



IN THE MATTER OF an application submitted by 7801 Queens Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d & 13c:

1. changing from an M1-1 District to an R7X District property bounded by Albion Avenue, a line perpendicular to the southeasterly street line of Albion Avenue and passing through a point on the northwesterly street line of Barnwell Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Barnwell Avenue and the northerly street line of Queens Boulevard, Barnwell Avenue, a line 115 feet northerly of Queens Boulevard, a line midway between Barnwell Avenue and Cornish Avenue, a line perpendicular to the northwesterly street line of Cornish Avenue distant 135 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cornish Avenue and the northerly street line of Queens Boulevard, Cornish Avenue, and Queens Boulevard;
2. establishing within the proposed R7X District a C2-4 District bounded by Albion Avenue, a line perpendicular to the southeasterly street line of Albion Avenue and passing through a point on the northwesterly street line of Barnwell Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Barnwell Avenue and the northerly street line of Queens Boulevard, Barnwell Avenue, a line 115 feet northerly of Queens Boulevard, a line midway between Barnwell Avenue and Cornish Avenue, a line perpendicular to the northwesterly street line of Cornish Avenue distant 135 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cornish Avenue and the northerly street line of Queens Boulevard, Cornish Avenue, and Queens Boulevard;

Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-828.

This application for a zoning map amendment was filed on August 2, 2024, by 7801 Queens Holding LLC, in conjunction with a related application for a zoning text amendment (N 250045 ZRQ), would facilitate the development of a new 13-story mixed-use building containing ground-floor commercial space and approximately 314 dwelling units, of which 79 would be income-restricted, located at 78-01 Queens Boulevard in Elmhurst, Queens, Community District 4.

RELATED ACTION

In addition to the zoning map amendment (C 250044 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 250045 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant requests a zoning map amendment to change an M1-1 zoning district to an R7X/C2-4 zoning district, and a zoning text amendment to designate an MIH area coterminous with the proposed R7X district to facilitate the development of a new 13-story mixed-use building with approximately 263,300 square feet of total floor area, including 9,800 square feet of commercial space on the ground floor and approximately 253,500 square feet of residential space, which would result in approximately 314 new dwelling units, 79 of which would be permanently income-restricted.

The project area consists of Block 1537, Lots 1, 4, 19, and 22 and Block 1538, Lots 1, 4, 7, 10, and part of 16. The project area is bounded by Queens Boulevard, a 200-foot-wide street to the south, Cornish Avenue, a 60-foot-wide street to the east, a line 135 feet northeast of Queens Boulevard at Cornish Avenue to the north, and Albion Avenue, a 60-foot-wide street to the west.

The development site, which is owned by the applicant, includes Block 1537, Lots 4, 9 and 22. The development site has 200 feet of frontage along Queens Boulevard and totals approximately 45,500 square feet in lot area. Lot 4 is an approximately 28,700 square-foot irregular corner lot improved with a single-story commercial building occupied by a drive-through bank and parking lot. Lot 9 is an approximately 10,200 square-foot lot improved with a parking lot. Lot 22 is an approximately 6,600 square-foot lot improved with a parking lot.

The remainder of the project area consists of non-applicant-controlled lots containing commercial and industrial uses. Block 1537 Lot 1 is currently improved with a three-story commercial and office building totaling approximately 14,300 square feet. Block 1538 Lot 1 is currently improved with a single-story retail building totaling approximately 8,000 square feet. Lot 4 is currently improved with a single-story retail building totaling approximately 7,500 square feet. Lot 7 is currently improved with a single-story parking garage totaling approximately 4,000 square feet. Lot 10 is currently improved with a two-story commercial building totaling approximately 9,300 square feet. Lot 16 is currently improved with a single-story industrial building totaling approximately 27,300 square feet.

The surrounding area includes a mix of residential, commercial, community facility, and manufacturing uses. The area immediately surrounding the project area is mapped with R5 and R6 zoning districts and are primarily developed with two- to six-story residential buildings. An R6 zoning district with commercial overlays is mapped east of the project area along Queens Boulevard. This area is characterized with three- to ten-story mixed-use buildings with ground floor retail and residential uses on the upper floors. A C4-2 zoning district is mapped south of the project area. This area is characterized with a seven-story hotel and four-story mixed-use commercial and residential building.

Queens Boulevard is a 200-foot-wide primary mixed-use northwest-southeast corridor that spans the borough of Queens from the Queensboro Bridge to the west to Jamaica to the east. While the built character and mix of uses varies throughout, this portion of the boulevard is mapped with an M1-1 district. It is primarily developed with one- and two-story commercial and industrial buildings.

Multiple community facility uses are located near the project area. Schools in the vicinity include PS Q007, an elementary school serving pre-K through fifth grades, located just north of the project area; P.S. Q255, a school serving pre-K through twelfth grades, located adjacent to the north of the project area; and IS 5, an intermediate school serving grades six through eight, located three blocks southwest of the project area. Elmhurst Hospital, located approximately five

blocks north of the project area, is owned and operated by NYC Health + Hospitals, is one of three Level 1 Trauma Centers in Queens, and has 545 beds. The Elmhurst branch of Queens Public Library is located approximately five blocks east of the project area. There are also multiple houses of worship located within five blocks of the project area.

Open spaces in the surrounding area include Moore Homestead Playground, located approximately five blocks north of the project area, which features amenities such as a playground, basketball courts, and handball courts, and Hoffman Park, located one mile southeast of the project area, which features amenities such as playground, basketball courts, trees, and seating.

The area is well served by public transportation and is located within the Outer Transit Zone. The Elmhurst Avenue station, servicing the M and R subway lines, is located two blocks northeast of the project area. The Grand Avenue - Newtown station, also servicing the M and R subway lines, is located five blocks east of the project area. Multiple bus lines also service the area including the Q60 which provides service along Queens Boulevard from Jamaica to Manhattan, and the Q53 which provides service along Broadway from Woodside to the Rockaways.

The project area was mapped with an M1-1 zoning district in 1961 and has not changed since that time. In 1989, the Elmhurst/Corona Rezoning (C 880920 ZMQ), rezoned the area generally bounded by Roosevelt Avenue to the north, Grand Central Parkway to the east, Horace Harding Expressway to the south, and 99th Street to the west, from M1-1, R3-2, R4, R5, R6, and R6B to R4, R5, R6, R6A, R6B, R7A, R7B, C1-2, C1-3, C2-2, and C2-3 zoning districts with the intention of addressing inconsistencies in zoning which permitted out of character developments. In 1990, the 80-03 Queens Boulevard Rezoning (C 900011 ZMQ) rezoned the area immediately to the east of the project area bounded by Cornish Avenue to the west, Queens Boulevard to the south, and Dongan Avenue to the east, from an R5 to an R6 zoning district. In 2006, the Maspeth/Woodside Rezoning (C 060294 ZMQ) rezoned portions of Queens Boulevard approximately three blocks to the west of the project area from R4, R5, R6, and C8-1 districts to

an R7X/C2-3 zoning district. Mixed-use multifamily buildings in this area constructed after 2006 range from eight to fifteen stories in heights.

The applicant proposes to construct a new 13-story building at a maximum height of 145 feet with a total FAR of 6.0. The building would total approximately 263,300 square feet of floor area with approximately 314 dwelling units including 79 permanently income-restricted units utilizing MIH Option 1. The ground floor would contain approximately 9,800 square feet of commercial space, with residential uses on floors two through thirteen. The building would also include approximately 5,700 square feet of publicly accessible open space as well as 143 parking spaces located on the cellar level, to be accessed by a 20-foot curb cut on Albion Avenue.

To facilitate the proposed development, the applicant is seeking a zoning map amendment to change the existing M1-1 zoning district to an R7X/C2-4 zoning district on Block 1537, Lots 1, 4, 19, 22, and Block 1538, Lots 1, 4, 7, 10 and part of 16. R7X zoning districts are contextual zoning districts with a maximum allowable FAR of 6.0 for residential uses with qualifying affordable housing or qualifying senior housing. For R7X lots, the maximum base height is 105 feet, and the maximum building height is 145 feet with qualifying affordable housing or qualifying senior housing. In the Outer Transit Zone, parking is required for fifteen percent of standard residential units, but none are required for income-restricted units. C2-4 commercial overlays allow residential uses, community facility uses, and commercial uses. Commercial uses are permitted up to 2.0 FAR and requires one accessory parking spot per 1,000 square feet of commercial space, though waivers are available for small lots and mixed-use buildings.

The applicant also proposes a zoning text amendment (N 250045 ZRQ) to designate the project area as an MIH area mapped with Options 1 and 2. Option 1 requires that at least 25 percent of residential floor area be reserved for income-restricted housing units for residents with household incomes averaging 60 percent of the Area Median Income (AMI), including a 10 percent band at 40 percent of the AMI, with no units targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area within the project area be income-restricted at an average of 80 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 250044 ZMQ), in conjunction with the related application for a zoning text amendment (N 250045 ZRQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 25DCP002Q.

After a study of the potential impacts of the proposed actions in the Environmental Assessment Statement, a Negative Declaration was issued on April 7, 2025. A Revised Environmental Assessment Statement (EAS) and Revised Negative Declaration were issued on July 14, 2025. The project also includes Project Components Related to the Environment (PCREs) related to open space, construction air quality, and construction noise measures. With these measures in place, there would be no significant adverse impacts related to open space or construction. The applicant will enter into a Restrictive Declaration to ensure implementation of measures relating to open space, construction air quality, and construction noise. The Revised Negative Declaration includes an (E) designation (E-828) related to hazardous materials, air quality, and noise to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

UNIFORM LAND USE REVIEW

This application (C 250044 ZMQ) was certified as complete by the Department of City Planning on April 7, 2025 and was duly referred to Community Board 4 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for a zoning text amendment (N 250044 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 4 held a public hearing on this application (C 250044 ZMQ) on June 10,

2025, and on June 10, 2025, by a vote of 30 in favor, two opposed, and one abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

This application (C 250044 ZMQ) was considered by the Queens Borough President, who held a public hearing on June 12, 2025, and issued a recommendation to approve the application on July 8, 2025, with the following conditions:

- “• There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The Applicant should work with the Department of Parks and Recreation to ensure that the publicly available open space is maintained like the other parks in the area, and follow similar rules and hours of operations;
- The Applicant will mitigate all hazardous materials, air quality and noise as part of the E-designation of this site, as described in the Environmental Assessment Statement (EAS); and;
- Wherever possible, the School Construction Authority (SCA) should creatively address the school overcrowding issue by looking at new development sites within the School District and possibly collaborating to build a new school.”

