St. Francis Preparatory School Rezoning
Environmental Assessment Statement

CEQR Number: 26DCP028Q

Prepared For:
St. Francis Preparatory School

Prepared By: Environmental Studies Corporation

Lead Agency:
NYC Dept. of City Planning

October 30, 2025

St. Francis Preparatory School Rezoning

Environmental Assessment Statement

CEQR No.: 26DCP028Q

Table of Contents

I. Environmental Assessment Statement (EAS) Form

II. Project Description

III. EAS Supplemental Screening Analysis

IV. Appendix

Attachment A: DoB Building Alteration Permit

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* St. Francis Preparatory School Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 26DCP028Q	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 250302ZMQ	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA) Project ID: 2024Q0232

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning			NAME OF APPLICANT St. Francis Preparatory School		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON John Strauss for Hiram A. Rothkrug, Environmental Studies Corp.		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 55 Water Mill Road		
CITY New York	STATE NY	ZIP 10271	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL jstrauss@environmentalstudiescorp.com	

5. *Project Description*

The Applicant, St. Francis Preparatory School, seeks to map a C1-2 overlay within an R4 district (the "Proposed Action") on this historically non-residential site, consistent with C1-2 overlays mapped to the north of the Development Site (identified as Block 7128, Lot 2 in Queens Community District 8). The Proposed Action will establish a continuity of land uses within the surrounding area and facilitate the legalization of an existing illuminated non-flashing double-sided accessory sign (the "Proposed Signage") at the Development Site.

The Applicant proposes to legalize the Proposed Signage, which is not allowed in the current R4 zoning district. The Proposed Signage, which is located within the property line, has a surface area of 47 sf and a height of 10'-2½". The Proposed Signage is situated along Francis Lewis Boulevard within a corner lot portion of the Development Site. The Proposed Signage is a necessary tool that allows St. Francis to communicate information to students, parents, and the community. No new development would occur on the Development Site and no other properties are affected by the Proposed Action.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 8	STREET ADDRESS 61-00 Francis Lewis Blvd.
TAX BLOCK(S) AND LOT(S) Block 7128, Lot 2		ZIP CODE 11365
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Area bounded by Francis Lewis Blvd and Horace Harding Expressway		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4		ZONING SECTIONAL MAP NUMBER 11b

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
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

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.): 163,920
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 163,920
Other, describe (sq. ft.): 0

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): 0
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 319,231
HEIGHT OF EACH BUILDING (ft.): 31'
NUMBER OF STORIES OF EACH BUILDING: 3

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: 163,920
The total square feet not owned or controlled by the applicant: 0

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: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 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.)	0	0	319,231	0
Type (*e.g.,* retail, office, school)	0 units	0	parochial high school	0

Does the proposed project increase the population of residents and/or on-site workers? ☐ YES ☒ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS:
Provide a brief explanation of how these numbers were determined:

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: In the future without the Proposed Action, the existing illuminated non-flashing double-sided accessory sign would not be permitted to remain on the Development Site and would be removed as it is not allowed in the current R4 zoning district.

NYC Department of Buildings (DoB) records show that a building alteration permit was issued on 7/25/24 allowing a horizontal enlargement of 21,275 sf that includes the removal of 10,780 sf on the first floor of the building resulting in a net increase of 10,495 sf. Adding this to the existing square footage of the school results in a total size of 329,726 sf which when divided by the lot area of 163,290 sf results in an FAR of 2.0 which is the maximum community facility FAR permitted under the existing R4 zoning of the Development Site. No additional floor area could be developed on the Development Site.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational):

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 0

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: No construction would occur. The existing sign on the property would be legalized.

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

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

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?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		

	YES	NO
(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.		
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:	☐	☒
(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?	☐	☒
(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?	☐	☒

	YES	NO
(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): 0		
○ 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): 0		
(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)	☐	☒
(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?	☒	☐
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		

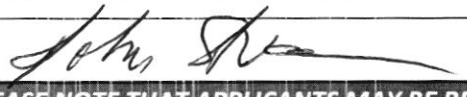
	YES	NO
preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic 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.		
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
John Strauss, Environmental Studies Corp	10/30/25

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	Department of City Planning on behalf of the City Planning Commission
NAME	DATE
Evren Ulker-Kacar, AICP, Deputy Director	October 31, 2025

SIGNATURE 

Project Name: St. Francis Prep Commercial Overlay
CEQR # 26DCP028Q
SEQRA Classification: Unlisted

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 Proposed Action is a Zoning Map Amendment to map a C1-2 commercial overlay over the existing R4 district on Block 7128, Lot 2 (the Development Site) in the Fresh Meadows neighborhood of Queens, Community District 8. The Development Site comprises 163,920 square-feet (sf) of lot area bounded by the Horace Harding Expressway southeasterly service road and Francis Lewis Boulevard and is controlled and occupied by St. Francis Preparatory School (the Applicant). The Proposed Action would facilitate the legalization of an existing, illuminated, non-flashing double-sided accessory sign (the Proposed Signage) at the Development Site, where St. Francis Preparatory School is sited. The Proposed Signage, which is not permitted in the current R4 zoning district mapped over the Development Site, is an important tool that allows St. Francis Preparatory School to communicate information to students, parents, and the community.

The existing building in the Development Site is approximately 319,231 gross-square-feet (gsf), with 167 accessory parking spaces, and utilizes 1.95 FAR of the R4 total maximum 2.0 FAR. A DOB alteration permit allowing a net 10,495-gsf enlargement of St. Francis Preparatory School was issued in July 2024. Since the development potential of the R4/C1-2 would be maximized after the DOB permitted enlargement, and because the Development Site includes a long-standing institutional use, this Reasonable Worst Case Development Scenario (RWCDS) with-action condition assumes no additional commercial development would be facilitated by the Proposed Action. The C1-2 overlay would be compatible with zoning districts mapped immediately to the north of Horace Harding Expressway and would not result in significant adverse zoning impacts. The existing St. Francis Preparatory School would continue to exist on the Development Site, and the Proposed Actions would not facilitate any new development, so there would be no change in land use or significant adverse impacts related to land use. The Proposed Actions would not affect any public policies. Therefore, there would be no significant adverse impacts related to land use, zoning or public policy.

Noise

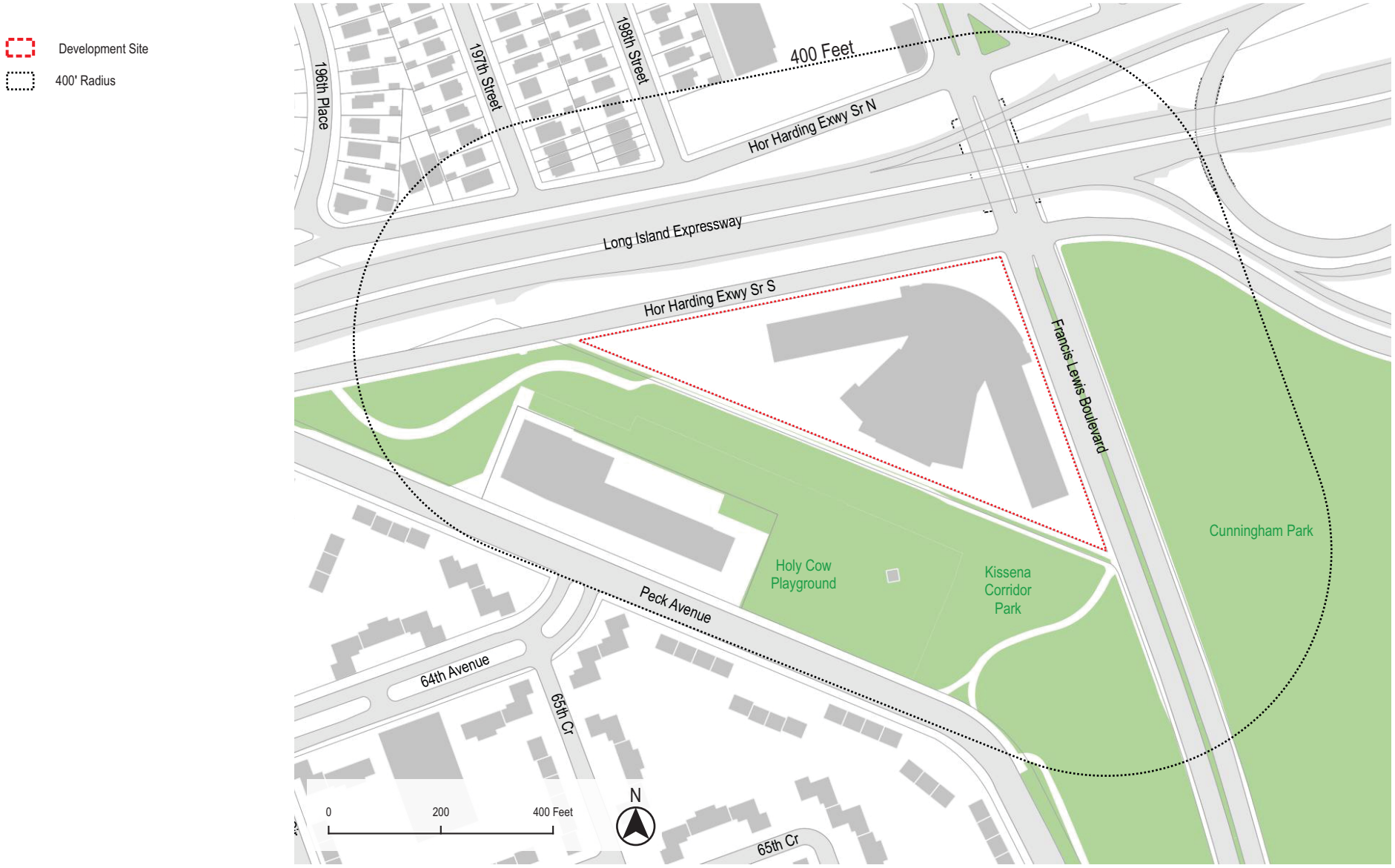
An (E) designation (E-301) related to noise, established as part of a 2013 rezoning (C130170 ZMQ), will remain on the Development Site. There would be no development on the Development Site as a result of the Proposed Action, and with the (E) designation in place, there would be no significant adverse impacts related to 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 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 10/31/2025
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 11/3/2025
SIGNATURE	

