DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

March 31, 2016

Nilda Mesa, Director
Mayor's Office of Sustainability, City of New York
253 Broadway 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Seagirt Boulevard Rezoning**
CEQR No. 16DCP133Q
ULURP No. 160033ZMQ
Queens, Community District 14
SEQRA 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, Gleitman Realty Associates, is seeking a zoning map amendment (the "Proposed Action") to facilitate the development of two sites located on Seagirt Boulevard in the Far Rockaways neighborhood of Queens Community District (CD) 14. The Proposed Action would rezone Queens Block 1784, Lot 1 ("Parcel 1") from R4-1 to R5 with a C1-3 commercial overlay, and map a C1-3 commercial overlay over an existing R5 district on Queens Block 15620, Lots 1 and 11 ("Parcel 2"). As described below, the Proposed Action would facilitate developments on the two parcels, totaling approximately 43,873 gross square feet (gsf) of floor area, including approximately 31,850 gsf of residential floor area with 27 dwelling units, 12,023 gsf of retail, and 59 accessory parking spaces.

With the Proposed Action, Parcel 1 would be developed with two freestanding buildings: a 5,629 gsf

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single-story retail building fronting on Seagirt Boulevard and a five story 31,850-gsf multi-family residential building with 27 dwelling units fronting on Watjean Court. The proposed retail building would have 14 at-grade accessory parking spaces and the proposed residential building would have a 29-space accessory parking lot that would be accessed via an 18' wide curb cut on Watjean Court. Parcel 2 would be developed with a 6,394 gsf single-story retail building and a surface parking lot comprised of 16 accessory parking spaces that would be accessed via a 22' wide curb cut on Seagirt Blvd.

Both Parcels 1 and 2 are currently vacant and enclosed by chain link fences. The existing R4-1 district on Parcel 1 allows a maximum residential Floor Area Ratio (FAR) of 0.9, typically resulting in one- and two-family detached and semi-detached houses. The existing R5 district on Parcel 2 allows a maximum residential FAR of 1.25, allowing for three- and four-story attached houses and small apartments to be developed. With the proposed rezoning from R4-1 to R5 on Parcel 1, and C1-3 commercial overlay on Parcels 1 and 2, both sites would have a maximum residential FAR of 1.25, and a maximum commercial FAR of 1.0. As with the existing zoning districts on each site, the two parcels would continue to have a maximum community facility FAR of 2.0.

The analysis year is 2018. Absent the Proposed Action, it is assumed that Parcels 1 and 2 would continue to be vacant, as under existing conditions.

An Environmental Assessment Statement is attached. Please contact Christopher Lee of the Department of City Planning at (212) 720-3429 if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

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