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* Braddock-Hillside Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
14DCP005Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
140037ZMQ	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
Department of City Planning			DERP Associates		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin, Director of Environmental Assessment			James Heineman, Equity Environmental Engineering		
ADDRESS 22 Reade Street, 4 North			ADDRESS 227 Route 206, Suite 6		
CITY New York	STATE NY	ZIP 10007	CITY Flanders	STATE NJ	ZIP 07836
TELEPHONE	EMAIL		TELEPHONE	EMAIL	

5. *Project Description*

A zoning map amendment would change an R3-2/C2-2 district, and a small area zoned R3-2, to C4-1. The affected area is occupied by a 36,215-square foot shopping plaza. The rezoning would allow a wider range of retail uses to occupy a 25,755-square foot retail space within the shopping center. The current zoning permits a limited range of retail uses in excess of 10,000 square feet.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 13	STREET ADDRESS 220-05 Hillside Avenue
TAX BLOCK(S) AND LOT(S) block 7914; lots 55 and part of 2		ZIP CODE 11427
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS northeast corner of Hillside Avenue and Braddock Avenue		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R3-2/C2-2, R3-2		ZONING SECTIONAL MAP NUMBER 15a

6. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☐ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION ☐ FUNDING OF CONSTRUCTION, specify:

☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ 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.): 97,535
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.): 72,535
Other, describe (sq. ft.): 25,000 landscaped areas

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): 36,215 sf
shopping center to remain
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 36,215
HEIGHT OF EACH BUILDING (ft.): 21
NUMBER OF STORIES OF EACH BUILDING: 1

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: 97,535
The total square feet not owned or controlled by the applicant: 0

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)		36,215		
Type (*e.g.,* retail, office, school)	units	retail		

Does the proposed project increase the population of residents and/or on-site workers? ☐ YES ☒ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS:
Provide a brief explanation of how these numbers were determined:

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2014

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: n/a - no development is anticipated.

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: no construction activity would result from proposed action

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?	☐	☒
o 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?	☐	☒
o If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	☐	☒
o Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
o Directly displace more than 500 residents?	☐	☒
o Directly displace more than 100 employees?	☐	☒
o Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o 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		
o **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)	☐	☒
o **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)	☐	☒
o **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)	☐	☒
o **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?	☐	☐
o 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?	☐	☒
o If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
o 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?	☒	☐
o If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions. see attached		
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?	☐	☒
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): no change from existing/no action waste generation		
o 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): no change from existing/no action engerty use		
(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:		
o 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.*	☐	☐
o 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?	☐	☐
o 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?	☐	☒
o 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. The proposed action could allow the occupancy of an existing 25,755 square foot retail space by a wider range of retail uses than is now permitted. The space is currently occupied by a hardware store. The possibility that in the future this space could be occupied by another retail use suited for a space of this size would not significantly alter neighborhood character in the area.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☐	☒
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
o 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
James Heineman	October 17, 2013

SIGNATURE



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
Deputy Director, Environmental Assessment and Review Division	New York City Department of City Planning
NAME: Celeste Evans	DATE: Celeste Evans
SIGNATURE	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

0. Project Description

0.1 Proposed Action

DERP Associates LLC is seeking a zoning map amendment to rezone a portion of Block 7914 (p/o Lots 55 and 2) in the Queens Village neighborhood of Queens, New York from R3-2 and C2-2/R3-2 zoning districts to a C4-1 district. Please see attached Figure 1: Zoning Sectional 15a. The proposed C4-1 zoning district would be situated beginning at the centerlines of Braddock Avenue and Hillside Avenue at the northern intersection of said streets. It would have 100 feet of frontage on Hillside Avenue, 225 feet of frontage along Braddock Avenue and would be drawn perpendicular to and to a depth of 300 feet from Braddock Avenue. The affected area is 97,535 square feet (2.24 acres) in size. The attached figure 2 shows the dimensions of the area proposed for rezoning, and figure 3 shows the proposed change to Zoning Sectional 15a. The attached Figure 4 shows land uses within a 600 foot radius of the affected area.

The site is improved with a one-story commercial building having 36,215 square feet of floor area. This building is subdivided into three retail spaces including a Sears Hardware store (UG 6) having 25,755 square feet, an automotive parts store (UG 6) having 6,522 square feet and a retail bank (UG 6) having 3,868 square feet. The commercial building is served by an accessory parking lot with capacity for 121 vehicles.

0.2 Purpose and Need

The shopping center contains a main, 25,755 square foot retail space, which is currently occupied by a Use Group 6 Sears hardware store, and two smaller stores having approximately 6,522 square feet and 3,868 square feet respectively.

The proposed action would allow for occupancy of the shopping center's main space by a range of Use Group 10 retail uses, as well as the Use Group 6, 8, and 9 uses that are currently permitted. Use Group 7 uses, which are permitted within the existing C2-2 district, would not be permitted in the proposed C4-1 district. Use Group 10 consists primarily of large retail uses such as clothing stores, department stores, and furniture stores, with no limitation on size. These uses are permitted in C2 districts as Use Group 6, but are limited in size to 10,000 square feet, and therefore could not occupy the main retail space of the affected shopping center. In addition to rezoning an existing C2-2/R3-2 district to C4-1, the proposed mapping action would also map the C4-1 district in a portion of an existing R3-2 district, thereby bringing conforming status to the portion of the existing shopping center that extends into the R3-2 district. This non-conformance is legal under a Special Permit granted by the Board of Standards and Appeals in 1997.

The proposed rezoning is intended to expand the number of uses that could potentially occupy the existing Sears Hardware space in the event the existing tenant opts to vacate the store at the end of its lease in 2013.

0.3 Existing Conditions

The site is improved with a one-story commercial building having 36,215 square feet of floor area. This building is subdivided into three retail spaces including a Sears Hardware store (UG 6) having 25,755 square feet, an automotive parts store (UG 6) having 6,522 square feet and a retail bank (UG 6) having 3,868 square feet. The commercial building is served by an accessory parking lot with capacity for 121 vehicles.

