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

Lead Agency:
New York City Department of City Planning (DCP)
120 Broadway, 31st Floor
New York, NY 10038

Prepared for:
Novel Medicine PC
98-30 67 Avenue
Rego Park, NY 11101

Prepared by:
Equity Environmental Engineering
500 International Drive, Suite 150
Mount Olive, NJ 07828

Wetherole Street and 67th Avenue Rezoning
66-41, 66-43, 66-45, 66-47 Wetherole Street
98-27, 98-29, 98-31, 98-33, 98-35 67th Avenue
Block 3157; Lots 143, 144, 145, 146, 147, 149,150, 151, and p/o Lot 152
Rego Park, NY 11374

CEQR No. 21DCP128Q

Zoning District:
R4B;
Zoning Sectional Map 14a

January 26, 2022

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* Wetherole Street and 67th Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
21DCP128Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
210375ZMQ, N210376ZRQ	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning			NAME OF APPLICANT Novel Medicine PC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Amber Kartalyan, Equity Environmental Engineering		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 500 International Drive, Suite 150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE (212)720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE (973) 527-7451 x 204	EMAIL amber.kartalyan@equityenvironmental.com	

5. *Project Description*

The "Applicant", Novel Medicine PC, is seeking a Zoning Map Amendment to alter the existing R4B zoning district to a R6A zoning district and a Zoning Text Amendment to map a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions") to facilitate the construction of an 8-story, 75-foot- tall 25,828 gross square foot (gsf) multifamily residential building containing 21 dwelling units (including 5 affordable units) and 8 accessory parking spaces (the "Proposed Project"). Projected Development Site 1 would be located at 66-45 and 66-47 Wetherole Street (Block 3157, Lots 149 and 150). In addition to Projected Development Site 1, the rezoning area would also include Lots 143, 144, 145, 146, 147, 151, and p/o Lot 152 (the "Affected Area") in the Rego Park neighborhood of Queens, Community District 6.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 6	STREET ADDRESS 66-45 and 66-47 Wetherole Street
TAX BLOCK(S) AND LOT(S) Block 3157; Lots 143, 144, 145, 146, 147, 149, 150, 151, and p/o Lot 152		ZIP CODE 11374
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Wetherole Street to the south, 67th Avenue to the east, Booth Street to the north, and 66th Street to the west.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4B		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 Appendix F

***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.): 17,325
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 5,388
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): 25,828
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 25,828
HEIGHT OF EACH BUILDING (ft.): 75
NUMBER OF STORIES OF EACH BUILDING: 8

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: 5,000
The total square feet not owned or controlled by the applicant: 12,325

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: 2,940 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 29,400 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 2,940 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.)	25,828			
Type (*e.g.,* retail, office, school)	21 units			

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS: 45
NUMBER OF ADDITIONAL WORKERS: 1
Provide a brief explanation of how these numbers were determined: 2018 ACS 5-Year Estimates for Households and Families (Census Tract 713.06) / Standard Worker Density by Use as provided by NYC Dept. of City Planning

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): 2023

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18		
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. No architectural or archaeological resources were identified within the study area as per the LPC review letter (see Appendix A).		
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: No RECs were identified in Phase I ESA.	☐	☒
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	☐	☒

	YES	NO
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?		
(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): 861		
○ 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): 3,272,407.6		
(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)	☐	☒
(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
Amber Kartalyan	1/26/2022

SIGNATURE Amber Kartalyan

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? ☐ YES ☒ NO

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:

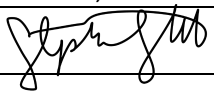
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental 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
Director, Environmental Assessment and Review Division	City Planning Commission
NAME	**DATE**
Stephanie Shellooe, AICP	January 28, 2022

SIGNATURE 

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 (CPC) 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 applicant, Novel Medicine PC, proposes a zoning map amendment to rezone Queens Block 3157, Lots 143, 144, 145, 146, 147, 149, 150, 151, and p/o 152 (the proposed rezoning area) from an R4B zoning district to an R6A zoning district; and a zoning text amendment to Zoning Resolution (ZR) Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas, to establish a MIH area coterminous with the proposed rezoning area (the proposed actions) in the Rego Park neighborhood of Queens, Community District 6. The proposed actions would facilitate the development of an 8-story, 75-foot-tall, 25,828 gross square foot (gsf) multifamily residential building containing 21 dwelling units (including 5 affordable units) and 8 accessory parking spaces (the proposed project), on the applicant-owned Projected Development Site 1 (Block 3157, Lots 149 and 150) at 66-45 and 66-47 Wetherole Street. Located within the transit zone and less than one quarter mile from the 67th Avenue subway station (M and R subway lines), the proposed rezoning area is well-served by transit. The proposed actions would allow for the construction of a medium density, mid-rise, multi-family elevator building that would be consistent with the surrounding land use pattern of mid-rise, multi-family walk-up and elevator buildings, and would not introduce a new use group or land use that would be incompatible with surrounding uses. The proposed actions also would not conflict with public policy goals and would further the City's Housing New York goals by providing permanently affordable housing, and by creating appropriate density in an area within the transit zone. The analysis concludes that no significant adverse impacts are anticipated for land use, zoning, and public policy, and no further analysis is warranted.

Urban Design and Visual Resources

A detailed analysis related to urban design and visual resources is included in this EAS. Under the With-Action scenario, Projected Development Site 1 would be redeveloped with an 8-story, 80-foot-tall residential building containing 30 residential units (25,828 gsf of floor area) and 12 enclosed parking spaces on the ground floor. Although the proposed actions would introduce additional building height, the comparative massing diagrams depicting the potential development under the no action and with action scenarios show that the development with the proposed actions would remain compatible with the scale and character of other buildings within the surrounding area. The with-action scenario also would not result in any adverse effects on visual resources. Therefore, the analysis concludes that the proposed actions would result in no significant adverse impacts with respect to urban design and visual resources, and no further analysis is warranted.

Air Quality

An (E) designation (E-649) related to air quality would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The air quality analysis concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality.

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 Stacey Barron at (212) 720-3419.

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 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE January 28, 2022
SIGNATURE	
TITLE Vice Chair, City Planning Commission	
NAME Kenneth Knuckles	DATE January 31, 2022
SIGNATURE	

Project Name: Wetherole Street and 67th Avenue Rezoning
CEQR # 21DCP128Q
SEQRA Classification: Unlisted

Determination of Significance Appendix

The proposed actions were determined to have the potential to result in changes to development on the following site:

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 3157, Lots 149 and 150

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related air quality, an (E) designation (**E-649**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1		X	

Air Quality

The (E) designation requirements for noise would apply as follows:

> ***Projected Development Site 1 (Block 3157, Lots 149 and 150):*** *Any new residential development on the above-referenced property must ensure that the heating, ventilation, and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier and at least 86 feet above grade to avoid any potential significant adverse air quality impacts.*

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Appendix A: Agency Correspondence
Appendix B: Illustrative Architectural Drawings
Appendix C: Hazardous Materials
Appendix D: Noise Back-Up

Figure 1-1: Projected Development Site 1 Location Map

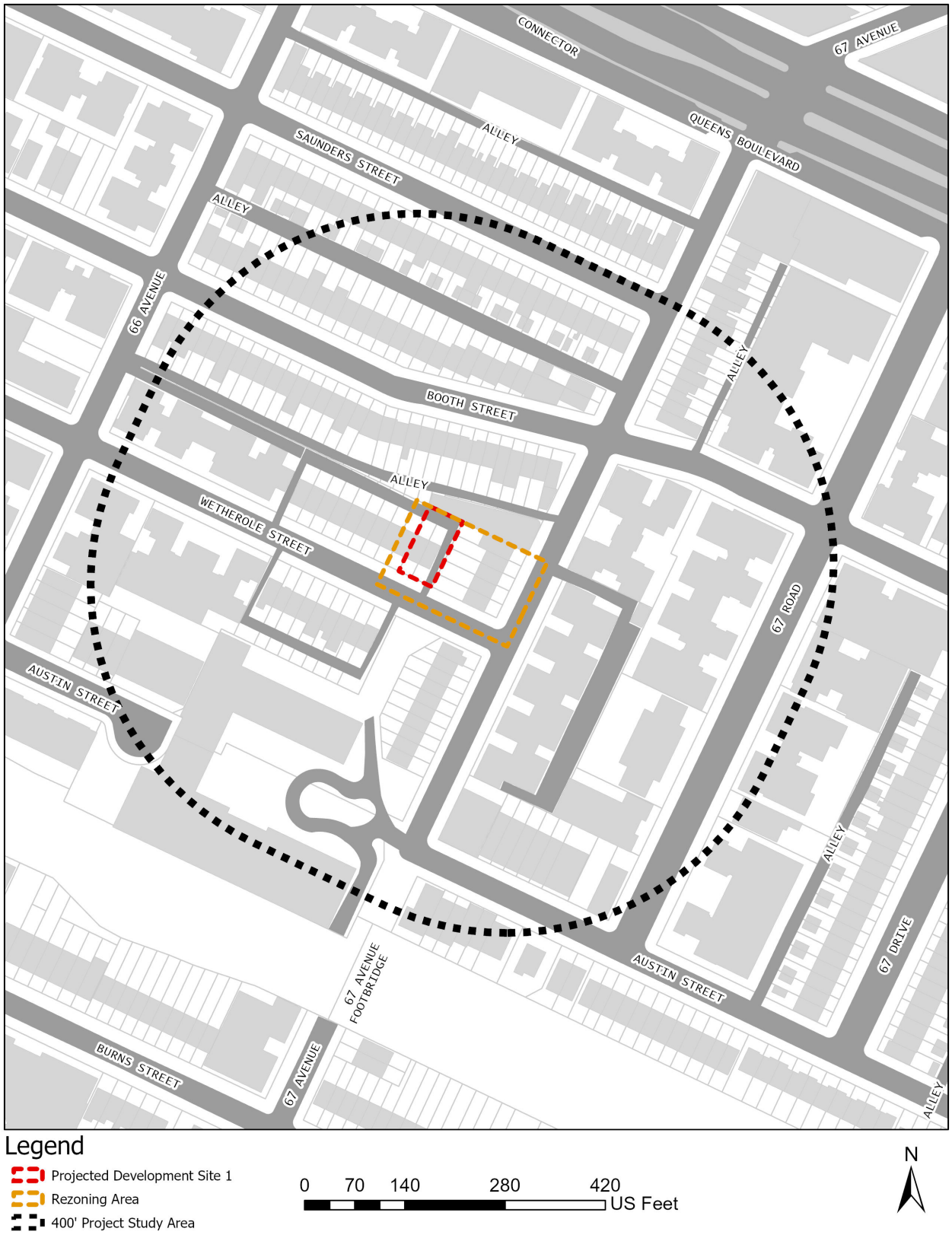


Figure 1-2: Land Use, Zoning and Radius Diagram



Figure 1-3: Tax Map



Figure 1-4: Zoning Map

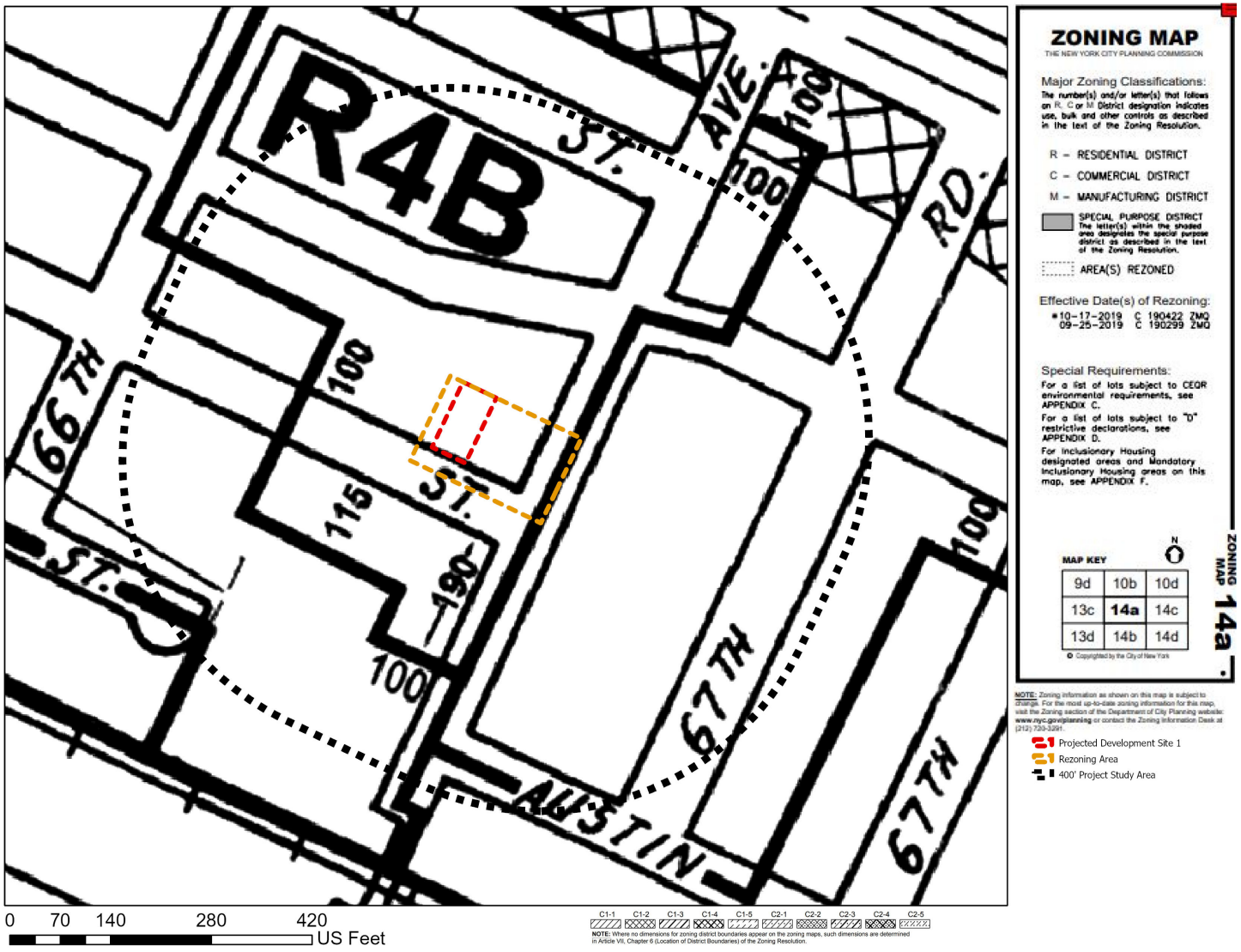
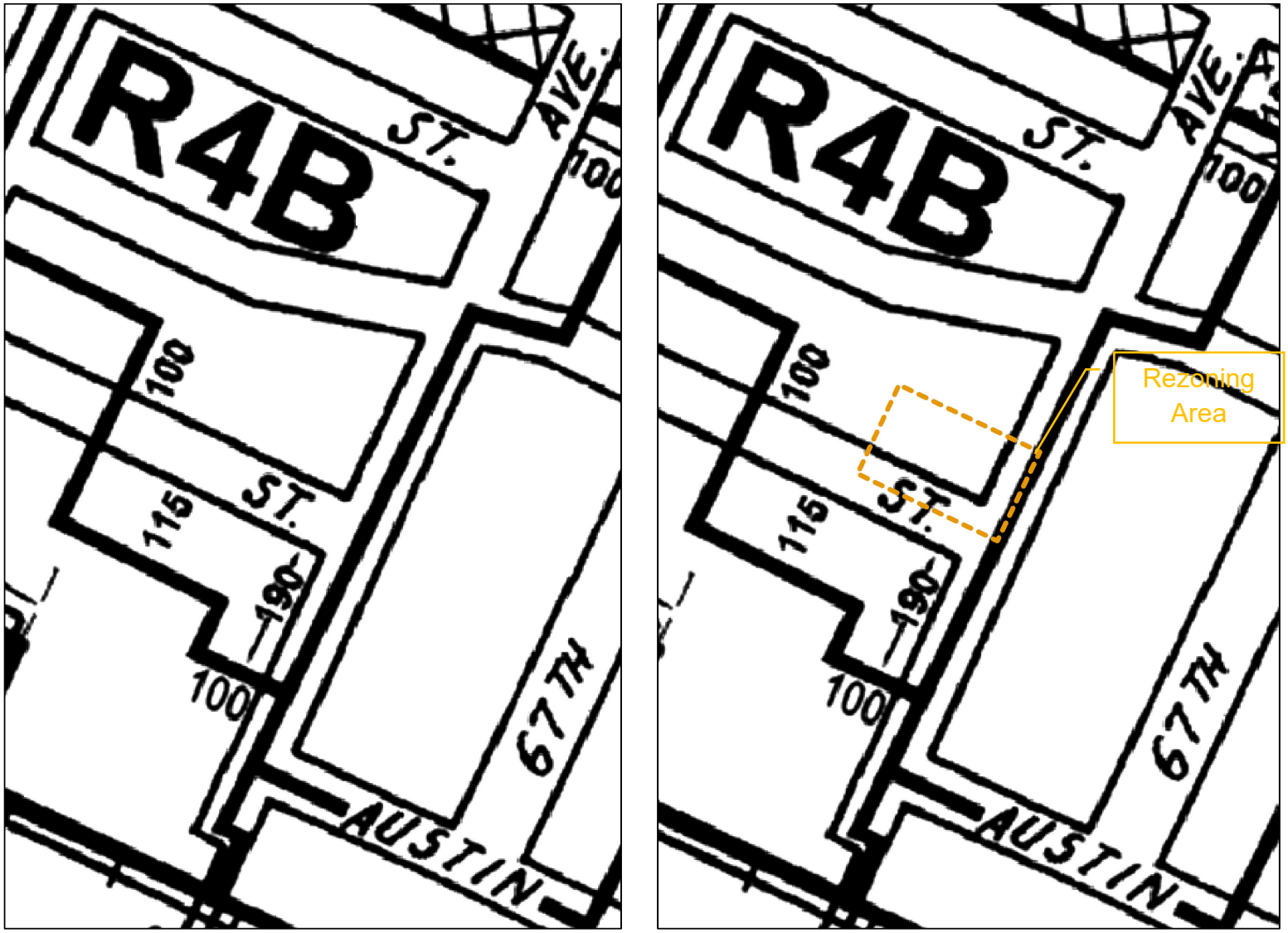


Figure 1-5: Zoning Change Map



Existing R4B Zoning District

Proposed R6A Zoning District

Figure 1-6: Site Photos of Affected Area (All photos taken 08/31/2021)



10 View of alleyway, facing east towards the Subject Site



11 View of alleyway, facing west away from the Subject Site



12 View of the Project Site, Wetherole Street frontage



Figure 1-7: Site Photos of the Affected Area



04 View of the Project Site, 67th Ave frontage



05 View of 67th Ave, north of the Project Site



06 View of 67th Ave, south of the Project Site



Photo Key

Projected Development Site 1

Rezoning Area

66-47 and 66-45 Wetherole Street
08/31/2021

Figure 1-8: Site Photos of Affected Area



07 View of alleyway off of 67th Ave., west of the Project Site



08 View of the Project Site, 67th Ave. frontage



09 View of 67th Ave, north of the Project Site



Photo Key

Projected Development Site 1

Rezoning Area

66-47 and 66-45 Wetherole Street
08/31/2021

Figure 1-9: Site Photos of Affected Area



10 View of alleyway, facing east towards the Subject Site



11 View of alleyway, facing west away from the Subject Site



12 View of the Project Site, Wetherole Street frontage



Photo Key

Projected Development Site 1

Rezoning Area

66-47 and 66-45 Wetherole Street
08/31/2021

1.0 PROJECT OVERVIEW

1.1 Introduction

Novel Medicine, P.C. (the "Applicant") proposes a zoning map amendment to rezone Block 3157, Lots 143-147, 149, 150, 151, and p/o 152 (the "Affected Area"), in the Forest Hills neighborhood within Queens Community District 6, from an R4B zoning district to an R6A zoning district. In addition, the Applicant proposes a text amendment to Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas for Community District 6, Queens to establish an MIH Area coterminous with the Project Area (the" Proposed Actions"). The Applicant proposes mapping both Option 1 and Option 2 within the Affected Area to provide maximum flexibility for the future development of the non-applicant-controlled sites. The Proposed Actions would facilitate the development of 66-45 and 66-47 Wetherole Street (Block 3157, Lots 149 and 150) (the "Projected Development Site 1") with a new eight-story, approximately 18,000 sq. ft. (3.6 Floor Area Ratio ("FAR")) residential building with approximately 21 dwelling units ("DU"), including approximately five permanently affordable units (the "Proposed Project").

1.2 Background

The Affected Area is within the 2002 Forest Hills/Rego Park Rezoning Area (C 020629 ZMQ, August 21, 2002), which downzoned approximately 61 blocks from R3-2, R4, and R7-1 to R4B, R3-1, R2, and R3A zoning districts to better reflect existing neighborhood development patterns. Residents of Forest Hills and Rego Park advocated for a rezoning in direct response to an enlargement at 99-24 67th Avenue in Rego Park, which they perceived to be out-of-context development. The Department of City Planning worked with the residents to identify discrete, low-density areas to ensure that the zoning matched the existing built context.

The Affected Area is northeast of the 1996 Austin Street Rezoning (C 950137 ZMQ, June 5, 1996), which rezoned a portion of a block from a C8-1 zoning district to an R7B zoning district to permit the construction of multi-family residential buildings. R7B districts are very similar in bulk to R6A districts. However, there are no Mandatory Inclusionary Housing regulations within R7B districts, which is why the proposed rezoning is for R6A rather than R7B.

1.3 Description of the Affected Area

As noted above, the Affected Area is located in the Rego Park neighborhood of Queens, Community District 6. Projected Development Site 1 is part of the larger Affected Area that includes Lots 143, 144, 145, 146, 147, 151, and p/o Lot 152 on the New York City Tax Map (**Figure 1-2**). Projected Development Site 1 is located on the north side of Wetherole Street on the block bounded by Wetherole Street to the south, 67th Avenue to the east, Booth Street to the north, and 66th Avenue to the west. Projected Development Site 1 is a regular shaped lot with an area of 5,000-sf and has approximately 50 feet of frontage along Wetherole Street. The Affected Area is located entirely within an R4B zoning district (**Figure 1-3**). Currently, Projected

Development Site 1 is occupied by two attached two-family residential buildings that were constructed in 1945.

1.4 Description of the Surrounding Area

The Affected Area is mapped within an R4B zoning district, which permits single- and two-family residential development up to a maximum of .90 FAR. The western portion of the Affected Area's block is zoned R7-1, which is also mapped on the block to the east and a portion of the block to the south. The block to the north of the Affected Area is also mapped R4B. A more detailed review of these districts can be found in the Land Use, Zoning, and Public Policy assessment below. Existing land uses within 400 feet of the Affected Area predominantly consist of one- or two-family residences and multi-family elevator buildings. Other surrounding uses include mixed residential/commercial buildings, public facilities/institutions (Paras Jewish Organization, Congregation Beth Jacob, and the Montessori School of Forest Hills), and a multi-family walk-up building.

1.5 Description of the Proposed Project

The Proposed Project is a new eight-story multi-family residential building with approximately 18,000 sq. ft. (3.6 FAR) of residential floor area. The building would have a height of 75'-0" with a base height of 65' feet and a 15-foot setback. The building would contain approximately 21 dwelling units. The Applicant currently contemplates developing the Quality Housing building with five permanently affordable housing units under MIH Options 1 or 2, but will seek additional input from Queens Community Board 6 and City Council Member Karen Koslowitz regarding the level of affordability for the Proposed Project. The Proposed Project will provide approximately 11 bicycle and 8 vehicular parking spaces.

1.6 Proposed Actions

In order to facilitate the construction of the Proposed Project, the Applicant is requesting a zoning map amendment to rezone Block 3157, Lots 143, 144, 145, 146, 147, 149, 150, 151, and a portion of Lot 152 from R4B to R6A; and a zoning text amendment to map an area coterminous with the rezoning area as a Mandatory Inclusionary Housing Area (Options 1 and 2).

1.7 Purpose and Need

Under the current R4B zoning district, the maximum residential FAR is limited to 0.90 and the building height is limited to 24 feet. The proposed zoning map amendment to an R6A zoning district permits a maximum FAR of 3.60 and a building height limit of 80 feet, which would be necessary to accommodate the bulk and height of the Proposed Project. The proposed zoning text amendment that would map an MIH area over the Affected Area would provide permanent affordable housing consistent with the City's affordable housing policies that include the 2014 Housing New York: A Five Year, Ten-Year Plan, the 2017 Housing New York 2.0 plan, and more recently YOUR Home NYC plan launched in January of 2020.

1.8 Analysis Framework

The following analysis compares the incremental difference between the projected development under the Proposed Actions (With-Action Scenario) and the development that could occur on the sites without any discretionary approvals (No-Action Scenario). **Table 1.8-1** and **Table 1.8-2** below provide a comparison of each scenario.

Future No-Action Scenario

For the purpose of this analysis, the Future No-Action Scenario is the same as existing conditions. All of the lots within the Affected Area are considerably built out under R4B zoning regulations, and additional development or redevelopment is not anticipated.

