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* 112-06 71st Road Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
19DCP113Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
190422ZMQ	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
Department of City Planning			Dr. T. Pediatrics, PLLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Olga Abinader, Acting Director			Kevin Williams, Equity Environmental Engineering LLC		
ADDRESS 120 Broadway			ADDRESS 500 International Drive, Suite 150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 973-527-7451x301	EMAIL kevin.williams@equityenvironmental.com	

5. *Project Description*

The applicant seeks to legalize the existing medical office on Block 2248, Lot 9, at the southeast corner of 71st Road and 112th Street in the Forest Hills neighborhood of Queens Community District 6. The site is a 7,300 sf corner lot and is zoned R1-2A. The applicant is seeking to rezone Block 2248; Lots 1, 4, 6, and part of 9 from R1-2A to R3-2.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 6	STREET ADDRESS 112-06 71st Road
TAX BLOCK(S) AND LOT(S) Affected Block 2248, Lots 1,4 & 6 and part of Lot 9.		ZIP CODE 11375

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Project site is a corner lot with frontage on 71st Road and 112th Street. The affected area consists of the western portion of the block bounded by 112th Street to the west, 71st Road to the north, 72nd Avenue to the south, and Grand Central Parkway to the east.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R1-2A | ZONING SECTIONAL MAP NUMBER 14a

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 If "yes," specify:

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.): 20,000 within affected area; 4,800 on Project Site

Waterbody area (sq. ft) and type:

Roads, buildings, and other paved surfaces (sq. ft.):

Other, describe (sq. ft.):

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):

NUMBER OF BUILDINGS: 1 building

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 3,301.62

HEIGHT OF EACH BUILDING (ft.): The existing building is 26'-5" tall, no physical changes to the building's height is proposed.

NUMBER OF STORIES OF EACH BUILDING: 2 stories

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: 4,800

The total square feet not owned or controlled by the applicant: 15,200

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.)	1,753 (UG1)		1,745 (UG4)	
Type (*e.g.,* retail, office, school)	1 single family units		Medical Office	

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:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2019, receipt of approvals

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:

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

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

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		
○ **Child Care Centers:** 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)	☐	☒
○ **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)	☐	☒
○ **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)	☐	☒
○ **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 proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☒
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☒
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐

	YES	NO
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		
(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 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) 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?	☐	☒
(c) 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 Appendix 1 (including nonconforming uses)?	☐	☒
(d) 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?	☐	☒
(e) 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)?	☐	☒
(f) 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?	☐	☒
(g) 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?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☒
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?	☐	☒

	YES	NO
(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?	☐	☒
(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): 6 employees (1 employee per 333 sf in retail or community facility) 6 x 9 = 54+41 for single family household. TOTAL=95		
○ 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): (216.3 x 1,678) = 362951.4 + (94 x 1,623) = 152562. 362951 + 152562 = 515,513		
(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 or bus 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) or 200 subway trips per station or line?	☐	☐
○ 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?	☐	☐
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) see attached	☐	☒
(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 124 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?	☐	☒

	YES	NO
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 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
Neal Leitner	4/30/2019

SIGNATURE Neal Leitner

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? ☐ ☒

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
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME: Olga Abinader	DATE: 05/17/19
SIGNATURE: Olga Abinader	

NEGATIVE DECLARATION (Use of this form is optional)

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 project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project 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 action sought before the NYC City Planning Commission would not have a significant adverse effect on the environment. Reasons supporting this Determination are noted below.

A preliminary assessment of the effects of the proposed action on land use, zoning, and public policy was conducted as part of this EAS. The proposed action would rezone a blockfront along 112th Street in the Forest Hills neighborhood of Queens from an R1-2A to an R3-2 district. The proposed actions would permit certain Use Group 4 community facility uses and multifamily residential buildings that are not permitted under the current underlying zoning, but would not modify the permitted bulk and density under the current zoning. The proposed action would bring into conformance an existing non-conforming medical office within the rezoning area; no other changes related to land use, zoning, and public policy are anticipated to result from the proposed actions. The effects of the proposed actions would be consistent with the land use characteristics in the surrounding area which, while predominantly residential, is also developed with several community facilities uses including schools and medical offices in both fully community facility and mixed-use buildings. The proposed actions would not result in significant adverse impacts to land use, zoning, and public policy and no further analysis is warranted.

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)

TITLE	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	05/17/19
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME	DATE
Marisa Lago	05/20/19
SIGNATURE	

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)
AND
SUPPLEMENTAL STUDIES TO THE EAS

Lead Agency:
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April 2018

112-06 71st Road
Forest Hills, Queens NY
Block 2248, Lots 1,4,6 and 9;
Queens Community District 8

CEQR Reference No: 19DCP113Q

Contents

1.0 PROPOSED ACTION 1
1.1 Introduction 1
1.2 Background 1
1.3 Description of Surrounding Area 1
1.4 Description of Affected Area 2
1.5 Description of the Development Site 2
1.6 Description of Proposed Action 2
1.7 Action(s) Necessary to Facilitate the Project 3
1.8 Purpose and Need 3
1.9 Analysis Framework 3
2.0 ENVIRONMENTAL REVIEW 6
2.1 Land Use, Zoning, and Public Policy 6

