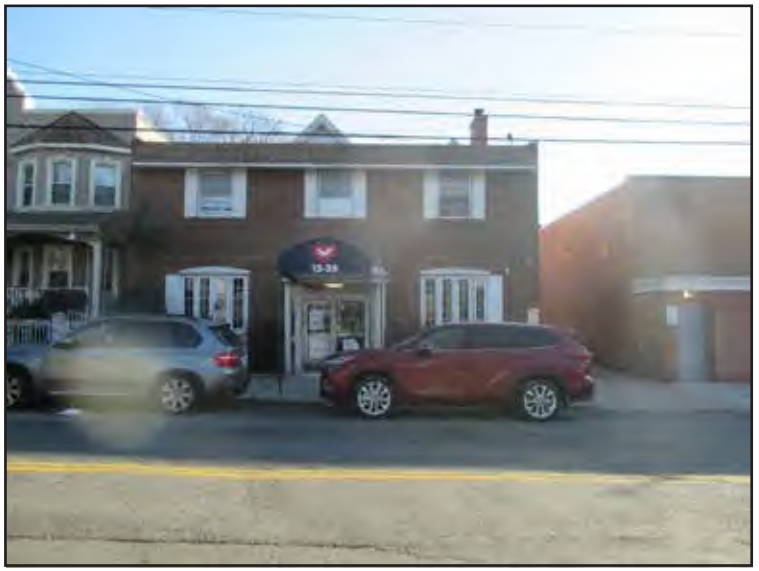


122-03 14th Avenue EAS

Figure 4
Tax Map



1) Facing northeast from the intersection of 14th Avenue and College Point Boulevard towards the Project Area.



2) Facing east from College Point Boulevard towards the Project Area.



3) Facing north towards the eastern half of the Project Area along 14th Avenue.



4) Facing west towards the Project Area from 123rd Street.

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?	☒	☐

	YES	NO
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. Refer to Attachment B		
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: Refer to Attachment B	☐	☒
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☒
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): (103 DUs * 41 lb. per week) * (19 retail employees * 79 lb. per employee per week) = **5,724 lb. per week**		
○ 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): 111,430 gsf * 126.7 MBtu/sf = **14,118,181 MBtu**		
(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) Refer to Attachment B	☐	☒
(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?	☐	☒

	YES	NO
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. Refer to Attachment B		
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. Refer to Attachment B		
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
PHILIP HABIB	May 2nd 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
Deputy Director, Environmental Assessment and Review Division	City Planning Commission
NAME Evren Ulker-Kacar, AICP	September 6, 2024
SIGNATURE 	

NEGATIVE DECLARATION

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, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions 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 the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, Northern 167 Property LLC, is seeking a Zoning Map Amendment to rezone the area generally bound by 14th Avenue to the south, College Point Boulevard to the west, 123rd Street to the east, and a line 100 feet north of 14th Avenue to the south, including Queens Block 3997, Lots 1 and 7 (the "Rezoning Area") from an R4A/C1-3 district to an R6A/C2-4 and a Zoning Text Amendment to establish a Mandatory Inclusionary Housing (MIH) area with MIH options 1 and 2 coterminous with the Rezoning Area (together, the "Proposed Actions"). The Applicant-owned Project Site consists of Queens Block 3997, Lots 1 and 7. The Proposed Actions would facilitate the development of a new six-story, 64' 5"- tall, 11,430 gross-square-foot (gsf) mixed-use residential and commercial building (the "Proposed Project") on the Project Site, in the College Point neighborhood of Queens, Community District (CD) 7. The Proposed Project would include 75,743-gsf residential floor area, including 103 dwelling units (DUs) of which 26 to 31 would be permanently affordable pursuant to MIH; 6,186-gsf of ground floor retail area; and 52 accessory off-street parking spaces (29,501-gsf) in a garage located in the cellar and first floor. The applicant's Proposed Project would not reach the maximum allowable base height and total height (65 feet and 85 feet, respectively), so, for a conservative analysis, this EAS analyzes the development of an eight-story, 85-foot-tall building that maximizes the permitted zoning envelope of the R6A/C2-4 zoning district (the "RWCDS Development"). The Proposed Actions would allow a new mixed-use residential and commercial development to be constructed in a neighborhood where there is a strong demand for housing and local retail, would be consistent with current land use trends and market conditions in the study area, and would be consistent with the city's public policies, including "Housing Our Neighbors" and "Where We Live NYC". Therefore, the Proposed Actions would not result in significant adverse impacts to land use, zoning or public policies.

Open Space

A detailed analysis related to open space is included in this EAS. A significant adverse impact with regards to an open space may occur if a proposed project results in the reduction of an area's open space ratio (indirect impact) by more than the general guidelines provided in the CEQR Technical Manual or if it directly eliminates or alters an open space resource (direct impact). The Proposed Actions would not directly displace any open space resources. In the No-Action condition, the open space ratio within a .5-mile study area of the Development Site is 1.45 acres of total open space, 1.10 for active recreation open space, and 0.35 of passive recreation open space for every 1,000 residents. The No-Action total, active and passive open space ratios fall below the city's goals of 2.5 total acres per 1,000 residents, 2 acres of active recreation open space per 1,000 residents, and 0.5 passive open space acres. In the With-Action condition, the total open space ratio is 1.44 acres per 1,000 residents; the active open space ratio is 1.09 acres per 1,000 residents; and the passive open space ratio is 0.35 acres per 1,000 residents. The percentage change between the No-Action and With-Action total, active, and passive open space ratios is -1.31% which is less than the impact thresholds provided in the CEQR Technical Manual and therefore the Proposed Actions would not result in direct or indirect significant adverse impacts on open space, and no further analysis is required.

Shadows

A detailed analysis related to shadows is included in this EAS. The With-Action condition analyzes a development that maximizes the base (65-feet) and maximum height (85-feet) for the R6A zoning district. The longest shadows that could be cast by the new 85-foot-tall building would be approximately 365.5-feet long. Tier 1 and Tier 2 Shadows assessments found that there is one sunlight-sensitive resource, College Point Park, within the shadow radius of the With-Action development. A Tier 3 Shadows assessment determined that shadows would be cast on College Point Park on three of the four CEQR shadows analysis days – March 21/September 21, May 6/August 6, and June 21. A detailed analysis of shadow impacts determined that the park would be cast in shadow from 7:36 AM-8:10 AM, for 34 minutes on the March21/September 21 analysis day; 6:27 AM-7:11 AM for 44 minutes on the May 6/August 6 analysis day; and 5:57 AM-6:53 AM for 56 minutes on the June 21 analysis day. Shadows would exit the open space after 8:10 AM on all analysis days, and incremental shadows would not be cast by the Development during the park's busiest hours. No single sunlight sensitive feature of College Point Park would receive sunlight for less than six to eight hours a day, which, according to the *CEQR Technical Manual,* is the general minimum requirement for the survival of vegetation during the growing season. Therefore, as the extent and duration of the incremental shadows would (1) not significantly reduce direct sunlight exposure on the natural resource, and (2) would not threaten the viability of vegetation or other resources, the Proposed Actions would not result in significant adverse impacts from shadows.

Historic and Cultural Resources

A detailed analysis related to historic and cultural resources is included in this EAS. The analysis identified seven historic architectural resources located within the 400-foot study area around the Development Site: the Queens Borough Public Library, Poppenhusen Branch; the Herman A. and Malvina Schleicher House; Firemen's Hall; Former St. Agnes Academic High School; St. Agnes Convent and School; P.S.Q336 College Point Collaborative; and St. Fidelis R.C. Church. For designated New York City Landmarks (NYCLs) and State/National Register (S/NR)-listed historic buildings located within 90 linear feet of the Project Site, the DOB's Technical Policy and Procedure Notice (TPPN) #10/88, which monitors construction adjacent to NYCL-designated or S/NR-listed historic resources, would apply. Firemen's Hall, at 13-28 123rd Street, located immediately adjacent to the Project Site, a S/NR-listed landmark constructed in 1906-1907, would be protected from construction-related impacts by TPPN #10/88. There are no designated or eligible historic resources on the Project Site, and therefore, the Proposed Actions would not result in any direct impacts to historic architectural resources. In letters dated December 26, 2023 and May 21, 2024, LPC determined that there are no archaeological resources of significance at the Project

Project Name: 122-03 14th Avenue Rezoning
CEQR # 24DCP130Q
SEQRA Classification: Unlisted

Site or in the Historic and Cultural Resources study area, respectively. The Proposed Project would not significantly alter the context or setting of any area historic resources as compared to the No-Action condition and would not result in significant adverse indirect impacts on historic architectural or archaeological resources.

Air Quality, and Noise

An (E) designation (E-801) related to air quality, and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The air quality, and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality or noise.

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). Should you have any questions pertaining to this Negative Declaration, you may contact Max Marinoff at +1 212-720-3621.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME	DATE
Evren Ulker-Kacar, AICP	9/6/2024
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME	DATE
Daniel R. Garodnick	9/9/2024
SIGNATURE	

Project Name: 122-03 14th Avenue Rezoning
CEQR # 24DCP130Q
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 3997, Lots 1 and 7

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to air quality and noise an (E) designation (**E-801**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1		X	X

Air Quality

The (E) designation requirements for air quality would apply as follows:

> ***Projected Development Site 1:*** *Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilation, and air conditioning (HVAC) systems and/or the hot water equipment stack(s) is located at the building's highest level and at least 64'-5" above grade to avoid any potential significant adverse air quality impacts.*

Noise

The (E) designation requirements for noise would apply as follows:

> ***Projected Development Site 1:*** *To ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the facades facing 14th Avenue and the facades facing 123rd Street and College Point Boulevard within 50 feet of 14th Avenue to maintain an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses as illustrated in the EAS. 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, air conditioning.*

ATTACHMENT A
PROJECT DESCRIPTION

I. INTRODUCTION

The Applicant, Northern 167 Property LLC, seeks approval for two discretionary actions (the "Proposed Actions") to facilitate development of the Applicant-owned site at 122-03 14th Avenue (Block 3997, Lots 1 and 7); (the "Project Site" or "Proposed Development Site") in the College Point neighborhood of Queens Community District (CD) 7. Specifically, the Proposed Actions include a zoning map amendment to rezone the Project Site from R4A/C1-3 to R6A/C2-4 and a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area.

Approval of the Proposed Actions would allow the Applicant to develop a new six-story, approximately 111,430 gsf mixed-use building on the Project Site, including approximately 75,743 gsf of residential floor area (approximately 103 dwelling units) and 6,186 gsf of commercial floor area (local retail). The building would contain approximately 29,501 gsf of parking area, including approximately 18,216 gsf in the cellar and approximately 11,285 gsf on the ground floor, accommodating approximately 52 accessory off-street parking spaces in the building. Depending on the MIH option selected during the public review process, either 25 percent or 30 percent of the residential floor area (equivalent to approximately 26 and 31 DU's, respectively) would be designated as affordable housing. The Applicant's Proposed Project would maximize the allowable floor area in the proposed R6A/C2-4 zoning district. The Applicant's Proposed Project would not reach the maximum allowable base height and total height (65 feet and 85 feet, respectively). Therefore, this Environmental Assessment Statement (EAS) will analyze the development of an eight-story building that maximizes the permitted zoning envelope of the requested R6A/C2-4 zoning district (the "RWCDS Development"). The RWCDS Development assumes a 2026 build year for analysis.

This attachment provides a summary and description of the Proposed Actions, including the Project Site's existing conditions, project's purpose and need, RWCDS under future No-Action and future With-Action conditions, and the governmental approvals required. The attached supplemental studies examine the potential for the Proposed Actions to result in impacts in any City Environmental Quality Review (CEQR) technical areas, including separate attachments with detailed analyses of Land Use, Zoning, and Public Policy, Open Space, Shadows, Historic Resources, Urban Design and Visual Resources, and Noise, in **Attachments C through H**, respectively. All other warranted preliminary screening assessments are summarized in **Attachment B, "Supplemental Screening."**

The New York City Department of City Planning (DCP) 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. CHO was referred into public review on April 29, 2024. Given that this project may be affected by the proposals in the text amendment, a technical memorandum has been included in **Appendix 2** that assesses whether the conclusion of the environmental review would be altered by CHO.

II. BACKGROUND AND EXISTING CONDITIONS

The area proposed for rezoning is comprised of Block 3997, Lots 1 and 7, and is on the block bounded by 123rd Street to the east, College Point Boulevard to the west, 14th Avenue to the south, and 13th Avenue to the north (see **Figure A-1**). The Project Site has a combined lot area of approximately 21,151 sf and was rezoned from R4 to R4A/C1-3 as part of the 2006 *College Point Rezoning* (CEQR No. 05DCP092Q) (050482 ZMQ).

Lot 1 is an approximately 15,580 sf corner lot that is occupied by a one-story 4,785 gsf commercial office building and a surface parking lot containing approximately 20 accessory off-street parking spaces. Lot 1 has approximately 100 feet of frontage along 123rd Street, 210 feet of frontage along 14th Avenue, and 50 feet of frontage along College Point Boulevard. Lot 1 has one curb cut on 14th Avenue and two curb cuts on 123rd Street.

Lot 7 is an approximately 5,571 sf interior lot with approximately 50 feet of frontage along College Point Boulevard. Lot 7 is occupied by a 3,125 gsf, two-story house of worship. One existing curb cut is located on the southern edge of the site's College Point Boulevard frontage.

Surrounding Area and Context

Land uses within a 400-foot radius (the "surrounding area") of the Project Site include a mix of residential, public facility and institutions, open space, mixed-use residential and commercial, and open space uses. South of the Project Site is a concentration of mixed-use residential and commercial buildings and two lots used for manufacturing (refer to **Figure A-2**). North of 14th Avenue within a 400-foot radius of the Project Site includes multi-family walkup buildings, single- and two-family residential buildings, and public facilities and institutions.

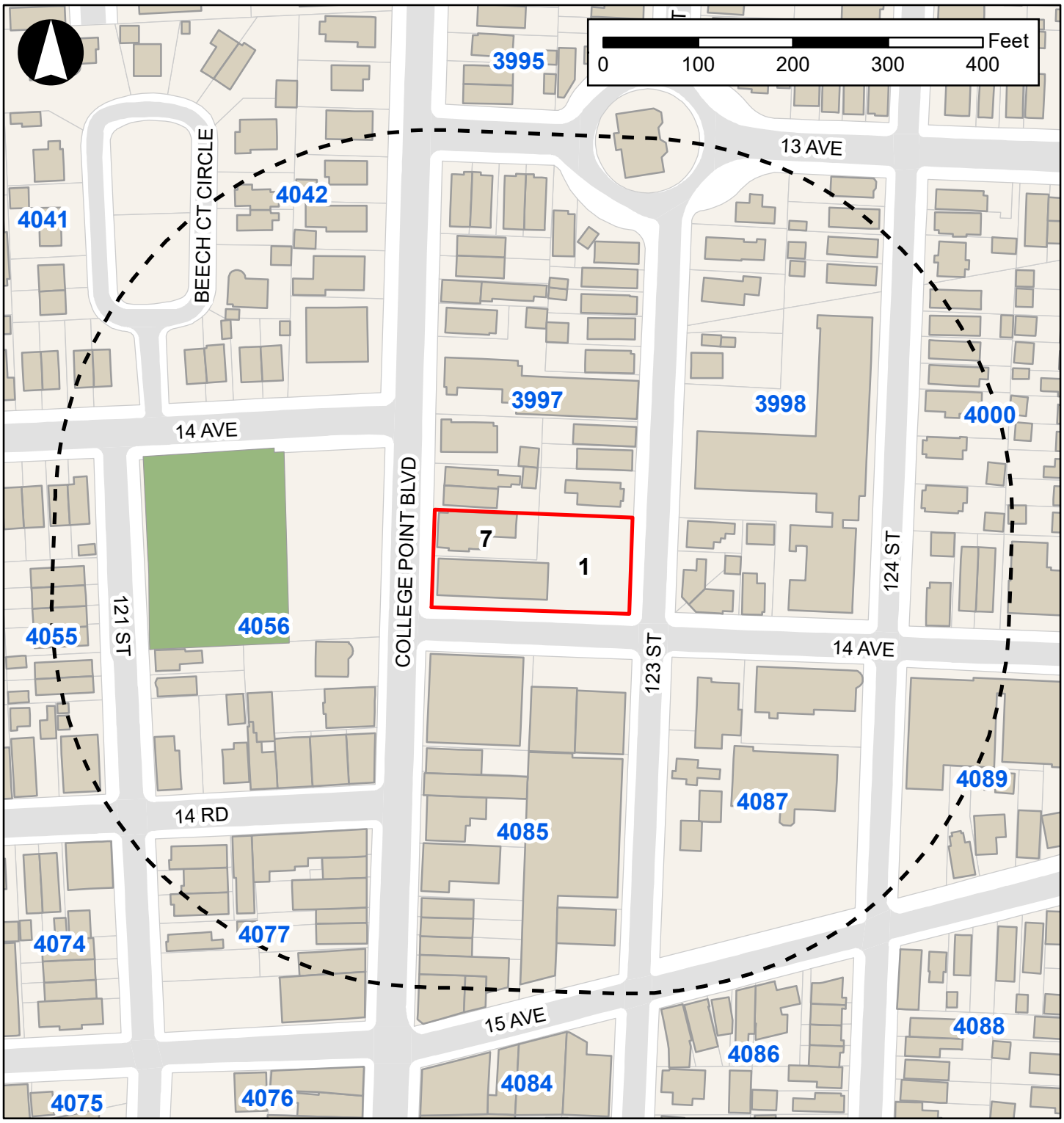
To the west of the Project Site is College Point Park, a 0.66-acre park that includes handball courts and basketball courts. Public facilities and institutions within the 400-foot radius of the Project Site includes the Angelo Petromelis Senior Center, the former St. Agnes Academic High School which closed in 2021 and is now owned by the NYC School Construction Authority (NYCSCA), St. Fidelis Catholic Church, M.S. 379, a preschool, and the Queens Public Library at Poppenhusen.

The Q65 bus runs north-south on College Point Boulevard and connects the Project Site to Flushing and Jamaica. The Q20A and Q20B buses run along 14th and 15th Avenues and connect the Project Site to Flushing and Jamaica.

Zoning

As shown in **Figure 2** of the EAS Form, the Project Site is located in a R4A/C1-3 zoning district. R4A is a low-density contextual residential district. This district permits single- and two-family detached buildings with residential and community facility uses (Use Groups 1-4). The R4A district permits a maximum residential FAR of 0.75 and a maximum community facility FAR of 2.0. Buildings can reach a maximum street wall height of 21 feet and a maximum building height of 35 feet. One parking space is required for each DU. The C1-3 commercial overlay permits a maximum commercial FAR of 1.0. Parking requirements for this commercial overlay vary by use. The surrounding area is primarily zoned R5B to the south, R4-1 to the west, and R2A to the northwest.

Figure A-1
Project Location

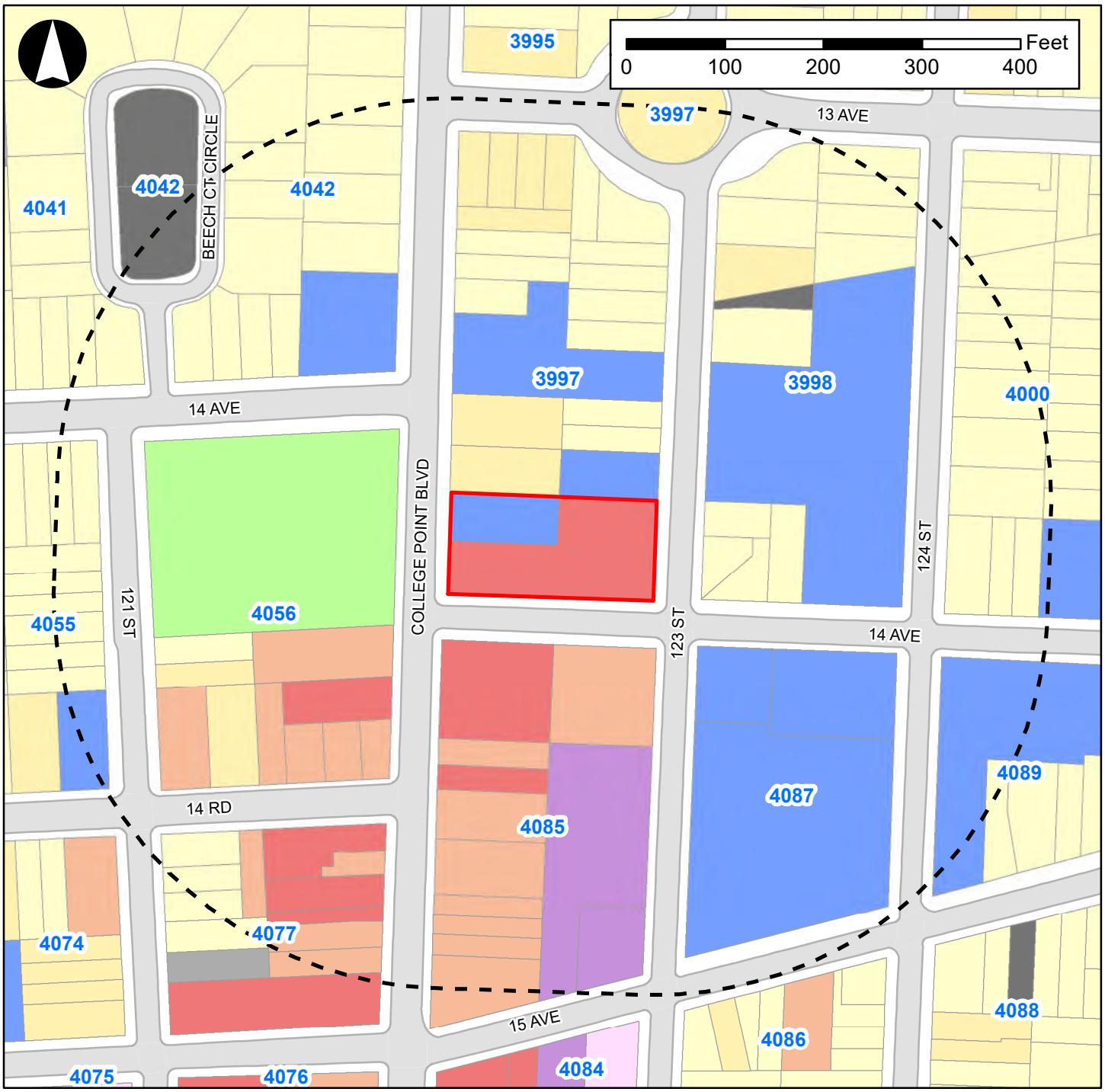


Legend

- Proposed Development Site
- 400-Foot Radius
- 884 Tax Blocks
- Open Space
- Building Footprints



Figure A-2
Land Use



Legend

- Proposed Development Site
- 400-Foot Radius
- 9649 Tax Block

Land Use

- One & Two-Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-family Elevator Buildings
- Mixed Commercial & Residential Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

III. THE PROPOSED ACTIONS

The Applicant seeks the following discretionary land use actions:

Zoning Map Amendment to rezone the area generally bounded by 14th Avenue to the south, College Point Boulevard to the west, 123rd Street to the east, and a line 100 feet north of 14th Avenue to the south, including Queens Block 3997, Lots 1 and 7 (the "Proposed Rezoning Area") from R4A/C1-3 to an R6A/C2-4 as shown in **Figure A-3**. The R6A district is a residential contextual district that is subject to Quality Housing bulk regulations. Developments containing residential use in R6A districts in an MIH area can achieve a maximum FAR of 3.6, a base height of 65 feet, and a maximum building height of 80 feet (85 feet with a qualifying ground floor). Parking is required for 50 percent of DUs, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone, or for lots with 10,000 square feet of area or less. Parking requirements can be waived if 15 or fewer parking spaces are required. Community facility uses are permitted at a maximum FAR of 3.0. **Table A-1** compares the use and bulk requirements under the existing and proposed zoning districts.[1]

TABLE A-1
Comparison of Allowable Uses and Maximum FAR for the Existing and Proposed Zoning

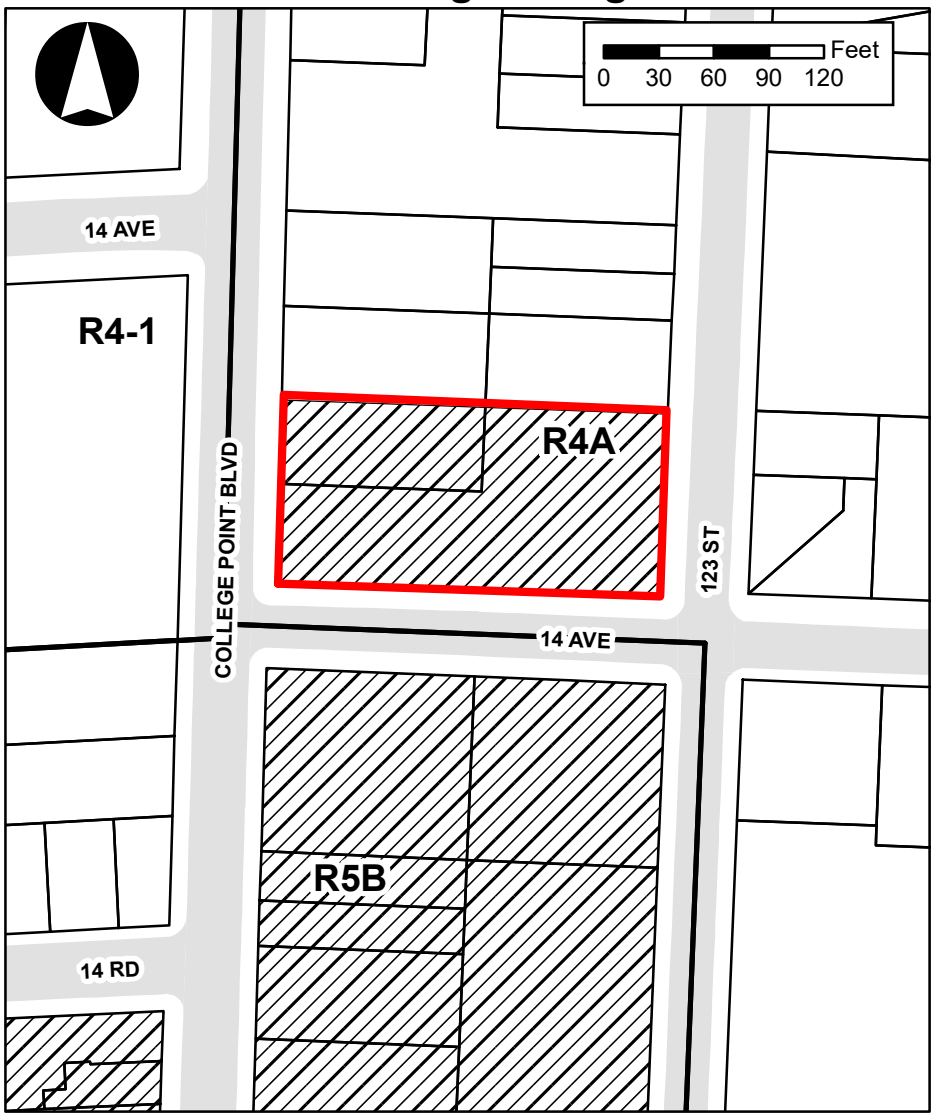
	Existing Zoning	Proposed Zoning
Zoning District	**R4A/C1-3**	**R6A/C2-4**
Use Groups	UG 1-6	UG 1-6
Maximum FAR		
Residential	0.75	3.6 with MIH
Community Facility	2.0	3.0
Commercial	1.0	2.0
Manufacturing	N/A	N/A
Height and Setback		
Maximum Base Height	21 feet	65 feet
Maximum Building Height	35 feet	80 feet (85 feet with qualifying ground floor and MIH development)

Source: *Zoning Resolution of the City of New York.*

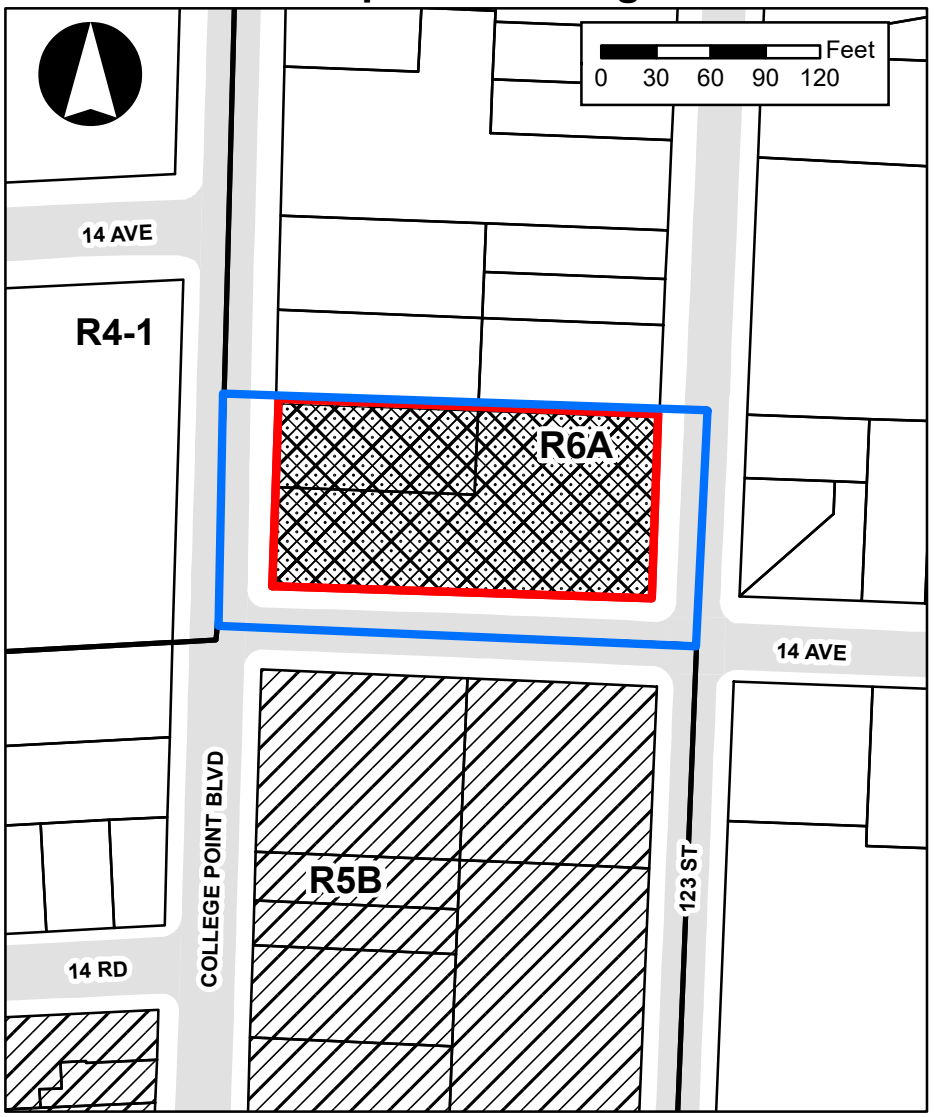
Zoning Text Amendment to Appendix F of the *Zoning Resolution (ZR) of the City of New York* to establish the Project Area as a Mandatory Inclusionary Housing (MIH) area. The establishment of the MIH area would require a share of new housing to be permanently affordable where significant new housing capacity would be created. The MIH program includes two primary options for set-aside percentages with different affordability levels. Option 1 requires that 25 percent of residential floor area be affordable for residents with incomes averaging 60 percent of the area median income (AMI) (with ten percent of the floor area affordable at 40 percent AMI), and Option 2 requires that 30 percent of residential floor area be affordable for residents with incomes averaging 80 percent of the income index. In combination with these options, two other options may be made available. A "Deep Affordability Option" may be utilized under which 20 percent of residential floor area must be affordable housing units affordable to households with incomes at a weighted average of 40 percent of the income index. Also, a "Workforce Option" may be utilized provided that 30 percent of residential floor area contains housing units affordable to households with incomes at a weighted average of 115 percent, with five percent of residential floor area comprising units affordable to households at incomes of 70 percent of the income

[1] With the City of Yes Housing Opportunity text amendment, this R6A/C2-4 zoning district would be able to go up to 3.9 FAR with the Universal Affordability Preference (UAP). An additional analysis is warranted, and is provided in a technical memorandum in **Appendix 2**.

Existing Zoning



Proposed Zoning



Legend

- Proposed Development Site
- C1-3 Commercial Overlay

Legend

- Proposed Rezoning Area
- Proposed Development Site
- C1-3 Commercial Overlay
- Proposed C2-4 Commercial Overlay

index and another five percent of residential floor area affordable to households at an income band of 90 percent of the income index. Depending on the MIH option selected during the public review process, either 25 or 30 percent of the residential floor area would be required to be affordable housing.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The 2006 College Point Rezoning discussed above affected an approximately 161 block area of College Point, including the Project Site. The rezoning was intended to preserve the predominantly residential character of the College Point neighborhood and ensure that new development would be consistent with the area's scale, context, and existing building patterns. The Project Site was rezoned from R4 to R4A/C1-3. At the time of the rezoning, approximately three-quarters of existing buildings within the rezoning area were one- and two-family detached residences. According to Queens Community District 7's 2024 Statement of Community Needs, projected growth in the community district and Queens is expected to increase demand for new market-rate, affordable, and senior housing. The Applicant seeks to redevelop the underutilized site with multi-family housing. The proposed development would provide new market-rate housing as well as permanently income-restricted housing pursuant to MIH. There are no designated IH or MIH areas within a 1.5-mile radius.

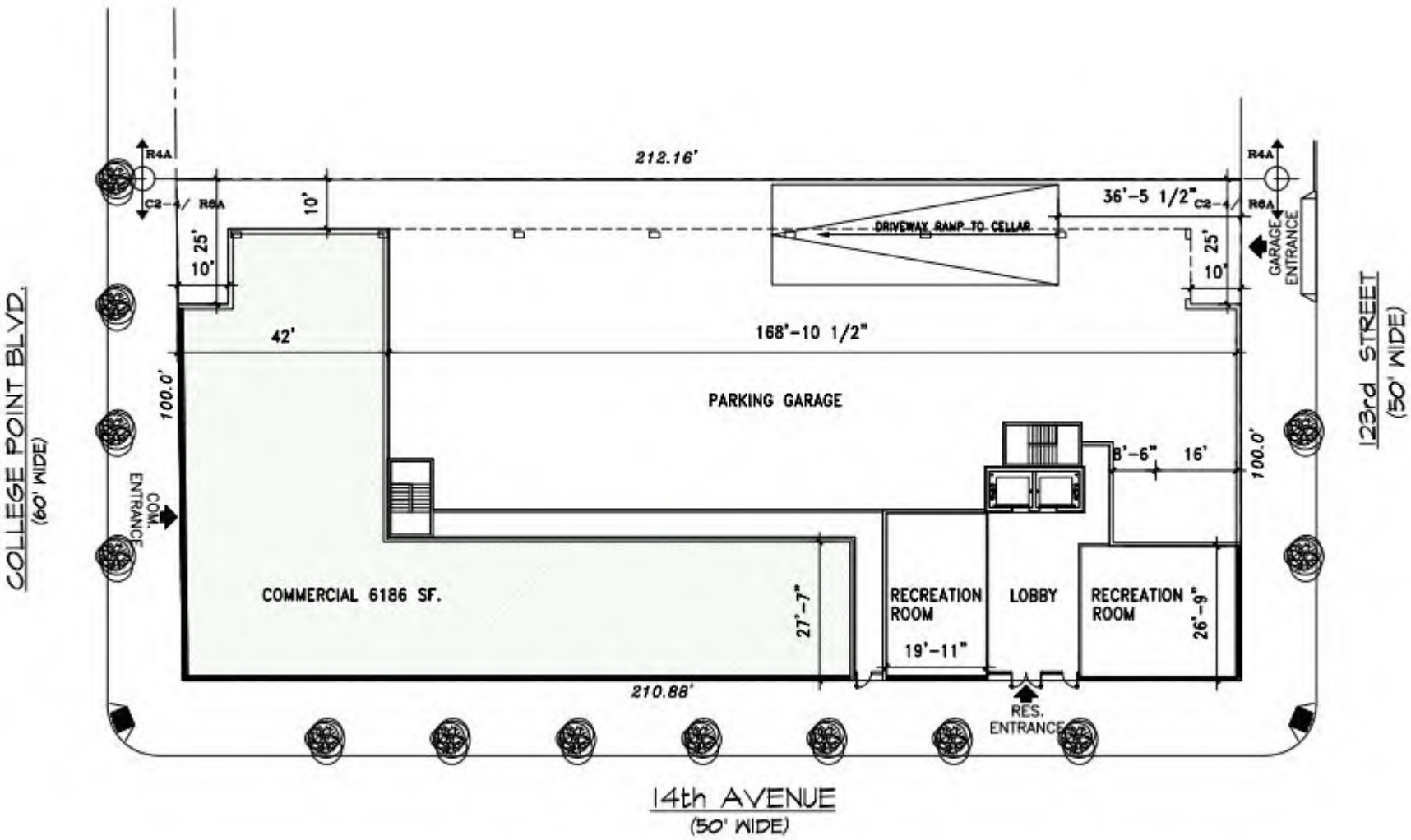
The required permanently affordable units at the Project Area would help to address affordable housing goals set forth by the City in *Housing New York: A Five-Borough, Ten-Year Plan*. The creation of new affordable housing supply at various income levels helps to alleviate the upward pressure on housing prices, and contributes to housing affordability in the surrounding area and larger City.

V. APPLICANT'S PROPOSED DEVELOPMENT

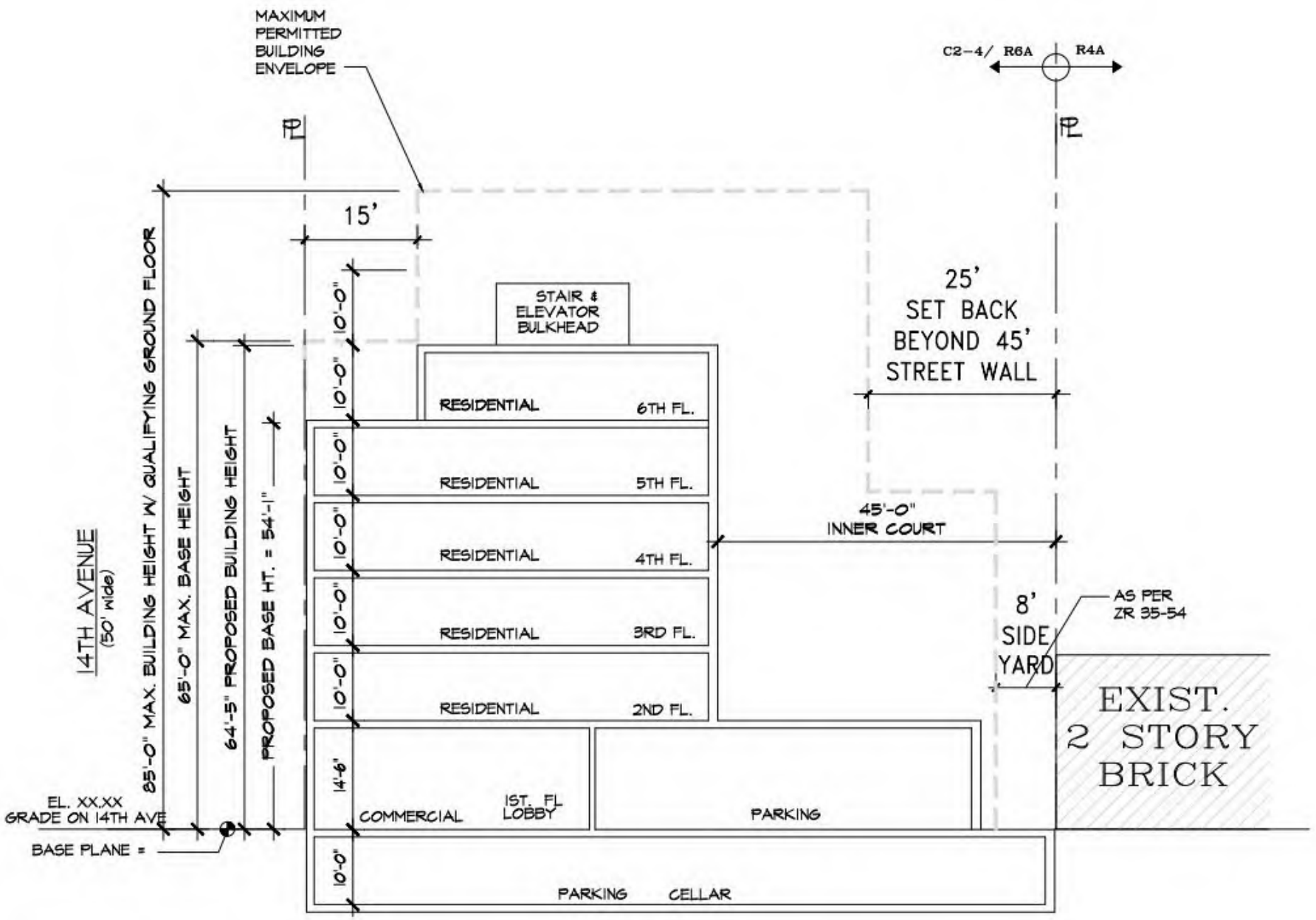
The Applicant proposes to redevelop the Project Site with a six-story (64'-5" tall) 111,430 gsf (76,329 zsf) mixed-use residential and commercial building. The Proposed Project would include approximately 103 dwelling units (DUs) (75,743 gsf), of which 26 to 31 units would be permanently affordable pursuant to MIH, 6,186 gsf of ground floor local retail space, and 52 accessory off-street parking spaces (29,501 gsf). The Applicant's Proposed Project would maximize the allowable floor area in the proposed R6A/C2-4 zoning district. The Applicant's Proposed Project would reach a maximum base height of 54'-1" and a total height of 64'-5". Therefore, the Applicant's Proposed Project would not reach the maximum allowable base height and total height (65 feet and 85 feet, respectively).

As shown in the illustrative ground floor plan in **Figure A-4**, the residential lobby of the building would be accessible from 14th Avenue, whereas the ground floor retail uses are expected to be accessible from College Point Boulevard.