0.4 Development of the Site Under the Proposed Action

The proposed zoning map amendment would allow for a wider range of retail tenants to occupy the space, but would not result in any new building or development. The commercial floor area ratio (1.0) of the proposed C4-1 district is the same as that of the existing C2-2 district. C4-1 also has a higher accessory parking requirement than C2-2. Extending commercial zoning to include an area currently zoned R3-2 would not permit new development, since commercial use of that R3-2 area is currently legal pursuant to a BSA Special Permit.

Although the C4-1 district permits residential development at an R5 equivalent (1.25 FAR), which is greater than the residential development potential of the site's current R3-2 (0.6 FAR), the site's location at the intersection of two wide, busy streets developed almost exclusively with commercial uses, makes residential redevelopment unlikely, as discussed below.

Commercial Development Potential

The applicant intends to continue utilizing the existing building for commercial uses with the large Sears Hardware space being leased to a Use Group 10 tenant if Sears vacates the space at the end of its lease term. Due to the high parking requirement of the C4-1 district, it is extremely unlikely that the existing building will be enlarged. Under the "with-action" scenario, it may be possible – although not practical due to the building's layout – to use the building's existing satellite stores for UG 10 uses in combination with the building's larger retail space. The satellite stores are currently laid out as two retail storefronts, which are well-suited for smaller, Use Group 6 retail uses and have long term leases. The building's existing configuration and parking layout support its division into one larger, 25,755-square foot space and two smaller satellite spaces. Reconfiguring the building to accommodate a single 35,000-square foot tenant would be costly and would result in an awkward layout that is less desirable than the current configuration.

The site's prominent location at the intersection of two major thoroughfares makes it an attractive location for retailers. The site is developed with a well-maintained retail structure with ample parking. Because commercial districts in the project vicinity are almost exclusively C1 and C2 overlays, the subject site would offer a rare and valuable asset of being able to accommodate Use Group 10 retail facilities. It is likely that demand for retail space within the building under the proposed C4-1 zoning would be strong, given the project site's location, built form, and zoning. Because of the high parking requirement for commercial uses within the proposed C4-1 district, any enlargement of the building, or its replacement with a new commercial building, would trigger a parking demand that would make such enlargement or redevelopment impractical. The most likely development scenario under the proposed zoning is continued occupancy of the satellite retail spaces with Use Group 6 retail uses, and occupancy of

the larger space with a Use Group 10 retail use or one of the Use Group 6 retail uses that are not limited in size to 10,000 square feet.

Residential Development Potential
Under the proposed C4-1 zoning, the site could be redeveloped for multi-family residential use; however, residential redevelopment of the site is not a reasonable development scenario under the proposed action. While the proposed action would increase the maximum residential development potential from 0.6 FAR to 1.25 FAR, the site's attractiveness for residential development is uncertain. There is little to no evidence of interest in residential development on commercially zoned sites in the project vicinity. Additionally, most of the garden apartment complexes in the vicinity are designed to front on side streets, and set back from the major avenues, Hillside Avenue and Braddock Avenue. This indicates that these busy streets are not considered attractive locations for residential development.

New residential development would also be burdened by the costs associated with demolishing the existing structure, which structure represents a sunk cost and constitutes a valuable asset under the proposed zoning. Therefore, because of the limited additional residential development potential under the proposed action, the lack of a demonstrated market for new residential development along Hillside Avenue, and the value of the commercial development that would be sacrificed under any residential redevelopment scenario, the applicant has indicated that residential redevelopment under the proposed action is unlikely.

The most reasonable development scenario under the proposed action, and the applicant's intent, is continued occupancy of the existing retail building, with the potential of leasing the primary space to a Use Group 10 retailer.

0.5 Development without the Proposed Action
The C2-2 commercial overlay which covers most of the area proposed for rezoning permits commercial and mixed-use development as well as residential use subject to the R3-2 residential district within which it is mapped. The reasonable development scenario under existing zoning would be continued occupancy of the existing building for retail uses as permitted by the site's C2-2 zoning. The site's location at the intersection of two major thoroughfares makes it an attractive, high-visibility location for retailers. It is noteworthy that the areas on Hillside Avenue and Braddock Avenue where commercial overlay districts are mapped are developed almost entirely with commercial uses, rather than permitted residential use. This suggests a stronger demand for retail than residential development in those local areas where both uses are permitted by zoning.

0.6 Surrounding Context
The surrounding area contains lower-density residence districts, mapped R2, R2A, R3-2, and R3-1, which are developed with single-family and garden apartment residences. C1-2 and C2-2 commercial overlays are mapped on both Hillside Avenue and Braddock Avenue. These districts are developed with one-story retail uses with surface parking, similar to development within the affected area.

The properties located at the intersection of Hillside Avenue, Braddock Avenue and Springfield Boulevard directly across from the proposed rezoning area are improved with one-story eating and drinking establishment uses and a gasoline service station.

Directly across Hillside Avenue from the rezoning area on the southeast corner of Braddock and Hillside is a one-story commercial building with several eating and drinking establishments and a supermarket.

A two-story garden apartment cooperative development known as Bell Park Manor Terrace is located to the north and east of the rezoning area on either side of Hillside Avenue. The development was originally constructed in 1951 as cooperative housing for veterans. The entire development encompasses 50 residential buildings and 850 apartments on 47 acres of property.

To the west of the rezoning area, the northern portion of Block 10689 is improved with two-story attached and semi-detached residential buildings fronting Springfield Boulevard and 219th Street with the southern portion of this block being improved with the afore-mentioned Dunkin Donuts. The blocks north of Spencer Avenue to the west of Springfield Boulevard are primarily improved with single-family detached residences.