Figures

1-1: Project Location Map

1-2: Zoning Change Map

1-3: Tax Map

1-4: Land Use Map

1-5: Site Photos

Appendix A: Site Plan and Floor Plans

Figure 1-1: Project Location Map

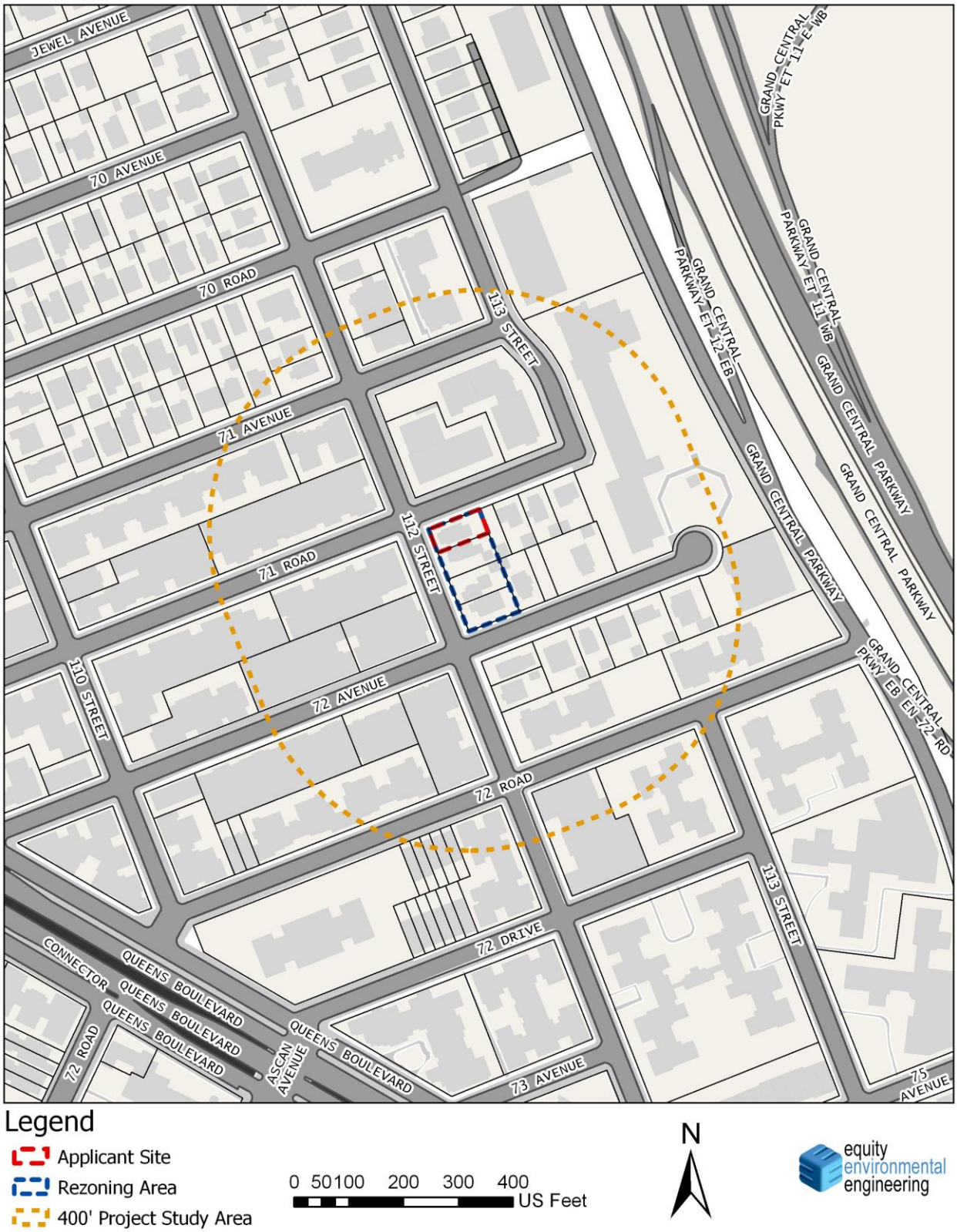


Figure 1-2: Zoning Change Map

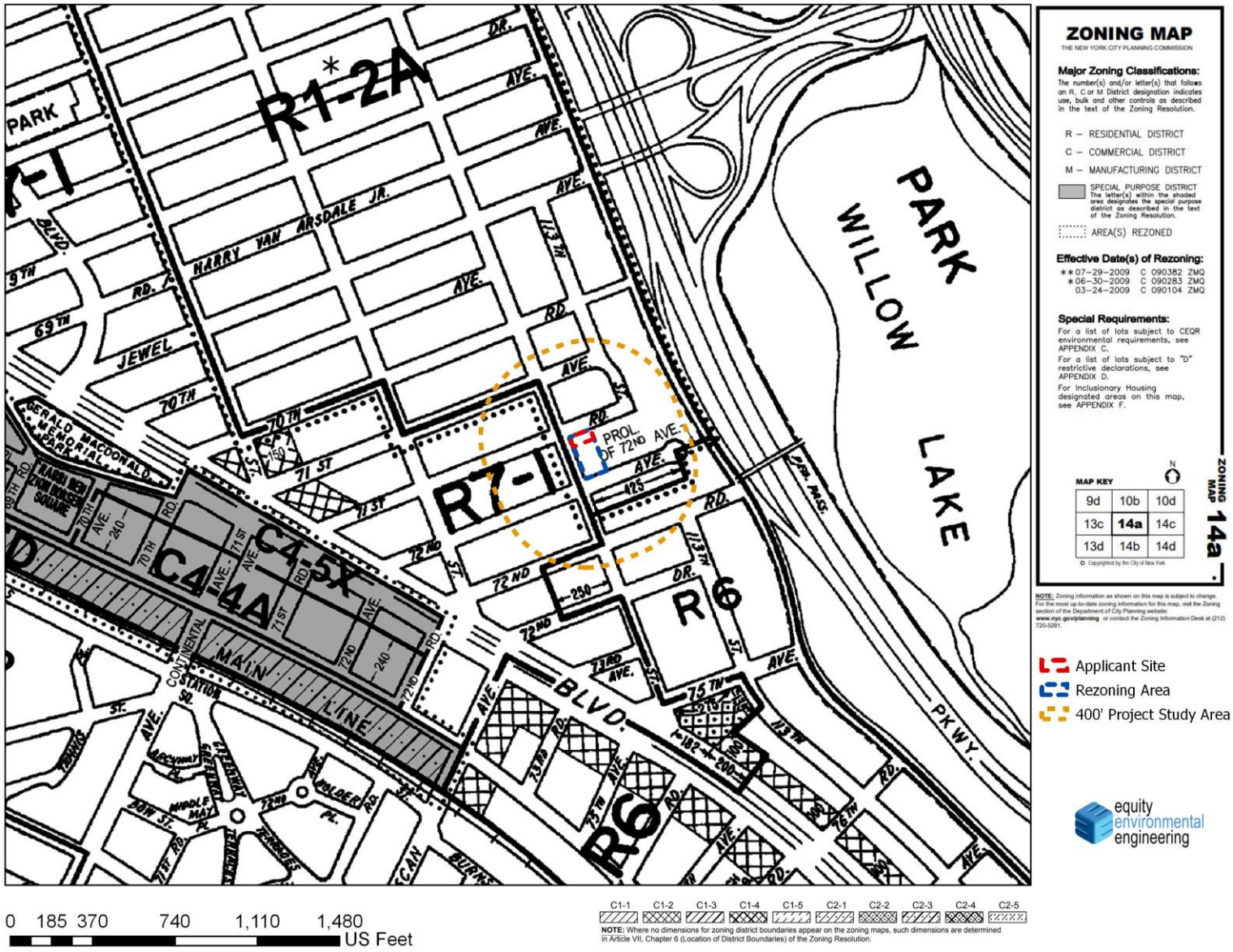


Figure 1-3: Tax Map (Lots 9, 6, 4, 1)