Although the proposed zoning district would allow a maximum building height of 85 feet, the Applicant's Proposed Project, which maximizes the allowable FAR in the proposed R6A/C2-4 zoning district, would be 64'-5" tall, as shown in the illustrative section in **Figure A-5**, and would rise to a maximum base height of 54'-1 before setting back from the streetline. **Figure A-5** also highlights the heights of the proposed parking garages: a 10' tall cellar parking area and a 14'6" tall first level parking area, adjacent to the ground-level residential lobby and commercial space. It should be noted that this parking area accounts for the difference between total zsf and gsf of the proposed building (76,329 zsf and 111.430 gsf, as detailed above).



*For Illustrative Purposes Only



*For Illustrative Purposes Only

VI. ANALYSIS FRAMEWORK

Analysis Year

In order to assess the potential of the proposed actions, a RWCDS for both the future without the proposed actions ("No-Action") and the future with the proposed actions ("With-Action") conditions will be analyzed. As the Project Site does not require substantial building demolition activities prior to building construction, and based on the size of the Proposed Project, it is anticipated that construction of the proposed project would be short-term (approximately 18-months) and the building would be built and occupied in 2026. Accordingly, the RWCDS would use the 2026 Build Year for analysis purposes.

Future without the Proposed Actions (No-Action Condition)

In the future without the Proposed Actions, the Project Site's existing R4A/C1-3 zoning would remain. Under the existing zoning, it is possible to develop the Project Site with a residential, community facility, and commercial uses. The maximum permitted FAR for the Project Site in the No-Action scenario is 0.75 for residential uses, 1.0 for commercial uses, and 2.0 for community facility uses. However, for this environmental review, absent the Proposed Actions, the Applicant has stated that the Project Site would remain the same as under existing conditions.

Future with the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions (With-Action condition), the proposed zoning map and zoning text amendments would be approved. Under the With-Action condition, residential uses would be allowed as-of right in the Project Area, at a maximum FAR of 3.6 FAR when fully utilizing the additional FAR under the MIH Program. The maximum allowable FARs for community facility and commercial uses would be 3.0 and 2.0, respectively.

TABLE A-2
Comparison of No-Action and With-Action Development Scenarios

	No-Action	RWCDS With-Action	Increment
Land Use			
Residential	0 gsf	75,743 gsf	+ 75,743 gsf
Total DU	*0 DU*	*103 DU*	*+ 103 DU*
Market-rate DU	*0 DU*	*72-77 DU*	*+ 72-77 DU*
Affordable DU	*0 DU*	*26-31 DU*	*+ 26-31 DU*
Local Retail	0 gsf	6,186 gsf	+ 6,186 gsf
Office	4,785 gsf	0 gsf	- 4,785 gsf
House of Worship	3,125 gsf	0 gsf	- 3,125 gsf
Parking Spaces	20 spaces	52 spaces	+ 32 spaces
Population[1]			
Residents	0	284 residents	+ 284 residents
Workers	29	23	- 6 workers

Notes:

[1] Proposed project's population based on the following assumptions Based on the average household size of 2.75 for the Queens Community District 7 (2020 Census), one residential employee per 25 DU, one employee per 250 gsf of office space, and one employee per 333 sf of community facility/local retail space.

[2] Under MIH Option 1, 31 units would be affordable and 72 would be market-rate; under MIH Option 2, 26 units would be affordable and 77 would be market-rate.

Table A-2 provides a comparison of the No-Action and With-Action conditions identified for CEQR analysis purposes. As shown, the incremental (net) change that would result from the Proposed Actions is the addition of 75,743 gsf of residential uses, with approximately 103 DUs, of which approximately 26 to 31 would be affordable units (31 under MIH Option 1; 26 under MIH Option 2), and 6,186 gsf of local retail uses, as well as a net reduction in office and community facility space, compared to the No-Action condition. In terms of population, the Proposed Actions are expected to generate an estimated 284 incremental residents and a reduction of six employees, as compared to the 2026 No-Action condition.

VII. REQUIRED APPROVALS

The proposed zoning map and text amendments are discretionary public actions that are subject to both the Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR).

The City's ULURP process, mandated by Sections 197-c and 197-d of the New York City Charter, is designed to allow public review of ULURP applications at four levels: the Community Board; the Borough President; the CPC and the City Council. The procedure has mandated time limits for review at each stage to ensure a maximum review period of approximately seven months. The process begins with certification by CPC that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case Queens Community Board 7). The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution on the ULURP application. The Queens Borough President then has up to 30 days to review the application. The CPC then has up to 60 days, during which time a public hearing is held on the ULURP application. If CPC approved, the application is then forwarded to the City Council, which has 50 days to review the ULURP application.

CEQR is a process by which agencies review discretionary actions to identify the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with the New York State Environmental Quality Review Act (SEQRA). In addition, the City has published a guidance manual for environmental review, the *CEQR Technical Manual*.

ATTACHMENT B
SUPPLEMENTAL SCREENING

I. INTRODUCTION

This Environmental Assessment Statement ("EAS") has been prepared in accordance with the guidance and methodologies presented in the 2021 *City Environmental Quality Review ("CEQR") Technical Manual*. For each technical area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Using this guidance, preliminary screening assessments were conducted for the Proposed Actions to determine whether detailed analysis of any technical area may be appropriate.

As described in **Attachment A, "Project Description,"** approval of the Proposed Actions would allow the Applicant to develop a new six-story, approximately 111,430 gsf mixed-use building on the Project Site, including approximately 75,743 gsf of residential floor area (approximately 103 dwelling units) and 6,186 gsf of commercial floor area (local retail). The building would contain approximately 29,501 gsf of cellar and ground floor space for approximately 52 accessory off-street parking spaces. Depending on the MIH option selected during the public review process, either 25 percent or 30 percent of the residential floor area (equivalent to approximately 26 and 31 DU's, respectively) would be designated as affordable housing. The Applicant's Proposed Project would maximize the allowable floor area in the proposed R6A/C2-4 zoning district. The Applicant's Proposed Project would not reach the maximum allowable base height and total height (65 feet and 85 feet, respectively). Therefore, this Environmental Assessment Statement (EAS) will analyze the development of an eight-story building that maximizes the permitted zoning envelope of the requested R6A/C2-4 zoning district (the "RWCDS Development"). The RWCDS Development assumes a 2026 build year for analysis.

Part II of the EAS Form identifies those technical areas that warrant additional assessment. For those technical areas that warranted a "Yes" answer in Part II of the EAS Form, supplemental screening assessments are provided in this attachment. The supplemental screenings contained herein identified that additional analyses are required in the areas of Land Use, Zoning, and Public Policy, Open Space, Shadows, Historic Resources, Urban Design and Visual Resources, and Noise. These analyses are provided in **Attachments C to H**, respectively, and are summarized in this attachment. The remaining technical areas detailed in the *CEQR Technical Manual* were not deemed to require supplemental screening because the project increment did not trigger initial CEQR thresholds and/or are unlikely to result in significant adverse impacts. **Table B-1** presents a summary of analysis screening information for the Proposed Actions.

TABLE B-1
Summary of CEQR Technical Areas Screening

CEQR TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	ANALYSIS REQUIRED
Land Use, Zoning, & Public Policy			X
Socioeconomic Conditions	X		
Community Facilities and Services	X		
Open Space			X
Shadows			X
Historic & Cultural Resources			X
Urban Design & Visual Resources			X
Natural Resources	X		
Hazardous Materials			X
Water and Sewer Infrastructure	X		
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation - Traffic & Parking - Transit - Pedestrians		 X X X	
Air Quality - Mobile Sources - Stationary Sources	 X X		
Greenhouse Gas Emissions	X		
Noise			X
Public Health		X	
Neighborhood Character		X	
Construction		X	

II. SUPPLEMENTAL SCREENING AND SUMMARY OF DETAILED ANALYSES

Land Use, Zoning, and Public Policy

As outlined in the *CEQR Technical Manual*, a preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. The Proposed Actions include zoning map and zoning text amendments. Therefore, a land use, zoning, and public policy assessment is provided in **Attachment C, "Land Use, Zoning, and Public Policy."** As discussed therein, no significant adverse land use, zoning, or public policy impacts are expected in the future with the Proposed Actions.

Open Space

Based on the *CEQR Technical Manual*, an open space assessment is typically warranted if an action would directly affect an open space or if it would increase the population by more than 200 residents or 500 workers. The RWCDS for the Proposed Actions is expected to result in an estimated 284 new residents and a decrease of six workers as compared to the No-Action Condition. As the Proposed Actions increase residents above the *CEQR Technical Manual* threshold for analysis, a residential open space analysis is provided in **Attachment D, "Open Space."** As discussed in detail in **Attachment D**, no significant adverse impacts to open space will occur as a result of the Proposed Actions.

Shadows

A shadows assessment considers proposed actions that result in new shadows long enough to reach a publicly accessible open space or sunlight-sensitive historic resource (except within an hour and a half of sunrise or sunset). For proposed actions resulting in structures less than 50 feet high, a shadow assessment is generally not necessary unless the site is adjacent to a park, historic resource, or important natural feature (if the features that make the structure significant depend on sunlight). According to the 2021 *CEQR Technical Manual*, some open spaces contain facilities that are not sunlight-sensitive, and do not require a shadow analysis including paved areas (such as handball or basketball courts) and areas without vegetation.

As a RWCDS, the Proposed Actions would facilitate the construction of a mixed-use building with a maximum height of 85 feet.[1] According to the *CEQR Technical Manual*, the longest shadow a structure would cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. Therefore, per *CEQR Technical* guidance, the maximum shadow radius (Tier 1 Assessment) for the RWCDS would be 365.5 feet. As shown in **Figure B-1**, there is one sunlight-sensitive resource within this longest shadow study area (College Point Park). Therefore, a further assessment of shadows is warranted and is provided in **Attachment E, "Shadows"**.

This assessment of project-generated shadows found no potential for adverse impact on sensitive resources. Incremental shadow would occur on three of the four representative analysis days (March 21/September 21, May 6/August 6, and June 21). Incremental shadow would range between 34 and 56 minutes during the early morning hours and would not occur beyond 8:10 AM on any of the representative analysis days. Due to the limited duration and size of incremental shadow cast as a result of the Proposed Actions, the Proposed Project would not result in a substantial reduction in the usability of open space because of increased shadow and would not threaten the sunlight exposure of any vegetation within the sunlight-sensitive resource. Therefore, no significant adverse impacts would occur.

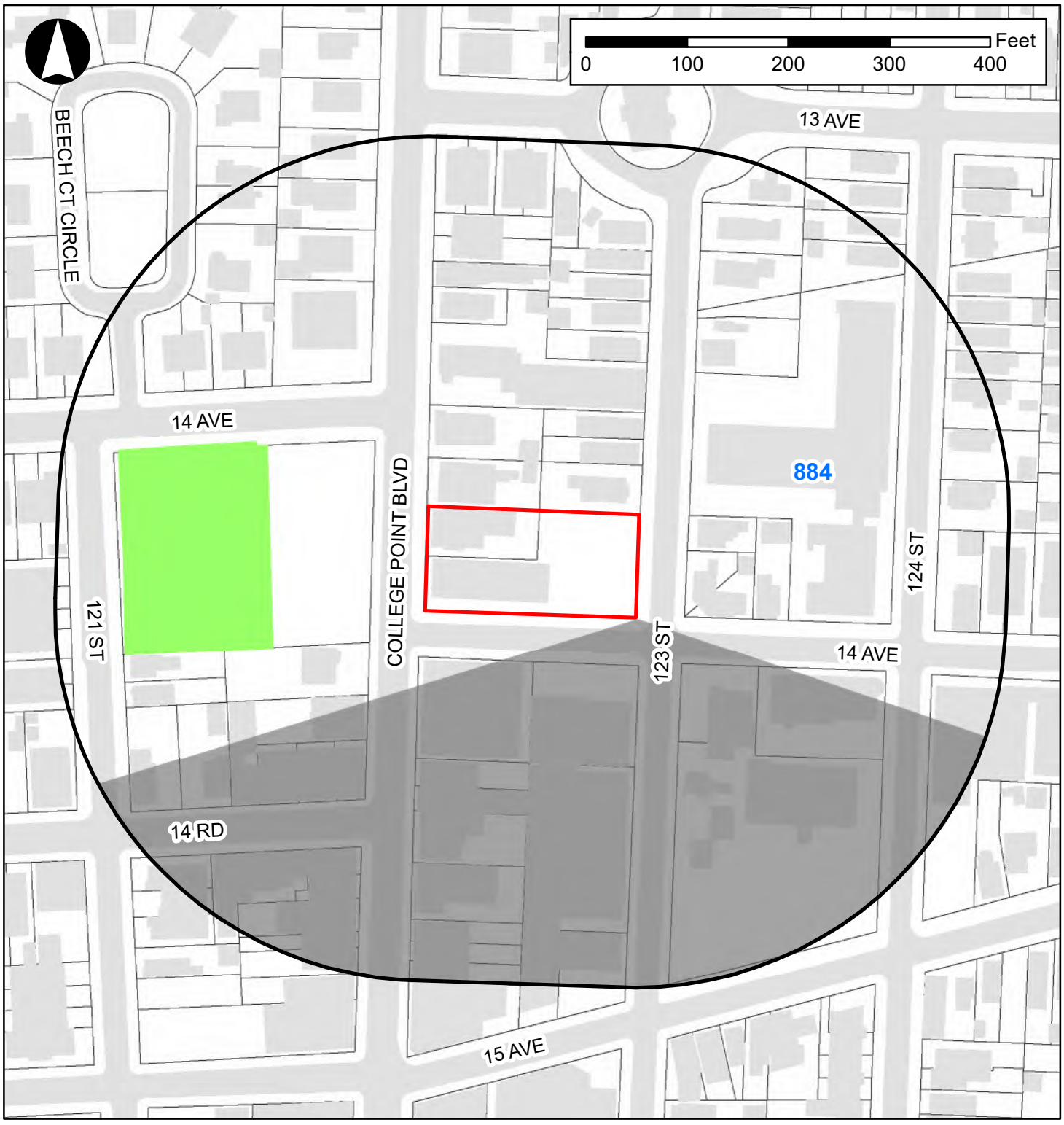
Historic and Cultural Resources

Historic and cultural resources are defined as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. These include properties that have been designated or are under consideration as New York City Landmarks or Scenic Landmarks, or are eligible for such designation; properties within New York City Historic Districts; properties listed on the State and/or National Register of Historic Places (S/NR); and National Historic Landmarks. An assessment of architectural and archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

According to *CEQR Technical Manual* guidance, impacts on historic resources are considered on those sites affected by a proposed action(s) and in the area surrounding identified development sites. The historic resources study area is therefore defined as the area within a 400-foot radius of the Project Area.

[1] Although the proposed zoning district would allow a maximum building height of approximately 85 feet, the proposed massing for the Applicant's building, which maximizes the allowable FAR, would be approximately 65 feet tall. However, in order to provide a more conservative CEQR analysis, the maximum allowable height of 85 feet would be analyzed for shadows and urban design; air quality would assume the lower height of 65 feet, as that would be more conservative.

Figure B-1
Tier I and II Shadows Screening



Legend

- Proposed Development Site
- Tier 1: Longest Shadow Study Area (365.5')
- Tier II: Area That Cannot Be Shaded
- Building Footprints
- Open Space

Pursuant to *CEQR Technical Manual* guidance, archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance compared to No-Action conditions.

In order to verify the presence of designated or eligible architectural resources in the surrounding area, a request letter was sent to LPC. In a letter dated December 19, 2023, LPC confirmed that the Project Site does not contain any architecturally or archaeologically significant resources (refer to **Appendix 1**). Moreover, the Project Area does not contain any LPC-designated landmarks or any S/NR-listed resources. However, a number of historic architectural resources were identified within a 400-foot radius, these include the LPC-designated and S/NR-eligible Queens Borough Public Library Poppenhousen Branch, the LPC-designated Herman A. Scheleicher House, the S/NR-listed Fireman's Hall, the S/NR-eligible former St. Agnes Academic High School, St. Agnes Convent and School, P.S. Q336 College Point, and St. Fidelis R.C. Church. Therefore, an assessment of the potential indirect impacts of the Proposed Actions on architectural resources was conducted and is provided in **Attachment F, "Historic and Cultural Resources."** As detailed in **Attachment F**, the Proposed Actions would not result in significant adverse impacts on historic architectural resources. The RWCDS buildings would not eliminate or substantially obstruct significant public views of architectural resources, nor would they introduce incompatible elements to any historic resource's setting. The Proposed Actions would also not result in any construction-related impacts to historic resources, as construction facilitated by the Proposed Actions would be subject to the New York City Department of Buildings (DOB)'s Technical Policy and Procedure Notice (TPPN) #10/88. Under the TPPN, a construction protection plan (CPP) would be provided to LPC for review and approval prior to any work in the Project Area.

Urban Design and Visual Resources

An area's urban components and visual resources together define the look and character of the neighborhood. The urban design characteristics of a neighborhood encompass the various components of buildings and streets in the area. These include building bulk, use and type; building arrangement; block form and street pattern; streetscape elements; street hierarchy; and natural features. An area's visual resources are its unique or important public view corridors, vistas, or natural or built features. For CEQR analysis purposes, this includes only views from public and publicly accessible locations and does not include private residences or places of business.

An analysis of urban design and visual resources is appropriate if a proposed action(s) would (a) result in buildings that have substantially different height, bulk, form, setbacks, size, scale, use or arrangement than exists in an area; (b) change block form, demap an active street or map a new street, or affect the street hierarchy, street wall, curb cuts, pedestrian activity or streetscape elements; or (c) would result in above-ground development in an area that includes significant visual resources.

The Proposed Actions involve the rezoning of the Project Area from R4A/C1-3 to R6A/C2-4, which would result in a development that would differ from what is currently permitted as-of-right, and as such, an analysis of urban design and visual resources is appropriate. This analysis is provided in **Attachment G, "Urban Design and Visual Resources."** As discussed in **Attachment G**, there would be no significant adverse impacts to urban design and visual resources due to the Proposed Actions.

Hazardous Materials

As defined in the 2021 *CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. A Phase I Environmental Site Assessment (ESA) was conducted for the Subject Property at 112-03 14th Avenue. As such, a preliminary assessment of hazardous materials is warranted for the Proposed Actions, and is provided in **Attachment I, "Hazardous Materials."** As detailed therein, the Phase I ESA identified no evidence of RECs, HRECs, or CRECs in connection with the Project Site, and determined that no further testing is warranted. The New York City Department of Environmental Protection (DEP) concurred with these findings in a letter dated April 17, 2024 (provided in **Appendix 1**). Therefore, further analysis of hazardous materials is not warranted as there is no potential for significant adverse impacts in the future with the Proposed Actions.

Transportation

Level 1 Screening Assessment

The *CEQR Technical Manual* identifies minimum development densities that have the potential to result in significant adverse impacts to transportation and therefore require a detailed transportation analysis. As shown in Table 16-1 of the *CEQR Technical Manual*, actions that result in fewer than 50 peak hour vehicle trips are generally not likely to cause significant adverse impacts. For projects in Zone 5 (which includes all other areas of New York City), the development thresholds requiring trip generation analysis are 100 DUs and 10,000 gsf of local retail space.

The RWCDS would result in the net increase of 103 DUs. Therefore, per *CEQR Technical Manual* guidance, a preliminary trip generation assessment is warranted and has been provided in **Table B-3. Table B-2** includes the transportation trip generation factors used to determine the number of trips generated by the Proposed Actions in **Table B-3** Per CEQR guidance, a screening assessment was completed to determine if the Proposed Actions and RWCDS warrant detailed analyses of traffic, parking, transit, or pedestrians. The screening assessment consisted of a Level 1 Project Trip Generation presented below.

Traffic

Based on *CEQR Technical Manual* guidance, a quantified traffic analysis is typically required if the Proposed Actions would result in 50 or more vehicle trip-ends in a peak hour at one or more intersections. As shown in **Table B-3**, under the Proposed Actions there would be net increases of 44, 38, 49, and 58 vehicle trips in the weekday AM, midday, and PM and Saturday peak hours, respectively. As the numbers of trips would potentially exceed the 50-trip *CEQR Technical Manual* threshold in the weekday PM and Saturday peak hours, a Level 2 screening assessment is warranted during these periods to determine if any intersections would require quantified analysis.

Transit

As shown in **Table B-3**, the Proposed Actions are expected to generate a net total of approximately 15 and 17 incremental subway trips in the weekday AM and PM peak hours, respectively. As these trips would not exceed the 200-trip *CEQR Technical Manual* analysis threshold, further subway analysis is not warranted. As also shown in **Table B-3,** there is expected to be a net increase of 10 and 14 incremental bus trips in the weekday AM and PM peak hours, respectively. If subway trips utilized bus service to get to the subway, total bus trips would amount to 25 and 31 incremental trips in the weekday AM and PM

peak hours, respectively. As these trips would not exceed the 50-trip *CEQR Technical Manual* analysis threshold, further bus analysis is not warranted. Therefore, significant adverse impacts to transit subway and bus services are not expected to occur under the Proposed Actions, and a detailed analysis of subway and bus conditions is not warranted based on *CEQR Technical Manual* guidance.

CWFS

According to *CEQR Technical Manual* guidance, detailed analyses of the CWFS are not typically required if the Proposed Actions would result in 50 or fewer peak hour CWFS peak hour ferry riders to a ferry landing within a half-mile of the Project Site. As the Project Site is not located within a half-mile of a CWFS ferry landing, a Level 2 screening analysis is not warranted according to *CEQR Technical Manual* guidance.

Pedestrians

According to *CEQR Technical Manual* guidance, a quantified analysis of pedestrian conditions is typically required if the Proposed Actions would result in 200 or more peak hour pedestrian trips at any pedestrian element (sidewalk, corner area or crosswalk). As shown in **Table B-3**, the Proposed Actions would generate a net incremental increase of approximately 110, 153, 221, and 255 total pedestrian trips in the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively. These would include walk-only trips and pedestrians walking to and from the subway and bus. As the number of trips would exceed the 200-trip threshold in the weekday PM and Saturday peak hours, a Level 2 screening assessment is warranted to determine which, if any, pedestrian elements require quantified analysis.

TABLE B-2 – Transportation Planning Factors

Land Use:	Residential		Local Retail		Office		House of Worship	
Trip Generation:	(1)		(1)		(1)		(6)	
Weekday	8.18		329		18		19.18	
Saturday	9.08		358		3.9		21.83	
	per DU		per 1,000 gsf		per 1,000 gsf		per 1,000 gsf	
Temporal Distribution:	(1)		(1)		(1)		(6)	
AM	9.3%		4.8%		12.4%		7.9%	
Midday	5.6%		8.0%		11.0%		4.0%	
PM	8.5%		10.9%		10.5%		7.2%	
Saturday	8.4%		11.7%		14.1%		15.8%	
Modal Splits:	(2)		(1)		(3)(5)		(6)	
	All Periods		Weekday	Weekend	AM/PM/SAT	MD	All Periods	
Auto	63.4%		11.0%	11.0%	69.8%	2.0%	29.0%	
Taxi	0.2%		0.0%	0.0%	0.7%	1.0%	0.8%	
Subway/Rail	19.0%		3.0%	3.0%	11.1%	7.0%	41.4%	
Transit Bus	13.1%		2.0%	2.0%	5.6%	7.0%	19.8%	
Ferry	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	
Bike	0.2%		0.0%	0.0%	0.0%	0.0%	0.0%	
Walk/Other	4.2%		84.0%	84.0%	12.9%	83.0%	9.0%	
	100.0%		100.0%		100.0%	100.0%	100.0%	
In/Out Splits:	(1)		(1)		(1)		(6)	
	In	Out	In	Out	In	Out	In	Out
AM	22%	78%	52%	48%	86%	14%	54%	46%
Midday	50%	50%	50%	50%	52%	48%	50%	50%
PM	62%	38%	50%	50%	16%	84%	52%	48%
Saturday	55%	45%	50%	50%	48%	52%	71%	29%
Vehicle Occupancy:	(2)(3)		(4)		(3)(5)		(6)	
	All Periods		All Periods		All Periods		All Periods	
Auto	1.14		1.40		1.08		1.65	
Taxi	1.40		1.40		1.42		1.40	
Truck Trip Generation:	(1)		(1)		(1)		(6)	
Weekday	0.06		0.35		0.32		0.29	
Saturday	0.02		0.04		0.01		0.29	
	per DU		per 1,000 gsf		per 1,000 sf		per 1,000 sf	
Truck Temporal Distribution:	(1)		(1)		(1)		(6)	
AM	12.0%		8.0%		10.0%		9.6%	
MD	9.0%		11.0%		11.0%		11.0%	
PM	2.0%		2.0%		2.0%		1.0%	
Saturday	9.0%		11.0%		11.0%		0.0%	
Truck Directional Distribution:	In	Out	In	Out	In	Out	In	Out
AM	50%	50%	50%	50%	50%	50%	50%	50%
MD	50%	50%	50%	50%	50%	50%	50%	50%
PM	50%	50%	50%	50%	50%	50%	50%	50%
Saturday	50%	50%	50%	50%	50%	50%	50%	50%

TABLE B-3 – Incremental Trip Generation

Land Use:		Local Retail		Residential		Office		House of Worship			
Size/Units:		6,186 gsf		103 DUs		-4,785 gsf		-3,125 gsf			
Peak Hour Trips:										Total Trips	
	AM	98		80		-11		-5		162	
	Midday	164		48		-9		-2		201	
	PM	222		72		-9		-4		281	
	Saturday	260		80		-3		-11		326	
Person Trips:											
AM		In	Out	In	Out	In	Out	In	Out	In	Out
	Auto	6	5	11	40	-7	-1	-1	-1	9	43
	Taxi	0	0	0	0	0	0	0	0	0	0
	Subway	2	1	3	12	-1	0	-1	-1	3	12
	Public Bus	1	1	2	8	-1	0	-1	0	1	9
	Ferry	0	0	0	0	0	0	0	0	0	0
	Bike	0	0	0	0	0	0	0	0	0	0
	Walk/Other	42	40	1	3	-1	0	0	0	42	43
	Total	51	47	17	63	-10	-1	-3	-2	55	107
Midday		In	Out	In	Out	In	Out	In	Out	In	Out
	Auto	9	9	15	15	0	0	0	0	24	24
	Taxi	0	0	0	0	0	0	0	0	0	0
	Subway	2	2	5	5	0	0	0	0	7	7
	Public Bus	2	2	3	3	0	0	0	0	5	5
	Ferry	0	0	0	0	0	0	0	0	0	0
	Bike	0	0	0	0	0	0	0	0	0	0
	Walk/Other	69	69	1	1	-4	-5	-1	-1	65	64
	Total	82	82	24	24	-4	-5	-1	-1	101	100
PM		In	Out	In	Out	In	Out	In	Out	In	Out
	Auto	12	12	28	17	-1	-6	-1	-1	38	22
	Taxi	0	0	0	0	0	0	0	0	0	0
	Subway	3	3	9	5	0	-1	-1	-1	11	6
	Public Bus	2	2	6	4	0	0	0	0	8	6
	Ferry	0	0	0	0	0	0	0	0	0	0
	Bike	0	0	0	0	0	0	0	0	0	0
	Walk/Other	94	94	2	1	0	-1	0	0	96	94
	Total	111	111	45	27	-1	-8	-2	-2	153	128
Saturday		In	Out	In	Out	In	Out	In	Out	In	Out
	Auto	14	14	27	22	-1	-2	-2	-1	38	33
	Taxi	0	0	0	0	0	0	0	0	0	0
	Subway	4	4	9	7	0	0	-3	-1	10	10
	Public Bus	3	3	6	5	0	0	-2	-1	7	7
	Ferry	0	0	0	0	0	0	0	0	0	0
	Bike	0	0	0	0	0	0	0	0	0	0
	Walk/Other	109	109	2	2	0	0	-1	0	110	111
	Total	130	130	44	36	-1	-2	-8	-3	165	161
Vehicle Trips :		Local Retail		Residential		Office		House of Worship		Total Trips	
AM		In	Out	In	Out	In	Out	In	Out	In	Out
	Auto	4	4	10	35	-6	-1	-1	-1	7	37
	Taxi	0	0	0	0	0	0	0	0	0	0
	Taxi (Balanced)	0	0	0	0	0	0	0	0	0	0
	Truck	0	0	0	0	0	0	0	0	0	0
	Total	4	4	10	35	-6	-1	-1	-1	7	37
Midday		In	Out	In	Out	In	Out	In	Out	In	Out
	Auto	6	6	13	13	0	0	0	0	19	19
	Taxi	0	0	0	0	0	0	0	0	0	0
	Taxi (Balanced)	0	0	0	0	0	0	0	0	0	0
	Truck	0	0	0	0	0	0	0	0	0	0
	Total	6	6	13	13	0	0	0	0	19	19
PM		In	Out	In	Out	In	Out	In	Out	In	Out
	Auto	9	9	25	15	-1	-6	-1	-1	32	17
	Taxi	0	0	0	0	0	0	0	0	0	0
	Taxi (Balanced)	0	0	0	0	0	0	0	0	0	0
	Truck	0	0	0	0	0	0	0	0	0	0
	Total	9	9	25	15	-1	-6	-1	-1	32	17
Saturday		In	Out	In	Out	In	Out	In	Out	In	Out
	Auto	10	10	24	19	-1	-2	-1	-1	32	26
	Taxi	0	0	0	0	0	0	0	0	0	0
	Taxi (Balanced)	0	0	0	0	0	0	0	0	0	0
	Truck	0	0	0	0	0	0	0	0	0	0
	Total	10	10	24	19	-1	-2	-1	-1	32	26

Note: 0% Pass-by trip credit applied to local retail uses.

Level 2 Screening Assessment

Traffic

As shown in **Table B-3**, the Proposed Actions would generate approximately 49 net vehicle trips in the weekday PM peak hour and 58 net vehicle trips in the Saturday peak hour. The action-generated vehicle trips were subsequently assigned to the street network surrounding the Project Site. The street network surrounding the Project Site is primarily a grid system mainly composed of collectors and arterials. Specifically, the Project Site is on the block bounded by 123rd Street to the east, College Point Boulevard to the west, 14th Avenue to the south, and 13th Avenue to the north. A preliminary assignment for the PM and Saturday peak hours was prepared based on census data by routing increment vehicle trips to these surrounding streets as well as other local streets. The origins and destinations for the vehicle trip assignments were based on the population density within a half-mile radius of the Project Site for the local retail use, AASHTO CTPP reverse journey-to-work data for the office use, and AASHTO CTPP journey-to-work data for the residential use. **Table B-4** shows the directional distribution of vehicle trips by land use to and from the Project Site. The Proposed Project's entrance would be located on 123rd Street.

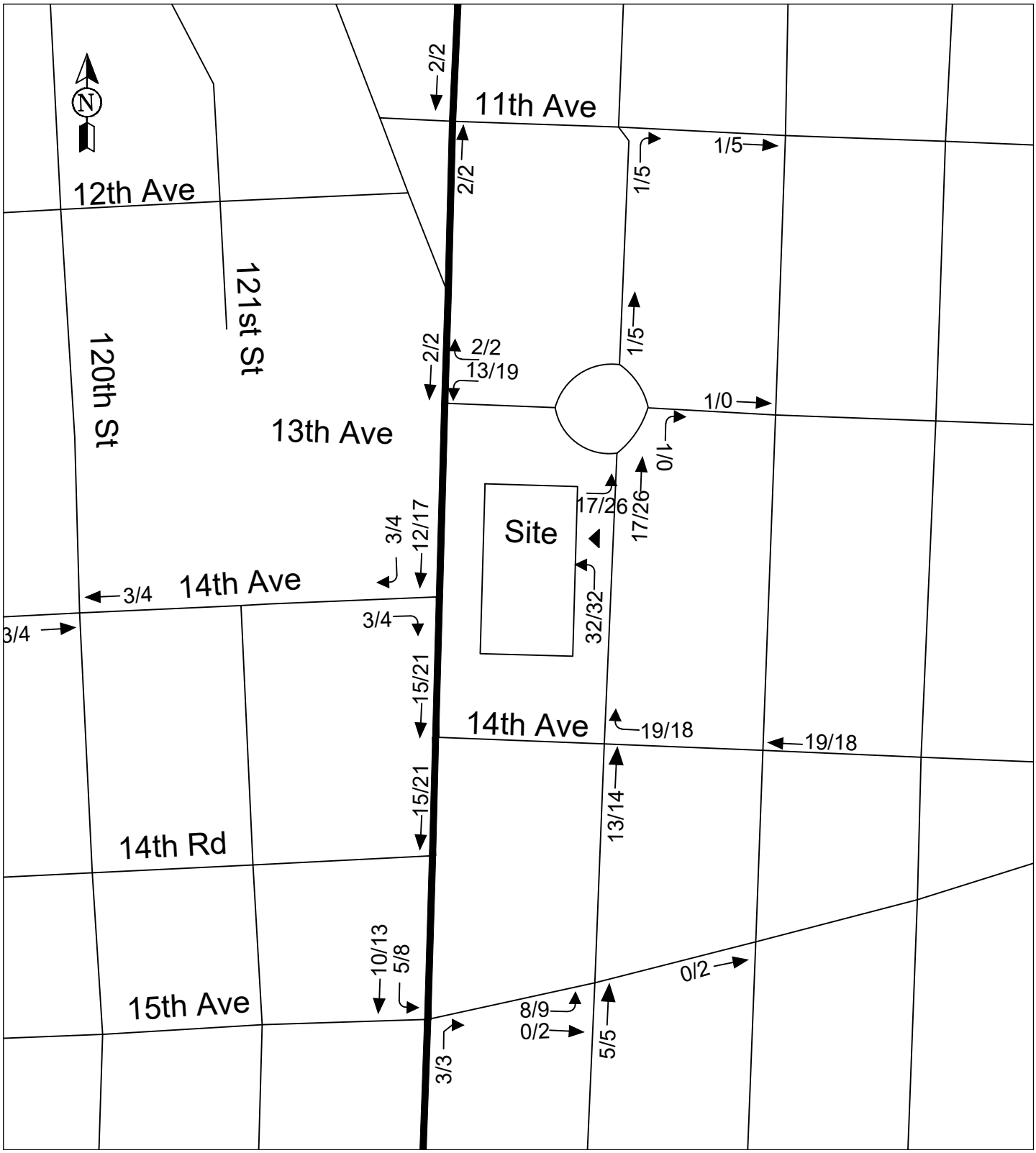
Preliminary assignments for the weekday PM and Saturday peak hours (including auto, taxi, and truck trips) are shown in **Figure B-2**. Based on the vehicular assignments shown in **Figure B-2**, the incremental peak hour vehicle trips generated by the Proposed Actions would not exceed the 50-trip *CEQR Technical Manual* analysis threshold at any intersections during either the weekday PM or the Saturday peak hour. Therefore, a detailed traffic analysis is not warranted in the EAS. According to *CEQR Technical Manual* guidance, significant adverse impacts to traffic conditions are not anticipated.

Table B-4: Directional Distribution of Trips

Office & Residential Uses		
Area	**Residential % (JTW)**	**Office % (RJTW)**
Bronx	4%	5%
Brooklyn	9%	5%
Manhattan	14%	0%
Queens	56%	57%
Staten Island	1%	2%
Long Island	8%	26%
Upstate/Other	6%	5%
Total	100%	100%

Local Uses	
Direction	**Local Retail %**
North (N)	19.6%
East (E)	21.7%
South (S)	32.6%
West (W)	26.1%
Total	100%

Weekday PM and Saturday Midday Traffic Increment Assignment



Legend

Project Site Site Entrance 2/2 = Weekday PM / SAT MD Traffic Volume

Pedestrians

Based on *CEQR Technical Manual* guidance, detailed pedestrian analyses are generally warranted if the Proposed Actions are projected to result in 200 or more new peak hour pedestrians at any sidewalk, corner area, or crosswalk. As shown in **Table B-3**, the Proposed Actions are expected to generate a net increase of 190 and 221 new incremental walk-only trips in the weekday PM and Saturday peak hours, respectively. In addition, there would be an increase of 25 and 31 pedestrians walking to and from bus stops and subway stations during the weekday PM and Saturday peak hours, respectively.

As the net incremental total pedestrian trips (including walk-only and pedestrians walking to/from subway stations and bus stops) exceeds the 200-person trip *CEQR Technical Manual* threshold during the weekday PM and Saturday peak hours, a preliminary assignment of net incremental pedestrian trips was conducted and is shown in **Figure B-3**.

Subway, bus, and walk-only trips each have different assignment patterns. Bus trips were assigned to stops for the Q20A and Q20B bus routes along 14th and 15th Avenues and the Q65 bus route along College Point Boulevard. Subway trips were assigned to the bus stops with the quickest bus routes enroute to the Flushing-Main Street station at Roosevelt Avenue and Main Street (located outside of a half-mile radius from the Project Site). Walk-only trips were distributed throughout the local street network.

Overall, as shown in **Figure B-3**, the greatest incremental increases in pedestrian demand under the Proposed Actions are expected to occur on pedestrian elements (sidewalks, corner areas and crosswalks) in the immediate proximity of the Project Site, along the 14th Avenue corridor. Based on the pedestrian assignments shown in **Figure B-3**, the incremental peak hour pedestrian trips generated by the Proposed Actions would not exceed the 200-trip *CEQR Technical Manual* analysis threshold at any pedestrian elements during the weekday PM or Saturday peak hour. Therefore, a detailed pedestrian analysis is not warranted in the EAS. As such, based on *CEQR Technical Manual* guidance, significant adverse impacts to pedestrian conditions are not anticipated.

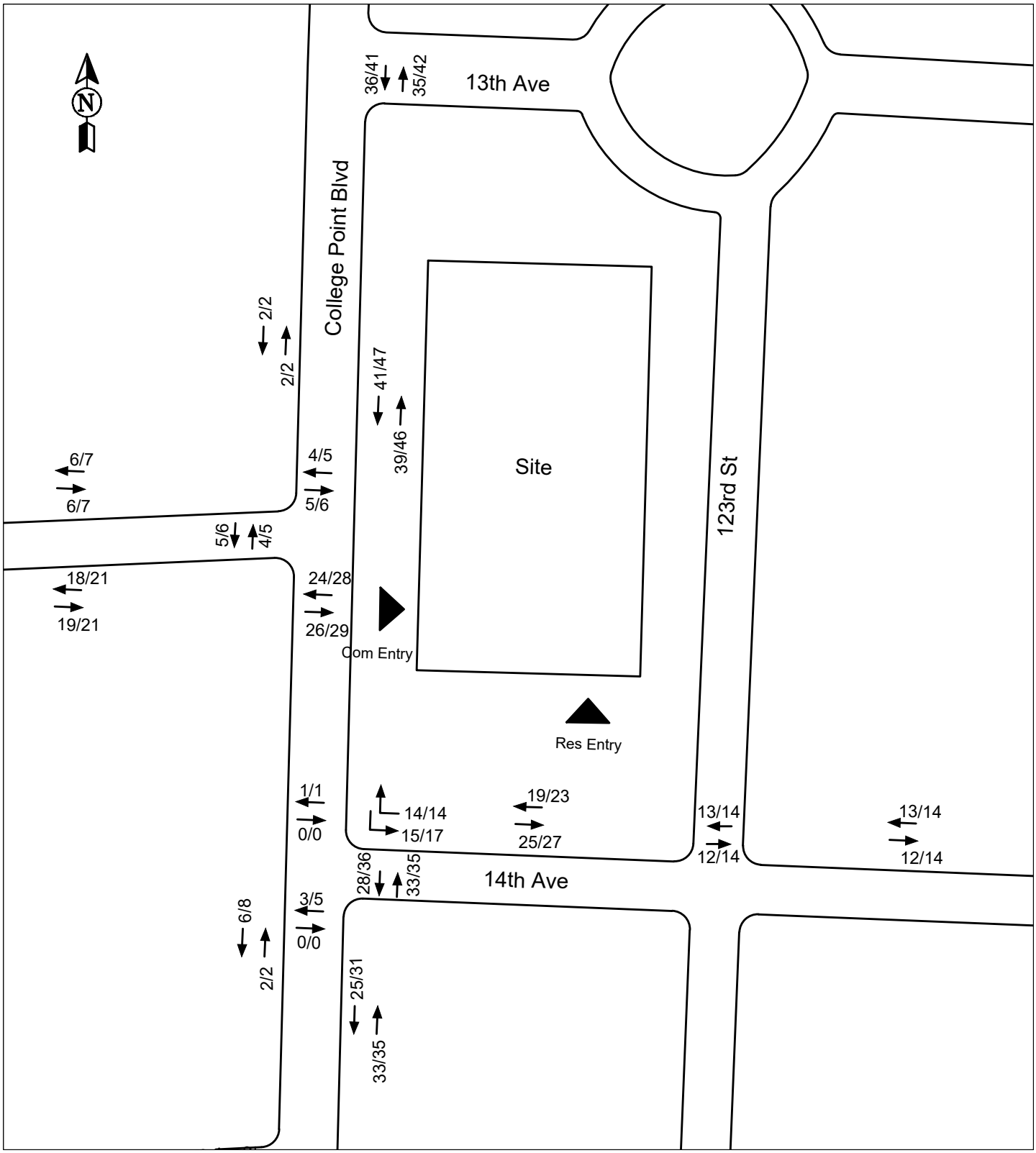
Parking

According to *CEQR Technical Manual* guidance, on- and off-street parking analyses may be warranted if a quantified traffic analysis is necessary based on the Levels 1 and 2 screening assessments. Based on the screening assessments detailed above, a quantified traffic analysis would not be warranted for the Proposed Actions. Therefore, according to CEQR Technical Manual guidance, quantified on- and off-street parking analyses would also not be warranted for the Proposed Actions.

Air Quality

According to *CEQR Technical Manual* guidance, air quality analyses are conducted to assess the effect of an action on ambient air quality (i.e., the quality of the surrounding air), or effects on the project because of ambient air quality. Air quality can be affected by "mobile sources," pollutants produced by motor vehicles, and by pollutants produced by fixed facilities, i.e., "stationary sources." As per the *CEQR Technical Manual*, an air quality assessment should be carried out for actions that can result in either significant adverse mobile source or stationary source air quality impacts.