The surrounding area is substantially oriented to motor vehicle use with limited access to mass transit. The local Q1 bus line runs along Braddock Avenue and Springfield Boulevard. The local N22, N26, Q27, Q43, Q88, and express X68 bus lines run along Hillside Avenue. The nearest train access is the Queens Village station of the Long Island Railroad at the intersection of Springfield Boulevard and Jamaica Avenue, approximately one mile to the south of the Rezoning Area.
Existing Zoning

1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* identifies the following conditions as warranting further assessment of Land Use, Zoning, and Public Policy:

1) The project would result in a change in land use or zoning that is different from surrounding land uses and/or zoning, or has the potential to affect an applicable public policy.
2) The project is a large, publicly sponsored project.
3) Any part of the directly affected area is within the City's Waterfront Revitalization Program boundaries.

The proposed zoning map amendment would not result in a substantive change of land use. The proposed C4-1 district would permit residential and commercial uses similar to those found in the surrounding area. The proposed rezoning would allow a wider range of large retail uses than are permitted under the current zoning. As described previously, the reasonable development scenario under the proposed action would be the occupancy of an existing 25,755 square foot retail space by a Use Group 10 retail use if the current tenant, a hardware store, chooses not to renew its lease. No other changes to land use within the area affected by the proposed zoning map amendment are anticipated.

The change from R3-2/C2-2 to C4-1 would not alter land use in the affected area. The site would remain developed with a 36,215-square foot shopping center that contains one store having approximately 25,755 square feet of floor area and two smaller stores. The possible occupancy of this larger store with a Use Group 10 retail use rather than a Use Group 6 retail use would not constitute a significant change in land use. The mapping of a C4-1 zoning district in an area of lower-density residence districts and local retail C1-2 and C2-2 districts would not create any zoning conflicts. C4-1 has a high parking requirement and is suitable for lower-density, auto-dependent areas of the city such as the subject site.

Because the proposed action would not result in a change in land use, would not affect any applicable public policy, and is not located within the Coastal Management Zone, the proposed action would not result in significant adverse impacts related to land use, zoning, and public policy.

13 Transportation

The proposed action would change the zoning district governing the project sponsor's property from R3-2/C2-2 and R3-2 to C4-1. The site is currently occupied by a shopping center containing a main, 25,755 square foot retail space, which is currently occupied by a Use Group 6 Sears hardware store, and two smaller stores having approximately 6,522 square feet and 3,868 square feet respectively.

No new development would result from the proposed action. The amount of retail space within the affected area would remain the same. As a result of the proposed rezoning to C4-1, a wider range of commercial uses would be permitted than under the current C2-2. The proposed action would allow for occupancy of the shopping center's main space by a range of Use Group 10 retail uses, as well as the Use Group 6, 8, and 9 uses that are currently permitted. Use Group 7 uses, which are permitted within the existing C2-2 district, would not be permitted in the proposed C4-1 district. Use Group 10 consists primarily of large retail uses such as clothing stores, department stores, and furniture stores, with no limitation on size. These uses are permitted in C2 districts as Use Group 6, but are limited in size to 10,000 square feet, and therefore could not occupy the main retail space of the affected shopping center. Certain retail uses permitted in C2 districts are not subject to a size limitation. These include hardware, toys, sporting goods, and pet supplies.

The proposed rezoning is intended to expand the number of uses that could potentially occupy the existing Sears Hardware space in the event the existing tenant opts to vacate the store at the end of its lease in 2013.

Trip Generation

To assess the potential effects of the proposed action, a comparison was made between the traffic generation characteristics of a typical Use Group 6 local retail use (the no-action condition) and a Use Group 10 destination retail use (the with-action condition). Trip generation factors from Table 16-2 were used for Local Retail and Destination Retail. Travel Mode for the Destination Retail was based on Reverse Journey-to-Work data from the 2000 U.S. Census for the tract containing the affected area. Travel Mode and vehicle occupancy for the No-Action Local Retail and vehicle occupancy for the With-Action Destination Retail were taken from the 2007 Jamaica Plan FEIS (CEQR #05DCP081Q). Transportation Planning Factors for the No-Action and With-Action conditions are presented in the following table:

SUMMARY - Transportation Planning Assumptions for Project Components

Land Use		Local Retail (No Action)		Destination Retail (With Action)	
		Weekday	Saturday	Weekday	Saturday
Daily Person Trips		205	240	78.2	92.5
Net Person Trips		153.75	180	58.65	69.375
(per 1000 sq ft		(includes 25% linked trip factor)		(includes 25% linked trip factor)	
Temporal	**AM (8-9)**	3.0%		3.0%	
Distribution	**MD(12-1)**	19.0%		9.0%	
	PM(5-6	10.0%		9.0%	
	Sa (1-2 PM)	11.0%		10.0%	
Directional Split		In	Out	In	Out
	AM (8-9)	50%	50%	50%	50%
	MD(12-1)	50%	50%	50%	50%
	PM(5-6	50%	50%	50%	50%
	Sa (1-2 PM)	50%	50%	50%	50%
Modal Split	**Auto**	2.0%		65.0%	
	Taxi	3.0%		0.0%	
	Bus	5.0%		19.0%	
	Subway	20.0%		8.0%	
	Walk-only	70.0%		5.0%	
	Total	100.0%		97.0%	
Vehicle	**Auto**	2.0		2.3	
Occupancy	**Taxi**	2.0		2.0	
Daily Truck		Weekday	Saturday	Weekday	Saturday
Trip Gen.		**0.08**	0.05	**0.08**	0.05
per 1000 sq ft)					
Truck Trip	**AM (8-9)**	10.0%		10.0%	
Temporal	**MD(12-1)**	11.0%		11.0%	
Distribution	**PM(5-6**	2.0%		2.0%	
	Sa (1-2 PM)	11.0%		11.0%	
In/Out		In	Out	In	Out
		50%	50%	50%	50%

Applying these trip generation factors to the 25,755-square foot main retail space's occupancy by a local retail use in the no-action condition and a destination retail use in the with-action condition would generate trips as indicated on the following table. The peak incremental vehicular traffic (net of no-action traffic) associated with the proposed action would occur during the Saturday peak period, with up to forty-one new vehicular trips. Peak incremental vehicular traffic during the midweek period would occur in the p.m. peak period with up to thirty-one trips. In all cases, incremental vehicular traffic associated with the proposed action would be below the fifty-vehicle threshold identified in the 2012 CEQR Technical Manual as having the potential for significant adverse impacts and therefore warranting further analysis. There would be a net decrease in transit and pedestrian trips associated with the proposed action.

