DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

January 28, 2014

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Woodward Avenue Rezoning**
CEQR No. 14DCP088Q
ULURP No. 140111ZMQ
Queens, Community District 5
SEQR Classification: Unlisted

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

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

The Applicant, 176 Woodward Owner, LLC, is seeking a zoning map amendment to rezone portions of three city blocks from M1-1 to R5B, R6B and R6B with a C1-3 overlay. The proposed action would facilitate a proposal by the applicant to develop two four-story buildings on two sites totaling 101,020 gross square feet and containing 91 dwelling units, 6,707 gsf of retail space, 3,115 gsf of medical office space and 123 accessory parking spaces (16 at-grade and 107 below-grade spaces). The proposed actions would rezone portions of Block 3395 and 3377 from M1-1 to R6B and R6B with a C1-3 overlay and portions of Block 3394 from M1-1 to R5B and R6B. The rezoning area is generally bounded by Starr Street to the south, Onderdonk Avenue to the west, Flushing Avenue to the north, and Woodward Avenue to the east and the applicant's properties are located at 18-70 Troutman Street (Block 3395, Lot 16) and 1901 Starr Street (Block 3377, Lot 84) in the Ridgewood neighborhood of Queens, Community District 5.

The rezoning area includes applicant owned lots (Block 3377, Lots 84 and Block 3395, Lot 16) and non-applicant owned lots (Block 3377, Lots 1, 86, 90, 92; Block 3394, Lots 20-24, 28 (partial), 37-46, 48-57, 76-91; and Block 3395, Lots 12-15, 39-44). The applicant owned lots are

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currently used for motor vehicle storage and as a contractor yard. The remainder of the rezoning area is developed with small two- to three-story, two- to six-family residential buildings. It also contains a small retail store (delicatessen), a restaurant, a contractor's yard with a small accessory office building, a warehouse and accessory office structure, a small storage use, and a truck storage lot.

No development is expected to occur as a result of the rezoning on Block 3394; Block 3377, Lots 1, 86, 90, 92; Block 3395, Lots 39-44. On Block 3377, Lots 1 and 84 and Block 3395, Lots 12-16, the proposed action is expected to result in the development of five buildings. In order to assess the environmental effects of the proposed action, a Reasonable Worst-Case Development Scenario (RWCDS) was established. For the purposes of a conservative analysis, the RWCDS assumed a development on the applicant's property consisting of 88 dwelling units, 9,057 gsf of retail space, 3,115 gsf of medical office space and 123 accessory parking spaces. The proposed action is also expected to result in development of three buildings on non-applicant owned properties, comprised of 28 dwelling units and 2,369 gsf of retail space. In total, the proposed actions are expected to result in a net increase of 110 dwelling units, 3,115 gsf of medical office space and a decrease of 11,854 gsf of retail space.

M1-1 zoning districts permit selected community facility uses within Use Group 4, commercial uses in Use Groups 5 – 14 and 16 and manufacturing uses in Use Group 17. Residential use is not permitted. The permitted floor area ratio (FAR) for community facility use is 2.4, while the FAR's for both commercial and manufacturing uses are limited to 1.

The proposed R5B and R6B zoning district permits residential uses found in Use Groups 1-2 and community facility uses in Use Groups 3 and 4. In R6B districts Quality Housing regulations are mandatory. The FAR permitted is 2, for both residential and community facility uses. The maximum permitted height of building in a R6B district is 50 feet with a required base height no greater than 30-40 feet. R5B districts permit detached and semi-detached buildings. The residential FAR is limited to 1.35, while the community facility FAR is a maximum of 2. The maximum height of a building is limited to 33 feet with a maximum street wall height of 30 feet. Parking is not required for one and two-family buildings but is required for other types of buildings for two-thirds of the dwelling units. C1-3 districts are mapped as commercial overlays and are found throughout the city's lower and medium density neighborhoods. C1-3 districts permit commercial uses that generally cater to the immediate neighborhood. C1-3 districts, when mapped within R6B districts, have a commercial FAR of 2.0.

The proposed project is expected to be completed by 2016. Absent the proposed action, the applicant has stated that their properties would be redeveloped with 23,280 gsf of local commercial retail space and 71 at-grade parking spaces.

An Environmental Assessment Statement is attached. Please contact Jonathan Keller of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:	Jacquelyn Harris	Robert Dobruskin	John Young	Deborah Carney
	Jonathan Keller	Susan Wong	Pat Bussey	Thomas Smith