Future With-Action Scenario

Projected Development Site 1 would be developed with a 25,828 GSF (18,000 ZSF, 3.60 FAR) 8-story building containing a total of 30 DUs, a cellar, and 12 enclosed parking spaces. For the purposes of a conservative analysis pursuant to CEQR, the EAS assumes that 20 percent of the residential floor area would be reserved as affordable to households with incomes at or below 80 percent of the AMI, resulting in 6 affordable units. The first floor would include a lobby and parking and the second through eighth floors would be for residential DUs. An approximately 600 sf rooftop garden/terrace is proposed on the eighth floor. The Proposed Project was determined from the Architect's Zoning Analysis, with modifications for average dwelling unit size and building height in order to provide a more conservative analysis. Therefore, though the Applicant is proposing to develop a 75-foot-tall building with an average dwelling unit size of 680 gsf, this EAS analyzes an average dwelling unit size of 850 gsf and a building height of 80 feet, which are the maximum permitted within the proposed R6A district.

No other lots are expected to develop as a result of the Proposed Actions. Individual lots are too small (1,900 to 2,000 sf) to allow the development of R6A structures, which are greater than 2 stories and greater than 2 DU residential buildings with off-street parking and a 30-foot rear yard depth. ZR 23-66 places limits on the maximum height of structures within 25 feet of an R1-R5 zoning district, further restricting what can be built in the area. Additionally, the current residences are attached or semi-attached, further complicating the demolition of individual existing structures.

Table 1.8-1: RWCDS Incremental Analysis Table

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	No Change
If "yes," specify the following:				
Describe type of residential structures	attached single family	attached single family	Elevatory Multifamily	Change from Single Family to Multifamily
No. of dwelling units	4	4	30	26
No. of low- to moderate-income units	0	0	6	6
Gross floor area (sq. ft.)	2,800	2,800	25,828	23,028
Commercial	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	N/A	N/A	N/A
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A
Manufacturing/Industrial	N/A	N/A	N/A	N/A
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	N/A
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A
Open storage area (sq. ft.)	N/A	N/A	N/A	N/A
If any enclosed activities, specify:	N/A	N/A	N/A	N/A
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	N/A
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A
Vacant Land	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:	N/A	N/A	N/A	N/A
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	N/A
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	N/A

Parking				
Garages	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	0	0
No. of accessory spaces	N/A	N/A	12	12
Operating hours	N/A	N/A	24-Hour, 365	N/A
Attended or non-attended	N/A	N/A	Non-attended	N/A
Lots	☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	0	0	N/A	0
No. of accessory spaces	4	4	N/A	-4
Operating hours	24-Hr, 365 Days	24-Hr, 365 Days	N/A	N/A
Other (includes street parking)	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," describe:	Street Parking	Street Parking	Street Parking	No change

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Population				
Residents	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify number:	9	9	67	58
Briefly explain how the number of residents was calculated:	Dwelling units X 2014-2018 ACS data per Queens CD 6 (2.22)			
Businesses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. and type	N/A	N/A	N/A	N/A
No. and type of workers by business	N/A	N/A	N/A	N/A
No. and type of non-residents who are not workers	N/A	N/A	N/A	N/A
Briefly explain how the number of businesses was calculated:	N/A - No businesses.			
Other (students, visitors, concert-goers, *etc.*)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:	N/A			
Zoning				
Zoning classification	R4b	R4b	R6a	
Maximum amount of floor area that can be developed	2.00 FAR	2.00 FAR	3.60 FAR	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, R4b or R7a within 400 feet of proposed project	Residential, R4b or R7a within 400 feet of proposed project	Residential, R4b or R7a within 400 feet of proposed project	Addition of R6a zoning classification
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Table 1.8-2: RWCDS Analysis Framework – Existing, No-Action and With-Action Calculations

Existing

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF					Residential	Commercial	Community
Projected Development Site 1	66-45/47 Wetherole St	3157	150	2,000	5,000			0.70		0.70					2.00							1,400	1,400	1,400	1,400													
			149	3,000				0.47		0.47												1,400	1,400	1,400	1,400													
TOTAL				5,000	5,000			0.56		0.56												2,800	2,800	2,800	2,800	0	0	0	0	0	0	0	0	0	0	0	0	0

No-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF					Residential	Commercial	Community
Projected Development Site 1	66-45/47 Wetherole St	3157	150	2,000	5,000			0.70		0.70					2.00							1,400	1,400	1,400	1,400													
			149	3,000				0.47		0.47												1,400	1,400	1,400	1,400													
TOTAL				5,000	5,000																	2,800	2,800	2,800	2,800	0	0	0	0	0	0	0	0	0	0	0	0	0

With-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	Proposed Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU (100% per HPD)	Affordable DU (@ 80% AMI)	Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	66-45/47 Wetherole St	3157	150	2,000	5,000			3.60		3.60					3.00			8	8	80	80	25,828	18,000	25,828	18,000								30		6	24	12		
			149	3,000																																		
TOTAL				5,000	5,000																	25,828	18,000	25,828	18,000	0	0	0	0	0	0	0	30	0	6	24	12	0	0
INCREMENT				0	0																	23,028	15,200	23,028	15,200	0	0	0	0	0	0	0	30	0	6	24	12	0	0

Other Sites Not Expected To Be Affected By The Proposed Actions

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Rationale for Exclusion
							Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	
Other Site 1	66-43 Wetherole St.	3157	151	2,000	2,000	R4b	0.65	0.90	0.65	0.90				2.0							1,400	1,296	1400	1296							In this box, please provide a rationale for the exclusion of this "Other" Site. As a general starting point, please refer to the CEQR Tech Manual Analysis Framework (Excluded Sites, Pg. 2-7) at: http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/02_Establishing_the_Analysis_Framework_2014.pdf. As a reminder, please also consider neighborhood trends in the surrounding area as these trends often tell us more about which sites (including smaller sites) are likely to be developed once the Proposed Actions are approved.
Other Site 2	98-27 67th Avenue	3157	147	2,000	2,000	R4b	0.71	0.90	0.71	0.90				2.0							1,542	1,428	1542	1428							In this box, please provide a rationale for the exclusion of this "Other" Site. As a general starting point, please refer to the CEQR Tech Manual Analysis Framework (Excluded Sites, Pg. 2-7) at: http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/02_Establishing_the_Analysis_Framework_2014.pdf. As a reminder, please also consider neighborhood trends in the surrounding area as these trends often tell us more about which sites (including smaller sites) are likely to be developed once the Proposed Actions are approved.
Other Site 3	98-29 67th Avenue	3157	146	1,900	1,900	R4b	0.70	0.90	0.70	0.90				2.0							1,502	1,391	1502	1391							In this box, please provide a rationale for the exclusion of this "Other" Site. As a general starting point, please refer to the CEQR Tech Manual Analysis Framework (Excluded Sites, Pg. 2-7) at: http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/02_Establishing_the_Analysis_Framework_2014.pdf. As a reminder, please also consider neighborhood trends in the surrounding area as these trends often tell us more about which sites (including smaller sites) are likely to be developed once the Proposed Actions are approved.
Other Site 4	98-31 67th Avenue	3157	145	1,900	1,900	R4b	0.70	0.90	0.70	0.90				2.0							1,429	1,323	1429	1323							In this box, please provide a rationale for the exclusion of this "Other" Site. As a general starting point, please refer to the CEQR Tech Manual Analysis Framework (Excluded Sites, Pg. 2-7) at: http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/02_Establishing_the_Analysis_Framework_2014.pdf. As a reminder, please also consider neighborhood trends in the surrounding area as these trends often tell us more about which sites (including smaller sites) are likely to be developed once the Proposed Actions are approved.
Other Site 5	98-33 67th Avenue	3157	144	2,000	2,000	R4b	0.70	0.90	0.70	0.90				2.0							1,429	1,323	1429	1323							In this box, please provide a rationale for the exclusion of this "Other" Site. As a general starting point, please refer to the CEQR Tech Manual Analysis Framework (Excluded Sites, Pg. 2-7) at: http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/02_Establishing_the_Analysis_Framework_2014.pdf. As a reminder, please also consider neighborhood trends in the surrounding area as these trends often tell us more about which sites (including smaller sites) are likely to be developed once the Proposed Actions are approved.
Other Site 6	98-35 67th Avenue	3157	143	2,025	2,025	R4b	0.97	0.90	0.97	0.90				2.0							2,100	1,944	2100	1944							In this box, please provide a rationale for the exclusion of this "Other" Site. As a general starting point, please refer to the CEQR Tech Manual Analysis Framework (Excluded Sites, Pg. 2-7) at: http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/02_Establishing_the_Analysis_Framework_2014.pdf. As a reminder, please also consider neighborhood trends in the surrounding area as these trends often tell us more about which sites (including smaller sites) are likely to be developed once the Proposed Actions are approved.
Other Site 7	Part of 66-41 Wetherole Street	3157	152	2,000	500	R4b	0.65	0.90	0.65	0.90				2.0							1,400	1,296	1400	1296							In this box, please provide a rationale for the exclusion of this "Other" Site. As a general starting point, please refer to the CEQR Tech Manual Analysis Framework (Excluded Sites, Pg. 2-7) at: http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/02_Establishing_the_Analysis_Framework_2014.pdf. As a reminder, please also consider neighborhood trends in the surrounding area as these trends often tell us more about which sites (including smaller sites) are likely to be developed once the Proposed Actions are approved.
TOTAL				11,825	11,825		0.84	0.90	0.74	0.90				2.0							9402	8706	9402	8706	0	0	0	0	0	0	

2.0 ENVIRONMENTAL REVIEW

Supplemental analyses are provided below in response to the findings of the EAS Short Form, which can be found at the beginning of this document.

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, zoning, and other public policies in relation to Projected Development Site 1 and the area in which the Proposed Actions may have an effect. Because the Proposed Actions would enlarge the bulks for residential and community facility uses and increase maximum allowed base height and building height that are not permitted as of right under the existing R4B zoning, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by referencing the New York City Zoning and Land Use (Zola) database and PLUTOTM 20v4 shapefiles. These uses were then confirmed through site visits. Existing zoning districts related to the 400-foot Study Area were identified by 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 Scenarios. 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 generally extend 400 feet from the site of the Proposed Actions. Existing land use patterns of city blocks within approximately 400 feet of the Affected Area are presented in **Figure 1-2**.

Existing Conditions – Projected Development Site 1

The Affected Area is located in the Rego Park neighborhood of Queens, Community District 6. Projected Development Site 1, known as Block 3157, Lots 149 and 150, is part of the larger Affected Area that includes Lots 143, 144, 145, 146, 147, 151, and p/o Lot 152 on the New York City Tax Map (**Figure 1-3**). Projected Development Site 1 is located on the north side of Wetherole Street on the block bounded by Wetherole Street to the south, 67th Avenue to the east, Booth Street to the north, and 66th Avenue to the west. Projected Development Site 1 is a regular shaped lot with an area of 5,000-sf and has approximately 50 feet of frontage along Wetherole Street. Currently, Projected Development Site 1 is occupied by two attached two-family residential buildings that were constructed in 1945.

Existing Conditions – Study Area

The surrounding area is mainly developed with residential uses and predominantly consists of one- and two-family buildings and multi-family elevator buildings. Other land uses in the study area include 10 multi-family walk-up buildings, two mixed commercial/residential buildings, two commercial/office buildings, and two public facilities or institutions. The block of the Affected Area is occupied by 2-story (approximately 24-ft) one- and two-family buildings that were built around 1945; a 6-story multi-family elevator building at the intersection of 66th Avenue and Wetherole Street that was built in 1950; and a 2-story synagogue directly north of the Affected Area; and a 2-story multi-family walk-up building built in 1920.

Across the street from Projected Development Site 1 (Block 3156) is a mix of exclusively 2-story (24-ft) tall one- and two-family buildings and multi-family elevator buildings, the largest of which are two 13-story (approximately 117-ft) tall buildings known as The Brussels (98-01 67th Avenue) and The Marseilles (98-05 67th Avenue with frontage on Wetherole Street), which were built in 1959 and 1960, respectively. Other multi-family elevator buildings on Block 3156 include a 6-story building built in 1948 and a 6-story building at the intersection of 66th Avenue and Wetherole Street that was built in 1951, both of which front Wetherole Street.

Block 3168, located to the east of the Project Area across 67th Avenue, is generally occupied by multi-family elevator buildings and a large 6-story mixed commercial/residential building that was built in 1954. The multi-family elevator buildings on Block 3168 include two 8-story buildings that were built in 1947 and 2016, as well as three six-story buildings that were built in 1939, 1941, and 1953. Other land uses on Block 3168 include two one-story commercial/office buildings and five three- to five-story multi-family walk-up buildings.

The area is well-served by transit and is within a Transit Zone. Approximately 750 feet to the northeast of the Affected Area is the 67th Avenue Station, with service provided by the MTA with subway stops for the M and R trains. Approximately 700 feet to the northwest of the Affected Area is a stop for the Q60 bus, providing access to Jamaica Avenue via Queens Boulevard. Queens Boulevard is a major southeast-northwest thoroughfare in the area, providing access to Long Island City, Interstate 495 (Long Island Expressway), and Interstate 678 (Van Wyck Expressway).

Analysis

Future No-Action Scenario

There are no active construction permits within the study area currently, according to DOB records. The nearest active development is located at 65-18 Austin Street (Block 3104, Lot 79), which is located approximately 0.25 miles to the southwest of the Affected Area. It is the construction of an 80,481-gsf new residential building, which will include 60 dwelling units and rise to a height of 8 stories.

No development would be expected to occur within the Affected Area as all of the lots are considerably built out under R4B zoning regulations, and additional development or redevelopment is not anticipated.

Given that there are no active construction permits within the study area and the zoning regulations would not change under the No-Action condition, the land use pattern under the No-Action Condition would remain the same as that of the existing conditions in the 400-foot study area.

Future With-Action Scenario

Projected Development Site 1 (Block 3157, Lots 149 and 150) would be developed with a 25,828 GSF (18,000 ZSF, 3.60 FAR) 8-story building with a cellar and 12 enclosed parking spaces. A total of 30 DUs are assumed with 6 permanently set aside as affordable. The first floor would include a lobby and parking (12 accessory parking spaces), and the second through eighth floors would be for residential DUs. A rooftop garden/terrace is proposed on the eighth floor.

No other lots within the Affected Area are expected to develop as a result of the Proposed Actions. Individual lots are too small (1,900 to 2,000 sf) to allow the development of R6A structures, which are greater than 2 story and greater than 2 DU residential buildings with off-street parking and a 30-foot rear yard depth, and ZR 23-66 places limits on the maximum height of structures within 25 feet of an R1-R5 zoning district, further restricting what can be built in the area. Additionally, the current residences are attached or semi-attached, further complicating the demolition of individual existing structures.

Conclusion

Because the Proposed Project would consist of new multi-family elevator buildings, the Applicant believes that the Proposed Actions would facilitate a development that is consistent with surrounding land use patterns that consist of mid- to high-rise multi-family walk-up and elevator buildings. No other changes to land use on Projected Development Site 1 or parcels adjacent to Projected Development Site 1 or within the 400-foot Study Area are foreseen as a result of the actions or resulting from other known actions in the area.

2.1.2 Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low, medium, and high-density districts.

Existing Conditions

As shown in **Figure 1-4**, Projected Development Site 1 is mapped within an R4B zoning district, which extends from the block of the Affected Area to a portion of the block to the south and two

blocks to the north. The area of the R4B district is generally bound by 67th Road to the east, Austin Street to the south, 66th Avenue to the west, and Queens Boulevard to the north. The existing R4B district is generally surrounded by an R7-1 district, which is generally bound by an LIRR right-of-way to the south and southwest, Yellowstone Boulevard to the southeast, 108th Street to the east and northeast, and the Horace Harding Expressway to the north and northwest.

Forest Hills/ Rego Park Rezoning

As noted above, Projected Development Site 1 and Affected Area were included in the 2002 Forest Hills / Rego Park Rezoning that resulted in the current zoning district of R4B with the goal of providing a more contextual zoning designation that was consistent with the built form of the Project Area. Prior to the rezoning to R4B, the Project Area was zoned R7-1 since the enactment of the 1961 Zoning Resolution. Under the R7-1 zoning designation, residents became increasingly concerned about the scale of residential construction prior to the rezoning that included an enlargement at 99-24 67th Avenue, which exceeded the existing low scale, one- and two-family houses within and around the Project Area designated Sub Area 1A in the 2002 rezoning as shown in **Figure 2.1-1** below. The current R4B zoning designation became effective on September 25, 2002.

Figure 2.1-1: 2002 Forest Hills/Rego Park Rezoning Sub Areas



Note: The Project Area is highlighted in red.

R4B

R4B is a low-density contextual residential zoning district that was introduced in 1989 along with many other low-density contextual districts. R4B zoning districts are often mapped in neighborhoods characterized by one- or two-story rowhouses in order to allow single- and two-family homes (either detached, semi-detached, attached, or zero lot line residences). The FAR for this district is 0.90 with a dwelling unit factor 870 sf. Building heights in this district are limited to 24 feet. The minimum lot area and lot width are 2,375 sf and 25 feet for detached and zero lot line residences, respectively. For semi-detached and attached residences, the minimum lot area and lot width are 1,700 sf and 18 feet, respectively. The minimum front and rear yard depths (regardless of residence type) are 5 feet and 30 feet, respectively. In regard to parking, one space is required per dwelling unit and is reduced to 50% of dwelling units for income-restricted units.

R7-1

The R7-1 zoning district is a subdistrict of the R7 zoning district, which are medium-density apartment housing districts. As R7 districts are non-contextual, buildings are governed by height factor regulations that encourage lower apartment buildings on smaller zoning lots and taller buildings on larger lots producing less lot coverage. Due to the height factor regulations, buildings in R7 districts must be set back within the sky exposure plane, which begins at a height of 60-ft above the street line and then slopes inward over the zoning lot. Bulk is further restricted by an FAR limit of 3.44 with an Open Space Ratio (OSR) from 15.5 to 25.5. R7-1 and R7-2 districts are essentially the same except that R7-2 districts (mapped primarily in Upper Manhattan) have lower parking requirements. Off-street parking is generally required for 50 percent of the dwelling units and are lowered for IRHUs. Parking requirements in R7-1 districts are further modified when a zoning lot is in a Transit Zone, in the Manhattan Core, or has an area of less than 10,000-sf.

Table 2.1-1: Summary of Existing Zoning Regulations within 400-foot Study Area

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R4B	Contextual Residential UGs 1-4	0.90 FAR – Residential 2.00 FAR – Community Facility	100% of DUs; 50% of IRHU (outside transit zone)
R7-1	Non-Contextual Residential UGs 3-17	3.44 – 4.60 (MIH) FAR – Residential 4.80 FAR – Community Facility	50% of DUs; 15% of IRHU (outside transit zone); 10% of AIRS (outside transit zone); 50% of DU for lots that are 10,000 sf. or less **Waived if 15 or fewer spaces*
QH = Quality Housing IRHU = Inclusionary Residential Housing Units AIRS = Affordable Independent Residences for Seniors HF = Height Factor DU = Dwelling Units			

Source: Zoning Handbook, New York City Department of City Planning, 2018
Note: Grey denotes the subject zoning district

Analysis

Future No-Action Scenario

In the Future No-Action Scenario existing conditions would remain. There would be no changes to zoning in the future, and underlying zoning regulations within the Affected Area would remain.

Future With-Action Scenario

The Affected Area would be rezoned to an R6A zoning district and would be mapped as an MIH area. Projected Development Site 1 would be developed with a 25,828 GSF (18,000 ZSF, 3.60 FAR) 8-story building with a cellar and 12 enclosed parking spaces. A total of 30 DUs are assumed with 6 set aside for MIH. The first floor includes a lobby and parking (12 accessory parking spaces), and the second through eighth floors are for residential DUs. A rooftop garden/terrace is proposed on the eighth floor.

Conclusion

The Proposed Actions would not generate a land use that would be incompatible with surrounding uses, and would not introduce new Use Groups to the area. The Proposed Actions would also not alter or accelerate development patterns in the area. There would be no impacts on zoning as a result of the Proposed Actions, and no further analysis is required.

2.1.3 Public Policy

Projected Development Site 1 is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Actions are also not a large publicly sponsored project, and as such, consistency with the City's PlaNYC 2050 for sustainability is not warranted.

The Proposed Actions include a Zoning Text Amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 6, Queens, to establish the Affected Area as an MIH Area under Program Option 1 and 2. As a result, analysis of the Proposed Project's alignment with Housing New York is warranted.

Housing New York: A Five-Borough, Ten-Year Plan

Carried out by Housing Preservation and Development (HPD), Housing New York is the Mayor's plan to build or preserve 300,000 affordable homes by 2026. The plan outlines a comprehensive set of policies and programs to address the city's affordable housing crisis and retain the diversity and vitality of its neighborhoods. An analysis was provided for the Proposed Project regarding how the Housing New York public policy would or would not be promoted in the No Action and With Action conditions.

Transit Zone

Projected Development Site 1 is in a Transit Zone, which has a lower accessory parking requirement for various types of affordable housing including income restricted housing units (or IRHUs) and generally apply to areas within one-half mile of a subway station where auto ownership rates area among the lowest in the city. The Proposed Actions would result in the development of residential units and includes affordable housings units. In accordance with Transit Zone regulations, no off-street parking is required for the six proposed MIH units.

The Affected Area is well-served by transit. Approximate to the Affected Area is the 67th Avenue Station, with service provided by the MTA with subway stops for the M and R trains. Approximately 700 feet to the northwest of the Affected Area is a stop for the Q60 bus, providing access to Jamaica Avenue via Queens Boulevard. Queens Boulevard is a major southeast-northwest thoroughfare in the area, providing access to Long Island City, Interstate 495 (Long Island Expressway), and Interstate 678 (Van Wyck Expressway).

Analysis

Existing Condition

The Affected Area is located in the Rego Park neighborhood of Queens, Community District 6. Projected Development Site 1, known as Block 3157, Lots 149 and 150, is part of the larger Affected Area that includes Lots 143, 144, 145, 146, 147, 151, and p/o Lot 152 on the New York City Tax Map (see **Figure 1-3**). Projected Development Site 1 is located on the north side of Wetherole Street on the block bounded by Wetherole Street to the south, 67th Avenue to the east, Booth Street to the north, and 66th Avenue to the west. Projected Development Site 1 is a regular shaped lot with an area of 5,000-sf and has approximately 50 feet of frontage along Wetherole Street. Currently, Projected Development Site 1 is occupied by two attached two-family residential buildings that were constructed in 1945.

Other lots within the Affected Area include residential one- to two-family homes along Wetherole Street on Lots 143, 144, 145, 146, 147, 151, and p/o Lot 152 with an FAR between 0.70 and 1.05.

Future No-Action Condition

For the purpose of this analysis, the Future No-Action Scenario is the same as existing conditions. All of the lots within the Affected Area are considerably built out under R4B zoning regulations, and additional development or redevelopment is not anticipated.

Future With-Action Condition

Projected Development Site 1 would be developed with a 25,828 GSF (18,000 ZSF, 3.60 FAR) 8-story building containing a total of 30 DUs (of which 6 would be permanently affordable), a cellar, and 12 enclosed parking spaces. The first floor would include a lobby and parking and the

second through eighth floors would be for residential DUs. A rooftop garden/terrace is proposed on the eighth floor.

No other lots are expected to develop as a result of the Proposed Actions. Individual lots are too small (1,900 to 2,000 sf) to allow the development of R6A structures, which are greater than 2 story and greater than 2 DU residential buildings with off-street parking and a 30-foot rear yard depth, and ZR 23-66 places limits on the maximum height of structures within 25 feet of an R1-R5 zoning district, further restricting what can be built in the area. Additionally, the current residences are attached or semi-attached, further complicating the demolition of individual existing structures.

In total, the Proposed Project would add 30 residential units to the area, of which 6 would be set aside as permanently affordable units under MIH Option 1 and 2. The Proposed Project would help ensure the housing supply increases in an equitable way, building new affordable housing units for local community, which aligns with the objectives of the Housing New York Plan. Therefore, the Proposed Actions would not have an adverse impact on the public policies of the Housing New York Plan.

Conclusion

The Proposed Actions would result in the construction of 30 dwelling units, including 6 affordable housing units, and 12 accessory parking spaces. The Proposed Project would help ensure the housing supply increases in an equitable way, building new affordable housing units for local community, which aligns with the objectives of Housing New York Plan. Because the Affected Area is located in a transit area, the Applicant believes that the mission of transit-oriented development would be achieved through the Proposed Actions. This development would be generally consistent with medium-density residential land use that exists in the Study Area to the south, west, and east of the Affected Area and, therefore, would not result in an environmental impact to public policy.

Land Use, Zoning, and Public Policy Conclusion

As discussed above, the Proposed Actions would facilitate a development that is consistent with surrounding land-use patterns, would not generate a land use that would be incompatible with surrounding uses, and would not alter or accelerate development patterns in the area. The Proposed Actions would be consistent with applicable public policies in the area, including the intent of the Transit Zone, and “Housing New York.” Therefore, there would be no significant adverse impacts as a result of the Proposed Actions, and further analysis is not required.

2.2 HISTORIC AND CULTURAL RESOURCES

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require inground disturbance, unless such disturbance occurs in an area that has been formerly excavated. The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

Architectural and Archaeological Resources

Per *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Actions and in the area surrounding identified development sites. The historic resources Study Area is defined as Projected Development Site 1, plus an approximately 400-foot radius around the Proposed Actions area. To determine whether the Proposed Project has the potential to affect nearby off-site historic or architectural resources, LPC was contacted on June 2, 2020 for their initial review of the proposed project's potential to impact historic and cultural resources on or near Projected Development Site 1.

