DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

February 15, 2013

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: **Bellerose-Floral Park-Glen Oaks Rezoning**
CEQR No. 13DCP093Q
ULURP No. 130188ZMQ
Queens, Community District 13
SEQR Classification: Unlisted

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

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

The applicant, The New York City Department of City Planning (DCP), is proposing a zoning map amendment on all or portions of approximately 411 blocks and 9,843 lots, generally bounded by 76th Avenue and Union Turnpike to the north, the boundary of the City of New York to the east, Jericho Turnpike and 93rd Avenue to the south, and on the west, by an irregular line north along Springfield Boulevard, 221st, 231st and 229th streets in the Bellerose, Floral Park, and Glen Oaks neighborhoods in northeastern Queens, Community District 13.

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321
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The proposed action includes:

- Lower Density/Contextual Zoning Changes: Zoning map amendment for all or portions of 411 blocks from R2, R3-1, R3-2, R3A, R4, R4-1 and C8-1 to R1-2A, R2, R2A, R3A, R3X, R3-1, R3-2, R4 and R4-1 to preserve the existing scale and character of these low density neighborhoods.

- Commercial Corridor Rezoning: Rezoning of 46 partial block fronts along portions of Hillside Avenue from R2 to R3-2 and along Jericho Turnpike from C8-1 to R4 to create a lively streetscape with uses and buildings more similar to the existing surrounding development.

- Commercial Overlay Modifications: Zoning map amendments to replace existing C1-2 and C2-2 overlays with new C1-3 and C2-3 overlays and reduce the depths of commercial overlay zones from 150 feet to 100 feet to prevent commercial intrusion onto residential streets.

The proposed action seeks to reinforce the lower density character of the Bellerose, Floral Park, and Glen Oaks neighborhoods while ensuring that future development is consistent with the neighborhood's building and land use patterns. The proposed action would reinforce neighborhood character and established building patterns by updating existing zoning with new lower density and contextual zones while directing new residential and mixed-use development opportunities to the areas major corridors. Additionally, the rezoning would support economic development along primary commercial corridors and prevent commercial intrusion onto residential side streets but updating and the commercial overlays and reducing their depth. Future residential development would more closely match the existing scale and character of the neighborhoods.

In order to assess the impacts associated with the proposed action, a Reasonable Worst Case Development Scenario was established. Five projected development sites were identified as most likely to be developed in the future with the proposed action. As a result of the proposed action, it is anticipated that new development on those sites would consist of a net increase of 23 dwelling units, approximately 14,000 square feet of local retail space and 5,000 square feet of community facility space and a net decrease of 5,147 square feet of office space. Absent the proposed action, no new development is expected to occur as-of-right in the rezoning area. Additionally, seventeen potential development sites were identified as less likely to be developed in the future with the proposed action. The affected area is currently zoned R2, R3-1, R3-2, R3A, R4, R4-1 and C8-1. The build year is 2023.

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

cc: Robert Dobruskin John Young Deborah Carney Pat Bussey
Susan Wong Jonathan Keller

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ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, AICP, *Director*
Department of City Planning

CITY ENVIRONMENTAL QUALITY REVIEW

February 15, 2013

To: Gail Benjamin, City Council, Land Use Review Division
Queens Borough President
Chairperson, Queens Community Board 13
District Manager, Queens Community Board 13

Re: **Bellerose-Floral Park-Glen Oaks Rezoning**
CEQR No. 13DCP093Q
ULURP No. 130188ZMQ
Queens, Community District 13
SEQR Classification: Unlisted

NOTICE OF RECEIPT

The attached Environmental Assessment Statement, which has been submitted to the Department of City Planning to be reviewed under 6 NYCRR Part 617, is being forwarded to you for your information.

If you have any questions concerning this application, please contact Jonathan Keller at the Environmental Assessment and Review Division at (212) 720-3419.

Please use the CEQR reference number on all correspondences related to this application.

Celeste Evans

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