No Action Local Retail Trip Generation
Weekday

Floor area (1000 square foot)	25.755
Daily visitors (per 1000 ft)	205
Saturday visitors (per 1000 ft)	240
Daily visitors	5280
Saturday visitors	6181

	Peak Hour Trips
a.m.	3.0%
midday	19.0%
p.m.	9.0%
Saturday	10.0%

Percent Auto Use =	2%
Auto Occupancy =	2
Percent Taxi Use=	3%
Taxi Occupancy=	2
Percent Bus Use=	5%
Percent Subway Use=	20%
Percent Walk=	70%
Directonal Distribution: (all periods)	50%/50%

Peak Hour Person Trips

	Inbound	Outbound	Total
AM	79	79	158
Midday	502	502	1003
PM	238	238	475
Saturday	309	309	618

Net Peak Hour Person Trips

	Inbound	Outbound	Total
AM	59	59	119
Midday	376	376	752
PM	178	178	356
Saturday	232	232	464

Peak Hour Person Trips by Auto

	Arriving	Departing	Total
AM	1	1	2
Midday	8	8	15
PM	4	4	7
Saturday	5	5	9

Peak Hour Auto Trips

	Arriving	Departing	Total
AM	1	1	1
Midday	4	4	8
PM	2	2	4
Saturday	2	2	5

Peak Hour Person Trips by Taxi

	Arriving	Departing	Total
AM	2	2	4
Midday	11	11	23
PM	5	5	11
Saturday	7	7	14

Peak Hour Taxi Trips

	Arriving	Departing	Total
AM	1	1	2
Midday	6	6	11
PM	3	3	5
Saturday	3	3	7

Balanced Taxi Trips

	Arriving	Departing	Total
AM	1	1	2
Midday	9	9	18
PM	5	5	10
Saturday	5	5	10

Total Vehicle Trips (auto, taxi, bus)

	Arriving	Departing	Total
AM	3	3	5
Midday	14	14	28
PM	7	7	14
Saturday	8	8	17

Daily Truck Trip Gen.	0.08 **(trips/1,000 gsf)**	
Saturday Truck Trip Gen.	0.05 **(trips/1,000 gsf)**	
Truck Trip Temporal Distribution	**AM (8-9)**	8%
	MD(12-1)	11%
	PM(5-6	2%
Daily Truck Trips	2	
Saturday Truck Trips	1	

Balanced Truck Trips

	Inbound	Outbound	Total
AM	1	1	2
Midday	1	1	2
PM	0	0	0
Saturday	1	1	2

Peak Hour Subway Trips

	Arriving	Departing	Total
a.m.	12	12	**24**
midday	75	75	**150**
p.m.	36	36	**71**
Saturday	46	46	93

Peak Hour Bus Trips

	Arriving	Departing	Total
a.m.	3	3	**6**
midday	19	19	**38**
p.m.	9	9	**18**
Saturday	12	12	23

Peak Hour Walk-only Trips

	Arriving	Departing	Total
a.m.	42	42	**83**
midday	263	263	**527**
p.m.	125	125	**249**
Saturday	162	162	325

With Action Destination Retail Trip Generation
Weekday

Floor area (1000 square foot)	25.755
Daily visitors (per 1000 ft)	78.2
Daily visitors	2014

	Peak Hour Trips
a.m.	3.0%
midday	9.0%
p.m.	9.0%

Percent Auto Use =	65%
Auto Occupancy =	2.3
Percent Taxi Use=	0%
Taxi Occupancy=	2
Percent Bus Use=	19%
Percent Subway Use=	8%
Percent Walk=	5%
Directonal Distribution: (all periods)	50%/50%

Peak Hour Person Trips

	Inbound	Outbound	Total
AM	30	30	60
Midday	91	91	181
PM	91	91	181
Saturday	131	131	262

Net Peak Hour Person Trips

	Inbound	Outbound	Total
AM	23	23	45
Midday	68	68	136
PM	68	68	136
Saturday	98	98	197

Peak Hour Person Trips by Auto

	Arriving	Departing	Total
AM	15	15	29
Midday	44	44	88
PM	44	44	88
Saturday	64	64	128

Peak Hour Auto Trips

	Arriving	Departing	Total
AM	6	6	13
Midday	19	19	38
PM	19	19	38
Saturday	28	28	56

Peak Hour Person Trips by Taxi

	Arriving	Departing	Total
AM	0	0	0
Midday	0	0	0
PM	0	0	0
Saturday	0	0	0

Peak Hour Taxi Trips

	Arriving	Departing	Total
AM	0	0	0
Midday	0	0	0
PM	0	0	0
Saturday	0	0	0

Balanced Taxi Trips

	Arriving	Departing	Total
AM	0	0	0
Midday	0	0	0
PM	0	0	0
Saturday	0	0	0

Total Vehicle Trips (auto, taxi, bus)

	Arriving	Departing	Total
AM	7	7	15
Midday	20	20	40
PM	19	19	38
Saturday	29	29	58

Daily Truck Trip Gen.	0.08 **(trips/1,000 gsf)**	
Truck Trip Temporal Distribution	**AM (8-9)**	8%
	MD(12-1)	11%
	PM(5-6	2%

Daily Truck Trips

2

Peak Hour Subway Trips

	Arriving	Departing	Total
a.m.	2	2	**4**
midday	5	5	**11**
p.m.	5	5	**11**
Saturday	8	8	16

Peak Hour Bus Trips

	Arriving	Departing	Total
a.m.	4	4	**9**
midday	13	13	**26**
p.m.	13	13	**26**
Saturday	19	19	37

Balanced Truck Trips

	Inbound	Outbound	Total
AM	1	1	2
Midday	1	1	2
PM	0	0	0
Saturday	1	1	2

Peak Hour Walk-only Trips

	Arriving	Departing	Total
a.m.	1	1	**2**
midday	3	3	**7**
p.m.	3	3	**7**
Saturday	5	5	10