LPC provided a review of the Affected Area on June 5, 2020 and confirmed that Projected Development Site 1 and Affected Area do not possess sensitive architectural resources (**See Appendix A**).

Archaeological Resources

Unlike the architectural evaluation of a Study Area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The project would result in an in-ground disturbance to develop the proposed building. As noted, LPC was contacted on June 2, 2020 for their initial review of the Proposed Action's potential to impact historic and cultural resources on or near the Affected Area. The LPC determined the Affected Area does not have archeological significance via letter dated June 5, 2020 (see

Appendix A). Thus, the Proposed Actions are not anticipated to result in significant adverse impacts to archaeology.

Conclusion

The LPC reviewed the Proposed Actions and determined that the Affected Area does not have the potential to impact historic and cultural resources, nor architectural resources. The LPC response can be seen in Appendix A. Based on LPC's review the Proposed Actions would not have significant adverse impacts on historic and cultural resources, and further analysis is not required.

2.3 URBAN DESIGN AND VISUAL RESOURCES

According to the *2020 CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the *2020 CEQR Technical Manual*, an assessment of Urban Design may be warranted when a Proposed Actions may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment.

Methodology

Pursuant to the *CEQR Technical Manual*, an assessment of urban design is appropriate when a project may affect one or more of the elements that contribute to the pedestrian experience of the public realm. This assessment of Urban Design and Visual Resources focuses on those elements of the Proposed Actions that may have the potential to impact the use, arrangement, appearance, and functionality of the built environment. The *CEQR Technical Manual* defines that a preliminary urban design analysis is appropriate when there is potential for a pedestrian observe a material alteration beyond that allowed by existing zoning. This preliminary analysis provides an assessment of the Proposed Actions; to determine when comparing existing and future conditions with and without the Proposed Actions whether the project may result in a significant adverse environmental impact.

The analysis is based on field visits, aerial views, computerized massing studies and montages, photographs, and other graphic images of the Affected Area and surrounding study area. Zoning calculations, including floor area calculations, building heights, and lot coverage information are also provided.

The proposed rezoning of the Affected Area from R4B to R6A would alter the permitted bulk and height within the Affected Area. Therefore, further analysis is warranted. The difference between existing and proposed zoning with regards to those aspects of zoning affecting urban design, are presented in the following **Table 2.3-1**.

Table 2.3-1: No-Action and With-Action Zoning Controls

	No-Action	With-Action
Zoning	R4B	R6A
Permitted Uses	Residential, Community Facility	Residential, Community Facility
Maximum FAR	0.9 residential 2.0 community facility	2.2 residential **(with mandatory inclusionary housing)** 2.0 community facility
Maximum Height	24 feet maximum height	80 feet maximum height (85 feet with qualifying ground floor)

Existing Condition

The Study Area is located in the Rego Park neighborhood of Queens. Ground-level photographs of the Affected Area and the Surrounding Area provided along with photo keys are provided above with **Figure 1-6, 1-7, 1-8, and 1-9**.

Existing land uses in the Surrounding Area primarily consist of one- and two-family buildings; multi-family walk-up buildings, multi-family elevator buildings, mixed-commercial/residential buildings, public facilities and institutions, and commercial/office buildings. The built form in the area varies by use, and generally consist of low-rise (2 story; approximately 24-feet) one- and two-family residential buildings, mid-rise (3 to 5 stories; approximately 32-ft to 52-feet) multi-family buildings, mid- to high-rise (6- to 13-story; approximately 65-feet to 117-feet) multi-family elevator buildings, and a large mid-rise mixed commercial/residential building (6-story; approximately 69-feet).

The street grid is slightly irregular and generally accommodates to the right-of-way of Queens Boulevard to the north and Long Island Rail Road to the south. In regard to the roadways around Projected Development Site 1, Wetherole Street is a westbound one-way road with a single moving lane of traffic and curbside parking on both sides of the right-of-way. East of Projected Development Site 1 is 67th Street, which is a northbound one-way road with a single moving lane of traffic and curbside parking on both sides of the right-of-way. Both Wetherole Street and 67th Avenue are classified as local roadways by the New York State Department of Transportation.[1]

The streetscape elements within the Study Area are generally limited to sidewalks along both Wetherole Street that are largely absent of street trees on either side of the roadways until approximately midway of the block toward 66th Avenue. The streetscape changes slightly on and

[1] NYSDOT, Functional Classification Map – NYSDOT Region 11: Queens County (May 2017), https://www.dot.ny.gov/divisions/engineering/technical-services/hds-respository//Functional_Class_Map_Region_11_Queens_-_May_2017.pdf

67th Avenue, where there is a greater and more consistent number of street trees. On Wetherole Street from 67th Avenue to the east to 66th Avenue to the west of the Affected Area there is a noticeable change in the bulk and height of the residential buildings where the building envelopes increase from 2-story one- and two-story buildings to six-story multi-family elevator buildings at the intersection of 66th Avenue and Wetherole Street. The increase in bulk and height of buildings is also seen at the intersection of Wetherole Street and 67th Avenue where there are 6-story residential buildings (mixed commercial/residential and multi-family buildings).

Future No-Action Condition

As shown in **Figures 2.3-2 and 2.3-4** below, in the future without the Proposed Actions, it is expected that while tenants within the residential, retail, office, and institutional buildings may change, the overall use of these buildings within the study area would remain the same. Any physical changes to buildings in the study area would comply with designated zoning regulations and other surrounding districts. No significant changes to the area's urban character are anticipated.

Future With-Action Conditions

The With-Action Scenario for this analysis is the project sponsor's Proposed Project, which meets the bulk restrictions under the Proposed R6A zoning district. As noted in the Proposed Project above, Projected Development Site 1 (Block 3157, Lots 149 and 150) would be developed with a 25,828 gsf (18,548 zsf, 3.60 FAR) 8-story (80-ft) building containing a total of 30 dwelling units, a cellar, and 12 enclosed parking spaces. Similar to the buildings immediately adjacent to Projected Development Site 1, the Proposed Project would include foliage at the entrance of the building. **Figures 2.3-3 and 2.3-5** show the reasonable worst-case development (as described in **Section 1.8**) building massing and compares these massing to the massing under existing conditions and future no-action conditions.

No other lots within the Affected Area are expected to develop as a result of the Proposed Actions. Individual lots are too small (1,900 to 2,000 sf) to allow development of R6A structures, which are greater than 2 story and greater than 2 DU residential buildings with off-street parking and a 30-foot rear yard depth, and ZR 23-66 places limits on the maximum height of structures within 25 feet of an R1-R5 zoning district, further restricting what can be built in the area. Additionally, the current residences are attached or semi-attached, further complicating the demolition of individual existing structures.

Figure 2.3-1 below shows an aerial view of the Affected Area and the study area (400-foot buffer around the Affected Area).

Figure 2.3-1: Urban Design Study Area – Photomontage Locations

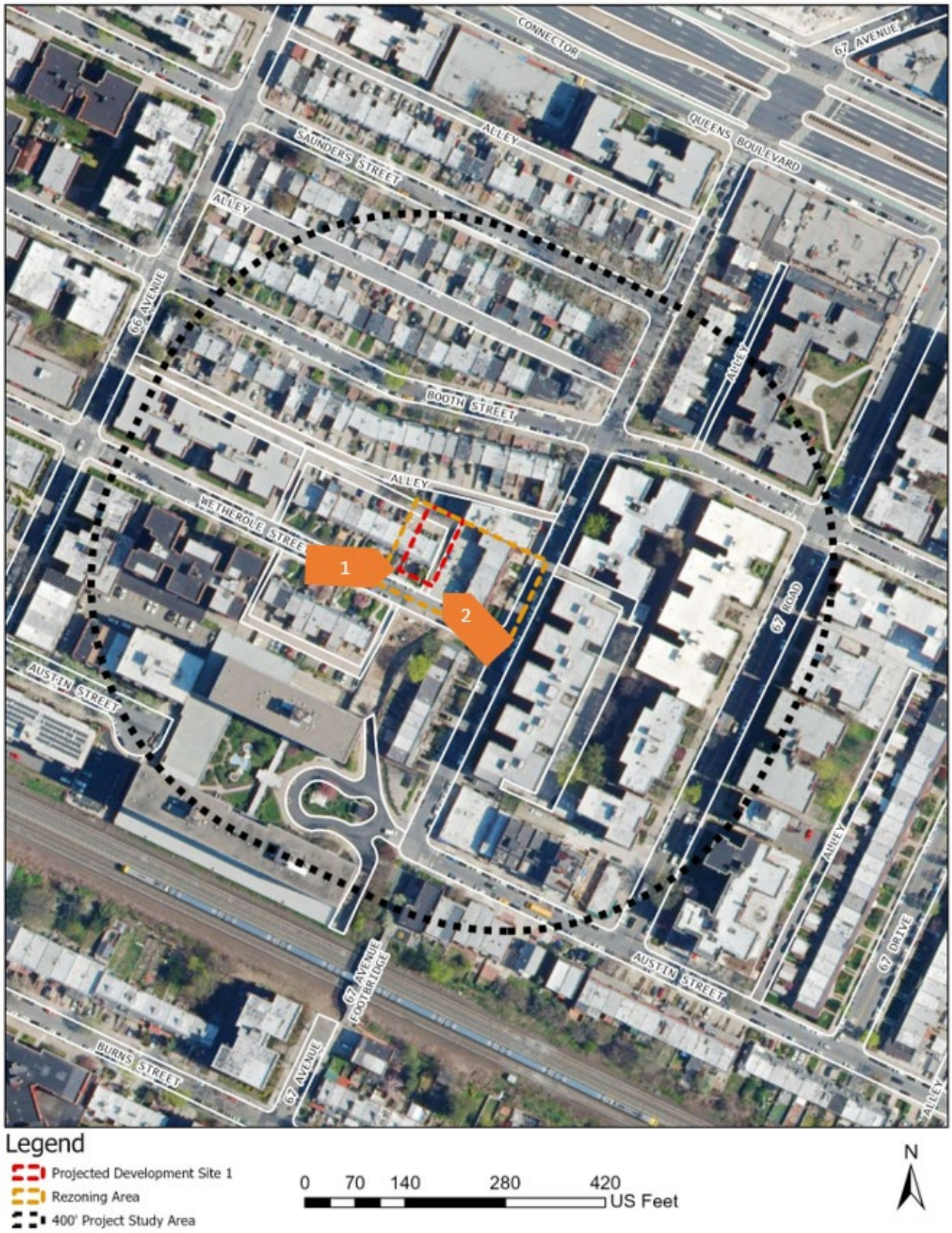


Figure 2.3-2: Existing Condition and No-Action Condition 1
Looking Northeast toward Projected Development Site 1



Figure 2.3-3: With-Action Condition 1
Looking Northeast toward Projected Development Site 1



Figure 2.3-4: Existing Condition and No-Action Condition 2
Looking Northwest toward Projected Development Site 1



Figure 2.3-5: With-Action Condition 2
Looking Northeast toward Projected Development Site 1



Visual Resources

The vicinity of the Affected Area is mostly developed with one- and two-family buildings and multi-family elevator buildings. No significant visual resources were identified in the study area, which include but are not limited to views of waterfront, public parks, public art/status/sculptures, natural resources, and landmark structures or districts. As such, the Proposed Actions would not block any public view of a resource of significant aesthetic value. Therefore, it would not result in significant adverse impact related to urban design and visual resources.

Conclusion

As supported by the preceding assessment, the development which would occur under the Proposed Actions, in the opinion of the Applicant, would not have an adverse impact on the area's urban design elements. It would allow the development of a new 8-story residential development at a height of 80-feet with off-street parking on the ground floor. This development would be generally consistent with medium-density residential land use that exists in the Study Area to the west and east of the Affected Area. It would not result in buildings which are substantially different in height, bulk, scale and/or use than the existing built form consisting of multi-story residential buildings. It would not affect street hierarchy, street wall, or pedestrian activity. As illustrated in the renderings above, the figures show the projected building and surrounding environment under the Proposed Actions, which would provide context and a sense of place in an area of transition. The Proposed Actions would not have a significant adverse impact on Urban Design and Visual Resources, and further analysis is not required.

2.4 SHADOWS

The CEQR Technical Manual defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space, or feature. An incremental shadow is an additional or new shadow that a building or other built structure resulting from a proposed project would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details that make the resources significant.

The duration and dimensions of Shadows are determined by the geographic location of the area from which the shadow is cast and the time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year. However, shadows from structures are cast further south in the early and later part of the day during the summer than shadows cast in the early and later part of the day during the winter months.

The *CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either: (a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved, such as handball or basketball courts, contain no seating areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of the projected development site, as shadows cast by the action-generated development would not be cast in the direction of these resources.

Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with the CEQR Technical Manual.

Methodology

A preliminary analysis of shadows follows the guidelines set forth in the *2020 CEQR Technical Manual* for a preliminary assessment (Section 310). According to the *2020 CEQR Technical Manual*, a preliminary shadow assessment includes the development of a base map showing the site location in relation to any sunlight-sensitive resources as per guidelines provided in the *2020 CEQR Technical Manual*. Following these guidelines, the longest shadow study area is determined, and a Tier 1 screening assessment is conducted to determine if any sunlight-sensitive resources fall within the study area. If no resources are found, no further analysis would be needed. If sunlight-sensitive resources lay within the longest shadow study area, the next tier of screening assessment should be conducted. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the Proposed Actions in order to determine whether a more detailed assessment would be appropriate.

Analysis

The Proposed Project consists of the construction of an 8-story, 80-ft tall building on Projected Development Site 1 located on Block 3157, Lot 149 in the Rego Park neighborhood of Queens. Accordingly, a preliminary assessment of the shadows is warranted.

2.4.1 Tier 1 Screening Assessment

The shadow assessment begins with a preliminary screening assessment to ascertain whether a project's shadow may reach any sunlight-sensitive resources at any time of the year. If the screening assessment does not eliminate this possibility, a detailed shadow analysis may be warranted to determine the extent and duration of the net incremental shadow resulting from the project. The effects of shadows on a sunlight-sensitive resource are site-specific; therefore, as directed in the *CEQR Technical Manual*, the screening assessment was performed for the relevant Projected Development Site 1 to determine whether it falls within the range of maximum possible shadow cast on potential sunlight sensitive resources as described above. To determine this, a Tier 1 Screening Assessment was performed in accordance with the CEQR Technical Manual. A base map is developed that illustrates the proposed site location in relationship to any sunlight-sensitive resources. The longest shadow study area is then determined, which encompasses the site of the proposed project and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure and occurs on December 21st, the winter solstice. A map, as shown in **Figure 2.4-1**, was prepared placing NYC Department of Parks Resources as well as Selected Facilities and Program Sites provided on NYC.gov Department of City Planning GIS portal, as well as a list of park and public spaces provided from NYC.gov DOITT- GIS and Mapping Portal, as well as a screen of NYC Landmark Listed Properties. After this, a buffer map was prepared to display the maximum possible shadow of 408.5 feet, which could be cast from

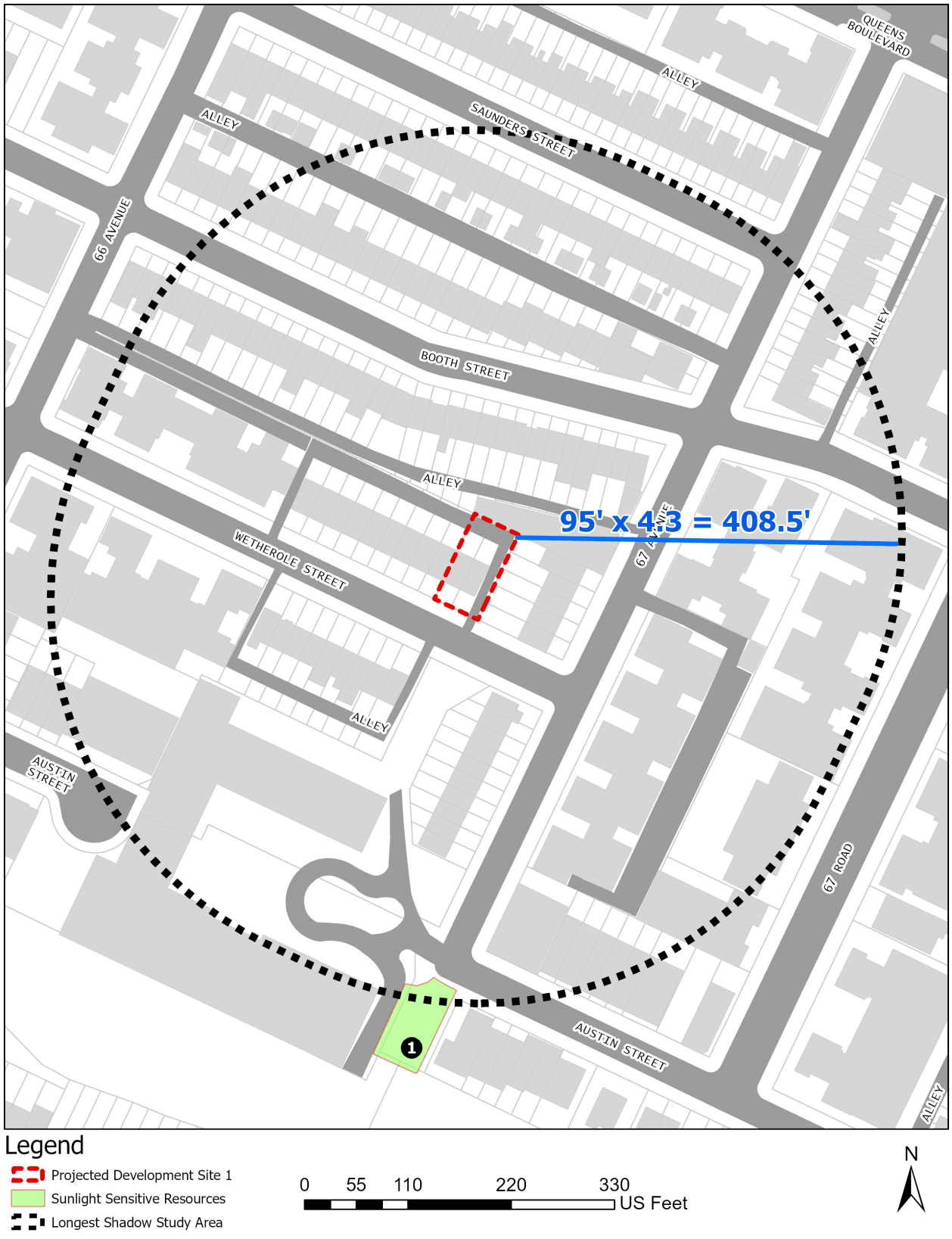
Projected Development Site 1. This shadow cast was derived by multiplying the height building of 95-ft (assuming a 15-ft bulkhead for conservative purposes) by 4.3 (the CEQR Technical Manual multiplier representing the maximum shadow cast from any object as being 4.3 times its height). The potentially impacted area of shadow from Projected Development Site 1 was then compared to those resources identified above to see if any fell within the shadow cast area.

Based on the Tier 1 analysis, it was determined that there is one sunlight sensitive resource within reach of the longest possible shadow that could be cast from the Proposed Project associated with the Proposed Actions.

- **Sunlight Sensitive Resource 1**: Plaza 67 (a sitting area owned by the NYC Parks Department) located at 67-04 Austin Street in Flushing.

Due to the presence of the sunlight resource identified above, a Tier 2 Assessment is required.

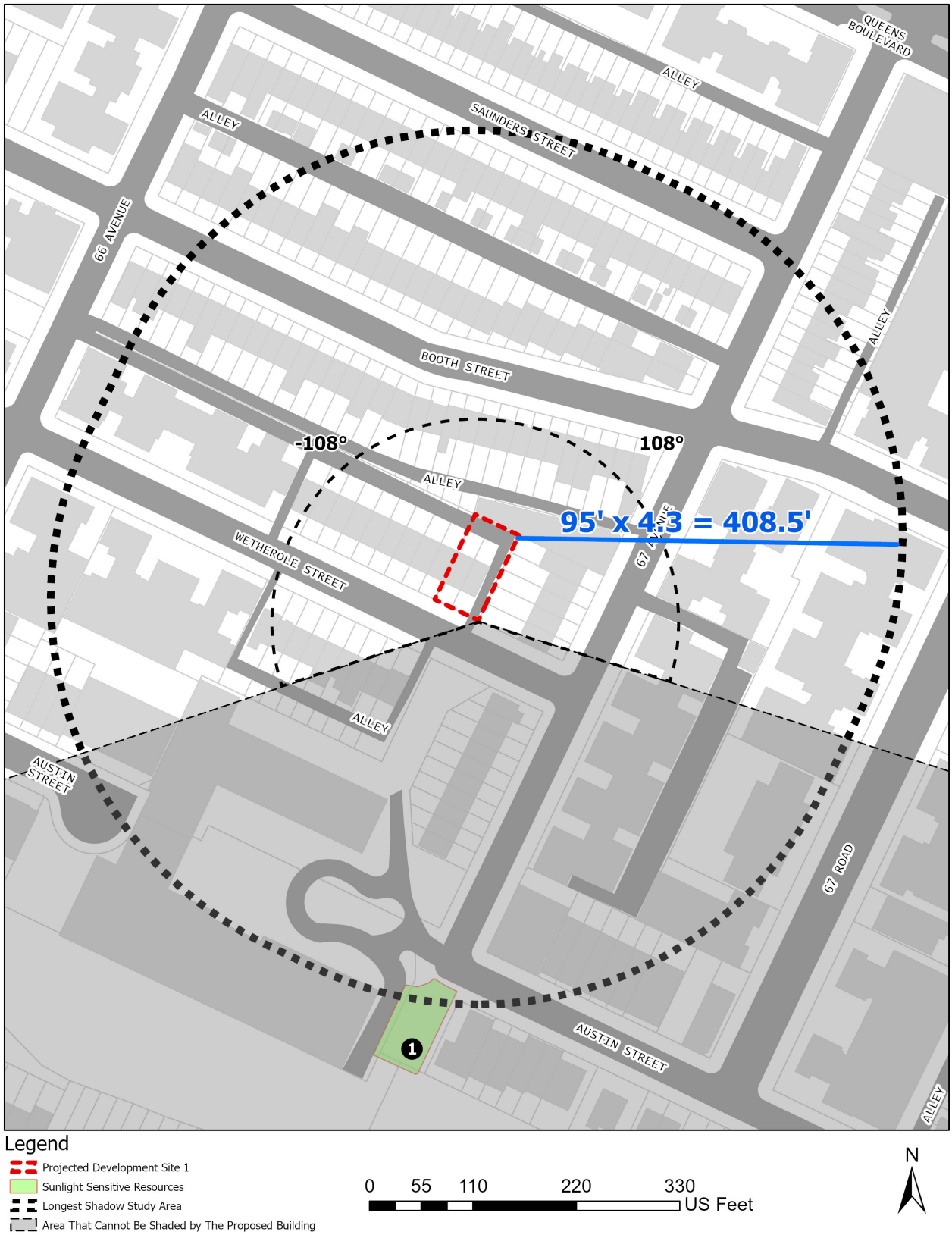
Figure 2.4-1: Tier I Shadow Study Screening



2.4.2 Tier 2 Screening Assessment

The CEQR Technical Manual states that if any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 screening assessment should be performed. Because of the path the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. For a Tier 2 screening assessment, sunlight-sensitive resources within the triangular area cannot be shaded by new development sites, and are screened out. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project.

Figure 2.4-2: Tier II Shadow Study Screening



As shown in **Figure 2.4-2**, the Tier 2 screening assessment indicates that Sunlight Sensitive Resource 1 (NYC Parks sitting area) is outside the -108/+108 area, and therefore a Tier 3 screening is not required.

Conclusion

As shown in **Figure 2.4-2**, the Tier 2 screening assessment showed that project-generated shadows would not reach any sunlight-sensitive resources in the study area. Therefore, the Proposed Actions would not affect the vitality or usage of the sunlight-sensitive resources identified in the study area, and significant adverse impacts from shadows would not result from the Proposed Actions. Accordingly, further analysis is not required.

2.5 AIR QUALITY

When assessing the potential for air quality significant impacts, the *CEQR Technical Manual* seeks to determine if the Proposed Action's effect on ambient air quality, or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM_{10}), fine particulate matter ($PM_{2.5}$), and sulfur dioxide.

The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

2.5.1 Mobile Sources

According to the *CEQR Technical Manual*, projects, whether site-specific or generic, may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic; create any other mobile sources of pollutants (such as diesel trains, helicopters etc.); or add new uses near mobile sources (roadways, garages, parking lots, etc.). Projects requiring further assessment include:

- Projects that would result in placement of operable windows, balconies, air intakes or intake vents generally within 200 feet of an atypical source of vehicular pollutants.
- Projects that would result in the creation of a fully or partially covered roadway, would exacerbate traffic conditions on such a roadway, or would add new uses near such a roadway.
- Projects that would generate peak hour auto traffic or divert existing peak hour traffic of 170 or more auto trips in this area of the City.
- Projects that would generate peak hour heavy-duty diesel vehicle traffic or its equivalent in vehicular emissions resulting from 12 or more heavy-duty diesel vehicles (HDDVs) for paved roads with average daily traffic of fewer than 5,000 vehicles, 19 or more HDDVs for collector roads, 23 or more HDDVs for principal and minor arterials, or 23 or more HDDVs for expressways and limited-access roads.
- Projects that would result in new sensitive uses (e.g., schools or hospitals) adjacent to large existing parking facilities or parking garage exhaust vents.
- Projects that would result in parking facilities or applications requesting the grant of a special permit or authorization for parking facilities; or projects that would result in a

sizable number of other mobile sources of pollution (e.g., a heliport or a new railroad terminal).