City Planning Commission Public Hearing

On July 2, 2025 (Calendar No. 6), the City Planning Commission scheduled July 16, 2025, for a public hearing on this application (C 250044 ZMQ) and the related application for a zoning text amendment (N 250045 ZRQ). The hearing was duly held on July 16, 2025 (Calendar No. 38).

The applicant's representative and two members of the public testified in favor of the application and none in opposition.

The applicant's representative testified in favor of the application and presented an overview of the application and the land use rationale for the proposed R7X/C2-4 zoning district, stating that the proposed development would allow residential development which is not currently allowed under the existing M1-1 zoning district.

Two members of the public submitted written testimony in favor of the application. One testimony commented that the proposed development would create well-paying construction jobs, and a second testimony commented on the need for additional housing in the area.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 250044 ZMQ), in conjunction with the related application for a zoning text amendment (N 250045 ZRQ), is appropriate. Together, these actions will facilitate the development of a new 13-story mixed-use building with approximately 263,300 square feet of total floor area, including 8,700 square feet of commercial space on the ground floor and approximately 254,600 square feet of residential space, which would include approximately 314 new dwelling units, 79 of which would be permanently income-restricted.

The Commission believes that the proposed rezoning from an M1-1 zoning district to an R7X/C2-4 zoning district is appropriate to propose a new mixed-use building with commercial and residential uses. The project area fronts Queens Boulevard, a 200-foot-wide primary mixed-use corridor and has good access to public transit with numerous subway stations and bus lines within the immediate surrounding area.

The Commission believes that the R7X/C2-4 zoning district is reflective of more recent land use

patterns along Queens Boulevard. Medium-density zoning districts are mapped near the project area, including an adjacent R6 zoning district with C1 and C2 commercial overlays immediately east of the project area; and an R7X/C2-3 district mapped along the frontage of Queens Boulevard approximately four blocks west of the project area. The Commission recognizes the changing nature of this part of the boulevard with nine-to-15 story buildings built within this R7X district in recent years, similar to the applicant's proposed development.

The Commission understands that while the project area is currently mapped with an M1-1 district, the existing uses will continue to be allowed in the R7X/C2-4 district, thereby remaining in conformance. The Commission appreciates that the rezoning will facilitate new housing development which would otherwise be restricted under the M1-1 zoning district.

The Commission finds the C2-4 commercial overlay appropriate as it will reinforce the commercial nature of the corridor while allowing new local retail uses that will serve the needs of existing and new residents. The C2-4 commercial overlay also has a low parking requirement, reflecting the transit accessibility in the neighborhood.

The proposed zoning text amendment to designate the project area as an MIH area is also appropriate. The designation is consistent with the City's goal to promote the development of income-restricted housing, as outlined in the Mayor's *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. This project will help address the growing need for more housing in Queens and the broader city, including the creation of new income-restricted housing near public transit, schools, and playgrounds.

Although outside the purview of land use review, the Commission acknowledges the Borough President's requests for the applicant to work with the Department of Parks and Recreation for any planned open space and to hire M/WBE firms and work with local organizations.

RESOLUTION

RESOLVED, that having considered the Revised Environmental Assessment Statement, for which a Revised Negative Declaration was issued on July 14, 2025, with respect to this application (CEQR No. 25DCP002Q), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 9d & 13c:

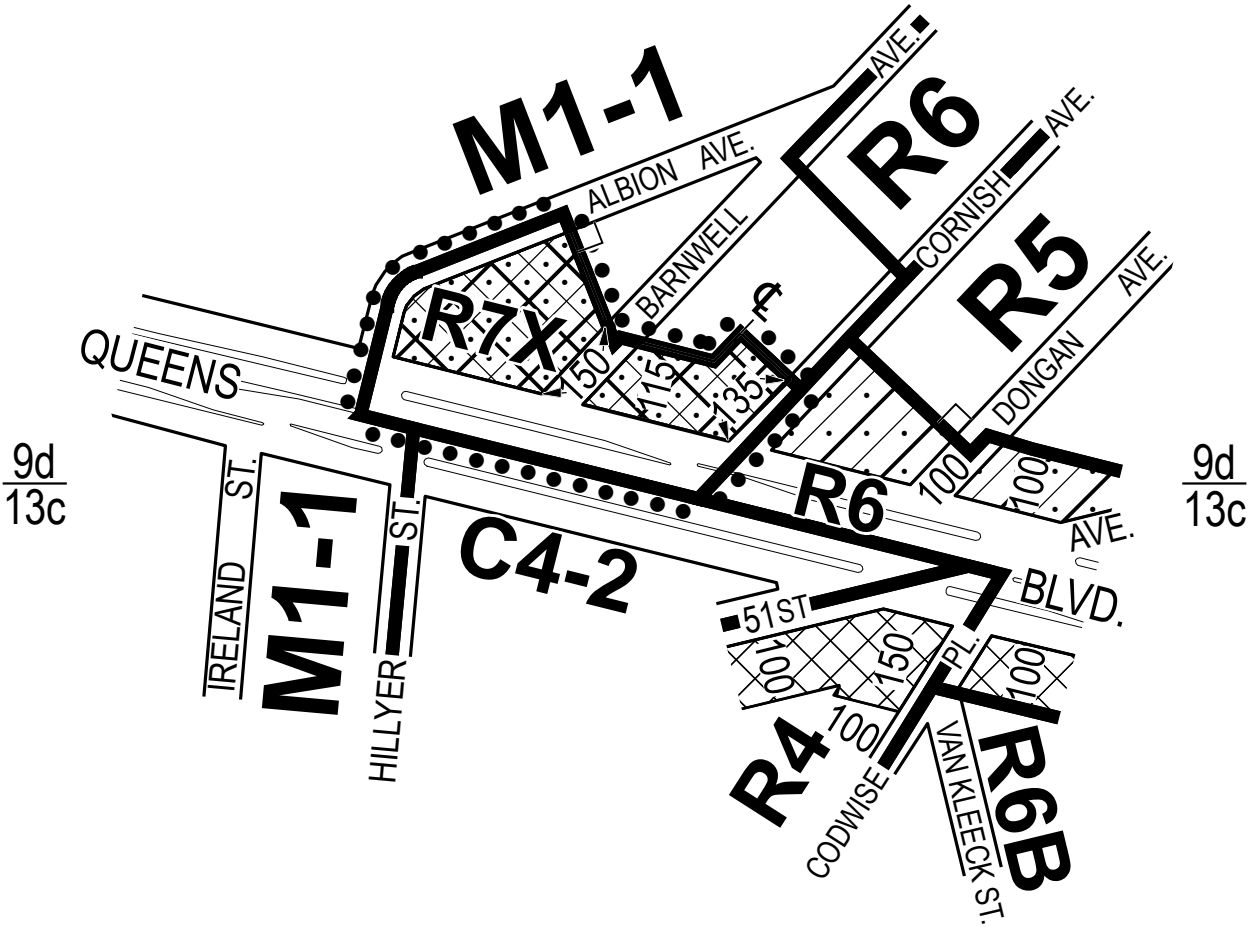
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Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-828.

The above resolution (C 250044 ZMQ), duly adopted by the City Planning Commission on August 13, 2025 (Calendar No. 21), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq., *Chair*
KENNETH J. KNUCKLES Esq., *Vice-Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK.,
DAVID GOLD, Esq., RASMIA KIRMANI-FRYE, RAJU MANN,
ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, Esq., *Commissioner, VOTING NO*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
9d & 13c
BOROUGH OF
QUEENS



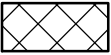


S. Lenard
S. Lenard, Director
Technical Review Division



New York, Certification Date:
April 07, 2025



NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by changing an M1-1 District to an R7X District and establishing a C2-4 District within the proposed R7X District.
-  Indicates a C1-2 District
-  Indicates a C2-3 District
-  Indicates a C2-4 District



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 78-01 Queens Boulevard Rezoning	
Applicant: Andrew Esposito	Applicant's Administrator: Michael Curley
Application # C250044ZMQ	Borough: Queens
CEQR Number: 25DCP002Q	Validated Community Districts: Q04

Docket Description:

IN THE MATTER OF an application submitted by 7801 Queens Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d & 13c:1. changing from an M1-1 District to an R7X District property bounded by Albion Avenue, a line perpendicular to the southeasterly street line of Albion Avenue and passing through a point on the northwesterly street line of Barnwell Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Barnwell Avenue and the northerly street line of Queens Boulevard, Barnwell Avenue, a line 115 feet northerly of Queens Boulevard, a line midway between Barnwell Avenue and Cornish Avenue, a line perpendicular to the northwesterly street line of Cornish Avenue distant 135 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cornish Avenue and the northerly street line of Queens Boulevard, Cornish Avenue, and Queens Boulevard;

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Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	QN BP	Date: 7/8/2025 5:13 PM
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Queens Borough President Recommendation

APPLICATION: 78-01 Queens Boulevard Rezoning

COMMUNITY BOARD: Q04

DOCKET DESCRIPTION

ULURP #250044 ZMQ – IN THE MATTER OF an application submitted by 7801 Queens Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d & 13c:

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Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-828.

ULURP #N250045 ZRQ – IN THE MATTER OF an application submitted by 7801 Queens Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community District 4, as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-828.

PUBLIC HEARING

A Public Hearing was held by the Land Use Director on behalf of the Queens Borough President in the Borough President’s Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.youtube.com/@queensbp on June 12, 2025 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant(s) made a presentation. There were four (4) members of the public who gave testimony. The hearing was closed.