Figure 1-4: Land Use Map

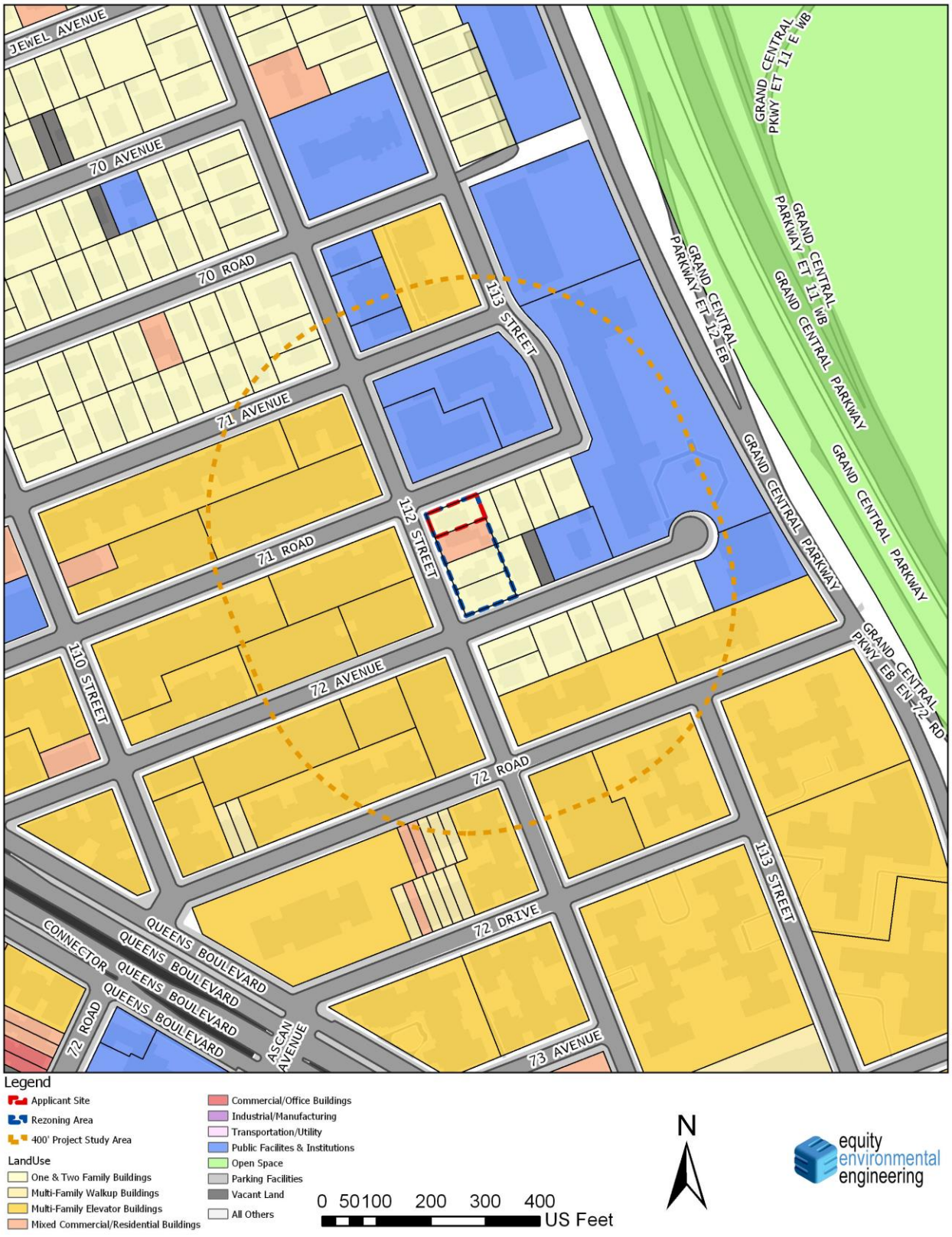


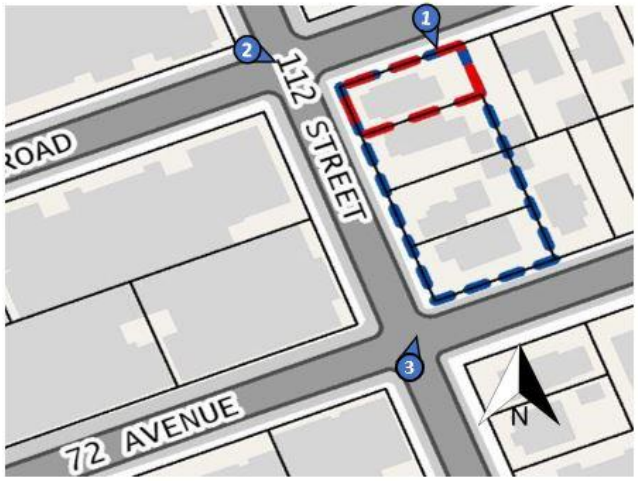
Figure 1-5: Site Photos 1-3



01 PARKING LOT IN THE REAR OF THE PROJECT SITE



02 VIEW OF PROJECT SITE FROM INTERSECTION OF 71ST RD. & 112TH ST.





03 VIEW OF SOUTHERN BORDER OF PROPOSED REZONING AREA.

1.0 PROPOSED ACTION

1.1 Introduction

"The Applicant", Dr. T. Pediatrics, PLLC, is seeking a Zoning Map Amendment to rezone a portion of Block 2248, Lot 9 ("Development Site") and seeks to include under this rezoning an area that is to include Lots 1, 4, and 6, which are located directly to the south of the Development Site along 112th Street, from R1-2A to R3-2. In its entirety, the proposed rezoning area would comprise of approximately 20,000 SF.

The applicant seeks to legalize an existing illegal non-conforming use, a UG 4 medical office on Block 2248, Lot 9. Additionally, the rezoning would bring into conformance a legal non-conforming UG 4 medical office on Lot 6.

1.2 Background

Block 2248, Lots 1, 4, 6 and a portion of Lot 9. (The Affected Area) is located in the Forest Hills neighborhood within Queens Community District 6 and is shown in **Figure 1**. The Affected Area is located in the southern portion of the Cord Meyer-Forest Hills rezoning of 2009 (090283ZMQ). The rezoning covered 32 blocks and consisted primarily of single-family detached houses, a majority of which were built between 1910 and 1940. Development pressure due to outdated zoning from 1961 resulted in the demolition and replacement of houses within the rezoning area with larger and taller structures that were out of scale with the surrounding neighborhood. The rezoning sought to ensure that future single-family building envelopes were more predictable and reflect the prevailing scale, resulting in the creation of a new R1-2A zoning district that regulated building height, perimeter wall height, and front yard regulations.

1.3 Description of Surrounding Area

Existing land uses within the 400' surrounding area primarily consist of residential (single-family homes and multi-family elevator buildings) and public facilities and institutions (places of worship, private and public schools) uses. Buildings range in height from 1.5- to 3-story single-family homes, 6- to 12-story multi-family buildings, and 1- to 6-story public facilities and institutions.