- Projects that would substantially increase the vehicle miles traveled in a large area.

The Proposed Actions would not result in any of the above thresholds being crossed and would not require further mobile source assessment. The Proposed Actions would not result in the placement of new operable windows within 200 feet of any atypical vehicular source of pollutants, nor would it result in the creation of a fully or partially covered roadway, generate over 170 or more net new increment auto trips at any specific intersection within the project area or notable heavy-duty diesel vehicle traffic, place new sensitive uses adjacent to a large parking facility, result in other mobile sources of pollution, or substantially increase vehicle miles traveled.

Although the Proposed Actions screen out of a transportation analysis, the CEQR Application was consulted to generate the projected vehicular trips as a result of the Proposed Actions. The maximum vehicular trip generation would be 6 total vehicles during the PM peak hour. Per the Equivalent Truck Calculation below, the Proposed Actions would pass the HDDV (heavy-duty deisel vehicle) screening for all road types.

Table 2.5-1: CEQR Trip Generation

Vehicle Trips

Mode	In	Out	Total
Truck (delivery)	0	0	0
Auto (Car, Truck, Van)	3	3	6
Taxicab Balanced	0	0	0
TOTAL	3	3	6

Table 2.5-2: Equivalent Truck Calculation

Road Types	Equ. truck	Screen value	PM2.5 Screen
Paved road < 5000 veh/day	3	12	Fail Screen
Collector roads	1	19	Pass Screen
Principal and minor arterials	0	23	Pass Screen
Expressways and limited access roads	0	23	Pass Screen

2.5.2 Stationary Sources

According to CEQR, an action can result in stationary source air quality impacts when it creates new stationary sources of pollutants such as emission stacks for industrial plants, hospitals, or other large institutional uses, or even building boilers, that can affect surrounding uses, or when they introduce sensitive uses near existing (or planned future) emissions stacks, and the new uses might be affected by the emissions from the stack.

Project HVAC Systems Analysis

The HVAC analysis considers the potential for emissions from the HVAC systems of the Proposed Project to significantly impact existing land uses (*project-on-existing*) within 400 feet, and**,** if multiple buildings are proposed, the potential of each or all of the Proposed Projects to significantly impact each other (*project-on-project*).

As outlined in the *CEQR TM*, the analysis of buildings' HVAC systems follows stationary sources methodology; a preliminary screening analysis is to be conducted as a first step to predict whether the potential impacts of the heat and hot water system boiler emissions can be significant. This CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required. A new stationary source of emission (HVAC System) would be introduced as a result of the Proposed Actions. The Proposed Project would consist of an 8-story, 75-foot-tall residential building (86' with bulkhead) with a natural gas-fueled heat and hot water system. The first floor would be occupied by a foyer, staircase, bike storage space, and an 8-car parking garage. Floors two through eights would contain 30 residential units. The ground floor would contain lobbies for each use. There would be a bulkhead located on the top of the building that reaches a height of 86-feet. There is no need for a *project-on-project* analysis because the Proposed Actions consists of a single building.

A screening (*project-on-existing)* analysis was performed for a residential use fueled by Fuel Oil #2 to determine if the proposed HVAC system has the potential for adverse stationary source impacts on adjacent receptors.

Impacts from boiler emissions on Projected Development Site 1 are a function of fuel oil type, stack height, the minimum distance from the source to the nearest building, and square footage of the development. The proposed 25,828 GSF development would be heated by a Fuel Oil #2-fired HVAC system, venting on the roof at a height of approximately 86 feet. Surrounding Projected Development Site 1 are small attached two-story single-family homes that reach a maximum building height of approximately 26-feet. For the purpose of the air quality analysis, Projected Development Site 1 boilers' heat inputs assumed residential uses. Projected Development Site 1 size was plotted on the nomograph for residential developments utilizing Fuel Oil #2 depicted in Figure 17-7 of the *CEQR Technical Manual Appendix* **(*Figure 2.5-2*** below**)**. This nomograph indicates the minimum distance between the projected development and buildings of a similar or greater height to avoid a potential air quality impact. Per the *CEQR*

Technical Manual, the CEQR nomographs for a 30-foot stack height was applied as the 30-foot curve height is closest to, but not higher than, the proposed stack height of the proposed building.

Although the Proposed Project is anticipated to be heated by natural gas, the HVAC screening will also assess Fuel Oil # 2 to provide a conservative analysis. The screening analysis **Figure 2.5-1** nomograph shows that a detailed analysis would be required for any existing land uses that are 86 feet or taller and at a distance of less than 30 feet from Projected Development Site 1. A review of existing land uses within 400 feet of Projected Development Site 1 shows that the nearest building of similar or greater height is a 117.68-foot residential building known as The Marseilles, located at 98-05 67th Avenue (Block 3156, Lot 133), which is approximately 186 feet south of Projected Development Site 1. As indicated below in **Table 2.5-3**, the development falls below the applicable curve on the nomograph screening as the minimum distance of impact from the building stack is 30 feet and the nearest receptor of equal or greater height to the HVAC stack location is 186 feet in distance. Therefore, a significant impact due to boiler stack emissions is unlikely, and no further HVAC Stationary assessment is warranted.

Table 2.5-3: Screening Analysis Results

Source Address	Maximum Development Size (sq. ft.)	Screening Distance (ft.)	Receiving Building (Block/Lot)	Receiving Building Distance (ft.)	Pass/ Fail
66-45 & 66-47 Wetherole Street	25,828	30	Block 3156, Lot 133	186	Pass

Figure 2.5-1: Projected Development Site 1 Minimum Distance HVAC Screen Nomograph for Fuel Oil Number 2

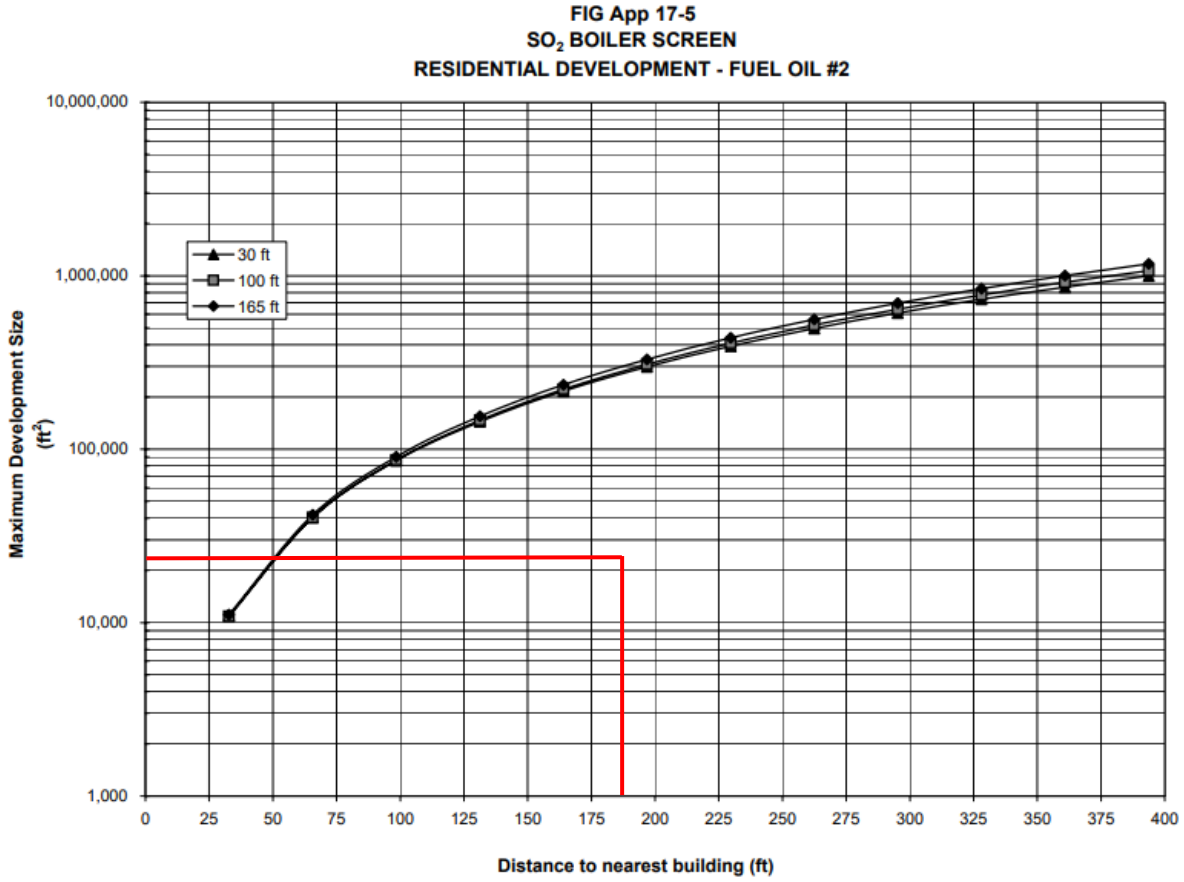
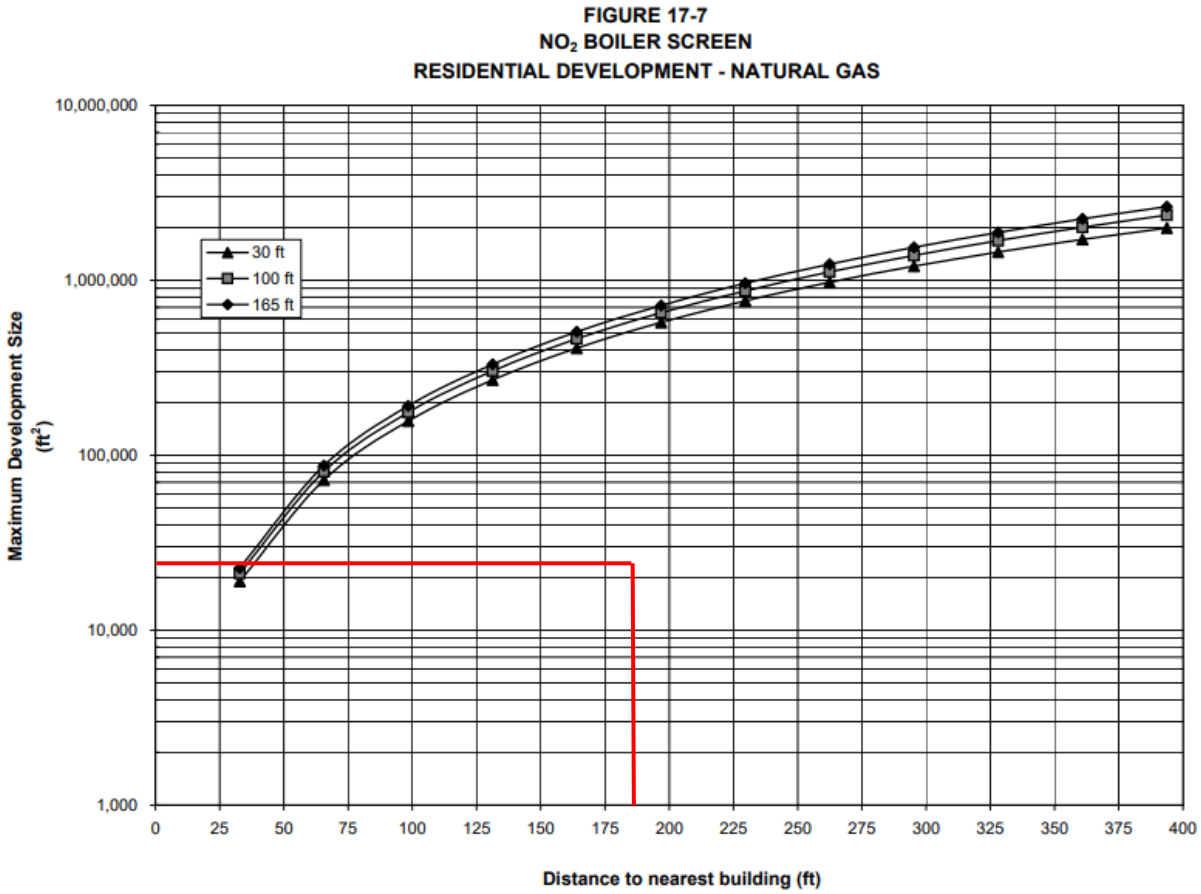


Figure 2.5-2: Projected Development Site 1 Minimum Distance HVAC Screen Nomograph for Natural Gas



Conclusion

As indicated above in **Figure 2.5-1** and **Figure 2.5-2**, per CEQR guidelines, the Proposed Project falls under the minimum threshold and screens out of the need for further assessment of HVAC emissions.

To ensure the above, an E-Designation (E-649) will be placed on Projected Development Site 1 to avoid any significant adverse air quality impacts. The text for E-designation (E-649) would be as follows:

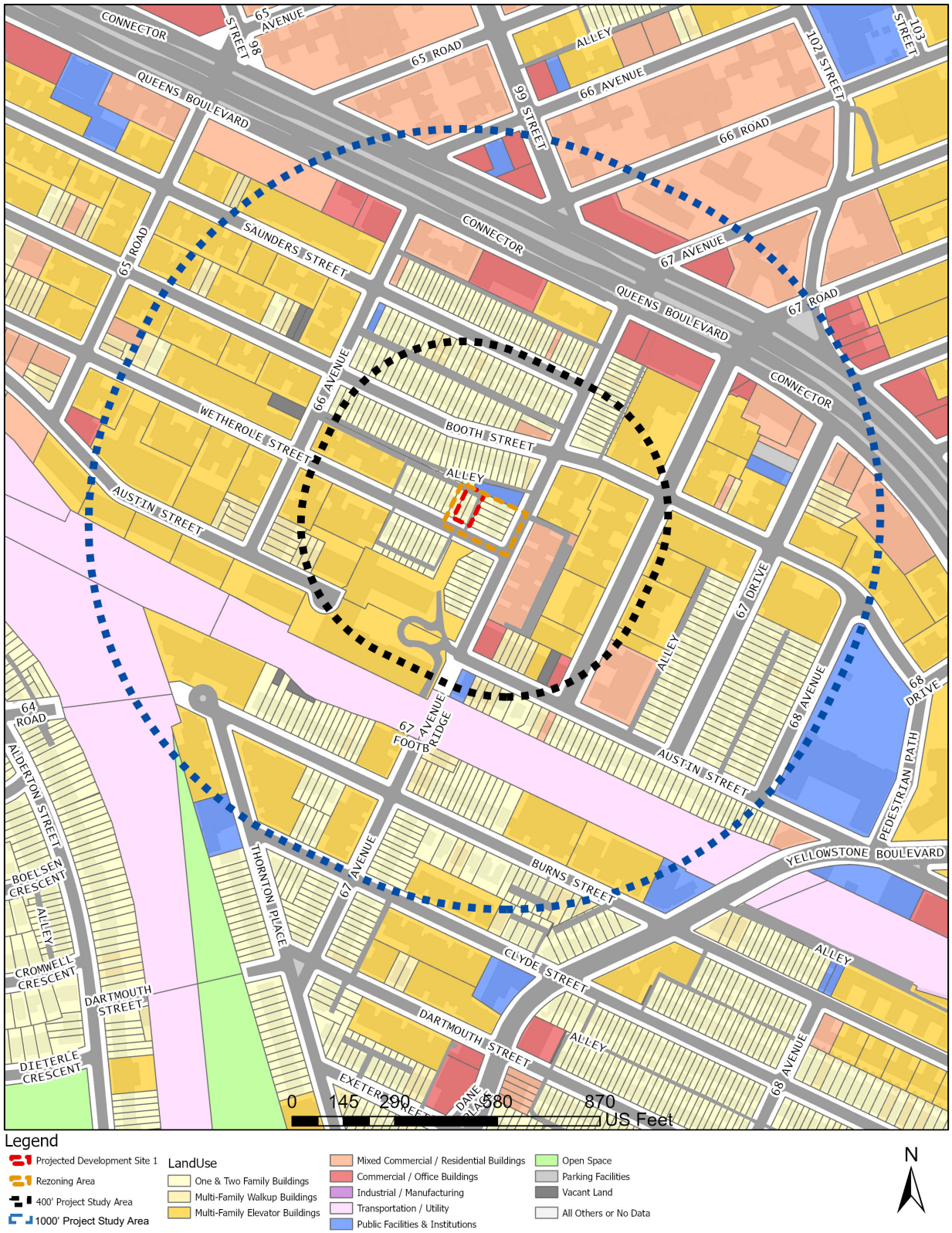
Block 3157 / Lots 149 and 150 (Projected Development Site 1): Any new residential development on the above-referenced property must ensure that the heating, ventilating, and air conditioning (HVAC) systems and hot water heater equipment stack is located at the highest tier and at least 86 feet above grade to avoid any potential significant adverse air quality impacts.

2.5.3 Industrial Emission Sources

A search of potential industrial sites was performed to identify any NYC DEP, and USEPA1 Air Quality Permits issued within 400 feet of the Affected Area. This Study Area and uses, preliminarily identified as manufacturing or industrial based on NYCDCP MAPPLUTO database Furthermore, the search was performed to determine if hazardous air toxics would have the potential to impact the Proposed Project. **Figure 2.5-3** below shows that no sites were identified in the study area to have industrial or manufacturing type uses. Therefore, no further analysis of industrial emissions sources is warranted.

A search of the surrounding areas within a radius of 1,000 feet of the Affected Area was screened for potential large and major source industrial emissions. As shown in **Figure 2.5-3** and based on field observations, reviews of DCP land use maps, and review of the NYS DEC Info Locator, no such sources were identified, thus no further analysis on large and major source industrial emissions is warranted.

Figure 2.5-3: Potential Industrial and Manufacturing Uses within 400-Foot Study Area



Conclusion

Based on field reconnaissance of the area and research of each potential industrial or manufacturing use in the Study Area, there are no active industrial emissions permits within the surrounding area. Additionally, as the surrounding area contains a mix of residential, community facility, and local retail uses, there is no evidence present to conclude that there are illegal, unpermitted air emissions present in the study area. Based on the above research, there does not appear to be any potentially significant impact in terms of air toxics to the Proposed Project, and further analysis is not required.

2.6 HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists on a site, and (b) an action would increase pathways to their exposure, or (c) an action would introduce new activities or processes using hazardous materials.

Methodology

The hazardous materials assessment begins with a Phase 1 ESA, which is a qualitative evaluation of the environmental conditions present at a site, based on a review of available information, site observations, and interviews. Pursuant to the *2020 CEQR Technical Manual*, the Phase 1 ESA is conducted in accordance with the standards established by the current ASTM Phase 1 ESA Standard and includes research and field observations to determine whether the site may contain contamination from either past or present activities on the site or as a result of activities on adjacent or nearby properties. If a potential REC is identified during this assessment, then building any subsurface investigations are usually conducted as part of a Phase II ESA to confirm the presence and extent of the contamination.

Analysis

Block 3157, Lots 149 and 150 are owned by the Applicant and are currently developed with residential buildings. The Proposed Actions would result in in-ground disturbance. Accordingly, a Phase I Environmental Site Assessment (ESA) for Projected Development Site 1 was prepared by Equity Environmental Engineering (EEE) on October 29, 2020. A copy of this report is included as an attachment.

The purpose of a Phase I ESA is to determine whether any type of environmental hazard exists within or adjacent to Projected Development Site 1. Environmental hazards may include, but are not be limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground and above ground storage of petroleum or hazardous materials; asbestos within the building materials/structures; and identification of potential off-site sources of hazardous waste contamination, such as industrial facilities adjacent to the subject property.

Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not present a threat to health or the environment and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimis RECs, were considered in the Phase I.

EEE has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13. The following conditions were observed:

- The Subject Property - It is comprised of two lots. Lot 149 is 3,000 square feet and Lot 150 is 2,000 square feet. They are both developed with 1,400 square foot residential buildings.
- RECs – Equity found no RECs associated with the property.
- HRECs - Equity found no HRECs associated with the property.
- CRECs - Equity found no CRECs associated with this property.
- VECs – The EDR Vapor Encroachment Database identified no VECs of concern within 1/10 of a mile of the Subject Property in accordance with ASTM 2900-15. A historic cleaner was identified within the screening distance; however, it is downgradient of Projected Development Site 1 and does not have any spills associated with the property. Based on these findings, a VEC can be ruled out.

Phase I ESA Recommendations

Equity's review of available information and observations of the subject and surrounding properties indicated that no RECs, CRECs, Historical RECs, VECs, or De Minimum conditions were identified as a result of the Phase I ESA.

Department of Environmental Protection (DEP) was contacted for their review of the Phase I Environmental Site Assessment. By letter dated 12/21/2020, DEP concurs with the EAS analysis that the subject property exhibits no conditions that would require further testing on hazardous materials (see **Appendix A**).

Conclusion

Based on the findings of the Phase I ESA described above, Projected Development Site 1 and surrounding properties exhibit no conditions that would require further testing. Therefore, no significant adverse impacts are expected as a result of Hazardous Materials, and no further analysis is required.

2.7 NOISE

Introduction

Equity Environmental Engineering, LLC (Equity) conducted Noise Monitoring in support of the Proposed Action. Vehicular traffic and rail movements are the predominant sources of noise in the area. Therefore, the Proposed Action warrants an assessment of the potential for adverse effects on project occupants from ambient noise. Projected Development Site 1 is surrounded by Booth Street to the north, 67th Avenue to the east, Wetherole Street to the south, and 66th Avenue to the west.

Booth Street is a one-way eastbound street with curbside parking. 67th Avenue is a two-way north-south bound street with curbside parking. Wetherole Street is a one-way westbound street with curbside parking. 66th Avenue is a two-way north-south bound street with curbside parking Local intersections are controlled by stop signs and traffic signals.

The Proposed Actions would allow noise-sensitive residential development. Therefore, an assessment of the potential for adverse effects on project occupants from ambient noise is warranted. The Proposed Project would not create a significant stationary noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. Therefore, this noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development. The predominant noise source at the Affected Area is vehicular traffic on surrounding streets.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud.

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human

perception and sensitivities. The most common frequency weightings used are the A- and C-weightings. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighting is the most commonly used for environmental measurements, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

Table 2.7-1: Noise Levels of Common Sources

Sound Source	SPL (dB(A))
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A)Is perceived as a doubling or halving in SPL.	
Source: 2020 CEQR Technical Manual	

The following is typical of human response to relative changes in noise level:

- 3-dBA change is the threshold of change detectable by the human ear;
- 5-dBA change is readily noticeable; and
- 10-dBA change is perceived as a doubling or halving of the noise level.

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the L_{eq}

than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.

- Lmax is the highest SPL measured during a given period of time. It is useful in evaluating Leqs for time periods that have an especially wide range of noise levels.

- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For “line” sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Quality Review (CEQR) noise exposure guidelines for exterior noise levels. As shown in **Table 2.7-2** below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable, Table 19-3 of the *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA (*L_{10} or Ldn, depending on the source*) or below.

Table 2.7-2: Noise Exposure Guidelines for Use in City Environmental Impact Review

Receptor Type	Time Period	Acceptable General External Exposure	Airport[3] Exposure	Marginally Acceptable General External Exposure	Airport[3] Exposure	Marginally Unacceptable General External Exposure	Airport[3] Exposure	Clearly Unacceptable General External Exposure	Airport[3] Exposure
1.Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	Ldn < 60 dBA		Ldn < 60 dBA		Ldn < 60 dBA		Ldn < 75 dBA
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		55<L_{10}≤65 dBA		65<L_{10}≤80 dBA		L_{10}>80dBA	
3. Residence, residential hotel or motel	7 am to 10 pm	L_{10}≤65dBA		65<L_{10}≤70 dBA		70<L_{10}≤80 dBA		L_{10}>80dBA	
	10 pm to 7 am	L10≤55dBA		55<L_{10}≤70 dBA		70<L_{10}≤80 dBA		L_{10}>80dBA	
4. School, museum, library, court house of worship, transient hotel or motel, public meeting room, auditorium, out- patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM- 10 PM)		Same as Residential Day (7 AM –10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10		Same as Residential Day (7 AM-10		Same as Residential Day (7 AM –10 PM)		Same as Residential Day (7 AM-10	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Source: New York City Department of Environmental Protection (adopted policy 1983).

Notes:

2 In addition, any new activity shall not increase the ambient noise level by 3 dBA or more;

2.7 Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.

2.8 Tracts of land where serenity and quiet are extraordinarily important and serve an important public need and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and nursing homes.

2.9 One may use the FAA-approved L_{dn} contours supplied by the Port Authority, or the noise contours may be computed from the federally approved INM Computer Model using flight data supplied by the Port Authority of New York and New Jersey.

2.10 External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave band standards).

Table 2.7-3 CEQR TM: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				**Clearly Unacceptable**
Noise Level with Proposed Project	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation[1]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	$36 + (L_{10} - 80)^2$ dB(A)

Source: New York City of Environmental Protection

Notes:

[1] The above composite window-wall attenuation values are for residential dwellings. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.