Proposed Project Weekday PM and SAT MD Peak Hours Pedestrian Volume



Legend

Project Site Site Entrance 2/2 = Weekday PM / SAT MD Pedestrian Volume

Mobile Sources

Per *CEQR Technical Manual* Section 210, the threshold for detailed mobile source CO impact analysis is 170 vehicles per hour per intersection for this area of Queens, and the threshold for $PM_{2.5}$ impact analysis is 12 to 23 heavy-duty diesel vehicles (HDDV) or its equivalent vehicular emission based on the type of road. According to NYS DOT Highway Functional Classification (https://www.dot.ny.gov/gisapps/functional-class-maps), 14th Avenue is classified as a minor arterial road with a threshold of 19 HDDV trip-ends, College Point Boulevard is classified as a major collector road with a threshold of 23 HDDV trip ends, and 123rd Street is classified as a local road, with a threshold of 12 HDDV trip-ends. As shown in **Table B-3**, the Proposed Actions and RWCDS would not generate peak hour vehicle volumes in exceedance of the CEQR threshold of 170 vehicle trips, and would not generate peak hour vehicle volumes in exceedance of the CEQR thresholds for heavy-duty diesel vehicle (HDDV) traffic or the vehicular emissions equivalent on adjacent roadways.

Table B-3 indicates that the maximum incremental vehicle trips generated by the Proposed Actions would be 58 during the Saturday midday peak period, which is well below the threshold for detailed CO impact analysis. A heavy-duty diesel vehicles (HDDVs) screen was conducted for the project generated Saturday Midday peak hour traffic increment (the peak hour that required a detailed transportation trip assignment). Using the New York City Department of Environmental Protection's ("DEP's") Equivalent Truck Calculation Matrix, the $PM_{2.5}$ vehicular emission screening threshold ranges from 12 to 23 HDDVs depending on the type of roadway. For analysis purpose, all autos were assumed to be LDGT1 class vehicles, based on guidance from the DCP for similar projects. **Table B-5** shows the Saturday Midday peak hour action-generated incremental traffic volumes by vehicle type at intersections near the Project Area, and the results of the *CEQR Technical Manual* Equivalent Truck Calculation Matrix.

TABLE B-5
Saturday Midday Peak Period Incremental Vehicle Traffic by Vehicle Type and HDDVs Truck Calculation Matrix

Intersection	Truck Per Hour	Auto Per Hour	Equivalent Truck	Equivalent Truck Threshold	Equivalent Truck Ratio
14th Avenue & College Point	0	21	4.17	19	0.181
14th Avenue & 123rd Street	0	32	9.29	12	0.727

As shown in **Table B-5**, the project generated HDDVs traffic or its equivalent in vehicular emissions does not exceed the equivalent truck threshold(s). The total calculated Equivalent Truck Ratio is less than one for both intersections, and as such, passes the screening assessment. Therefore, no significant adverse air quality impact from mobile sources is expected at intersections located near the Proposed Project, and a detailed microscale analysis is not required.

Stationary Sources

Stationary source impacts could occur with actions that create new stationary sources or pollutants, such as emission stacks for industrial plants, hospitals, or other large institutional uses, or a building's boiler stacks used for heating/hot water, ventilation, and air conditioning ("HVAC") systems, that can affect surrounding uses. Impacts from boiler emissions associated with a development are a function of fuel type, stack height, minimum distance of the stack on the source building to the closest building of similar or greater height, building use, and the square footage of the source building. In addition, stationary source impacts can occur when new uses are added near existing or planned emissions stacks, or when

new structures are added near such stacks and those structures change the dispersion of emissions from the stacks so that they affect surrounding uses.

A preliminary stationary source screening analysis, using Figure 17-3 of the 2021 *CEQR Technical Manual* was conducted to identify if a detailed stationary source analysis is warranted, and if the Proposed Actions would result in any significant adverse impacts on air quality. As discussed in **Attachment A, "Project Description**," the Applicant's Proposed Project would have a maximum building height of approximately 65 feet. A survey of existing residential land uses and other sensitive receptor sites within 400 feet of the site was conducted. The closest existing or planned building of similar or greater height Proposed Project's HVAC stack (approximately 65 feet or taller) that could be affected by HVAC emissions generated by the Proposed Project is the 70-foot-tall house of worship located at 14-09 123rd Street, approximately 180 feet southeast of the Proposed Rezoning Area.

As seen in **Figure B-4**, the Proposed Project's total floor area and distance from buildings of a similar or greater height indicates that the Proposed Actions would not have any significant impact on air quality. Emissions would fall below the applicable curve and would therefore not result in any adverse air quality impacts. In addition, no operable windows from the Proposed Project would be above the HVAC stack. As such, no further analysis of HVAC emissions from the Proposed Actions is warranted.

The following (E) Designation (E-801) will be established on the Projected Development Site (Queens Block 3997, Lots 1 and 7) in the future with the Proposed Actions:

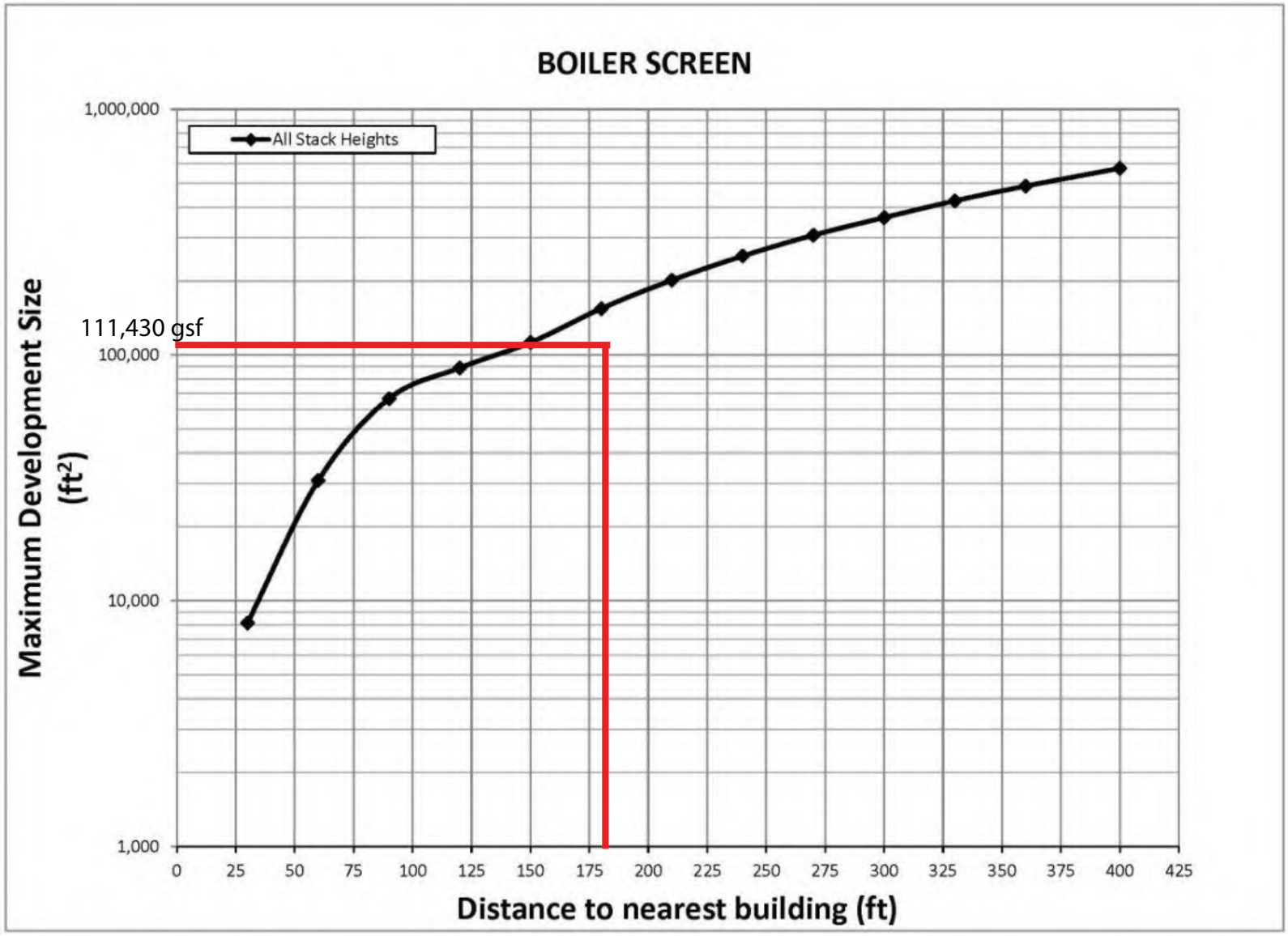
> **Any new residential and/or commercial development on the above-referenced property must ensure the heating, ventilation, and air conditioning (HVAC) system and hot water equipment stack is located at the highest tier and at least 64'-5" above grade to avoid any potential significant adverse air quality impact.**

With the implementation of and adherence to this (E) Designation, the Proposed Actions would not have the potential to result in significant adverse stationary source air quality impacts.

Industrial Sources

To assess air quality impacts on the Proposed Project associated with emission from nearby industrial sources, an investigation of industrial sources was conducted. Initially, land use maps were reviewed to identify potential sources of emissions from manufacturing/industrial or transportation/utility operations. A review of land uses within 400 feet of the Proposed Rezoning Area determined that there are two properties containing industrial/manufacturing uses and none with parking facilities or utility uses. These two industrial properties are located at 14-10 123rd Street (Block 4085, Lot 36) and 14-32 123rd Street (Block 4085, Lot 44), both with frontage along 123rd Street and 15th Avenue. Lot 36 contains a two-story warehouse with a few accessory parking spaces on 15th Avenue, and Lot 44 contains a two-story warehouse with an adjacent materials storage lot surrounded by fencing on the northwest corner of 123rd Street and 15th Avenue.

After identifying properties containing manufacturing or other industrial uses within 400 feet of the Proposed Development Site the New York City Department of Environmental Protection (DEP)'s CATS Online Permitting System and the New York State Department of Environmental Conservation (NYSDEC)'s DECinfo Locator Map were utilized to determine whether there are any active industrial permits or registrations within 400 feet of the Proposed Rezoning Area. According to the CATS Online Permitting



180' to the closest building taller than 64'-5"

System, there are no active industrial permits within a 400-foot radius of the Proposed Rezoning Area. Additionally, according to the DECinfo Locator Map, there are no active permits or registrations for Title V Air Facilities, Air State Facilities, or Combustion Facilities in the study area. There is one Air Facility Registration at 121-11 14th Road (Block 4056, Lot 23) for the former Perfect Match Auto Service Inc. However, this business no longer exists at this location.

Both of the industrial sites located in the 400-foot study area are utilized for warehousing and storage. Neither site has a permit registered with DEP's CATS Online Permitting System or NYSDEC's DECinfo Locator Map, as detailed above. Moreover, neither site contains unpermitted industrial uses. Businesses registered to these two sites include My Fresh Cut Flowers (a florist), Empire Control Abatement Inc. (an asbestos contractor), and Froeder Electric (an electrical contractor). None of these warehousing spaces contain industrial stacks or other elements with emissions that would have the potential to result in significant adverse air quality impacts. Therefore, no further analysis is warranted.

Per CEQR, projects may result in stationary source air quality impacts when they are within 1000 feet of Major or Large emission sources including, but not limited to, solid waste or medical waste incinerators, cogeneration facilities, asphalt and concrete plants, or power generating plants. As none of these uses are located within 1,000 feet of the Proposed Rezoning Area, no further analysis is necessary.

Parking Facilities

As stated in the *CEQR Technical Manual*, projects that would result in parking facilities may require a microscale air quality analysis. As the With-Action development's below-grade parking facility would include only 52 parking spaces, the new parking garage would not result in a significant adverse impact to air quality.

Noise

The purpose of a noise analysis is to determine both a proposed action's potential effects on sensitive noise receptors and the potential effects of ambient noise levels on new sensitive uses introduced by an action. The principal types of noise sources affecting the New York City environment are mobile sources (primarily motor vehicles), stationary sources (typically machinery or mechanical equipment associated with manufacturing operations or building HVAC systems), and construction noise (e.g. trucks, bulldozers, power tools, etc.).

As discussed in **Attachment H, "Noise,"** the Proposed Actions would not result in any significant adverse noise impacts. Increases in L_{eq} noise levels compared to the No-Action scenario would be a maximum of 1.04 dBA, less than the 3.0 impact threshold. The With-Action noise levels at receptor location 2 would fall under the "Marginally Unacceptable (I)" CEQR noise exposure category. As the maximum L_{10} noise level at noise receptor location 2 would exceed 70 dBA, attenuation near and along 14th Avenue would be required to ensure a 45 dBA noise level for residential uses. Attenuation would be enforced through the placement of an E-Designation.

Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, water quality, hazardous materials, and noise.

According to the 2021 *CEQR Technical Manual*, a public health assessment may be warranted if a project results in (a) increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; (b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect groundwater to be used as a source of drinking water; (c) solid waste management practices that could attract vermin and result in an increase in pest populations; (d) potential significant adverse impacts to sensitive receptors from noise and odor€(e) vapor infiltration from contaminants within a building or underlying soil that may result in significant adverse hazardous materials or air quality impacts; (f) exceedances of accepted federal, state, or local standards; or (g) other actions that might not exceed the preceding thresholds but might, nonetheless, result in significant health concerns.

As detailed in the analyses provided in this EAS, the Proposed Actions and RWCDS would not result in significant adverse impacts in the areas of air quality, water quality, hazardous materials, or noise. Therefore, the Proposed Actions do not have the potential to result in significant adverse public health impacts, and further assessment is not warranted.

Neighborhood Character

According to the 2021 *CEQR Technical Manual*, an assessment of neighborhood character may be appropriate if a proposed action(s) has the potential to result in significant adverse impacts on land use, zoning, public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, or noise, or when an action may have moderate effects on several of the elements that define a neighborhood's character. As the EAS provides assessments of land use, zoning, and public policy (**Attachment C**), open space (**Attachment D**), urban design and visual resources (**Attachment G**), and noise (**Attachment H**), a preliminary screening analysis is necessary to determine if a detailed neighborhood character analysis is warranted.

Neighborhood character is an amalgam of various elements that give neighborhoods their distinct "personality." According to the *CEQR Technical Manual*, a preliminary assessment may be appropriate if a project has the potential to result in any significant adverse impacts on any of the technical areas mentioned. Per the analyses provided in this EAS, although the Proposed Actions required supplemental screening or assessment of some of these technical areas, there would be no action-generated significant adverse impacts.

The *CEQR Technical Manual* also states that for projects not resulting in significant adverse impacts to any technical areas related to neighborhood character, additional analyses may be required to determine if the Proposed Actions would result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. However, the *CEQR Technical Manual* indicates that neighborhood character impacts are rare and it would be unusual that, in the absence of a significant adverse impact in any of the relevant technical areas, a combination of moderate effects in the neighborhood would result in any significant adverse impact to neighborhood character.

The Proposed Actions would not adversely affect any component of the surrounding area's neighborhood character, conflict with the surrounding activities, or significantly affect land use patterns. The development facilitated by the Proposed Actions would bring new residential and local retail uses to an underutilized site currently occupied by commercial and community facility uses. The RWCDS residential and local retail uses would add market-rate and affordable housing and convenient amenities to the neighborhood, and are expected to further enhance the mixed-use character of the area. As the Proposed Actions would not be considered to have any significant adverse effects on any of the technical areas relating to neighborhood character, a neighborhood character assessment can be screened out, and no significant adverse neighborhood character impacts would occur. Therefore, no additional analysis is warranted for neighborhood character.

Construction

Although temporary, construction impacts can include noticeable and disruptive effects from an action that is associated with construction or could induce construction. Determination of the significance of construction impacts and need for mitigation is generally based on the duration and magnitude of the impacts. Based on *CEQR Technical Manual* guidance, when the duration of construction is expected to be short-term (less than two years), any impacts resulting from construction generally do not require detailed assessment. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns, and air quality conditions.

The proposed zoning changes are expected to facilitate the development of an eight-story, approximately 111,430 gsf mixed-use residential and commercial building. Per the Applicant, construction of the project is expected to occur in 18 months.

Construction activities are not expected to adversely affect surrounding land uses. As required by City regulations, sidewalk protection bridges and full height plywood barriers would be installed to protect the public right of way, as needed. Construction of the RWCDS development would follow applicable federal, state, and local laws for building and safety, as well as local noise ordinances, as appropriate. Construction specifications would require that construction contractors comply with all applicable legal requirements including environmental regulations and obtain necessary permits for the duration of construction.

The Proposed Actions and RWCDS would result in temporary disruptions including construction related traffic, dust, noise, or mobile source emissions. However, these effects would be temporary, as the duration of construction activities for the project would not exceed 24 months and would be considered short-term.

Although the Project Site is not located in a Central Business District (CBD), it is adjacent to 14th Avenue, which is a minor arterial road. Construction staging for the project is expected to largely occur on the Project Site, however, is it possible that construction staging may temporarily occupy a limited portion of the adjacent street(s). Nevertheless, this potential street narrowing would be limited in size and of short duration and considered a routine closure that would be coordinated with and approved by NYC DOT's Office of Construction Mitigation and Coordination (OCMC) at the time of closure. All moving lanes of traffic adjacent to the Project Site would otherwise be available during construction of the Proposed Project.

Construction activities associated with the RWCDS could require the temporary closing of the sections of sidewalk along 14th Avenue, College Point Boulevard, and/or 123rd Street adjacent to the Project Site. However, any potential closure of the sidewalks adjacent to the Project Site would be of short duration, and considered a routine closure that would be addressed by a permit and pedestrian access plan issued by OCMC at the time of closure. Although the Project Site is located across the street from College Point Park, temporary closures of the sidewalks adjacent to the Project Site would not impede pedestrian access to the park, which has frontages along 121st Street, 14th Avenue, and College Point Boulevard that would not be obstructed by construction of the Proposed Project. The Project Site is also located just south of the College Point Senior Citizens Center on 123rd Street. However, temporary closure of the sidewalk adjacent to the Project Site would not obstruct the entrance to the center, which would continue to be accessible to pedestrians via its eastern entrances on 123rd Street as well as to vehicles accessing the rear of the building via a driveway in the southern portion of the lot, adjacent to the Project Site.

Considering the above and given that the construction activities associated with the RWCDS for the Proposed Actions would be considered short-term (i.e., less than two years) in accordance with *CEQR Technical Manual* guidance, potential effects are expected to be minimal and the Proposed Actions would not result in any significant adverse construction-related impacts, and no further analysis is warranted.

ATTACHMENT C
LAND USE, ZONING, & PUBLIC POLICY

I. INTRODUCTION

This attachment examines the Proposed Actions' compatibility and consistency with land use patterns in the surrounding area, ongoing development trends, land use and zoning policies, as well as other public policies. This assessment provides a description of the existing land use, zoning, and public policy conditions in the primary and secondary study areas, which are defined as the locations where the direct and indirect effects of the Proposed Action, respectively, may occur. The assessment also forecasts land use, zoning, and public policy conditions in the future without the Proposed Actions (the "No-Action" condition). The No-Action condition is determined by identifying developments and other relevant changes anticipated to occur by the time the Project Site would be redeveloped, which is expected to be 2026. The assessment forecasts land use, zoning, and public policy conditions in the future with the Proposed Actions (the "With-Action" condition) and determines the potential for significant adverse impacts on land use, zoning, and public policy.

As described in **Attachment A, "Project Description,"** the Proposed Actions consist of two discretionary actions: a zoning map amendment and zoning text amendment, affecting an area in the College Point neighborhood of Queens Community District (CD) 7. The actions being requested are: 1) a zoning map amendment to rezone Block 3997, Lots 1 and 7 (the "Project Site"); from a R4A/C1-3 district to a R6A/C2-4; (2) a concurrent zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish the Project Area as a Mandatory Inclusionary Housing (MIH) area.

Approval of the Proposed Actions would allow the Applicant to develop a new six-story, approximately 111,430 gsf mixed-use building on the Project Site, including approximately 75,743 gsf of residential floor area (approximately 103 dwelling units) and 6,186 gsf of commercial floor area (local retail). The building would contain approximately 29,501 gsf of cellar and ground floor space for approximately 52 accessory off-street parking spaces. Depending on the MIH option selected during the public review process, either 25 percent or 30 percent of the residential floor area (equivalent to approximately 26 and 31 DU's, respectively) would be designated as affordable housing. The Applicant's Proposed Project would maximize the allowable floor area in the proposed R6A/C2-4 zoning district. The Applicant's Proposed Project would not reach the maximum allowable base height and total height (65 feet and 85 feet, respectively). Therefore, this Environmental Assessment Statement (EAS) will analyze the development of an eight-story building that maximizes the permitted zoning envelope of the requested R6A/C2-4 zoning district (the "RWCDS Development"). The RWCDS Development assumes a 2026 build year for analysis.

The assessment provided in this attachment concludes that the proposed action would be compatible with and supportive of land use, zoning and public policies in the area. As shown in the analysis presented in this attachment, the Proposed Actions would not result in significant adverse impacts related to land use, zoning, and public policy.

II. METHODOLOGY

The purpose of this attachment is to examine the effects of the Proposed Actions on land use, zoning, and public policy and determine whether they would be compatible with those conditions or whether they may adversely affect them. The analysis methodology is based on the guidance of the *CEQR Technical Manual* and examines the Proposed Actions' consistency with land use patterns and development trends, zoning regulations, and other applicable public policies.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy may be appropriate when a change in land use and zoning would occur, and a preliminary assessment cannot succinctly describe land use conditions in the study area. As the Proposed Actions involve a zoning map amendment and zoning text amendment that would result in changes to permitted density and bulk, a detailed assessment is necessary to provide a sufficient description and assessment of the effects of the Proposed Actions. Therefore, this attachment includes a detailed analysis that involves a thorough description of existing land uses within the directly affected area and the broader study area. Following the guidance of the *CEQR Technical Manual*, the detailed analysis describes existing and anticipated future conditions in the 2026 analysis year to a level necessary to understand the relationship of the Proposed Actions to such conditions, assesses the nature of any changes on these conditions that would be created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse.

Analysis Year

As discussed in **Attachment A, "Project Description,"** the analysis year is the anticipated completion date of 2026. Therefore, the future No-Action condition accounts for land use and development projects, initiatives, and proposals that are expected to be completed by 2026.

Study Area Definition

To identify and assess the direct and indirect effects of the Proposed Actions, this analysis has defined two study areas within which the Proposed Actions would have the potential to affect land use or land use trends. Following guidance provided in the *CEQR Technical Manual*, these include a primary study area, consisting of the Project Area (the Project Site) which would be directly affected by the Proposed Actions, and a secondary study area encompassing properties that have the potential to experience indirect impacts as a result of the Proposed Actions. According to the *CEQR Technical Manual*, the appropriate size of the secondary study area for land use, zoning, and public policy is related to the type and size of the Proposed Project, as well as the location and context of the area that could be affected by the project. Study area boundaries vary according to these factors, with suggested study areas ranging from 400 feet for a small project to a ½-mile for a very large project. Given the geographic scope of the Proposed Actions, and the scale of the Applicant's Proposed Project relative to the density of the surrounding area, a 400-foot radius from the Project Area has been selected as the secondary study area. As shown in **Figure C-1**, the secondary study area boundary generally extends to 13th Avenue to the north, 124th Street to the east, 15th Avenue to the south, and 121st Street to the west.

Data Sources

Existing land uses were identified through review of a combination of sources, including the New York City (Primary Land Use Tax Lot Output (PLUTO™) 23v2 shapefiles and online Geographic Information Systems (GIS) databases such as the New York City Zoning and Land Use Map (ZoLa), developed by the NYC

Department of City Planning. Other publications and approved environmental review documents that have been completed for projects in the area were also consulted. NYC Zoning Maps and the Zoning Resolution of the City of New York were consulted to describe existing zoning districts in the land use study area, and provided the basis for the zoning evaluation of the future No-Action and With-Action conditions. Research was conducted to identify relevant public policies recognized by the NYC Department of City Planning (DCP) and other city agencies that pertain to the study areas.

III. EXISTING CONDITIONS

Land Use

Primary Study Area/Project Site/Project Area

The area proposed for rezoning is comprised of Block 3997, Lots 1 and 7, and is on the block bounded by 123rd Street to the east, College Point Boulevard to the west, 14th Avenue to the south, and 13th Avenue to the north (see **Figure A-1**). The Project Site has a combined lot area of approximately 21,151 sf and was rezoned from R4 to R4A/C1-3 as part of the 2006 *College Point Rezoning* (CEQR No. 05DCP092Q) (050482 ZMQ).

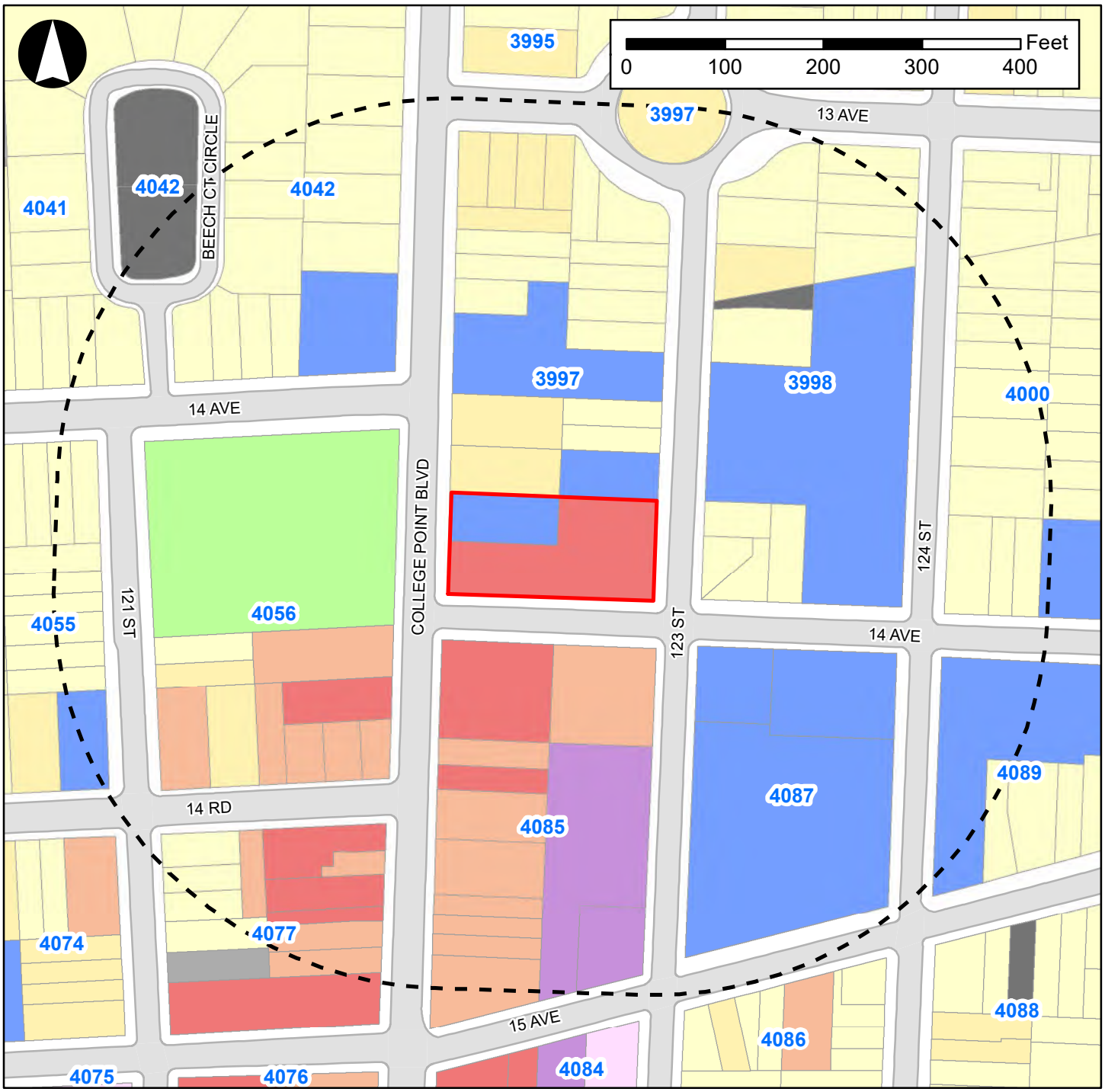
Lot 1 is an approximately 15,580 sf corner lot that is occupied by a one-story 4,785 gsf commercial office building and a surface parking lot containing approximately 20 accessory off-street parking spaces. Lot 1 has approximately 100 feet of frontage along 123rd Street, 210 feet of frontage along 14th Avenue, and 50 feet of frontage along College Point Boulevard. Lot 1 has one curb cut on 14th Avenue and two curb cuts on 123rd Street.

Lot 7 is an approximately 5,571 sf interior lot with approximately 50 feet of frontage along College Point Boulevard. Lot 7 is occupied by a 3,125 gsf, two-story house of worship. One existing curb cut is located on the southern edge of the site's College Point Boulevard frontage.

Secondary Study Area

As detailed above, the 400-foot study area for land use extends to 13th Avenue to the north, 124th Street to the east, 15th Avenue to the south, and 121st Street to the west. As shown in **Table C-1** below, the 400-foot study area is comprised of predominately residential (single- and two-family structures) and public facilities and institutions. Public facilities and institutions within the 400-foot radius of the Project Site includes the Angelo Petromelis Senior Center, the former St. Agnes Academic High School which closed in 2021 and is now owned by the NYC School Construction Authority (NYCSCA), St. Fidelis Catholic Church, M.S. 379, a preschool, and the Queens Public Library at Poppenhusen. Mixed-use residential and commercial buildings comprise approximately 18 percent of total floor area in the study area. Commercial uses comprised approximately seven percent of total floor area in the secondary study area. One lot contains an open space use (College Point Park), comprising approximately eight percent of total lot area in the secondary study area.

Figure C-1
Land Use



Legend

- Proposed Development Site
- 400-Foot Radius
- 9649 Tax Block

Land Use

- One & Two-Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-family Elevator Buildings
- Mixed Commercial & Residential Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

TABLE C-1
Existing Land Uses within the Secondary Study Area[1]

Land Use	Number of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Residential	76	64.4%	253,143 sf	39.9%	161,712 sf	31.7%
One & Two-Family Residential	*65*	*55.1%*	*208,489 sf*	*32.8%*	*128,650 sf*	*25.2%*
Multi-Family Walkup Buildings	*11*	*9.3%*	*44,654 sf*	*7.0%*	*33,062 sf*	*6.5%*
Multi-Family Elevator Buildings	*0*	*0.0%*	*0 sf*	*0.0%*	*0 sf*	*0.0%*
Mixed Commercial/Residential Buildings	18	15.3%	67,340 sf	10.6%	91,951 sf	18.0%
Commercial/Office Buildings	8	6.8%	54,944 sf	8.7%	39,338 sf	7.7%
Industrial/Manufacturing	2	1.7%	24,555 sf	3.9%	30,439 sf	6.0%
Transportation/Utility	0	0.0%	0 sf	0.0%	0 sf	0.0%
Public Facilities & Institutions	11	9.3%	176,682 sf	27.8%	187,342 sf	36.7%
Open Space	1	0.8%	49,600 sf	7.8%	0 sf	0.0%
Parking Facilities	0	0.0%	0 sf	0.0%	0 sf	0.0%
Vacant Land	2	1.7%	8,847 sf	1.4%	0 sf	0.0%
All Others or No Data	0	0.0%	0 sf	0.0%	0 sf	0.0%
Total	**118**	**100.0%**	**635,111 sf**	**100.0%**	**510,782 sf**	**100.0%**

Source: NYC Map PLUTO (23v2) 2023
Notes:
[1] Includes all lots fully or partially within the secondary study area, including lots within the Project Area.

Buildings in the secondary study area range from small, one-to-three-story, residential and mixed-use buildings that feature high lot coverage. Institutional uses are located on larger lots with lower lot coverage. Mixed-use residential and commercial buildings and commercial buildings are generally concentrated around College Point Boulevard and 15th Avenue in the southern half of the secondary study area. The northern half of the secondary study area generally contains low-density residential uses and public facility and institutional uses.

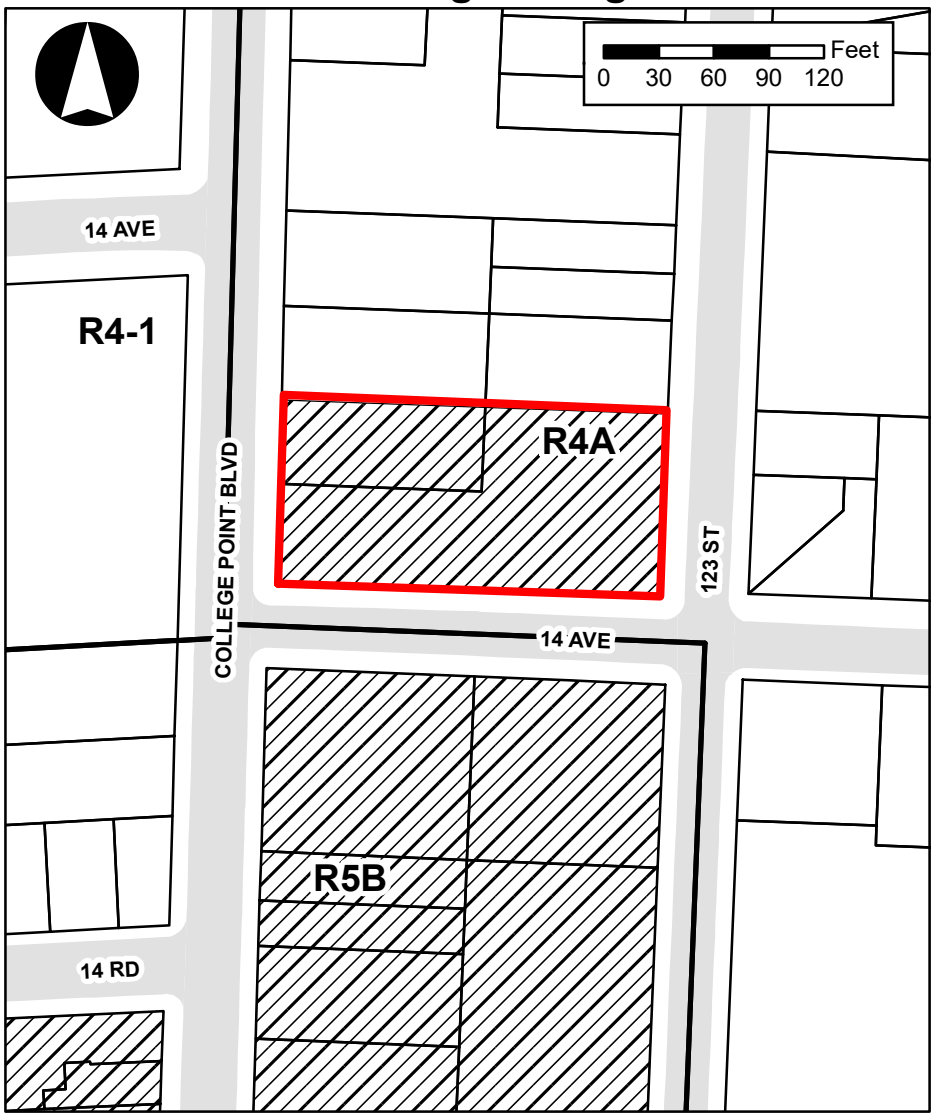
Zoning

Primary Study Area/Project Area

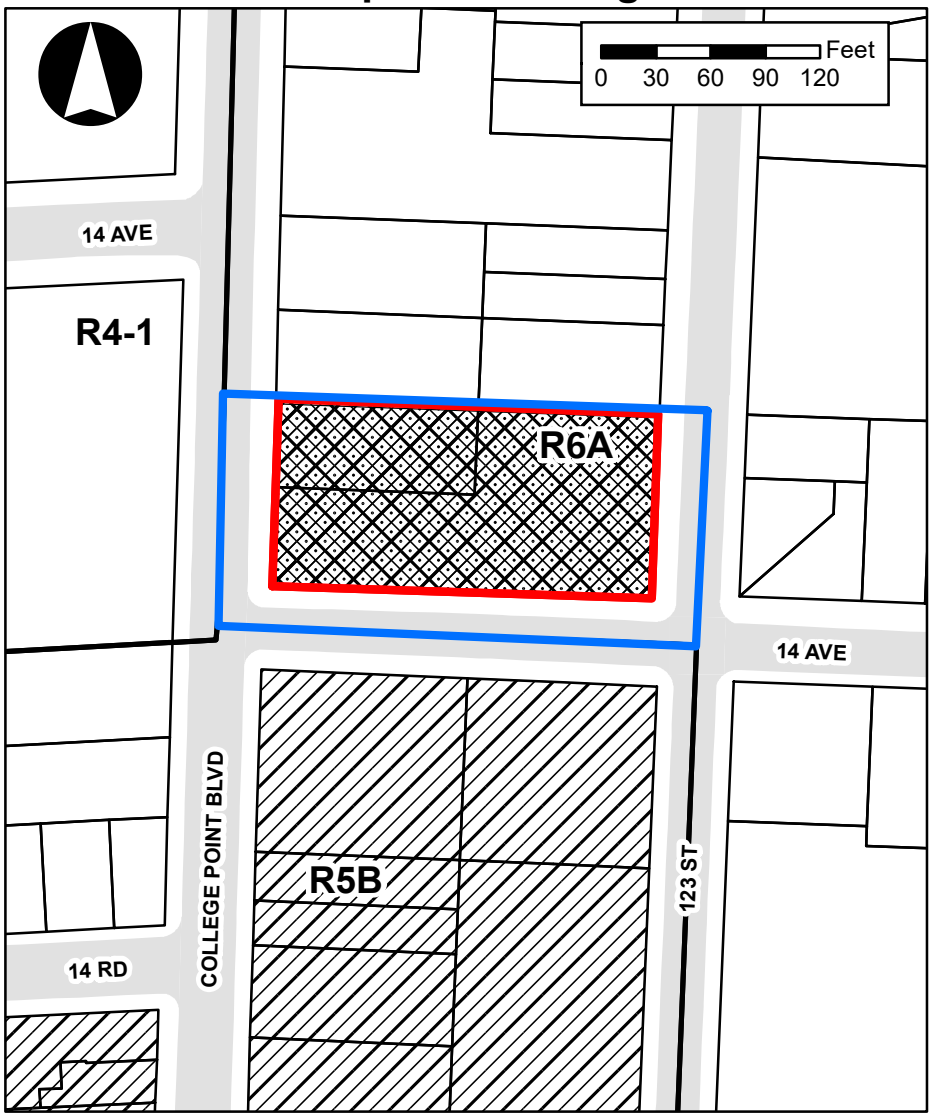
The Project Area is located within an R4A/C1-3 zoning district. As shown in **Figure C-2**, the R4A district extends to the north and east of the Project Area. R4A zoning districts are contextual low-density residential districts that permit only one- and two-family detached residential buildings. The R4A district permits a maximum residential FAR of 0.75. Community facility uses (Use Groups 3 and 4) are permitted to a maximum FAR of 2.0. Buildings within this district can reach a maximum streetwall height of 21 feet, and a maximum height of 35 feet, which typically creates buildings with a pitched roof. One accessory off-street parking space is required per each DU. The Project Area was rezoned from R4 to R4A/C1-3 as part of the 2006 *College Point Rezoning* (CEQR No. 05DCP092Q) (050482 ZMQ).

The Project Area is also zoned with a C1-3 commercial overlay. In the R4A zoning district, the C1-3 commercial overlay permits a maximum commercial FAR of 1.0. Parking requirements for this commercial overlay vary by use.

Existing Zoning



Proposed Zoning



Legend

- Proposed Development Site
- C1-3 Commercial Overlay

Legend

- Proposed Rezoning Area
- Proposed Development Site
- C1-3 Commercial Overlay
- Proposed C2-4 Commercial Overlay

Secondary Study Area

As shown in **Figure C-2,** the 400-foot study area includes a variety of residential districts, as well as several commercial overlays. Each zoning district's regulations are summarized in **Table C-2** and detailed below.

R2A

An R2A zoning district is mapped in the northwestern corner of the secondary study area. The R2A district is a contextual residential district intended to preserve low-rise neighborhood characterized by single-family detached residential buildings. R2A districts have a maximum residential FAR of 0.5 and a maximum community facility FAR of 1.0. No commercial or manufacturing uses are permitted in the R2A zoning district. The R2A zoning district permits a maximum perimeter building height of 21 feet and a maximum building height of 35 feet. One off-street accessory parking space is required per DU.

R4-1

An R4-1 zoning district is mapped in the western portion of the secondary study area. The R4-1 district is a contextual residential district that permits one- and two-family detached and semi-detached residential buildings. R4-1 districts have a maximum residential FAR of 0.75 and a maximum community facility FAR of 2.0. No commercial or manufacturing uses are permitted in the R4-1 zoning district. The R4-1 zoning district permits a maximum perimeter building height of 25 feet and a maximum building height of 35 feet. One off-street accessory parking space is required per DU.

R4A

An R4A zoning district is mapped in the eastern half and southwestern corner of the secondary study area. The details of the R4A zoning district are discussed above.

R5B

As shown in **Figure C-2**, the area along College Point Boulevard south of 14th Avenue is zoned R5B. The R5B district is a contextual residential zoning district that permits one- and two-family residential buildings as well as multi-family residential buildings. The maximum residential FAR in the R5B district is 1.35. The maximum community facility FAR in this district is 2.0. No commercial or manufacturing uses are permitted in the R5B zoning district. The R5B zoning district permits a maximum streetwall height of 30 feet and a maximum building height of 33 feet. Two accessory off-street parking spaces are required for every three DU.

TABLE C-2
Existing Zoning within the Secondary Study Area

Zoning District	Definition/General Use	Maximum FAR
R2A	R2A is a contextual district intended to preserve low-rise neighborhoods characterized by single-family detached home son lots with a minimum width of 40 feet. Compared to R1 districts, they allow for slightly higher density through smaller minimum lot and yard sizes.	R: 0.5 (single-family only); C: 0.0; CF: 1.0 (limited Uses); M: 0.0
R4-1	Only one- and two-family detached and semi-detached residences are permitted. Characterized by houses with two stories and an attic beneath a pitched roof, R4A districts have a FAR of up to 0.75 (plus an attic-allowance) and a minimum lot width of 18 feet for semi-detached buildings and 25 feet for detached buildings.	R: 0.75; C: 0.0; CF: 2.0; M: 0.0
R4A	R4A contextual districts are widely mapped in older neighborhoods. Only one- and two-family detached residences are permitted. Differences in the maximum permitted FAR and minimum required lot size result in variations in the typical building envelope found in each district. Characterized by houses with two stories and an attic beneath a pitched roof, R4A districts have a FAR of up to 0.75 (plus an attic-allowance) and a minimum lot width of 30 feet.	R: 0.75; C: 0.0; CF: 2.0; M: 0.0
R5B	R5B is a contextual district that is widely mapped in areas intended for neighborhoods with an assortment of housing types at densities higher than those found in R3-2 or R4 districts. R5B typically produces three-story attached houses and small apartment houses. With a height limit of 33 feet, R5B districts provide a transition between lower- and higher-density neighborhoods and are widely mapped in Brooklyn, Queens and the Bronx.	R: 1.35 C: 0.0; CF: 2.0; M: 0.0
C1-3 Overlay	C1 commercial overlays are mapped in residential districts. C1-5 overlays permit neighborhood retail uses, such as grocery stores, restaurants and beauty parlors. Generally, the lower the numerical suffix, the greater the off-street parking requirement.	R & CF: same as underlying R district; C: 1.0 within R1-R5 districts & 2.0 within R6-R10 districts ; M: 0.0

Notes: Refer to **Figure C-2**.