61-00 Francis Lewis Boulevard, Queens

Figure 1: Site Location



Data Source: MapPLUTO 2024v3.1

Urban Cartographics



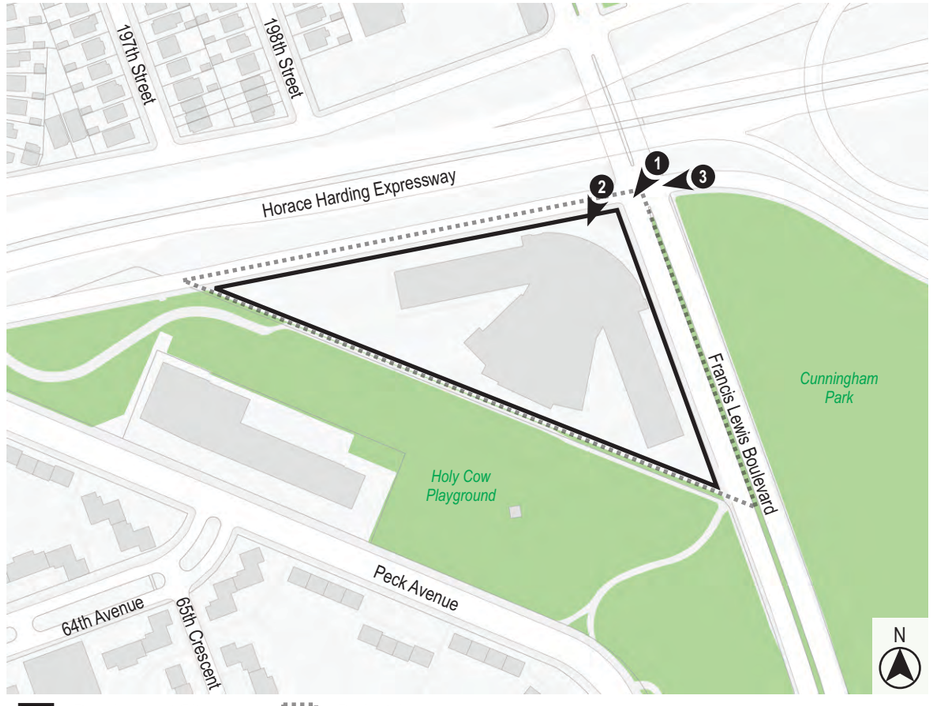
1. View of the Development Site including existing/proposed illuminated non-flashing double-sided accessory sign facing southwest from the intersection of Horace Harding Expressway and Francis Lewis Boulevard.



2. View of the Development Site facing southwest from Horace Harding Expressway.



3. View of Horace Harding Expressway facing southwest from Francis Lewis Boulevard (Development Site at left).



61-00 Francis Lewis Boulevard, Queens

Urban Cartographics
Photographs Taken on March 18, 2024



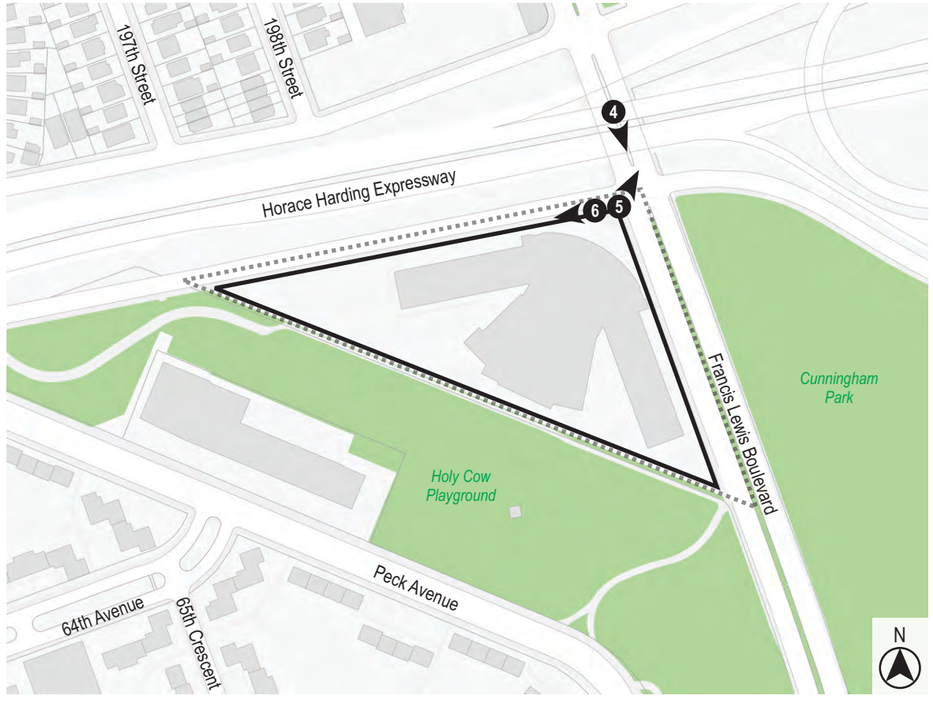
4. View of Francis Lewis Boulevard facing southeast (Development Site ahead at right).



5. View of the intersection of Francis Lewis Boulevard and Horace Harding Expressway facing northeast from the Development Site.



6. View of the sidewalk along the south side of Horace Harding Expressway facing southwest (Development Site at left).



61-00 Francis Lewis Boulevard, Queens

Urban Cartographics
Photographs Taken on March 18, 2024



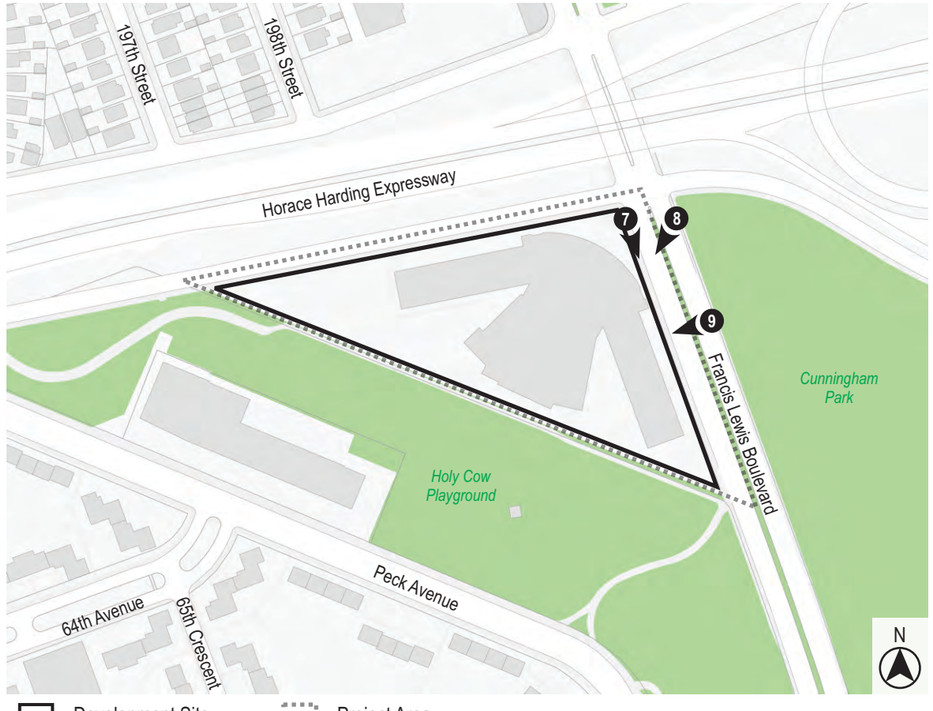
7. View of the sidewalk including existing/proposed illuminated non-flashing double-sided accessory sign along the west side of Francis Lewis Boulevard facing south from Horace Harding Expressway (Development Site at right).



9. View of the Development Site facing southwest from Francis Lewis Boulevard.



8. View of the Development Site facing southwest from Francis Lewis Boulevard.





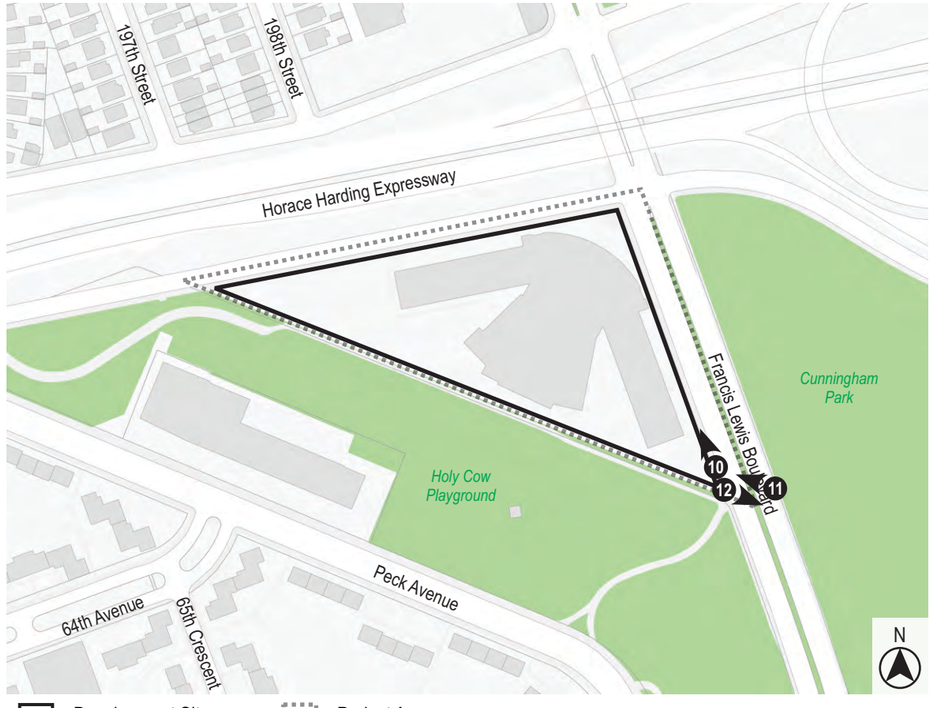
10. View of the sidewalk along the west side of Francis Lewis Boulevard facing northwest (Development Site at left).