The surrounding area, located in the Forest Hills neighborhood, within Community District 6 in the Borough of Queens is bounded by 71st Road to the north, 112th Street to the east and 72nd Avenue to the south and a Grand Central Parkway service road to the east. 71st Road is a one-way, single lane east to west road with curbside parking. 72nd Avenue is a two-way, east-west road with two moving lanes of traffic with curbside parking and ending in a cul-de-sac. There are institutional uses the to the north and east. Historically, a large vacant hospital was located in the surrounding area that provided medical services to the neighborhood. Today, doctor offices in the surrounding area are located in larger multifamily buildings in an attempt to satisfy the loss of medical services in the area.

The area is well served by transit. The Forest Hills – 71st Avenue subway station is approximately 1,500 feet to the west of the Affected Area, with service for the E and R trains. Approximately 1,000 feet north of the Affected Area, along Jewel Avenue, bus service is provided by the Q64, QM4, and Q44 buses. Approximately 1,000 feet south of the Affected

Area, along Queens Boulevard, bus stops are served by the Q60 and QM11 buses. The Q23 bus also has a stop along 108th Street, approximately 1,300 feet to the west.

1.4 Description of Affected Area

The Development Site consists of Block 2248, Lot 9. It is an approximately 7,300 square foot improved lot used for a medical office on the first floor and a residential unit on the second floor. It is a corner lot with 125 feet of frontage on 71st Road and 50 feet of frontage on 112th Street.

The remaining lots that make up the Affected Area are Block 2248, lots 6, 4 and 1. All lots are built out with 1.5-story to 2.5-story residential buildings in good condition. Lot 6 was recently remodeled in 2017 under an A2 alteration. It contains a medical office on the first floor and a residential unit on the second floor.