PROJECT NET TRIPS

Peak Hour Auto Trips

	Arriving	Departing	Total
AM	6	6	**12**
Midday	15	15	**31**
PM	17	17	**35**
Saturday	25	25	**51**

Peak Hour Taxi Trips

	Arriving	Departing	**Total**
AM	-1	-1	**-2**
Midday	-6	-6	**-11**
PM	-3	-3	**-5**
Saturday	-3	-3	**-7**

Balanced Taxi Trips

	Arriving	Departing	Total
AM	-1	-1	**-2**
Midday	-9	-9	**-18**
PM	-5	-5	**-10**
Saturday	-5	-5	**-10**

Total Vehicle Trips (auto, taxi, bus)

	Arriving	Departing	**Total**
AM	5	5	**10**
Midday	6	6	**13**
PM	12	12	**25**
Saturday	20	20	**41**

Peak Hour Subway Trips

	Arriving	Departing	Total
a.m.	-10	-10	**-20**
midday	-70	-70	**-140**
p.m.	-30	-30	**-60**
Saturday	-38	-38	**-77**

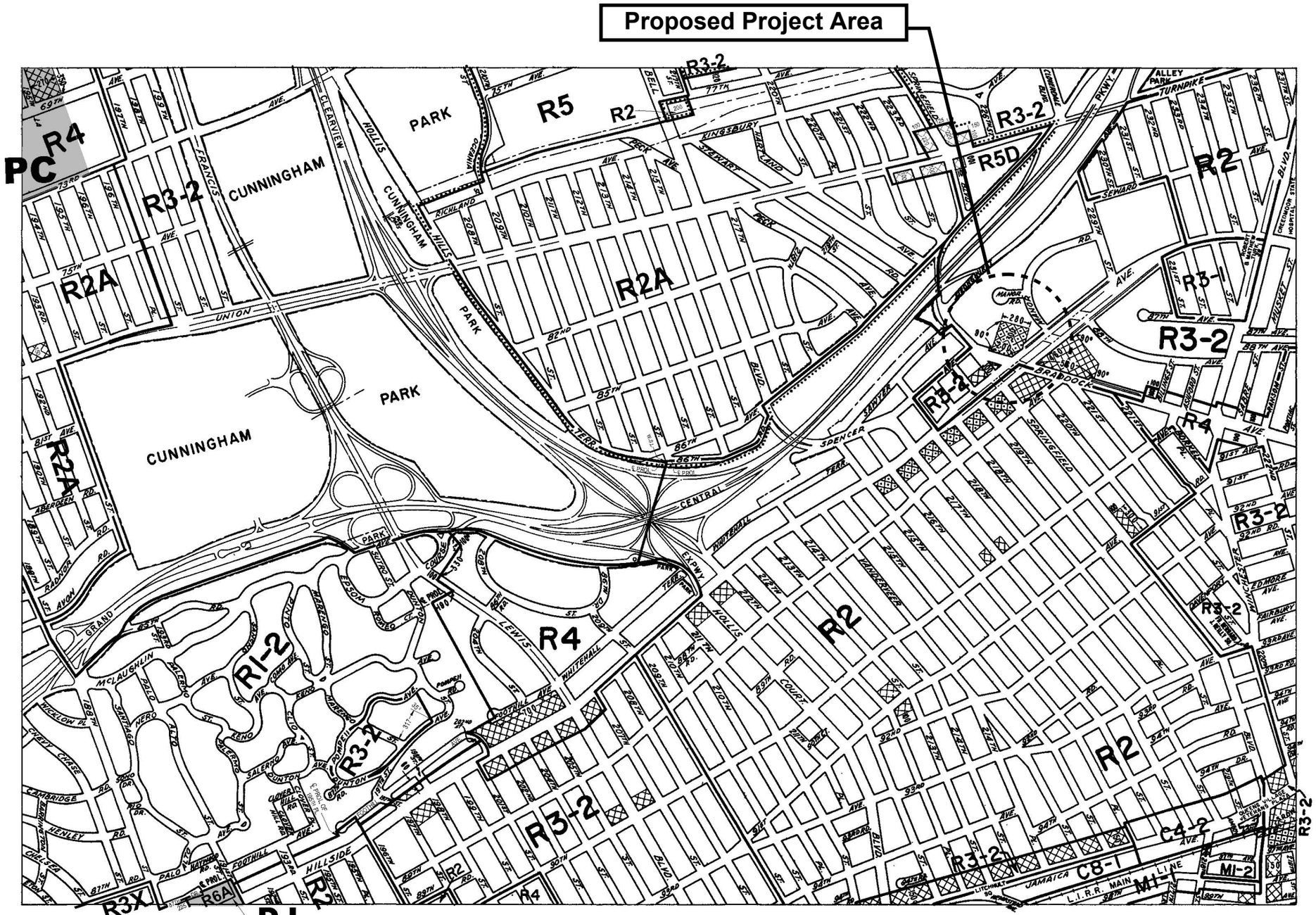
Peak Hour Bus Trips

	Arriving	Departing	Total
a.m.	1	1	**3**
midday	-6	-6	**-12**
p.m.	4	4	**8**
Saturday	7	7	**14**

Peak Hour Walk-only Trips

	Arriving	Departing	Total
a.m.	-40	-40	**-81**
midday	-260	-260	**-520**
p.m.	-121	-121	**-243**
Saturday	-157	-157	**-315**

FIGURE 1



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10–27–2010 C 100409 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

