DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

October 24, 2012

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Vernon Boulevard Rezoning**
CEQR No. 12DCP139Q
ULURP No. 100421ZMQ
Queens, Community District 1
SEQR Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, Cipico Construction, Inc., proposes a zoning map amendment from the current R5 district to R6B and R7A contextual residential zoning districts with a C1-3 commercial overlay on Block 315, Lot 1 (the "project site") bounded by Vernon Boulevard to the north, 33rd Road to the south, Tenth Street to the west, Broadway and Eleventh Street to the east. In addition, the applicant is seeking a zoning text amendment to include the project site in the Inclusionary Housing Designated Area in Queens Community District 1. The project site is located in the Long Island City neighborhood of Queens, Community District 1.

The proposed actions would facilitate a proposal by the applicant to redevelop the project site with two residential buildings (five stories and eight stories tall, respectively); one eight-story mixed-use residential and commercial building; 32,424 square feet (sf) of private open space and a 200-space underground parking garage. The proposed five-story residential building (approximately 31,895 sf)

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would contain 29 dwelling units of which 12 would be affordable pursuant to the Inclusionary Housing program. The proposed eight-story residential building (approximately 133,557 sf) would contain 118 dwelling units of which 20 would be affordable pursuant to the Inclusionary Housing program. The proposed mixed use building, totaling approximately 141,908 sf, would contain 16,692 sf of commercial uses and 125,216 sf of residential uses (114 dwelling units of which 20 would be affordable pursuant to the Inclusionary Housing program). In total, the proposed project site would contain 261 dwelling units, including 52 affordable units, 16,692 sf of commercial space, three private recreational open spaces totaling 32,424 sf and a 200-space underground parking garage (accessed via two curb cuts located along 11th Street).

The R5 zoning district currently mapped on the project site allows three- and four-story attached houses and small apartment buildings at a maximum floor area ratio (FAR) of 1.25, and community facility uses at an FAR of 2.0. The maximum building height is 40 feet. Parking is required for 85% of the total dwelling units. The proposed R6B district is a contextual zoning district where the Quality Housing bulk regulations are mandatory and, four- to five-story buildings are allowed. The allowable FAR is 2.0 (up to 2.20 FAR when Inclusionary Housing designated area bonus is provided or up to 20% of the total floor area). The maximum height is 50 feet. Parking is required for 50% of a building's dwelling units within this district. The proposed R7A zoning district, also a contextual district, typically allows seven- and eight-story apartment buildings. The maximum allowable residential FAR is 4.0 (up to 4.60 FAR when Inclusionary Housing designated area bonus is provided or up to 20% of the total floor area). The maximum height is 80 feet. Parking is required for 50% of dwelling units. The proposed C1-3 commercial overlay would allow commercial uses at an FAR of 2.0 mapped at a depth of 150 feet.

The project site is currently developed with a one-story warehouse building occupied by a sales and leasing truck company. The remainder of the lot consists of a paved parking area.

Absent the proposed action and under the existing R5 zoning district, the applicant has stated that the project site would be subdivided into five separate zoning lots containing a total of 93 dwelling units, 15,675 sf of community facility space, and 110 accessory parking spaces.

The proposed project is expected to be completed by 2015.

An Environmental Assessment Statement is attached. Please contact Lise Dorestant of the Department of City Planning at (212) 720-3528, if you have any questions regarding the application.

Sincerely,

Celeste Evans, Deputy Director
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New York City Department of City Planning

cc:

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