The Applicant Owned Development Site

Block 2248 Lot 9 is Applicant owned and located at 112-06 71st Road, at the intersection of 112th Street and 71st Road. The 7,300 square foot lot is presently developed with a two-story structure that was altered in 2015 under an A1 alteration. It contains an illegal non-conforming UG 4 medical office space on the first floor and a residential unit on the second floor.

Non-Applicant Controlled Sites

- Block 2248, Lot 6 (71-31 112th Street) has a lot area of 5,200 SF and is presently developed with a 4,136 GSF two and a half-story building containing a medical office on the first floor and a residential unit on the second floor.
- Block 2248, Lot 4 (71-35 112th Street) has a lot area of 5,000 SF and contains a two-story, 1,404 GSF single-family house.
- Block 2248, Lot 1 (112-05 72nd Avenue) has a lot area of 5,000 SF and contains a one and a half-story, 2,678 GSF single-family house.

1.5 Description of the Development Site

The Development Site is located at 112-06 71st Road (Block 2248, Lot 9). It consists of an approximately 7,300 square foot corner lot with 48 feet of frontage on 112th Street and 125 feet of frontage on 71st Road. The Development Site is developed with a two-story structure that was altered in 2015 under an A1 alteration. A small parking lot for the medical office use is located behind the structure. The lot is L shaped as the rear portion of the lot wraps around the back of the adjacent Lot 6.

1.6 Description of Proposed Action Necessary to Facilitate the Project

The Applicant Proposes a Zoning Map Amendment to rezone the directly affected area from an R1-2A to an R3-2 district in order to permit a UG 4 community facility medical office. Residential and non-residential uses (medical office) would be permitted as-of-right and located within the same building under the Proposed Action.

The Project Area is mapped with an R1-2A zoning district that does not permit medical office uses. The existing R1-2A district has a maximum FAR of 0.5, and parking requirement of 1 parking space per dwelling unit. There would be no change in FAR under the Proposed Action.

The R1-2A Zoning District allows for single family homes with limited height envelopes. Both the

R1-2A and the R3-2 Zoning Districts are low density residential districts designed for one and two-family homes. The R3-2 Zoning District has very similar restrictive height allowances as the R1-2A, so the proposed change in the zoning designation would not have an impact on the height limitations that were achieved when the R1-2A zoning designation was implemented. The R3-2 Zoning District also has a maximum FAR of 0.5.

1.7 Purpose and Need

The proposed rezoning would bring into conformance the existing medical office at the Development Site (Block 2248, Lot 9).

In 2008, the Parkway Hospital, located at 70-35 113th Street, approximately two blocks northwest of the Development Site, was closed. As a result, the only medical facility open to the public in the surrounding area was lost. This created a need for medical services in the neighborhood. The hospital has been vacant since its closure and is slated to become a low-income residential apartment building. Furthermore, 18.5% of Queens Community District 6 is aged 65 and over, well above the citywide average of 12.7%. The proposed rezoning would also keep with Community Board 6's identified needs of protecting established low-density residential areas from overbuilding and the continued enhancement of health care in the district. Therefore, medical services are needed in the neighborhood. In an attempt to satisfy the local demand for medical services, various medical offices have been opened in some of the larger multi-family residential buildings in the surrounding area. The existing medical office at the development site also assists the community in meeting this demand by providing pediatric care for families in the neighborhood. The proposed rezoning would bring into conformance this medical office. Approval of the proposed rezoning would ensure that medical services will continue to be offered at the Development Site.

1.8 Analysis Framework

The analysis which follows compares the difference between the Proposed Action (with-action) and the development which could occur under the existing R1-2A zoning (no-action). This EAS studies the potential for individual and cumulative environmental impacts related to the proposed action occurring in a study area of approximately 400-feet around the rezoning area or (affected area). The analysis framework is described below:

Build Year

The Development Site is already built with a recently remodeled two-story building containing a UG 4 medical office on the first floor and one residential unit, a three-bedroom apartment, on the second floor. The Proposed Action would bring into conformance the existing legal, non-conforming medical office on the first floor of the existing structure. Therefore, a projected build year would be 2019, since that is when the certificate of occupancy would be issued after the proposed rezoning is finalized, should it be approved.

Reasonable Worst-Case Development Scenario

Pursuant to 2014 CEQR Technical Manual methodology, sites may be considered 'soft' if they are built to substantially less than the maximum allowable floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. The only development site is the applicant-owned-site since the other sites in the rezoning area

have been developed with the highest and best use under both the existing zoning district and the proposed zoning district.

Future Without the Proposed Action

Under the Development Site's existing R1-2A zoning, development of single-family residential uses at up to 0.5 FAR would be permitted in the future without the proposed action. One (1) parking space is required for every dwelling unit under the R1-2A Zoning District.

As the illegal, non-conforming medical office use is not permitted as-of-right in the current R1-2A Zoning District, the future no-action scenario would result in the loss of the medical office. The existing building would revert back to a single-family home. The remaining lots within the directly affected area are expected to remain as per existing conditions.

Future with the Proposed Action

Development Site
Block 2248, Lot 9 currently has an illegal, non-conforming medical office use on the ground floor of the two-story building it is located in. The rear portion of the lot contains 8 parking spaces for the medical office. The second floor of the structure has a residential unit. The Proposed Action would bring into conformance the UG 4 medical office on the first floor of the existing building that the lot is improved with. The new R3-2 zoning district would maintain the existing low-density, contextual zoning that currently exists in the area. No changes to allowable bulk and height would occur. Other lots within the directly affected area are not expected to redevelop as a result of the proposed actions since they are existing single-family homes in good condition. The neighboring lot already contains a medical office, so it would not develop further.