12. View of the east side of Francis Lewis Boulevard facing southeast from the Development Site.



11. View of the Development Site facing northwest from Francis Lewis Boulevard..





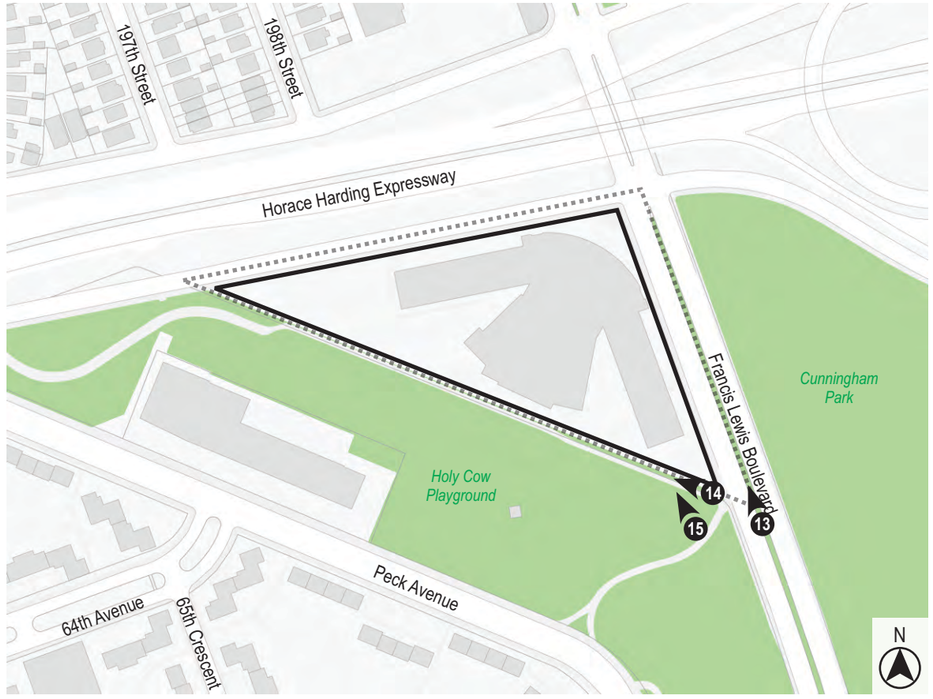
13. View of Francis Lewis Boulevard facing northwest (Development Site at left).



14. View facing northwest from Francis Lewis Boulevard (Development Site at right).



15. View of the Development Site facing northwest from Holy Cow Playground.





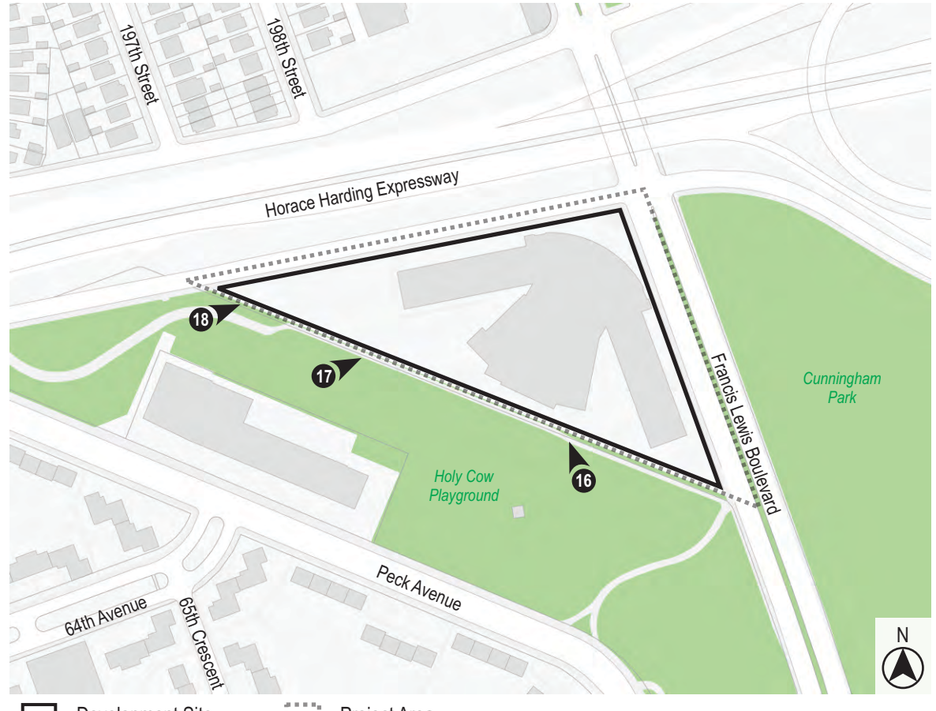
16. View of the Development Site facing northwest from Holy Cow Playground.



17. View of the Development Site facing northeast from Holy Cow Playground.



18. View of the Development Site facing northeast from Holy Cow Playground.





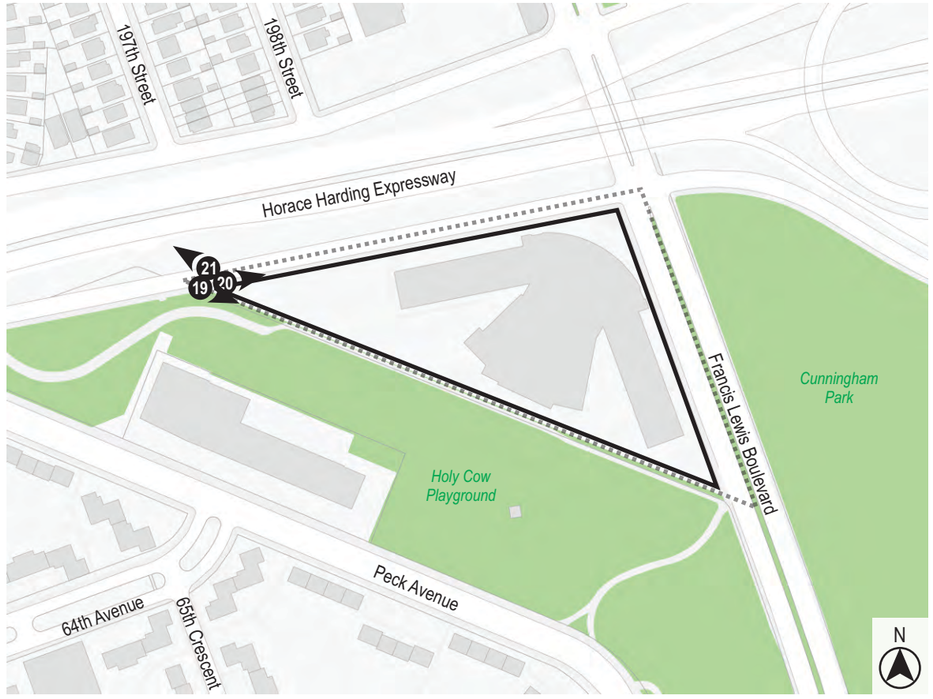
19. View facing southeast from Horace Harding Expressway (Development Site at left).



20. View of the sidewalk along the south side of Horace Harding Expressway facing northeast (Development Site at right).



21. View of the north side of Horace Harding Expressway facing northwest from the Development Site.





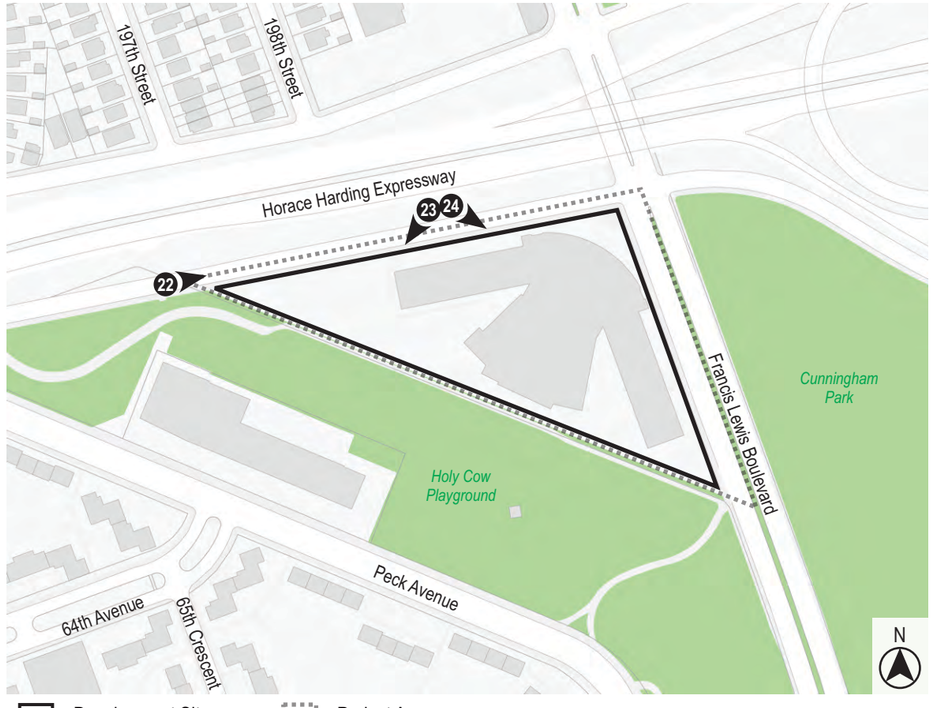
22. View of Horace Harding Expressway facing northeast (Development Site ahead at right).