CONSIDERATION

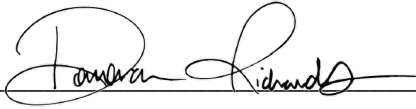
Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is seeking a Zoning Map Amendment to rezone an existing M1-1 District to an R7X/C2-3 District generally bounded by Queens Boulevard to the south, Albion Avenue to the west, Cornish Avenue to the east and lines at various distances from Queens Boulevard to the north that would facilitate the redevelopment of 78-01 Queens Boulevard (Block 1537, 4, 19, and 22, aka the "Development Site");
- The applicant is seeking a concurrent Zoning Text Amendment to map the Development Site as a Mandatory Inclusionary Housing ("MIH") Area in the Zoning Resolution, Appendix F. The applicant has mentioned they will proceed with MIH Option 1, or 25% of the total residential floor area affordable to individuals and/or families making an averaged Area Median Income (AMI) of 60%;
- The Rezoning Action would facilitate the development of a 13-story (145-foot) mixed-use building with varying base heights of 83 feet and 105 feet, aka the "Proposed Development." The Proposed Development would be approximately 264,334 total square feet (SF), where approximately 253,511 SF would be set aside for residential floor area and 9,823 SF would be set aside for commercial floor area. The Development would include 314 dwelling units, with 79 of these units at MIH Option 1. The applicant is also proposing three open spaces: (1) an amenity garden and landscaped open space for residents in the rear yard, (2) open space on several terraces and rooftops for residents and (3) 5,684 SF of publicly accessible open space. The Proposed Development would also have accessory off-street parking on the cellar level for approximately 143 spaces;
- The Development Site is a 45,000-SF corner and through lot, improved with a one-story commercial building and drive-through. Other properties in the Rezoning Area include one- to three-story commercial buildings with retail and office uses. The zoning districts mapped within a 600-foot radius include M1-1, R4, R4B, R5, R6, R7X, R7X/C2-3 and C4-2. There is a mix of commercial, industrial, community facility and residential land uses within the same 600-foot radius. The area is served by the Elmhurst Ave subway station (M/R lines), Grand Ave/Newtown subway station (M/R lines), as well as several bus lines such as the Q58, Q59, Q60, and the Q53-SBS;
- On June 10, 2025, Community Board 4 (CB4) voted to disapprove this application by a vote of two (2) in favor, thirty (3) in opposition and one (1) abstention. CB4 voted against this application with conditions pertaining to inadequate affordability, severe school overcrowding, loss of manufacturing zoning and jobs, and inadequate environmental review;
- At the Borough President's Land Use Public Hearing, the Land Use Director chaired the hearing on the Borough President's behalf. The Applicant's representative gave a presentation. Four (4) members of the public (two of which sit on Community Board 4) gave testimony in opposition of the project. Reasons cited echoed the CB4's official recommendation. The Land Use Director gave the applicant a chance to respond to the public testimony, to which they clarified some points made about housing affordability and environmental review;
- The Office of the Queens Borough President received twelve (12) letters of testimony regarding this project, all in opposition of the Proposed Development. These comments echoed CB4's findings and recommendations.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval with the following conditions:

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
- The Applicant should work with the Department of Parks and Recreation to ensure that the publicly available open space is maintained much like other parks in the area, and follow similar rules and hours of operations;
- The Applicant will mitigate all hazardous materials, air quality and noise as part of the E-designation of this site, as described in the Environmental Assessment Statement (EAS); and
- Wherever possible, the School Construction Authority (SCA) should creatively address the school overcrowding issue by looking at new development sites within the School District and possibly collaborating to build a new school.



PRESIDENT, BOROUGH OF QUEENS

07/08/2025

DATE



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 78-01 Queens Boulevard Rezoning			
Applicant:	Andrew Esposito	Applicant's Primary Contact:	Michael Curley
Application #	C250044ZMQ	Borough:	
CEQR Number:	25DCP002Q	Validated Community Districts:	Q04

Docket Description:

IN THE MATTER OF an application submitted by 7801 Queens Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d & 13c:1. changing from an M1-1 District to an R7X District property bounded by Albion Avenue, a line perpendicular to the southeasterly street line of Albion Avenue and passing through a point on the northwesterly street line of Barnwell Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Barnwell Avenue and the northerly street line of Queens Boulevard, Barnwell Avenue, a line 115 feet northerly of Queens Boulevard, a line midway between Barnwell Avenue and Cornish Avenue, a line perpendicular to the northwesterly street line of Cornish Avenue distant 135 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cornish Avenue and the northerly street line of Queens Boulevard, Cornish Avenue, and Queens Boulevard;

2. establishing within the proposed R7X District a C2-4 District bounded by Albion Avenue, a line perpendicular to the southeasterly street line of Albion Avenue and passing through a point on the northwesterly street line of Barnwell Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Barnwell Avenue and the northerly street line of Queens Boulevard, Barnwell Avenue, a line 115 feet northerly of Queens Boulevard, a line midway between Barnwell Avenue and Cornish Avenue, a line perpendicular to the northwesterly street line of Cornis

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Unfavorable			
# In Favor: 2	# Against: 30	# Abstaining: 1	Total members appointed to the board: 33
Date of Vote: 6/10/2025 12:00 AM		Vote Location: Elmhurst Hospital Auditorium	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 6/10/2025 7:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	7901 Broadway, Elmhurst, NY 11373-Auditorium

CONSIDERATION: With a quorum present Community Board 4 Queens voted to Deny the Private Application for 78-01 Queens Boulevard Rezoning. Please see attached for the complete Denial Resolution for City Planning to review.

Recommendation submitted by	QN CB4	Date: 6/13/2025 2:00 PM
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COMMUNITY BOARD # 4Q

Serving: Corona, Corona Heights, Elmhurst, and Newtown

46-11 104th Street

Corona, New York 11368-2882

Telephone: 718-760-3141

Fax: 718-760-5971

E-mail: qn04@cb.nyc.gov

Donovan Richards

Queens Borough President

Marialena Giampino

Chairperson

Ebony Young

Deputy Borough President

Christian Cassagnol

District Manager

Queens Community Board 4 - Resolution

RE: ULURP Application No. C 250044 ZMQ - 78-01 Queens Boulevard Rezoning

Akerman/7801 Queens Holding, LLC.

Resolution Opposing the Proposed Rezoning – Adopted on June 10, 2025

The motion was to approve the ULURP Committee's resolution which was to deny the application.

Vote: 30 in favor of approving the resolution, 2 opposed and 1 abstention

WHEREAS:

Proposed Action and Density: The applicant seeks a zoning map amendment for 78-01 Queens Boulevard (Block 1537, Lots 1, 4, 19, 22 and Block 1538, Lots 10, 7, 4, 1) from an M1-1 manufacturing district to an R7X residential district with a C2-4 commercial overlay, and a text amendment to designate the area as a Mandatory Inclusionary Housing (MIH) zone. This upzoning would facilitate a 13-story, 145-foot tall mixed-use building of approx. 356,000 sq. ft. with 314 dwelling units (173-foot tall to the top of the bulkhead), plus ground-floor retail and a 160-space parking garage and would allow future developments on the adjacent rezoned lots in the new R7X/C2-4 zoning. The proposed R7X zoning (allowing ~6.0 FAR with MIH) represents a drastic increase in density over the current M1-1 (1.0 FAR) and far exceeds the single and two-family homes, low-rise walk up apartment buildings and maximum 70' tall recent multifamily apartment blocks along Queens Boulevard and within the EIS study area in CB4.

The Queens Community Board 4 (QB4) is against such a high-density development that would overwhelm local infrastructure and alter neighborhood character and cast shadows upon the low to midsize dwellings, blocking out the sun, and encourage other developers to propose rezoning to the rest of the M1-1 zone and ultimately the R6 zone to the east to R7X in future actions.

(We also express concern that DCP may not have provided information on non-applicant parcels to The Board. We request that DCP allow the owners of these adjacent non-applicant-owned parcels an opportunity to state in writing whether they wish their properties rezoned.)

Housing Emergency vs. Inadequate Affordability: The 2023 New York City Housing and Vacancy Survey confirms that NYC as a whole has a low rate showing very few available affordable apartments. However, Elmhurst/Corona has an extremely low affordable rental vacancy rate of just 0.88%, the lowest since 1968. This indicates a severe affordable housing shortage and an urgent need for genuinely affordable housing. A vacancy rate at 5% or below enables the State to declare an emergency and enable rent regulations law such as Rent Control and Rent Stabilization to protect the welfare of the public. The majority of the apartments would be free market units not subject to any rent regulations. The developer could charge the highest rents possible. The free-market units would also pertain to the future developments in this rezoning.

Moreover, approximately 79 apartments of the 314 units will be "affordable" under MIH requirements. The 79 units are not all for District 4 residents; under HPD agreement only 20% (16 units) would be allowed for CB4 residents.

The 16 "affordable" units target those making 60% of Area Median Income (AMI) under HUD – a level that is often unaffordable for over 33,000 local residents who make less than \$45,000 a year. Those residents are paying 50% or more of their income in rent.

Considering the average household income in 11373 is \$75,000-\$78,000 for a family of 3, true affordability is 50% AMI. Anything more than 50% AMI is out of reach for our neighbors and in reality, displaces them.

Out of the 16 units, only 6 units fall under 50% AMI. Only 16 out of 314 become accessible to our families and neighbors in our zip code.

The population of Queens Community Board District 4 is approximately 169,000. District 4 Elmhurst/Corona is a low-income district (see Urban Planner's **report** attached). The Board finds this affordable housing component woefully insufficient given the scale of the project and the acute affordable housing emergency. The vast majority (235 units) would be market-rate, offering little relief to the community's affordability crisis. Instead, it provides dwellings for higher income earners to move into the area, causing additional gentrification.

Severe School Overcrowding: Queens School District 24, which serves this neighborhood, is one of the most overcrowded school districts in New York City. For years, District 24 schools have operated well above capacity - at roughly 115% of capacity on average as of the mid-2010s - and overcrowding persists today. Local elementary and middle schools are already unable to seat all students comfortably, with many schools using transportable classroom units (trailers) and makeshift spaces to handle overflow. The influx of children from hundreds of new apartments would exacerbate this chronic school overcrowding, further straining classroom space, core facilities, and services for students. (See Urban Planner Consultant reports.)

We find it laughable that the applicant writes that the development and future developments would have no adverse effect to the pedestrian experience. There are significant transportation and pedestrian issues in light of the thousands of students, parents, teachers that concentrate on the vicinity of the development.

CEQR School Impact Analysis Criteria: According to the City Environmental Quality Review (CEQR) Technical Manual guidelines (Community Facilities chapter), a detailed analysis of public school impacts are warranted for any project that would add more than 50 elementary and intermediate school students (or 150 high school students). A development of this size will likely approach or exceed that threshold in added enrollment. The Board is concerned that the environmental assessment for this rezoning did not adequately evaluate school capacity impacts. Any assertion that the rezoning poses "no significant impact" to schools contradicts the lived reality of our overcrowded District 24 classrooms. The Board insists that a full examination of educational impacts should be required, including iron-clad

mitigation commitments to create new school seats if the project proceeds.