The Projected Development Site is shown in **Figure 1.1** while the RWCDS Analysis Framework described above is shown in **Table 1.9-1.**

The existing, no-action, and with-action conditions for the projected Development Site is presented in the **Table 1.9-2 Incremental Analysis Table.**

Table 1.9-1: RWCDS Analysis Framework – Existing, No-Action and With-Action Calculations (Projected Sites)

		Existing Conditions				No-Action Conditions				With-Action Condition			
Lot	Lot Area (gsf)	Zoning	Residential (gsf)	Dwelling Units	Community Facility (gsf)	Zoning	Residential (gsf)	Dwelling Units	Community Facility (gsf)	Zoning	Residential (gsf)	Dwelling Units	Community Facility (gsf)
9	7,300	R1-2A	3,498	1	1,745	R1-2A	5,243	2	0	R3-1	3,498	1	1,745
	7,300		**3,498**	**1**	**1,745**		**5,243**	**2**	**0**		**3,498**	**1**	**1,745**

Table 1.9-2: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Residential[1]	2 DUs (5,243 gsf)	1 DUs (3,498 gsf)	-1 DUs (-1,745 gsf)
Market Rate (DUs)	2	1	-1
Affordable (DUs)	0	0	0
Community Facility (gsf)	0	1,745	+1,745
Vacant (gsf)	0	0	0
Residents	5	3	-2
Workers	0	6	6

Notes: 'DUs' indicates Dwelling Units; 'gsf' indicates gross square feet

Assumes 2.5 persons per residential dwelling unit per Queens Community District 6 Census Data

Assumes 1 employee per 333 sf of retail space and community facility space.

2.0 ENVIRONMENTAL REVIEW

2.1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Projected Development Site and the surrounding area as well as the larger area in which the proposed actions may have an effect. Because the proposed action would permit development of uses (multiple family residential, community facility) that are not permitted as of right under the Projected Development Site's existing R1-2A zoning, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 18v1.1 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area were performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of New York City Department of City Planning (NYCDCP) and other city agencies programs and documentation.

2.1.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning and public policy study area should extend 400 feet from the Affected Area. Existing land use patterns of city blocks within approximately 400 feet of the Affected Area are presented in **Figure 2.1-1.**

Existing Conditions

Land Use Study Area
Existing land uses within the 400' surrounding area around the Affected Area primarily consist of single-family residences, multi-family residences and public facilities and institutions. The residential buildings consist of single-family detached houses and multiple family elevator apartment buildings ranging from 6 to 12 stories in height. The study area also includes institutional uses, such as houses of worship, schools and medical offices on the first floors of some of the multi-family residential apartment buildings.

Table 2.1-1: Land Use Distribution for Queens Community District 6 (2014)

LAND USES	PERCENT OF TOTAL
Residential Uses	
1-2 Family	48.45
Multi-Family	24.48
Mixed Residential/Commercial	5.9
Subtotal of Residential Uses	*78.83*
Non-Residential Uses	
Commercial / Office	7.19
Industrial	0.18
Transportation/Utility	3.36
Institutions	6.4
Open Space/Recreation	1.99
Parking Facilities	0.76
Vacant Land	1.28
Miscellaneous	0.03
Subtotal of Non-Residential Uses	*21.17*
TOTAL	**100.0**

Source: *Community District Profiles, New York City Department of City Planning.*
Note: Percentages may not add up to 100.0 percent due to rounding.

Analysis

Land Use Study Area
Existing land use patterns are expected generally to continue in the surrounding area in the future without the proposed action. There are no known major land use changes within the land use study area. The land use pattern in the study area consists of single-family homes, multi-family elevator buildings of up to 12-stories in height and schools and religious institutions. Any new residential development in surrounding areas would be governed by the existing R7-1, R6 and R1-2A zoning districts.

Future No-Action Condition

Development Site
The existing medical office would not be permitted to remain under the Future No-Action Condition, so it would imply an additional residential unit in the space that the existing medical office is located. Therefore, the Future No-Action condition results in an increase of one residential unit, and a decrease of one medical office.

Affected Area
Given the good condition of the existing structures in the Affected Area, and the lack of any developable vacant sites, the Future-No Action Condition would result in no changes to the Affected Area.

