NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Seth Caller
c/o Eugene Pilman
32 Broadway
New York, NY 10004-1675

Re:	**133 Beach 116th Street Overlay Rezoning**
CEQR No.	21DCP015Q
ULURP No(s).	C210148ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN14

Dear Eugene Pilman,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 21DCP015Q, 133 Beach 116th Street Overlay Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on Monday, April 5, 2021.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

April 5, 2021
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Donovan Richards, Queens Borough President
Queens Community Board QN14

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.

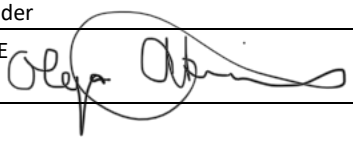
Reasons Supporting this Determination

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 rezone the project area (Block 16226, Lots 15, 17, 19, 21, 22, 23, 25, and part of Lot 12) from the existing R7A/C1-3 zoning district to an R7A/C2-4 zoning district. Additionally, following approval of the proposed action, the applicant would apply for a Special Permit from the Board of Standards and Appeals to include a Physical Culture Establishment (PCE) use. The proposed action would not change the amount of floor area that could be built, but would permit a greater range of commercial uses (Use Groups 7, 8, 9 and 14) in the proposed rezoning area, including the applicant's development, which has already been constructed. The applicant's development would contain 4,000 gsf of proposed PCE as a result of the proposed actions. In addition to the applicant's planned development, two potential sites were identified. The sites are already built to the bulk and occupied with conforming uses, and would be redeveloped in the future with uses that would be permitted with the proposed action. Potential Development Site 1 (Block 16226, Lot 15) contains 4,290 gsf of commercial uses and would be reoccupied with a Use Group 14 bicycle sales and repair shop, and Potential Development Site 2 (Block 16226, Lot 17) contains 2,000 gsf of commercial uses and would be reoccupied with a Use Group 9 wholesale establishment. The proposed rezoning would allow development of commercial uses consistent with existing uses along the local commercial corridors of Rockaway Beach Boulevard and Beach 116th Street. The proposed zoning district is mapped along Beach 116th Street, which is a wide street appropriate for a higher mix of commercial uses. The proposed action would not adversely affect or be incompatible with surrounding land uses or zoning. The proposed rezoning area is located within the coastal zone, and the proposed action would also be consistent with all applicable policies of the Waterfront Revitalization Program (WRP). The analysis concludes that there are no significant adverse impacts are anticipated to land use, zoning and public policy.

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 Annabelle Meunier at +1 212-720-3426.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Olga Abinader	DATE April 2, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE April 5, 2021
SIGNATURE 