DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

August 18, 2016

Hilary Semel, Director
Mayor's Office of Sustainability
253 Broadway, 14th Floor
New York, New York 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **227th Street Rezoning**
CEQR No. 17DCP023Q
ULURP No. 170031ZMQ
Queens, Community District 13
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action 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 (CPC), is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, Idlelots LLC, is seeking to map a C2-2 commercial overlay over an existing R3-1 zoning district (the "Proposed Action") on two lots (Block 13484, Lots 1 and 36, the "Project Site") located on 145th Street between 227th and 228th Street in the Brookville neighborhood of Queens, Community District 13. The Proposed Action would facilitate a proposal by the Applicant to develop a Use Group 8C, 27-space public parking lot in accordance with New York City Zoning Resolution ("ZR") Section 32-17 (Uses Permitted As-of-Right) on the Project Site.

Use Group 8C public parking lots are not permitted within the existing R3-1 zoning district, which allows for Residential Use Groups (Use Group 1 and 2) at a maximum floor area ratio (FAR) of 0.5, and Community Facility Use Groups (Use Group 3 and 4) at a maximum FAR of 1.0. The Project Site, which is paved, striped for parking and enclosed with an 8 foot high fence and rolling gate, is currently unused. The Project Site was unlawfully utilized as a parking lot

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previously, and three Environmental Control Board (ECB) violations were issued in February 2016, pertaining to the use of the lot without a valid Certificate of Occupancy, work without a permit, and illegal use within a residential district. An additional ECB violation was issued in May 2016 for continued use of the lot without a valid Certificate of Occupancy.

The Proposed Action would map a C2-2 commercial overlay over the existing R3-1 district and would permit Commercial Use Groups (Use 5 through 9) at a maximum FAR of 1.0 on the Project Site. The proposed overlay would also allow Use Group 8C public parking lots with a capacity of 150 spaces or less. The Proposed Action would facilitate the development of the proposed 27-space Use Group 8C public parking lot which would be accessed from an existing 27-foot wide curb cut located along 145th Road. The proposed parking lot would comply with the provisions of ZR Sections 37-90 (Parking Lots) and 37-921 (Perimeter Landscaping), as applicable, and the provisions of ZR Sections 36-53 (Width of Curb Cuts and Locations of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening), in accordance with ZR Section 32-17.

For the purposes of presenting a conservative analysis, the Environmental Assessment Statement (EAS) accounts for the range of commercial uses that would be permitted on the Project Site with the Proposed Action. The Reasonable Worst Case Development Scenario therefore assumes that in the future with the proposed C2-2 commercial overlay over the existing R3-1 district, the Project Site could be developed with commercial-retail uses at a maximum floor area of 5,100 gross square feet (0.425 FAR) and 17 accessory parking spaces. Absent the Proposed Action and as permitted under the existing R3-1 district, the Project Site could be developed with two semi-detached residential buildings containing a total of 8 dwelling units and 8 accessory parking spaces.

The proposed project is expected to be completed by 2018.

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
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New York City Department of City Planning

cc:

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