N

MAP KEY

10d	11b	11d
14c	**15a**	15c
14d	15b	15d

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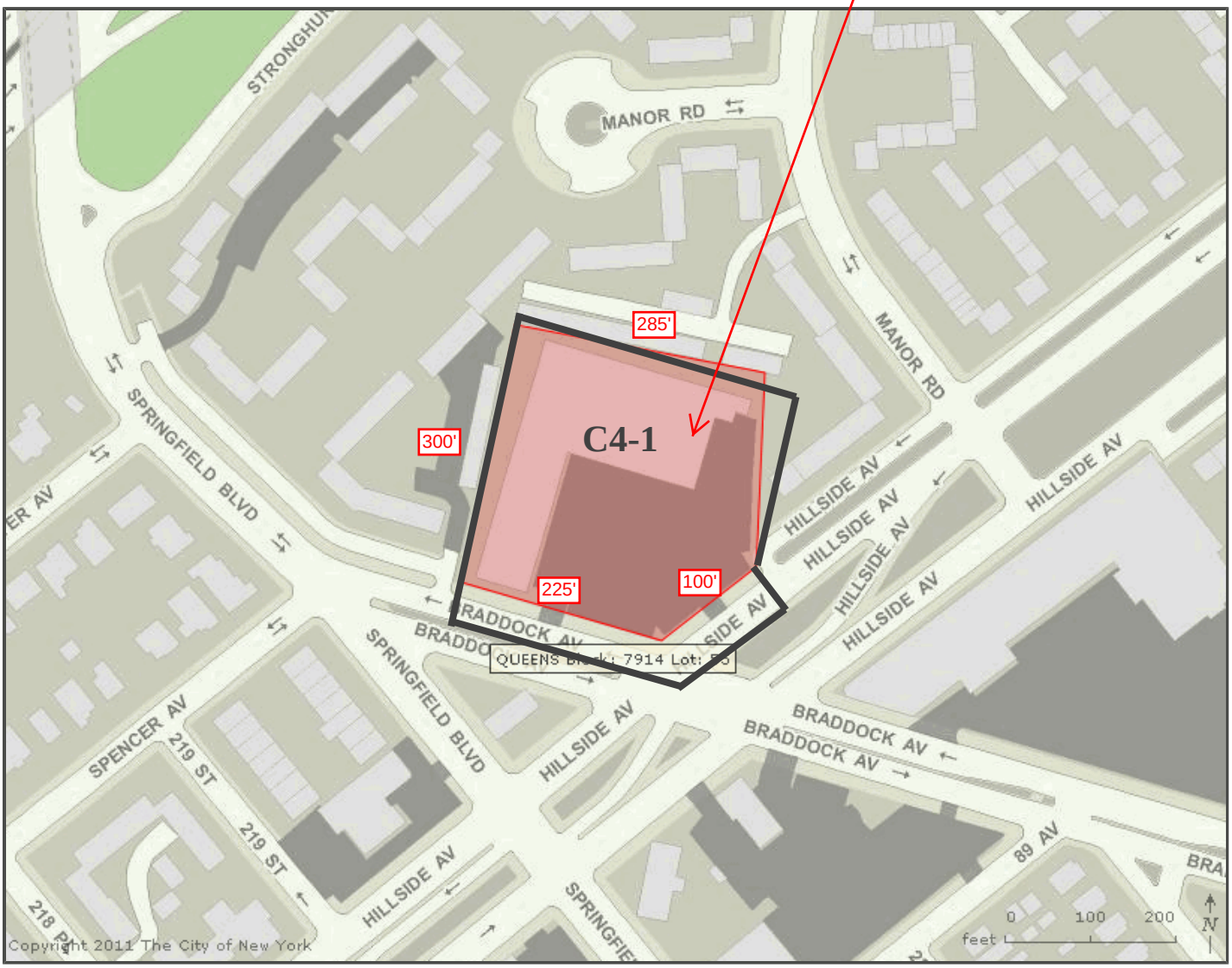
ZONING MAP **15a**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

FIGURE 2

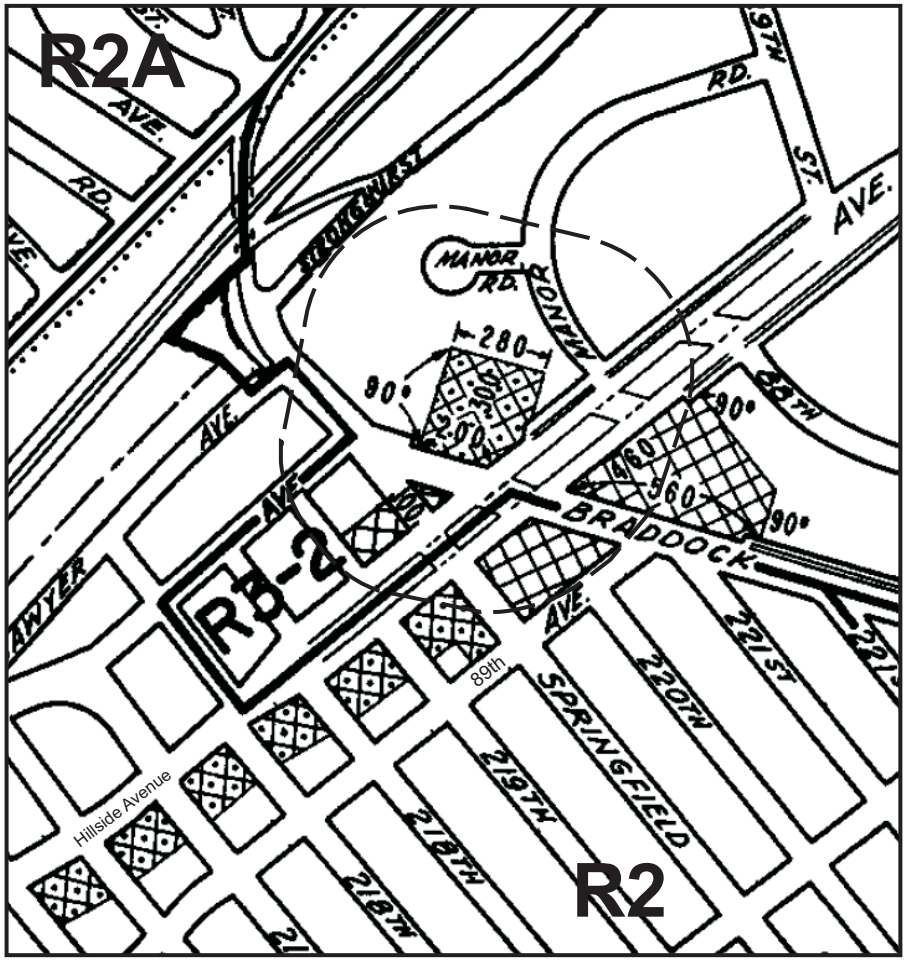
220-05 Hillside Avenue, Queens, New York Proposed Rezoning