Loss of Manufacturing Zone Land and Jobs: The sites in question are presently zoned M1-1 (light manufacturing), a designation that allows industrial and commercial enterprises. Rezoning to residential would permanently eliminate scarce industrially-zoned land in our community. The Board is troubled by the continued erosion of manufacturing districts in Queens - a trend that diminishes opportunities for industrial/creative businesses and the good jobs they provide. While the current use on the site is a bank branch (a commercial use), the M1-1 zoning could accommodate future light manufacturing or other employment-generating uses. Converting the applicant's property and the other properties to exclusively residential use forecloses any future industrial or broad employment use of the site. We note that the CEQR Technical Manual (Socioeconomic Conditions chapter) sets a threshold that projects displacing over 100 employees warrant analysis of socioeconomic impacts. Although the existing businesses on-site may not reach that threshold, the principle stands that land use actions should consider potential job losses and the economic impact of eliminating productive industrial zones. Instead of eliminating this M-Zone, preserve and leverage this M-Zone creating an Industrial Business Zone (IBZ) to serve the community and the community at large. This proposal fails to adequately account for those economic and land use concerns.

Inadequate Environmental Review ("Hard Look"): The Queens Community Board 4 has serious concerns about the environmental review process for this rezoning. The Department of City Planning issued a Negative Declaration for the project on April 4, 2025 concluding that the rezoning would have no significant adverse environmental impacts. This finding is difficult to accept given the likely effects on traffic, transit, parking, air quality, noise, and other quality-of-life conditions as well as the hazardous conditions onsite, that will not be remediated from a development and the future allowed developments of this magnitude. We believe that not all relevant impact areas were fully studied ("taken a hard look" at) during the Environmental Assessment and in the EIS, i.e. the non-applicant parcels which are Block 1537, Lot 1 and Block 1538, Lots 10, 7, 4, 1. In the landmark case *H.O.M.E.S. v. New York State Urban Development Corp.* (1979), the court held that a negative declaration must be supported by a record showing the lead agency considered all relevant areas of environmental concern - and failure to consider key concerns (for example, traffic impacts) rendered the decision arbitrary and capricious. By analogy to that precedent, among other court cases, The Board finds the environmental review for the 78-01 Queens Blvd rezoning deficient.

Therefore, we request the City take another assessment of the subject property with a "hard look." The standard established by *H.O.M.E.S.* has not been met. Consequently, proceeding with the rezoning without a full Environmental Impact Statement (EIS) would be irresponsible and legally questionable.

FINAL DETERMINATION:

Recommendation of Disapproval - For all the foregoing reasons, Queens Community Board 4 emphatically OPPOSES ULURP Application C 250044 ZMQ. The Board finds that the proposed rezoning of 78-01 Queens Boulevard and such other properties affected is not in the best interest of the community within proximity of the proposed rezoning nor for Community Board 4 as a whole. The development's excessive density, insufficient affordability, and strain on public infrastructure (especially schools), coupled with the permanent loss of industrial zoning and an inadequate environmental review, compel us to recommend denial of the application. We urge the City Planning Commission and the City Council to reject this rezoning proposal in its current form. The reasons are cited above among others as well as those cited in the Urban Consultant Report, which is attached as well as additional attachments.

RESOLUTION AMENDMENT - With New Information

WHEREAS, the Department of City Planning (DCP) certified the application although no environmental assessments were conducted for the sites not owned by the applicant, nor was there any input from the owners of those sites; this board is deeply concerned. While reviewing the certified application and related documents, we found that **legally enforceable site-control documentation** was missing for the non-applicant parcels, raising serious due-process issues under ULURP rules and *Hell's Kitchen*, *Gordon*, and *Stop-The-Barge*; and

WHEREAS, singling out a private-owner parcel for rezoning to benefit a private developer—allegedly without linking to a broader corridor or district-wide plan—may constitute **spot zoning** under *Rodgers v. Village of Tarrytown*, threatening surrounding properties and compromising the integrity of the neighborhood's industrial zoning; and

WHEREAS, although notice requirements under ULURP §3.015 appear to have been met, **no evidence of enforceable site control** exists for the adjoining parcels, raising significant procedural and due-process concerns; and

WHEREAS, the rezoning proposes converting land zoned for industrial and commercial uses without performing a **CEQR Chapter 4 analysis** of industrial displacement, conflicting with citywide policies, including CEQR and “City of Yes for Economic Opportunity;” and

WHEREAS, the applicant's documentation states that 54% of households in Community District 4 are rent-burdened, yet only 79 of the 314 units ($\approx 25\%$) are income-restricted under MIH—meaning 75% of the units are priced at full market rate and thus unaffordable; additionally, only 20% of the 79 affordable units (16 units) are guaranteed for residents of Queens Community Board 4 per the HPD agreement; and

WHEREAS, under the City of Yes for Housing plan, the **Universal Affordability Preference (UAP)** allows for at least 20% additional floor area *only if* those units are permanently affordable at an average of 60% AMI. However, the owner was asked about UAP at the ULURP meeting and has not committed to offering UAP units—providing substantially less affordability and undermining UAP's policy intent; and

WHEREAS, MIH Option 1, as proposed, does not sufficiently address lower-income households (30–50% AMI) and misses an opportunity to implement **MIH Option 3 (“Deep Affordability”)** at 40% AMI;

NOW THEREFORE BE IT RESOLVED, that Queens Community Board 4:

1. **Disapproves** the 78-01 Queens Blvd rezoning application as submitted, because it:
 - a) potentially constitutes spot zoning under *Rodgers*;
 - b) may be procedurally invalid due to omissions in site-control documentation;
 - c) may violate CEQR and city policy by converting industrialized land without analysis; and
 - d) fails to provide sufficient affordable housing or use available UAP incentives;
2. **Expresses concern** that DCP may not have provided information on non-applicant parcels to the Board. We request that DCP:
 - o verify that site-control documentation (deeds, recorded options, restrictive covenants) is provided for all parcels, or exclude the non-controlled parcels;

- allow the owners of these parcels an opportunity to state whether they wish their properties rezoned. These owners are neither absentee nor uninformed—they live and pay taxes in the community, in some cases as much as \$120,000 annually;
- 3. **Recommends** that, before advancing the application, the following be completed:
 - a **CEQR Chapter 4 land-use analysis** evaluating industrial displacement and possible mitigation;
 - **affordability upgrades**, including:
 - alignment with **UAP goals**, ensuring that all additional floor area created under UAP is permanently affordable at an average of 60% AMI; and
 - consideration of **MIH Option 3** for deeper affordability; and
 - negotiation of a **Community Benefits Agreement** guaranteeing local hiring, union labor, business displacement mitigation, MWBE participation, and long-term affordability safeguards;
- 4. **Requests**, if site-control or affordability revisions are not made, that DCP:
 - **withdraw or recertify** the application before CPC progresses, and
 - that the City Council hold a public hearing on this resolution, conditioning any approval on adherence to the above requirements.

ADOPTED this 10TH day of June, 2025, by Queens Community Board 4.

ENC Enclosure: 79 pages

Paul D. Graziano
Associated Cultural Resource Consultants
146-24 32nd Avenue
Flushing, NY 11354
(718) 309-7522
paulgrazianohdc@yahoo.com

June 9th, 2025

RE: 78-01 Queens Boulevard, Elmhurst – EIS Review for Queens Community Board 4, ULURP Committee

- **Zoning, FAR, Building Height, Mass and Density:** the applicant is proposing to rezone their parcel and others to R7X with a C2-4* commercial overlay to develop 359 units with two other parcels not owned by the developer expected to generate another 146 units. The FAR is a 6.0, which would generate 356,169 sf for the developer's site, and another 157,922 sf for the other two parcels.

*In a letter received today by CB4, the developer states that it will be a C2-3 commercial overlay.

Details:

1. **Building Height** - the proposed heights of the buildings – listed as 145' (Site 1), 100' (Site 2) and 110' (Site 3) or 13, 9 and 10 storeys in height are grossly out of proportion with both the existing physical environment on Queens Boulevard at this location and surrounding area and is not actually correct, as the bulkheads of the buildings will reach 173' (Site 1), 130' (Site 2) and 140' (Site 3) in height. In addition, there are inconsistencies throughout the EIS, which refer to the total height as 165' for Site 1 in many instances. Currently, the tallest buildings on Queens Boulevard in proximity are 70' in height in the R6 zone directly to the east. The R7X zone that the applicant occasionally refers to in terms of justifying this proposed rezoning is more than ¼ of a mile away in a different Community Board (CB2) and neighborhood (Woodside). Most buildings nearby are one to three stories or 15' to 35' feet tall (Figure G-5)
2. **Zoning & FAR** – The proposed change in zoning from M1-1 to an R7X/C2-4 zone is dramatic and excessive. It does not relate to the R6 zone immediately to the east or the R6 equivalent C4-2 zone to the south and is more than ¼ of a mile from the R7X zone in CB2 / Woodside. The potential building heights, massing and density is completely out of scale to new development on Queens Boulevard to the east, despite the applicant's statements in the EIS to the contrary. In addition, this will set a precedent in the M1-1 zone to rezone other locations to a similar zoning category and ultimately get rid of the zone altogether; it will also set a precedent for the R6 zoning to the east to be changed to a similar zoning category using the justification that it has already been adopted nearby. Most buildings in proximity have FARs far below a 6.0; the vast majority are 1.2 FAR or less. (Figure G-6)

ACRC

Associated Cultural Resource Consultants

Register Nominations
Historic Preservation

Urban Planning
Land Use

3. **Mass and Density** – Based upon diagrams included in the EIS, the mass and density of the proposed development is several magnitudes compared to even the largest buildings in proximity. In addition, the schematic shown – Figures A-2 and A-3, Proposed Site Plan and Illustrative Massing – only shows the applicants property; it fails to show the corner property’s massing, also considered to be a site that will definitely be developed (with a 130’ tall building, including bulkhead), so as not give an accurate depiction of what can or will be built at that site in relation to the applicant’s property. Before and After Massing, Height and Density illustrations (Figures G-7a through G-10b) also minimize the actual increases that will be perceived by pedestrians or drivers on Queens Boulevard through distorted perspective viewsheds by the applicant’s consultant that hide the true effects should these plans come to fruition.