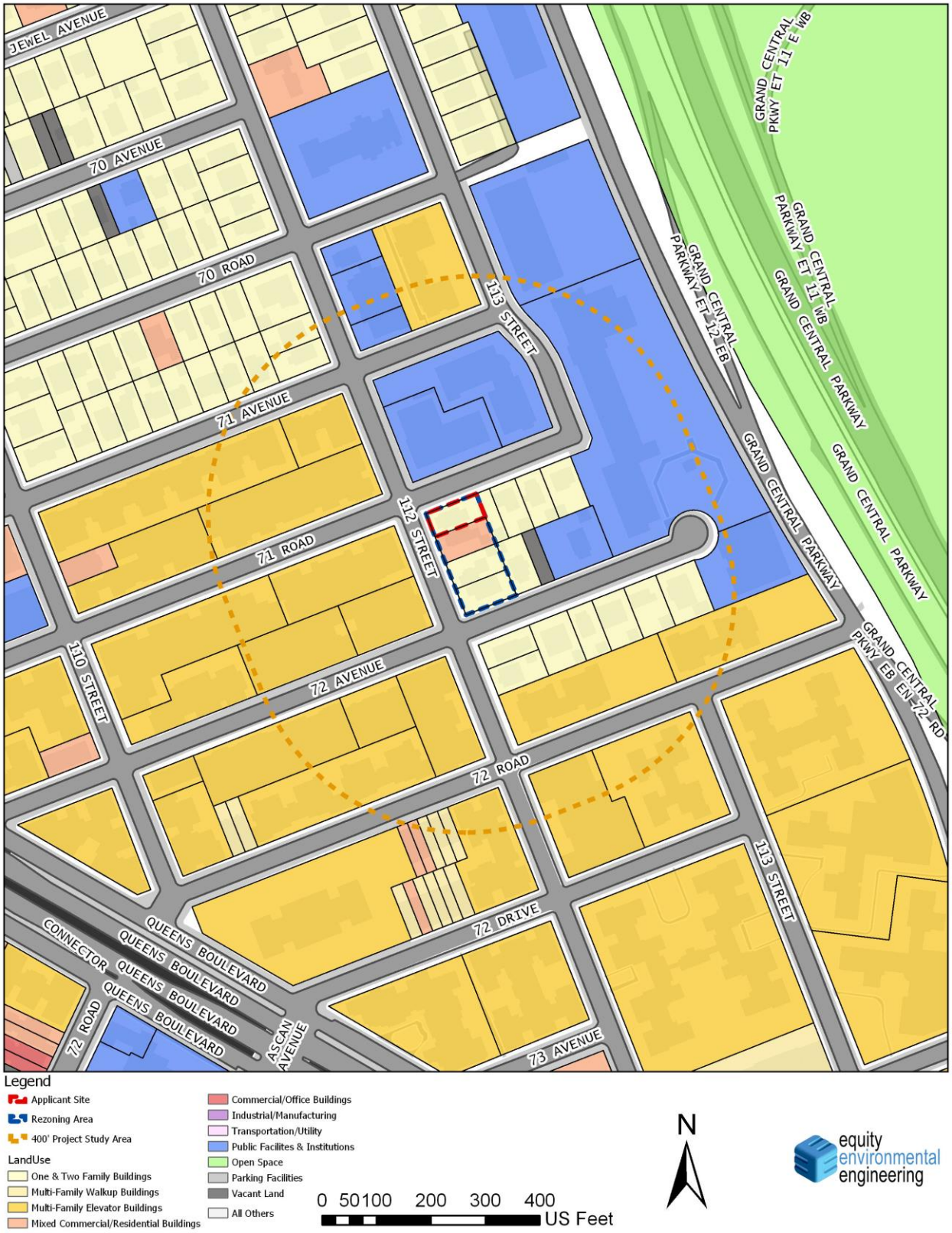
Future With-Action Condition

Development Site
The Development Site would remain as it currently is under the condition as a two-story building with a UG 4 medical office on the first floor and a residential unit on the second floor.

Affected Area
No changes to land use in the affected area are anticipated in the future without the proposed action. The affected area would continue to be improved with single family houses under the with-action condition.

Conclusion
The Proposed Rezoning would allow a change in land use that would bring into conformance the existing illegal, non-conforming UG 4 medical office uses present on the Development Site and the adjacent lot at Block 2248, Lot 6. The surrounding area already contains a large and enduring residential population in mid-rise apartment buildings, with medical offices located in some of these buildings, and single-family houses with public institutions such as schools and religious facilities. The proposed rezoning would bring into conformance two existing UG 4 medical offices in the Affected Area. This land use is similar to the surrounding area and would therefore not result in a significant adverse environmental impact.

Figure 2.1-1: Existing Land Use



2.1.2 Zoning

Existing zoning districts within approximately 400 feet of the Development Site are presented in **Figure 2.1-2.** The proposed zoning map amendment would affect the following lots: Block 2248, Lots 1, 4, 6 and part of Lot 9. Collectively these lots are identified as the Affected Area.

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R1-2A, R7-1 and R6. R1-2A is a low-density residential zoning district comprised of single family detached homes on relatively large lots. The maximum permitted Floor Area Ratios (FAR) is low, at 0.5. The maximum building height is limited to 35 and 25 feet for perimeter walls. R6 and R7-1 are medium density residence districts allowing residential and community facility development. R6 zoning districts have height factor regulations that produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood. R7-1 zoning districts are medium-density apartment house districts with height factor regulations that encourage lower apartment buildings on smaller lots and, on larger lots, taller buildings with less lot coverage. Additionally, Quality Housing regulations allow lower buildings with greater lot coverage. Off-street parking is generally required for 60 percent of a building's dwelling units in an R7-1 district.

Table 2.1-2: Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R1-2A	Residential UGs 1-4	0.5 FAR - Residential	1 per DU
R7-1	Residential UGs 1-4	0.87 – 3.44 FAR - Residential 3.44 – 4.60 FAR - Residential QH 3.80 – 4.60 FAR-Residential (Inclusionary)	50 percent of dwelling units 15 percent of Income Restricted Housing Units
R6	Residential UGs 1-4	0.78 – 2.43 FAR - Residential 2.20 – 3.00 FAR - Residential QH 3.60 -- FAR-Residential (Inclusionary)	50 percent of dwelling units 25 percent of Income Restricted Housing Units

Source: Zoning Handbook, New York City Department of City Planning, January 2006

Existing zoning districts in the surrounding area include:

R1-2A

The Affected Area is within an R1-2A zoning district established in 2009, which extends to the north, south and east of the Project Area one block south and east, and at least 10 blocks to the north. This zoning district is generally bound by the Grand Central Parkway to the east, 72nd Road to the south, 66th Road to the north and 112th Street to the west, although the district extends further west to 108th Street as the district extends

northward. The prevailing built form in the R1-2A is single family suburban style residential homes.