[2] Required attenuation values increase by 1 dB(A) increments for L_{10} values greater than 80 dBA.

Measurement Location and Equipment

Because the predominant noise sources in the area of the proposed project consist of vehicular traffic and rail movements, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day. Pursuant to CEQR Technical Manual Methodology, measurements were conducted for 1-hour periods during each of the peak periods at each monitoring location at the Rezoning Area: Location One (1) was at the intersection of Wetherole Street and 67th Avenue. The noise monitoring location is shown in Figures 2.7-1 and 2.7-2.

Noise monitoring was conducted using a using Type 1 Casella CEL-633 sound level meter with wind screen. The monitor was placed on a tripod at a height of approximately four feet above the ground, away from any other noise-reflective surfaces. The monitor was calibrated prior to and following each monitoring session. Periods of peak vehicular traffic around the Project Area constitute a worst-case condition for noise. Noise meter calibration certification and back up data are provided as an appendix.

Figure 2.7-1 Noise Monitoring Location

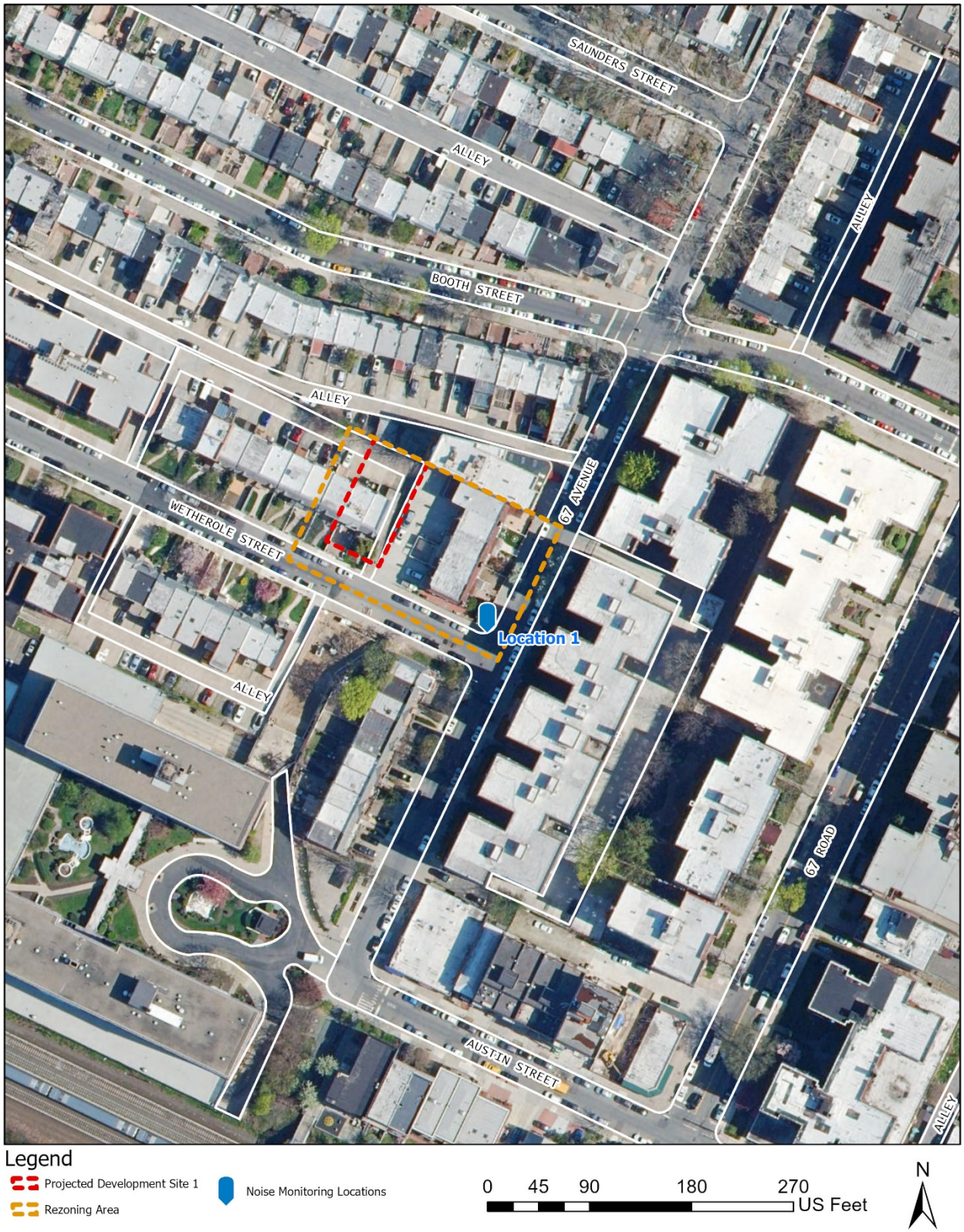


Figure 2.7-2: Location 1 – Intersection of Wetherole Street and 67th Avenue



Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Wednesday November 4th, 2020. Wind speeds were mild during monitoring. Traffic volumes and vehicle classifications were documented during the noise monitoring.

Existing Conditions

The predominant source of noise at the site is vehicular traffic and rail movements.

Table 2.7-4: Noise (dB) Levels at Location 1

Wednesday, November 4th, 2020			
Time	**7:30 am – 8:30 am**	**12:00 pm – 1:00 pm**	**4:30 pm – 5:30 pm**
L_{max}	84.4	95.7	85.4
L_{10}	64.5	64.0	65.0
L_{eq}	61.9	65.2	61.4
L_{50}	51.5	49.5	49.5
L_{90}	48.5	44.5	44.5
L_{min}	44.9	41.6	32.6

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to Table 19-2 of the CEQR Technical Manual

Table 2.7-5 contains the traffic volumes and vehicle classifications for the morning, noon, and evening monitoring sessions.

Table 2.7-5: Traffic Volumes and Vehicle Classifications – Location 1

	7:30 am – 8:30 am	**12:00 pm – 1:00 pm**	**4:30 pm – 5:30 pm**
Car	39	43	48
SUV	62	47	56
Medium Truck	0	1	1
Heavy Truck	0	0	0
Bus	8	0	1
Train	0	0	0

The *2020 CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the Proposed Action, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. An L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general external exposure. The highest recorded L_{10} at Location 1 was 65.0 dB(A) during the evening period.

It is also assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise

Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building mechanical equipment.

Conclusion

As the recorded noise levels fall in the CEQR noise exposure guideline category of marginally acceptable and the building mechanical systems would be designed to meet all applicable noise regulations, no attenuation would be required at Projected Development Site 1. Therefore, there would be no potential for adverse impacts related to ambient noise.

Appendix A: Agency Correspondence

Landmarks Preservation Commission
1 Centre Street
9th Floor North
New York, NY 10007
Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-Q
Project: WEATHEROLE_REZONING
Date Received: 6/2/2020

Properties with no Architectural or Archaeological significance:

1) 98-35 67 AVENUE, BBL: 4031570143
2) 98-33 67 AVENUE, BBL: 4031570144
3) 98-31 67 AVENUE, BBL: 4031570145
4) 98-29 67 AVENUE, BBL: 4031570146
5) 98-27 67 AVENUE, BBL: 4031570147
6) 66-47 WETHEROLE STREET, BBL: 4031570149
7) 66-45 WETHEROLE STREET, BBL: 4031570150
8) 66-43 WETHEROLE STREET, BBL: 4031570151
9) 66-41 WETHEROLE STREET, BBL: 4031570152

Gina Santucci 6/5/2020

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 34989_FSO_DNP_06052020.docx

Environmental Protection

Vincent Sapienza, P.E.
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4422
alicata@dep.nyc.gov

December 21, 2020

Laura Kenny
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: Wetherole Street and 67th Avenue Rezoning
Block 3157, Lots 143, 144, 145, 146, 147, 150, 151, and 152
CEQR # 77DCP773Q

Dear Ms. Kenny:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November 2020 Environmental Assessment Statement and the October 2020 Phase I Environmental Site Assessment (Phase I) prepared by Equity Environmental Engineering, LLC on behalf of Novel Medicine PC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment to alter the existing R4B zoning district to a R6A zoning district and a zoning text amendment to map a Mandatory Inclusionary Housing area from the New York City Department of City Planning (DCP) to facilitate the construction of an 8-story, 25,828 gross square foot multifamily residential building containing 21 dwelling units (including 5 affordable units) and 8 accessory parking spaces located at 66-45 and 66-47 Wetherole Street; Block 3157, Lots 149 and 150. In addition to the development site, the rezoning area would also include Lots 143, 144, 145, 146, 147, 151, and p/o Lot 152. The development site is located on the north side of Wetherole Street on the block bounded by Wetherole Street to the south, 67th Avenue to the east, Booth Street to the north, and 66th Avenue to the west in the Rego Park neighborhood of Queens Community District 6. No other lots are expected to develop as a result of the requested actions.

Block 3157, Lots 149 and 150

The October 2020 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including residential dwellings, apartment buildings, an auto storage garage, a concrete block company, a parking garage, a synagogue, etc. Regulatory databases identified 14 spills, 1 historical auto site, and 1 historical cleaner site within 1/8 mile; 32 underground storage tank sites, 56 aboveground storage tank sites, and 7 dry cleaners within 1/4 mile; and 59 leaking storage tank sites and 1 brownfield site within 1/2 mile the project site.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- The proposed project would involve soil disturbance; however, the Phase I report did not identify potential hazardous materials concerns on-site or nearby. Therefore, DEP has no objection to the proposed project.

Future correspondence and submittals related to this project should include the following CEQR # **77DCP773Q**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estesen
R. Lucas
M. Wimbish
O. Abinader – DCP

Appendix B: Illustrative Architectural Drawings



URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2160 / NY, NY, 10279 T 212.979.1610 uai-ny.com

04/10/2020

ROSHEL KHAIM REALTY LLC

Sheet List	
Sheet #	Sheet Name
A-00	NEIGHBORHOOD CONTEXT
A-01	ZONING ANALYSIS & FLOOR AREA COMPUTATION
A-02	PLOT PLAN / HEIGHT & SETBACK DIAGRAM
A-03	FIRST FLOOR PLAN
A-04	SECOND-SEVENTH FLOOR PLAN
A-05	EIGHTH FLOOR PLAN
A-06	ELEVATIONS
A-07	MASSING

Illustrative Purposes Only

New Multi-family Residence

66-45 66-47 Wetherole Street
Flushing, NY 11374



Massing Diagram Looking West



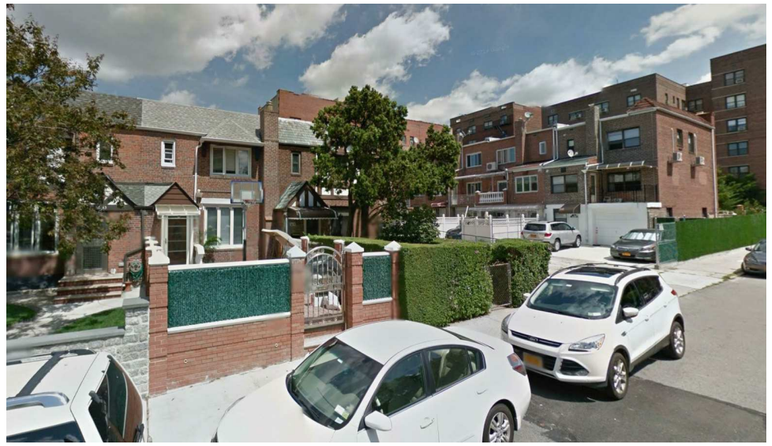
Massing Diagram Looking East



Aerial View



Location 1



Location 2



Location 3



Location 4



Location 5

URBAN ARCHITECTURAL INITIATIVES, RA, PC The Woolworth Bldg / 233 Broadway, Ste. 2100 / NY, NY, 10279 T 212.393.1010 uai-ny.com	PROJECT: **New Multi-family Residence**	ADDRESS: **66 - 45-47 Wetherole St, Flushing, NY 11374** DEVELOPER: **Roshel Khaim Realty LLC**	**NEIGHBORHOOD CONTEXT**	SHEET SCALE 12" = 1'-0"	**A-00** 04/06/2020

Zoning Analysis for
66-45 66-47 Wetherole St. Queens

Address: 66-45 & 66-47 Wetherole Street
Queens, NY 11374

Block: 3157 **Lots:** 149 & 150

Lot Area: 5,000 sf (50X100)

Zoning District: R4B Map #14a
R6A zoning used for zoning change application.

Use: 1) Residential Use Group 2:
New: Multi-family residence with:
a. Manditory Inclusionary Housing (MIH) units.
b. General residential units.

Summary:
- Gross floor area of 25,828sf. (zoning floor area as below).
- 8-story building with cellar.
- 21 units: 7 one-BR and 14 two-BR.
  25% MIH units = 5 units, say: 3 one-BR and 2 two-BR.
  75% general residence = 16 units, say: 4 one-BR and 12 two-BR.
- No parking required for MIH units. 8 spaces required for general units.

Floor Area:

	FAR	FA		
1) Manditory inclusionary housing (MIH) Calculation				*ZR 23-154b*
Base FAR	2.70	13,500	sf	
Proposed MIH floor area	0.90	4,500	sf	(25% of resid. MIH "Option 1")
Max. FAR	3.60	18,000	sf	(*ZR 23-154d(3)i)
Proposed FAR	3.60	18,000	sf	*Complies*

Note! +/-1,250sf of Quality housing deductions estmated.

Lot Coverage:

Residential LC				
LC (beyond 100' of corners):	65%	3,250	sf	*ZR 23-153*
Proposed:	59%	2,940	sf	*Complies*

Density: Factor for determining max. # of dwelling units: 680 *ZR 23-22*
Maximum # of units permitted (FA/factor): 26 units
Proposed: 21 units Complies

Yards & Courts:
No front yard requirement.
No side yard requirement, however, 8' minimum if provided. *ZR 23-462c*
Required rear yard: 30' *ZR 23-532b*
Provided: 31' *Complies*

Street Wall Location: *ZR23-661b,1*
New street wall shall not be located closer to the street line than the street wall of the neighboring lot … that is within 15' ft of the street line…
Provided: Adjacent buildings street wall is 21'-9" back, beyond the 15' demarcation, therefore, the new bldg is not required to align. The proposed street wall is 5' beyond the street line. *Complies*

Height & Setback: *ZR 23-664 a & b, Table 1*
Min. base height: 40.00' Exist.: 23' Proposed: 65.00' *Complies*
Max. base height: 65.00' Exist.: 23' Proposed: 65.00' *Complies*
Max. bldg height: 80.00' Exist.: 23' Proposed: 75.00' *Complies*

Parking: Required for MIH portion (5 apts): *ZR 25-251*
No parking requirement for affordable housing within transit zone.
Provided: No spaces provided for MIH portion. *Complies*

Required for general residential units (16 apts): *ZR 25-241*
50% of dwelling units for lots less than 10,000sf, therefore 8 spaces.
Provided: 8 spaces. *Complies*

Quality Housing Program:

Refuse Storage & Disposal:	12sf min per floor req'd.	*ZR 28-12*
Laundry Facilities:	Laundry to be in cellar; incentive not used.	*ZR 28-13*
Daylight in Corridors:	Half of corridor deducted from floor area.	*ZR28-14*
Recreation Space:	Min. of 3.3% of residential floor area req'd.	*ZR 28-21 & 22*
Planting Areas:	The area between the street line and the street wall shall be planted at ground level.	*ZR 28-23*
Density per Corridor:	Half of corridor deducted from floor area.	*ZR 28-31*

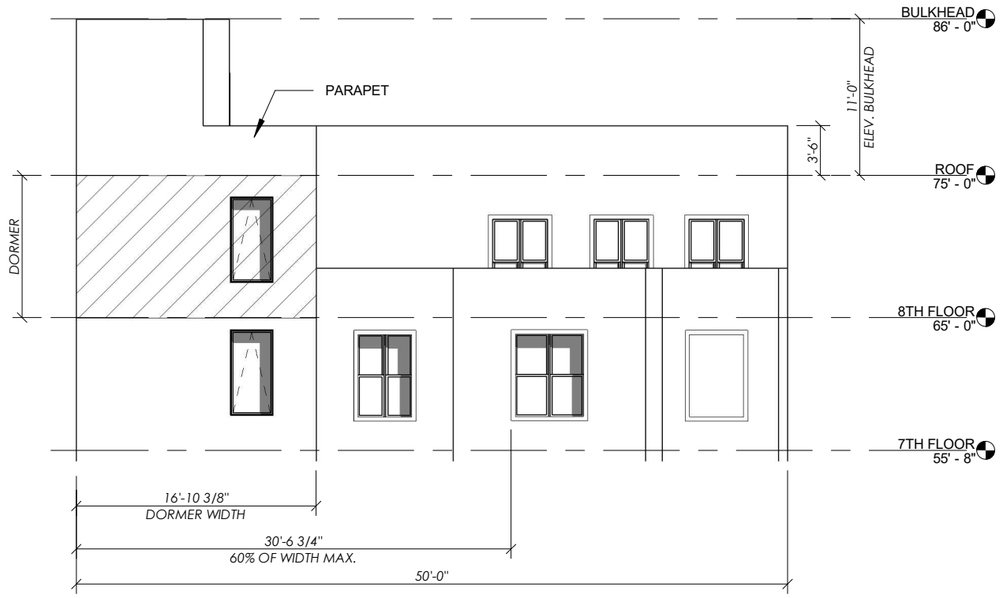
Note: 1,250sf of Quality housing deductions applied.

Apartment Distribution:

	0-bedroom	1-bedroom	2-bedroom	subtotal	Fl.height.
1st floor	Residential lobby				10.00 ft
2nd floor	0	1	2	3	9.00 ft
3rd floor	0	1	2	3	9.00 ft
4th floor	0	1	2	3	9.00 ft
5th floor	0	1	2	3	9.33 ft
6th floor	0	1	2	3	9.33 ft
7th floor	0	1	2	3	9.33 ft
8th floor	0	1	2	3	10.00 ft
subtotal	0	7	14	21	74.99 ft
	0%	33%	67%	100%	

Floor Area Schedule:

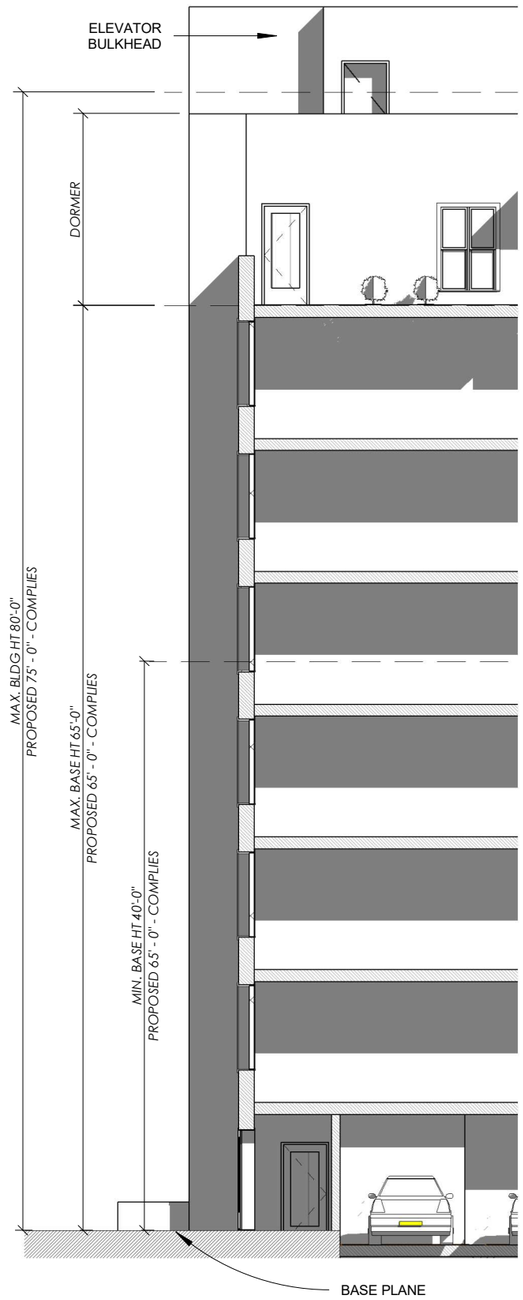
	Residential	
	Zoning FA	Gross FA
Cellar	-	2,940
1st floor	693	2,940
2nd floor	2,641	2,940
3rd floor	2,641	2,940
4th floor	2,641	2,940
5th floor	2,641	2,940
6th floor	2,641	2,940
7th floor	2,641	2,940
8th floor	2,009	2,308
	18,548	25,828



Dormer Calculation ZR 23-621, c, 1

Maximum aggregate width of dormer: No greater than 60% of floor below (50') = 30'-0"
Proposed:16'-10 3/8" COMPLIES

For each 1'-0" above the max. base height, the …width of all dormers shall be decreased by 1% of the street wall width.
- 1% of street wall width = 6"
- For 10' high dormer, reduction in dormer width is 6"X10' = 5' offset.
- Maximum dormer width for 10' height is 30'-5' = 25'
- Proposed dormer width is 16'-10 3/8" COMPLIES



Height & Setback Diagram

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2100 / NY, NY, 10279 T 212.693.1010 uai-ny.com

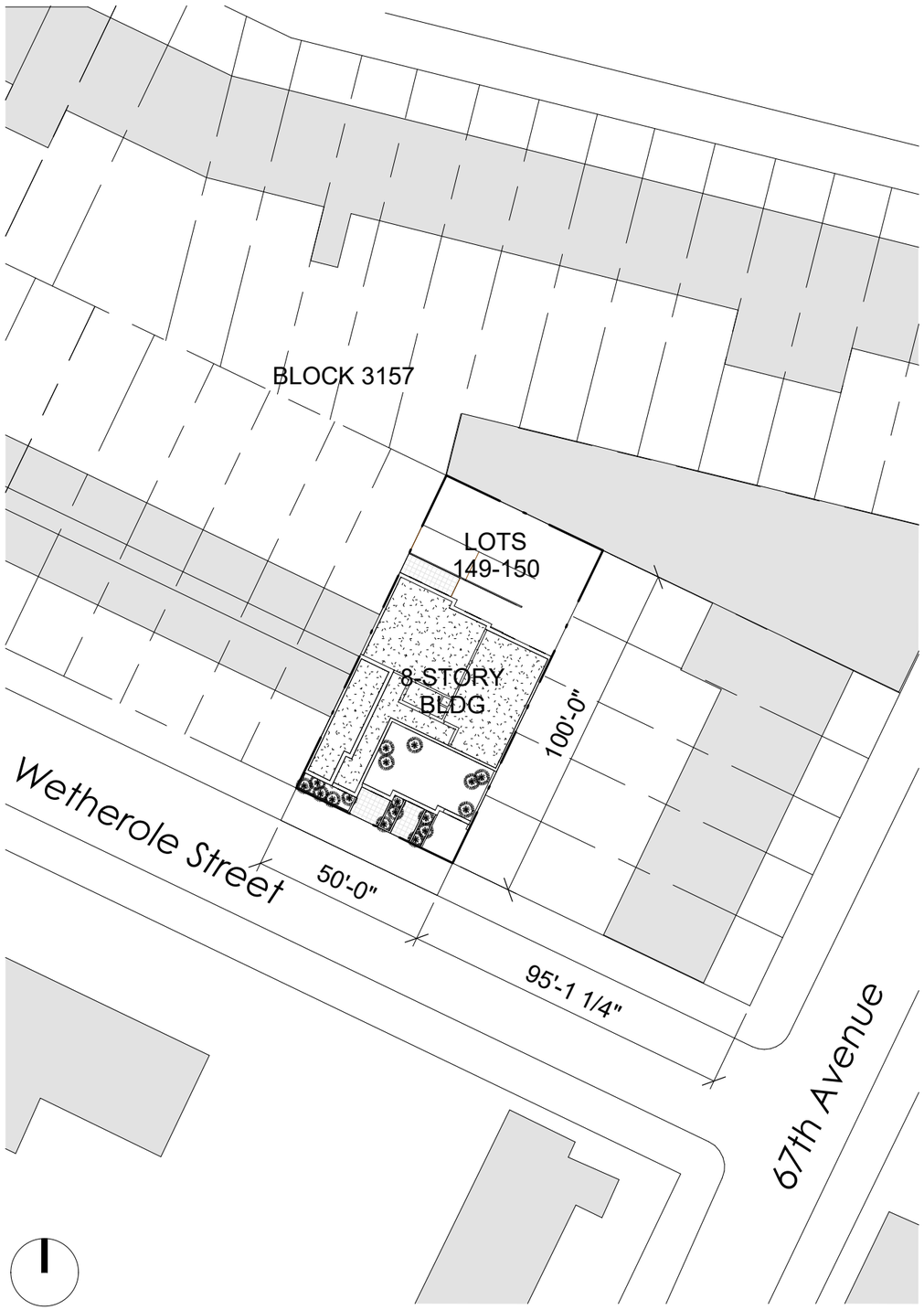
PROJECT:
New Multi-family Residence

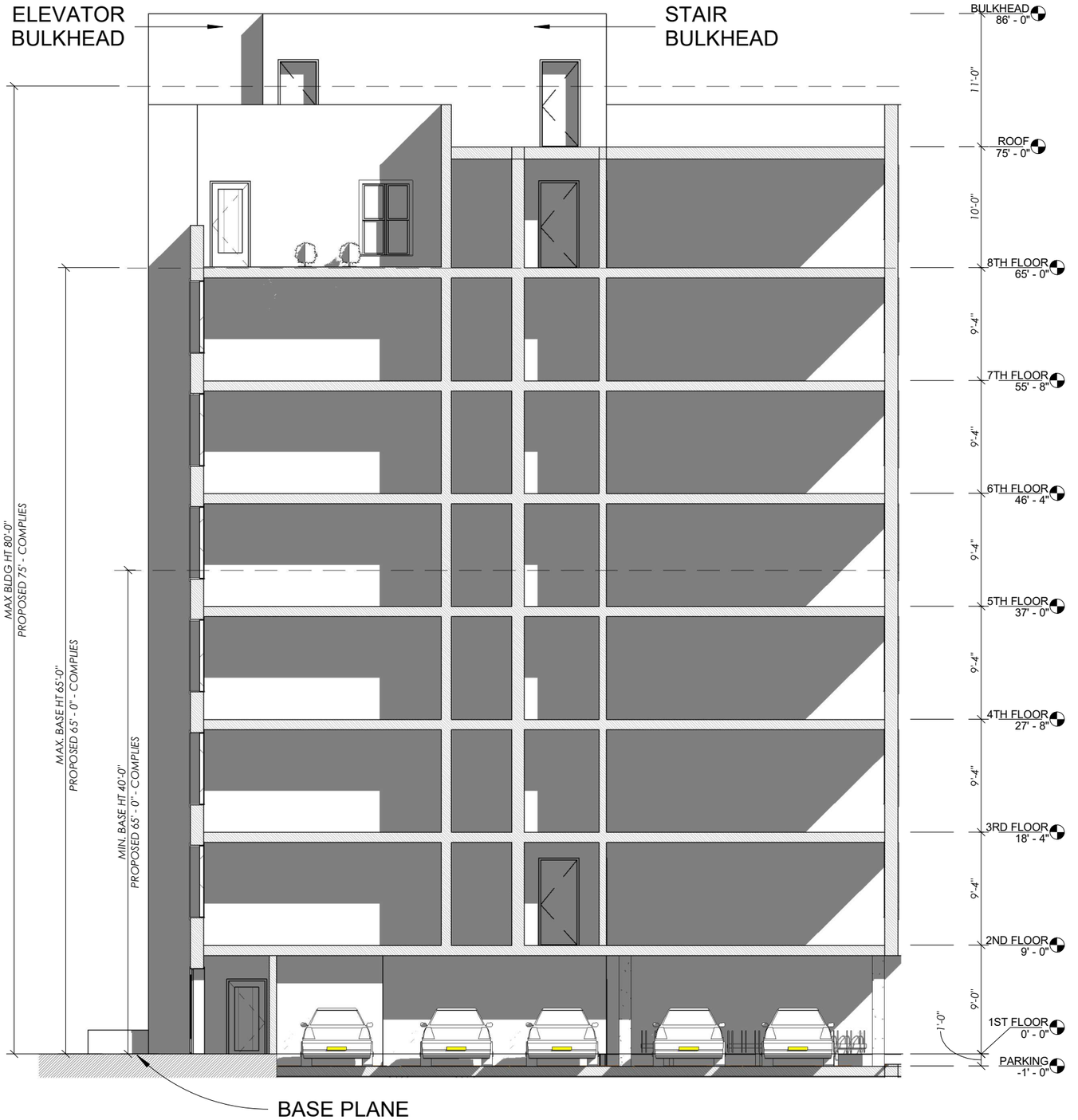
ADDRESS: **66 - 45-47 Wetherole St, Flushing, NY 11374**
DEVELOPER: **Roshel Khaim Realty LLC**