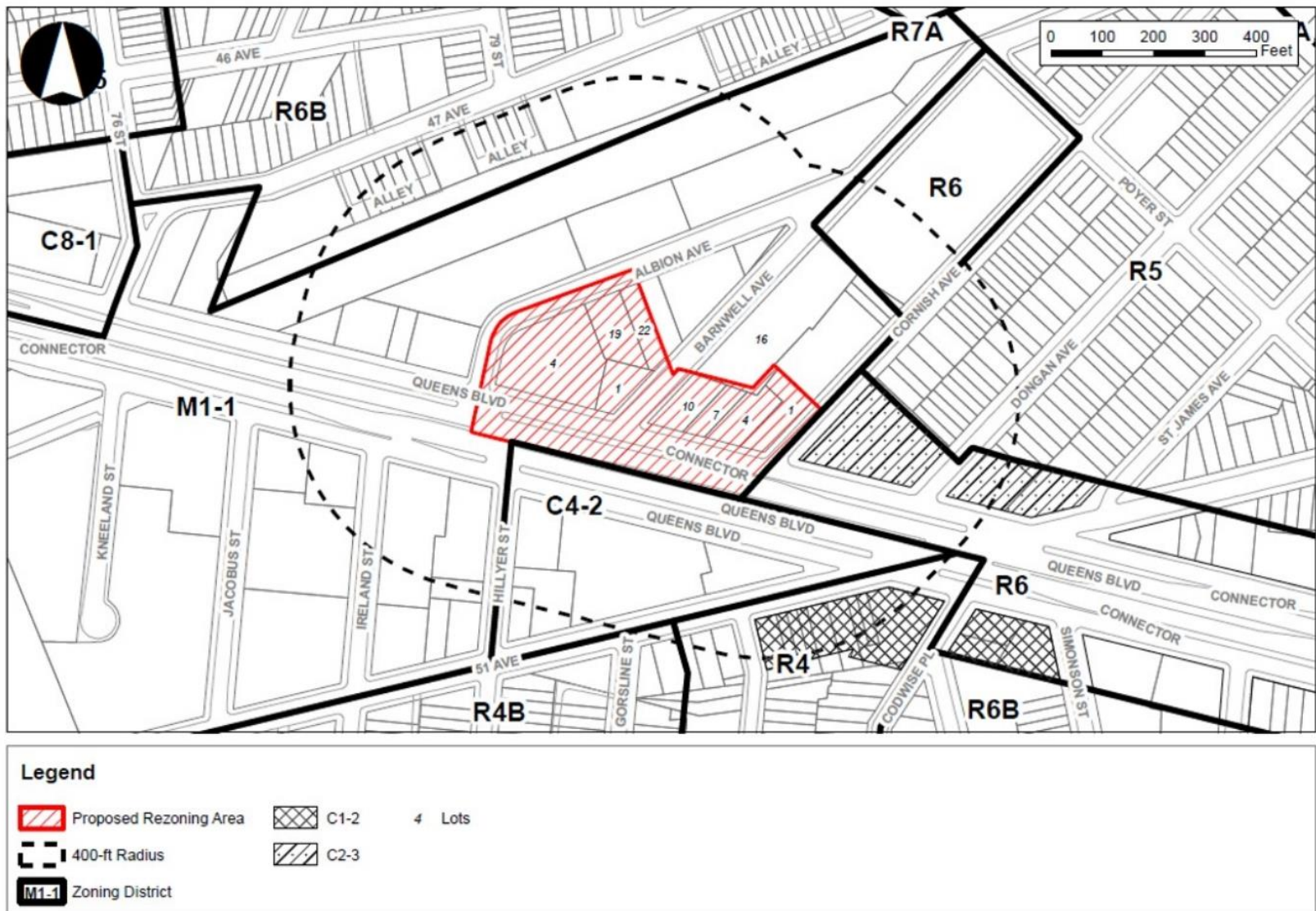
- **Affordability:** the applicant has filed under the Mandatory Inclusionary Housing (MIH) program, resulting in approximately 70-100 units which will be “affordable” out of a total of 359 units for the site controlled by the developers, with approximately 30-50 additional units “affordable” out of the other 146 units that would be built at the two other sites. Very few of the “affordable” units will be earmarked for CB4 residents; the rest will be open to a citywide lottery. The remainder of the units will be rented at market-rate/luxury rates. In addition, it is unclear at which level the MIH will be – 60%, 80% or more. The applicant is making the case that in order to build affordable units, the project must be scaled to an R7X zone. The applicant has specifically chosen not to include the new Universal Affordability Preference (UAP) passed under the City of Yes for Housing Opportunity (COYHO) that would require a higher percentage of affordable units in exchange for additional density and height.
- **Open Space:** The amount of publicly-accessed private open space included in the applicant’s project is miniscule – a little more than 5,000 sf in relation to a development of over 350,000 sf. The applicant’s inclusion of this open space is meant to respond to the overwhelming need for public open space in Elmhurst, which is one of the neighborhoods most deficient in New York City. By the admission of the EIS, the area will continue to lose open space at an even faster rate should this rezoning be approved (Tables F-7 and F-8).
- **Hazardous Materials:** As with many industrial areas in New York City, the parcels under consideration have a history of contamination. While the applicant has “voluntarily” placed an E-Designation on the development site – which will travel with the deed and property – this was done to respond to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) which, had they not “volunteered” to do this, the EIS would have had to go through a more rigorous process. Note: None of the other properties in question that the EIS assumes will be developed by 2030 (the other development sites with a proposed 146 residential unit count and another potential site as described) have been tested for hazardous materials despite being in a manufacturing zone with a history of contamination. E-Designations have been recommended by the EIS for those properties as well.
- **Schools:** The school utilization statistics provided in the EIS by the applicant which are directly taken from data supplied by the New York City Department of Education make absolutely no sense. Community Board 4 has had some of the most crowded schools in the city for decades. It is simply an impossibility that the elementary schools listed in the EIS would drop from 98.1% to 68.0% utilization between 2024 and 2030 (Tables E-2 and E-5).

Recommendations:

1. **Retain the M1-1 Zoning and Create an Industrial Business Zone.** The 3.5 million square feet/19-block area that the proposed rezoning is taking place is the only large area of Community Board 4 dedicated to manufacturing and industrial uses. Rather than dismembering this part of Elmhurst to allow yet more high-density development, it is critical to bolster large-scale economic activity in the few places where it can still occur. As stated previously, should this rezoning be approved, there will be additional
2. **Any Rezoning Should Reflect the Actual Profile of the Surrounding Community.** The applicant's proposed rezoning is wildly out of scale to the development immediately adjacent and within a 400' radius (the study area) of the parcels in question. The zoning that surrounds this area is R4, R5 and R6 zoning. It stands to reason that proposing an R6 rezoning that is adjacent to existing R6 (and equivalent C4-2) zoning would make much more sense, as the FAR, realistic height maximums and overall unit count would be more comparable.
3. **Real permanent affordable housing is important.** Since its inception, the amount of affordable housing at New York City AMI levels has not moved the needle on actual affordability for New York City residents. In fact, it has been well documented that as MIH developments are built, the market-rate and luxury units associated with them overwhelm whatever affordability is baked into that particular development, resulting in increased gentrification far beyond that project itself. Should a rezoning occur, it should be at the prevailing zoning adjacent to the rezoning area; should include MIH requirements; and, should additional height or bulk be requested, should be part of the UAP program requiring deep affordability with additional units in exchange for greater height, more FAR and higher density.
4. **Real amenities, including meaningful open space, are necessary.** The applicant's inclusion of a pittance of publicly accessed privately-owned open space will not make a difference in Elmhurst, which is starved for meaningful open space. While it is part of the EIS process, it is revealed that part of that open space calculation for this proposed rezoning is the Queens Boulevard bike lane. While this is "open space" according to SEQRA and CEQR, it is not *meaningful* open space for the residents of Elmhurst. Neither is a small parcel incorporated into the proposed building complex that really only serves to enhance the development itself as an amenity that will allow the owner to charge higher rents for the market-rate units.

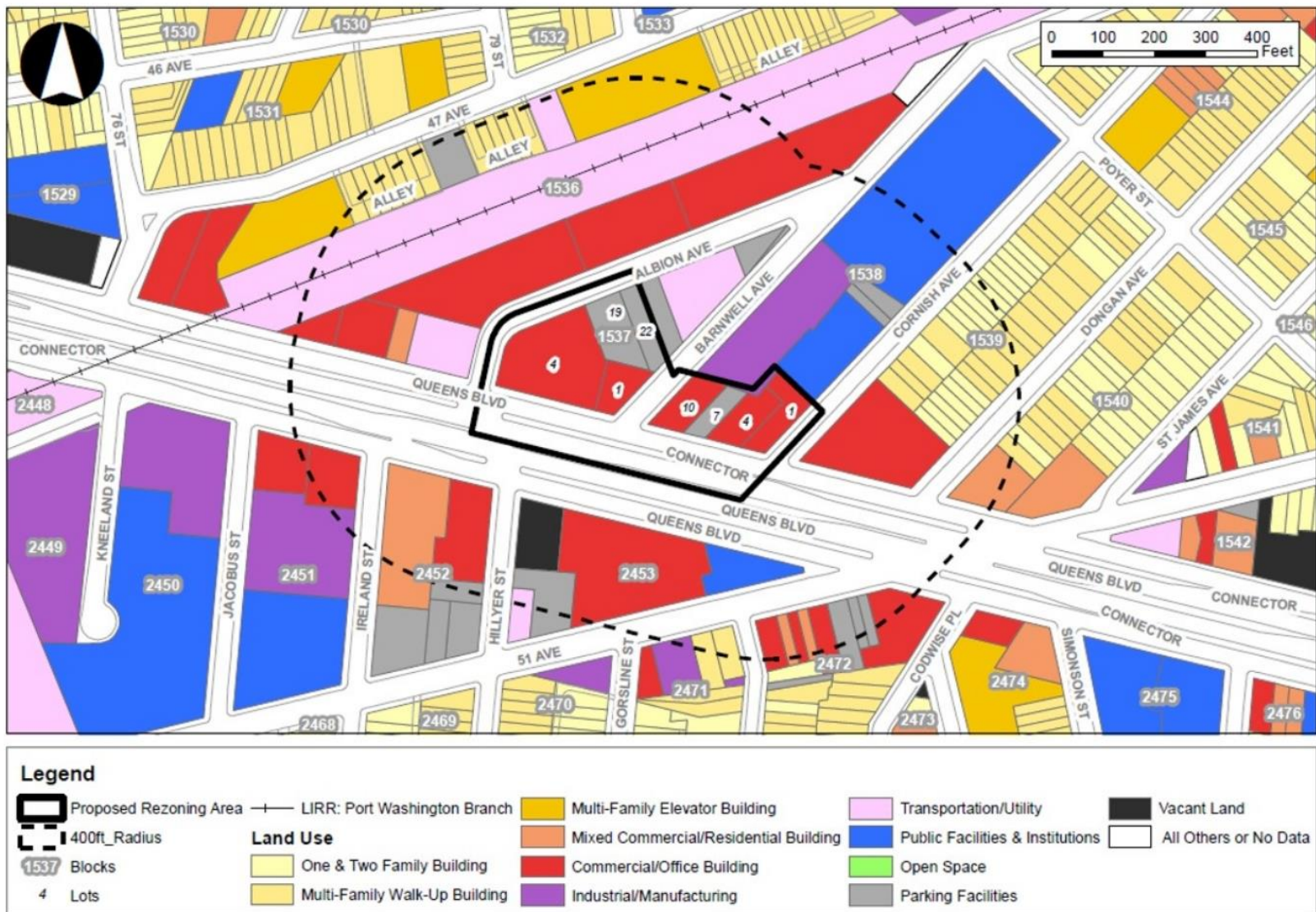
Submitted by:

Paul Graziano, Principal
Associated Cultural Resource Consultants



78-01 Queens Boulevard Rezoning

Figure 2
Existing Zoning



78-01 Queens Boulevard Rezoning

Figure 3
Land Uses



NYC Digital Tax Map

Effective Date 12-07-2008 15:24:28

End Date Current

Queens Block 1537

Legend

- Streets
- Miscellaneous Text
- Possession Marks
- Boundary Lines
- L & F Face Possession Marks
- Regular
- Underwater
- Tax Lot Polygon
- Covered Number
- Tax Block Polygon

- Projected Development Site 1
- Projected Development Site 2
- Project Area





NYC Digital Tax Map

Effective Date : 12-07-2008 16:24:55

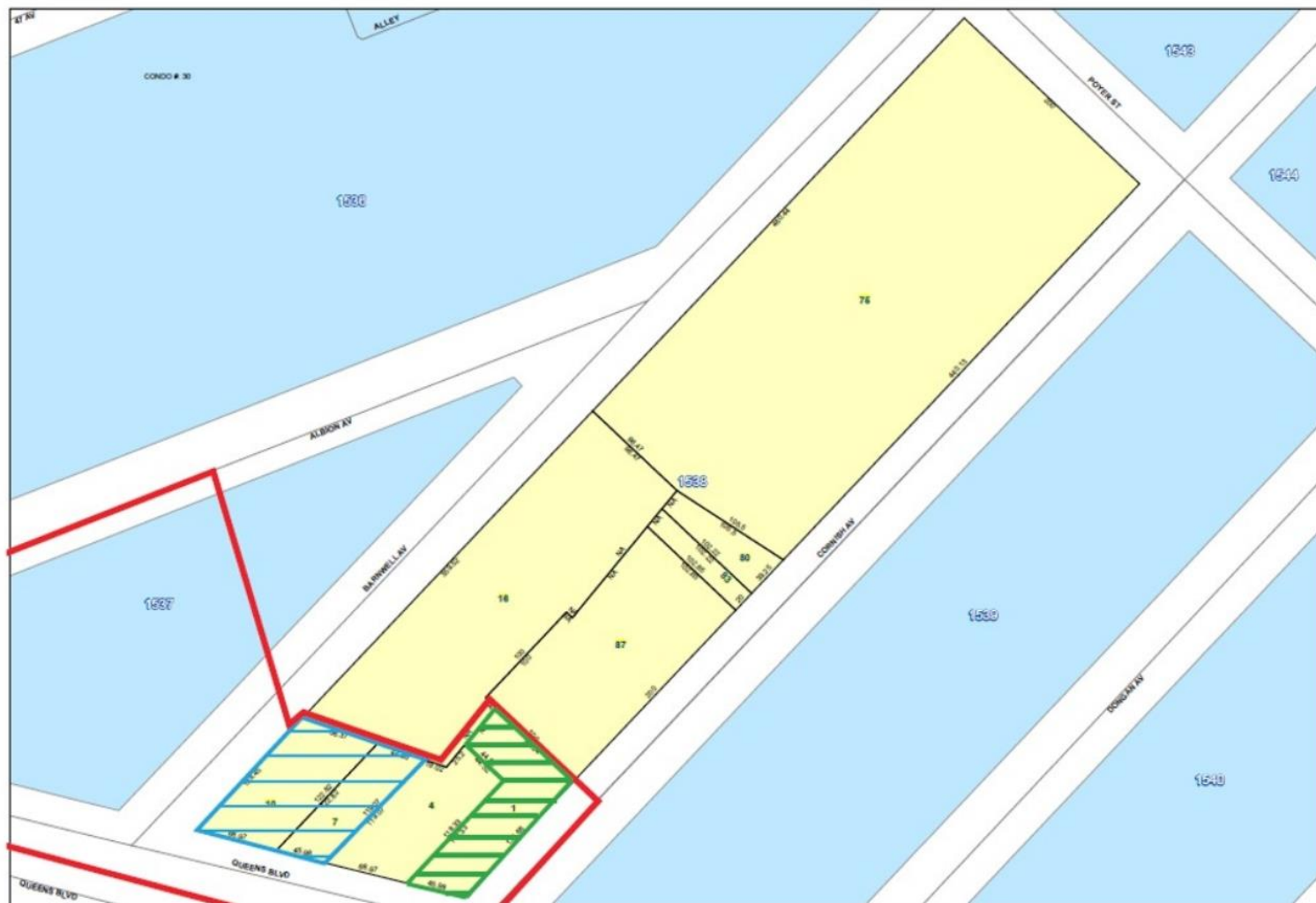
End Date : Current

Queens Block: 1538

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Projected Development
Site 3
- Potential Development
Site 1
- Project Area





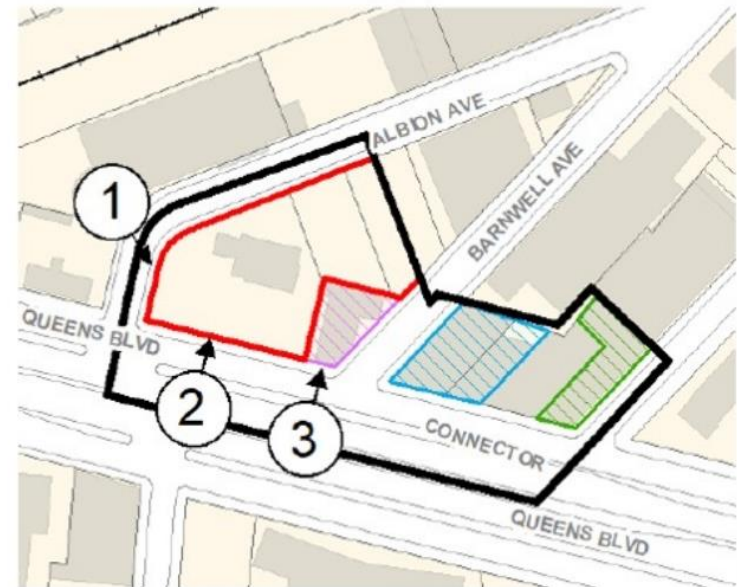
1. View of Projected Development Site 1 from Albion Ave.



2. View of Projected Development Site 1 from Queens Blvd.



3. View of Projected Development Site 2 from Queens Blvd.



Photos courtesy of Urban Cartographics



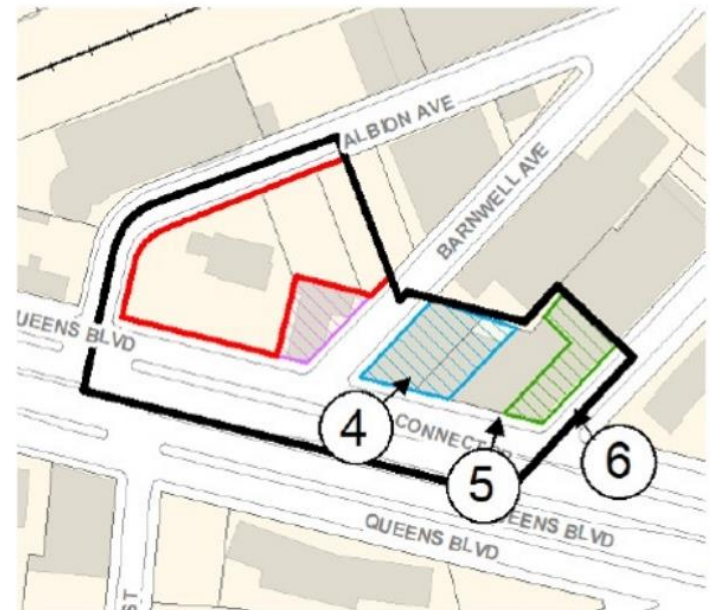
4. View of Projected Development Site 3 from Albion Ave.