ZoLa

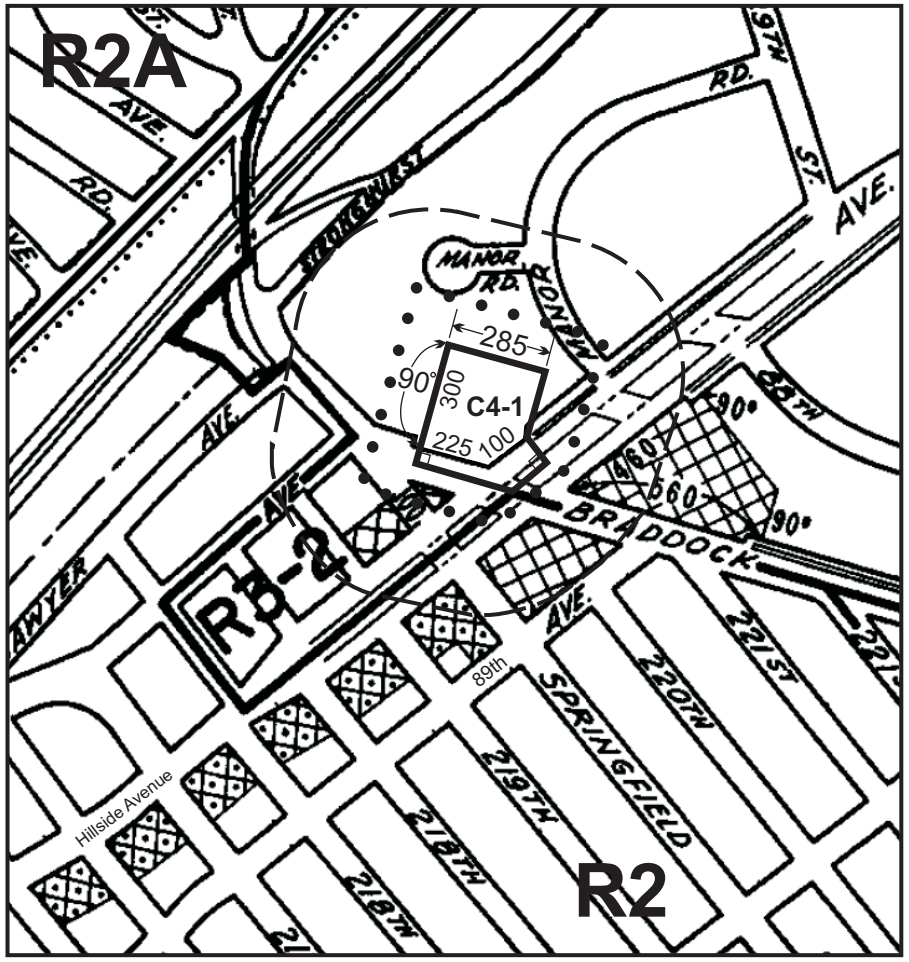


Zoning Change Map

FIGURE 3



Existing Zoning (Map 15a)



Proposed Zoning (Map 15a)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Area Map

FIGURE 4



Legend

- Building Footprint
- 7914 Tax Block
- 1s Number of Stories
- Street Direction
- 400 Ft. Radius
- Subject Property
- Existing Zoning District Boundary
- Proposed Zoning District Boundary
- Commercial Overlay Boundary to be Removed
- R3-2 Existing Zoning District
- C4-1 Proposed Zoning District
- Existing C1-2 Commercial Overlay
- Existing C2-2 Commercial Overlay

Existing Land Uses:

R - Residential

RC - Mixed Commercial/Residential

C - Commercial

Pf - Public Facilities & Institutions

Tu - Transportation/Utility

North

Scale: 1” = 160’