ZONING ANALYSIS & FLOOR AREA COMPUTATION

SHEET SCALE
3/32" = 1'-0"

A-01
04/06/2020





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PROJECT:
New Multi-family Residence

ADDRESS: **66 - 45-47 Wetherole St, Flushing, NY 11374**
DEVELOPER: **Roshel Khaim Realty LLC**

PLOT PLAN / HEIGHT & SETBACK DIAGRAM

SHEET SCALE
As indicated

A-02
04/06/2020

WETHEROLE STREET

100'-0"

5'-0"

RESIDENTIAL ENTRY

LOBBY
220.56 SF

VESTIBULE
51.62 SF

MAIL

DN

UP

UP

DN

BIKE PARKING

REAR YARD

HC

HC

18'-0"

18'-0"

18'-0"

18'-0"

INGRESS & EGRESS EASEMENT

50'-0"

8

7

6

5

4

3

2

1

9'-0"

9'-0"

9'-0"

9'-0"

9'-0"

14'-10 1/4"

9'-0"

25'-0"

4'-1 3/8"

1'-2"

1'-3 3/8"

2'-10 3/8"

DRIVEWAY EASEMENT

10'-5 1/2"

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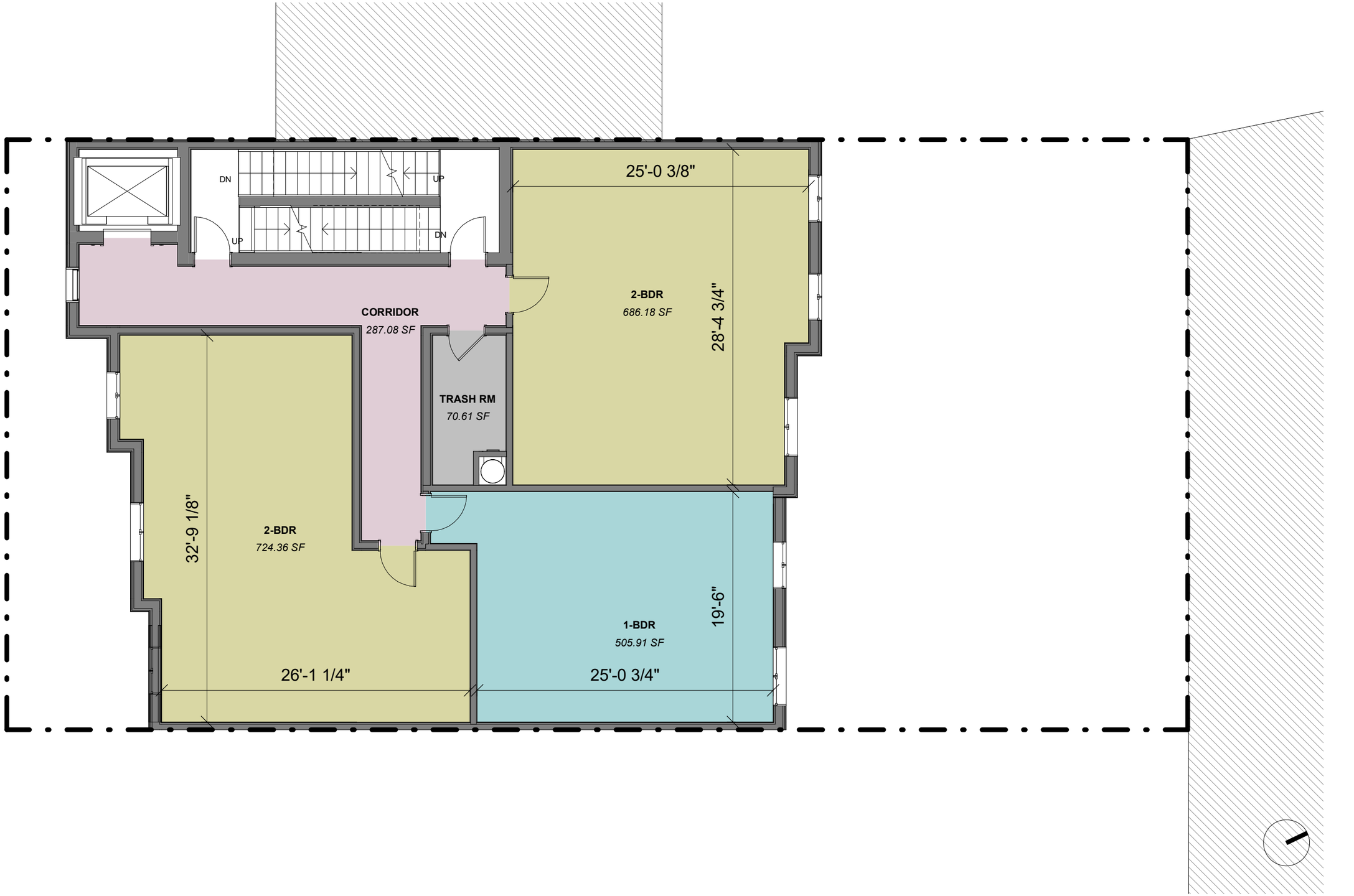
PROJECT:
New Multi-family Residence

ADDRESS: **66 - 45-47 Wetherole St, Flushing, NY 11374**
DEVELOPER: **Roshel Khaim Realty LLC**

FIRST FLOOR PLAN

SHEET SCALE
1/8" = 1'-0"

A-03
04/06/2020



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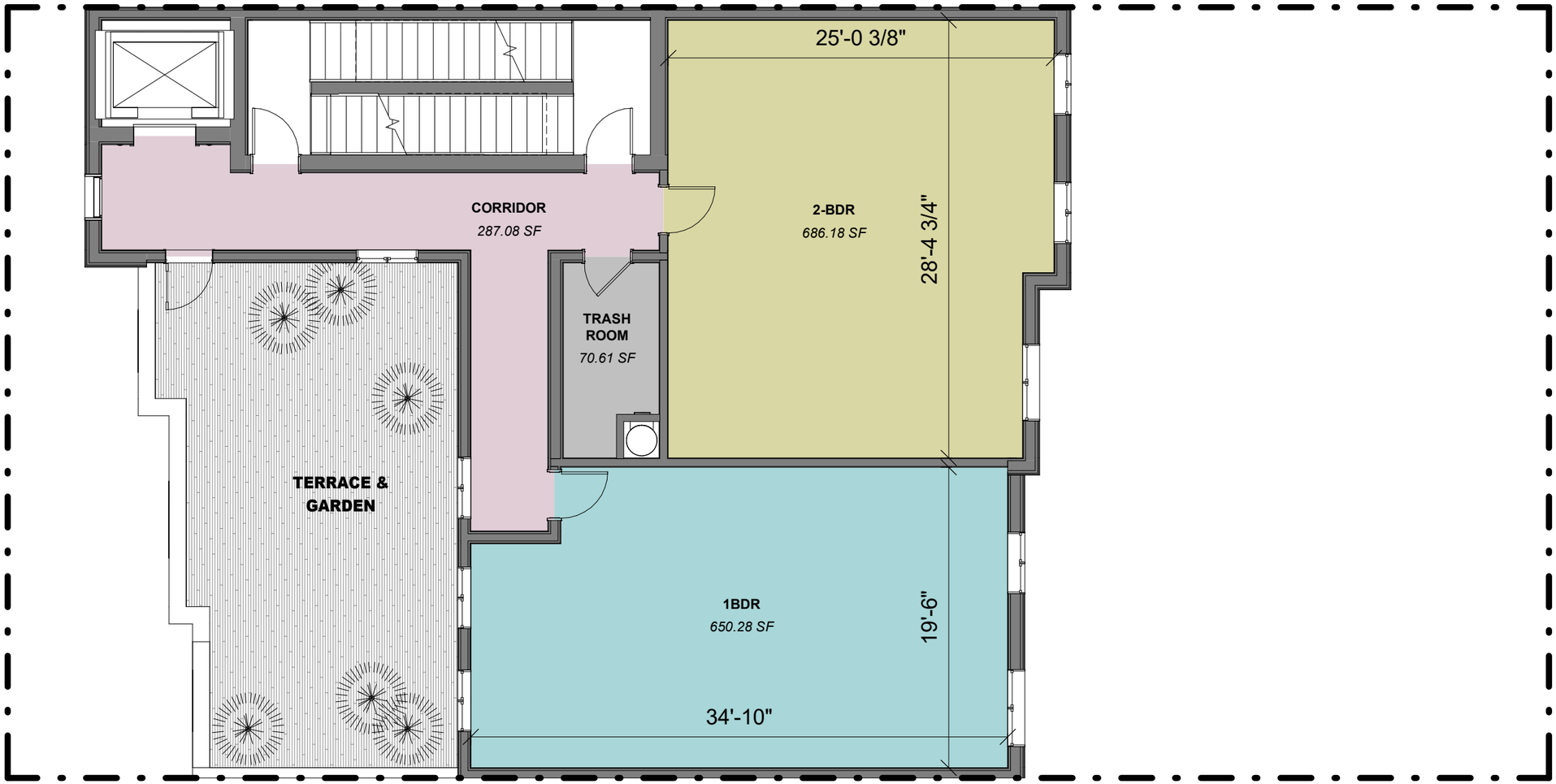
PROJECT:
New Multi-family Residence

ADDRESS: **66 - 45-47 Wetherole St, Flushing, NY 11374**
DEVELOPER: **Roshel Khaim Realty LLC**

SECOND-SEVENTH FLOOR PLAN

SHEET SCALE
1/8" = 1'-0"

A-04
04/06/2020



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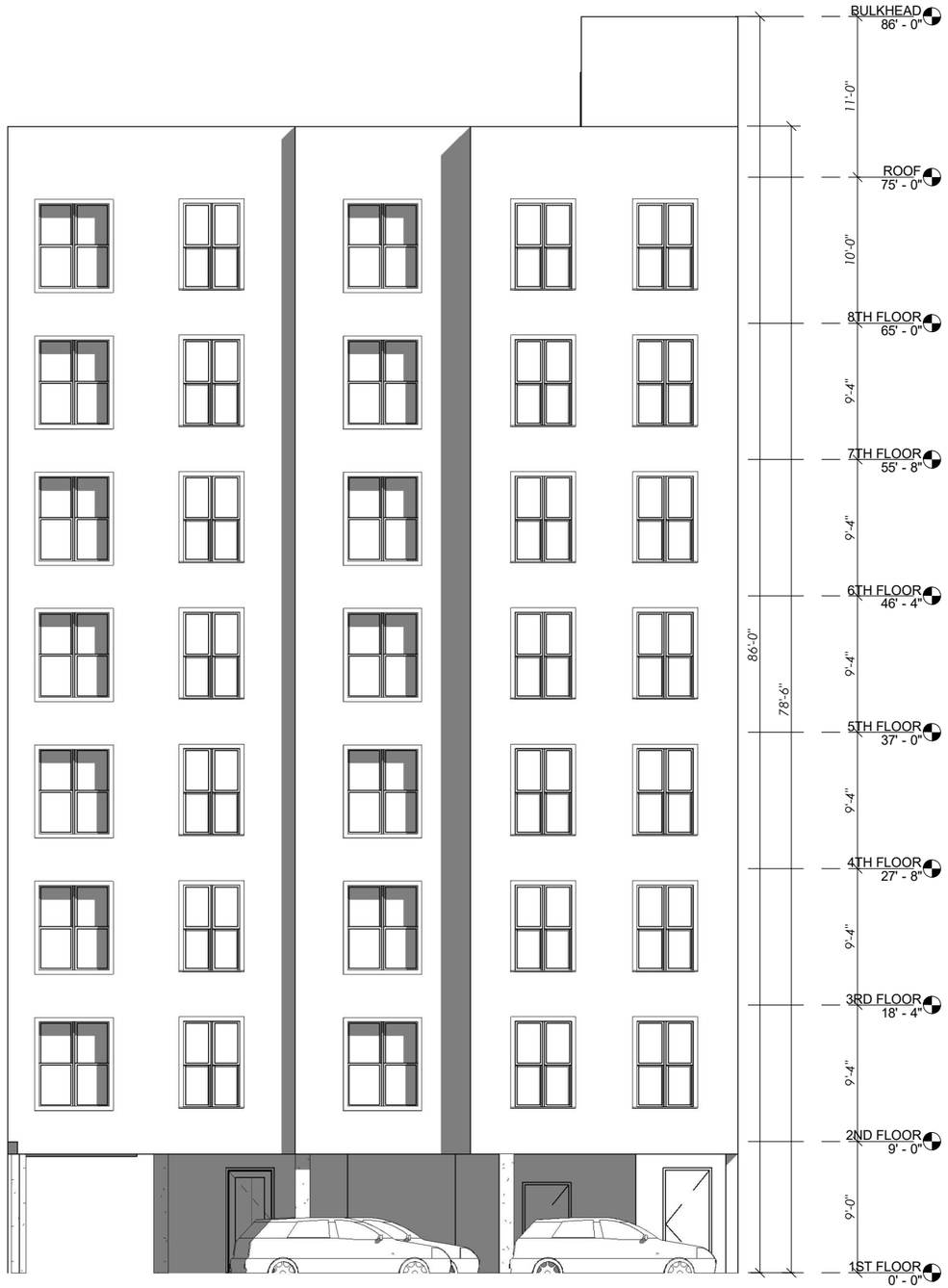
PROJECT:
New Multi-family Residence

ADDRESS: **66 - 45-47 Wetherole St, Flushing, NY 11374**
DEVELOPER: **Roshel Khaim Realty LLC**

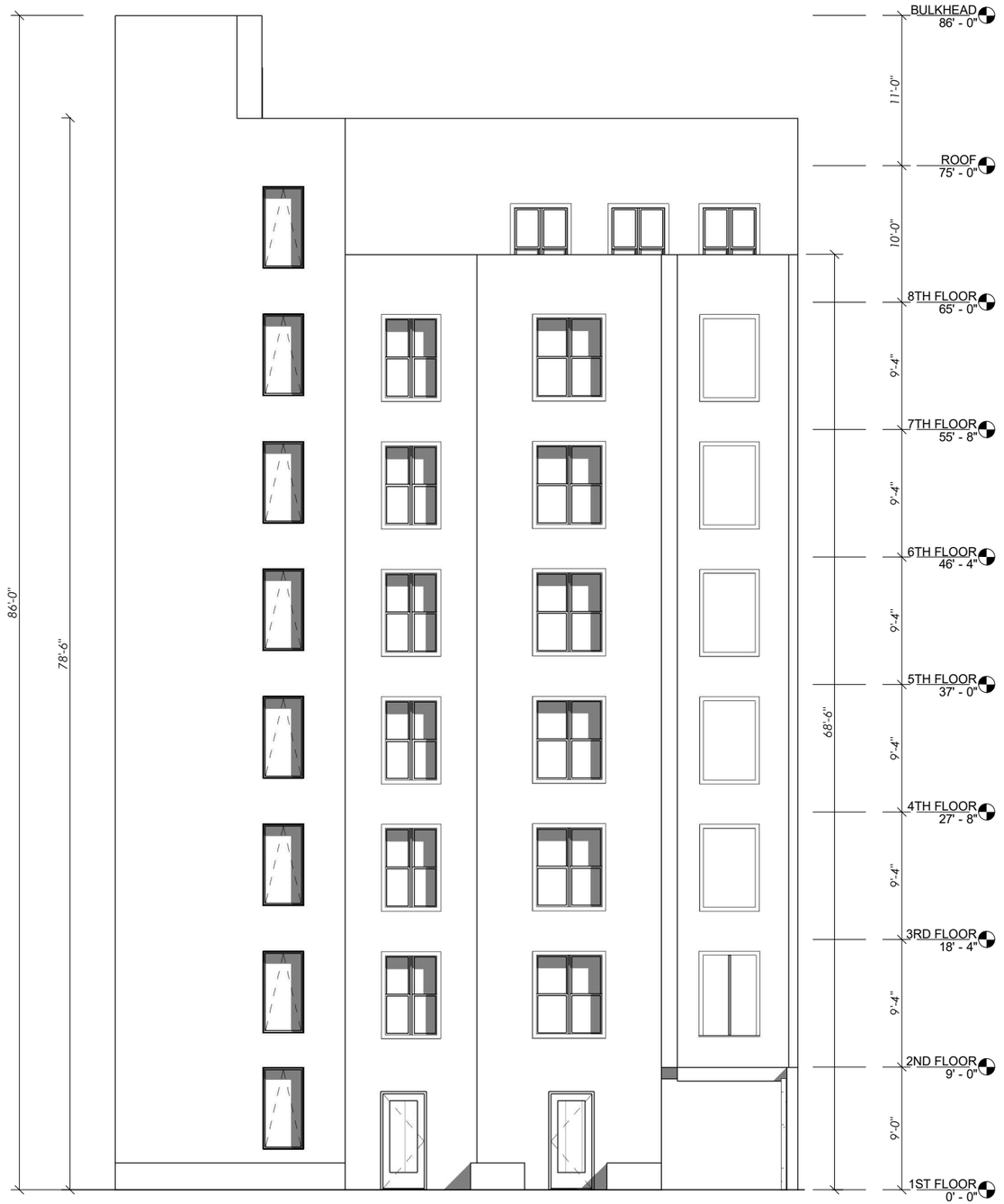
EIGHTH FLOOR PLAN

SHEET SCALE
1/8" = 1'-0"

A-05
04/06/2020



1 NORTH ELEVATION (REAR)
1" = 10'-0"



2 SOUTH ELEVATION (FRONT)
1" = 10'-0"

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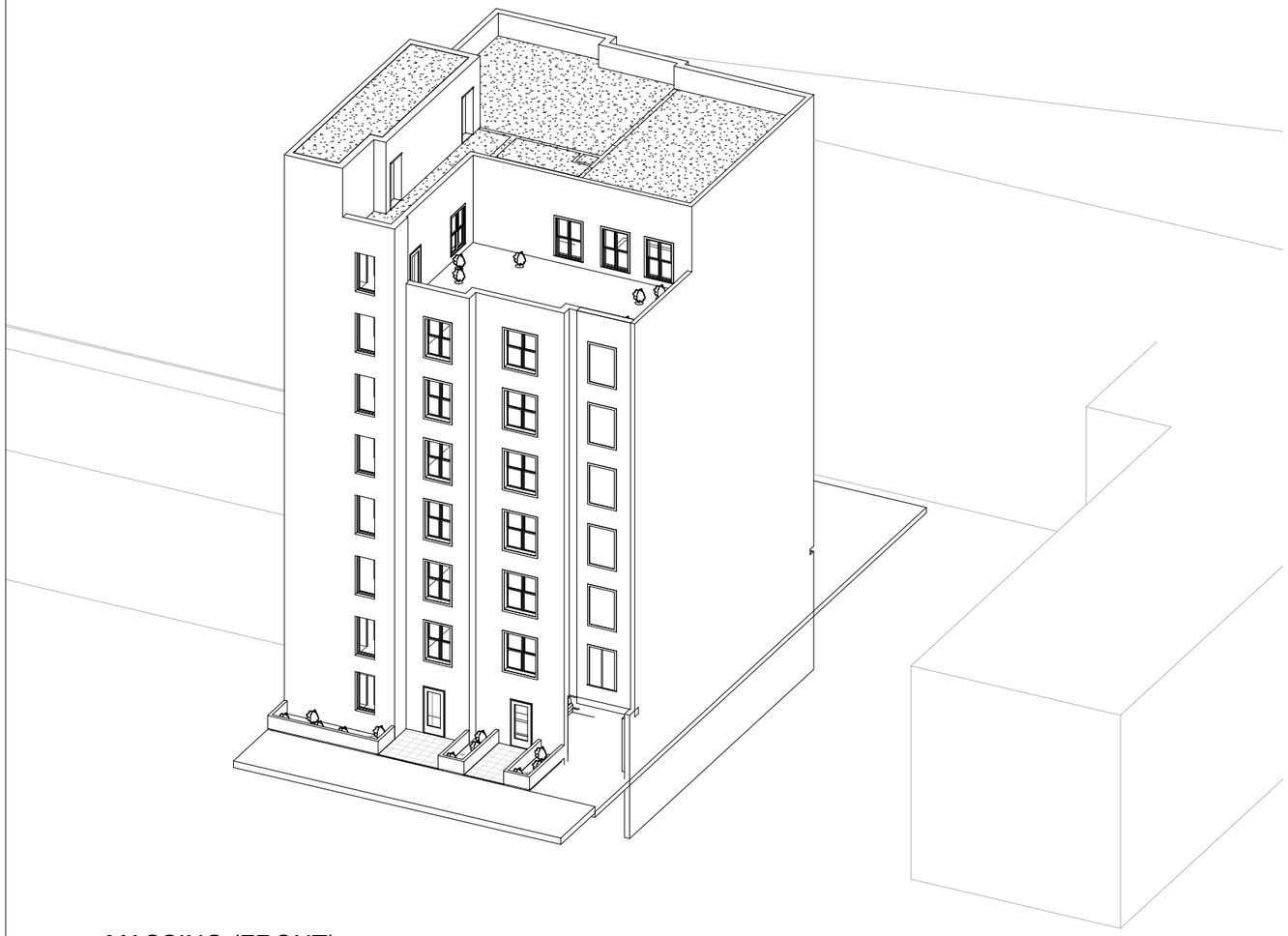
PROJECT:
New Multi-family Residence

ADDRESS: **66 - 45-47 Wetherole St, Flushing, NY 11374**
DEVELOPER: **Roshel Khaim Realty LLC**

