CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

May 23, 2016 **NEGATIVE DECLARATION**

Project Identification
CEQR No. 16DCP133Q
ULURP Nos. 160033ZMQ, 160351ZMQ
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Seagirt Boulevard Rezonings – Beach 13 Street Site & Fernside Place Site
The Applicant, Gleitman Realty Associates, is seeking two related zoning map amendments (the "Proposed Actions") to facilitate the development of two sites located on Seagirt Boulevard in the Far Rockaways neighborhood of Queens Community District (CD) 14. The first rezoning action (ULURP No. 160033ZMQ) would map a C1-3 commercial overlay over an existing R5 district on Queens Block 15620, Lots 1 and 11 (the "Beach 13 Street Site"). This action would facilitate a proposal by the Applicant to develop the Beach 13 Street Site with a 6,394 gsf single-story retail building and a surface parking lot comprised of 16 accessory parking spaces that would be accessed via a 22' wide curb cut on Seagirt Blvd. The second rezoning action (ULURP No. 160351ZMQ) would rezone Queens Block 1784, Lot 1 (the "Fernside Place Site") from R4-1 to R5 with a C1-3 commercial overlay, and would facilitate a proposal by the Applicant to develop this site with two freestanding buildings: a 5,629 gsf single-story retail building fronting on Seagirt Boulevard and a five story 31,850-gsf multi-family residential building with 27 dwelling units fronting on Watjean Court. The proposed retail building would have 14 at-grade accessory parking spaces and the proposed residential building would have a 29-space accessory parking lot that would be accessed via an 18' wide curb cut on Watjean Court.

Both affected sites are currently vacant. The existing R5 district on the Beach 13 Street Site allows a maximum residential FAR of 1.25, allowing for three- and four-story attached houses and small apartments to be developed. The existing R4-1 district on the Fernside Place Site allows a maximum residential Floor Area Ratio (FAR) of 0.9, typically resulting in one- and two-family detached and semi-detached houses. With the two proposed rezonings, the two sites would have a maximum allowable residential FAR of 1.25, and a maximum allowable commercial FAR of 1.0. As with the existing zoning districts, the two Development Sites would continue to have a maximum allowable community facility FAR of 2.0.

The analysis year is 2018. Absent the two proposed rezoning actions, it is assumed that the Beach 13 Street Site and the Fernside Place Site would continue to be vacant, as under existing conditions.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated May 20, 2016, prepared in connection with the ULURP Application (Nos. 160033ZMQ, 160351ZMQ). The City Planning Commission has determined that the Proposed Action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that no 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 6NYCRR part 617 (SEQRA).

An Environmental Assessment Statement is attached. Please contact Christopher Lee of the Department of City Planning at (212) 720-3429, if you have any questions regarding the application.

Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: May 20, 2016

Carl Weisbrod, Chairman
City Planning Commission

Date: May 23, 2016