R7-1

There is an R7-1 zoning district mapped to the west of the Affected Area generally between Queens Avenue and 112th Street. R7-1 districts are medium-density apartment house districts. The height factor regulations for R7-1 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage.

Off-street parking is generally required for 50 percent of a building's dwelling units in an R7-1 district, but requirements are lower for income-restricted housing units (IRHU), or for lots less than 15,000 square feet in R7-1 districts. Off-street parking requirements can be waived if 5 or fewer parking spaces are required in R7-1 districts.

Height factor buildings are often set back from the street and surrounded by open space and on-site parking. The FAR in R7-1 districts ranges from 0.87 to a high of 3.44; the open space ratio (OSR) ranges from 15.5 to 25.5. As in other non-contextual districts, a taller building may be obtained by providing more open space. The maximum FAR is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. The building must be set within a sky exposure plane, which, in R7-1 districts, begins at a height of 60 feet above the street line and then slopes inward over the zoning lot.

R6

There are R6 zoning districts mapped to the south of the Affected Area. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale "tower in the park" developments. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

Analysis

Future No-Action Condition

Zoning Study Area

A Zoning Map amendment and Zoning Text amendment has been filed to rezone an existing R1-2A zoning district to R7A and R7X to facilitate a 2-story enlargement and change of use of the vacant Parkway Hospital building, which is in the Zoning Study Area, to comprise of approximately 135 affordable housing (MIH and AIRS) residential units and approximately 4,000 SF of community facility use as well as develop a new 14-story market rate residential building comprising of approximately 216 units at 70-35 113th Street.

No other changes to zoning would occur in the Zoning Study Area.

Affected Area
No changes to zoning and public policy are anticipated in the future without the proposed action within the affected area. The affected area would continue to be subject to R1-2A zoning.

Development Site
The Projected Development Site would remain zoned R1-2A in the future without the proposed action. The impact of the no-action condition would mean that the existing UG 4 medical office on the first floor of the two-story building on the Development Site would not be permitted to remain and the entire building would become a single-family house.

Future With-Action Condition

Development Site
It is assumed under the Future With-Action Condition, that the ground floor medical office use at Development Site would remain.

Zoning Study Area
The area within 400 feet of the Affected Area is generally characterized by R1-2A, R6 and R7-1 medium-density zoning districts. The R1-2A Zoning District was created in 2009 as part of the Cord Meyer-Forest Hills rezoning. Prior to the rezoning, the mapped R1-2A zoning district was zoned R1-2. A Zoning Map amendment and Zoning Text amendment has been filed to rezone an existing R1-2A zoning district to R7A and R7X to facilitate a 2-story enlargement and change of use of the vacant Parkway Hospital building, which is in the Zoning Study Area, to comprise of approximately 135 affordable housing (MIH and AIRS) residential units and approximately 4,000 SF of community facility use as well as develop a new 14-story market rate residential building comprising of approximately 216 units at 70-35 113th Street. Rezoning the former hospital will introduce additional residents to the area, which will increase demand for medical offices. The Proposed Action will help meet that demand.

Affected Area
The proposed action would establish an R3-2 zoning district in the Affected Area, including on the Development Site. The proposed R3-2 envelope is consistent with the R1-2A district mapped in the surrounding area. It would permit primarily one- and two-family residential development at a maximum FAR of 0.5 for developments. The maximum building height is 35 feet with a maximum 21-foot-tall wall height. All of the lots in the Affected Area are not considered soft sites since they are improved with high quality structures in good condition, two of which were recently altered and improved in 2015 and 2017. The proposed R3-2 Zoning District would not allow for an increase in height or bulk, so the R3-2 would not create any development pressure in the Affected Area.

Conclusion
The Proposed Action would establish a low-density residential district that permits UG 4 community facility uses, which would bring into conformance the existing UG 4 medical office on the Development Site. The proposed R3-2 Zoning District would be consistent with the districts in Surrounding Area, which is zoned with medium-density R7-1 and R6 zoning districts and the low-density R1-2A zoning district that was created by the Cord Meyer-Forest Hills rezoning in 2009. The R3-2 Zoning District will not allow for an increase in height and bulk over what is currently allowed for under the current zoning. Thus, the proposed R3-2 Zoning District would not allow for an increase in height or bulk, so the R3-2 would not create any development pressure in the Affected Area and would not result in significant adverse impacts; therefore, no further analysis is required.

2.1.3 Public Policy

The Development Site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Coastal Zone Boundary, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The proposed action is also not a large publicly sponsored project, and as such, consistency with the City's PlaNYC 2030 for sustainability is not warranted.

The project area is not located in a transit zone – where parking is optional for new affordable units. Additionally, the project area is not located in a FRESH Zone, which promotes the establishment and expansion of neighborhood grocery stores in underserved communities by providing zoning and financial incentives.

Conclusion

The proposed zoning map amendment would thus bring into conformance the existing UG 4 medical office located on the first floor of the existing two-story building. The proposed action would not have any adverse impacts on any public policies. Therefore, significant adverse impacts to public policy are not anticipated and further zoning analysis is not warranted.

APPENDIX A:

Site Plan and Floor Plans