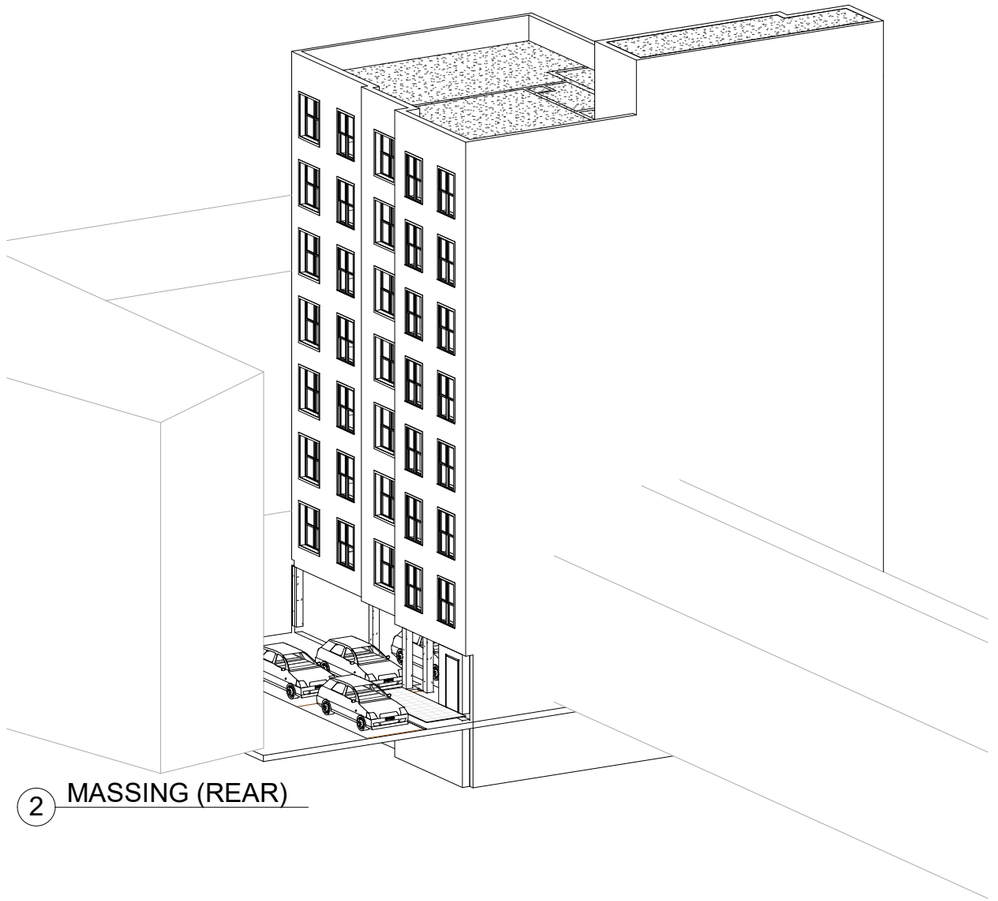
ELEVATIONS

SHEET SCALE
1" = 10'-0"

A-06
04/06/2020



1 MASSING (FRONT)



2 MASSING (REAR)

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2100 / NY, NY, 10279 T 212.393.1010 uai-ny.com

PROJECT:
New Multi-family Residence

ADDRESS: **66 - 45-47 Wetherole St, Flushing, NY 11374**
DEVELOPER: **Roshel Khaim Realty LLC**

MASSING

SHEET SCALE
NOT TO SCALE

A-07
04/06/2020

Appendix C: Hazardous Materials

PHASE I ENVIRONMENTAL SITE ASSESSMENT



66-45 and 66-47 Wetherole Street
Queens, New York 11374

October 29, 2020

Prepared for:

Novel Medicine PC
Mr. Roshel Khaimov
93-30 67 Avenue
Rego Park, New York 11374

Prepared by:

EQUITY ENVIRONMENTAL ENGINEERING, LLC

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

66-45 & 66-47 Wetherole Street
Queens, New York 11374

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

66-45 & 66-47 Wetherole Street
Queens, New York 11374

EXECUTIVE SUMMARY

Equity Environmental Engineering, LLC (Equity) was retained by Novel Medicine PC to conduct a Phase I Environmental Site Assessment (Phase I) to identify Recognized Environmental Conditions (RECs) associated with current and prior site use at the property identified as 66-45 and 66-47 Wetherole Street Queens, New York 11374. Equity conducted the assessment in accordance with the requirements of ASTM International Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and good professional practices.

Site Overview

The Subject Property is as follows:

Property Designation	66-45 & 66-47 Wetherole Street
Property Address	66-45 & 66-47 Wetherole Street Queens, NY 11374
Parcel ID	Block 3157 / Lots 149 and 150
Parcel Size	3,000 and 2,000 square feet, respectively
Number of Buildings	Two (2)
Number of Stories	Two (2)
Finished Area (SF)	Both are 1,400 SF
Date Constructed	Both were constructed in 1945
Construction Type	Both are brick and mortar
Property Usage	Both are residential dwellings
Inspection Date	10/22/20
Weather Conditions	Cloudy, 60's
Site Contact/Title	Roshel Khaimov/Owner
Site Contact Phone	(917) 743-5540

Definitions

The ASTM International Phase I Standard defines environmental conditions as follows:

- ***Recognized Environmental Conditions (RECs)***

  The term "Recognized Environmental Condition" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- ***Controlled Recognized Environmental Conditions (CRECs)***

  The term "Controlled Recognized Environmental Condition" is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

- ***Historical Recognized Environmental Conditions (HRECs)***

  The term "Historical Recognized Environmental Condition" is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls, such as property use restrictions or activity and use limitations (AULs, which include both institutional controls and engineering controls).

- ***Vapor Encroachment Conditions (VECs)***

  The term "Vapor Encroachment Condition" is a condition where the presence or likely presence of chemicals of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.

- ***De Minimis Conditions***

  The term "De Minimis Condition" is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- ***Data Gaps***

  The term "Data Gap" is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

- ***Non-Scope Considerations***

  Consideration of business environmental risk issues some of which are identified in Section 13 and Appendix XI of ASTM International E1528-14e1 (e.g., asbestos, ecological resources, mold, radon, wetlands, regulatory compliance et. Al.).

Findings

The following environmental conditions were identified:

A. Recognized Environmental Conditions (RECs)

No RECs were identified as a result of this assessment.

B. Controlled Recognized Environmental Conditions (CRECs)

No Controlled RECs were identified as a result of this assessment.

C. Historical Recognized Environmental Conditions (HRECs)

No Historic RECs were identified as a result of this assessment.

D. Vapor Encroachment Conditions (VECs)

The EDR Vapor Encroachment database identified no VECs (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property in accordance with ASTM 2900-15. A historic cleaner was identified within the screening distance; however, it is down gradient of the site and does not have any spills associated with the property. Based on these findings, a vapor encroachment condition can be ruled out. Details on the VECs can be found in Appendix C.

E. De Minimis Conditions

No, De Minimis Conditions were identified as a result of this assessment.

F. Data Gaps

Equity did not identify any data gaps that would affect its ability to identify Recognized Environmental Concerns (RECs) associated with the Subject Property.

Conclusions

Equity's review of available information and observations of the subject and surrounding properties indicates that no RECs, CRECs, Historical RECs, VECs or De Minimis conditions were identified as a result of this assessment.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

66-45 & 66-47 Wetherole Street
Queens, New York 11374

I. INTRODUCTION

A. Purpose

Equity Environmental Engineering, LLC (Equity) was contracted by Novel Medicine PC to perform a Phase I Environmental Site Assessment of the referenced property in accordance with the ASTM International Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ASTM International Standard satisfies the requirements of the United States Environmental Protection Agency's (USEPA) All Appropriate Inquiry Standard, 40 CFR Part 312, which is required to qualify for certain landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The ASTM International Standard constitutes "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice". The investigation was conducted to identify Recognized Environmental Conditions (RECs), which are identified as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

It is Equity's understanding that the Phase I is being conducted as part of a rezoning application to facilitate a new residential development.

B. Scope-of-Services

The Phase I consisted of the following components:

1. review of environmental and historical records
2. site reconnaissance
3. interviews
4. report preparation

The environmental assessment is non-invasive and does not include any testing or sampling of materials, such as soil, water, air or building materials. The environmental assessment included a non-invasive (no sampling) evaluation of the potential for asbestos-containing materials, lead-based paint, and lead in drinking water.

C. Significant Assumptions, Limitations and Exceptions

Unless noted, Equity assumes that the information obtained through the records review, site inspection, and interviews is correct. Equity does not warrant the accuracy of this information or warrant that any RECs that were not identified through the Phase I process do not exist on the property. RECs do not include De Minimis conditions that do not present a threat to human health or the environment, and that would not be subject to an enforcement action by government agencies.

D. Special Terms and Conditions

No Special Terms or Conditions apply to this project.

E. Reliance

This report is for the use and benefit of Novel Medicines PC and any of their respective affiliates, agents and advisors.

II. SITE DESCRIPTION

A. Location and Description

- The Subject Parcel is identified as 66-45 and 66-47 Wetherole Street Queens, NY 11374. Title to the property is vested in Roshel Khaimov. The Subject Property is identified as Block 3157 /Lots 149 and 150 on the Queens Borough Tax Map. The Subject Property consists of two rectangularly shaped lots on Wetherole Street. The Subject Property is located in Queens County, New York.

  A USGS Site Location Map and Site Boundary Map are included as Figures 1 and 2 and Appendix A.

B. Site and Vicinity Characteristics

The Subject Property is located in a R4B zoning district surrounded by residential properties in all directions and Wetherole Street to the South.

C. Current Use of the Property

The Subject Property currently consists of two residential dwellings and a concrete driveway.

D. Description of Structures, Improvements and Utilities

Both dwellings appear to be concrete slab foundations with brick and mortar construction.

Utilities at the property include the following:

1. Electricity

Electricity is provided by Consolidated Edison (Con Ed).

2. Water

Potable water is supplied by the City of New York. No groundwater drinking wells were reported or identified as a result of this assessment.

3. Sewers

Sanitary wastewater is discharged to the City of New York sewer system.

4. Heat

The building is heated by a natural gas-fired boiler. The natural gas is provided by Con Ed

E. Current Uses of Adjoining Properties

The following sites adjoin the parcel:

- North – Residential townhomes
- East – Residential townhomes
- South – Residential townhomes, an abandoned construction site, and Wetherole Street
- West – Residential townhomes

III. USER-PROVIDED INFORMATION

The ASTM International Standard defines the "User" as the person on whose behalf the Phase I is being conducted. The ASTM International Standard requires the User to provide site information for the Phase I. Equity was not provided with the following information.

- Liens (i.e., legal, deed notice) or Activity and Use Limitations (i.e., engineering controls, etc.) were identified.

- Specialized knowledge or commonly known information regarding current or historical hazardous material use on the Subject Property or adjoining properties, which would be considered a REC, were identified.

  There were no indications that the fair market value of the property was reduced due to environmental concerns.

IV. RECORDS REVIEW

A. Standard Environmental Record Sources

EDR was contracted by Equity to prepare an environmental database survey for the subject site and surrounding areas. A copy of the EDR report, which summarizes the environmental concerns presented by nearby sites, is attached as Appendix C. The listing of a site on any of these databases is, in itself, not indicative of an existing environmental concern. Distance, geology, and groundwater flow gradient are the factors that determine the importance of a listed site to the soil and groundwater quality on the Subject Property. Equity has relied on distance from the listed site and topographical gradient to judge whether that site has the potential to affect the Subject Property.

According to the EDR environmental database search, the Subject Property or TP (Target Property) was not identified on any database. The surrounding properties were identified in the federal and state databases within a one-mile search radius of the Subject Property and are identified as follow:

Database	Target Property	0-1/8 Mile	1/8 – 1/4 Mile	1/4 – 1/2 Mile	1/2 – 1 Mile
RCRA-LQG	0	1	2	-	-
RCRA-SQG	0	0	2	-	-
RCRA-VSQG	0	3	2	-	-
RCRA-NonGen/NLR	0	18	32	-	-
EDR Historic Auto	0	1	-	-	-
NY Spills	0	14	-	-	-
NY Manifest	0	21	50	-	-
NY Drycleaners	0	0	7	-	-
NJ Manifest	0	4	5	-	-
NY AST	0	16	40	-	-
NY UST	0	8	24	-	-
NY E Designation	0	1	-	-	-
NY L Tanks	0	3	10	46	-
PA Manifest	0	0	1	-	-
NY VCP	0	0	0	0	-
NY HSWDS	0	0	0	0	-
NY SWF/LF	0	0	0	0	-
NY Brownfields	0	0	0	1	-
NY SHWS	0	0	0	0	2

Additional information regarding each of the individual properties identified in the databases listed above is provided in **Appendix C**.

B. Orphans Summary

The EDR Orphan Summary lists five properties that were included in certain federal or state environmental databases but were reported by EDR to be unmapped due to insufficient address information. The listing of orphan sites within the database search was reviewed, cross-referencing available address information with facility names. Upon review, it was determined that no orphan sites appear to be associated with the Subject or adjoining properties. Additional information regarding the EDR Orphan Summary Report can be found in **Appendix C.**

C. City Environmental Quality Review "E" Designation

EDR was contracted by Equity to prepare an environmental database survey for the Subject Property and surrounding areas. A copy of the EDR report includes City Planning Commission approved amendments to the Paramus Zoning Map - which may include environmental designations of certain tax lots that have physical or historical evidence of uses related to hazardous materials. The "E" designations shown on the zoning maps function as indicators of the environmental review that must be conducted when the lots are developed in accordance with the regulations of the rezoned district. The City Planning Commission's rezoning actions, including environmental designations, were made effective upon the City Council's approval of the Zoning Map Amendment. Based upon a review of the NYCDEP "E" Designation database on October 13, 2020, the Subject Property was not identified.

D. Physical Setting Source

The Subject Property is located in Brooklyn, New York and surrounded primarily by residential properties. The ground surface at the site is predominantly level. Ground cover consists of the building, concrete sidewalk and some landscaped area in the front of the property. The Subject Property is accessed from the South via Wetherole Street. Based on a review of the 2013 USGS Brooklyn and Jamaica, 7.5-minute topographic maps for the area, groundwater is inferred to flow to the east toward Willow Lake.

Based on the soil survey maps published by the USDA Soil Conservation Service (1994) and information provided in the EDR Report, the subsurface soils expected at the site include Urban Land, which is variable in texture and does not qualify as hydric soil. Urban land soils are those which have lost original characteristics due to human activity (construction, development, demolition, debris, etc.). The geologic age identification of the rock at the Subject Property is of the Mesozoic Era, Cretaceous System, Upper Cretaceous Series, (Code Uk). No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed on the Subject Property during this investigation.

E. Historical Use Information on the Property

The historical sources reviewed indicate that the current building was constructed prior to 1950 as depicted in the historic aerial photographs and Sanborn Fire Insurance Maps. Copies of digital Sanborn Fire Insurance Maps are provided in **Appendix D**. Copies of historic aerial photographs are provided in **Appendix F**.

1. Sanborn Fire Insurance Maps

Equity reviewed digital Sanborn Fire Insurance Maps provided by EDR, Inc. ranging from 1902 to 2006. Copies are provided in Appendix D. The following is a summary of the review of these maps. Please note that Northern Boulevard was a common endpoint for Sanborn Maps and therefore some years do not include the Subject Property. These maps were reviewed for a better understanding of the surrounding area's historical uses.

Year	Subject Property	Surrounding Area
1902	The Subject Property is undeveloped and the lots are part of a larger undeveloped lot.	The surrounding area is filled with large irregularly shaped lots and no roads are depicted.
1914	The Subject Property is still undeveloped and part of a larger block.	The surrounding area has now been separated into uniform rectangular blocks and roads between.
1932	The Subject Property is still undeveloped and is part of a larger lot that is consists of a majority of the southern portion of the current block's shape.	The surrounding area is now shaped similar to current conditions with block sizes and roads. The northern half of the same block is developed with residential dwellings. Block 3168 is mostly undeveloped but, it has several dwellings and an auto storage garage on the southern portion. Block 3158 is entirely developed with residential dwellings. Block 3156 has the Forest Hills Concrete Block Co. developed on the eastern portion.
1950	The Subject Property is now developed with two residential dwellings consistent with its current footprint.	The rest of the same block is now developed with residential dwellings and a large apartment building on the southwestern corner. On block 3168, three large apartment buildings have been developed on most of the previously vacant land. Block 3156 is now developed with residential dwellings, a large apartment

		building, and a garage for 200 cars. Block 3158 now has a parking garage on the opposite end of the concrete block company.
1972, 1981, 1983	The Subject Property is unchanged.	On the same block, a synagogue is now developed on the last available lot along 67th Avenue. The remaining lots on Block 3168 are developed with large apartment buildings. On Blocks 3156 and 3155, the lots at the end of Austin Street, including the concrete block company, are now a large apartment complex with garages.
1986, 1988, 1989, 1991, 1992, 1993, 1994, 1995, 1999, 2001, 2002, 2003, 2004, 2005, 2006	The Subject Property is unchanged.	On block 3156, the large parking garage is gone and now developed with 8 residential dwellings and a smaller apartment building.

2. USGS Topographic Maps

Equity reviewed a total of nine (9) historical Topographic Maps provided by EDR, Inc. ranging from 1897 to 2013. The only discernable information from these maps was that most of the surrounding area was developed sometime between 1900 and 1947. Copies are provided in **Appendix E**.

3. Historic Aerial Photographs

Equity reviewed a total of fourteen (13) aerial photographs spanning from 1924 to 2017. In 1924, the lots and the surrounding area are all undeveloped land with some dirt roads nearby. By 1941 the Subject Property appears to be developed with a similar footprint to today's buildings, and the surrounding area is being developed. From the 1951 onward, surrounding area appears full developed with minimal changes. Copies are provided in **Appendix F**.

4. City Directory

Equity reviewed local city directory listings provided by EDR, Inc. from 1922 to 2017 for the subject and adjacent properties. Listings for 66-45 Wetherole Street are all residential listings. The surrounding area is characterized primarily by residential listings. The only non-residential listing for adjacent properties is for the synagogue located at 98-39 67th Avenue. The City Directory report is included in **Appendix G**.

5. Regulatory File Review

Equity reviewed title information for the Subject Property contained in the New York City Zola database. Title to the property is vested in Roshel Khaimov. The Subject Property is identified as Block 3157/Lots 149 and 150. At lot 149, there were two complaints, four violations, four jobs, and six actions filled. The complaints were in relation to work without a permit and lawn maintenance. The violations were in relation to working without a permit. The jobs are in relation to plumbing alterations, interior renovations, and an inspection. The actions are in relation to alteration, building notices, certificates of occupancy, and new building. At lot 150, there were four complaints, one violation, one job, and three actions filled. The complaints were in relation to construction of an illegal fence and unpermitted demolition of a chimney. The violation was in relation to the illegal fence. The job was in relation to legalizing the fence. The actions were in relation to new building, and natural gas at the property.

Equity submitted a Freedom of Information Law (FOIL) request to the New York City Department of Environmental Protection (NYCDEP) on October 13, 2020. A response was unavailable prior to the completion of this report. In the event records of environmental concern are identified this report will be amended and stakeholders will be notified.

Regulatory records are included in **Appendix H**.

6. Prior Environmental Assessments and Reports

Equity was not provided with any prior environmental assessments or reports.

F. Historical Use Information on Adjoining Properties

The following information summarizes the historical use of properties adjoining the site based on a review of the Sanborn Fire Insurance Maps and Historic Aerial Photographs.

- North – Residential and Synagogue
- East – Residential
- South – Wetherole Street and Residential
- West – Residential

V. SITE RECONNAISSANCE

A. Methodology and Limiting Conditions

Zachary Landis, Junior Environmental Engineer of Equity Environmental, conducted the Phase I site inspection on October 22, 2020. A site representative, Mr. Roshel Khaimov, who is the property owner, lead the walkthrough of the Subject Property.

No limiting conditions such as weather or inaccessible areas were encountered during the completion of this assessment.

B. On-Site Operations/Manufacturing

The Subject Property consists of two townhouse-style, two-story residential dwellings with basements. Both properties were identical layouts, with finished basements, 3 bedrooms, and two bathrooms. Water heaters and boilers were located in one of the basements closest for each property.

C. Chemical and Petroleum Use and Storage (USTs, ASTs, and Containers)

No USTs, ASTs, or chemicals were found during site reconnaissance.

D. Solid and Hazardous Waste

No hazardous waste or hazardous waste generating materials were seen during site reconnaissance. Trash was disposed of in normal trash cans for city pick up on the street.

E. Releases or Spills

No staining or spills were observed during the site reconnaissance, and Mr. Khaimov was not aware of any past spills at the site.

F. Groundwater Wells

No potable, production, irrigation, or monitoring wells were observed or determined through the assessment.

G. Surface Water, Stormwater Drainage and Wastewater Discharge

The front area is a of both properties is combined as a large, fenced, brick patio. The edge of the patio along Wetherole Street has 5 storm water drains that release onto the side walk in front of the property.

H. Wetlands

Equity reviewed National Wetland Inventory maps included as a layer within the EDR Radius Map Report. No wetlands were identified within the Subject Property. The report is provided in **Appendix C.**

I. Polychlorinated Biphenyls (PCBs)

No equipment likely to contain PCBs were observed during the site reconnaissance.

J. Drains and Sumps

66-45 Wetherole Street had one drainage pit (approximately 1' x 0.5') covered by a heavy, painted, iron cover in the laundry room of the basement. When opened, there was just a dirt hole about 8 inches deep with no staining, odor, or signs of release.

66-47 Wetherole had one drain in the basement floor in the small room with the water meters and electrical breaker box that drains to the city sewer. There were no stains, odor, or signs of release.

K. Vapor Migration/Encroachment

A Vapor Encroachment Screening in accordance with ASTM International E2600-15 was performed by Equity. The EDR Vapor Encroachment database identified no VECs (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property. A historic cleaner was identified within the screening distance; however, it is down gradient of the site and does not have any spills associated with the property. Based on these findings, a vapor encroachment condition can be ruled out. Details on the VECs can be found in Appendix C.

L. Other Environmental Considerations

Asbestos Containing Materials

The EPA banned several types of asbestos in the late 1970s, but its use continued in some building applications through the 1980s. Asbestos was not observed on the Subject Property. Mr. Houlihan was not aware of asbestos on the Subject Property.

Drinking-Water

Potable water is supplied by the City of Paramus. A drinking water assessment was not performed as part of this study.

Lead-Based Paint

In 1978, EPA banned the manufacture and use of lead-based paint and lead-based paint products therefore, the use of lead-based paint is highly unlikely. Lead-based paint was not observed.

Mold

A mold assessment was not performed as part of this study. Mold was not observed on the Subject Property.

M. Off-Site Concerns

There were no offsite concerns.

VI. INTERVIEWS

As part of the Phase I of the property, Equity interviewed Mr. Gerry Houlihan, part owner during the site reconnaissance. Mr. Houlihan was not aware of any previous environmental or maintenance issues related to the property.

VII. RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

Equity completed the Phase I of the Subject Property in accordance with the scope and limitations of ASTM International Practice 1527-13. Any exceptions to, or deletions from, this practice are noted in appropriate sections of this report. RECs are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Controlled Recognized Environmental Condition is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Historical RECs are RECs previously remediated to current unrestricted residential use applicable regulatory standards. De Minimis conditions are those that do not present a threat to human health or the environment and would not be the subject of an enforcement action by a government agency. Data Gaps are a lack of or inability to obtain information required by the practice that affects the ability of the environmental professional to identify RECs despite good faith efforts to gather the information.

A. Recognized Environmental Conditions (RECs)

No RECs were identified as a result of this assessment.

B. Controlled Recognized Environmental Conditions (CRECs)

No Controlled RECs were identified as a result of this assessment.

C. Historical Recognized Environmental Conditions (HRECs)

No Historic RECs were identified as a result of this assessment.

D. Vapor Encroachment Concerns (VECs)

The EDR Vapor Encroachment database identified no VECs (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property. A historic cleaner was identified within the screening distance; however, it is down gradient of the site and does not have any spills associated with the property. Based on these findings, a vapor encroachment condition can be ruled out. Details on the VECs can be found in Appendix C.

E. De Minimis Conditions

No, De Minimis Conditions were identified as a result of this assessment.

F. Data Gaps

Equity did not identify any significant data gaps that would affect its ability to identify Recognized Environmental Concerns (RECs) associated with the Subject Property.

Conclusions

Equity's review of available information and observations of the subject and surrounding properties indicates that no RECs, CRECs, Historical RECs, VECs or De Minimis conditions were identified as a result of this assessment.

IX. DEVIATIONS

Equity did not deviate from the scope of service outlined in Section I of this report.

X. REFERENCES

The following references were used in the preparation of this report:

1. EDR Environmental Databases
2. Sanborn Fire Insurance Maps
3. Aerial Photographs
4. City Directory
5. Historical Topographic Maps
6. City Databases
7. New York City Zola Database
8. New York City Department of Buildings Database
9. NYC Oasis Database

XI. SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional, as defined in the USEPA All Appropriate Inquiry Standard, 40 CFR, Part 312.10. We have the specific qualifications based on education, training, and experiences to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR, Part 312.