COMMERCIAL OVERLAYS

Commercial overlays are mapped within residential districts along streets that serve local retail needs. As shown in **Figure C-2**, C1-3 commercial overlays are mapped in the secondary study area on portions of College Point Boulevard, generally south of the Proposed Rezoning Area. Commercial overlays are mapped within residence districts along streets that serve local retail needs. In residential areas R1 through R5, commercial overlays provide a maximum commercial FAR of 1.0. In residential areas R6 through R10, commercial overlays provide a maximum commercial FAR of 2.0. Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. In mixed buildings, commercial uses are limited to one or two floors, and must always be located below the residential uses. Typical commercial uses in overlays include neighborhood grocery stores, restaurants, and beauty parlors.

Public Policy

In addition to zoning, officially adopted public policies also describe the intended use applicable to an area in New York City. These include Urban Renewal Plans, 197-a Plans, Industrial Business Zones (IBZs), the

New York City Comprehensive Waterfront Plan, the Criteria for the Location of City Facilities ("Fair Share" criteria), Solid Waste Management Plan, Business Improvement Districts ("BIDs"), the New York City Landmarks Law, the Waterfront Revitalization Program ("WRP"), and Sustainability, as defined by PlaNYC/OneNYC. Some of these policies have regulatory status, while others describe general goals. They can help define the existing and future context of the land use and zoning of an area.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

In 2022, the Adams administration released *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, a comprehensive, Citywide policy aimed at addressing the City's housing crisis through investments in new construction and preservation efforts to provide access to affordable, high-quality housing for all New Yorkers. This plan outlines policies and strategies to address five goals: (1) Transform New York City Housing Authority; (2) Address Homelessness and Housing Instability; (3) Create and Preserve Affordable Housing; (4) Improve the Health and Safety of New Yorkers; and (5) Reduce Administrative Burden. The plan details the specific actions that agencies and stakeholders should undertake to address these goals. Similar to the previous administration's Housing New York plan, Housing Our Neighbors emphasizes the importance of building new housing in amenity-rich areas and expanding the availability of different housing types including affordable housing and senior housing. In addition, the plan emphasizes cooperation between numerous City agencies.

Its main goal, to preserve and develop 200,000 units of high-quality affordable housing by 2024, was reached two years ahead of schedule, in late 2021, and the Administration thereafter committed to completing an additional 100,000 homes over the following four years. The new goal of 300,000 homes by 2026 prompted the creation of Housing NYC 2.0, which comprises a series of new initiatives to help thousands more families and seniors afford rent, buy a first home, and stay in their neighborhoods.

Where We Live NYC/Fair Housing Together Plan

The *Where We Live NYC Plan* is the City's blueprint for fair housing in the five boroughs to break down barriers to opportunity and build more integrated, equitable neighborhoods. This five-year plan seeks to make reparations for the years of unfair housing policies faced by minority communities.

The key goals of the plan include:

- Fight housing discrimination by pursuing increased resources and protections.
- Promote development that opens up more communities to low-income families.
- Preserve low-cost housing and prevent displacement of long-standing residents through stronger tenant protections and new affordable housing investments.
- Empower families receiving rental assistance and expand use of these benefits in amenity-rich neighborhoods.
- Create better and more integrated living options for people with disabilities.
- Align investments to address segregation, discrimination, and concentrated poverty.

The City plans to address these goals in many ways, including (but not limited to):

- Introducing more opportunities to promote equitable housing growth.
- Expanding government housing programs to more New Yorkers.
- Protecting tenants facing harassment and eviction.
- Helping people with disabilities find affordable and accessible housing.

- Strengthening social resiliency.
- Decreasing violence.
- Working towards more diverse and integrated schools.
- Making public transportation more accessible.

Historic Districts and Landmarks

The New York City Landmarks Law of 1965 established the New York City Landmarks Preservations Commission (NYCLPC) and authorized the NYCLPC to designate individual buildings, historic districts, interior landmarks, and scenic landmarks of historical, cultural, and architectural significance. The Landmarks law defines a Historic District as an area that has a "special character or special historic or aesthetic interest," represents "one or more periods of styles of architecture typical of one or more eras in the historic of the City," and constitutes "a distinct section of the City." Historic district designation by NYCLPC protects buildings from demolition and development that is out of context or insensitive to the historic nature of the area. The Project Area does not encompass any historic or archaeological resources. However, several historic resources are located within the secondary study area. These include the LPC-designated and S/NR-eligible Poppenhusen Branch of the New York Public Library (NYPL) located at 121-23 14th Avenue, the LPC-designated Herman A. and Malvina Schleicher House located at 11-41 123rd Street, the S/NR-listed Firemen's Hall located at 13-28 123rd Street north of the Project Area, the S/NR-eligible former St. Agnes Academic High School located at 13-20 124th Street, the S/NR-eligible St. Fidelis RC Church Complex and Convent, and the S/NR-eligible P.S. Q336.

IV. THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Land Use

Primary Study Area/Project Area

Under the No-Action condition, it is assumed that the Proposed Development Site would not be developed and would remain the same as under existing conditions.

Secondary Study Area

Within the 400-foot secondary study area, based on active DOB construction permits, there are no known active construction project expected to be completed by the 2026 build year.

Zoning

In the future without the Proposed Actions, no zoning changes are anticipated in the Project Area. The Project Area would maintain its existing R4A/C1-3 zoning designation. The proposed Mandatory Inclusionary Housing (MIH) designated area would not be mapped in the Project Area in absence of the Proposed Actions. In the future without the Proposed Actions, no known zoning changes are anticipated in the secondary study area.

Public Policy

There are no expected changes to public policy in the 400-foot study area in the 2026 future without the Proposed Actions.

V. THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

As discussed in **Attachment A, "Project Description,"** the Proposed Actions would consist of a zoning map amendment to rezone the Project Area from a R4A/C1-3 district to a R6A/C2-4 district and a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area. This section describes the land use and zoning conditions that would result from the Proposed Actions by 2026 and evaluates the potential for the Proposed Actions to result in significant adverse impacts related to land use and zoning and their consistency with the applicable public policies described earlier in this chapter.

As shown in Table C-3 below, compared to No-Action conditions, the Proposed Actions would result in an incremental (net) increase of 103 dwelling units (75,743 gsf), 6,186 gsf of commercial local retail, and 32 parking spaces. The Proposed Actions would result in a net decrease of approximately 4,785 gsf of commercial office space and 3,125 gsf of community facilities (house of worship). Table C-3 also provides an estimate of the number of residents and workers generated by the Proposed Actions. As shown in the table, the Proposed Actions are estimated to result in a net increase of approximately 284 residents and a decrease of six workers in the Project Area compared to No-Action conditions.

Land Use

Primary Study Area

Approval of the Proposed Actions would facilitate the development of a mixed-use building with residential and ground floor local retail uses.

Under the With-Action condition, the Applicant intends to develop the Proposed Development Site with a new six-story, approximately 111,430 gsf mixed-use building on the Project Site, including approximately 75,743 gsf of residential floor area (approximately 103 dwelling units) and 6,186 gsf of commercial floor area (local retail). The building would contain approximately 29,501 gsf of cellar and ground floor space for approximately 52 accessory off-street parking spaces. Depending on the MIH option selected during the public review process, either 25 percent or 30 percent of the residential floor area (equivalent to approximately 26 and 31 DU's, respectively) would be designated as affordable housing.

Although the Applicant is proposing a building with a height of approximately 64'-5" (which maximizes the allowable FAR), for conservative analysis purposes, it is assumed under the RWCDS that the building envelope would reach the maximum height (85 feet) allowed in the proposed R6A/C2-4 zoning district. The Applicant's Proposed Development would have a FAR of 3.6.

Secondary Study Area

The Proposed Actions are not expected to affect land use patterns in the secondary study area. The consistency of the Proposed Actions with secondary study area land uses is discussed in the "Assessment" section, below.

TABLE C-3
Comparison of No-Action and With-Action Development Scenarios

	No-Action	RWCDS With-Action	Increment
Land Use			
Residential	0 gsf	75,743 gsf	+ 75,743 gsf
Total DU	*0 DU*	*103 DU*	*+ 103 DU*
Market-rate DU	*0 DU*	*72-77 DU*	*+ 72-77 DU*
Affordable DU	*0 DU*	*26-31 DU*	*+ 26-31 DU*
Local Retail	0 gsf	6,186 gsf	+ 6,186 gsf
Office	4,785 gsf	0 gsf	- 4,785 gsf
House of Worship	3,125 gsf	0 gsf	- 3,125 gsf
Parking Spaces	20 spaces	52 spaces	+ 32 spaces
Population[1]			
Residents	0	284 residents	+ 284 residents
Workers	29	23	- 6 workers

Notes:
[1] Proposed project's population based on the following assumptions Based on the average household size of 2.75 for the Queens Community District 7 (2020 Census), one residential employee per 25 DU, one employee per 250 gsf of office space, and one employee per 333 sf of community facility/local retail space.
[2] Under MIH Option 1, 31 units would be affordable and 72 would be market-rate; under MIH Option 2, 26 units would be affordable and 77 would be market-rate.

Assessment

PRIMARY STUDY AREA/PROJECT AREA

The Proposed Actions would not result in significant adverse impacts to land use in the Project Area. The Proposed Actions would allow a new mixed-use residential and commercial development to be constructed in a neighborhood where there is a strong demand for housing and local retail. Additionally, the Proposed Actions would result in the development of approximately 103 housing units, including between 26 to 31 affordable housing units pursuant to the MIH program which would not be developed under No-Action conditions.

The Proposed Actions would activate an underutilized site and provide additional ground floor retail and new housing in a neighborhood characterized by low-rise residential buildings. As such, the Applicant anticipates that the Proposed Actions would result in a new mixed-use development that, in addition to being appropriate for the Project Area, would complement the land use character of the 400-foot study area by redeveloping an underutilized site with a mix of affordable and market-rate residential units and local retail.

SECONDARY STUDY AREA

The Proposed Actions would not result in significant adverse impacts to land use in the secondary study area. The secondary study area, which includes a diverse assortment of existing land uses, would not undergo any direct land use changes as a result of the Proposed Actions; the proposed changes would be limited to the Project Area and would introduce residential and commercial uses complementary to existing secondary study area land uses. As such, the Proposed Actions would support existing land uses in the secondary study area and would not introduce any new land uses that would be incompatible with their surroundings.

Zoning

The Proposed Actions consist of a zoning map amendment to the Project Area from a R4A/C1-3 to a R6A/C2-4 zoning district and a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area. No other changes to zoning are anticipated in the secondary study area as a result of the proposed action.

The anticipated residential and commercial development as a result of the Proposed Actions would be compatible with nearby mixed-use and residential zoning districts.

Assessment

The Proposed Actions would not result in significant adverse impacts to zoning as a result of the proposed zoning map amendment and zoning text amendment. The Proposed Actions would create an opportunity for development of a new mixed-use building with residential (including market rate and much needed affordable units) and local retail uses.

The proposed zoning text amendments would allow the creation of new affordable housing in the proposed rezoning area, helping to address affordable housing goals set forth by the City in *Housing New York: A Five-Borough, Ten-Year Plan*.

The proposed zoning changes would provide a framework for development that, as noted above, would be consistent with current land use trends and market conditions in the study area. As such, the Proposed Actions are not expected to result in significant adverse zoning impacts.

Public Policy

Assessment

HOUSING OUR NEIGHBORS & WHERE WE LIVE NYC

The Proposed Actions would be consistent with the City's *Housing Our Neighbors and Where We Live NYC* plans. As detailed above, *Housing Our Neighbors* is a comprehensive, Citywide policy aimed at addressing the City's housing crisis through investments in new construction and preservation efforts to provide affordable, high-quality housing for all New Yorkers. *Where We Live NYC* is the City's blueprint for fair housing in the five boroughs to break down barriers to opportunity and build more integrated, equitable neighborhoods.

It is the Applicant's intention that the provision of approximately 26-31 affordable dwelling units on the Applicant-owned site would support both plans, utilizing the MIH initiative which would require a portion of the residential floor area subject to the City's MIH program to remain permanently affordable. Through the creation of new affordable housing in an amenity-rich area, the Proposed Actions would address Goal 3 of *Housing Our Neighbors*: create and preserve affordable housing, as well as two key goals of *Where We Live NYC*: (1) promote development that opens up more communities to low-income families, and (2) preserve low-cost housing and prevent displacement of long-standing residents through stronger tenant protections and new affordable housing investments.

HISTORIC DISTRICTS AND LANDMARKS

The Proposed Actions would not result in new development within LPC-designated and/or S/NR-listed historic districts. No significant material changes to existing regulations or policy would occur as a result of the Proposed Actions. Refer to additional discussion in **Attachment F, "Historic and Cultural Resources".**

ATTACHMENT D
OPEN SPACE

I. INTRODUCTION

An open space assessment may be necessary if a proposed action(s) could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value." An indirect effect may occur when the population generated by a proposed action would be sufficient to diminish noticeably the ability of an area's open space to serve the existing or future population. Per the *City Environmental Quality Review (CEQR) Technical Manual*, if a project would generate more than 200 residents or 500 nonresidential users, an open space assessment should be conducted pursuant to CEQR.

While the Proposed Actions would not directly displace any existing open space resources, development facilitated by the Proposed Actions is expected to result in an incremental increase of up to 103 dwelling units (DUs) over the 2026 No-Action condition. This would result in an incremental increase of approximately 284 residents[1], as compared to the No-Action condition, which would exceed the *CEQR Technical Manual* preliminary screening threshold for an indirect open space analysis. Both quantitative and qualitative assessments were conducted to determine whether the Proposed Actions would significantly affect the use and enjoyment of publicly accessible open space in an identified study area. The Proposed Actions would result in a net reduction of six employees in the Project Area. Therefore, the analysis of indirect open space impacts focuses exclusively on the open space needs of the area's residential population.

II. METHODOLOGY

The analysis of open space resources has been conducted in accordance with *CEQR Technical Manual* guidance. Using CEQR methodology, the adequacy of open space in the study area is assessed quantitatively using a ratio of usable open space acreage to the study area population, referred to as the open space ratio (OSR). This quantitative measure is then used to assess the changes in the adequacy of open space resources in the future, both without and with the Proposed Actions. In addition, qualitative factors are considered in assessing the Proposed Actions' potential effects on open space resources.

In accordance with *CEQR Technical Manual* methodology, the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources. That distance is typically a half-mile radius for residential projects and a quarter-mile radius for commercial projects with a significant worker population.

Open Space Study Area

Pursuant to *CEQR Technical Manual* guidance, the residential open space study area includes all census tracts that have at least 50 percent of their area located within a half mile of the Project Area and all open

[1] The estimated number of residents is based on the average household size in Queens Community District 7 (2.75 persons per household) per the 2020 Decennial Census.

spaces within it that are publicly accessible.[2] As described above, residents typically walk up to a half (1/2) mile for recreational spaces.

The Project Area is comprised of Block 3997, Lots 1 and 7, and is on the block bounded by 123rd Street to the east, College Point Boulevard to the west, 14th Avenue to the south, and 13th Avenue to the north. As shown in **Figure D-1**, the ½-mile open space study area includes the following census tracts in their entirety: census tracts 925, 929, 939, and 947. The open space study area extends as far south as 22nd Avenue, as far east as 130th Street, and to the East River to the north and west.

Analysis Framework

Indirect Effects Analysis

As described in the *CEQR Technical Manual*, open space can be indirectly affected by a proposed action if the project would add enough population, either workers or residents, to noticeably diminish the ability of an area's open space to serve the existing or future populations. Indirect effects may occur when the population generated by a proposed action overtaxes the capacity of existing public open spaces so that the service provided to existing and future populations in the area would be diminished substantially or noticeably.

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. A Walk to a Park Service Area (WtPSA) is a part of the *OneNYC 2050 Building a Strong and Fair City* plan, in which New York City has laid out a goal for 85 percent of New York City residents living within a walking distance of a park by 2030. Existing areas located within a WtPSA are within a walking distance of a park (i.e. 0.5-miles). Areas not located within a WtPSA are considered "walk gaps"; they are areas of New York City that are not within walking distance to a park. As shown in **Figure D-2**, the Project Area and a majority of the ½-mile study area is located within an area that has been identified as a WtPSA as it is within a walking distance of a park (i.e. not a walk gap area).

With an inventory of available open space resources and potential users, the adequacy of open space in the study area can be assessed both quantitatively and qualitatively. The quantitative approach computes the ratio of open space acreage to the population in the study area and compares this ratio with certain guidelines. The qualitative assessment examines other factors that can affect conclusions about adequacy, including proximity to additional resources beyond the study area, the availability of private recreational facilities, and the demographic characteristics of the area's population. Specifically, the analysis in this attachment includes:

- Characteristics of the residential users. To determine the number of residents in the study area, 2020 Census data have been compiled for the census tracts comprising the open space study area.
- An inventory of all publicly accessible passive and active recreational facilities in the open space study area.
- An assessment of the quantitative ratio of open space in the study area by computing the ratio of open space acreage to the population in the study area and comparing this open space ratio with the City's planning goal. In New York City, the optimal open space ratio for residential populations is 2.5 acres of open space per 1,000 residents. Ideally, this would be comprised of a balance of 80

[2] Pursuant to the *CEQR Technical Manual,* "public" open space that is analyzed under CEQR is defined as open space that is accessible to the public on a constant and regular basis for active and passive recreation, including for designated daily periods. Public open space may be under government or private jurisdiction.

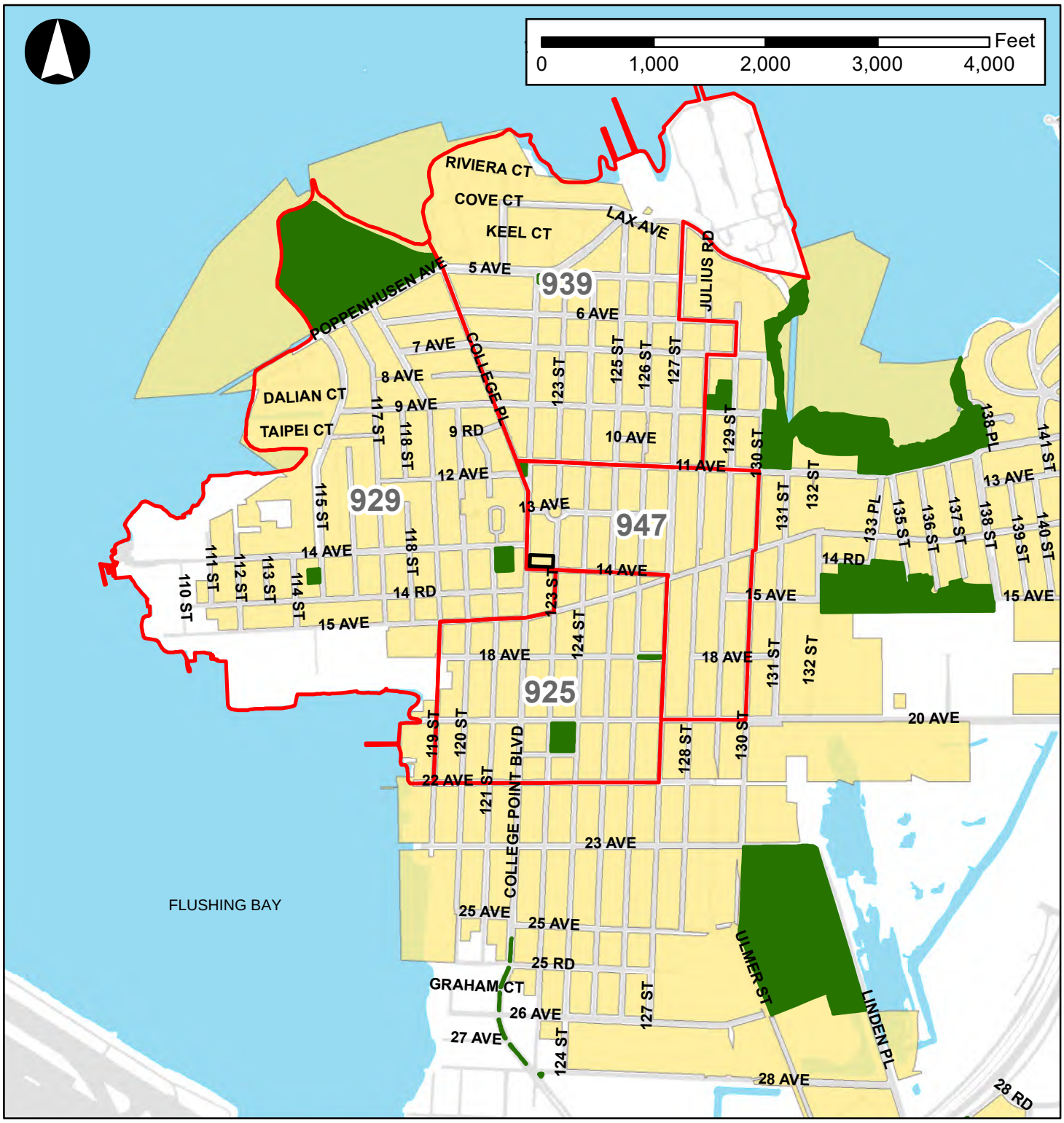
Figure D-1
Open Space Study Area



Legend

- Proposed Development Site
- Half-Mile Radius
- Residential (Half-Mile) Study Area
- 929 Census Tracts
- Open Space Resource
- Water

Figure D-2
Walk to a Park Service Area



Legend

- Proposed Development Site
- Residential (Half-Mile) Study Area
- 929 Census Tracts
- Open Space Resource
- Walk to a Park Service Area
- Water

percent active open space (2.0 acres per 1,000 residents) and 20 percent passive open space (0.5 acres per 1,000 residents).

- An evaluation of qualitative factors affecting open space use.
- A determination of the adequacy of open space in the residential open space study area for existing, No-Action, and With-Action conditions.

Preliminary Assessment

According to the *CEQR Technical Manual*, a preliminary assessment may be useful to determine if a detailed open space analysis is necessary, or whether the open space assessment can be targeted to a particular user group. This initial assessment calculates an open space ratio by relating the existing residential and nonresidential populations to the total open space in the study area. It then compares that ratio with the open space ratio in the future with the Proposed Actions. If there is a decrease in the open space ratio that would approach or exceed one percent in areas exhibiting low open space ratios that are 0.50 or less, a detailed analysis is warranted. The detailed analysis examines passive and active open space resources available to residents within the open space study area delineated in accordance with the *CEQR Technical Manual*, as outlined above. As the Proposed Actions would introduce a residential population in an area with a limited amount of available open space, which exhibits a low open space ratio under existing conditions, a detailed open space analysis is warranted and is provided below.

Impact Assessment

As described in the *CEQR Technical Manual,* the significance of an action's effects on an area's open spaces is determined using both quantitative and qualitative factors, as compared to the No-Action condition. The determination of significance is based upon the context of an action, including its location, the quality and quantity of the open space in the future With-Action condition, and any new open space provided by an action.

An action's potential effects on an area's open space are based, in part, on how a project would change the open space ratios in the study area, as well as other qualitative considerations. According to the *CEQR Technical Manual*, a project that would reduce the open space ratio by more than the general guidance for the open space percentage change shown in **Table D-1** may be considered significant, as these reductions may result in overburdening existing facilities or further exacerbating a deficiency in open space. As shown in **Table D-1**, the guidance for tolerated percent change in open space ratio is determined based on the open space ratio ranges outlined in the *CEQR Technical Manual*. In areas that are within a WtPSA, a greater percentage of change (more than five percent) may be tolerated.

TABLE D-1: Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range	Percent Change in Open Space Ratio
2.01 to 2.50 or Greater	5%
1.51 to 2.0	4%
1.01 to 1.5	3%
0.51 to 1.0	2%
0.50 or Less	1%
*2.5 open space ratio is the planning goal in New York City.	

Source: Table 7-1 in Chapter 7, "Open Space" of the 2021 *CEQR Technical Manual.*

It should be noted that the City's optimal open space ratios and percentage reductions shown in **Table D-1** do not constitute an absolute impact threshold. The *CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for open space impacts. Furthermore, as discussed in Section 321 of Chapter 7, "Open Space" of the 2021 *CEQR Technical Manual*, projects located outside of the WtPSA should be further assessed for qualitative impacts. As such, projects that may result

in significant quantitative impacts on open space are typically further assessed in a qualitative assessment to determine the overall significance of the impact.

The qualitative assessment supplements the quantitative assessment and considers the distribution of open space, whether a site is within the WtPSA, the distance from the site to regional parks, the connectivity of open space(s), and any additional open space created by the Proposed Actions not available to the general public, if applicable, and determinations as to what constitutes a significant adverse open space impact are not based solely on the results of the quantitative assessment.

III. DETAILED ANALYSIS

Existing Conditions

Study Area Population

To determine the residential population served by existing open space resources, 2020 Census data were compiled for the census tracts comprising the ½-mile study area. As shown in **Table D-2**, the study area has a total residential population of approximately 21,297.

Within a given area, the age distribution of a population affects the way open spaces are used and the need for various types of recreational facilities. Typically, children four years old or younger use traditional playgrounds that have play equipment for toddlers and preschool children. Children ages five through nine typically use traditional playgrounds, as well as grassy and hard-surfaced open spaces, which are important for activities such as ball playing, running, and skipping rope. Children ages ten through 14 use playground equipment, court spaces, Little League fields, and ball fields. Teenagers' and young adults' needs tend toward court game facilities such as basketball and field sports. Adults between the ages of 20 and 64 continue to use court game facilities and fields for sports, as well as more individualized recreation such as rollerblading, biking, and jogging, requiring bike paths, promenades, and vehicle-free roadways. Adults also gather with families for picnicking, *ad hoc* active sports such as Frisbee®, and recreational activities in which all ages can participate. Senior citizens engage in active recreation such as tennis, gardening, and swimming, as well as recreational activities that require passive facilities.

TABLE D-2: Existing Residential Population in the ½-Mile Study Area

Census Tract	Residential Population
925	4,356
929	7,638
939	6,268
947	3,035
Total	***21,297***

Source: 2020 Census

The residential population of the study area was also broken down by age group.[3] As shown in **Table D-3**, people between the ages of 20 and 64 make up the majority (57.5 percent) of the residential population. Children and teenagers (0 to 19 years old) account for approximately 28.5 percent of the entire residential population, and persons 65 years and over account for approximately 14 percent of the residential study area population. Based on this data, the peak hours of open space demand would be expected to be concentrated during weekends and the early morning and late afternoon to evening hours during the week, as it could be assumed that most residents aged 20 to 64 would work or attend school on weekdays.

[3] Aside from age groups under/over 18 years of age, the 2020 US Census data does not include detailed information about residential age groups. As such, the residential population age groups were determined based on the percentage of age group characteristics provided in the 2016-2020 Five-Year American Community Survey (ACS) data, and applied to 2020 Census data.

TABLE D-3: Residential Population Age Distribution in the ½-Mile Study Area

Age Category*	Residential Population	Percent of Population
Under 5 years old	1,773	8.3%
5 to 9 years	1,173	5.5%
10 to 14 years	1,513	7.1%
15 to 19 years	1,613	7.6%
20 to 64 years	12,248	57.5%
65 years and older	2,977	14.0%

Note: *Age group percentages based on 2017-2021 Five Year ACS data
Source: 2020 Census and 2017-2021 Five-Year American Community Survey (ACS)

Inventory of Publicly Accessible Open Space

According to the *CEQR Technical Manual*, open space may be public or private and may be used for active or passive recreational purposes. Pursuant to the *CEQR Technical Manual*, public open space is defined as facilities open to the public at designated hours on a regular basis and is assessed for impacts under CEQR guidance, whereas private open space is not accessible to the public on a regular basis, and is therefore only considered qualitatively. Field surveys and secondary sources were used to determine the number, availability, and condition of publicly accessible open space resources in the study area.

An open space is determined to be active or passive by the uses that the design of the space allows. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, and multi-purpose play areas (open lawns and paved areas for active recreation such as running games, informal ball-playing, skipping rope, etc.). Passive open space is used for sitting, strolling, and relaxation, and typically contains benches, walkways, and picnicking areas.

Within the defined study area, all publicly accessible open spaces were inventoried and identified by their location, size, owner, type, utilization, equipment, hours, and condition. The information used for this analysis was gathered through field inventories conducted in December 2023, DPR's website, and other secondary sources of information.

The condition of each open space facility was categorized as "Excellent," "Good," "Fair," or "Poor." A facility was considered in excellent condition if the area was clean and attractive and if all equipment was present and in good repair. A good facility had minor problems such as litter or older but operative equipment. A fair or poor facility was one that was poorly maintained, had broken or missing equipment or lack of security, or other factors that would diminish the facility's attractiveness. Determinations were made based on a visual assessment of the facilities.

Likewise, judgments as to the intensity of use of the facilities were qualitative, based on an observed degree of activity or utilization on a weekday afternoon. If a facility seemed to be at or near capacity (i.e. the majority of benches or equipment was in use), then utilization was considered heavy. If the facility or equipment was in use but could accommodate additional users, utilization was considered moderate. If a playground or sitting area had few people, usage was considered light. **Table D-4** identifies the address, ownership, hours, and acreage of active and passive open spaces in the study area, as well as their condition and utilization. **Figure D-3** maps their location in the study area.

Figure D-3
Open Space Resources



Legend

- Proposed Development Site
- Residential (Half-Mile) Study Area
- 1 Open Space Resource (refer to Table D-4)
- Water

Open Space Resources

As shown in **Table D-4**, approximately 31.01 acres of open space are included in the quantitative analysis, of which approximately 23.46 acres are considered active open space and 7.55 acres are passive open space. Most of the open spaces in the study area are neighborhood parks and playgrounds. A typical neighborhood park within the study area includes facilities for passive use (such as benches, landscaping, lawns, picnic tables, and comfort stations) and active recreation (such as sports fields, dog runs, and basketball courts), and is generally used by people of all ages. The typical playground might include play equipment and sports facilities as well as passive seating areas and would generally be used by children.

The largest open space in the quantitative residential open space study area is the 28.87-acre Hermon A. MacNeil Park (Map #4) located in the northern portion of the study area. This park is a larger regional park located on a peninsula that includes Basketball Courts, Baseball Field, Dog-friendly Areas, Handball Courts, Kayak/Canoe launch sites, Playgrounds, Public Restrooms, and spray showers.

The second largest park in the study area is Poppenhusen Playground, a 1.14-acre playground that includes basketball courts, playgrounds, spray showers, and seating areas. Closest to the Project Site and the third largest open space in the study area is College Point Park, a 0.66-acre park that includes basketball courts, handball courts, and seating areas. The remaining open space resources in the study area include Playground 115, a 0.29-acre playground and the 0.05-acre Poppenhusen Park, a passive park with seatings areas.

A majority of the publicly accessible open space resources included in the quantitative indirect open space impact assessment are in good to excellent condition. In terms of utilization, all of the study are open space resources exhibit moderate utilization.

TABLE D-4: Inventory of Existing Open Space and Recreational Resources in Study Area

Map No. [1]	Name	Address	Owner/ Agency [2]	Amenities	User Groups	Hours of Access	Total Acres	Active		Passive		Condition & Utilization
								%	Acres	%	Acres	
Open Space Resources Included in Quantitative Assessment												
1	Poppenhusen Playground	20th Ave. &, 123rd St	NYC Parks	Basketball Courts, Playgrounds, Spray Showers, Benches	Children, Teenagers, Adults	6AM to 9PM	1.14	80	0.91	20	0.23	Good / Moderate
2	Poppenhusen Park	College Pl., College Pt. Blvd., btwn 11 Ave. and 12 Ave	NYC Parks	Seating Areas, Statue, Vegetation	Adults, Senior Citizens	6AM to 1AM	0.05	0	0	100	0.05	Excellent / Moderate
3	Playground 115	115 St btwn 14th Ave and 14th Road	NYC Parks	Playground, Seating Areas	Children, Teenagers, Adults, Senior Citizens	6AM to 9PM	0.29	95	0.28	5	0.01	Excellent / Moderate
4	Hermon A. MacNeil	Poppenhusen Ave. bet. 115 St. and College Pl.	NYC Parks	Basketball Courts, Baseball Field, Dog-friendly Areas, Handball Courts, Kayak/Canoe launch sites, Playgrounds, Public Restrooms, and Spray Showers	Children, Teenagers, Adults, Senior Citizens	6AM to 9PM	28.87	75	21.65	25	7.22	Excellent / Moderate
5	College Point Park	14 Ave. bet. 121 St. and College Point Blvd.	NYC Parks	Basketball Courts, Handball Courts, Seating Areas	Children, Teenagers, Adults	6AM to 1AM	0.66	95	0.62	5	0.04	Good/ Moderate
½-Mile Study Area Total							**31.01**	**75.6**	**23.46**	**24.4**	**7.55**	

Sources: NYC Parks, December 2023 field visits.

Notes:

[1] Refer to **Figure D-3**.

[2] NYC Parks = New York City Department of Parks and Recreation; DOE=New York City Department of Education

Assessment of Open Space Adequacy

Quantitative Assessment

The following analysis of the adequacy of existing open space resources within the study area takes into consideration the ratios of active, passive, and total open space resources per 1,000 residents. As an optimal planning goal, the City tries to achieve an overall residential open space ratio of 2.5 acres per 1,000 residents (80 percent [2 acres] active and 20 percent [0.5 acres] passive) for large-scale plans and proposals. Although a typical population mix may call for such a goal, it is often not feasible for many areas of the City (especially higher density areas). As such, the City's optimal open space ratios and percentage reductions do not constitute an absolute impact threshold.

Table D-5 shows that, with an existing study area residential population of approximately 21,297 people, the existing total open space ratio in the study area is approximately 1.46 acres per 1,000 residents; the study area has 1.10 acres of active open space per 1,000 residents and 0.36 acres of passive open space per 1,000 residents. As indicated in **Table D-5**, the existing total, active, and passive residential open space ratios are below the City's open space planning goals of 2.5, 2.0, and 0.5 acres per 1,000 residents, respectively.

TABLE D-5: Adequacy of Open Space Resource in the Study Area – Existing Conditions

		Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Population	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	21,297	31.01	23.46	7.55	1.46	1.10	0.36	2.5	2	0.5

Qualitative Assessment

The total and active open space resources that exist within the open space study area fall below the City's quantitative guidelines, as discussed above. This quantitative deficiency may be partially ameliorated by several factors. The area includes several open space resources within a ½-mile of the Project Site that were excluded from the residential open space study area due to the *CEQR Technical Manual* methodology. These excluded open space resources include the 0.83-acre P.S. 129 Playground, the 59.63-acre Powell's Cove Park, and the 11.42-acre Frank Golden Park. The P.S. 129 Playground includes a small running track, basketball courts, and seating areas. Powell's Cove Park is an environmentally friendly waterfront park that was completed in 1999. This park is a bay with sizable wetlands and filled, undeveloped uplands. Frank Golden Park is a 11.42-acre neighborhood park that includes baseball fields, basketball courts, and playground.

These parks provide an additional 71.88 acres of open space for residents in the study area. It is expected that a proportion of open space users in the study would frequent these spaces given their proximity, size, and range of amenities that are not found at other open spaces within the residential study area.

The Future Without the Proposed Actions (No-Action Condition)

In the absence of the Proposed Actions, it is expected that the Project Site would remain the same as under existing conditions.

Study Area Population

As presented below in **Table D-6**, there are four developments currently planned with permits filed as of 2022 or anticipated to be completed within the ½-mile open space study area in the future without the

Proposed Actions by 2026, which would increase the residential population within the study area. These No-Action developments are anticipated to add seven new residential units to the study area. **Table D-6** shows that these No-Action developments are anticipated to increase the ½-mile study area population by approximately 21 residents,[4] for a total residential population of 21, 318 by 2026.

TABLE D-6: Known Planned No-Action Developments within the ½-Mile Study Area

No-Build Site	Address	Dwelling Units (DUs)	Estimated Residents[1]
1	10-06 127th Street	2	6
2	10-04 127th Street	2	6
3	11-18 124th Street	1	3
4	12-40 119th Street	2	6
	Half-Mile Total	***7***	***21***

Source: NYC DOB, September 2023
Notes:
[1] The estimated number of residents is based on the average household size in Queens Community District 7 (2.75 persons per household) per the 2020 Decennial Census.

Open Space Resources

No changes to open space resources within the study area are expected to occur before the 2026 analysis year.

Open Space Adequacy

Table D-7, below, presents the No-Action open space ratios for the ½-mile study area, based on the anticipated population increases outlined previously. Similar to existing conditions, the total and active open space ratios in the No-Action condition would be less than the City's total, active, and passive open space planning goals of 2.5, 2.0, and 0.5 acres of open space per 1,000 residents, respectively. The total open space ratio is expected to decrease to 1.45 acres per 1,000 residents in the No-Action condition, with No-Action active and passive open space ratios of 1.10 and 0.35 acres per 1,000 residents, respectively.

TABLE D-7: Adequacy of Open Space Resource in the Study Area – No-Action Conditions

		Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Population	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	21,318	31.01	23.46	7.55	1.45	1.10	0.35	2.5	2	0.5

The Future with the Proposed Actions (With-Action Condition)

This section describes the open space conditions that would result from the Proposed Actions by 2026. It evaluates the potential for the Proposed Actions to result in significant adverse indirect impacts to open space resources based on a comparison of the No-Action condition (described above) to the With-Action condition.

Study Area Population

As described in **Attachment A, "Project Description,"** in the future with the Proposed Actions, the Proposed Project would introduce approximately 103 DUs to the proposed development site. Using the

[4] The estimated number of residents added due to No-Action development is based on average household sizes of 2.75 persons for Queens Community District (CD) 7 according to the 2020 Census.

same planning assumptions as the No-Action conditions of 2.75 residents per DU, the Proposed Actions are expected to introduce a net increase of approximately 284 residents, and would therefore increase the study area's population to 23,602 residents in the 2026 With-Action condition.

Open Space Resources

The Proposed Actions would not introduce any new active or passive open space resources to the study area as part of the Proposed Project. As such, under the With-Action condition, open space in the ½-mile open space study area would total 31.01 acres, comprised of 23.46 acres of active open space and 7.55 acres of passive open space.

Open Space Adequacy

As noted above, the open space impact analysis consists of both quantitative and qualitative assessments. The quantitative assessment considers how a proposed action(s) could change the open space ratios in the study area.

Under the With-Action condition, the total open space ratio in the study area would decrease from 1.45 in the No-Action to 1.44 acres per 1,000 residents in the With-Action (see **Table D-8**). The active open space ratio would also decrease compared to No-Action conditions, from 1.10 to 1.09 acres per 1,000 residents, which would continue to be below the city's guidance ratio of 2.0 acres per 1,000 residents. The passive open space ratio per 1,000 residents would decrease from 0.354 to 0.350 acres per 1,000 residents as compared to No-Action conditions and remain below the city's guideline ratio of 0.50.

TABLE D-8: Adequacy of Open Space Resource in the Study Area – With-Action Conditions

		Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Population	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	21,602	31.01	23.46	7.55	1.44	1.09	0.35	2.5	2	0.5

Potential Effects of the Proposed Actions on Publicly Accessible Open Space

Quantitative Assessment

According to the 2021 *CEQR Technical Manual*, a significant adverse open space impact may occur if proposed actions would reduce the open space ratio by more than the general guidelines for the open space percentage change provided in **Table D-9**.

TABLE D-9: Detailed Assessment – Percentage Change Guidance to Determine Possible Open Space Impact

Total Open Space Ratio Range*	Active Open Space Ratio Range*	Passive Open Space Ratio Range*	Percentage Change in Open Space ratio Signifying a Possible Adverse Open Space Impact
2.01 to 2.50 Or greater	1.61 to 2.0 Or greater	0.41 to 0.50 Or greater	5%
1.51 to 2.00	1.21 to 1.60	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.00	0.41 to 0.80	0.11 to 0.20	2%
0.50 or less	0.01 to 0.40	0.01 to 0.10	1%
* 2.5 open space ratio is the planning goal in NYC, with optimal distribution goal of 2.0 active open space ratio and 0.5 passive open space ratio.			

Source: Table 7-5 in Chapter 7, "Open Space" of the 2021 *CEQR Technical Manual.*

Table D-10 expresses the percentage change from No-Action to With-Action conditions for the study area. As noted previously, in the future with the Proposed Actions, ratios of total, active, and passive open spaces to residents would continue to be lower than the optimal planning goals furnished by DCP. As shown in **Table D-10**, the study area's total open space ratio in the future with the Proposed Actions would be 1.436 acres per 1,000 residents, which represents a reduction of approximately 1.31 percent (0.019) acres per 1,000 residents) from No-Action conditions. The passive open space ratio in the study area would decrease from 0.354 acres per 1,000 residents to 0.350 acres per 1,000 residents in the With-Action condition, a 1.31 percent decrease. The active open space ratio for residents would decrease from 1.100 to 1.086 acres per 1,000 residents in the With-Action condition, a 1.31 percent decrease.

