DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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OFFICE OF
ENVIRONMENTAL COORDINATION

October 19, 2007

Robert Kulikowski, Director
Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Dutch Kills Rezoning and Related Actions**
CEQR No. 08DCP021Q
ULURP Nos. pending
Queens Community District 1
SEQRA Classification: Type I

The above-referenced application involves discretionary actions subject to City Planning Commission approval. This action is 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 New York City Department of City Planning (DCP) is proposing the following actions that would affect the Dutch Kills area of Queens Community District 1:

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

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

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

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

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

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

An Environmental Assessment Statement and a Draft Scope of Work for a Draft Environmental Impact Statement are attached. Please contact Jessica Neilan of the Department of City Planning at (212) 720-3425 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division

cc:
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