Assessor:

Zachary Landis
Junior Engineer

Environmental Professional:

Robert Jackson
Managing Director

XII. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

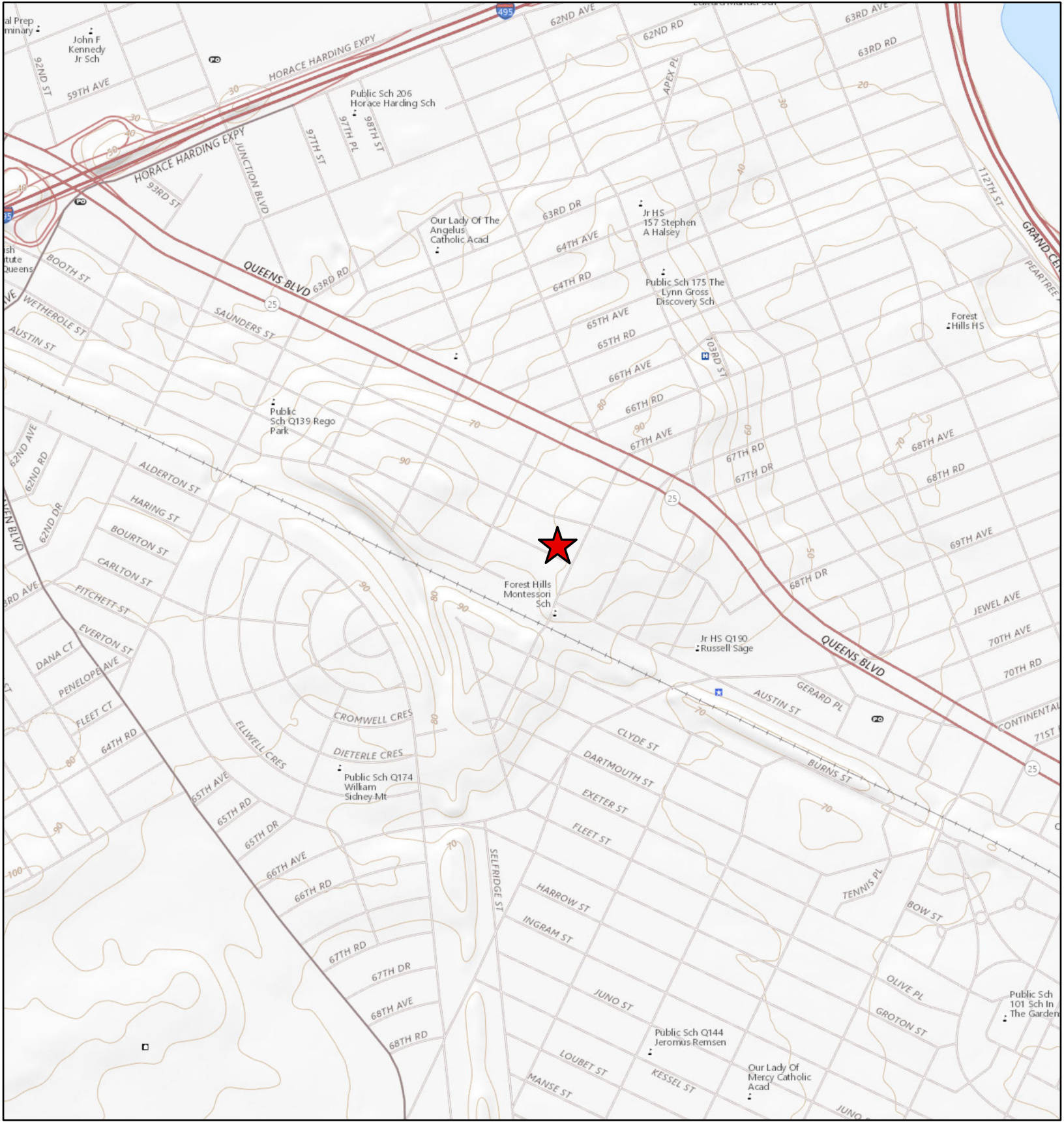
Qualifications of the Environmental Professionals are provided in **Appendix I**.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

66-45 & 66-47 Wetherole Street
Queens, New York 11374

Appendix A

Figures



Legend

★ 66-45 Wetherole Street

N

0.35 Miles

Figure 1
Phase I ESA
USGS Site Location Map

66-45 Wetherole Street
Queens, New York

equity environmental engineering
500 International Drive, Suite 150, Mount Olive, NJ 07828
Office: (973) 527-7451 / Fax: (973) 858-0280

DRAWN BY / DATE	REV / DATE	DRAWING NUMBER
GB/10.9.20		2019079-01



Legend

66-45 Wetherole Street

N

0 15 30 60 90 US Feet

Figure 2
Phase I ESA
Site Boundary Map

66-45 Wetherole Street
Queens, New York

equity environmental engineering
500 International Drive, Suite 150, Mount Olive, NJ 07828
Office: (973) 527-7451 / Fax: (973) 858-0280

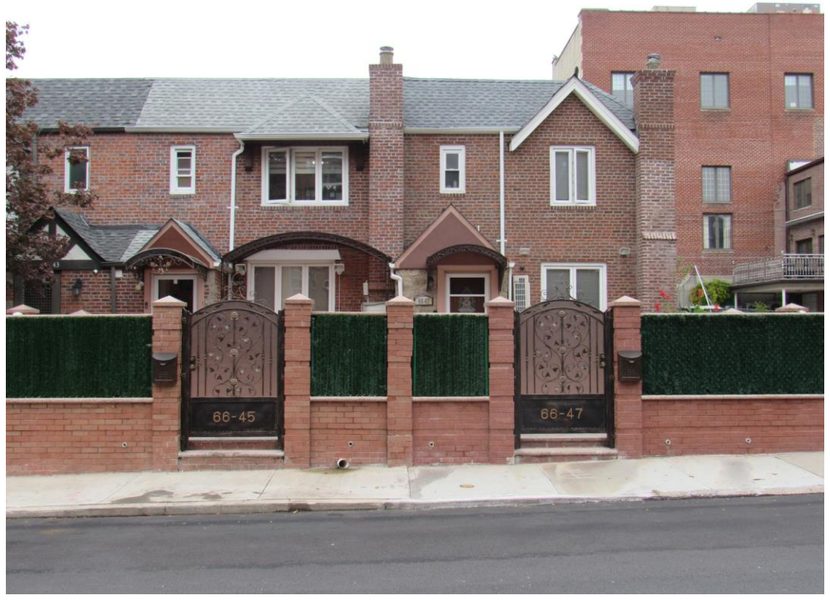
DRAWN BY / DATE	REV / DATE	DRAWING NUMBER
GB/10.9.20		2019079-02

PHASE I ENVIRONMENTAL SITE ASSESSMENT

66-45 & 66-47 Wetherole Street
Queens, New York 11374

Appendix B

Site Photographs



01 VIEW OF THE SUBJECT PROPERTY FRONTAGE FACING NORTHEAST



02 VIEW ACROSS WETHEROLE STREET FROM THE SUBJECT PROPERTY FACING SOUTHWEST



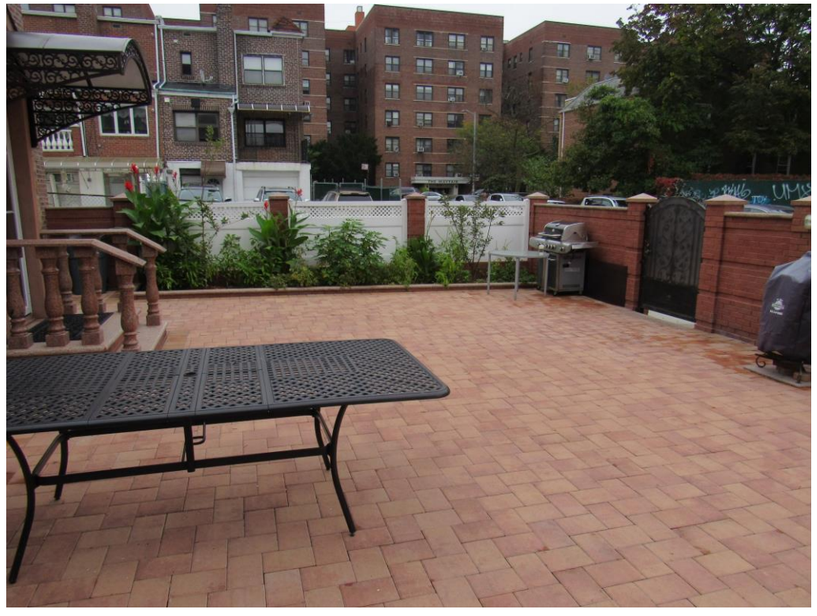
03 VIEW OF STREET FROM THE SUBJECT PROPERTY FACING NORTHWEST



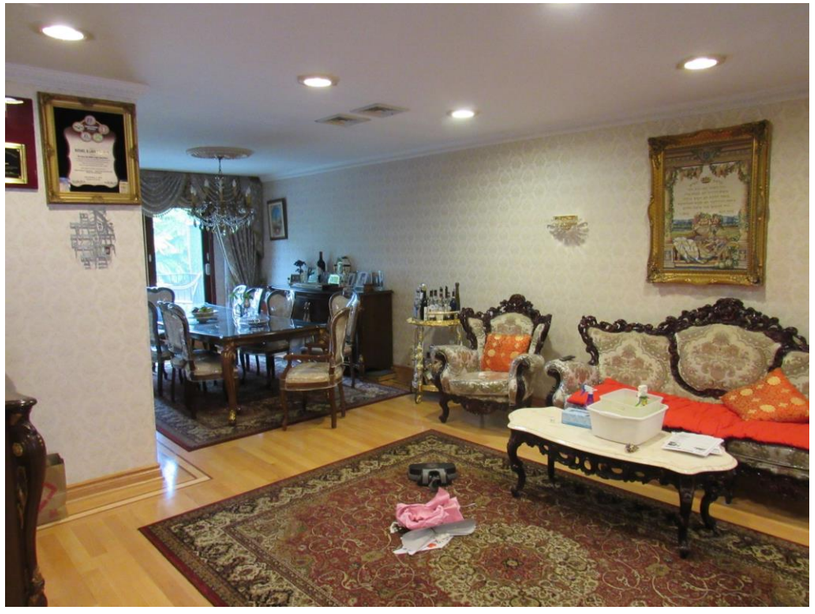
04 VIEW OF THE STREET IN FACING SOUTHEAST



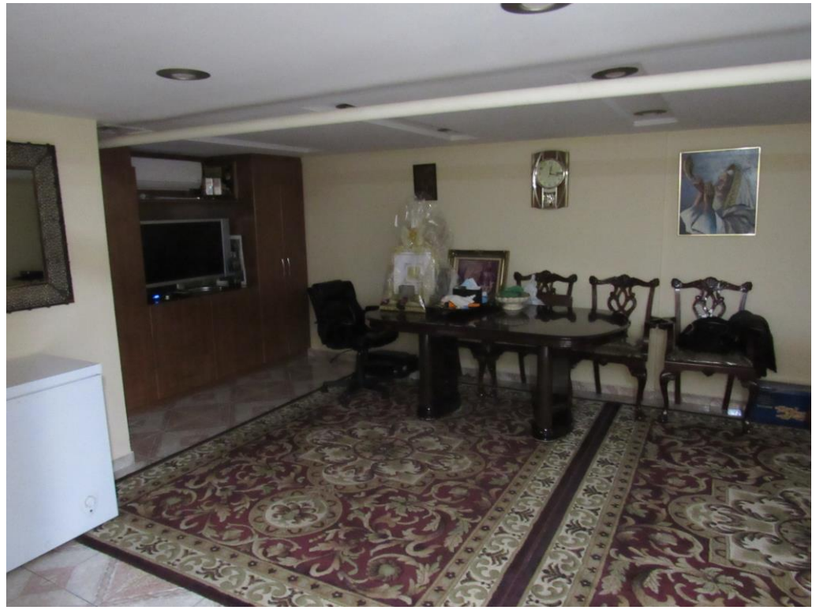
05 VIEW OF THE REAR OF THE SUBJECT PROPERTY



06 VIEW OF THE COMBINED BRICK PATIO IN FRONT OF THE SUBJECT PROPERTY



07 VIEW OF THE ENTRANCE TO 66-45 WETHEROLE STREET



08 VIEW OF THE BASEMENT OF 66-45 WETHEROLE STREET



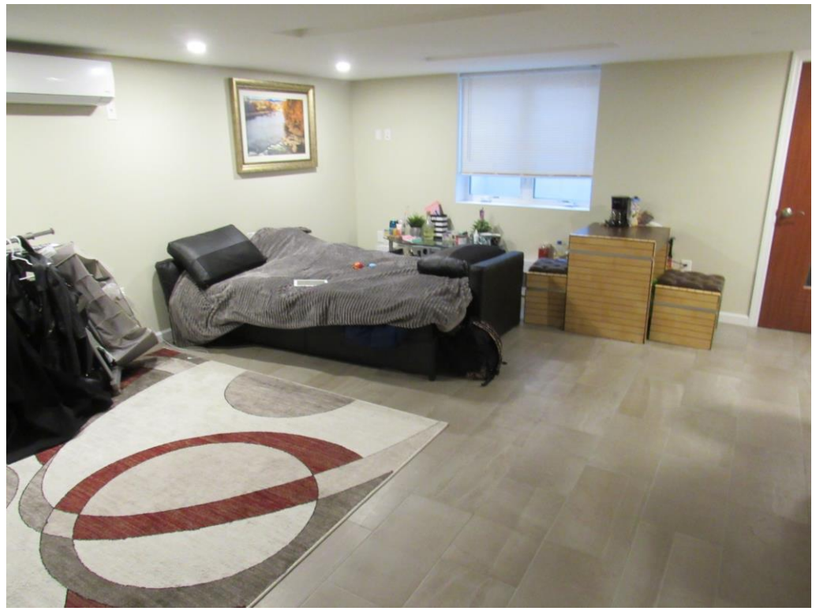
09 VIEW OF THE BOILER AND HOT WATER HEATER CLOSET IN 66-45 WETHEROLE STREET



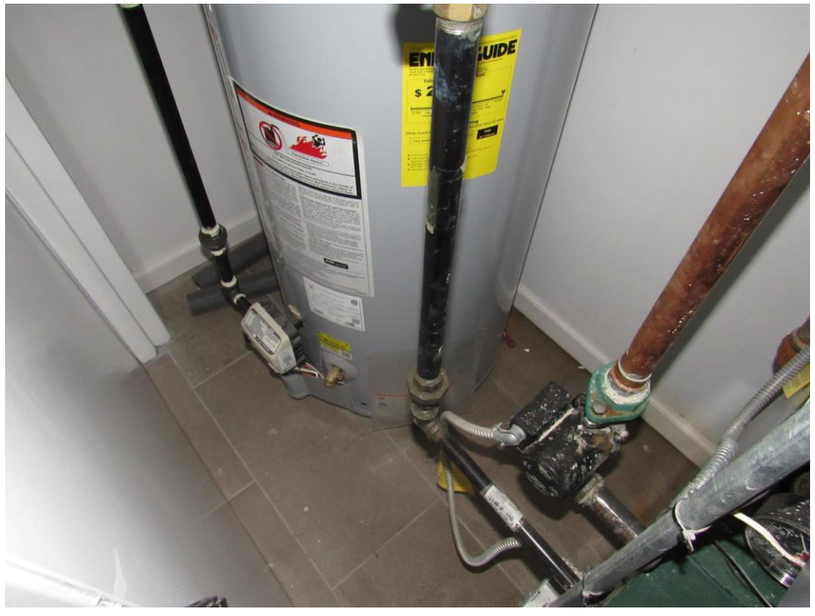
10 VIEW OF THE UPSTAIRS OF 66-45 WETHEROLE STREET



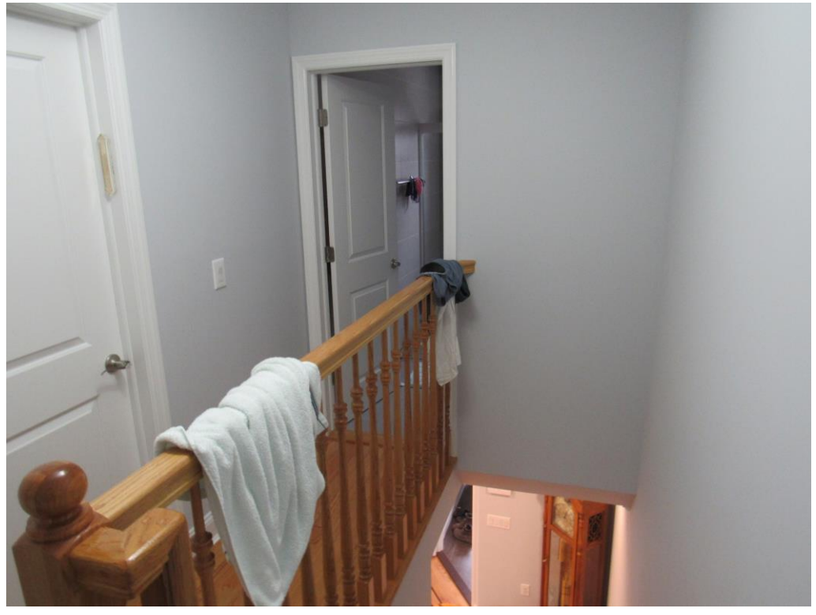
11 VIEW OF THE ENTRANCE TO 66-47 WETHEROLE STREET



12 VIEW OF THE BASEMENT OF 66-47 WETHEROLE STREET



13 VIEW OF THE BOILER AND HOT WATER HEATER CLOSET IN 66-47 WETHEROLE STREET



14 VIEW OF THE UPSTAIRS OF 66-47 WETHEROLE STREET



15 VIEW OF THE GARAGE OF 66-47 WETHEROLE STREET

Appendix D: Noise Back-Up

Noise Job Field Sheet

Name of Project: Wetherole Rezoning 2019097

Project Address: 66-47 Wetherole Street Queens, New York

Date(s) of Field Work: 11/4/20

Personnel: Zach Landis

Project Specific Scope of Work:

1 x 1- hour location

Maximum Billable Hours for the Day: 15

I. Start of Noise Monitoring Day

Departure Time: 0545 Arrival Time: 0715

Weather Conditions (temp, wind speed, precipitation): Sunny, 40's - 50's, No/Low Wind

Meter Type: Casella Meter Serial #: 5086866 Meter Location: 1
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
*If more locations are needed for a project use a second Field Sheet

Calibrator Serial #: ~~Cass~~ 4478708 Meters used on: 1
Calibrator Serial #: _____ Meters used on: _____
Calibrator Serial #: _____ Meters used on: _____
Were Photos Taken of Each Location? (Y) / N *Discuss specific photo instructions w/ Project Manager

**On a separate sheet of paper (field book) make a sketch of the noise meter locations and the distances to nearest wall, fence, building, or other solid surfaces.*

II. Morning Session 7:30 AM – 9:00 AM

Before Measurement:

Meter Serial #: 5086866 Time: 7:29 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 5086866 Time: 8:31 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	7:30	

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	39	62	0	0	8	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):

_____

_____

_____

Please place noise meters in their respective cases between sessions to avoid damage.

III. Midday Session 12:00 PM – 1:30 PM

Before Measurement:

Meter Serial #: 5086866 Time: 11:59 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 5086866 Time: 13:00 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N
*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	12:00	1300

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	43	47	1	0	0	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):

_____

_____

_____

**Please place noise meters in their respective cases between sessions to avoid damage.*

IV. Evening Session 4:30 PM – 6:00 PM

Before Measurement:

Meter Serial #: 5086866 Time: 16:29 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 5086866 Time: 17:31 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N
*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	16:30	17:30

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	48	56	1	0	1	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):

_____

_____

_____

**Please place noise meters in their respective cases between sessions to avoid damage.*

V. End of Noise Monitoring Day

- Please return all noise meters to their cases.
- Do not return dead batteries to the cases, throw them out.
- Did you take photos? (Y) / N
- Did you complete the site sketch? (Y) / N
- If a meter(s) was rented, please scan in calibration documents.

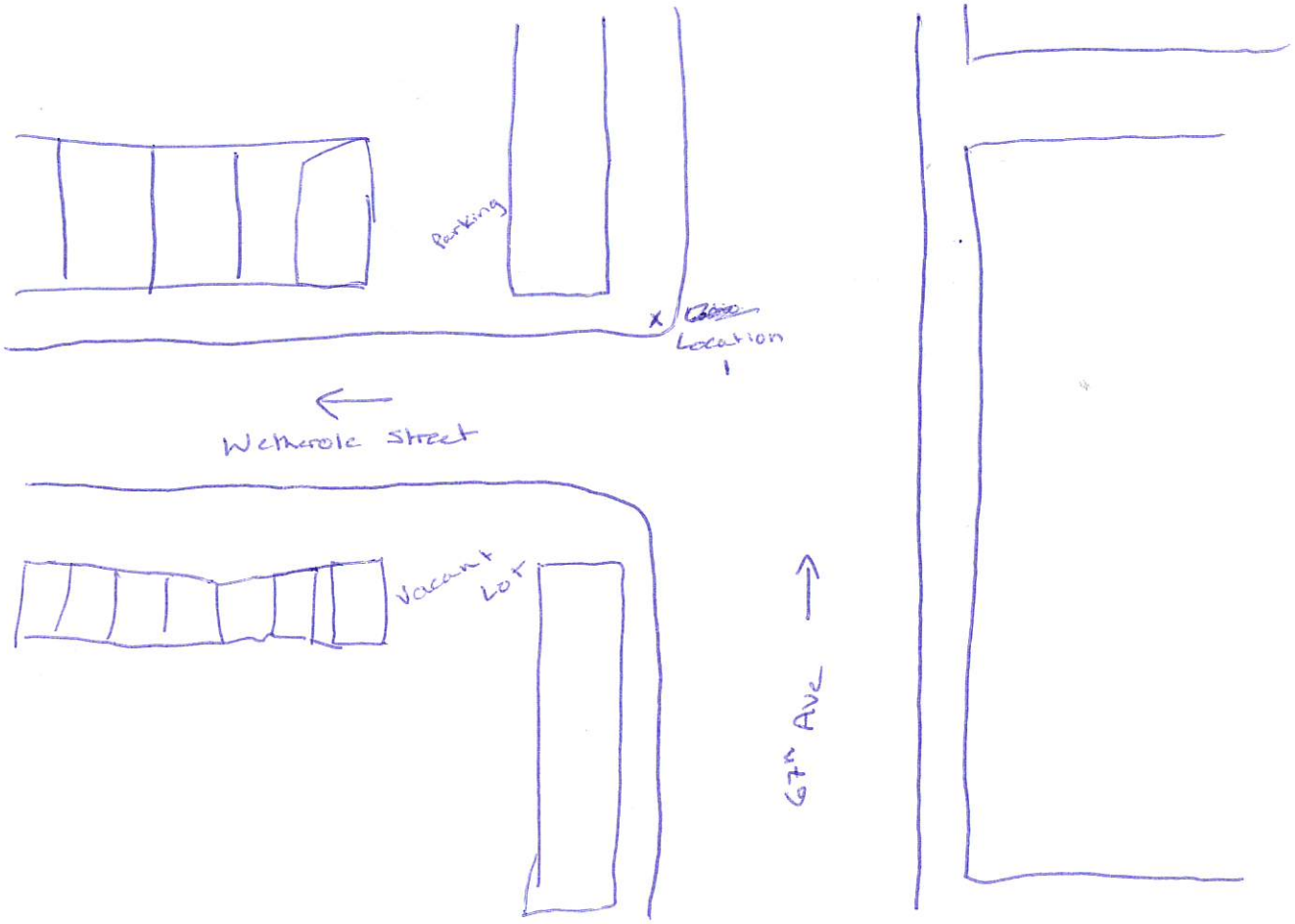
Anything of note/concern for the day: _____

_____

_____

Departure Time: 17:40 Arrival Time: 19:15

Total Time to Be Billed: _____


Parking
Location 1
Wetherole Street
Vacant Lot
67th Ave

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	65 dB	Result
LASmax	85.4 dB	LAS 50%	49.5 dB	
LASmin	32.6 dB	LAS 90%	44.5 dB	
Start Date & Time	11/4/2020 4:30:03 PM	Calibration (Before) Date	11/4/2020 4:29:56 PM	
Duration	01:00:42 HH:MM:SS	Calibration (After) Date	11/4/2020 5:31:04 PM	
LAeq	61.4 dB	Calibration Drift	0.1 dB	
End Date & Time	11/4/2020 5:30:45 PM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	64.5 dB	Result
LASmax	84.4 dB	LAS 50%	51.5 dB	
LASmin	44.9 dB	LAS 90%	48.5 dB	
Start Date & Time	11/4/2020 7:30:08 AM	Calibration (Before) Date	11/4/2020 7:29:15 AM	
Duration	01:00:45 HH:MM:SS	Calibration (After) Date	11/4/2020 8:31:07 AM	
LAeq	61.9 dB	Calibration Drift	-0.1 dB	
End Date & Time	11/4/2020 8:30:53 AM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	64 dB	Result
LASmax	95.7 dB	LAS 50%	49.5 dB	
LASmin	41.6 dB	LAS 90%	44.5 dB	
Start Date & Time	11/4/2020 12:00:06 PM	Calibration (Before) Date	11/4/2020 11:59:44 AM	
Duration	01:00:10 HH:MM:SS	Calibration (After) Date	11/4/2020 1:00:35 PM	
LAeq	65.2 dB	Calibration Drift	-0.3 dB	
End Date & Time	11/4/2020 1:00:16 PM	Battery Low	No	
Notes				