TABLE D-10: Comparison of No-Action to With-Action Open Space Ratios in the ½-Mile Study Area

Ratio	*CEQR Technical Manual* Open Space Optimal Planning Goal (acres per 1,000)	Open Space Ratios Per 1,000			Percent Change
		Existing	No-Action	With-Action	Future No-Action to Future With-Action
Total – Residents	2.50	1.456	1.455	1.436	-1.31%
Active – Residents	0.50	1.102	1.100	1.086	-1.31%
Passive – Residents	2.00	0.355	0.354	0.350	-1.31%

As shown in **Table D-10**, the Proposed Actions would result in a percentage change in open space ratio below the threshold signifying a possible adverse impact for total open space and passive open space. The expected 1.31% decrease in the total, active, and passive open space ratios would be a smaller decrease than the applicable 3% and 4% decrease figures referenced in **Table D-9** for considering the significance of changes to the total and passive open space ratios, respectively. According to *CEQR Technical Manual* guidance, these optimal open space ratios and percentage reductions do not of themselves constitute a significant impact threshold and a project's location, the quality, quantity, and types of nearby open space, and the balance of passive and active open space should be considered in the determination of significance.

As noted above, study area open spaces are in good condition, provide a variety of facilities, and are moderately used. In addition, as shown in **Figure D-2**, the Project Area is located within a WtPSA and, therefore, is not located within a walk gap area (i.e., an area of the City that is not within a walking distance to a park). However, projects that may result in quantitative impacts on open space are typically further assessed in a qualitative assessment approach to determine the overall significance of the impact. The qualitative assessment below also indicates that the quality and number of the study area open spaces, combined with the availability of open spaces outside the study area, would help to ameliorate the open space shortfall in the future With-Action conditions.

Qualitative Assessment

In the future with the Proposed Actions, the study area would continue to have a shortfall of total, active, and passive open space similar to the existing and No-Actions conditions. Although these open space ratios in the study area would remain less than the DCP planning goals, the deficiency of open space resources in the study area would be ameliorated by several factors. Most of the open space resources included in the quantitative analysis were found to be in good or excellent condition. Additionally, there are several open spaces within ½-mile of the Project Site that were excluded from the quantitative analysis per *CEQR Technical Manual* methodology. These resources include the 0.83-acre P.S. 129 Playground, the 59.63-acre Powell's Cove Park, and the 11.42-acre Frank Golden Park. The P.S. 129 Playground includes a small running track, basketball courts, and seating areas. Powell's Cove Park is an environmentally friendly waterfront park that was completed in 1999. This park is a bay with sizable wetlands and filled, undeveloped uplands. Frank Golden Park is a 11.42-acre neighborhood park that includes baseball fields, basketball courts, and playground. These parks provide an additional 71.88 acres of open space for residents in the study area. It is expected that a proportion of open space users in the study would frequent these spaces given their proximity, size, and range of amenities that are not found at other open spaces within the residential study area. These parks contains a wide range of recreational amenities including natural area and outdoor active recreational area. It is expected that a portion of open space users in the study area would likely frequent this space given its proximity, size, and range of amenities.

The demand for open space generated by the Proposed Actions is not expected to exacerbate significantly the No-Action deficiency, with just over a one percent decrease in the study area's total, active, and passive open space ratios. The population added because of the Proposed Actions is not expected to noticeably affect utilization of the area's open spaces. As noted above, most of the study area open space resources are in good condition and offer a variety of amenities which, therefore, could likely handle some increased demand. In addition, the population generated by the Proposed Actions is not expected to have any special characteristics, such as a disproportionately older or younger population, that would place heavy demands on facilities that cater to specific user groups; the residents in the future with the Proposed Actions are expected to exhibit similar characteristics to the current residents of the study area and the breakdown of the population is expected to remain the same.

IV. CONCLUSIONS

The Proposed Actions would not result in significant adverse open space impacts. While the residential open space study area would continue to have a shortfall of total, active, and passive open space in the future with the Proposed Actions, the demand for open space generated due to the Proposed Actions is not expected to exacerbate significantly the No-Action deficiency. Moreover, the population added due to the Proposed Actions is not expected to affect utilization adversely of the area's open spaces. The Proposed Actions would result in a 1.31 percent decrease in total, active, and passive open space ratio as compared to No-Action conditions.

The study area's open space resources are numerous and in good to excellent condition, offering a range of amenities, and could therefore handle the limited additional anticipated demand resulting from the Proposed Actions. Therefore, while the Proposed Actions would result in an incremental decrease in total, active, and passive open space ratios in the future, given the level of decrease anticipated, the number, condition and array of amenities of study area open spaces, and the availability of additional open spaces conservatively not included in the quantitative analysis, the Proposed Actions are not expected result in a significant adverse impact on open space. In addition, the Proposed Actions would not have a direct effect on any study area open spaces due to construction or operation. The Proposed Actions would not result in the imposition of noise, air pollutant emissions, odors, or significant new shadows on public open

spaces that may alter usability. Therefore, the Proposed Actions would not result in a significant adverse indirect open space impact, and further analysis is not warranted.

ATTACHMENT E
SHADOWS

I. INTRODUCTION

This attachment assesses the potential for the Proposed Actions and associated reasonable worst-case development scenario (RWCDS) to result in incremental shadows long enough to reach any nearby publicly accessible open spaces or other sunlight-sensitive resources. According to the *City Environmental Quality Review* (CEQR) *Technical Manual*, a shadows assessment is warranted if a proposed action(s) would result in structures (or additions to existing structures) of 50 feet in height or greater, or those that would be located adjacent to, or across the street from, a sunlight sensitive resource. As discussed in **Attachment B, "Supplemental Screening,"** the Proposed Actions would facilitate the development of a new building that would be greater than 50 feet in height. As such, a shadows analysis was prepared in accordance with 2021 *CEQR Technical Manual* guidance to determine the potential for the Proposed Actions to result in significant adverse shadows impacts on sunlight-sensitive resources.

II. METHODOLOGY

According to the *CEQR Technical Manual*, the longest shadow a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. For projects or actions resulting in structures less than 50 feet tall, a shadow assessment is generally not necessary, unless the site is adjacent to a park, historic resource, or important natural feature (if the feature that makes the structure significant depends on sunlight).

First, a preliminary screening assessment must be conducted to ascertain whether shadows resulting from an action or project could reach any sunlight-sensitive resource at any time of year. The *CEQR Technical Manual* defines sunlight-sensitive resources as those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. The following are considered sunlight-sensitive resources[1]:

- *Public open space* (e.g., parks, playgrounds, plazas, schoolyards, greenways, and landscaped medians with seating). Planted areas within unused portions or roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources. The use of vegetation in an open space establishes its sensitivity to shadows. This sensitivity is assessed for both (1) warm-weather dependent features, like wading pools and sandboxes, or vegetation that could be affected by loss of sunlight during the growing season (i.e., March through October); and (2) features, such as benches, that could be affected by a loss of winter sunlight. Uses that rely on sunlight include: passive use, such as sitting or sunning; active use, such as playfields or paved courts; and such activities as gardening, or children's wading pools and sprinklers. Vegetation requiring direct sunlight includes the tree canopy, flowering plants, and plots, particularly plots for food production in community gardens. The amount of sunlight typically considered the minimum that plantings and vegetation would need is six to eight hours of direct sunlight. However, certain plantings and vegetation can tolerate partial sun, with a reduced minimum

[1] According to the *CEQR Technical Manual*, city streets, sidewalks, and private open spaces (such as private residential front and back yards, stoops, and vacant lots) are not considered sunlight-sensitive resources.

requirement of four to six hours of direct sunlight. Examples of areas that can tolerate partial sun are established tree canopies, shrubs or perennials.

- *Features of historic architectural resources that depend on sunlight for their enjoyment by the public.* Only the sunlight-sensitive features of an architectural resource are considered in a shadows analysis. Sunlight-sensitive features include the following: design elements that are part of a recognized architectural style that depends on the contrast between light and dark (e.g., deep recesses or voids, such as open galleries, arcades, recessed balconies, deep window reveals, and prominent rustication); elaborate, highly carved ornamentation; stained glass windows; exterior building materials and color that depend on direct sunlight for visual character (e.g., the polychromy [multicolored] features found on Victorian Gothic Revival or Art Deco facades); historic landscapes, such as scenic landmarks, including vegetation recognized as an historic feature of the landscape; and structural features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as an historic landmark.
- *Natural resources where the introduction of shadows could alter the resource's condition or microclimate.* Such resources could include community gardens, surface water bodies, wetlands, or designated resources, such as coastal fish and wildlife habitats.

The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around each of the development sites representing the longest shadow that could be cast. If there are sunlight-sensitive resources within the radius, the analysis proceeds to the second tier, which reduces the area that could be affected by action-generated shadows by accounting for a specific range of angles that can never receive shade in New York City due to the path of the sun in the northern hemisphere. If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by new shadows by looking at specific representative days of the year and determining the maximum extent of shadow over the course of each representative day.

If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is required to determine the extent and duration of the incremental shadow – or 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 – resulting from the proposed project. Incremental shadows are determined by establishing a baseline condition (the No-Action condition) and comparing it to the future condition resulting from the Proposed Actions (i.e., the With-Action condition), thus illustrating the shadows cast by existing or future buildings and distinguishing the additional (incremental) shadows cast by the Proposed Actions. In accordance with the *CEQR Technical Manual*, shadows on sunlight-sensitive resources of concern were modeled for four representative days of the year. For the New York City area, the months of interest for an open space resource encompass the growing season (i.e., March through October) and one month between November and February representing a cold-weather month (usually December). Representative days for the growing season are generally the March 21 vernal equinox (or the September 21 autumnal equinox, which is approximately the same), the June 21 summer solstice, and a spring or summer day halfway between the summer solstice and equinoxes, such as May 6 or August 6 (which are approximately the same). For the cold weather months, the December 21 winter solstice is included to demonstrate conditions when open space users rely most heavily on available sunlight warmth. As these months and days are representative of the full range of possible shadows, they are also used for assessing shadows on sunlight-sensitive resources.

The *CEQR Technical Manual* defines the temporal limits of a shadow analysis period to fall from an hour and a half after sunrise to an hour and a half before sunset.

The detailed analysis provides the data needed to assess the shadow impacts. The effects of incremental shadows on the sunlight-sensitive resources are described, and their degree of significance is considered. The results of the analysis and assessment are documented with graphics, a table of incremental shadow durations, and narrative text. As described in the *CEQR Technical Manual*, an incremental shadow is generally not considered significant when its duration is ten minutes or less at any time of year and the resource continues to receive substantial direct sunlight. A significant shadow impact generally occurs when an incremental shadow of ten minutes or longer falls on a sunlight-sensitive resource and results in one of the following:

- *Vegetation:* a substantial reduction in sunlight duration available to sunlight-sensitive features of the resource to less than the time of its minimum sunlight needs (when there would be sufficient sunlight in the future without the project) or a reduction in direct sunlight exposure where the sensitive feature of the resource is already subject to substandard sunlight (i.e., less than the minimum sunlight needs).
- *Historic and cultural resources:* a substantial reduction in sunlight available for the enjoyment or appreciation of the sunlight-sensitive features of an historic or cultural resource.
- *Open space utilization:* a substantial reduction in the usability of open space because of increased shadow, including information regarding anticipated new users and the open space's utilization rates throughout the affected times.
- *For any sunlight-sensitive feature of a resource:* complete elimination of all direct sunlight on the sunlight-sensitive feature of the resource, when the complete elimination results in substantial effects on the survival, enjoyment, or, in the case of open space or natural resources, the use of the resource.

In general, a significant adverse shadow impact occurs when the incremental shadow added by a proposed action falls on a sunlight-sensitive resource and substantially reduces or eliminates completely direct sunlight exposure, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources.

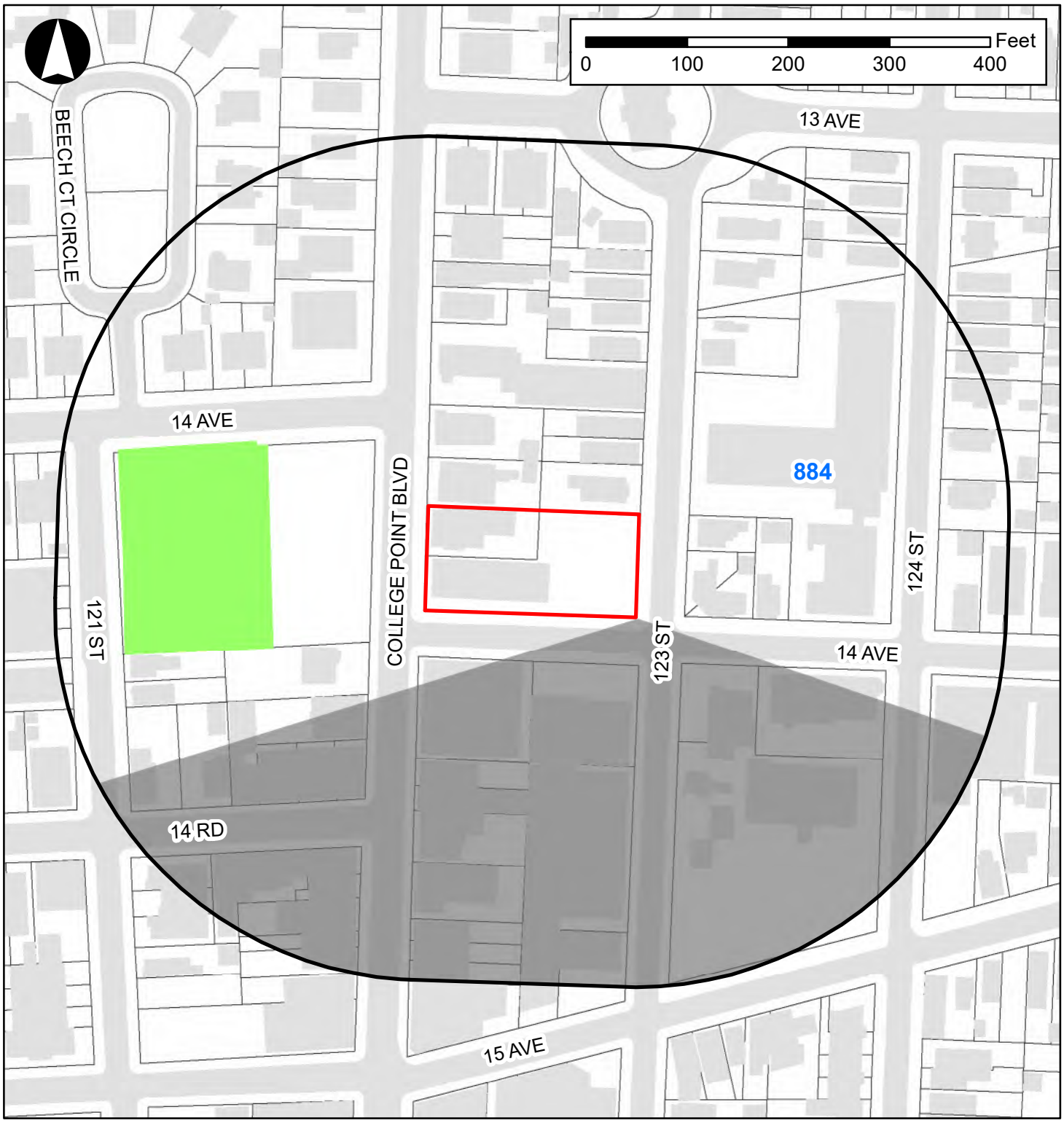
III. PRELIMINARY SCREENING

Tier 1 Screening Assessment

According to the *CEQR Technical Manual*, the longest shadow that a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. As described in **Attachment A, "Project Description,"** the Applicant's Proposed Project would reach a maximum base height of 54'-1" and a total height of 64'-5" and would therefore not maximize the allowable base height and total height in the proposed R6A/C2-4 zoning district. For conservative analysis purposes, the RWCDS Development would maximize the base height (65') and total height (85') available in the proposed R6A/C2-4 zoning district. The longest shadows that could be cast by the new 85-foot-tall building would be approximately 365.5 feet in length.

Within the maximum shadow radius for the Proposed Development Site, there is one identified potentially sunlight-sensitive open space resource (refer to **Figure E-1**).

Figure E-1
Tier 1 and II Shadow Assignment



Legend

- Proposed Development Site
- Tier 1: Longest Shadow Study Area (365.5')
- Tier II: Area That Cannot Be Shaded
- Building Footprints
- Open Space

Tier 2 Screening Assessment

Due to the path of the sun across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given development site. In New York City, this area lies between -108 and +108 degrees from true north. The purpose of the Tier 2 screening is to determine whether the sunlight-sensitive resources identified in the Tier 1 screening are located within portions of the longest shadow study area that could receive incremental shadows.

Figure E-1 illustrates the results of the Tier 1 and Tier 2 screening assessments (i.e., the portion of the longest shadow study area lying within -108 degrees from the true north and +108 degrees from true north as measured from the southernmost portions of the development sites). As shown in **Figure E-1**, no sunlight-sensitive resources are located within the Tier 2 area. One sunlight-sensitive resource was identified as sunlight-sensitive resources that warranted further assessment (refer to **Table E-1** below).

Tier 3 Screening Assessment

According to the *CEQR Technical Manual*, a Tier 3 screening assessment should be performed to determine if, in the absence of intervening buildings, shadows resulting from a proposed action(s) could reach a sunlight-sensitive resource, thereby warranting a detailed shadow analysis. The Tier 3 screening assessment is used to determine if shadows resulting from a proposed action(s) can reach a sunlight-sensitive resource at any time between 1.5 hours after sunrise and 1.5 hours before sunset on representative analysis dates.

A Tier 3 assessment was performed using three-dimensional (3D) computer mapping software for the Proposed Development Site to calculate and display action-generated shadows on individual representative analysis dates. The model contained 3D representations of the elements in the base map used in the preceding assessments and a 3D model of the RWCDS Development as a result of the Proposed Actions. At this stage of the assessment, surrounding buildings within the study area were not included in the model so that it may be determined whether action-generated shadows would reach any sunlight sensitive resources.

As shown in **Figures E-2a** and **Figure E-2b**, the Tier 3 results determined that College Point Park could receive incremental shadows from the With-Action RWCDS developments, and therefore requires a detailed shadows analysis.

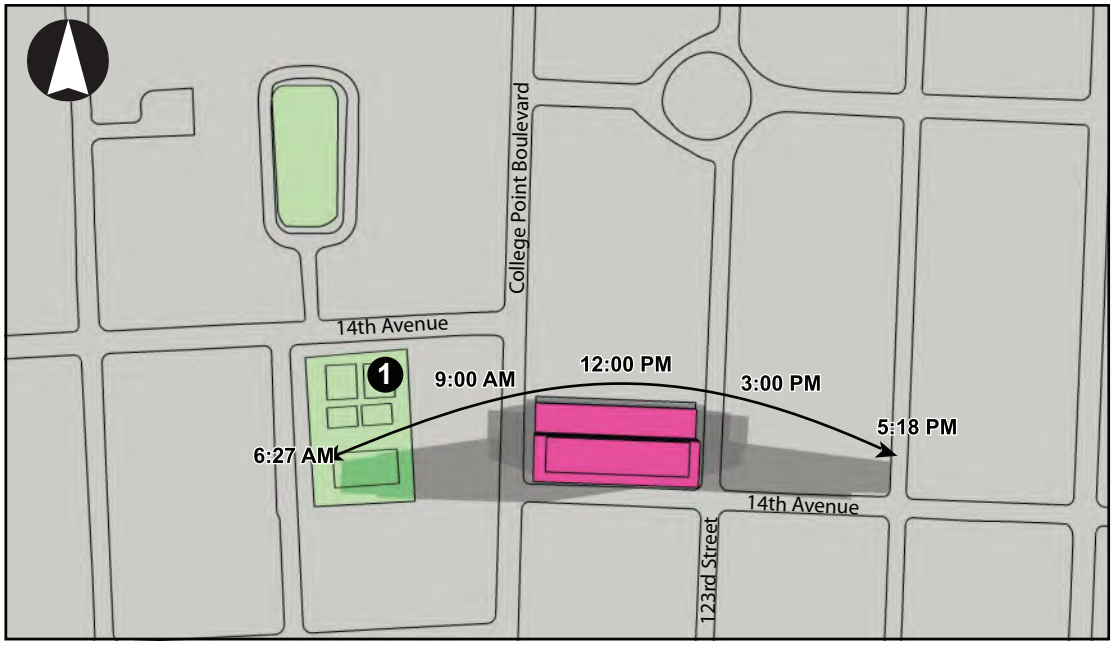
TABLE E-1
Sunlight-Sensitive Resources Warranting Further Analysis Based on Tier 3 Screening

No.[1]	Name	March 21/Sept. 21 7:36AM - 4:29PM	May 6/August 6 6:27AM - 5:18PM	June 21 5:57AM - 6:01PM	December 21 8:51AM - 2:53PM	Number of Analysis Days
1	College Point Park	**YES**	**YES**	**YES**	**NO**	**3**

Notes:
[1] Numbers keyed to sunlight-sensitive resources shown in **Figures E-2a and E-2b.**



MARCH 21/SEPTEMBER 21



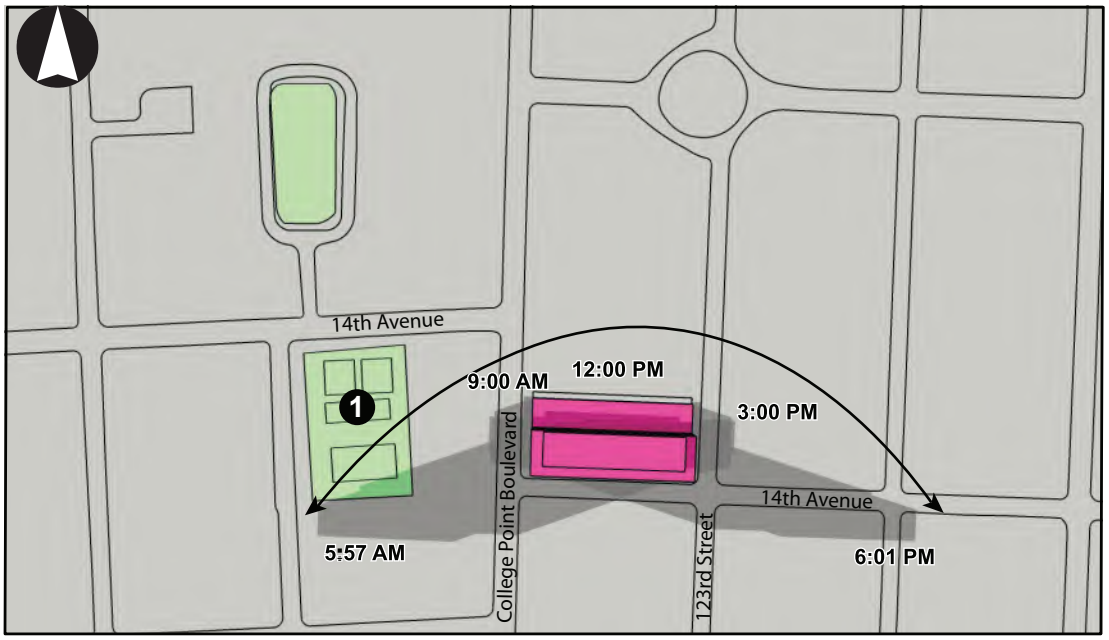
MAY 6/AUGUST 6

Proposed Development

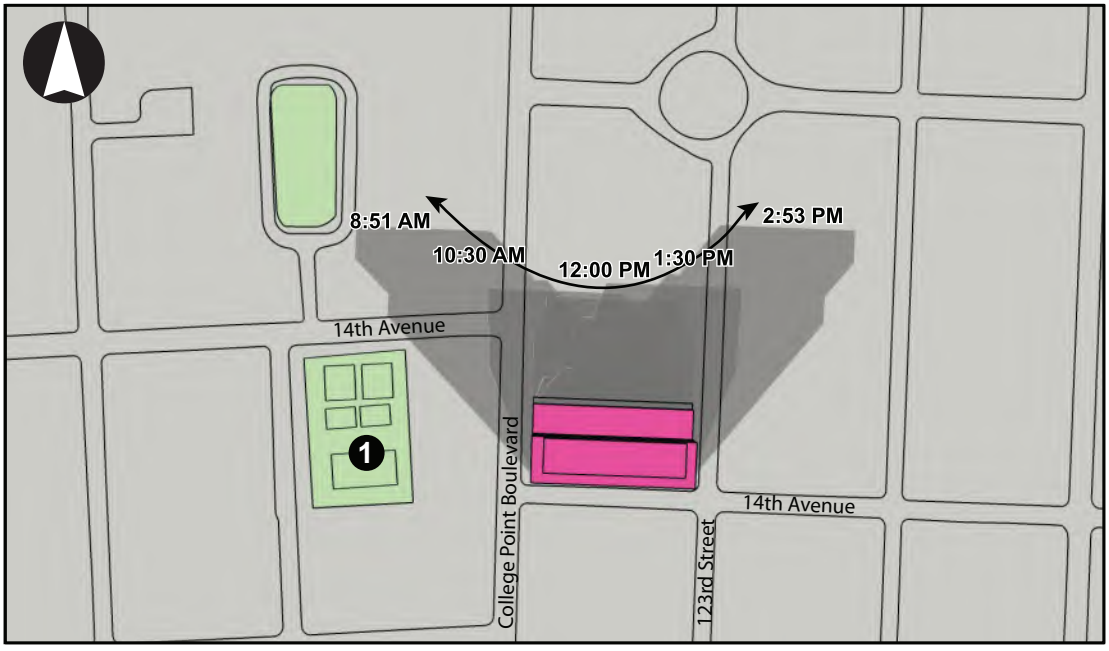
1 Sunlight-Sensitive Resource

Project-Generated Shadow

Figure E-2b
Tier 3 Screening - RWCDS Development



JUNE 21



DECEMBER 21

RWCDS Development

1 **Sunlight-Sensitive Resource**

Project-Generated Shadow

IV. DETAILED ANALYSIS OF SHADOW IMPACTS

Resources Affected by Project-Generated Shadows

College Point Park

College Point Park is a 0.66-acre park located one block west of the Project Area. The park includes basketball courts and handball courts. Based on the location of the park relative to the RWCDS Development, it is likely that an incremental shadow would be cast during the early morning hours.

Detailed Shadow Analysis

Per *CEQR Technical Manual* guidance, shadow analyses were performed for the four sunlight-sensitive resources identified above on four representative days of the year: March 21/September 21, the equinoxes; May 6, the midpoint between the summer solstice and the equinox (and equivalent to August 6); June 21, the summer solstice and the longest day of the year; and December 21, the winter solstice and shortest day of the year. These four representative days indicate the range of shadows over the course of the year. CEQR guidance defines the temporal limits of a shadow analysis period to fall from 1.5 hours after sunrise to 1.5 hours before sunset. As discussed above, the results of the shadows analysis show the incremental difference in shadow impact between the No-Action and With-Action conditions (see **Table E-2**).

Figures E-3 through **Figure E-5** provided at the end of this attachment show representative incremental shadows cast on College Point Park during the three applicable analysis days.

It should be noted that, per the *CEQR Technical Manual*, all times reported herein are Eastern Standard Time and do not reflect adjustments for daylight savings time that is in effect from mid-March to early November. As such, the times reported in this attachment for March 21/September 21, May 6/August 6, and June 21 need to have one hour added to reflect the Eastern Daylight Saving Time.

TABLE E-3
Duration of Incremental Shadows on Sunlight-Sensitive Resources (Increment Compared to No-Action)

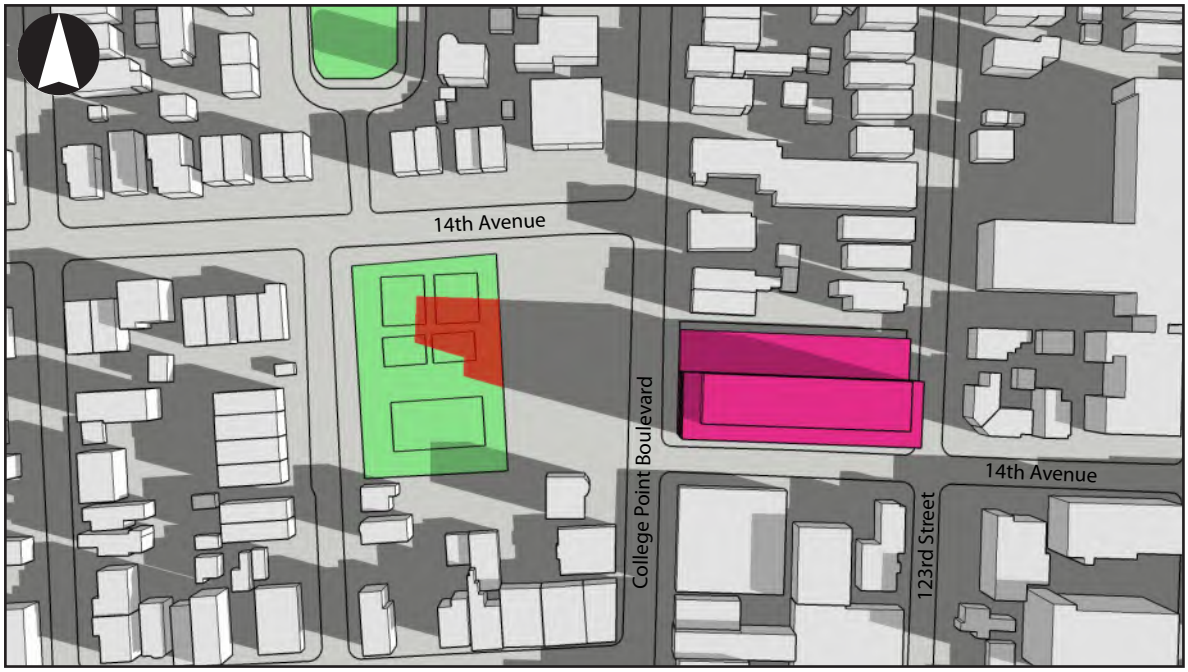
Resource	Analysis Day	March 21/Sept. 21 7:36 AM – 4:29 PM	May 6/August 6 6:27 AM – 5:18 PM	June 21 5:57 AM – 6:01 PM	December 21 8:51 AM – 2:53 PM
College Point Park	Shadow enter-exit time	7:36 – 8:10 AM	6:27 – 7:11 AM	5:57 – 6:53 AM	-
	Incremental shadow duration	34 minutes	44 minutes	56 minutes	-

Notes:
[A] All times are Eastern Standard Time.
[B] Table indicates the entry and exit times and total duration of incremental shadow for each sunlight-sensitive resource.

March 21/September 21

The analysis period for March 21/September 21 begins at 7:36 AM and continues until 4:29 PM. On this analysis day, development as a result of the Proposed Actions would cast an incremental shadow on College Point Park for 34 minutes (refer to **Table E-2**).

Figure E-3
College Point Park
Incremental Shadows on March 21/September 21



7:36 AM



8:05 AM

RWCDS Development | **Open Space** | **Incremental Shadow**

Figure E-4
College Point Park
Incremental Shadows on May 6/August 6



6:27 AM



7:00 AM

RWCDS Development
Open Space
Incremental Shadow

Figure E-5
College Point Park
Incremental Shadows on June 21



5:57 AM



6:45 AM

RWCDS Development | **Open Space** | **Incremental Shadow**

As shown in **Figure E-3**, incremental shadow would be cast over a small portion of the northeastern corner of the open space. This portion of the open space is occupied by a half-court basketball court, handball court, and some vegetation. As indicated in Table E-3, incremental shadow from the RWCDS Development would exit this open space resource at 8:10 AM.

Based on the extent and duration of the incremental shadow shown in **Figure E-3** and in **Table E-3**, the majority of the open space would continue to receive direct sunlight throughout the day, and no single sunlight-sensitive feature would receive direct sunlight for less than six to eight hours, which, according to the *CEQR Technical Manual,* is the general minimum requirement for the survival of vegetation during the growing season.

May 6/August 6

On May 6/August 6, the analysis period begins at 6:29 AM and lasts until 5:18 PM. On this analysis day, the RWCDS Development would cast an incremental shadow on the southern half of College Point Park for approximately 44 minutes (6:29 – 7:11 AM).

As shown in **Figure E-4**, the area cast in incremental shadows would include a full-court basketball court, and areas with vegetation. The extent and duration of incremental shadows on the open space would be minimal. A majority of the open space would continue to receive direct sunlight throughout the analysis day, and no single sunlight-sensitive feature would receive direct sunlight for less than the six to eight hours recommended by the *CEQR Technical Manual*.

June 21

The analysis period for June 21 begins at 5:57 AM and continues until 6:01 PM. Incremental shadows from the RWCDS Development would be cast on College Point Park for approximately 56 minutes (refer **to Table E-3**).

As shown in **Figure E-5**, an incremental shadow would be cast over the southeastern corner of the open space resource at the beginning of the analysis day. Incremental shadow would move east before exiting College Point Park at approximately 6:53 AM. Due to the minimal extent and duration of incremental shadow, no sunlight-sensitive resource would receive less than the six to eight hours of direct sunlight recommended by *CEQR* as a result of the Proposed Actions on the June 21 analysis day.

Assessment

The RWCDS Development would cast incremental shadows on College Point Park on three of the four analysis days. Incremental shadow would range between 34 minutes and 56 minutes on the three ~~March 21/September 21 and June 21~~ analysis days~~, respectively~~.

College Point Park

As shown in **Figures E-3** through **E-5**, incremental shadow from the RWCDS Development would be cast over small portions of the park and would exit the open space after 8:10 AM on each of the analysis days. Incremental shadow would not be cast by the RWCDS Development during the park's busiest hours later in the day.

Therefore, as the extent and duration of the incremental shadows would (1) not significantly reduce direct sunlight exposure on the natural resource, and (2) would not threaten the viability of vegetation or other resources, incremental shadows on College Point Park as a result of the Proposed Actions would not be considered a significant adverse impact, in accordance with *CEQR Technical Manual* methodology.

ATTACHMENT F
HISTORIC & CULTURAL RESOURCES

I. INTRODUCTION

Historic and cultural resources include both architectural and archaeological resources. The 2021 *City Environmental Quality Review* (CEQR) *Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Registers of Historic Places (S/NR) or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

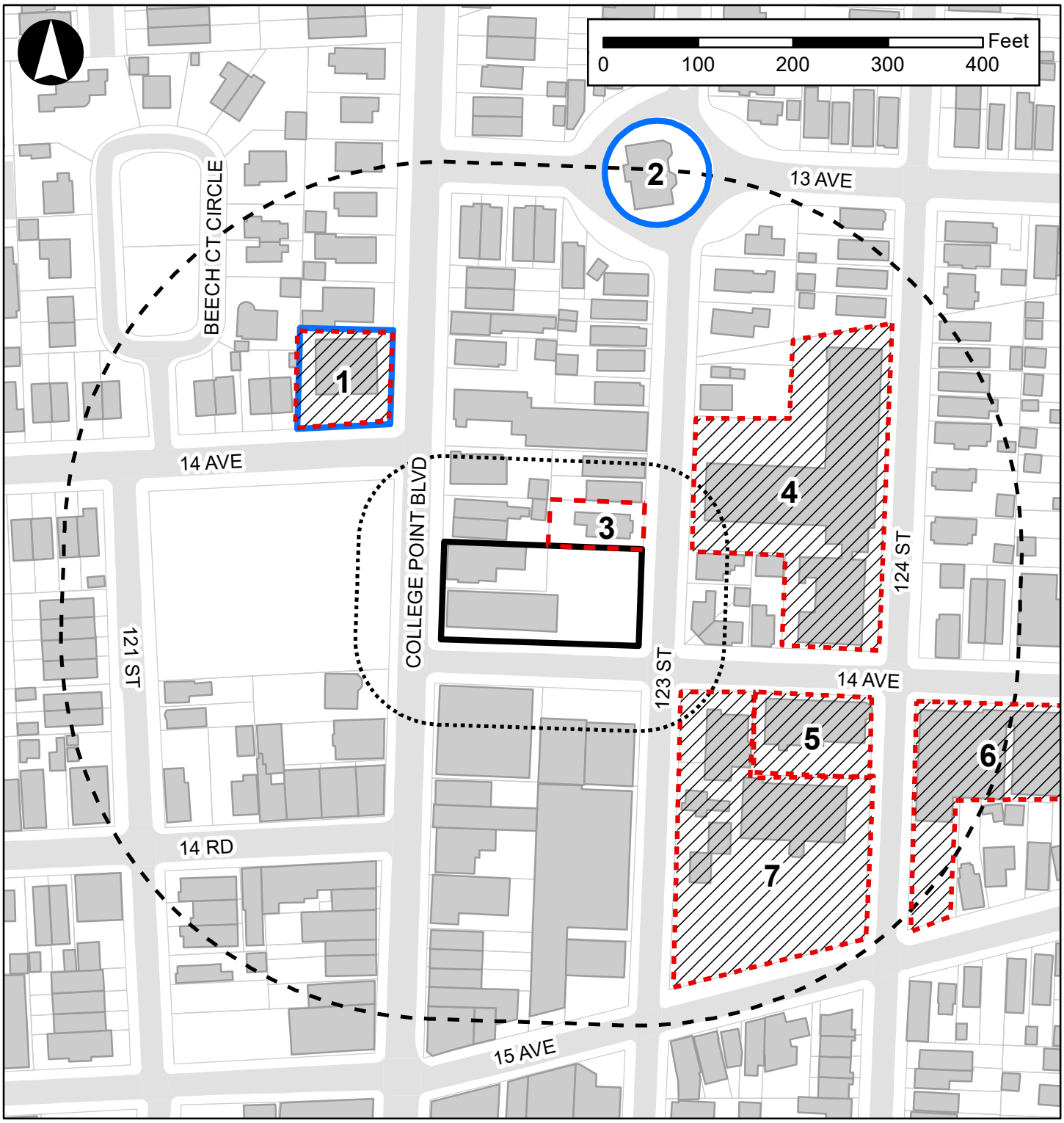
As the Project Site is located in close proximity to several LPC-designated, S/NR-eligible, and S/NR-listed resources, it is necessary to assess the potential impacts of the Proposed Actions on historic architectural resources. According to *CEQR Technical Manual* guidance, impacts on historic architectural resources are considered on those sites affected by a proposed action and in the area surrounding the project area. The historic resources study area for the Proposed Actions is therefore defined as the Project Site (Queens Block 3997, Lots 1 and 7) plus an approximate 400-foot radius around the Project Site (refer to **Figure F-1**), which is typically adequate for the assessment of historic architectural resources, in terms of physical, visual, and historical relationships.

Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared to No-Action conditions; these are limited to sites that may be developed as a result of a proposed action. As determined by LPC in a letter dated December 26, 2023 (provided in **Appendix 1**), neither of the lots comprising the Project Site have archaeological significance. Therefore, the Proposed Actions would not result in any significant adverse archaeological impacts and an archaeological analysis is not warranted. As such, this attachment focuses exclusively on historic architectural resources.

II. DEVELOPMENT BACKGROUND

Prior to the arrival of the European colonists in the 17th century, northeastern Queens was inhabited by the Matinecocks Native Americans, a subgroup of the Leni Lenape tribe. The European colonists called the study area and surrounding land Tew's Neck. In 1645 it became part of the estate of Captain William Lawrence and was renamed Lawrence Neck. Lawrence was a signer of the 1657 Flushing Remonstrance, a declaration of religious freedom that was a forerunner of the Declaration of Independence. The Lawrence family supported the American Revolution, and in retaliation, the English destroyed their estate. In 1789 they sold part of their property to Eliphalet Stratton, and that area became known as Strattonport. The nearby estate of John A. Flammer became known as Flammersburg. In 1836 the

Figure F-1
Historic Resources Map



Legend

- Project Site
- 90-Foot Radius
- 400-Foot Study Area
- Existing Building Footprints

Historic Resources (refer to Table F-1)

- LPC-Designated Landmarks
- S/NR-Listed Landmarks
- S/NR-Eligible Landmarks

Reverend William Muhlenberg bought land from the Strattons for a seminary called St. Paul's College. Although only in existence for a decade, that area became known as College Point.

The study area and surrounding land remained largely rural and undeveloped until the 1850s, when transportation improvements spurred the subdivision and development of the former estates. The introduction of regular ferry service connected the peninsula to Manhattan, and a rail line connected the peninsula to Flushing. These transit improvements attracted a growing number of residents, particularly German and Irish immigrants. In 1854 Conrad Poppenhusen moved his Enterprise Rubber Works from Williamsburg to College Point, and other industrial uses followed, providing local work for the new residents of the area. In 1870, after rapid and exponential growth, the three neighborhoods of Strattonport, Flammersburg, and College Point were incorporated into a single village named College Point. It was consolidated into the City of New York in 1898.

Around the turn of the 20th century, College Point became a center for weekend and summer excursionists, arriving from Manhattan by ferry, railroad, and trolley. The area was famous for its attractions, including beer gardens, saloons, bowling alleys, roller rinks, boating, amusement parks, and scenic drives. In the study area, the former Schleicher estate (Resource #2 in **Figure F-1**) was converted into the Grand View Hotel. These resorts and venues thrived until World War I and Prohibition. Subsequently, land uses in the area shifted towards the manufacturing of airplane parts for the nearby Flushing and LaGuardia Airports (which opened in 1927 and 1939, respectively). In 1984 the Flushing Airport was decommissioned, and in 1994 College Point Industrial Park opened (later renamed the College Point Corporate Park or CPCP). Home to over 100 companies, CPCP also opened a strip mall with several big-box retailers in 1998.

III. ARCHITECTURAL RESOURCES

Criteria & Regulations

Once the study area was determined, an inventory of officially recognized architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63. As recommended in the 2021 *CEQR Technical Manual*, Chapter 9, Section 160, LPC has adopted these criteria for use in identifying National Register listed and eligible architectural resources for CEQR review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: (1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); (2) are associated with significant people (Criterion B); (3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or (4) may yield [archaeological] information important in prehistory or history. Properties younger than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation & Historic Preservation (OPRHP).

In addition, LPC designates historically significant properties in the City as NYCLs and/or Historic Districts, following the criteria provided in the Local Laws of the City of New York, New York City Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a special character or special historical or aesthetic

interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. There are four types of NYCLs: individual landmarks, interior landmarks, scenic landmarks, and historic districts.

Existing Conditions

Project Site

In a letter dated December 26, 2023 (provided in **Appendix 1**), LPC determined that there are no designated or eligible historic architectural resources on either of the lots that comprise the Project Site.

400-Foot Study Area

As shown in **Figure F-1** and listed in **Table F-1**, there are seven historic architectural resources located within the 400-foot study area surrounding the Project Site. A brief description of each resource is presented below, and photos are provided in **Figure F-2**.