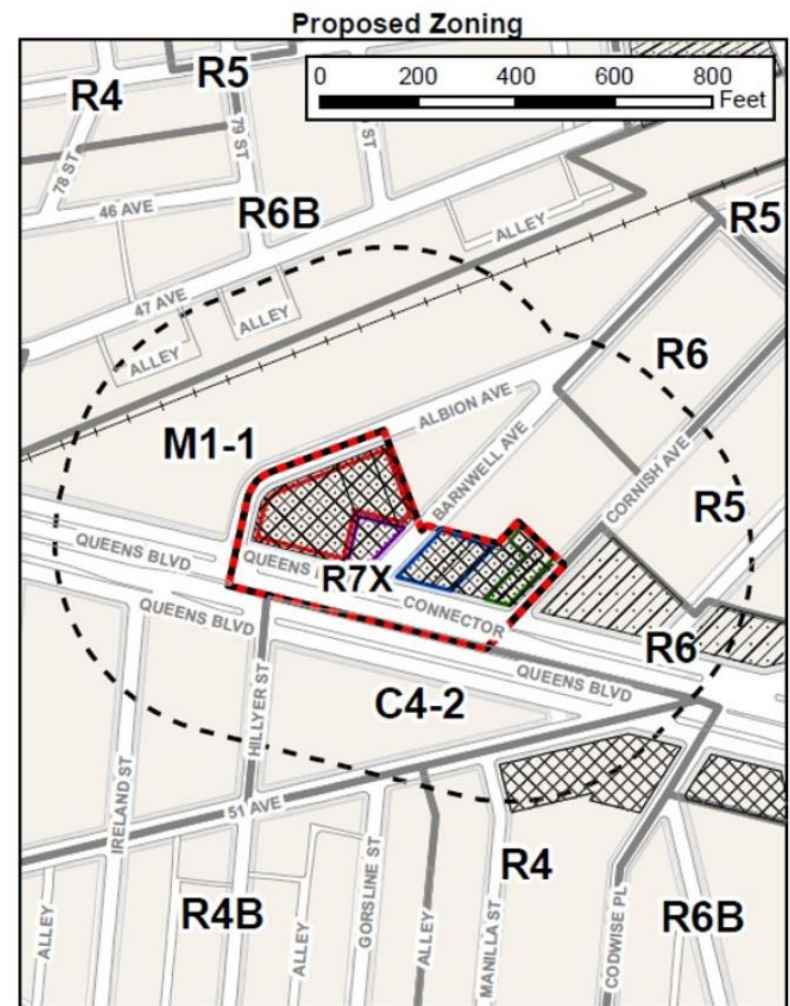
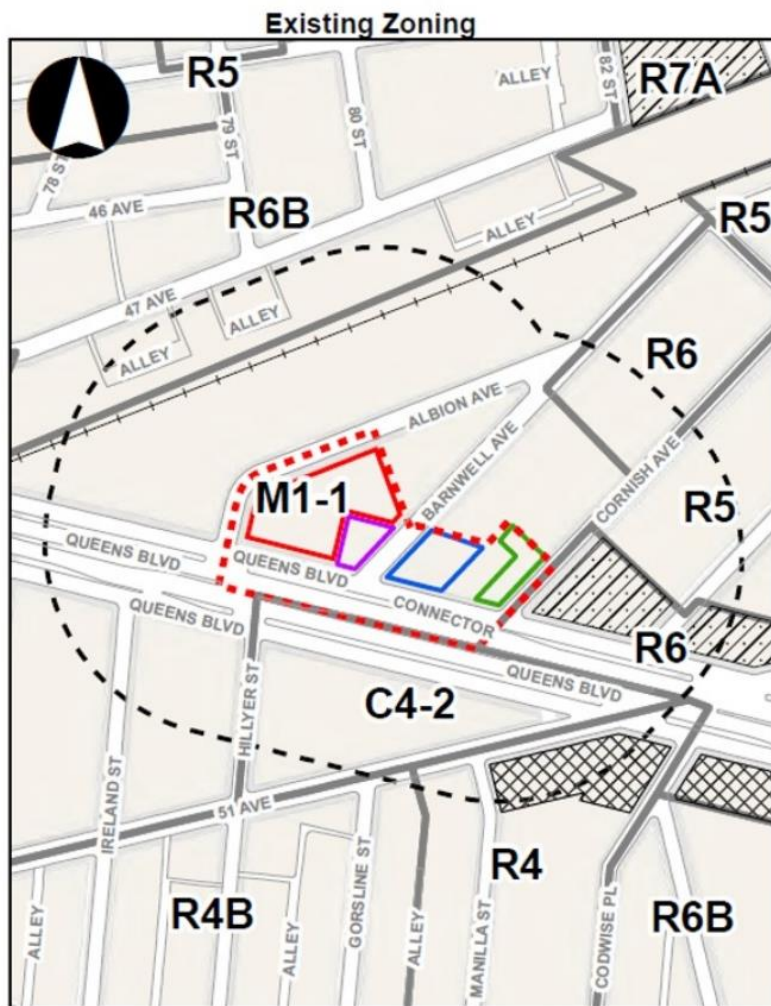
5. View of Lot 4 from Queens Blvd.



6. View of Potential Development Site 1 from Queens Blvd.



Photos courtesy of Urban Cartographics



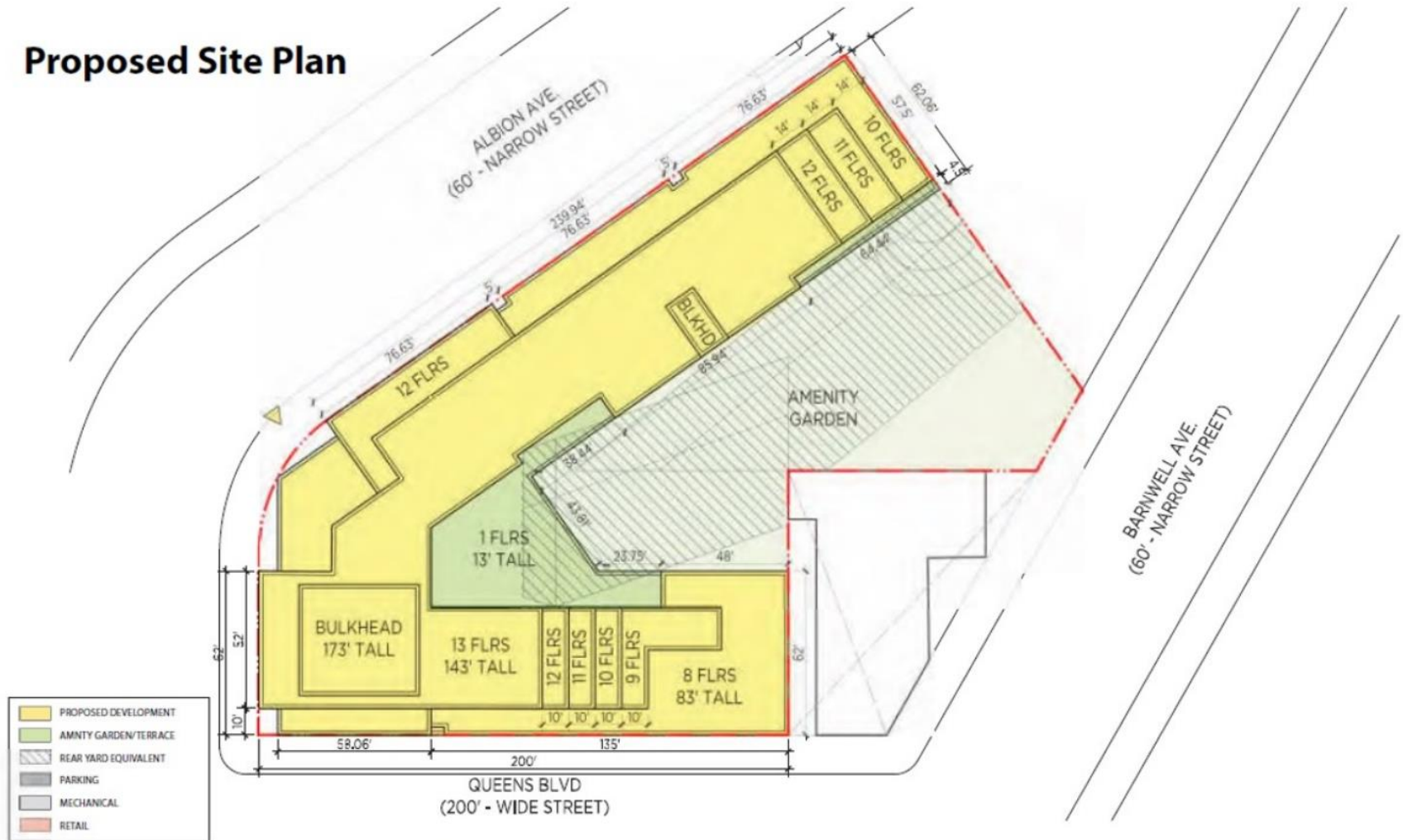
Legend

- | | | |
|---|--|--|
| Projected Development Site 1 | LIRR: Port Washington Branch | Commercial Overlay |
| Projected Development Site 2 | Proposed Rezoning Area | C1-2 |
| Projected Development Site 3 | 400-ft Radius | C2-2 |
| Potential Development Site 1 | Zoning District | C2-3 |