24. View of the Development Site facing southeast from Horace Harding Expressway.

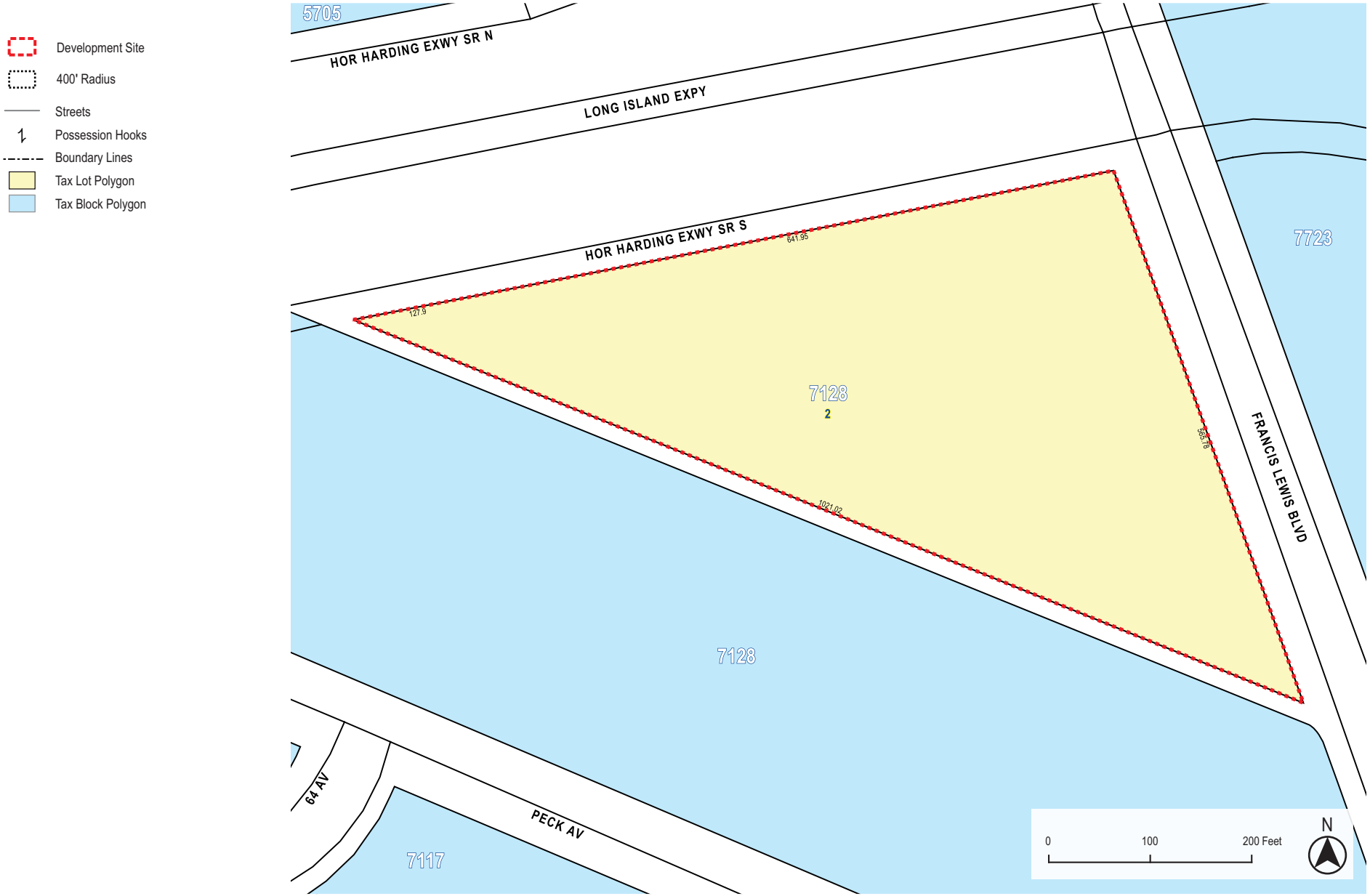


23. View of the Development Site facing southwest from Horace Harding Expressway.



61-00 Francis Lewis Boulevard, Queens

Figure 2: Tax Map



Data Source: MapPLUTO 2024v3.1, NYC DOF Digital Tax Map 4/11/24

Urban Cartographics

61-00 Francis Lewis Boulevard, Queens

Figure 3: Land Use Map

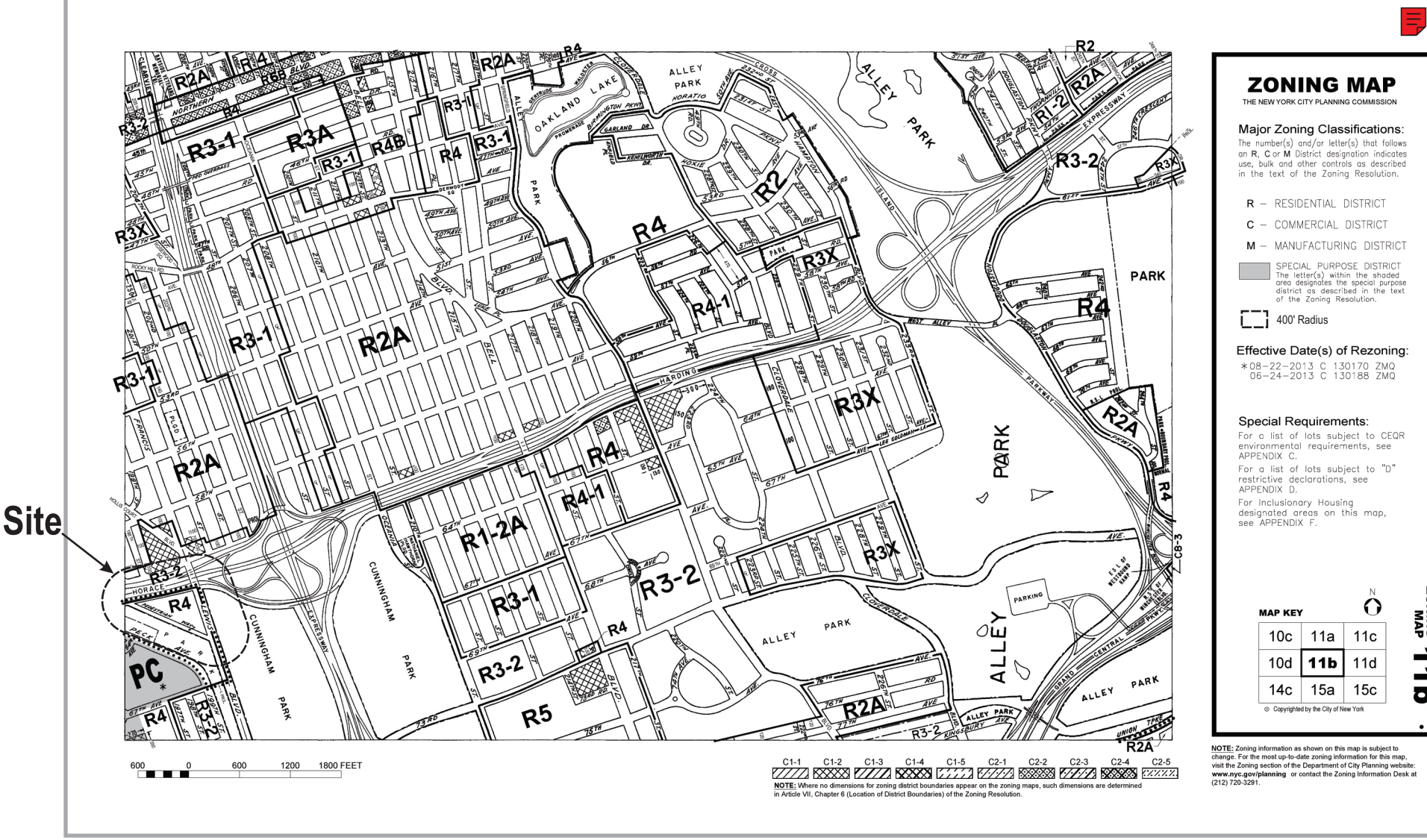


Data Source: MapPLUTO 2024v3.1, NYC DOF Digital Tax Map 4/11/24

Urban Cartographics

61-00 Francis Lewis Boulevard, Queens

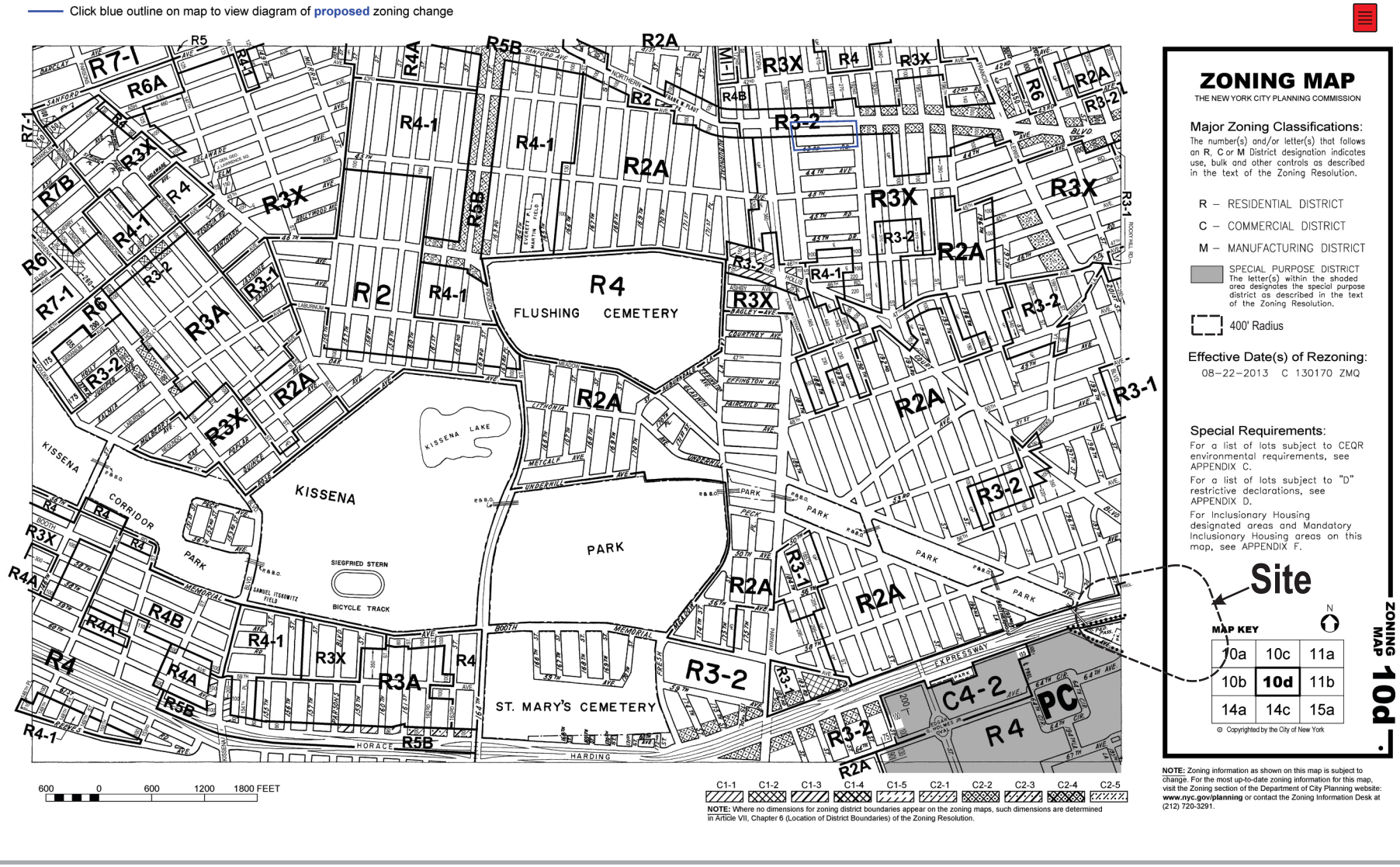
Figure 4: Zoning Map



Urban Cartographics

61-00 Francis Lewis Boulevard, Queens

Figure 4: Zoning Map



Urban Cartographics

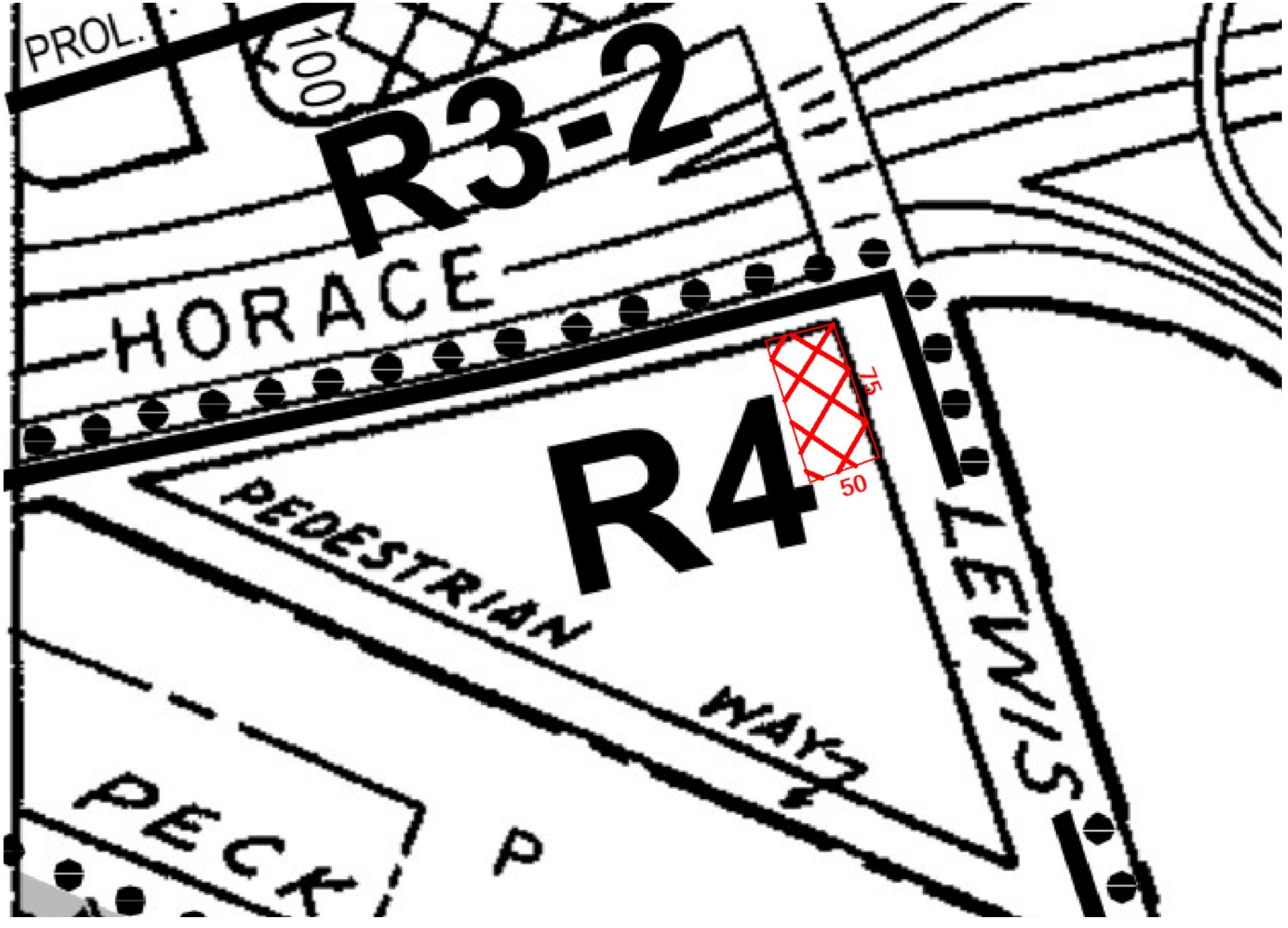
61-00 Francis Lewis Boulevard, Queens

Figure 5: Aerial Map



Imagery Source: 2024 Bing, Microsoft Corporation

Urban Cartographics


PROL.
100
R3-2
HORACE
R4
75
50
PEDESTRIAN
WAY
PECK
P

ST FRANCIS PREPARATORY SCHOOL PROJECT DESCRIPTION

INTRODUCTION

The Applicant, St. Francis Preparatory School, seeks to map a C1-2 overlay within an R4 district (the "Proposed Action") on this historically non-residential site, consistent with C1-2 overlays mapped to the north of the Development Site (identified as Block 7128, Lot 2 in Queens Community District 8). The Proposed Action will establish a continuity of land uses within the surrounding area and facilitate the legalization of an existing illuminated non-flashing double-sided accessory sign (the "Proposed Signage") at the Development Site.

The Applicant proposes to legalize the Proposed Signage, which is not allowed in the current R4 zoning district. The Proposed Signage, which is located within the property line, has a surface area of 47 sf and a height of 10'-2½". The Proposed Signage is situated along Francis Lewis Boulevard within a corner lot portion of the Development Site. The Proposed Signage is a necessary tool that allows St. Francis to communicate information to students, parents, and the community.

No new development would occur on the Development Site and no other properties are affected by the Proposed Action.

BACKGROUND/SITE HISTORY

The Development Site is currently improved with a four-story school building. According to Department of Buildings records, the school building was constructed in the early 1960s and a certificate of occupancy was issued in 1963. St. Francis began operating at the site in 1974, replacing the Bishop Reilly High School.

In 2013, the Applicant obtained approval of a zoning map amendment that replaced an R3-2 district with the current R4 zoning district within an area that included the Development Site (C130170 ZMQ), to facilitate an enlargement of the school to its current size. An E-designation (E-301) requiring window wall attenuation and alternate ventilation was also mapped on the Development Site in connection with the 2013 rezoning.

There are no easements, restrictive declarations, or historic or other designations mapped over the Development Site nor are there any large scale development plans, urban renewal plans, Mitchell Lama site plans, or other site controls applicable to the Development Site.

DESCRIPTION OF THE SURROUNDING AREA

The proposed Development Site is located in the Fresh Meadows neighborhood of Queens within Community District 8. The area within a 400-foot radius of the Development Site is characterized by a mix of one- and two-family residences and a retail building to the north of the Development Site across the Long Island Expresway and Horace Harding Expressway and predominantly open space areas to the east, south and west of the Area including portions of Cunningham Park, Kissena Corridor Park, and the Holy Cow Playground. A two-story public elementary school, P.S. 179, is also located to the south of the Development Site along Peck Avenue.

The zoning districts mapped throughout the surrounding area include the R2A, R3-2, and R3-2/C1-2 districts. An R2A zoning district is mapped west of 197th Street north of the Horace Harding Expressway within 400 feet of the Development Site. The R3-2 zoning district is

mapped between 197th and 198th Streets north of the Horace Harding Expressway. A C1-2 commercial overlay is mapped over the R3-2 district between 198th Street and Hollis Court north of the Horace Harding Expressway.

DESCRIPTION OF THE DEVELOPMENT SITE

The Development Site, controlled by the Applicant and located on Block 7128, Lot 2, comprises 163,920 sf of lot area bounded by the Horace Harding Expressway southeasterly service road and Francis Lewis Boulevard in the Fresh Meadows neighborhood of Queens. The Development Site is a triangular lot with 769.85 feet of frontage on the Horace Harding Expressway service road and 565.78 feet of frontage on Francis Lewis Boulevard. Horace Harding Expressway measures 160 feet wide and Francis Lewis Boulevard measures 100 feet wide.