Table F-1: Historic Architectural Resources Located in the 400-Foot Study Area

Map No.[1]	Historic Resource Name	Address	Block / Lot	NYCL-Designated[2]	NYCL-Eligible[3]	S/NR-Listed[4]	S/NR-Eligible[5]
1	The Queens Borough Public Library, Poppenhusen Branch	121-23 14th Avenue	4042 / 113	X			X
2	Herman A. and Malvina Schleicher House	11-41 123rd Street	3997 / 40	X			
3	Firemen's Hall	13-28 123rd Street	3997 / 35			X	
4	Former St. Agnes Academic High School	13-20 124th Street	3998 / 1				X
5	St. Agnes Convent and School	14-02 124th Street	4087 / 44				X
6	P.S. Q336 College Point Collaborative	124-06 14th Avenue	4089 / 45				X
7	St. Fidelis R.C. Church	14-09 123rd Street	4087 / 50				X

Notes:
[1] Refer to **Figure F-1**.
[2] Listed on the New York State and National Registers of Historic Places.
[3] Eligible for listing on the New York State and National Registers of Historic Places.
[4] Designated a New York City Landmark.
[5] Eligible for designation as a New York City Landmark.

1. <u>The Queens Borough Public Library, Poppenhusen Branch (LPC-Designated; S/NR-Eligible): 121-23 14th Avenue (Block 4042, Lot 113)</u>

The Poppenhusen Branch of the Queens Borough Public Library is one of five remaining Carnegie branch libraries from when Andrew Carnegie donated $5.2 million to establish a citywide branch library system. Constructed in 1904 to the designs of the well-known architectural firm of Heins & LaFarge, the



1) The LPC-designated and S/NR-eligible Queens Borough Public Library, Poppenhusen Branch on 14th Avenue (Resource #1).



2) The eastern elevation of the LPC-designated Herman A. and Malvina Schleicher House at the intersection of 123rd Street and 13th Avenue (Resource #2).



3) The western elevation of the LPC-designated Herman A. and Malvina Schleicher House at the intersection of 123rd Street and 13th Avenue (Resource #2).



4) The S/NR-listed Firemen's Hall on 123rd Street (Resource #3).



5) The S/NR-eligible Former St. Agnes Academic High School on 124th Street (Resource #4).



6) The S/NR-eligible St. Agnes Convent and School on 14th Avenue (Resource #5).



7) The S/NR-eligible P.S. Q336 College Point Collaborative on 14th Avenue (Resource #6).



8) The S/NR-eligible St. Fidelis R.C. Church on 123rd Street (Resource #7).

symmetrical Classical Revival style building on a corner site displays the typical characteristics of a freestanding Carnegie branch library of the time. As shown in **Figure F-2a**, the building is setback from the street with a lawn bordered by a stone-and-iron fence. It features a projecting-arched center entrance topped with a broken pediment and surrounded by decorative stone banding, as well as a hipped roof with modillioned stone cornice. Like all other Queens Carnegie branches, the library was expanded with Works Progress Administration (WPA) funds in the 1930s. The expansion is a one-story = rear addition containing a children's reading room. The library was named for a leading citizen of College Point in the 19th century – industrialist Conrad Poppenhusen.

2. Herman A. and Malvina Schleicher House (LPC-Designated): 11-41 123rd Street (Block 3997, Lot 40)

As shown in **Figure F-1**, the Herman A. and Malvina Schleicher House stands on an unusual circular lot that was created when the original 14-acre estate was subdivided into building lots. Constructed circa 1857 to the designs of architect Morris A. Gescheidt, the 2.5-story Neo-Classical style redbrick building has four visible facades that display elements of the Italianate and Second Empire styles, including a mansard roof, segmental arch windows, and quoins (see **Figure F-2a**). It was originally situated at the west end of Schleicher's walled compound, complete with outbuilding and landscaped carriage paths. At the turn of the 20th century, it was converted into the 11-room Grand View Hotel; in the 1920s, it was divided into residential apartments. The Schleicher House remains one of the earliest surviving structures in New York City to feature a mansard roof.

3. Firemen's Hall (S/NR-Listed): 13-28 123rd Street (Block 3997, Lot 35)

The Firemen's Hall building was constructed in 1906-07 as a meeting hall for the Exempt Firemen's Benevolent Association of College Point. The late-Queen Anne style structure was designed and built by Peter Schreiner, a native of College Point. As shown in **Figure F-2a**, the two-story redbrick building features an oriel window in the center of its east façade, crowned by a gable roof with a truncated bell tower covered with asphalt shingles at the southeast corner. The first story of the east façade features a pair of segmental-arched windows in the center, and round-arched door and window openings in the end bays with fanlights above. The second story windows of the east façade are flat arched. All of these windows are accentuated by dark redbrick and keystones at the arches and lintels, and are now covered. There is an original iron fence enclosing a small grassy area at the front of the property.

4. Former St. Agnes Academic High School (S/NR-Eligible): 13-20 124th Street (Block 3998, Lot 1)

Constructed in 1958-60, the former St. Agnes Academic High School is an intact example of Mid-Centry Modern ecclesiastical school design. As shown in **Figure F-2b**, the 3.5-story school has a variegated brick exterior and flat roof, and features band of historic two-over-two metal ribbon windows and light green spandrel panels. On its eastern façade, the building contains a curved entrance pavilion clad in a patterned stucco with a large, slightly projecting concrete cross on the upper floors and granite panels and a curved canopy framing the ground level entrance doors and triple window. The western elevation also features two-over-two metal ribbon windows, as well as a slightly recessed center entrance for the auditorium, with granite panels and a metal canopy matching the eastern entrance.

5. St. Agnes Convent and School (S/NR-Eligible): 14-02 124th Street (Block 4087, Lot 44)

As shown in **Figure F-2b**, the St. Agnes Convent and School is a three-story brick building that curves on the southwest corner of 14th Avenue and 124th Street. It was constructed in 1884 to the designs of

architect Francis J. Berlenbach, and originally served as the convent and school for the Sisters of St. Dominic of Amityville in the surrounding St. Fidelis Parish complex. The convent features twin peaks facing 14th Avenue, rounded arches over the windows in the gable ends and over the main entrance, and is topped with a mansard roof with three dormer windows on 124th Street. The three-story, Gothic Revival style brick school was added to the south of the convent in 1908. The seven-bay-wide school building appears to be faced in stone, but is also constructed in brick.

6. P.S. Q336 College Point Collaborative (S/NR-Eligible): 124-06 14th Avenue (Block 4089, Lot 45)

The St. Fidelis School was founded by Father Huber and taken over by the Sisters of St. Dominic of Amityville in 1883 as part of the St. Fidelis Parish complex. The existing school building on the site was constructed in 1960 as the St. Fidelis Parochial School. As shown in **Figure F-2b**, the three-story redbrick school building has terra cotta bandcourses above the basement and ground floors. The building features several red-painted first-floor entrances recessed behind elaborate terra-cotta enframements with Gothic style elements. Each entrance door is also surrounded by fanlights and transoms of varying shapes and sizes. In 2018, the St. Fidelis School close, and the building was converted into a New York City Department of Education (NYC DOE) public school named College Point Collaborative.

7. St. Fidelis R.C. Church (S/NR-Eligible): 14-09 123rd Street (Block 4087, Lot 50)

The St. Fidelis Roman Catholic (R.C.) Church on 123rd Street is a main building in a complex of religious and educational buildings (see above). Constructed in 1894-96 to the designs of an unknown architect, the late-Gothic Revival style masonry church rises three stories with a sloping roof that extends downwards from the steeple above the third story to the first story. As shown in **Figure F-2b**, the eastern façade of the church is divided into three sections, with arched entrances in each section surmounted by decorative keystones; the main entrance is in the center within the slightly projecting steeple tower. The second and third stories of the eastern elevation contain Gothic style arched stained-glass windows, all with decorative keystones. The church's steeple was never completed, although it retains a truncated bell tower.

The Future without the Proposed Actions (No-Action Condition)

Under No-Action conditions, the status of historic resources could change. S/NR-eligible architectural resources could be listed in the Registers, and properties found eligible for consideration for designation as NYCLs could be calendared and/or designated. Changes to the historic resources identified above or to their settings could also occur irrespective of the Proposed Actions. Future projects could affect the settings of architectural resources. It is possible that some architectural resources in the area surrounding the Project Site could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction.

Properties that are designated NYCLs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition of those resources can occur. All properties within LPC-designated historic districts also require LPC permit and approval prior to new construction, additions, enlargements, or demolition. The owners of a property may work with LPC to modify their plans to make them appropriate. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection insofar as, due to their calendared status, permits may not be issued by the New York City Department of Buildings (DOB) for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice

being given to LPC. During the 40-day period, LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation.

The New York City Building Code provides some measure of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to designated NYCLs and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the DOB's *Technical Policy and Procedure Notice* (TPPN) #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCL-designated or S/NR-listed historic resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Additionally, historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection from the effects of federally-sponsored, or federally-assisted projects under Section 106 of the National Historic Preservation Act, and are similarly protected against impacts resulting from state-sponsored or state-assisted projects under the New York State Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Private property owners using private funds can, however, alter or demolish their S/NR-listed or S/NR-eligible properties without such a review process.

Potential Development in the No-Action Condition

As detailed in **Attachment A, "Project Description,"** absent the Proposed Actions, the Proposed Project would not be constructed on the Project Site. As such, the existing one-story commercial office building, two-story house of worship, and surface parking lot the Project Site would remain unchanged in the future without the Proposed Actions. Additionally, as detailed in **Attachment C, "Land Use, Zoning, & Public Policy,"** there are no known developments slated for completion in the 400-foot secondary study area in the 2026 No-Action condition.

The Future with the Proposed Actions (With-Action Condition)

According to the 2021 *CEQR Technical Manual*, generally, if a project would affect those characteristics that make a resource eligible for NYCL designation or S/NR listing, this could be a significant adverse impact. This section assesses the Proposed Actions' potential to result in significant adverse impacts on identified historic architectural resources in the study area, including impacts resulting from construction facilitated by the Proposed Actions, project-generated shadows, or other indirect effects on existing historic resources in the study area.

The Proposed Actions were assessed in accordance with guidance established in the *CEQR Technical Manual* (Chapter 9, Part 420), to determine (a) whether there would be a physical change to any designated or listed property as a result of the Proposed Actions; (b) whether there would be a physical change to the setting of any designated or listed resource, such as context or visual prominence, as a result of the Proposed Actions; and (c) if so, whether the change is likely to diminish the qualities of the resource that make it important. Whereas this chapter/attachment focuses specifically on the Proposed Actions' effects on the visual context of historic resources, an assessment of the Proposed Actions'

effects on the visual character of the study area in general is provided separately in **Attachment G, "Urban Design & Visual Resources."**

As detailed in **Attachment A, "Project Description,"** under the reasonable worst-case development scenario (RWCDS), the Proposed Actions would facilitate the development of an eight-story (85-foot-tall) mixed-use residential and commercial building on the Project Site. The With-Action building would contain approximately 103 dwelling units (DUs), of which 26 to 31 would be affordable units; approximately 6,186 gross square feet (gsf) of local retail space, and 52 parking spaces. The new structure would be built out to the lot lines, creating continuous streetwalls along College Point Boulevard, 14th Avenue, and 123rd Street.

Direct (Physical) Impacts

Historic resources can be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building or replacement of the resource's entrance, could result in significant adverse impacts, depending on the design. Direct effects also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.

The Proposed Actions are site-specific, and, as discussed above, the Project Site does not contain any designated or eligible historic resources. Therefore, the Proposed Actions would not result in any direct impacts to historic architectural resources.

Indirect (Contextual) Impacts

Contextual impacts may occur to architectural resources under certain conditions. According to the *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships 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. Significant indirect impacts can occur if the Proposed Actions would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as a NYCL.

The Proposed Actions would not result in significant adverse indirect impacts on historic architectural resources. Development facilitated by the Proposed Actions would not significantly alter the context or setting of any study area historic resources as compared to No-Action conditions. As detailed above, under the RWCDS, the Proposed Actions would facilitate the construction of an eight-story residential and commercial building on the Project Site. The new building would be visible when looking south and north along College Point Boulevard and 123rd Street towards the LPC-designated and S/NR-eligible Queens Borough Public Library Poppenhusen Branch; the LPC-designated Herman A. and Malvina Schleicher House; the S/NR-listed Firemen's Hall; the S/NR-eligible Former St. Agnes Academic High School; and the S/NR-eligible St. Fidelis R.C. Church. The Proposed Project would also be visible when looking west along 14th Avenue towards four S/NR-eligible historic resources: the Former St. Agnes Academic High School, the St. Agnes Convent and School, P.S. Q336 College Point Collaborative, and ST. Fidelis R.C. Church. However, these view changes would not be significant or adverse. The study area is a dense urban environment with many buildings that currently form the backdrop for study area historic resources. The Proposed Project would not substantially change the visual setting of any nearby historic

resources so as to affect those characteristics that make them eligible for listing on the S/NR and/or designation as NYCLs.

Additionally, in the future with the Proposed Actions, no incompatible visual, audible, or atmospheric elements would be introduced to any historic resource's setting. The Proposed Project would not alter the relationship of any identified historic architectural resources to the streetscape, as all streets in the study area would remain open and all historic resources' relationships to the street would remain unchanged in the future with the Proposed Actions. The Proposed Project would not eliminate public views of any historic architectural resources, which would remain visible in view corridors on adjacent public streets and sidewalks. No primary facades, significant architectural ornamentation, or notable features of the adjacent S/NR-listed Firemen's Hall at 13-28 123rd Street or any other surrounding historic resource would be obstructed by the Proposed Project.

The Proposed Actions would not result in development that would diminish the qualities that make any study area historic resources historically and architecturally significant. As such, the Proposed Actions would not result in any significant adverse indirect or contextual impacts on historic architectural resources.

Construction-Related Impacts

Any new construction taking place within historic districts or adjacent to individual landmarks has the potential to cause damage to those historic resources from ground-borne construction vibrations. As noted above, the New York City Building Code provides some measure of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to LPC-designated and S/NR-listed historic resources located within 90 linear feet of a proposed construction site. For these structures, DOB's TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

As the Project Site is located immediately adjacent to the S/NR-listed Firemen's Hall at 13-28 123rd Street (Resource #3 in **Figure F-1**), construction of the Proposed Project would be subject to TPPN #10/88. The Project Site is also located within 90 feet of the campuses of the S/NR-eligible Former St. Agnes Academic High School at 13-20 124th Street and the S/NR-eligible St. Fidelis R.C. Church at 14-09 123rd Street (Resources #5 and #7, respectively, in **Figure F-1**). Although not required pursuant to DOB's TPPN #10/88, in order to avoid any potential construction-related impacts to these S/NR-eligible historic resources in the future with the Proposed Actions, the Applicant would include both in the CPP for the Proposed Project. Under the TPPN, a Construction Protection Plan (CPP) would be provided to LPC for review and approval prior to any work in the Project Site. The CPP would take into account the guidance provided in the *CEQR Technical Manual*, Chapter 9, Section 522, "Construction Protection Plan." As such, no construction-related impacts on historic resources would occur as a result of the Proposed Actions.

Shadows Impacts

The Proposed Actions would not result in any significant adverse shadows impacts on historic resources. As detailed further in **Attachment E, "Shadows,"** there are no historic architectural resources with

sunlight-sensitive features within the maximum shadow radius of the Project Site. Therefore, development facilitated by the Proposed Actions would not have the potential to cast shadows on any sunlight-sensitive features of historic architectural resources.

ATTACHMENT G
URBAN DESIGN & VISUAL RESOURCES

I. INTRODUCTION

This attachment considers the potential effects of the Proposed Actions and subsequent development on urban design and visual resources. According to the 2021 *CEQR Technical Manual*, urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. An urban design assessment considers whether and how a project may change the experience of a pedestrian in a given area. *CEQR Technical Manual* guidance recommends the preparation of a preliminary assessment of urban design and visual resources, followed by a detailed analysis, as warranted, based on the conclusions of the preliminary assessment. The Proposed Actions would facilitate the development of a new mixed-use residential and commercial building along 14th Avenue between College Point Boulevard and 123rd Street in the College Point neighborhood of Queens Community District 7.

In accordance with *CEQR Technical Manual* guidance, the analysis provided below addresses urban design characteristics and visual resources for existing conditions, the future without the proposed actions (the No-Action condition), and the future with the proposed actions (the With-Action condition). As described in **Attachment A, "Project Description,"** the Proposed Actions, as a reasonable worst-case development scenario (RWCDS), would facilitate the construction of an eight-story mixed-use building at a single development site (Block 3997, Lots 1 and 7) that would accommodate up to approximately 103 residential dwelling units (DUs), approximately 6,186 gsf of local retail space on the ground floor, as well as 52 accessory off-street parking spaces. The RWCDS Development is expected to be completed in 2026. In absence of the proposed actions, it is anticipated that the Project Site would continue to be occupied by the existing one-story 4,785 gsf commercial office building and a surface parking lot containing approximately 20 accessory off-street parking spaces on Lot 1 and a 3,125 gsf, two-story house of worship on Lot 7. The effect of the Proposed Actions represents the incremental effect on conditions resulting from the net change in development at the development site between No-Action and With-Action Conditions.

II. METHODOLOGY

Pursuant to the *CEQR Technical Manual*, an assessment of urban design is appropriate when a proposed action(s) may have effects on one or more of the elements that contribute to the pedestrian experience of public space. The assessment focuses on the components of a proposed action(s) that may have the potential to alter the arrangement, appearance, and functionality of the built environment.

As described in the *CEQR Technical Manual*, a preliminary urban design analysis is appropriate when there is potential for a pedestrian to observe from the street level a physical alteration beyond that allowed by existing zoning. A preliminary analysis provides a "snapshot" of the project, comparing existing and future conditions with and without the Proposed Actions. The following analysis examines each of the elements that play an important role in the pedestrian experience, including street hierarchy and streetscape

(including the arrangement and orientation of streets); building scale, form and arrangement; and natural features, open space, and topography.

An area's visual resources are its unique or important public view corridors, vistas, or natural or built features. For CEQR analysis purposes, this includes only views from public and publicly accessible locations and does not include views from private residences or places of business. An assessment of visual resources is provided below.

Per criteria of Section 230 of the *CEQR Technical Manual,* a wind condition analysis is not warranted for the Proposed Actions. The Project Area and Project Site are not located in a high wind location (such as along west and northwest-facing waterfronts), and the RWCDS would not result in the construction of multiple tall buildings that would have the potential to alter wind conditions.

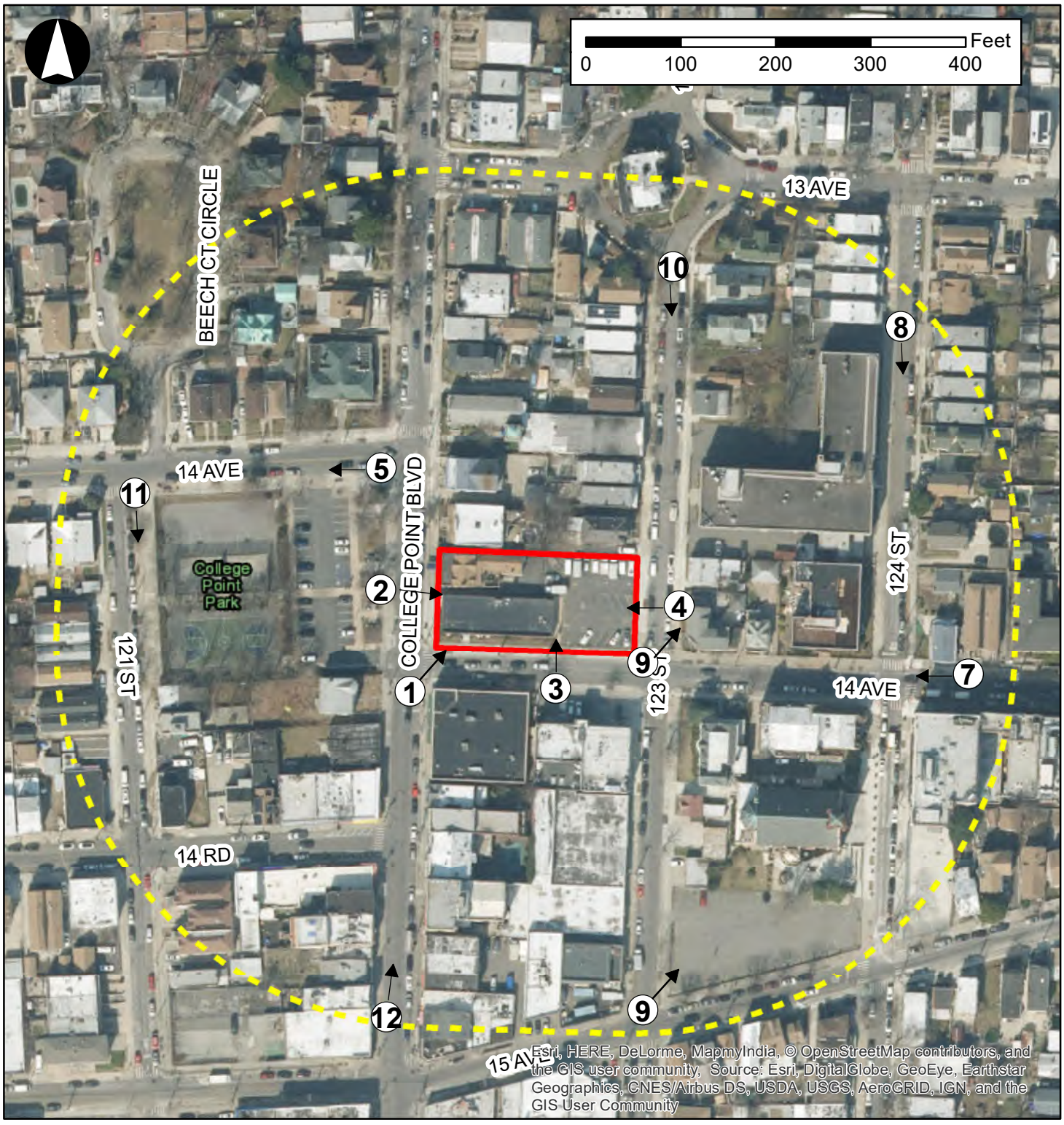
Study Area

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment and is generally consistent with the land use analysis study area. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. The land use study area may serve as the initial basis for analysis. However, in many cases where significant visual resources exist, it may be appropriate to look beyond the land use study area to encompass views outside of this area, as is often the case with waterfront sites or sites within or near historic districts.

Consistent with the analysis of land use, zoning, and public policy, the study area for urban design analysis has been identified as the area within a 400-foot radius of the Project Area. As shown in **Figure G-1**, the secondary study area boundary generally extends to 13th Avenue to the north, 124th Street to the east, 15th Avenue to the south, and 121st Street to the west.

As stated in the *CEQR Technical Manual*, for visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. While the land use study area may serve as the initial basis for analysis, in many cases where significant visual resources exist, it may be appropriate to look beyond the land use study area to encompass views outside of the area, as is often the case with waterfront sites or sites within or near historic districts. The primary view sheds of these visual resources that would be affected by construction of the Project Site were the focus of the visual resources analysis.

The following analysis is based on field visits, photographs, aerial views, and other graphic images of the Project Area and surrounding study area. Zoning calculations, including floor area calculations, building heights, and lot coverage information are also provided for the Project Site and, where applicable, the study area.



Legend

- Proposed Development Site (Primary Study Area)
- 400-Foot Radius (Secondary Study Area)
- 1 Photo Location (refer to Figures G-2 & G-3)

III. PRELIMINARY ASSESSMENT

Existing Conditions

Urban Design

Primary Study Area/Project Site/Project Area

Lot 1 is an approximately 15,580 sf corner lot that is occupied by a one-story 4,785 gsf commercial office building and a surface parking lot containing approximately 20 accessory off-street parking spaces. Lot 1 has approximately 100 feet of frontage along 123rd Street, 210 feet of frontage along 14th Avenue, and 50 feet of frontage along College Point Boulevard. Lot 1 has one curb cut on 14th Avenue and two curb cuts on 123rd Street.

Lot 7 is an approximately 5,571 sf interior lot with approximately 50 feet of frontage along College Point Boulevard. Lot 7 is occupied by a 3,125 gsf, two-story house of worship. One existing curb cut is located on the southern edge of the site's College Point Boulevard frontage.

Street Pattern and Streetscape

As described above, the Project Area has frontage along College Point Boulevard, 14th Avenue, and 123rd Street. College Point Boulevard is located along the Project Area's western frontage. It is a 60-foot narrow two-way street that carries local traffic north and southbound through the secondary study area. College Point Boulevard includes one travel lane in each direction, sidewalks, and a parallel parking lane on the east side of the street. Along the Project Area's southern frontage is 14th Avenue. East of College Point Boulevard, 14th Avenue is a 50-foot narrow street that carries local westbound traffic through the secondary study area. This portion of 14th Avenue includes one westbound travel lane, a parallel parking lane on both sides of the street[1], and sidewalks on both sides of the street. West of College Point Boulevard, 14th Avenue is a 60-foot narrow two-way street that carries local traffic east and westbound. The street contains a travel lane in each direction, a parallel parking lane on the south side of the street, and sidewalks on both sides of the street. 123rd Street is located on the Project Area's eastern frontage. 123rd Street is a 50-foot narrow one-way street that carries local traffic northbound. The street includes one travel lane, parallel parking lanes on both sides of the street, and sidewalks on both sides of the street.

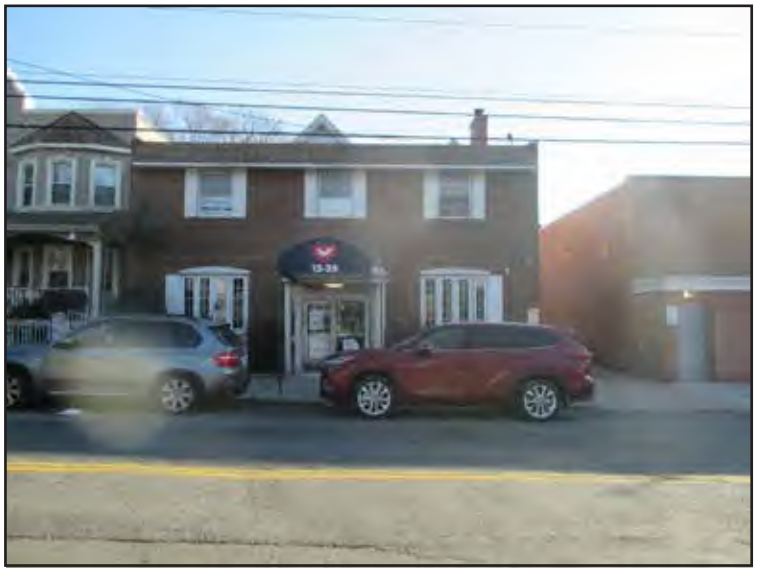
As shown in **Figure G-2**, sidewalks adjacent to the Project Area vary in width. The sidewalks along 14th Avenue and 123rd Street measure approximately 11 feet while the sidewalk on College Point Boulevard is approximately 10.5 feet. Along College Point Boulevard, streetscape elements are limited to standard street signs, mailboxes, and utility poles. The streetscape on 14th Avenue is similar in that streetscape elements are limited to standard street signs, utility poles, and streetlamps. On 123rd Street, the streetscape elements include street signs, utility poles, and street trees.

One curb cut is located along College Point Boulevard south of the existing building on Lot 7. One curb cut is located on 14th Avenue leading to/from the existing parking lot on Lot 1. Two curb cuts are located on 123rd Street leading to and from the existing parking lot on Lot 1.

[1] Parking on the north side of the street is not permitted between 8AM-6PM except on Sunday.



1) Facing northeast from the intersection of 14th Avenue and College Point Boulevard towards the Project Area.



2) Facing east from College Point Boulevard towards the Project Area.



3) Facing north towards the eastern half of the Project Area along 14th Avenue.



4) Facing west towards the Project Area from 123rd Street.

Buildings

As shown in **Figure G-2**, the Project Site is occupied by two buildings. As described above, Lot 1 is occupied by a one-story 4,785 gsf commercial office building. The 15-foot-tall brick building occupies approximately 30 percent of Lot 1. The public entrance to the building is located on 14th Avenue with windows located on all frontages.

Lot 7 is occupied by a two-story 3,125 gsf house of worship. The 28-foot-tall building includes a pitched roof with windows along the College Point Boulevard frontage. The existing building on Lot 7 covers approximately 50 percent of the lot and is built to the lot line along College Point Boulevard.

Natural Features and Open Space

There are no notable natural features within the Project Area and the topography of the area is generally flat measuring between approximately 50' and 52' (NAVD88). The existing building on Lot 1 is setback approximately five feet from the property line and includes landscaping (refer to **Figure G-2**). There are no publicly accessible open space resources within the Project Area.

Study Area

Street Pattern and Streetscape

The street plan in the study area is characterized by an interrupted grid pattern. As shown in **Figure G-1**, the orientation of 15th Avenue, along with location of 14th Avenue creates irregularly sized blocks throughout the urban design study area. The study area includes five thoroughfares that were not previously discussed above (121st Street, 124th Street, 14th Road, 13th Avenue, and 15th Avenue).

121st Street is located in the western part of the study area (refer to **Figure G-1**). The street is a 70-foot narrow one-way street that carries local traffic southbound. The street includes one travel lane, parallel parking lanes on either side of the street, and sidewalks on either side of the street. The street is characterized by low-density residential uses in the midblock and mixed-uses closer to the intersections. Streetscape elements on this street include utility poles, street signs, streetlamps, and street trees.

124th Street is located in the eastern half of the secondary study area (refer to **Figure G-1**). The street is a 45-foot narrow one-way street that carries local traffic southbound. The street includes one travel lane, a parallel parking lanes on the east side of the street, and sidewalks on either side of the street. The street is characterized by low-density residential and public facility and institutional uses. Streetscape elements on this street include utility poles, street signs, streetlamps, and street trees.

14th Road is located in the western half of the secondary study area (refer to **Figure G-1**). The street is a 50-foot narrow one-way street that carries local traffic westbound. The street includes one travel lane, parallel parking lanes on either side of the street, and sidewalks on either side of the street. The street is characterized by low-density residential, mixed-use residential and commercial, and commercial buildings. Streetscape elements on this street include utility poles, street signs, and streetlamps.

13th Avenue is located in the northeastern corner of the secondary study area (refer to **Figure G-1**). The street is a 60-foot narrow two-way street that carries local traffic eastbound and westbound. The street includes one travel lane in each direction, parallel parking lanes on either side of the street, and sidewalks on either side of the street. Between 123rd Street and College Point Boulevard turns into a traffic circle. In the middle of the traffic circle is the LPC-designated Herman A. and Malvina Schleicher House (described in greater detail below). The street is characterized by low-density residential buildings. Streetscape elements on this street include utility poles, street signs, streetlamps, and street trees.

15th Avenue is located in the southern portion of the secondary study area (refer to **Figure G-1**). The street is a 60-foot narrow one-way street that carries local traffic westbound. The street includes one travel lane, a parallel parking lane on the north side of the street, and sidewalks on either side of the street. The street is characterized by low-density residential, mixed-use residential and commercial, and commercial buildings. Streetscape elements on this street include utility poles, street signs, streetlamps and street trees.

Buildings

As shown in **Figure G-3**, the study area includes a variety of buildings types with few vacant properties. As discussed in **Attachment C, "Land Use, Zoning, & Public Policy,"** land uses in the study area are primarily residential and public facilities and institutions, which combined constitute nearly 66% of all built floor area in the study area. Residential uses are typically clustered around 13th avenue, 124th Street, 121st Street. Residential buildings in the area vary between small apartment buildings and detached and semi-detached residences. Residential buildings in the study area are generally setback from the property line to create a small front yard. Public facilities and institutions are concentrated along 13th Avenue around 123rd Street. Along College Point Boulevard, 15th Avenue, and 14th Road are largely commercial uses and mixed-use residential and commercial buildings. These buildings are typically built to the property line along these corridors. As shown in **Figures G-4** and **G-5**, the buildings with the highest FAR and the tallest buildings in the area are generally clustered around these commercial corridors, on the block south of the Project Area.

Natural Features and Open Space

There are no notable natural features within the study area. The topography of the study area is generally flat. The elevation of the study area ranges between 70 and 46 feet (NAVD88) and decreases moving southeast. The study area includes one publicly accessible open space. West of the Project Area is College Point Park, a 0.66-acre park that includes seating areas, basketball courts, and handball courts.

Visual Resources

Project Site/Project Area

No visual resources or historic resources that are located within the Project Area.

Study Area

Within the study area there are several historic resources. Closest to the Project Area is the S/NR-listed Firemen's Hall, which is currently occupied by the Angelo Petromelis Senior Center at 13-28 123rd Street. According to the National Register of Historic Places Registration Form for this building, this building was



5) Facing west on 14th Avenue from 121st Street.



6) Facing northeast from the intersection of 123rd Street and 15th Avenue.



7) Facing west on 14th Avenue from just east of 124th Street



8) Facing south on 124th Street from midblock between 13th and 14th Avenues..



9) Facing northeast from the intersection of 14th Avenue and 123rd Street.



10) Facing south on 123rd Street from just south of the intersection of 13th Avenue.

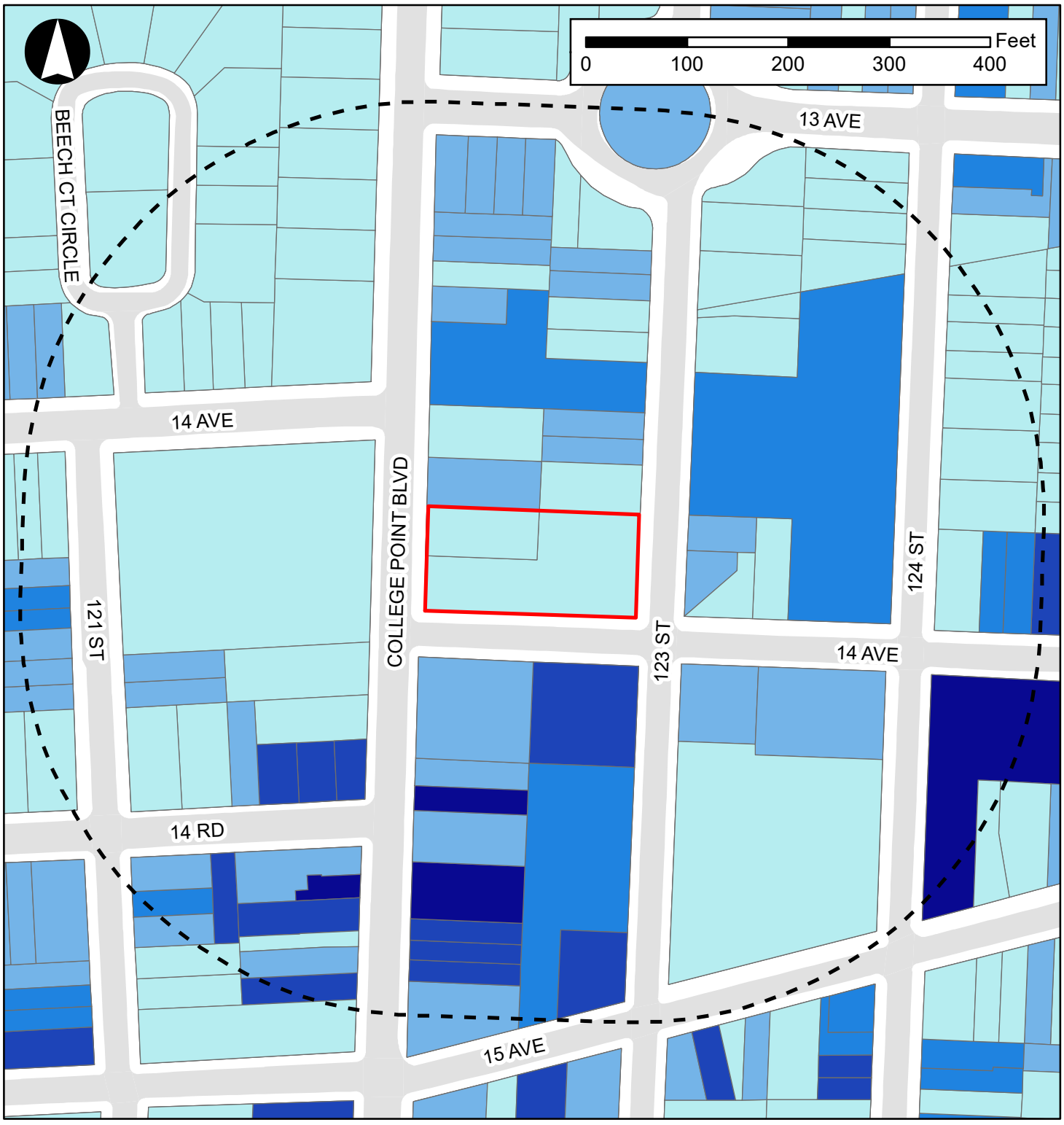


11) Facing south on 121st Street from 14th Avenue.



12) Facing north on 15th Avenue from north of the intersection of College Point Boulevard.

Figure G-4
Existing Building Density



Legend

Proposed Development Site

400-Foot Radius

Built FAR

0-0.5

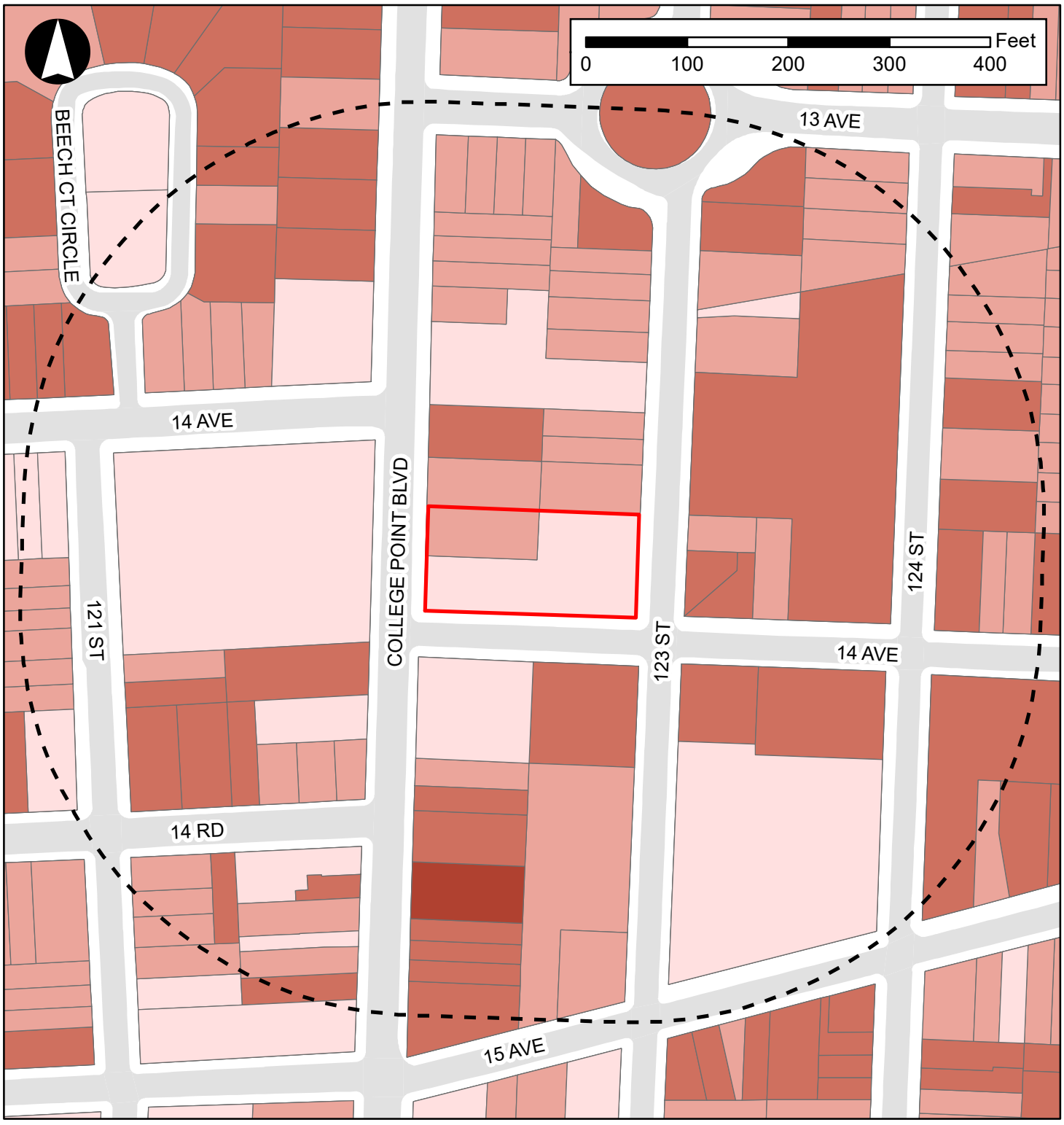
0.5-0.75

0.75-1.5

1.5-2.5

> 2.5

Figure G-5
Building Heights



Legend

Proposed Development Site

400-Foot Radius

Number of Stories

0 - 1

1 - 2

2 - 3

3 - 4

4+

constructed in 1906-1907 as a meeting hall for the Exempt Firemen's Benevolent Association of College Point. It was designed and built by Peter Schreiner. The two-story Late Victorian brick building has a frame bell tower at the southeast corner and an oriel window in the center of the east façade crowned by a gable roof. In 1936, a one-story brick addition was added.

Northeast of the Project Area is S/NR-eligible Former St. Agnes Academic High School located at 13-20 124th Street. The three-story plus basement L-shaped building with a variegated brick exterior opened to female students in 1960. According to the New York State Parks, Recreation, and Historic Preservation Resource Evaluation dated 9/11/2023, the building is characterized by a curved entrance pavilion on the façade that is clad in a patterned stucco with a large slightly projecting cross made of concrete on the upper floors, and granite panels at the ground floor framing the entrance doors and a triple window. The school closed in 2021 and was sold to the New York City School Construction Authority (SCA) in 2023.

Southeast of the Project Area is the S/NR-eligible St. Fidelis Roman Catholic Church Complex located at 123-06 14th Avenue. According to the New York State Parks, Recreation, and Historic Preservation Resource Evaluation dated 12/31/2009, the church was founded in 1856 and was originally a wood frame church that was demolished between 1883 and 1894. The construction of the current church was started in 1984 and dedicated in 1896. The current church is a late Gothic Revival style building of masonry construction, ranging in height between two and three stories with a truncated steeple and sloping roof. The facades contain a series of decorative stained-glass windows with the same gothic style openings with keystones alternating with wall buttresses.