0 20 80 160



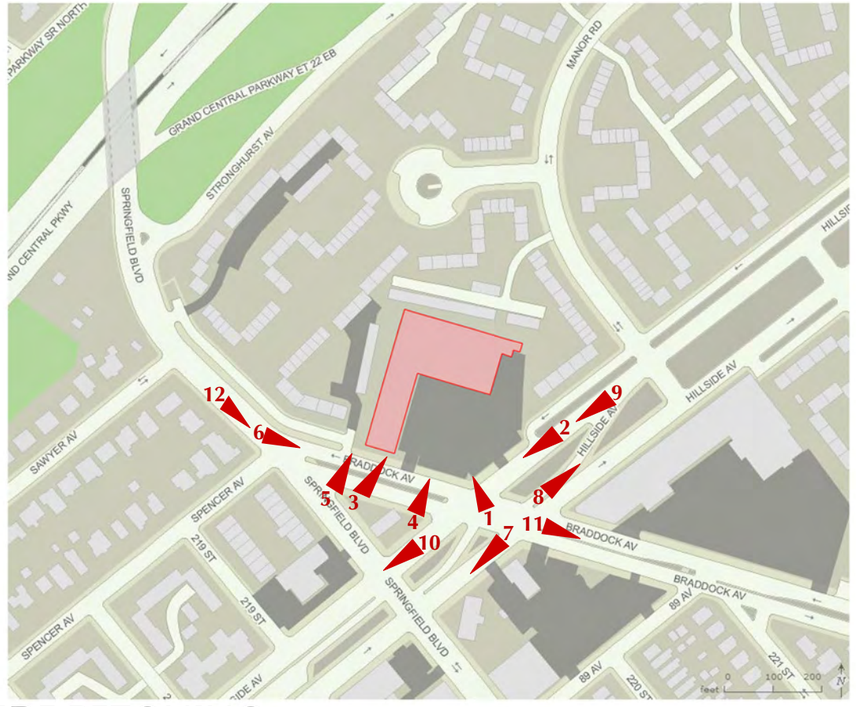
01 VIEW OF SITE FROM SOUTHWEST CORNER OF HILLSIDE AVE AND BRADDOCK AVE



03 VIEW OF SITE LOOKING EAST FROM BRADDOCK AVENUE



02 VIEW OF SITE FOM HILLSIDE AVENUE FACING NORTHWEST



BRADDOCK-HILLSIDE REZONING

220-05 HILLSIDE AVE

QUEENS VILLAGE, NEW YORK

Photographs Taken on April 18, 2012



04 VIEW OF SITE FOM BRADDOCK AVENUE FACING NORTH



06 SOUTHEAST VIEW FROM INTERSECTION OF BRADDOCK AVENUE AND SPRINGFIELD BLVD



05 VIEW FACING NORTHEAST ON BRADDOCK AVENUE



07 VIEW SOUTH ALONG HILLSIDE AVENUE

BRADDOCK-HILLSIDE REZONING

220-05 HILLSIDE AVE

QUEENS VILLAGE, NEW YORK

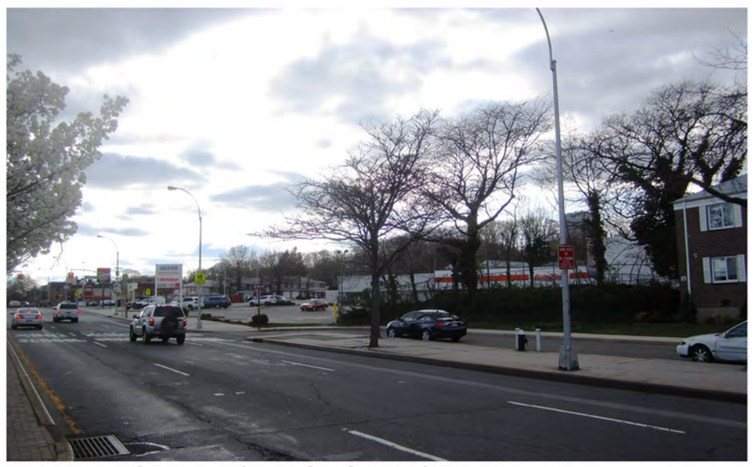
Photographs Taken on April 18, 2012



08 VIEW NORTHEAST ALONG HILLSIDE AVENUE



09 VIEW NORTHWEST ALONG HILLSIDE AVENUE



10 VIEW NORTHWEST ALONG HILLSIDE AVENUE



11 VIEW EAST ALONG BRADDOCK AVENUE



12 VIEW SOUTHEAST ALONG BRADDOCK AVENUE

BRADDOCK-HILLSIDE REZONING

220-05 HILLSIDE AVENUE

QUEENS VILLAGE, NEW YORK

Photographs Taken on April 18, 2012

Print Form

Jamaica Bay Watershed Protection Plan
Project Tracking Form

The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates that the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed (http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica_Bay_Watershed_Map.jpg) that are subject to CEQR in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, (the applicant should complete this form and submit it to DEP and MOEC. This form must be updated with any project modifications and resubmitted to DEP and MOEC.

The information below will be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed to substitute for the guidance offered in the relevant chapters of the CEQR Technical Manual.

A. GENERAL PROJECT INFORMATION

1. CEQR Number: 14DCP005Q 1a. Modification ☐
2. Project Name: 222-05 Hillside Avenue Zoning Map Amendment
3. Project Description:

   A zoning map amendment from R3-2 and R3-2/C2-2 to C4-1 is proposed. The action would allow a wider range of retail uses to occupy space within an existing shopping center.

4. Project Sponsor: DERP Associates
5. Required approvals: Zoning Map Amendment
6. Project schedule (build year and construction schedule): n/a no new development is proposed

B. PROJECT LOCATION:

1. Street address: 222-05 Hillside Avenue
2. Tax block(s): 7914 Tax Lot(s): 55
3. Identify existing land use and zoning on the project site: shopping center; R3-2/C2-2
4. Identify proposed land use and zoning on the project site: shopping center; C4-1
5. Identify land use of adjacent sites (include any open space): residential, commercial
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
36,215 square feet of retail use	36,215 square feet of retail use

7. Is project within 100 or 500 year floodplain (specify)? ☐ 100 Year ☐ 500 Year ☒ No

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet): none
2. Will soil be removed (if so, what is the volume in cubic yards)? no
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): n/a
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: _____ Rates: _____
6. Will project involve dewatering (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: _____ Rates: _____
7. Describe site elevation above seasonal high groundwater:

D. HABITAT

1. Will vegetation be removed, particularly native vegetation? ☐ **Yes** ☒ **No**

   If YES,
   - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
   - **List** species to remain on site.
   - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species? ☐ **Yes** ☒ **No**
3. Will the project affect habitat characteristics? ☐ **Yes** ☒ **No**

   If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at http://www.dec.ny.gov/animals/29392.html.
4. Will pesticides, rodenticides or herbicides be used during construction? ☐ **Yes** ☒ **No**

   If YES, estimate quantity, area and duration of application.
5. Will additional lighting be installed? ☐ **Yes** ☒ **No**

   If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

E. SURFACE COVERAGE AND CHARACTERISTICS

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. *Surface area:*		
Roof:	approx. 36,000 square feet	approx. 36,000 square feet
Pavement/walkway:	approx. 36,320 parking lot and walks	approx. 36,320 parking lot and walks
Grass/softscape:	approx. 25,000 landscaped areas	approx. 25,000 landscaped areas
Other (describe):		
2. ***Wetland*** (regulated or non-regulated) area and classification:	none	none
3. ***Water surface area:***	none	none

4. ***Stormwater management*** (describe):

Existing – how is the site drained?

NYC combined sewers

Proposed – describe, including any infrastructure improvements necessary off-site:

NYC combined sewers