The Development Site is currently improved with a four-story school building. According to Department of Buildings (DoB) records, the school building was constructed in the early 1960s and a Certificate of Occupancy was issued in 1963. St. Francis began operating at the site in 1974, replacing the Bishop Reilly High School. St. Francis is the largest private Catholic secondary school in the United States, with an enrollment of approximately 2,750 students from all areas of the City. The building contains approximately 319,231 sf of community facility floor area and 167 accessory parking spaces in an open parking lot accessed by two curb cuts on the Horace Harding Expressway service road and one curb cut on Francis Lewis Boulevard. The Development Site is currently developed to an FAR of 1.95 while the maximum permitted community facility and total FAR is 2.0.

Based on DoB records, a building alteration permit was issued on 7/22/24 allowing a horizontal enlargement of 21,275 sf that includes the removal of 10,780 sf on the first floor of the building resulting in a net increase of 10,495 sf. Adding this to the existing square footage of the school results in a total size of 329,726 sf which when divided by the lot area of 163,290 sf results in an FAR of 2.0 as permitted under the existing R4 zoning of the Development Site.

The Development Site is located within an R4 zoning district. In 2013, the Applicant obtained approval of a zoning map amendment that replaced an R3-2 district with the current R4 zoning district within an area that included the Development Site (C130170 ZMQ), to facilitate an enlargement of the school to its current size. An E-designation (E-301) requiring window wall attenuation and alternate ventilation was also mapped on the Development Site in connection with the 2013 rezoning.

DESCRIPTION OF THE PROPOSED PROJECT

The Proposed Action seeks to map a C1-2 overlay within a R4 district on this historically non-residential site, consistent with C1-2 overlays mapped to the north of the Development Site. The Proposed Action will establish a continuity of land uses within the surrounding area and facilitate the legalization of an existing illuminated non-flashing double-sided accessory sign (the "Proposed Signage") at the Development Site.

The Applicant proposes to legalize the Proposed Signage, which is not allowed in the current R4 zoning district. The Proposed Signage, which is located within the property line, has a surface area of 47 sf and a height of 10'-2½". The Proposed Signage is situated along Francis Lewis Boulevard within a corner lot portion of the Development Site. The Proposed

Signage is a necessary tool that allows St. Francis to communicate information to students, parents, and the community.

BUILD YEAR

It is assumed that the Proposed Action would be approved by 2026. The Proposed Action does not entail any new development but rather consists of the mapping of a C1-2 overlay within the existing R4 district mapped on the Development Site and the legalization of the Proposed Signage, which is not allowed in the current R4 zoning district. It is anticipated that the ULURP review would take 7 months after the pre-certification review. The Project Build Year would be 2026.

PURPOSE AND NEED OF THE PROPOSED ACTION

While the existing R4 zoning district mapped over the Development Site permits community facility use, it prohibits illuminated accessory signs. The proposed C1-2 overlay would allow illuminated accessory signage within the Development Site that is consistent with the uses in the overlays mapped to the north and northeast of the Development Site. In C1-2 districts, illuminated non-flashing accessory signs are permitted, provided total surface area does not exceed three times the street frontage of the zoning lot, and not more than 50 sf on each frontage for corner lots. The surface area of a sign includes the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. The supports or uprights on which a sign is supported are not included in determining the surface area of a sign. When two signs of the same shape and dimensions are mounted or displayed back-to-back and parallel on a free-standing structural frame, only one of which signs is included in computing the total surface area of the two signs. In C1-2 districts, permitted signage is not allowed to project across a street line more than 18 inches for double-faceted signs, or extend above curb level at a height greater than 25 feet.

The Proposed Signage is located within a corner lot portion of the Development Site and has a surface area of 47 sf and a height of 10′-2½″ above curb level. The Proposed Signage is located within the property line and does not project across a street line. Accordingly, the Proposed Signage will comply with signage regulations applicable in C1-2 districts.

The Proposed Action will allow land uses on the Development Site, which has been occupied for nonresidential uses for over 60 years, that are consistent with commercial overlays mapped immediately north of the Horace Harding Expressway. The Proposed Action will facilitate the legalization of the Proposed Signage, which will comply with signage regulations applicable in C1-2 districts, and is a necessary tool that allows St. Francis to communicate information to students, parents, and the community.