At the northwest corner of College Point Boulevard and 14th Avenue is the S/NR-eligible and LPC-designated Queens Borough Public Library – Poppenhusen Branch located at 121-123 14th Avenue. According to the LPC designation report, the Poppenhusen Branch opened in 1904 and is one of five remaining Carnegie branch libraries of the Queens Borough Public Library system. It is one of sixty-seven built in New York City when Andrew Carnegie donated $5.1 million in 1901 to establish a citywide branch library system. The building was designed by the architectural firm of Heins & LaFarge. The library is a freestanding, five-bay masonry structure. The rectangular building is one-story with a double hipped roof clad in modern copper standing seam sheet metal. A World War II monument is located on the lawn facing the corner of 14th Avenue and College Point Boulevard. The property is enclosed by a historic, decorative railing. The fence has large double gates at the front entrance and two similar gates on the College Point Boulevard frontage.

At the northern edge of the secondary study area is the LPC-designated Herman A. and Malvina Schleicher House at 11-41 123rd Street. The building is a single-family residential building that stands on an unusual circular site. According to the LPC designation report, the site was created in 1906 when the original 14-acre estate was subdivided into building lots and became part of the surrounding street grid. The neo-classical building was designed by German-born painter and architect, Morris A. Gescheidt. The house was constructed in 1857 and stands two and a half stories tall and is built with red brick.

Future Without the Proposed Actions (No-Action)

Urban Design

Project Site/Project Area

It is anticipated that in the future without the Proposed Actions, there would be no changes to the Project Area and all existing buildings would remain. The Project Site would remain underutilized and occupied with commercial office and house of worship uses. Therefore, in the future without the Proposed Actions, the existing buildings' footprints, heights, and total floor areas within the Project Area would remain unchanged, compared to existing conditions.

Study Area

Street Pattern and Streetscape

In the No-Action condition, street patterns in the study area would not change. The existing interrupted grid pattern and street directions would remain the same. There are no known streetscape improvement plans in the study area.

Buildings

As discussed in **Attachment C, "Land Use, Zoning, and Public Policy,"** within the 400-foot secondary study area, based on active DOB construction permits, there are no known active construction project expected to be completed by the 2026 build year.

Natural Features and Open Space

In the No-Action condition, there would be no changes to natural features or open space within the study area.

Visual Resources

In the No-Action condition, no new visual resources would be introduced to the Project Area or study area and views of existing visual resources from both areas would not be altered. Therefore, in the future without the Proposed Actions, view corridors and visual resources would remain similar to existing conditions.

Future With the Proposed Actions (With-Action)

This section describes the effects of the Proposed Actions and resultant RWCDS on the urban design and visual resource conditions in the Project Area and study area by 2026 and evaluates the potential for the Proposed Actions to result in significant adverse impacts.

In the future with the Proposed Actions, the proposed zoning map and zoning text amendments would be implemented in the Project Area. As such, the Project Area would be mapped with an R6A/C2-4 zoning district. The proposed R6A/C2-4 zoning district would be designated as an MIH Area. Under With-Action

conditions, the maximum allowable residential FAR in the Project Area would increase from 0.75 to 3.6 with MIH and the community facility use FAR would increase from 2.0 to 3.0. The maximum commercial FAR would increase from 1.0 to 2.0.

Urban Design

Project Site/Project Area

The Proposed Actions would change the development potential of sites within the Project Area, and the proposed rezoning of the existing R4A/C1-3 district to R6A/C2-4 would allow for residential, commercial, and community facility uses to be developed at a greater density and bulk than what be allowed under existing zoning. The Project Area is located along a blockfront with frontage on College Point Boulevard to the west, 14th Avenue to the south, and 123rd Street to the east.

Street Pattern and Streetscape

Sidewalk conditions within the Project Area are expected to improve as a result of development facilitated by the Proposed Actions. A new local retail use would be located within the RWCDS Development. The entrance to the local retail use would be located on College Point Boulevard. The residential entrance to the RWCDS Development would be located on 14th Avenue closer to 123rd Street. The RWCDS would introduce new street trees along College Point Boulevard, 14th Avenue, and 123rd Street. The RWCDS would eliminate the existing curb cuts on College Point Boulevard and 14th Avenue. Vehicular access into and out of the RWCDS Development would occur along 123rd Street.

Buildings

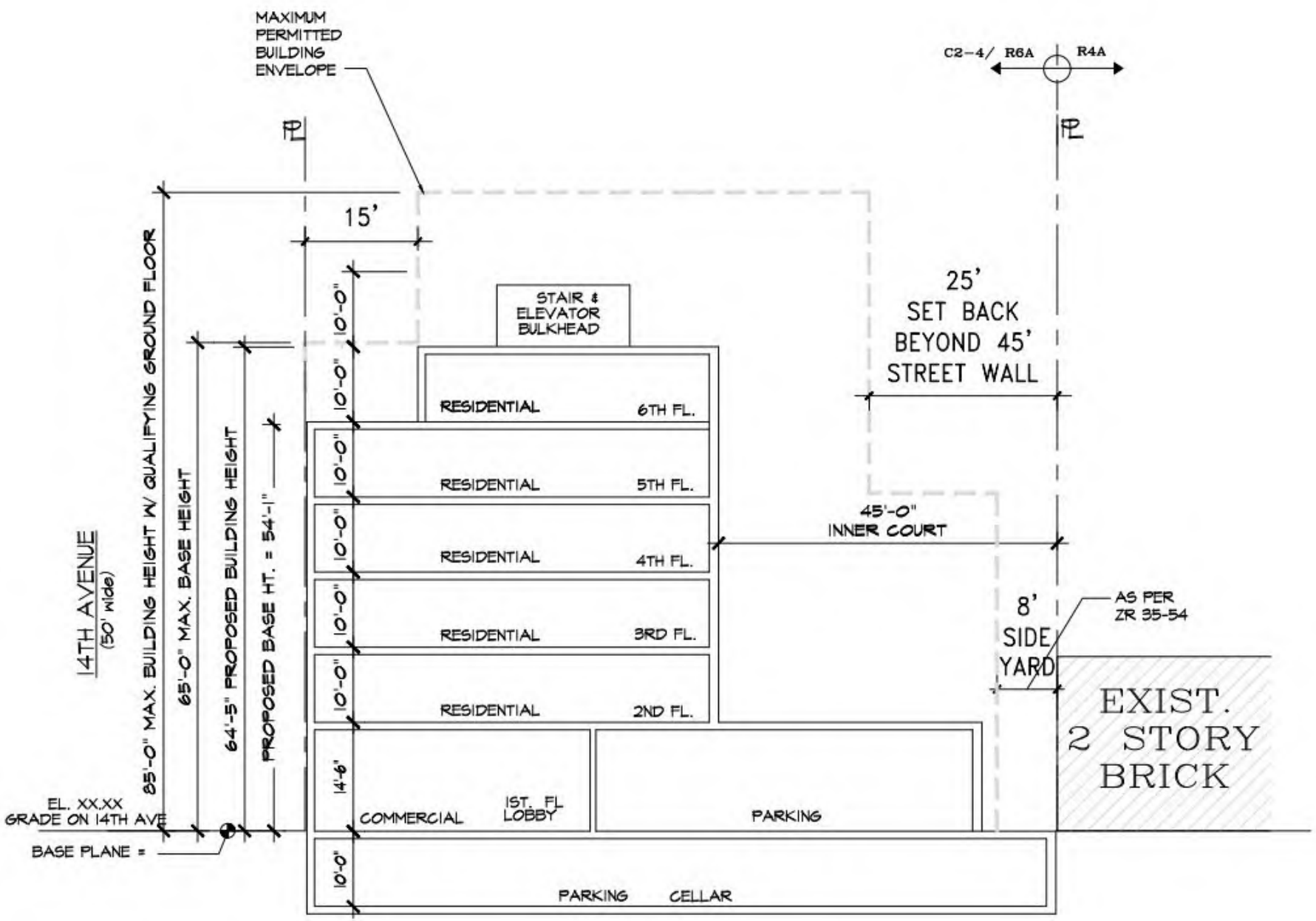
Approval of the proposed actions would result in the development of an eight-story mixed-use residential and commercial building. The existing buildings on Lots 1 and 7 would be demolished to construct the eight-story mixed-use building. The RWCDS Development would rise 65 feet, the maximum base height permitted in the proposed R6A/C2-4 zoning district, without any setback from the streetwall. After setting back 15 feet from the property line, the RWCDS Development would rise to its maximum height of 85 feet (eight-stories) (refer to **Figure G-6**).

Natural Resources and Open Space

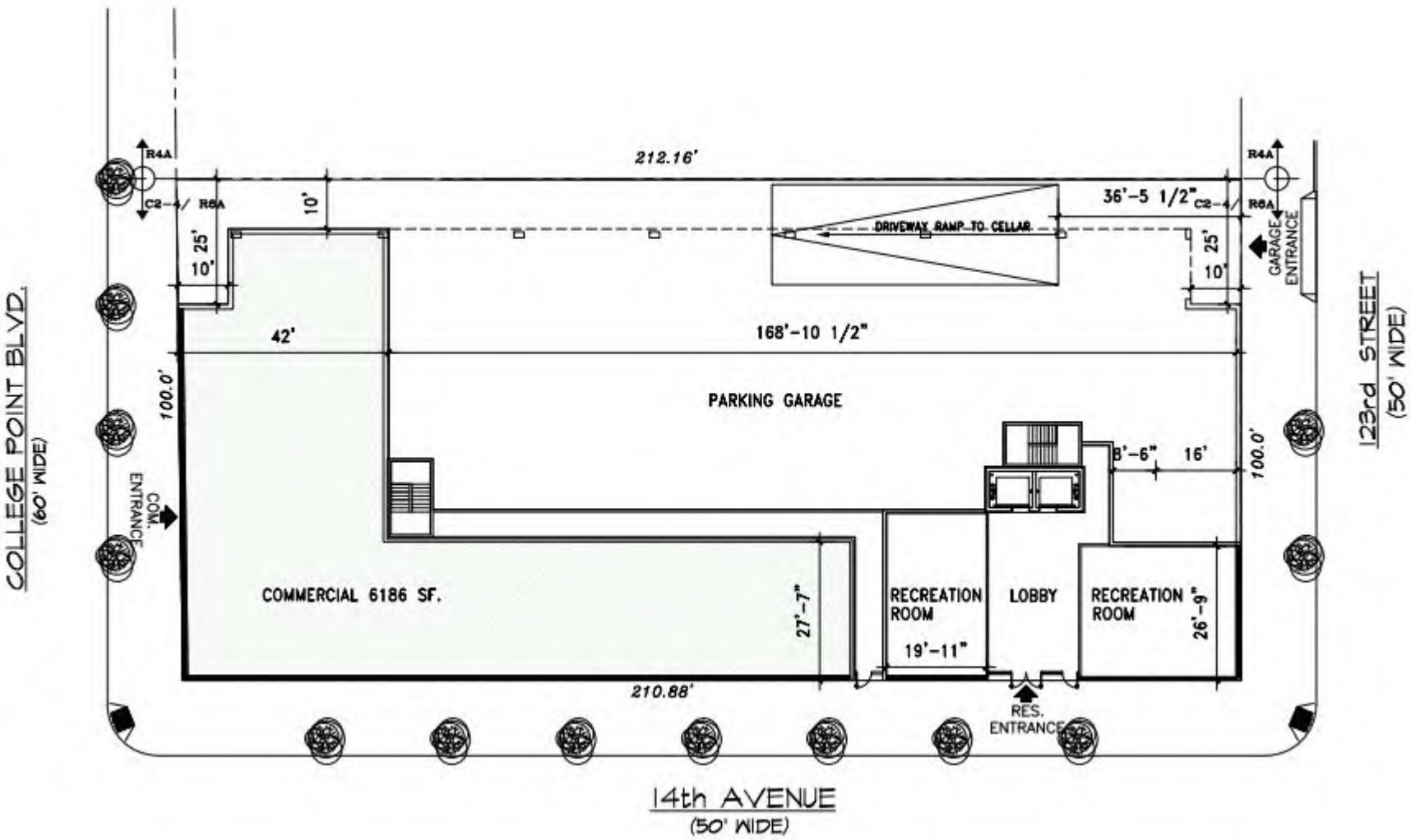
As described above, there are no notable natural resources or open space resources in the Project Area. The existing landscaping between the building on Lot 1 and the property line would be eliminated. New street trees would be planted along each of the Project Site's frontages on College Point Boulevard, 14th Avenue, and 123rd Street.

Study Area

As the Proposed Actions are site-specific, they would not result in any changes in the urban design in the secondary study area. New development facilitated by the Proposed Actions would be limited to the Applicant-owned Project Site.



*For Illustrative Purposes Only



*For Illustrative Purposes Only

Street Pattern and Streetscape

Approval of the Proposed Actions would not result in changes to street patterns in the secondary study area. The RWCDS Development would be constructed on an existing block. The existing interrupted grid pattern and street directions would remain the same. The proposed streetscape improvements on sidewalks and streets immediately adjacent to the Project Site would be consistent with the streetscapes throughout the study area.

Buildings

The proposed R6A/C2-4 zoning district is a contextual district governed by Quality Housing bulk regulations, which encourages high lot coverage buildings set at or near the street line with building height limits. The ground-floor level of the RWCDS would be built at the street line on all frontages, thereby maintaining a consistent streetwall from the perspective of a pedestrian, which would be compatible with other buildings south of the Project Area along College Point Boulevard. The proposed rezoning would allow for the production of new multi-family housing in Queens Community District 7 on an underutilized site currently occupied by an office building, church, and surface parking. The existing R4A zoning designation within the Rezoning Area does not permit the development of multi-family housing at the Development Site. The proposed rezoning would facilitate new residential development with access to transit, the provision of permanently income-restricted housing, and ground floor local retail along College Point Boulevard.

Natural Features and Open Space

Approval of the Proposed Actions would not result in any changes to natural resources in the secondary study area. As discussed in **Attachment E, "Shadows,"** the RWCDS Development would cast incremental shadow on College Point Park between 34 and 56 minutes on the March 21/September 21 and June 21 representative analysis days, respectively. The size and duration of incremental shadow cast by the RWCDS Development would not result in any significant adverse impacts. Therefore, the RWCDS Development would not result in any significant changes to open space in the secondary study area.

Visual Resources

Each of the visual resources discussed above would continue to be visible from public streets and sidewalks. As the eastern half of the Project Site south of the S/NR-listed Firemen's Hall is occupied by a surface parking lot under existing and No-Action conditions, the construction of the RWCDS Development would block views of this resource from 14th Avenue within the Project Area. This resource will still be visible from 123rd Street and 14th Avenue east of 123rd Street. As such, the Proposed Actions would not result in significant adverse impacts on visual resources.

Assessment

Project Site/Project Area

Approval of the Proposed Actions would facilitate the development of new residential and local retail space, adding to the mixed-use residential and commercial buildings located south of the Project Area in the vicinity of transit. As described above, the proposed local retail space is expected to occupy a portion

of the ground floor closest to College Point Boulevard, which would increase foot traffic and pedestrian activity near the Project Area relative to the existing uses. The RWCDS Development would be built to the lot line of College Point Boulevard, 14th Avenue, and 123rd Street. The RWCDS Development would reach a maximum base height of 65 feet before setting back 15 feet from the streetwall on College Point Boulevard, 14th Avenue, and 123rd Street. After the setback, the RWCDS Development would rise to a maximum height of 85 feet.

Overall, the Proposed Actions would not result in any negative effects on the urban design characteristics of the Project Area and therefore would result in no significant adverse urban design and visual resources impacts within the Project Area.

Study Area

Overall, the Proposed Actions would facilitate the redevelopment of the Project Site with new, more active land uses that would be consistent with uses in the surrounding area, specifically on the block south of the Project Area. The surrounding area supports a variety of building types, scales, and heights. In addition, the RWCDS Development would not significantly block any significant visual resources from pedestrian vantage points. All visual resources within the secondary study area would remain visible from pedestrian vantage points. As such, these changes are not anticipated to be significantly adverse as no visual resources would be completely obstructed. Therefore, the Proposed Actions would not have any significant adverse impacts on visual resources.

ATTACHMENT H
NOISE

I. INTRODUCTION

This attachment assesses the potential for the Proposed Action to result in significant adverse noise impacts. As described in **Attachment A, "Project Description,"** the Proposed Actions include a zoning map amendment to rezone the Project Site from R4A/C1-3 to R6A/C2-4 and a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area. Approval of the Proposed Actions would allow the Applicant to develop a new six-story, approximately 111,430 gsf mixed-use building on the Project Site, including approximately 75,743 gsf of residential floor area (approximately 103 dwelling units) and 6,186 gsf of commercial floor area (local retail). The building would contain approximately 29,501 gsf of cellar and ground floor space for approximately 52 accessory off-street parking spaces. Depending on the MIH option selected during the public review process, either 25 percent or 30 percent of the residential floor area (equivalent to approximately 26 and 31 DU's, respectively) would be designated as affordable housing. The Applicant's Proposed Project would maximize the allowable floor area in the proposed R6A/C2-4 zoning district. The Applicant's Proposed Project would not reach the maximum allowable base height and total height (65 feet and 85 feet, respectively). Therefore, this Environmental Assessment Statement (EAS) will analyze the development of an eight-story building that maximizes the permitted zoning envelope of the requested R6A/C2-4 zoning district (the "RWCDS Development"). The RWCDS Development assumes a 2026 build year for analysis.

As described in **Attachment B, "Supplemental Screening,"** the Proposed Action is expected to change traffic volumes in the general vicinity of the Project Site. As the Proposed Actions have the potential to generate 50 or more incremental vehicle trips at an intersection, a mobile source noise analysis was conducted to determine whether there are any noise-sensitive locations where project-generated traffic would have the potential to result in significant adverse noise impacts. According to the 2021 *CEQR Technical Manual*, if existing noise passenger car equivalent (PCE) values are increased by 100 percent or more due to a proposed action (which is equivalent to an increase of 3.0 dBA or more) a detailed analysis is generally warranted. Conversely, if existing noise PCE values are not increased by 100 percent or more it is likely that a proposed action would not cause a significant adverse vehicular noise impact, and therefore no further vehicular noise analysis is needed. Additionally, as the Proposed Action would create new noise-sensitive and noise-generating uses within the Project Area, an analysis was conducted in order to determine the level of building attenuation required to ensure that future interior noise levels would satisfy applicable noise criteria and determine whether new stationary sources of noise would impact nearby sensitive receptors.

The noise analysis for the Proposed Action was carried out in compliance with *CEQR Technical Manual* guidelines and has two components:

1. A screening and/or detailed analysis to determine whether traffic generated by the Proposed Action would have the potential to result in significant adverse noise impacts on existing sensitive receptors; and

2. An analysis to determine the level of building attenuation necessary to ensure that interior noise levels for the proposed buildings satisfy applicable interior noise criteria. This attachment does not include an analysis of mechanical equipment because such

mechanical equipment would be designed to meet all applicable noise regulations and, therefore, would not result in adverse noise impacts.

II. NOISE FUNDAMENTALS

Quantitative information on the effects of airborne noise on people is well documented. If sufficiently loud, noise may adversely affect people in several ways. For example, noise may interfere with human activities such as sleep, speech communication, and tasks requiring concentration or coordination. It may also cause annoyance, hearing damage, and other physiological problems. Although it is possible to study these effects on people on an average or statistical basis, it must be remembered that all the stated effects of noise on people vary greatly with the individual. Several noise scales and rating methods are used to quantify the effects of noise on people. These scales and methods consider factors such as loudness, duration, time of occurrence, and changes in noise level with time.

"A"-Weighted Sound Level (dBA)

Noise is typically measured in units called decibels (dB), which are ten times the logarithm of the ratio of the sound pressure squared to a standard reference pressure squared. Because loudness is important in the assessment of the effects of noise on people, the dependence of loudness on frequency must be taken into account in the noise scale used in environmental assessments. Frequency is the rate at which sound pressures fluctuate in a cycle over a given quantity of time, and is measured in Hertz (Hz), where 1 Hz equals 1 cycle per second. Frequency defines sound in terms of pitch components. In the measurement system, one of the simplified scales that accounts for the dependence of perceived loudness on frequency is the use of a weighting network - known as A-weighting - that simulates the response of the human ear. For most noise assessments, the A-weighted sound pressure level in units of dBA is used due to its widespread recognition and its close correlation to perception. In this analysis, all measured noise levels are reported in dBA or A-weighted decibels. Common noise levels in dBA are shown in **Table H-1**.

TABLE H-1
Common Noise Levels

Sound Source	(dBA)
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
Soft Whisper at 5 meters	30
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0

Source: *2021 CEQR Technical Manual* / Cowan, James P. Handbook of Environmental Acoustics. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.
Note: A 10 dBA increase appears to double the loudness, and a 10 dBA decrease appears to halve the apparent loudness.

Community Response to Changes in Noise Levels

Table H-2 shows the average ability of an individual to perceive changes in noise. Generally, changes in noise levels less than 3 dBA are barely perceptible to most listeners. However, as illustrated in **Table H-2**, 5 dBA changes are readily noticeable, and 10 dBA changes are normally perceived as doublings (or halvings) of noise levels. These guidelines permit direct estimation of an individual's probable perception of changes in noise levels.

TABLE G-2
Average Ability to Perceive Changes in Noise Levels

Change (dBA)	Human Perception of Sound
2-3	Barely perceptible
5	Readily noticeable
10	A doubling or halving of the loudness of sound
20	A dramatic change
40	Difference between a faintly audible sound and a very loud sound

Source: Bolt Beranek and Neuman, Inc., Fundamentals and Abatement of Highway Traffic Noise, Report No. PB-222-703. Prepared for Federal Highway Administration, June 1973.

Noise Descriptors Used In Impact Assessment

Because the sound pressure level unit, dBA, describes a noise level at just one moment, and very few noises are constant, other ways of describing noise over extended periods have been developed. One way of describing fluctuating sound is to describe the fluctuating noise heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level", L_{eq}, can be computed. L_{eq} is the constant sound level that, in a given situation and time period (e.g., 1 hour, denoted by $L_{eq(1)}$, or 24 hours, denoted as $L_{eq(24)}$), conveys the same sound-energy as the actual time-varying sound. The Day-Night Sound Level (i.e., L_{dn}) refers to a 24-hour average noise level with a 10 dB penalty applied to the noise levels during the hours between 10:00 PM and 7:00 AM, due to increased

sensitivity to noise levels during these hours. Statistical sound level descriptors such as L_1, L_{10}, L_{50}, L_{90}, and L_x, are sometimes used to indicate noise levels that are exceeded 1, 10, 50, 90 and x percent of the time, respectively. Discrete event peak levels are given as L_1 levels. L_{eq} is used in the prediction of future noise levels, by adding the contributions from new sources of noise (i.e., increases in traffic volumes) to the existing levels and in relating annoyance to increases in noise levels.

The relationship between L_{eq} and levels of exceedance is worth noting. Because L_{eq} is defined in energy rather than straight numerical terms, it is not simply related to the levels of exceedance. If the noise fluctuates very little, L_{eq} will approximate L_{50} or the median level. If the noise fluctuates broadly, the L_{eq} will be approximately equal to the L_{10} value. If extreme fluctuations are present, the L_{eq} will exceed L_{90} or the background level by ten or more decibels. Thus, the relationship between L_{eq} and the levels of exceedance will depend on the character of the noise. In community noise measurements, it has been observed that the L_{eq} is generally between L_{10} and L_{50}.

For the purpose of this analysis, the maximum one-hour equivalent continuous sound level (i.e., L_{eq}) has been selected as the noise descriptor to be used in the noise impact evaluation. L_{eq} is the noise descriptor recommended for use in the *CEQR Technical Manual* for vehicular traffic and is used to provide an indication of highest expected sound levels. For dominant vehicular noise, the one-hour L_{10} is the noise descriptor used in the *CEQR Technical Manual* noise exposure guidance for city environmental impact review classification.

III. NOISE STANDARDS AND CRITERIA

New York City Noise Code

The New York City Noise Control Code, amended in December 2005, contains prohibitions regarding unreasonable noise and specific noise standards, including plainly audible criteria for specific noise sources. In addition, the amended code specifies that no sound source operating in connection with any commercial or business enterprise may exceed the decibel levels in the designated octave bands at specified receiving properties. The New York City Department of Environmental Protection (DEP) has set external noise exposure standards. These standards are shown on the following page in **Table H-3**.

New York CEQR Technical Manual Noise Standards

Noise Exposure is classified into four categories: Acceptable, Marginally Acceptable, Marginally Unacceptable, and Clearly Unacceptable. The *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise levels (see **Table H-4**). For dominant vehicular noise, recommended noise attenuation values for buildings are designed to maintain interior L_{10} noise levels of 45 dBA or lower for residential uses and 50 dBA or lower for commercial office uses. Attenuation requirements are shown on the following page in **Table H-4**.

TABLE H-3

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 ----------						
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 65$ dBA	---------- 60 < DNL ≤ 65 dBA ----------	$65 < L_{10} \leq 80$ dBA	(1) 65 < DNL ≤ 75 dBA,	$L_{10} > 80$ dBA	---------- 75 dBA < DNL ----------
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	

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

Notes: (i) In addition, any new activity shall comply with the Impact Thresholds detailed in Section 410 in Chapter 19, "Noise," of the 2021 *CEQR Technical Manual*;

[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 an 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 old-age homes.

[3] One may use the FAA-approved L_{dn} contours supplied by the Port Authority, or the noise contours may be computed from the federally approved INM Computer Model using flight data supplied by the Port Authority of New York and New Jersey.

[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 octave band standards).

TABLE H-4
Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	$70<L_{10}\leq73$	$73<L_{10}\leq76$	$76<L_{10}\leq78$	$78<L_{10}\leq80$	$80<L_{10}$
Aircraft	65<DNL≤68	68<DNL≤71	71<DNL≤73	73<DNL≤75	75<DNL
Train	$65<L_{dn}\leq68$	$68<L_{dn}\leq71$	$71<L_{dn}\leq73$	$73<L_{dn}\leq75$	$75<L_{dn}$
Attenuation[A]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	See [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. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
[C] The required attenuation value is the difference between L_{build} and $L_{interior}$, using the appropriate noise descriptor, where:
L_{build} is the projected noise level under the build condition rounded up to the whole number
$L_{interior}$ is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)
Source: New York City Department of Environmental Protection / 2021 *CEQR Technical Manual*

IV. NOISE PREDICTION METHODOLOGY

General Methodology

Future noise levels were calculated using a proportional modeling technique, which was used as a screening tool to estimate change in noise levels. The proportional modeling technique is an analysis methodology recommended for analysis purposes in the *CEQR Technical Manual*. The noise analysis examined the typical weekday AM, midday, and PM peak hours.

The selected time periods are when development facilitated by the Proposed Action would be expected to produce the maximum traffic generation and, therefore, result in the maximum potential for significant noise level increases. The methodologies used for the noise analyses are described below.

Proportional Modeling

Proportional modeling was used to determine locations with the potential for having significant noise impacts. Proportional modeling is one of the techniques recommended in the *CEQR Technical Manual* for mobile source analysis.

Using this technique, the prediction of future noise levels where traffic is the dominant noise source is based on a calculation using measured existing noise levels and predicted changes in traffic volumes to determine No-Action and With-Action noise levels. Existing vehicular traffic volumes (counted during the noise measurements), are converted into Noise PCE values. At locations where traffic on the adjacent street is a significant noise source, a traffic counting and classification program should be conducted that records the following: total vehicles; total number of buses (i.e., vehicles having two or three axles and designed to carry more than nine passengers); total number of heavy trucks (i.e., cargo vehicles with three or more axles); total number of medium trucks (i.e., vehicles with two axles and six tires); and total number of passenger vehicles or light trucks (i.e., vehicles having two axles and four tires). In order to convert vehicular traffic volumes into Noise PCEs, it is assumed that one medium-duty truck generates the noise equivalent of 13 passenger vehicle/light trucks; one heavy-duty truck generates the noise equivalent of 47 passenger vehicles/light trucks; and one bus generates the noise equivalent of 18 passenger vehicle/light trucks.

Future noise levels are calculated using the following equation:

F NL - E NL = 10 * log10 (F PCE / E PCE)

where:

F NL = Future Noise Level
E NL = Existing Noise Level
F PCE = Future PCEs
E PCE = Existing PCEs

Sound levels are measured in decibels and, therefore, increase logarithmically with sound source strength. In this case, the sound source is traffic volumes measured in Noise PCEs. For example, assume that traffic is the dominant noise source at a particular location. If the existing traffic volume on a street is 100 Noise PCEs and if the future traffic volume were increased by 50 Noise PCEs (to a total of 150 Noise PCEs), the noise level would increase by 1.8 dBA. Similarly, if the future traffic were increased by 100 Noise PCEs, or doubled to a total of 200 Noise PCEs, the noise level would increase by 3.0 dBA.

For the purpose of this analysis, during the noise recording, vehicles were counted and classified. To calculate the 2026 No-Action Noise PCE values, an annual background growth rate of 0.50 percent for years one through five, plus the estimated incremental travel demand from the as-of-right (No-Action) development at the Project Site was applied to the counted PCE values based on the existing vehicle volumes.[1] In order to obtain the necessary 2026 With-Action Noise PCE values to calculate the With-Action noise levels, the forecasted project-generated vehicle trips were assigned to the traffic network, converted into Noise PCE values, and added to the calculated No-Action Noise PCE values.

Impact Significance Criteria

According to the 2021 *CEQR Technical Manual*, for the purposes of determining a significant impact during daytime hours, it is reasonable to consider a L_{eq} noise level of 65 dBA as an absolute noise level that should not be significantly exceeded. Therefore, a significant noise impact would occur at an existing sensitive noise receptor (e.g., residences, play areas, parks, schools, libraries, health care facilities, houses of worship, etc.) during daytime hours under the following circumstances:

- A noise increase of 3 dBA or greater is predicted in the future as a result of the Proposed Actions (the With-Action condition), when the future L_{eq} noise levels without the Proposed Actions (the No-Action condition) are at 62 dBA or greater; or
- When the No-Action noise level is below 62 dBA, a predicted L_{eq} noise increase with the Proposed Actions exceeds the difference between 65 dBA and the No-Action noise level. For example, if the No-Action L_{eq} noise level is 61 dBA, then the maximum noise increment with the Proposed Actions would be 4 dBA, since an increase higher than 4 dBA would result in a noise level that exceeds the 65 dBA L_{eq} significant impact threshold.
- An increase of With-Action L_{eq} noise levels by 5 dBA over a No-Action L_{eq} noise level that is below 60 dBA would be considered significant.

[1] Calculation according to Table 16-4 in the *CEQR Technical Manual.*

V. EXISTING CONDITIONS

Selection of Noise Receptor Locations

The Project Site is located in the College Point neighborhood of Queens Community District (CD) 7, on the blockfront with frontage on College Point Boulevard, 14th Avenue, and 123rd Street. Noise receptor locations were selected along each of the three street frontages bounding the Project Site and near sensitive receptors adjacent to the Project Site (see **Table H-7** below and **Figure H-1**). As discussed, local traffic is the dominant source of noise near the Project Site.

Table H-7
Noise Receptor Locations

Receptor Location/Map Number [1]	Duration	Monitoring Location
1	20 minutes	College Point Boulevard frontage (midpoint of the Project Site's College Point Boulevard frontage, approximately 50 feet north of 14th Avenue)
2	20 minutes	14th Avenue frontage (midpoint of the Project Site's 14th Avenue frontage, approximately 115 feet east of College Point Boulevard)
3	20 minutes	123rd Street frontage (midpoint of the Project Site's 123rd Street frontage, approximately 50 feet north of 14th Avenue)

[1] Noise receptor locations are keyed to **Figure H-1**.

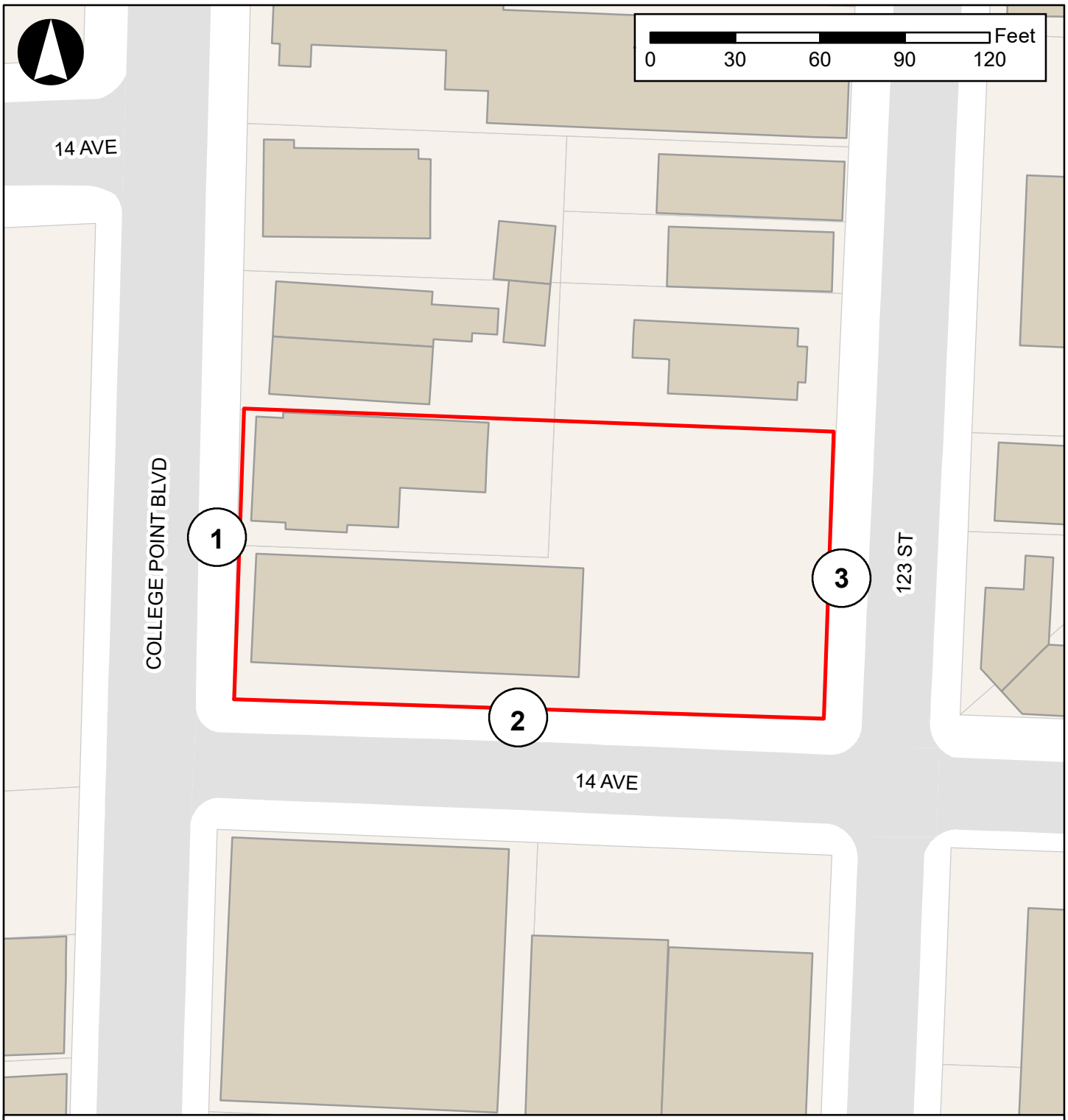
Noise Monitoring

Monitoring was conducted during the typical midweek conditions. At all three receptor locations, 20-minute spot measurements of existing noise levels were performed for the weekday AM peak hour (8:00AM to 9:00AM), weekday midday (MD) peak hour (12:00PM to 1:00PM), and weekday PM peak hour (5:00PM to 6:00PM). Noise measurements were performed on Wednesday, December 13, 2023. On December 13, the weather was overcast with temperatures in the mid 40s ºF and average wind speeds of nine miles-per-hour. Traffic volumes and vehicle classifications were documented during the noise monitoring.

Equipment Used During Noise Monitoring

The instrumentation used for the measurements at the receptor locations was a Brüel & Kjær Type 4189 ½-inch microphone connected to a Brüel & Kjær Model 2250 Type 1 (as defined by the American National Standards Institute) sound level meter. This assembly was mounted at a height of 5 feet above the ground surface on a tripod and at least 6 feet away from any sound-reflecting surfaces to avoid major interference with source sound level that is being measured. The meter was calibrated before and after readings with a Brüel & Kjær Type 4231 sound-level calibrator using the appropriate adaptor. Measurements at the receptor location were made on the A-scale (dBA). The data were digitally recorded by the sound level meter and displayed at the end of the measurement period in units of dBA. Measured quantities included L_{eq}, L_1, L_{10}, L_{50}, and L_{90}. A windscreen was used during all sound measurements except for calibration. Only traffic-related noise was measured; noise from other sources (e.g., emergency sirens, irregular aircraft flyovers, etc.) was excluded from the measured noise levels. Weather conditions were noted to ensure a true reading as follows: wind speed under 12 mph; relative humidity under 90 percent; and temperature above 14°F and below 122°F (pursuant to ANSI Standard S1.13-2005).

Figure H-1
Noise Monitoring Locations



Legend

Proposed Development Site

Building Footprints

1 Noise Monitoring Locations

Existing Noise Levels at the Noise Receptor Locations

Measured Noise Levels

The noise monitoring results are shown in **Table H-8**. Noise from vehicular traffic was the dominant sources of noise at each of the receptor locations. The existing noise levels reflect the level of vehicular activity on the roadways bounding the Project Site, with the highest existing noise levels observed at Receptor Location 2 during the weekday MD monitoring period, which was the 14th Avenue frontage.

As shown in **Table H-8**, the highest L_{10} value at Receptor Location 2 was recorded in the weekday MD peak hour (72.1 dBA), placing this receptor location in the "Marginally Unacceptable (I)" CEQR Noise Exposure category pursuant to the guidance of the *CEQR Technical Manual*. The highest L_{10} value at Receptor Location 1 was recorded in the weekday AM peak hour (68.3 dBA), placing this receptor location in the "Marginally Acceptable" CEQR Noise Exposure category. The highest L_{10} value at Receptor Location 3 was recorded in the weekday PM peak hour (64.5 dBA), placing this receptor location in the "Acceptable" CEQR Noise Exposure category.

TABLE H-8
Existing Noise Levels (in dBA) at the Receptor Locations

Receptor Location[1]	Time[2]	L_{max}	L_{min}	L_{eq}	L_1	L_{10}[3]	L_{50}	L_{90}	CEQR Noise Exposure Category
1	AM	77.7	53.6	64.9	73.5	**68.3**	61.8	57.5	Marginally Acceptable
	MD	80.6	51.7	63.0	73.3	65.1	59.6	55.9	
	PM	84.2	51.2	64.9	75.0	66.9	60.9	55.7	
2	AM	84.1	50.7	65.0	75.5	67.1	59.9	54.8	Marginally Unacceptable (I)
	MD	88.0	51.8	69.6	79.9	**72.1**	61.0	55.3	
	PM	83.7	53.9	66.4	77.5	69.5	61.2	56.8	
3	AM	69.9	50.5	57.6	67.1	60.0	55.3	53.0	Acceptable
	MD	77.3	45.0	57.1	67.7	59.0	53.0	49.1	
	PM	94.4	47.0	67.2	74.5	**64.5**	57.6	51.1	

Notes: [1] Refer to **Figure H-1** for noise monitoring receptor location.
[2] The weekday AM, MD, and PM noise readings for Receptor Locations 1 and 2 were taken on December 13, 2023.
[2] The highest L_{10} noise levels at each monitoring location are shown in **bold**.

VI. FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION)

As described in **Attachment A, "Project Description,"** the Project Site's existing R4A/C1-3 zoning would remain. Under the existing zoning, it is possible to develop the Project Site with a residential, community facility, and commercial uses. The maximum permitted FAR for the Project Site in the No-Action scenario is 0.75 for residential uses, 1.0 for commercial uses, and 2.0 for community facility uses. However, for this environmental review, absent the Proposed Actions, the Applicant has stated that the Project Site would remain the same as under existing conditions.

Using the methodology described in the previous section, future noise levels in the No-Action condition were calculated for the three analysis periods for the 2026 Build year. **Table H-9** shows the measured existing noise levels, as well as the No-Action PCE values and the No-Action noise levels at each of the receptor locations.

Comparing future No-Action noise levels with existing noise levels, **Table H-9** shows that increases in L_{eq} noise level would be 0.06 dBA at each of the receptor locations. The projected No-Action L_{10} noise levels at the receptor locations would range from 64.5 to 72.2 dBA, and noise levels at the receptor locations would remain in their same respective CEQR Noise Exposure categories as under existing conditions.

TABLE H-9
2026 No-Action Condition Noise Levels and Total PCE Values at Receptor Locations (in dBA)

Noise Receptor Location	Time	Existing PCEs	No-Action PCEs	Existing L_{eq}	No-Action L_{eq}	Change[1]	No-Action L_{10}[2]	CEQR Noise Exposure Category
1	AM	753.0	764.4	64.9	64.9	0.06	**68.4**	Marginally Acceptable
	MD	591.0	599.9	63.0	63.0	0.06	65.2	
	PM	576.0	584.7	64.9	65.0	0.06	67.0	
2	AM	612.0	621.2	65.0	65.0	0.06	67.2	Marginally Unacceptable (I)
	MD	810.0	822.2	69.6	69.6	0.06	**72.2**	
	PM	798.0	810.0	66.4	66.4	0.06	69.5	
3	AM	39.0	39.6	57.6	57.7	0.06	60.1	Acceptable
	MD	69.0	70.0	57.1	57.2	0.06	59.1	
	PM	117.0	118.8	67.2	67.3	0.06	**64.5**	

Notes: All PCE and noise value are shown for a weekday.
[1] No-Action Leq - Existing Leq
[2] The highest L_{10} noise levels at each monitoring location are shown in **bold**.

VII. FUTURE WITH THE PROPOSED ACTION (WITH-ACTION)

As described above, in the future with the Proposed Action, the RWCDS would be an eight-story 111,430 gsf (76,329 zsf) mixed-use residential and commercial building. The Proposed Project would include approximately 103 dwelling units (DUs) (75,743 gsf), of which 26 to 31 units would be permanently affordable pursuant to MIH, 6,186 gsf of ground floor local retail space, and 52 accessory off-street parking spaces (29,501 gsf).

