DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

May 19, 2017

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Northeastern Towers Annex**
CEQR No. 17DCP161Q
ULURP Nos. 170336ZMQ, 170337ZRQ
Queens, Community District 12
SEQRA Classification: Unlisted

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

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

The applicant, Northeastern Towers Annex L.P., is seeking a Zoning Map Amendment from an R3X to an R6 zoning district affecting a property at 131-10 Guy R. Brewer Boulevard (Block 12277, part of Lot 1, the "Project Site"), located in the Rochdale/Springfield Gardens neighborhood of Queens, Community District 12. The proposed rezoning would affect the majority of Lot 1; an approximately 14,600 square foot portion of the lot would remain R3X. The applicant is also seeking a Zoning Text Amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) Area coterminous with the area to be rezoned. Collectively, the proposed actions would facilitate a proposal by the applicant to develop an approximately 139,487 gross square foot (gsf), 10-story, residential Affordable Independent Residence for Seniors (AIRS) development on an undeveloped portion of the Project Site. The proposed development would rise to a height of approximately 107 feet and would contain approximately 3,925 gsf of community facility uses, 135,562 gsf of residential use with 130 AIRS dwelling

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3493 FAX (212) 720-3488
oabinad@planning.nyc.gov

units (DU). The proposed development would also include accessory parking for 51 parking spaces, accessed by a new curb cut located along 161st Street.

Currently, the Project Site contains a 12-story, 92,608 gsf residential building containing 110 AIRS units, and 39 accessory parking spaces. The underlying R3X zoning district currently mapped on the Project Site allows a maximum residential FAR of 0.5 (and can be increased by 20% to 0.6 FAR for attic allowance) and a maximum community facility FAR of 1.0. Commercial and manufacturing uses are not permitted in R3X districts.

The proposed actions include a rezoning of a portion of the Project Site to an R6 zoning district. R6 zoning districts permit a maximum FAR of 2.43 for residential uses and a maximum FAR of 4.8 for community facility uses. In R6 zoning districts, the maximum allowable residential FAR increases to 3.6 with the provision of affordable housing pursuant to the MIH program, and 3.9 with the provision of AIRS. Commercial and manufacturing uses are not permitted in R6 zoning districts. Given that a portion of the Project Site would remain zoned R3X in the future with the proposed actions, the full 3.9 FAR would not be achievable, and the Project Site would be permitted a lower blended FAR using the R6 and R3X zoning district floor area parameters.

While the applicant intends to pursue the development containing AIRS units and community facility uses, the proposed zoning map amendment to R6 could result in a wide range of developments. Therefore, for the purposes of presenting a conservative analysis, a Reasonable Worst Case Development Scenario presented in the Environmental Assessment Statement (EAS) considers two development scenarios that could occur in the future with the proposed action: Scenario (1) the applicant's proposed project, which entails a 139,487 gsf 10-story (1.94 FAR) development with 129 residential AIRS units and 3,925 gsf community facility uses, and 51 additional accessory parking spaces; and Scenario (2) which assumes the construction of a 222,493 gsf (2.73 FAR), mixed-use residential and community facility development including a 14-story, 159,493 gsf residential building (159 dwelling units, 40 of which are affordable pursuant to MIH), a 7-story, 63,000 gsf building containing medical office uses, and a 230-space accessory parking garage. Under both scenarios, the existing 12-story building would remain.

Absent the proposed actions and under the existing R3X zoning district, the Project Site is expected to remain unchanged.

The proposed project is expected to be completed by 2020.

Northeastern Towers Annex
CEQR No. 17DCP161Q

An Environmental Assessment Statement is attached. Please contact Rupsha Ghosh of the Department of City Planning at (212) 720-3524, if you have any questions regarding the application.

Sincerely,

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

cc:	Robert Dobruskin	Rupsha Ghosh	Stephen Everett
	Renee Ferguson	Kirsti Jutila	Paul Power
	Mary Bruch	Pat Bussey	Susan Wong