NO-ACTION SCENARIO

In the future without the Proposed Action, the existing illuminated non-flashing double-sided accessory sign would not be permitted to remain on the Development Site and would be removed as it is not allowed in the current R4 zoning district. No other changes would occur to the existing school in the Development Site.

The Development Site is currently developed to an FAR of 1.95 while the maximum permitted community facility and total FAR is 2.0. Based on DoB records, a building alteration permit was issued on 7/22/24 allowing a horizontal enlargement of 21,275 sf that includes the removal of 10,780 sf on the first floor of the building resulting in a net increase of 10,495 sf. Adding this to the existing square footage of the school results in a total size of 329,726 sf which when divided by the lot area of 163,290 sf results in an FAR of 2.0 as permitted under the existing R4 zoning of the Development Site. No additional floor area beyond that allowed under the alteration permit could be developed on the Development Site under the existing R4 zoning mapped on the property.

The No-Action scenario has been developed based on the R4 zoning provisions applicable to the Development Site.

WITH-ACTION SCENARIO

The With-Action condition applies solely to the Applicant owned Development Site, and seeks to map a C1-2 overlay within a R4 district on this historically non-residential site, consistent with C1-2 overlays mapped to the north of the Development Site. It will establish a continuity of land uses within the surrounding area and facilitate the legalization of the Proposed Signage at the Development Site.

The proposed C1-2 commercial overlay mapped within an R4 district allows community facility uses, retail stores and personal service establishments that serve frequently recurring local needs. Typical uses include neighborhood grocery stores, restaurants and beauty parlors. Maximum commercial FAR is 1.0 and commercial uses are limited to a maximum of two stories within a building. As the existing community facility use on the Development Site is already developed to an FAR of 1.95 where the maximum permitted community facility and total FAR is 2.0, no additional commercial development would occur on the Development Site.

The With-Action condition proposes to legalize the Proposed Signage, which is not allowed in the current R4 zoning district. The Proposed Signage, which is located within the property line, has a surface area of 47 sf and a height of 10′-2½″. The Proposed Signage to be legalized is situated along Francis Lewis Boulevard within a corner lot portion of the Development Site. The Proposed Signage is a necessary tool that allows St. Francis to communicate information to students, parents, and the community.

The Proposed Project is the same as the Proposed With-Action Scenario. The Proposed Action does not entail any new development but rather consists of the mapping of a C1-2 overlay within the existing R4 district mapped on the Development Site and the legalization of an existing illuminated non-flashing double-sided accessory sign, which is not allowed in the current R4 zoning district.

The With-Action scenario for the Development Site has been developed based on the provisions of the proposed R4/C1-2 zoning and the sign regulations pursuant to Zoning Resolution Section 32-60.

The table which follows presents the zoning districts, uses, and associated gross square footages for the existing, no-action, and with-action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
Manufacturing/Industrial				
If "yes," specify the following:				
Type of Use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any enclosed activities, specify:				
Community Facility	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
Type of Use	high school	high school	high school	
Gross floor area (sq. ft.)	319,231	319,231	319,231	
Vacant Land	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:				
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):				
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," describe:			Existing Signage to be Legalized	
Parking				
Garages	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	167	167	167	
Operating hours	7 am - 11 pm	7 am - 11 pm	7 am - 11 pm	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:				
Population				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Residents	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type	1 high school	1 high school	1 high school	
No. and type of workers by business	115 teachers, 25 administrative, clerical, custodial staff	115 teachers, 25 administrative, clerical, custodial staff	115 teachers, 25 administrative, clerical, custodial staff	
No. and type of non-residents who are not workers	N/A	N/A	N/A	
Briefly explain how the number of businesses was calculated:	Based on existing and proposed conditions			
Other (students, visitors, concert-goers, *etc* .)	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If any, specify type and number:	2,750 students	2,750 students	2,750 students	
Briefly explain how the number was calculated:	Based on existing and proposed conditions			
Zoning				
Zoning classification	R4	R4	R4/C1-2	C1-2
Maximum amount of floor area that can be developed	327,840 gsf	327,840 gsf	327,840 gsf	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, retail/office, open space, comm facility; R2A, R3-2, R4, C1-2	Residential, retail/office, open space, comm facility; R2A, R3-2, R4, C1-2	Residential, retail/office, open space, comm facility; R2A, R3-2, R4, C1-2	

Attach any additional information that may be needed to describe the project.

If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.

EAS SUPPLEMENTAL SCREENING ANALYSIS

INTRODUCTION

Based on the analysis and the screenings contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, zoning, and public policy, natural resources, and noise as further detailed below. The subject heading numbers below correlate with the relevant chapters of the *CEQR Technical Manual.*

4. LAND USE, ZONING AND PUBLIC POLICY

Introduction

Under the *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a land use analysis evaluates the use and development trends in the area that may be affected by a proposed action and determines whether the proposed action is compatible with those conditions or may affect them. Similarly, the analysis considers the proposed action's compliance with, and effect on, the area's zoning and other applicable public policies.

The Applicant, St. Francis Preparatory School, seeks to map a C1-2 overlay within a R4 district on this historically non-residential site, consistent with C1-2 overlays mapped to the north of the Development Site. The Proposed Action will establish a continuity of land uses within the surrounding area and facilitate the legalization of an existing illuminated non-flashing double-sided accessory sign (the "Proposed Signage") at the Development Site.

The Applicant proposes to legalize the Proposed Signage, which is not allowed in the current R4 zoning district. The Proposed Signage, which is located within the property line, has a surface area of 47 sf and a height of 10'-2½". The Proposed Signage is situated along Francis Lewis Boulevard within a corner lot portion of the Development Site. The Proposed Signage is a necessary tool that allows St. Francis to communicate information to students, parents, and the community.

No new development would occur on the Development Site and no other properties would be affected by the Proposed Action.

According to the *CEQR Technical Manual*, the appropriate study area for land use, zoning and public policy is related to the type and size of the project, as well as the location and context of the area that could be affected by the project. To assess the potential for project related impacts, the land use study area has been defined as the area located within a 400-foot radius of the proposed Development Site. The 400-foot radius study areas includes an area just to the north of the Horace Harding Expressway on the north; Peck Avenue to the south; Cunningham Park, the Long Island Expresway, and Horace Harding

Expressway to the east; and an area between 196th Place and 197th Street on the west. Multiple sources have been used to prepare a comprehensive analysis of land use, zoning, and public policy characteristics of the area, including field surveys, studies of the neighborhood, census data, and land use and zoning maps.

LAND USE

Existing Conditions

Development Site

The Development Site, controlled by the Applicant and located on Block 7128, Lot 2, comprises 163,920 sf of lot area bounded by the Horace Harding Expressway southeasterly service road and Francis Lewis Boulevard in the Fresh Meadows neighborhood of Queens. The Development Site is a triangular lot with 769.85 feet of frontage on the Horace Harding Expressway service road and 565.78 feet of frontage on Francis Lewis Boulevard. Horace Harding Expressway measures 160 feet wide and Francis Lewis Boulevard measures 100 feet wide. No other properties are affected by the Proposed Action.

The Development Site is currently improved with a four-story school building. According to Department of Buildings (DoB) records, the school building was constructed in the early 1960s and a Certificate of Occupancy was issued in 1963. St. Francis began operating at the site in 1974, replacing the Bishop Reilly High School. St. Francis is the largest private Catholic secondary school in the United States, with an enrollment of approximately 2,750 students from all areas of the City. The building contains approximately 319,231 sf of community facility floor area and 167 accessory parking spaces in an open parking lot accessed by two curb cuts on the Horace Harding Expressway service road and one curb cut on Francis Lewis Boulevard. The Development Site is currently developed to an FAR of 1.95 while the maximum permitted community facility and total FAR is 2.0.

Based on DoB records, a building alteration permit was issued on 7/22/24 allowing a horizontal enlargement of 21,275 sf that includes the removal of 10,780 sf on the first floor of the building resulting in a net increase of 10,495 sf (see EAS Appendix). Adding this to the existing square footage of the school results in a total size of 329,726 sf which when divided by the lot area of 163,290 sf results in an FAR of 2.0 as permitted under the existing R4 zoning of the Development Site.

400-Foot Radius Project Study Area

The proposed Development Site is located in the Fresh Meadows neighborhood of Queens within Community District 8. The area within a 400-foot radius of the Development Site is characterized by a mix of one- and two-family residences and a retail building to the north of the Development Site across the Long Island Expresway and Horace Harding Expressway and predominantly open space areas to the east, south and west of the Area including portions of Cunningham Park, Kissena Corridor Park, and the

Holy Cow Playground. A two-story public elementary school, P.S. 179, is also located to the south of the Development Site along Peck Avenue.

The table below presents the land use types and approximate percentage of each use within the 400-foot radius project study area.

Land Uses Within 400-foot Radius Project Study Area	
Land Use Type	**Percentage of Area**
Open Space	40%
Community Facility	40%
Residential (one- and two-family)	10%
Retail	10%
	100%

No-Action Scenario

Development Site

In the future without the Proposed Action, the existing illuminated non-flashing double-sided accessory sign would not be permitted to remain on the Development Site and would be removed as it is not allowed in the current R4 zoning district. No other changes would occur to the existing school on the Development Site.

As explained above under the discussion of existing conditions, DoB records show that a building alteration permit was issued on 7/22/24 allowing a horizontal enlargement of 21,275 sf that includes the removal of 10,780 sf on the first floor of the building resulting in a net increase of 10,495 sf. Adding this to the existing square footage of the school results in a total size of 329,726 sf which when divided by the lot area of 163,290 sf results in an FAR of 2.0 which is the maximum community facility floor area permitted under the existing R4 zoning of the Development Site. No additional floor area could be developed on the Development Site.

400-Foot Radius Project Study Area

No new development projects have been identified for the 400-foot radius project study area based on a review of the NYC Active Construction website (maintained by the DoB).

No development plans are known to exist within the project study area as identified above by the project build year of 2026. There are no vacant parcels or parcels used for at-grade parking within the project study area that could be redeveloped. Therefore,

61-00 Francis Lewis Boulevard, Queens

Figure 3: Land Use Map



Data Source: MapPLUTO 2024v3.1, NYC DOF Digital Tax Map 4/11/24

Urban Cartographics

existing land uses within the immediate study area are expected to remain unchanged by the project build year.

With-Action Scenario

Development Site

The With-Action condition applies solely to the Applicant owned Development Site, and seeks to map a C1-2 overlay within a R4 district on this historically non-residential site. As the existing community facility use on the Development Site is already developed to an FAR of 1.95 and is proposed to be developed to the maximum permitted community facility and total FAR of 2.0, no additional commercial or other development would occur on the Development Site.