Mobile Source Noise

Using the methodology described in Section V, future noise levels in the With-Action condition were calculated for the three analysis periods for the 2026 Build year. The With-Action noise levels for all receptor locations are shown in **Table H-10**. After accounting for additional traffic introduced by the Proposed Action, the maximum projected L_{10} noise level in the With-Action condition would be 72.2 dBA during the MD peak hour at Receptor Location 2. In terms of CEQR noise exposure guidance, noise levels at each of the receptor locations would remain in the same CEQR Noise Exposure category, as under No-Action conditions.

TABLE H-10
2026 With-Action Condition Noise Levels and Total PCE Values at Receptor Locations (in dBA)

Receptor Location	Time	With-Action PCEs	No-Action L_{eq}	With-Action L_{eq}	Change[1]	With-Action L_{10}[2]	CEQR Noise Exposure Category
1	AM	788.4	64.9	65.0	0.13	**68.5**	Marginally Acceptable
	MD	612.9	63.0	63.1	0.09	65.3	
	PM	599.7	65.0	65.1	0.11	67.1	
2	AM	621.2	65.0	65.0	0.00	67.2	Marginally Unacceptable (I)
	MD	822.2	69.6	69.6	0.00	**72.2**	
	PM	810.0	66.4	66.4	0.00	69.5	
3	AM	46.6	57.7	58.4	0.71	60.8	Marginally Acceptable
	MD	89.0	57.2	58.2	1.04	60.1	
	PM	150.8	67.3	68.3	1.04	**65.5**	

Notes: All PCE and noise value are shown for a weekday.
[1] With-Action Leq – No-Action Leq
[2] The highest L_{10} noise levels at each monitoring location are shown in **bold**.

As presented in **Table H-10**, the maximum increase in L_{eq} noise levels in the With-Action condition (compared to No-Action conditions) would be 1.04 dBA (at Receptor Location 3 during the MD and PM peak hours). Changes in L_{eq} noise levels would range between 0 and 1.04 dBA[2]. According to *CEQR Technical Manual* guidance, increases of this magnitude would not be perceptible as they are less than 3.0 dBA, and therefore, would not be significant. As the noise levels at all receptor locations would experience changes of less than 3.0 dBA in all peak hours, the overall changes to noise levels as a result of the Proposed Action would not result in any significant adverse impacts.

VIII. NOISE ATTENUATION REQUIREMENTS

As shown in **Table H-4**, the *CEQR Technical Manual* has noise attenuation guidance for buildings based on exterior noise levels. For dominant traffic noise, recommended noise attenuation values for buildings are designed to maintain a maximum interior noise level of 45 dBA or lower for residential and community facility uses and 50 dBA or lower for commercial office uses, and are determined based on exterior L_{10} noise levels.

The attenuation of a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Typically, a building façade is composed of the wall, windows, and any vents or louvers for HVAC systems in various ratios of area. Since the Proposed Project would most likely be of masonry construction, which typically provides a high level of sound attenuation, the attenuation requirements for CEQR purposes apply primarily to the windows, but may also represent a composite window/wall attenuation value. Window/Wall attenuation can be described in terms of sound transmission class (STC), transmission loss (TL), and outdoor-indoor transmission class (OITC). Although these terms are sometimes used interchangeably, they are unique from each other. Transmission loss refers to how many decibels of sound a façade (wall) or façade

[2] No increase in noise levels would occur on the 14th Avenue frontage due to the location of the proposed entry/exit on 123rd Street. Vehicles traveling to and from the garage would travel westbound on 14th Avenue before turning right at 123rd Street before the Project Site's 14th Avenue frontage.

accessory (window or door) can stop at a given frequency. The TL for a given construction material varies with the individual frequencies of the noise.

To simplify the noise attenuation properties of a wall, the STC rating was developed. It is a single number that describes the sound isolation performance of a given material for the range of test frequencies between 125 and 4,000 Hz. These frequencies sufficiently cover the range of human speech. Higher STC values reflect greater efficiencies to block airborne sound. HUD uses the STC when identifying the required sound attenuation for a façade.

The OITC is similar to the STC, except that it is weighted more towards the lower frequencies associated with aircraft, rail, and truck traffic. The OITC classification is defined by the American Society of Testing and Materials (ASTM E1332-90 (Reapproved 2003)) and provides a single-number rating that is used for designing a building façade including walls, doors, glazing, and combinations thereof. The OITC rating is designed to evaluate building elements by their ability to reduce the overall loudness of ground and air transportation noise. NYCDEP uses the OITC when identifying the required sound attenuation for a façade.

For dominant traffic noise, all façades that would experience an L_{10} of 70.0 dBA or greater must provide an alternate means of ventilation ("AMV") permitting a closed window condition during warm weather. This can be achieved by installing double-glazed windows on a heavy frame for masonry structures or windows consisting of laminated glass, along with AMV such as central air conditioning, through-wall sleeve-fitted air conditioners, packaged terminal air conditioning ("PTAC") units, trickle vents integrated into window frames, or other approved means. Where the required window/wall attenuation is above 40 dBA, special design features may be necessary that go beyond the normal double-glazed window and air conditioning. These may include specially designed windows (e.g., windows with small sizes, windows with air gaps, windows with thicker glazing, etc.) and additional building insulation.

Based on With-Action exterior noise levels and 2021 *CEQR Technical Manual* criteria, With-Action noise levels at Receptor Location 2 would be above the 70 dBA CEQR threshold, and therefore special noise attenuation measures beyond standard construction practices would be required for residential uses on the Project Site's 14th Avenue frontage in order to achieve interior noise levels of 45 dBA or lower for residential uses.

(E) Designation

A (E) designation for noise provides a notice of the presence of an environmental requirement pertaining to high ambient noise levels on a particular tax lot. If an area is proposed to be rezoned, and the accompanying environmental analysis indicates that development on a property may be adversely affected by noise, then an (E) designation for window/wall attenuation and alternate means of ventilation may be placed on the property by the lead agency in order to address such issues in conjunction with any new development or new use of the property. For new developments, enlargements of existing buildings, or changes in use, the NYC Department of Buildings will not issue a building permit until the environmental requirements of the (E) designation are satisfied. The Office of Environmental Remediation (OER) administers the (E) Designation Environmental Review Program.

To avoid any potential impacts associated with noise on the Project Site (Block 3997, Lots 1 and 7), as part of the proposed actions, an (E) designation for noise would be recorded against the properties. The text for the (E) designation E-801 will be as follows:

Block 3997; Lots 1 and 7 (BBLs 4039970001 & 4039970007):

In order to ensure an acceptable interior noise environment, future residential and/or commercial office uses must provide a closed window condition with a minimum of 28 dBA window/wall attenuation on facades facing 14th Avenue and the facades facing 123rd Street and College Point Boulevard within 50 feet of 14th Avenue to maintain an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses as illustrated in the EAS. 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, air conditioning.

Per the (E) designation requirements, in order to receive a Certificate of Occupancy from the NYC Department of Buildings (DOB) the proposed actions must comply with these required composite window/wall attenuation values in order to maintain proper interior noise levels. With this institutional control in place, the proposed actions and associated development would not result in any significant adverse noise impacts related to building attenuation and no further analysis is necessary.

IX. OTHER NOISE CONCERNS

Mechanical Equipment

All of the future buildings' mechanical systems (i.e., heating, ventilation, and air conditioning systems) will be designed to meet all applicable noise regulations and requirements and would be designed to produce noise levels that would not result in any significant increase in ambient noise levels. In addition, the building mechanical systems would be designed with enclosures where necessary to meet all applicable noise regulations (i.e., Subchapter 5 §24-227 of the New York City Noise Control Code and the NYC DOB Building Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Action would not result in any significant increases in ambient noise levels.

Train Noise

An initial train noise impact screening analysis could be warranted if a new receptor would be located within 1,500 feet of existing rail activity and have a direct line of sight to that activity. As the Project Site is not within 1,500 feet of an existing rail line nor does the site have a direct line of sight to a rail activity, no initial train noise impact screening analysis is warranted.

Aircraft Noise

An initial aircraft noise impact screening analysis would be warranted if the new receptors would be located within a 65 dB(A) DNL contour. Since the Project Site is not located within an existing 65 dB(A) DNL contour, no further aircraft noise impact analysis is warranted.

ATTACHMENT I
HAZAROUS MATERIALS

I. INTRODUCTION

As defined in the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds (VOCs and SVOCs), methane, polychlorinated biphenyls (PCBs) and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: (a) hazardous materials exist on a project site, and (b) a proposed action would increase pathways to their exposure; or (c) a proposed action would introduce new activities or processes using hazardous materials.

II. METHODOLOGY

An assessment was conducted to determine whether the Proposed Actions could lead to increased exposure of people or the environment to hazardous materials and whether the increased exposure would result in significant adverse public health impacts or environmental damage. As the Proposed Actions would result in new in-ground disturbance on the Applicant-owned Project Site at 122-03 14th Avenue (Block 3997, Lots 1 and 7) in Queens, New York, a Phase I Environmental Site Assessment (ESA) was prepared by Middleton Environmental Inc. (MEI) in April 2021. The main objective of the ESA prepared by MEI was to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) in connection with the Project Site, defined in ASTM Practice E 1527-13 as the presence or likely presence of any hazardous substances or petroleum products that indicate an existing release, a past release, or a material threat of a release. The ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-13.

III. EXISTING CONDITIONS

The 0.36-acre Project Site contains an unoccupied one-story commercial building (originally constructed circa 1961), which was most recently occupied by a bank branch. The property is bordered by a church and school to the north; 14th Avenue to the south, beyond which are dwellings and a retail building; 123rd Street to the east, beyond which are dwellings; and College Point Boulevard to the west, beyond which is a municipal parking lot.

The Phase I ESA identified no evidence of RECs, HRECs, or CRECs in connection with the Project Site. The site reconnaissance, interviews, and review of records did not find the presence or possible presence of hazardous substances or petroleum-related products in, on, or at the Project Site due to any release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. Lastly, the Phase I ESA did not identify any conditions outside of ASTM Practice E 1527-13 in connection with the Project Site.

In a letter dated April 17, 2024 (provided in **Appendix 1**), the New York City Department of Environmental Protection (DEP) concurred with the Phase I ESA recommendation that no further investigation is warranted on the Project Site for the Proposed Project.

IV. CONCLUSIONS

Based on the findings of the Phase I ESA detailed above, MEI determined that no further testing (subsurface or otherwise) is warranted on the Project Site. Therefore, the Proposed Actions would not have the potential to result in significant adverse hazardous materials impacts, and further analysis is not warranted pursuant to CEQR.

APPENDIX 1
AGENCY CORRESPONDENCE

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
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April 17, 2024

Max Marinoff
Associate Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 122-03 14th Avenue Rezoning
Block 3997, Lots 1 and 7
CEQR # 78DCP025Q

Dear Mr. Marinoff:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2024 Environmental Assessment Statement (EAS) prepared by Philip Habib & Associates, and the April 2021 Phase I Environmental Site Assessment Report (Phase I) prepared by Middleton Environmental on behalf of Northern 167 Property LLC (applicant) for the above referenced project. It is our understanding that the applicant requests a zoning map and text amendment (Proposed Actions) from the New York City Department of City Planning (DCP) to facilitate the rezoning of Block 3997, Lots 1 and 7 (Project Site) in the College Point neighborhood of Queens Community District 7. Specifically, the Proposed Actions include a zoning map amendment to rezone the Project Site from R4A/C1-3 to R6A/C2-4 and a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area. Approval of the Proposed Actions would facilitate the development of a six-story, 111,430 gross square feet (gsf) mixed-use residential and commercial building. The Proposed Project would include approximately 103 dwelling units (75,743 gsf), of which 26 to 31 units would be permanently affordable pursuant to MIH, 6,186 gsf of ground floor local retail space, and 52 accessory off-street parking spaces (29,501 gsf). The applicant's Proposed Project would maximize the allowable floor area in the proposed R6A/C2-4 zoning district. The reasonable worst-case development scenario analyzes the development of an eight-story building that maximizes the permitted zoning envelope of the requested R6A/C2-4 zoning district.

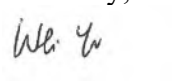
The April 2021 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including residential buildings, schools, a church, mixed use residential and commercial use buildings, a bank, a funeral home, etc. Regulatory databases identified 9 spills, 1 historical auto site and 9 historical cleaner sites within 1/8 mile; 11 underground storage tank sites, 7 aboveground storage tank sites, and 4 dry cleaners within 1/4 mile; and 18 leaking storage tank sites within 1/2 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- The Phase I report did not identify potential hazardous materials concerns on-site or nearby. Therefore, DEP concurs with the Phase I recommendation that no further investigation is warranted for the proposed project.

Future correspondence and submittals related to this project should include the following CEQR # **78DCP025Q**. If you have any questions, you may contact Scott Davidow, P.G. at (718) 595-7716.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
S. Davidow
T. Estesen
M. Wimbish
S. Shellooe – DCP
E. Ulker Kacar – DCP

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 / 24DCP130Q
Project: 14 AVE REZONING
Date Received: 5/13/2024

Comments:

The LPC is in receipt of the EAS of May, 2024. The document appears acceptable.

Gina Santucci

5/21/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37211_FSO_GS_05212024.docx

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: 14 AVE REZONING
Date Received: 12/19/2023

Properties with no Architectural or Archaeological significance:
1) 122-03 14 AVENUE, BBL: 4039970001
2) 13-39 COLLEGE POINT BLVD, BBL: 4039970007

Comments:

LPC DESIGNATED AND S/NR ELIGIBLE QUEENS BOROUGH PUBLIC LIRARY POPPENHOUSEN BRANCH, 121-23 14 AVENUE; LPC DESIGNATED HERMAN A. AND MALVINA SCHLEICHER HOUSE, 11-41 123 STREET; S/NR LISTED FIREMAN'S HALL, 13-26 123 STREET; S/NR ELIGIBLE FORMER ST. AGNES ACADEMIC HIGH SCHOOL, 13-20 124 STREET; ST. AGNES CONVENT AND SCHOOL, 14-02 124 STREET; P.S. Q336 COLLEGE POINT COLLABORATIVE (FORMER ST. FIDELIS PAROCHIAL SCHOOL), 124-06 14 AVENUE; AND ST. FIDELIS R.C. CHURCH, 14-09 12 STREET WITHIN RADIUS.

Gina Santucci 12/26/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37211_FSO_DNP_12262023.docx

APPENDIX 2
TECHNICAL MEMORANDUM FOR CITY OF YES FOR HOUSING OPPORTUNITY

Technical Memorandum for City of Yes for Housing Opportunity

A. INTRODUCTION

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. It is anticipated that the CHO proposed zoning text amendment would be referred into public review in spring 2024. Given that the 122-03 14th Avenue Rezoning project may be affected by the proposals included in the City's proposed zoning text amendment, this technical memorandum assesses whether the conclusion of the project's environmental review would by altered by CHO.

North 167 Property LLC (the "Applicant") is seeking approval for two discretionary actions (the "Proposed Actions") to facilitate development of the Applicant-owned site at 122-03 14th Avenue (Block 3997, Lots 1 and 7, a.k.a. the "Project Site") in the College Point neighborhood of Queens Community District (CD) 7. Specifically, the Proposed Actions include a zoning map amendment to rezone the Project Site from R4A/C1-3 to R6A/C2-4 and a zoning text amendment to designate the Project Site as a Mandatory Inclusionary Housing (MIH) area. Approval of the Proposed Actions would allow the Applicant to develop a new six-story, approximately 111,430 gsf mixed-use building on the Project Site, including approximately 75,743 gsf of residential floor area (approximately 103 dwelling units) and 6,186 gsf of commercial floor area (local retail). The building would contain approximately 29,501 gsf of cellar and ground floor space for approximately 52 accessory off-street parking spaces. Depending on the MIH option selected during the public review process, either 25 percent or 30 percent of the residential floor area (equivalent to approximately 26 or 31 DU's, respectively) would be designated as affordable housing.

The Applicant's Proposed Project would maximize the allowable floor area in the proposed R6A/C2-4 zoning district. However, as the Applicant's Proposed Project would not reach the maximum allowable base height and total height (65 feet and 85 feet, respectively), the Environmental Assessment Statement (EAS) analyzed the development of an eight-story building to maximize the permitted zoning envelope of the requested R6A/C2-4 zoning district (the reasonable worst-case development scenario ["RWCDS"]).

B. ANALYSIS FRAMEWORK

This technical memorandum provides a preliminary assessment of the effects of CHO on the Proposed Actions and evaluates whether CHO would affect the analyses and conclusions presented in the EAS. The City of Yes for Housing Opportunity proposal as presented in the Draft Scope of Work would change the allowable floor area ratio (FAR) and building heights for the 122-03 14th Avenue Rezoning project's proposed zoning district. In the proposed R6A/C2-4 district, the allowable residential FAR would increase from 3.6 (pursuant to MIH) to 3.9 (pursuant to CHO's proposed Universal Affordability Preference ["UAP"]). Additionally, CHO would increase the maximum building height analyzed in the EAS for the proposed R6A/C2-4 district from 85-feet to 95-feet. No parking spaces would be required because CHO proposes to eliminate parking requirements for new residential developments.

Future No-Action Condition

In the 2026 No-Action condition, the Project Site's existing R4/C1-3 zoning would remain in place and City of Yes for Housing Opportunity would be approved. Under the existing zoning, no changes are anticipated to occur. All existing structures and land uses located on the Project Site are anticipated to remain unchanged from existing conditions.

Future With-Action Condition

In the 2026 With-Action condition, the Project Site would be rezoned R6A/C2-4 and the City of Yes for Housing Opportunity would be approved, modifying the With-Action condition analyzed in the EAS. CHO would allow a 0.3 FAR increase on the Project Site from 3.6 to 3.9 FAR with inclusionary housing, and would permit a 10 foot increase in maximum building height on the Project Site from 85 feet to 95 feet. For conservative analysis purposes, it is assumed that the increased density on the Project Site under CHO would be allocated to residential uses.

Therefore, in the future With-Action condition under CHO, a 95-foot building with 112 dwelling units (DUs), of which 25-30 percent (28-34 units) would be affordable per MIH Option 1 or 2, respectively, would be constructed on the Project Site. The addition of nine DUs on the site would generate an additional 25 residents on the site as compared to the EAS RWCDS (which analyzed 103 DUs with an estimated 284 residents, and a maximum building height of 85 feet). The With-Action building would also contain 6,186 gsf of commercial floor area (local retail), similar to what was analyzed in the EAS RWCDS. No additional parking spaces would be required for the new residential units pursuant to CHO.

TABLE 1
Comparison of No-Action, EAS With-Action, & CHO With-Action Development Scenarios

	No-Action	EAS With-Action	CHO With-Action
Land Use			
Residential	0 gsf	75,743 gsf	82,088 gsf
Total DU	*0 DU*	*103 DU*	*112 DU*
Market-Rate DU[2]	*0 DU*	*72-77 DU*	*78-84 DU*
Affordable DU[2]	*0 DU*	*26-31 DU*	*28-34 DU*
Local Retail	0 gsf	6,186 gsf	6,186 gsf
Office	4,785 gsf	0 gsf	0 gsf
House of Worship	3,125 gsf	0 gsf	0 gsf
Parking Spaces	20 spaces	52 spaces	52 spaces
Population[1]			
Residents	0	284 residents	309 residents
Workers	29	23	- 6 workers

Notes:
1 Proposed project's population based on the following assumptions Based on the average household size of 2.75 for the Queens Community District 7 (2020 Census), one residential employee per 25 DU, one employee per 250 gsf of office space, and one employee per 333 sf of community facility/local retail space.
2 Market-rate vs. affordable units depends on MIH Option 1 or 2.

C. SUPPLEMENTAL SCREENING PROPOSED ACTIONS WITH CHO

The changes facilitated by CHO would not substantially alter the site-specific characteristics of the Project Site, nor would they trigger analysis of any new density-based technical areas that were not already analyzed in the EAS. The changes, which would result in an additional 9 DUs with approximately 25 residents, would not exceed the 2021 *CEQR Technical Manual* thresholds requiring analysis for Socioeconomic Conditions, Community Facilities and Services, Natural Resources, Water and Sewer Infrastructure, Solid Waste and Sanitation Services, Energy, Air Quality, or Greenhouse Gas Emissions and Climate Change. As such, the conclusions presented in the EAS would not change and no further analysis related to the above impact categories is warranted.

The proposed (E) Designation for Noise would remain the same as presented in the EAS to avoid significant adverse impacts to this technical area. As detailed therein, in order to ensure an acceptable interior noise environment, future residential uses on the Project Site must provide window/wall attenuation per the (E) Designation. The potential changes to the With-Action condition facilitated by CHO would not alter the conclusions of the EAS related to Noise, and no further analysis related to this impact category is warranted.

Land Use, Zoning, and Public Policy

The potential changes that would be facilitated by CHO would not change the conclusion of the Land Use, Zoning, and Public Policy attachment in the EAS. The changes facilitated by CHO would continue to result in land uses that are compatible with the residential character of the secondary study area. The proposed R6A/C2-4 district would be compatible with nearby mix-use and residential zoning districts. The addition of nine DUs facilitated by CHO's UAP would be supportive of the City's housing goals as identified in *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. As such, the incorporation of changes facilitated by CHO would not result in a significant adverse impact on Land Use, Zoning, and Public Policy and no further analysis is warranted.

Open Space

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Open Space attachment in the EAS. Compared to the With-Action condition analyzed in the EAS for the Project Site, the addition of nine DUs facilitated by CHO's UAP would generate approximately 25 residents. as detailed in **Table 2** below, while the residential open space study area would continue to have a shortfall of total, active, and passive open space in the future with CHO, the demand for open space is not expected to significantly exacerbate the No-Action deficiency. Moreover, the population added is not expected to adversely affect utilization of the area's open spaces, similar to the conclusions of the EAS. Therefore, the incorporation of changes facilitated by CHO would not have the potential to result in significant adverse Open Space impacts, and further analysis is not warranted.

TABLE 2
Comparison of No-Action, EAS With-Action, & CHO With-Action Open Space Ratios in the ½-Mile Study Area

Ratio	*CEQR Technical Manual* Open Space Optimal Planning Goal (acres per 1,000)	Open Space Ratios Per 1,000				Percent Change	
		Existing	No-Action	EAS With-Action	CHO With-Action	No-Action to EAS With-Action	No-Action to CHO With-Action
Total – Residents	2.50	1.456	1.455	1.436	1.434	-1.31%	-1.43%
Active – Residents	0.50	1.102	1.100	1.086	1.085	-1.31%	-1.43%
Passive – Residents	2.00	0.355	0.354	0.350	0.349	-1.31%	-1.43%

Shadows

The potential changes that would be facilitated by CHO would not change the conclusion of the Shadows attachment in the EAS. Compared to the With-Action condition analyzed in the EAS for the Project Site, the addition of 10 feet of building height facilitated by CHO's UAP would generate minimal additional shadows coverage on College Point Park in the early morning period, as illustrated in **Figures 1 – 3** and detailed in **Table 3** below. These incremental shadows would not be cast during the park's busiest hours later in the day. Therefore, the extent and duration of the incremental shadows would not significantly reduce direct sunlight exposure on the natural resource, and would not threaten the viability of vegetation or other resources. As such, incremental shadows on College Point Park facilitated by CHO would not result in significant adverse impacts, and further analysis is not warranted.

TABLE 3
Detailed Shadows Analysis – College Point Park – EAS With-Action vs. CHO With-Action

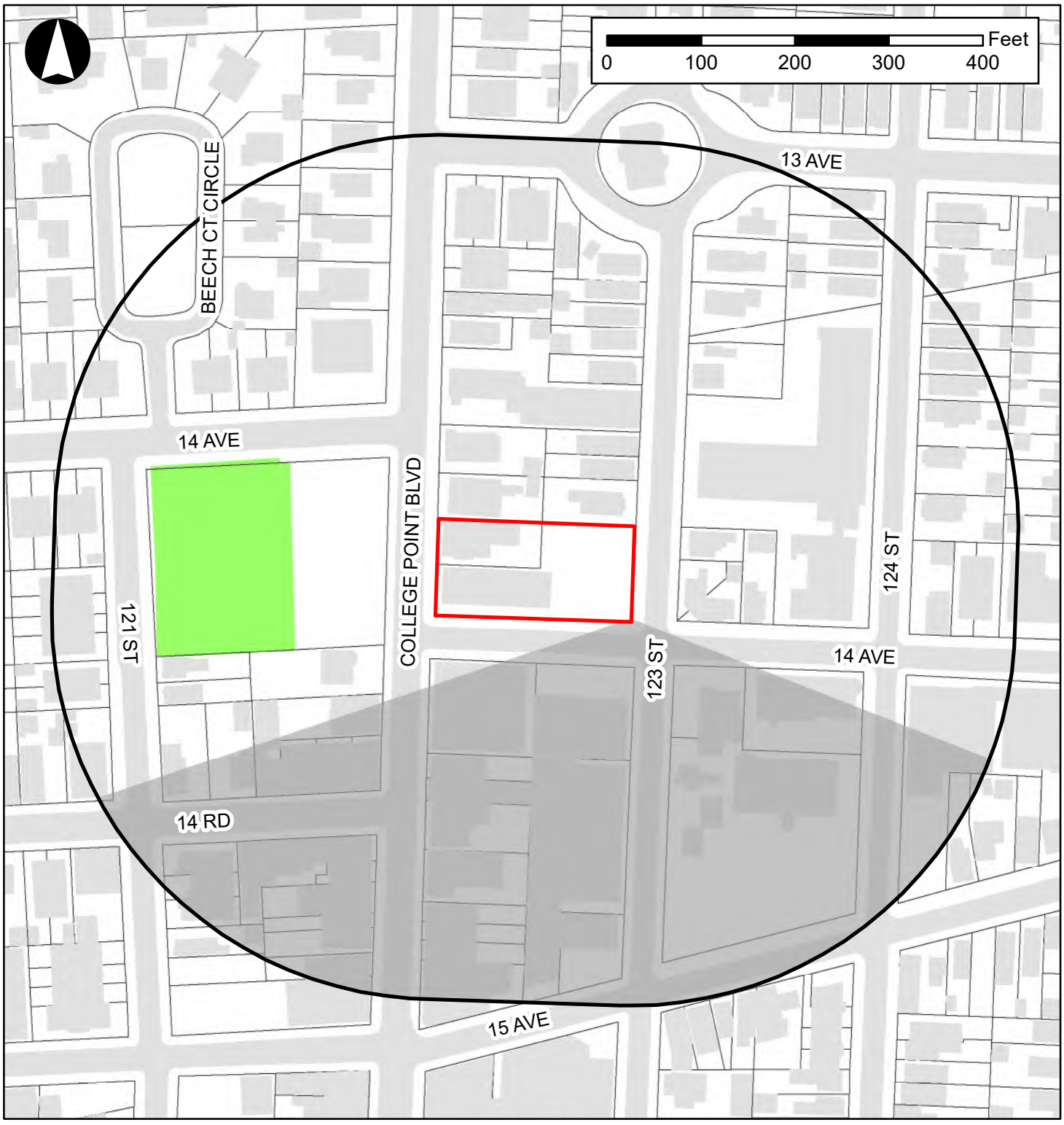
College Point Park	Representative Day	March 21/September 21	May 6/August 6	June 21	December 21
		7:36 AM – 4:29 PM	6:27 AM – 5:18 PM	5:57 AM – 6:01 PM	8:51 AM – 2:53 PM
EAS With-Action	Shadow enter-exit time	7:36 – 8:10 AM	6:27 AM – 7:11 AM	5:57 – 6:53 AM	-
	Incremental shadow duration	34 minutes	44 minutes	56 minutes	-
CHO With-Action	Shadow enter-exit time	7:36 – 8:22 AM	6:27 – 7:26 AM	5:57 – 7:09 AM	-
	Incremental shadow duration	46 minutes	30 minutes	1 hour 12 minutes	-

Notes:
[A] All times are Eastern Standard Time; Daylight Saving Time was not accounted for per 2021 *CEQR Technical Manual* guidance.
[B] Table indicates the entry and exit times and total approximate duration of incremental shadows for the sunlight-sensitive open space resource.

Historic and Cultural Resources

The additional maximum building height potentially enabled by CHO, which would be 10 feet taller than what was assumed in the EAS, would result in a negligible change in the appearance of buildings that would not result in any indirect contextual or shadows impacts to surrounding historic architectural resources. Moreover, as concluded in the EAS, no direct or construction-related impacts to historic architectural resources would occur in the future with CHO. Therefore, the changes to the With-Action

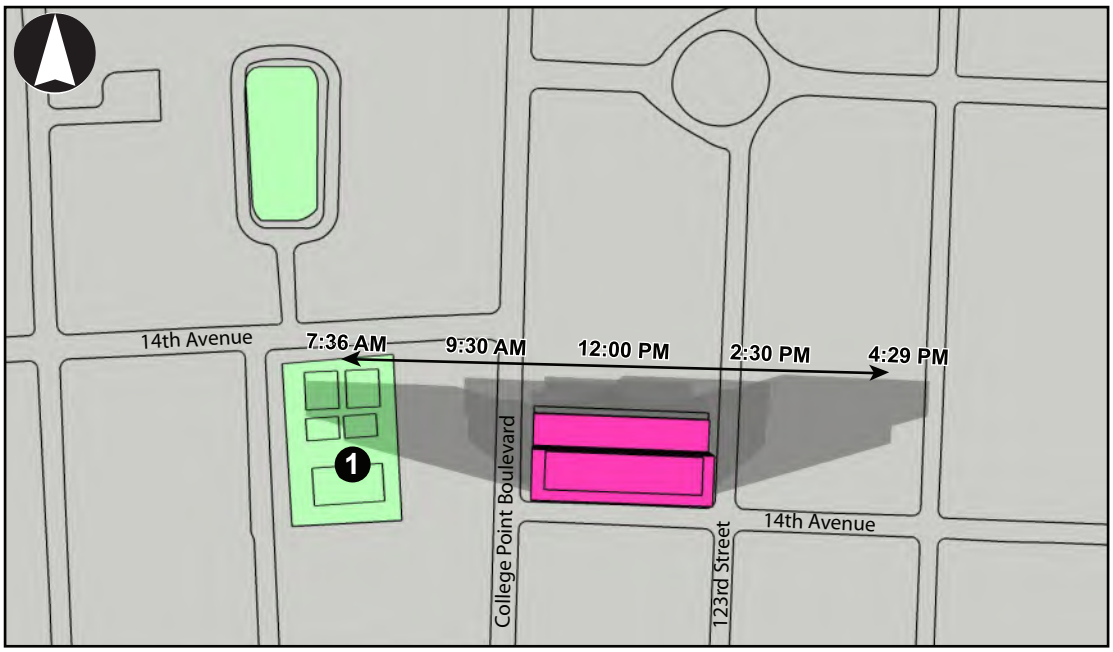
Figure 1
CHO Development Tier I and II Shadow Assignment



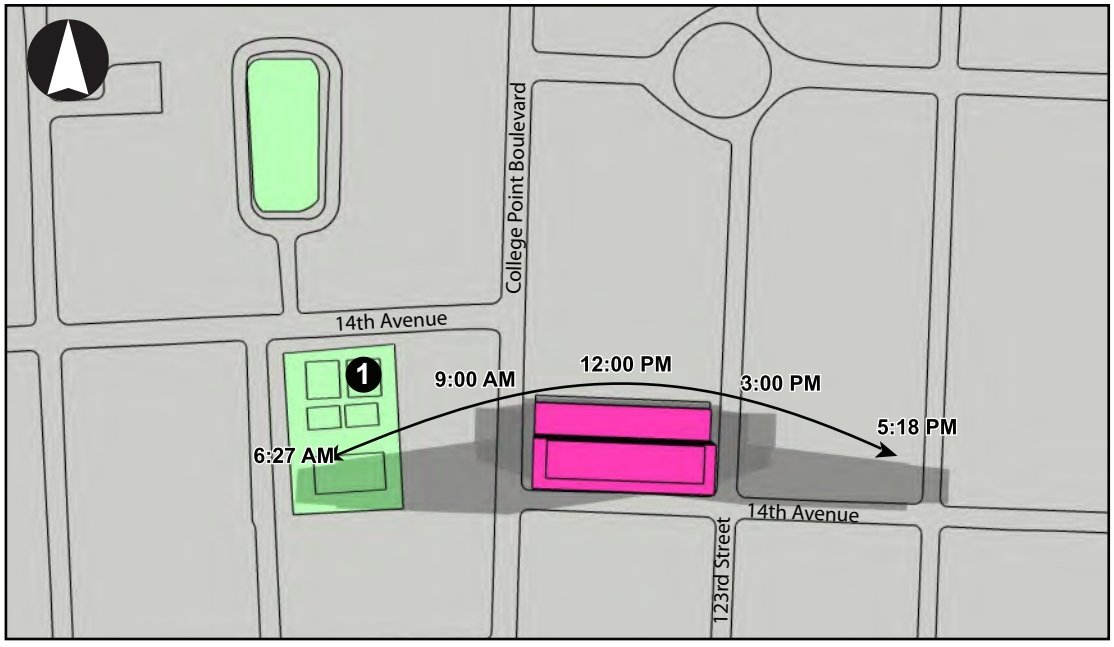
Legend

- Proposed Development Site
- Tier I: Longest Shadow Study Area (408.5')
- Tier II: Area that Cannot be Shaded
- Building Footprints
- Open Space

Tier III Screening - CHO With-Action Development



MARCH 21/SEPTEMBER 21



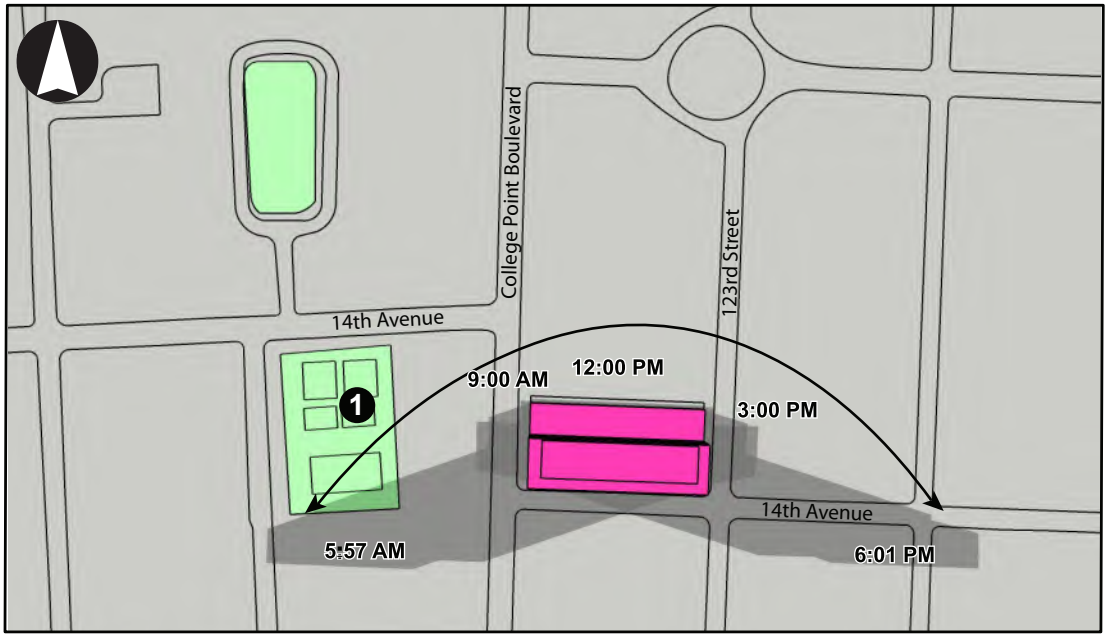
MAY 6/AUGUST 6

CHO With-Action Development

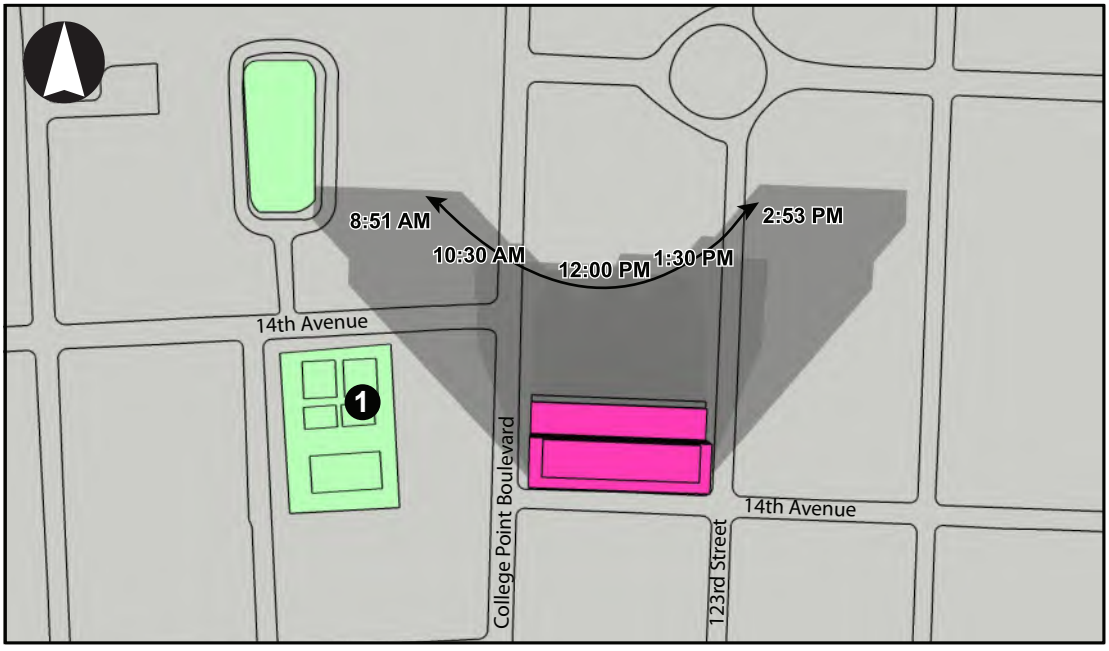
1 Sunlight-Sensitive Resource

Project-Generated Shadow

Tier 3 Screening - CHO With-Action Development



JUNE 21



DECEMBER 21

CHO With-Action **Development** | 1 **Sunlight-**Sensitive **Resource** | **Project-Generated Shadow**

Figure 3a
College Point Park
Incremental Shadows from CHO development on March 21/September 21



7:36 AM



8:05 AM

CHO **Development** | **Open Space** | **Incremental Shadow**

Figure 3b
College Point Park
Incremental Shadows from CHO Development on May 6/August 6



6:27 AM



7:00 AM

CHO Development | **Open Space** | **Incremental Shadow**

Figure 3c
College Point Park
Incremental Shadows from CHO Development on June 21



5:57 AM



6:45 AM

CHO Development | **Open Space** | **Incremental Shadow**

building on the Project Site under CHO would not result in significant adverse impacts on Historic and Cultural Resources and further analysis is not warranted.

Urban Design and Visual Resources

The additional maximum building height potentially enabled by CHO, which would be 10-feet taller than what was assumed in the EAS, would result in a negligible change in the appearance of buildings that would not negatively affect the pedestrian experience adjacent to the Project Site. The additional 10 feet potentially enabled by CHO would not obstruct important visual resources or be incompatible with the established character of the surrounding study area. Therefore, the additional maximum building height potentially enabled by CHO on the Project Site would not result in significant adverse impacts on Urban Design and Visual Resources and no further analysis is warranted.

Hazardous Materials

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Hazardous Materials analysis in the EAS. The Phase I Environmental Site Assessment (ESA) for the Project Site concluded that no further testing (subsurface or otherwise) is warranted on the Project Site. Therefore, further analysis of hazardous materials is not warranted as there is no potential for significant adverse impacts.

Transportation

The potential changes that would be facilitated by CHO would not require additional analyses nor change the conclusion of the Transportation analysis in the EAS. As outlined in the 2021 *CEQR Technical Manual*, the Project Site is located in CEQR Traffic Zone 5. Compared to the With-Action condition analyzed in the EAS for the Project Site, the addition of nine DUs facilitated by CHO's UAP would add up to six vehicle trips and up to two pedestrian trips in any peak hour. Based on the vehicular assignments provided in the EAS, the incremental peak hour vehicle trips generated by CHO would not exceed the 50-trip *CEQR Technical Manual* analysis threshold at any intersections during any peak hour. Therefore, the incorporation of changes facilitated by CHO would not result in a significant adverse impact on Transportation and no further analysis is warranted.

Noise

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Noise attachment in the EAS. The implementation of an (E) Designation on the Project Site for window/wall attenuation, as detailed above and in the EAS, is necessary in order to ensure an acceptable interior noise environment. Changes to the proposed building facilitated by CHO would not alter these conclusions and would not result in a significant adverse impact on Noise. As such, no further analysis is warranted.

Public Health

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusions of the Public Health assessment in the EAS. As discussed above, the development facilitated by CHO on the Project Site would not result in significant adverse impacts in the areas of air quality, water

quality, hazardous materials, or noise. Therefore, it would not have the potential to result in significant adverse public health impacts, and further assessment is not warranted.

Neighborhood Character

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusions of the Neighborhood Character assessment in the EAS. As discussed above, the development facilitated by CHO on the Project Site would not result in significant adverse impacts in the technical areas related to neighborhood character. Therefore, a neighborhood character assessment can be screened out, as no significant adverse impacts would be expected to occur.

Construction

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Construction assessment in the EAS. The additional nine DUs and 10 feet of building height potentially enabled by CHO would result in a negligible change, if any, in the conceptual construction schedule for the Project Site. Therefore, the additional building density and height potentially enabled by CHO would not result in significant adverse impacts on Construction and no further analysis is warranted.

D. SUMMARY CONCLUSION

This technical memorandum assesses whether the City of Yes for Housing Opportunity proposal would potentially alter the analysis of the Proposed Actions and conclusions presented in the corresponding EAS for the 122-03 14th Avenue Rezoning project. The City of Yes for Housing Opportunity proposal as presented in the Draft Scope of Work dated September 29, 2023 would increase the allowable residential FARs for this project's proposed zoning district by up to 0.3 FAR, as well as increase the allowable maximum building height by 10 feet.

This technical memorandum concludes that the potential changes facilitated by CHO would not exceed thresholds nor create conditions that require new analysis, nor would the proposed changes affect the conclusions presented in the EAS.