The With-Action condition proposes to legalize the Proposed Signage, which is not allowed in the current R4 zoning district. The Proposed Signage, which is located within the property line, has a surface area of 47 sf and a height of 10'-2½" above curb level. The Proposed Signage to be legalized is situated along Francis Lewis Boulevard within a corner lot portion of the Development Site and does not project across a street line. Accordingly, the Proposed Signage will comply with signage regulations applicable in C1-2 districts. The Proposed Signage is a necessary tool that allows St. Francis to communicate information to students, parents, and the community.

It is assumed that the Proposed Action would be approved by 2026. It is anticipated that the ULURP review would take 7 months after the pre-certification review.

400-Foot Radius Project Study areas

The Proposed Actions would not result in any changes in land use within the 400-foot radius project study area.

Conclusion

The Proposed Action will allow land uses on the Development Site, which has been occupied for nonresidential uses for over 60 years, that are consistent with commercial overlays mapped immediately north of the Horace Harding Expressway. The Proposed Action will facilitate the legalization of the Proposed Signage, which will comply with signage regulations applicable in C1-2 districts, and is a necessary tool that allows St. Francis to communicate information to students, parents, and the community. No new development would occur on the Development Site or the surrounding 400-foot radius project study area as a result of the Proposed Action.

Based on the above analyses, it has been determined that no potentially significant adverse impacts related to land use are expected to occur as a result of the Proposed Actions. Therefore, no further analysis is required.

ZONING

Existing Conditions

Development Site

The Development Site is located within an R4 zoning district. In 2013 the Applicant obtained approval of a zoning map amendment that replaced an R3-2 district with the current R4 zoning district within an area that included the Development Site (C130170 ZMQ), to facilitate an enlargement of the school to its current size. An E-designation (E-301) requiring window wall attenuation and alternate ventilation was also mapped on the Development Site in connection with the 2013 rezoning.

The R4 zoning district is a low density zone permitting multiple dwellings. A variety of housing types, including garden apartments and rowhouses, are common in this district. It is widely mapped in all boroughs except Manhattan and most neighborhoods zoned R4 are not served by rail rapid transit. The R4 zone permits a residential maximum FAR of 1.0 and up to 1.50 for qualifying residential sites such as the Development Site. For single- and two-family dwellings on interior and through lots, it permits a maximum 60 percent lot coverage and 80 percent for corner lots, while for lots with multiple dwellings the standard corresponding maximum lot coverage ranges from 80 to 100 percent. The R4 zoning district permits a maximum building base height of 35 feet and a maximum total building height of 45 feet. No more than three parking spaces are permitted per each detached single-family dwelling on lots less than 10,000 square feet in size, while no more than two parking spaces are permitted per dwelling unit for other than single-family detached dwellings. Lots sizes are a minimum of 2,850 square feet for detached one- and two-family houses and 1,700 square feet for all other types of units. The maximum community facility FAR is 2.0 with a maximum lot coverage of 60 percent for corner lots and 55 percent for interior or through lots.

400-Foot Radius Project Study Area

The zoning districts mapped throughout the surrounding area include the R2A, R3-2, R3-2/C1-2 districts, and R4. No other zoning districts are located within 400 feet of the Development Site. The R4 district is discussed above.

An R2A zoning district is mapped west of 197th Street north of the Horace Harding Expressway within 400 feet of the Development Site. The R2A zoning district only allows the development of single-family detached residences and community facility uses and is a contextual district intended to preserve low-rise neighborhoods characterized by single-family detached homes on lots with a minimum width of 40 feet. The maximum FAR of 0.75 for standard zoning lots and 0.6 on lots larger than 4,000 square feet (1.00 on qualifying residential sites) in R2A districts includes all space within a building, including basement and usable attic space, resulting in smaller homes than those found in other districts with similar floor area ratios. Only garages are exempt from floor area calculations, up to a maximum of 300 square feet. For single- and two-family dwellings on interior and through lots, it permits a maximum 40

percent lot coverage and 80 percent for corner lots. The maximum building base and total height is 35 feet. No more than three parking spaces are permitted per each detached single-family dwelling on lots less than 10,000 square feet in size, while no more than two parking spaces are permitted per dwelling unit for other than single-family detached dwellings.

The R3-2 zoning district, which is mapped between 197th and 198th Streets north of the Horace Harding Expressway, is the lowest density zone in which multiple dwellings are allowed. A variety of housing types, including garden apartments and rowhouses, are common in this district. R3-2 districts are mapped in both vacant and built-up areas, and are mapped extensively in Queens and Staten Island. The R3-2 zoning district requires a minimum lot size of 2,850 square feet for single- and two-family detached units, and a minimum lot size of 1,700 square feet for attached, semi-detached, or other units. The maximum FAR in the R3-2 zone is 0.75 for standard zoning lots and 0.6 on lots larger than 4,000 square (1.00 on qualifying residential sites). For single- and two-family dwellings on interior and through lots, it permits a maximum 50 percent lot coverage and 80 percent for corner lots, while for lots with multiple dwellings the standard corresponding maximum lot coverage ranges from 80 to 100 percent. The maximum building base and total height is 35 feet. No more than three parking spaces are permitted per each detached single-family dwelling on lots less than 10,000 square feet in size, while no more than two parking spaces are permitted per dwelling unit for other than single-family detached dwellings.

A C1-2 commercial overlay is mapped over the R3-2 district between 198th Street and Hollis Court north of the Horace Harding Expressway. Small retail and service shops in C1 and C2 districts serve the immediate needs of surrounding residential communities. Some C1 and C2 districts are mapped as overlays, usually within low- and medium-density residential neighborhoods. In these districts, residential bulk is governed by the residence district within which the overlay is mapped, whereas all other commercial districts that permit residential use are assigned a specific residential district equivalent. In all mixed buildings, commercial uses must be located below any residential use. The maximum commercial FAR for a C1-2 overlay in an R3-2 zone is 1.0. Parking requirements vary by use within the C1-2 zone with one parking space required for each 400 square feet of general retail commercial floor area.

No-Action Scenario

Development Site

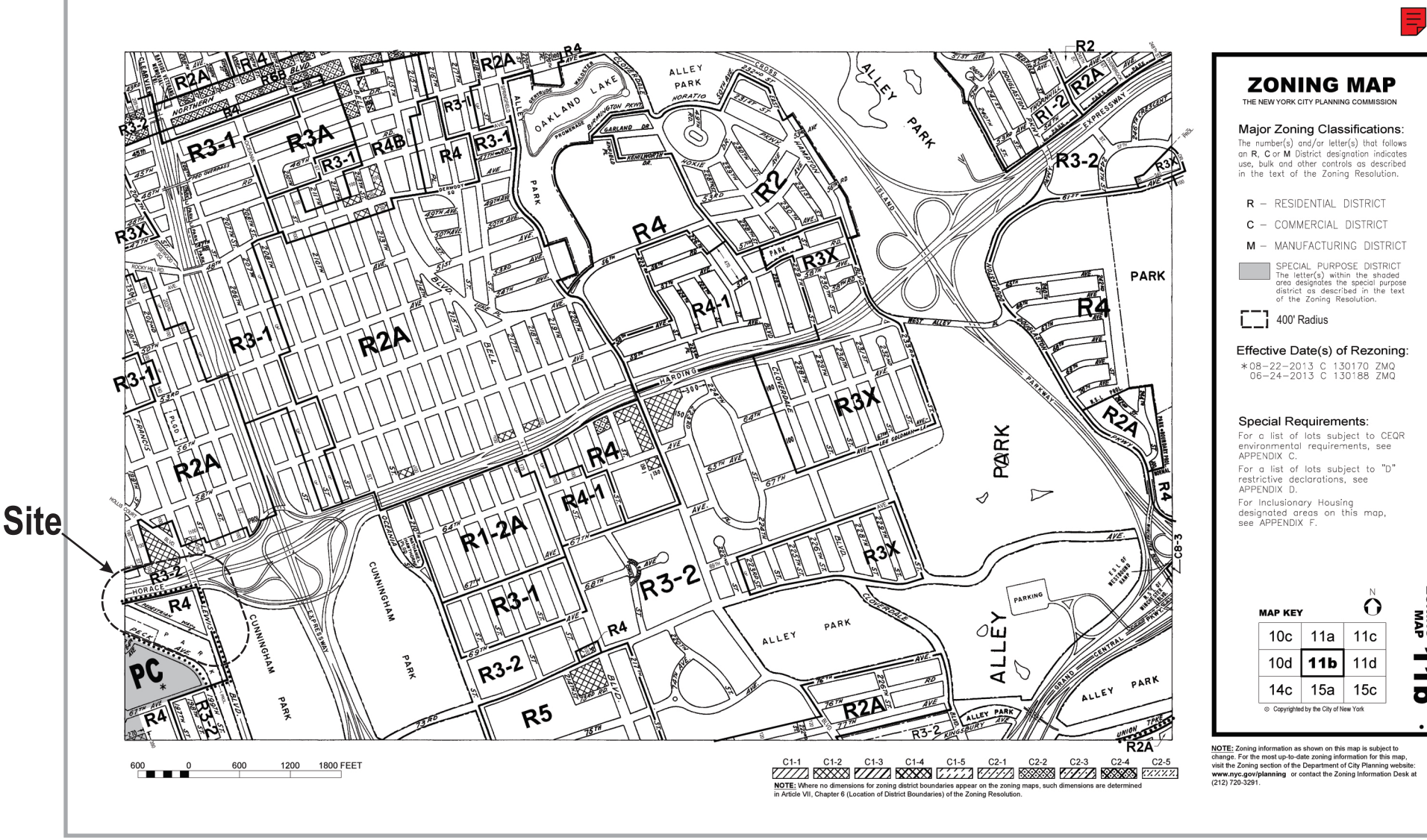
In the No-Action Scenario, the Development Site would maintain its current zoning as described above.

400-Foot Radius Project Study Area

Based on a review of the Department of City Planning's website for Queens Community District 8, no rezoning applications are presently proposed for the 400-foot radius project study area.

61-00 Francis Lewis Boulevard, Queens

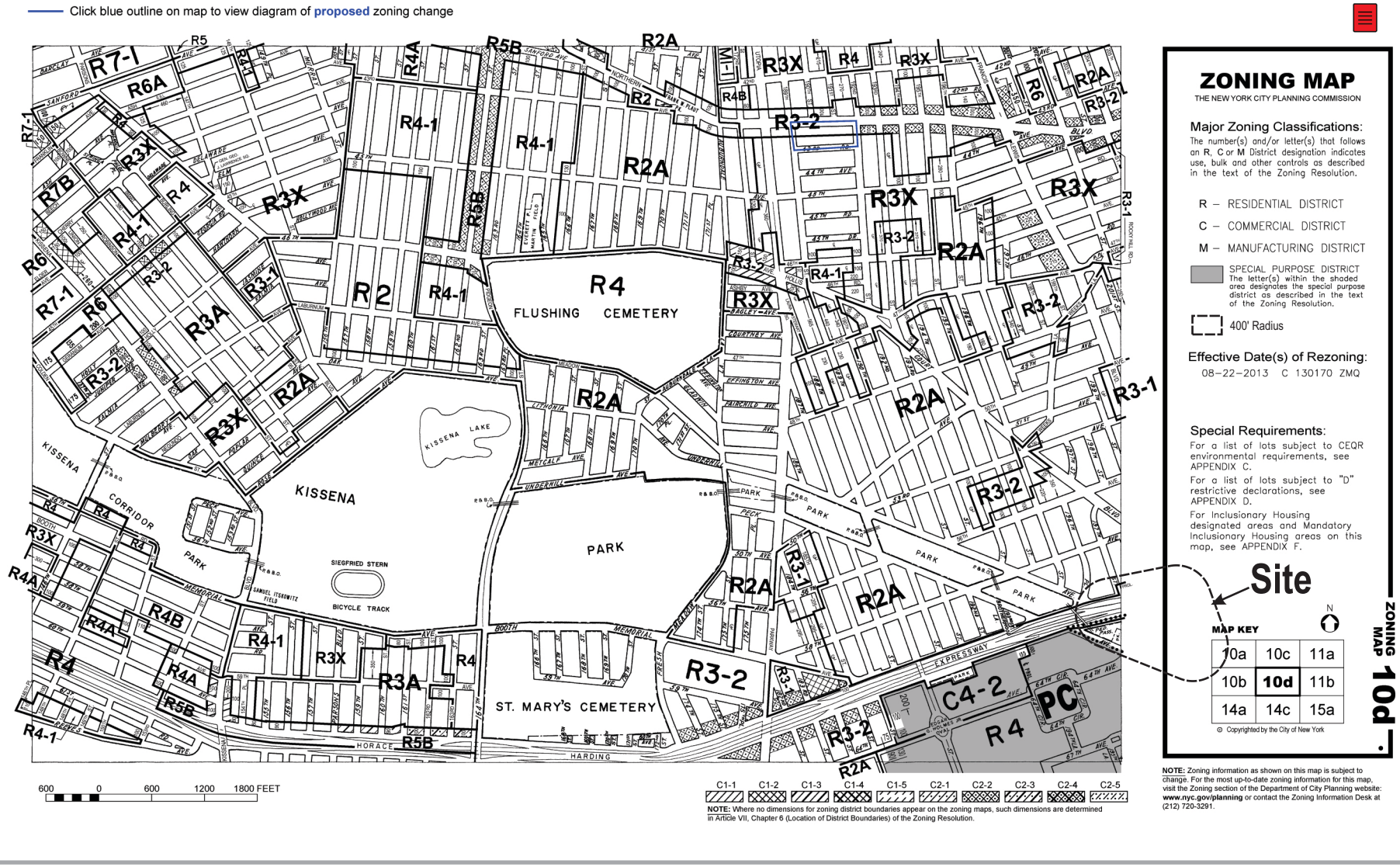
Figure 4: Zoning Map



Urban Cartographics

61-00 Francis Lewis Boulevard, Queens

Figure 4: Zoning Map



Urban Cartographics

With-Action Scenario

Development Site

The With-Action condition applies solely to the Applicant owned Development Site, and seeks to map a C1-2 overlay within a R4 district on this historically non-residential site, consistent with C1-2 overlays mapped to the north of the Development Site. It will establish a continuity of land uses within the surrounding area and facilitate the legalization of the Proposed Signage at the Development Site.

The proposed C1-2 commercial overlay mapped within an R4 district allows community facility uses, retail stores and personal service establishments that serve frequently recurring local needs. Typical uses include neighborhood grocery stores, restaurants and beauty parlors. Maximum commercial FAR is 1.0 and commercial uses are limited to a maximum of two stories within a building. As the existing community facility use on the Development Site is already developed to an FAR of 1.95 and is proposed to be expanded to an FAR of 2.0 where the maximum permitted community facility and total FAR is 2.0, no additional commercial or other development would occur on the Development Site.

While the existing R4 zoning district mapped over the Development Site permits community facility use, it prohibits illuminated accessory signs. The proposed C1-2 overlay would allow illuminated accessory signage within the Development Site that is consistent with the uses in the overlays mapped to the north and northeast of the Development Site. In C1-2 districts, illuminated non-flashing accessory signs are permitted, provided total surface area does not exceed three times the street frontage of the zoning lot, and not more than 50 sf on each frontage for corner lots. The surface area of a sign includes the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. The supports or uprights on which a sign is supported are not included in determining the surface area of a sign. When two signs of the same shape and dimensions are mounted or displayed back-to-back and parallel on a free-standing structural frame, only one of which signs is included in computing the total surface area of the two signs. In C1-2 districts, permitted signage is not allowed to project across a street line more than 18 inches for double-faceted signs, or extend above curb level at a height greater than 25 feet.

The With-Action condition proposes to legalize the Proposed Signage, which is not allowed in the current R4 zoning district. The Proposed Signage, which is located within the property line and does not project across a street line, has a surface area of 47 sf and a height of 10'-2½" above curb level. The Proposed Signage to be legalized is situated along Francis Lewis Boulevard within a corner lot portion of the Development Site. The Proposed Signage will comply with signage regulations applicable in C1-2

districts, and is a necessary tool that allows St. Francis to communicate information to students, parents, and the community.

The Proposed Action will allow land uses on the Development Site, which has been occupied for nonresidential uses for over 60 years, that are consistent with commercial overlays mapped immediately north of the Horace Harding Expressway. The Proposed Action would facilitate the legalization of the Proposed Signage.

400-Foot Radius Project Study Area

The Proposed Action would not result in any changes to the zoning of the 400-foot radius project study area.

Conclusion

The Development Site is owned by the Applicant, St. Francis Prep. No new development on the Development Site is proposed. The Proposed Action consists solely of the mapping of a C1-2 overlay within the existing R4 district mapped on the Development Site in order to facilitate the legalization of an existing illuminated non-flashing double-sided accessory sign, which is not allowed in the current R4 zoning district. No other properties are affected by the Proposed Action.

Based on the above analysis, it has been determined that no potentially significant adverse impacts related to zoning are expected to occur as a result of the Proposed Action. Therefore, no further analysis is required.

PUBLIC POLICY

Existing Conditions

According to the *CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. Public policies applicable to the Development Site and 400-foot radius project study area are discussed below.

Development Site

No relevant public policies are applicable to the Development Site. There are no historic or other designations, including the City's Coastal zone boundary and the City's Food Retail Expansion to Support Health (FRESH) program, mapped over the Development Site. There are no large-scale development plans, urban renewal plans, Mitchell Lama site plans, or other site controls applicable to the Development Site. No other public policies apply to the Development Site as it is not located within the boundaries of any 197-a Community Development Plans and also is not within a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area. City housing related policies, including OneNYC and Housing New

York, are not applicable to the Development Site, which is occupied by a long term non-residential use.

The Proposed Action is not located within a designated disadvantaged community according to the New York State Department of Environmental Conservation Disadvantaged Community Assessment Tool (DACAT). The closest disadvantaged community is located approximately 2.1 miles from the Development Site at the corner of Hillsdale Avenue and 178th Street in Queens, which is beyond the 0.5 mile threshold of potential impacts to disadvantaged communities. Therefore, no further assessment would be required.

400-Foot Radius Project Study Area

No relevant public policies, as noted above for the Development Site, are applicable to the 400-foot radius project study area.

No-Action Scenario

Development Site and 400-Foot Radius Project Study Area

No relevant public policy initiatives would pertain to the Development Site or the 400-foot radius project study area by the project build year of 2026. In addition, no new public policy documents relating to the Development Site or the surrounding study area are anticipated by the project build year.

With-Action Scenario

Development Site and 400-Foot Radius Project Study Area

No relevant (non-housing related) public policies currently apply to the Development Site or the surrounding study area and none are anticipated by the project build year of 2026 either with or without the Proposed Action. The mapping of a C1-2 overlay over the existing R4 zoning district consistent with C1-2 overlays mapped to the north of the Development Site and the proposed legalization of a sign on the Development Site would have no impact on public policies.

Conclusion

No impacts to public policies would occur as a result of the Proposed Action. The Proposed Action would be a contextually appropriate zoning mapping within the study area. The Proposed Action would legalize signage that serves as a necessary tool that allows St. Francis to communicate information to students, parents, and the community.

Based on the above analyses, it has been determined that no potentially significant adverse impacts related to public policy are expected to occur as a result of the Proposed Action. Therefore, no further analysis is required.

11. NATURAL RESOURCES

The Development Site is surrounded by natural resources in the form of several City parks including Kissena Park Corridor which is separated from the Development Site by a pedestrian walkway to the south. Cunnigham Park is located across Francis Lewis Boulevard from the Development Site to the east. The Proposed Action to map a C1-2 overlay within the R4 district zoning mapped on this site in order to facilitate the legalization of an existing illuminated non-flashing double-sided accessory sign at the Development Site would have no impact on any natural resources. Therefore, further analysis of natural resources is not warranted.

19. NOISE

An E-designation (E-301) requiring window wall attenuation and alternate ventilation was mapped on the Development Site in connection with the 2013 rezoning of the Development Site. The Proposed Action to map a C1-2 overlay within the R4 district zoning mapped on this site in order to facilitate the legalization of an existing illuminated non-flashing double-sided accessory sign at the Development Site would have no effect on noise. Therefore, since there would be no new development facilitated by the Proposed Actions, the existing school is a long-standing institutional use, and there is an existing E-designation on the Development Site, further analysis of noise is not warranted.

APPENDIX

ATTACHMENT A

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: *421470900-01-AL*

Issued: *07/25/2024* Expires: *06/26/2025*

Address: *QUEENS 61-00 FRANCIS LEWIS BLVD*

Issued to: PETER SLAMPIAK
Business: CRM CONSTRUCTION & MAINTE
Contractor No: GC-39838

Description of Work:

ALTERATION TYPE 1 - IT IS PROPOSED TO CONSTRUCT HORIZONTAL ENLARGEMENT 21,275 SQ FT THAT INCLUDES REMOVAL OF 10,780 SF EXISTING FIRST FLOOR FROM PART OF BUILDING AS SHOWN ON PLANS.

Number of dwelling units occupied during construction: 0
Review is requested under Building Code: 1968 *SITE FILL: NOT APPLICABLE*

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner: Commissioner of Buildings: James S. Oddo

This permit copy created on 03/26/2025 reflects the Commissioner(s) as of such date.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

10 03/26/2025

OP-35A (5/10)