78-01 Queens Boulevard Rezoning

Figure A-1
Existing & Proposed Zoning

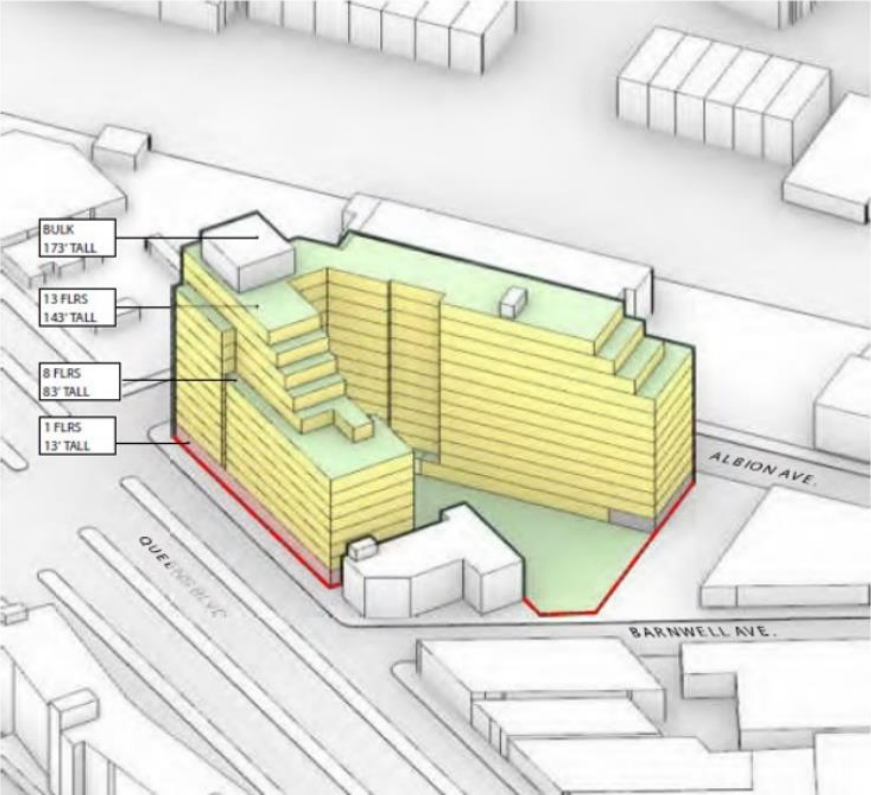
Proposed Site Plan



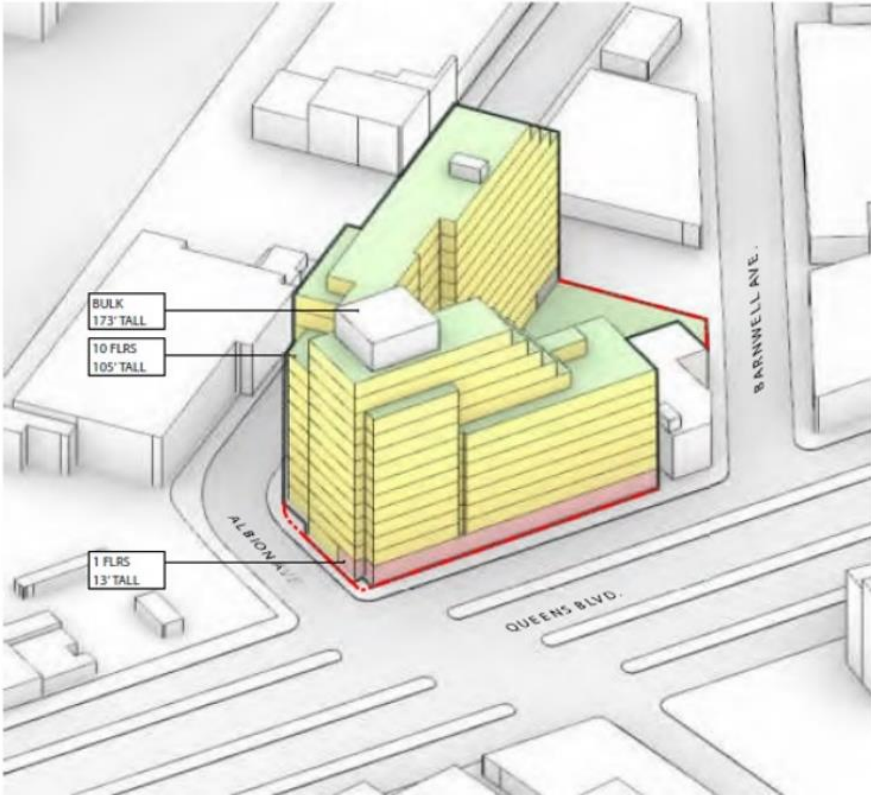
For illustrative purposes only

fxcollaborative

Illustrative Massing



SOUTHEAST VIEW

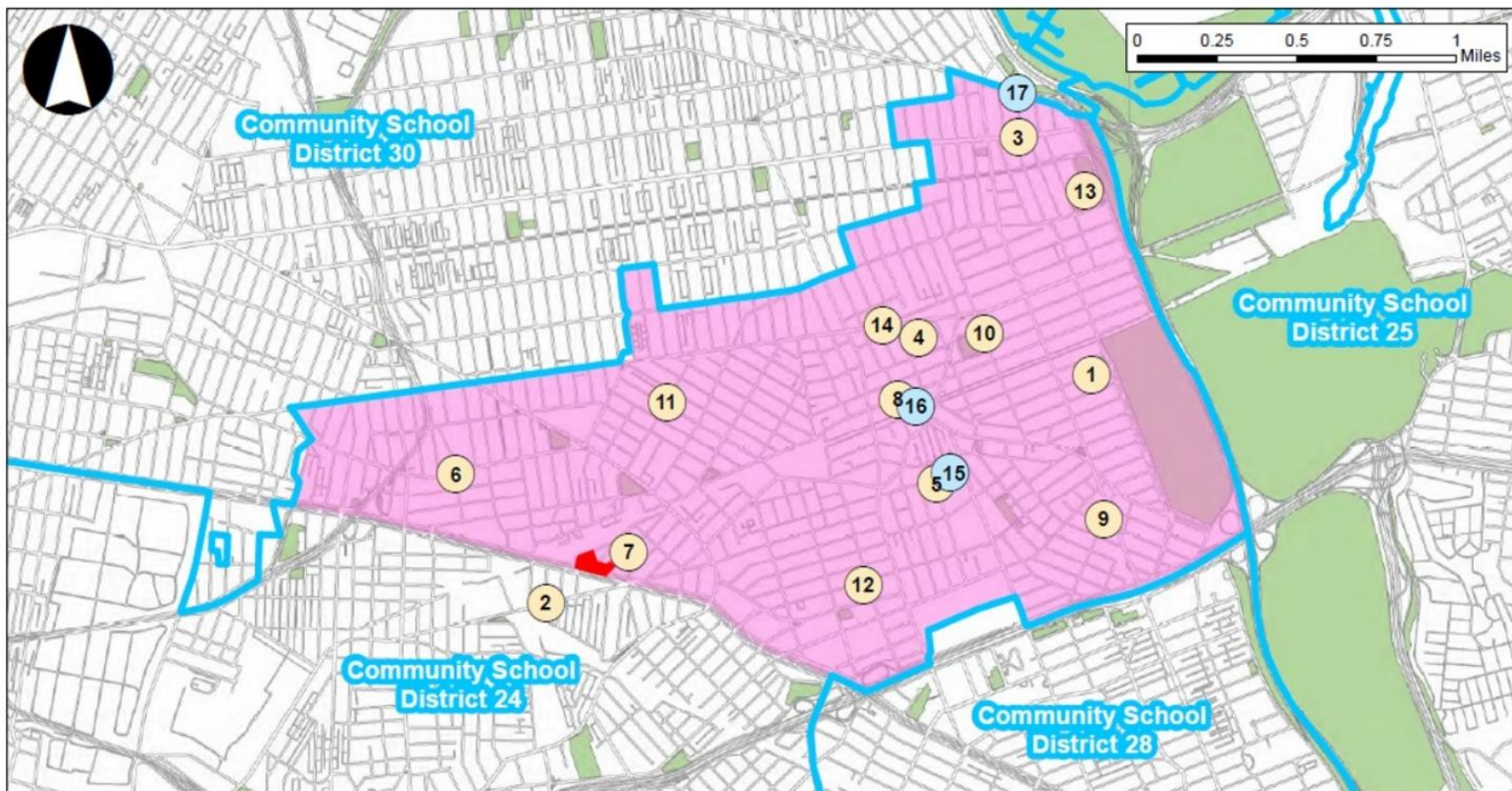


SOUTHWEST VIEW

For illustrative purposes only



fxcollaborative



Legend

- Proposed Rezoning Area
- New York City Community School District (CSD)
- CSD 24, Sub-district 1

CSD 24, Sub-district 1 Schools *(refer to Table E-2)

- 1 PS
- 15 IS



1. View looking southeast to Projected Development Site 1 from the west side of Albion Avenue.



2. View looking north along the east sidewalk on Albion Avenue adjacent to Projected Development Site 1. The drive thru for the bank is visible on the right.



3. View looking northeast to Projected Development Site 1 at the intersection of Queens Boulevard and Albion Avenue from the bikeway on Queens Boulevard.



4. View looking north to the existing curb cut along Queens Boulevard at Projected Development Site 1 from the bikeway on Queens Boulevard.



5. View looking east on Queens Boulevard. Projected Development Site 1 is on left. Projected Development Site 2 visible in background.



6. View looking northwest to Projected Development Site 2 from Queens Boulevard bikeway.



7. View looking west on Queens Boulevard from bikeway. Projected Development Site 2 is visible on right.



8. View looking south on the west sidewalk of Barnwell Avenue. Projected Development Site 2 is visible on right and Projected Development Site 3 visible on left.



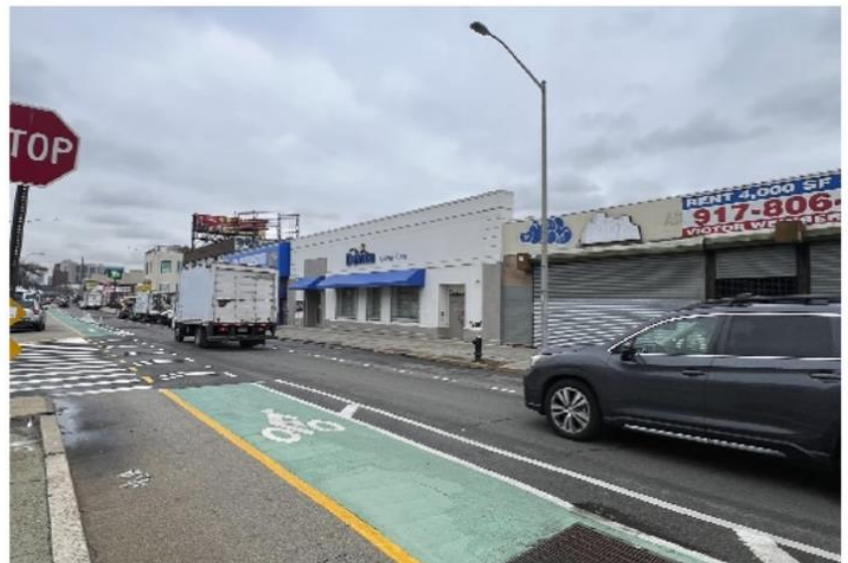
9. View looking east to Projected Development Site 3 from west side of Barnwell Avenue.



10. View looking northeast to Projected Development Site 3 from bikeway on Queens Boulevard.



11. View looking northwest from bikeway on Queens Blvd. Projected Development Site 3 visible in background/Potential Development Site 1 in foreground.



12. View looking west on Queens Boulevard. Potential Development Site 1 visible on right. Bikeway and pedestrian walkway visible in foreground.



13. View looking southeast on Queens Blvd at the intersection with Barnwell Ave. The Pan American Hotel is located in the background.



14. View looking west on Queens Blvd at the intersection with Albion Ave. A gas service station visible on the left.



15. View of the south side of Queens Blvd facing southwest from Site 1. Retail and commercial uses located in the photo.



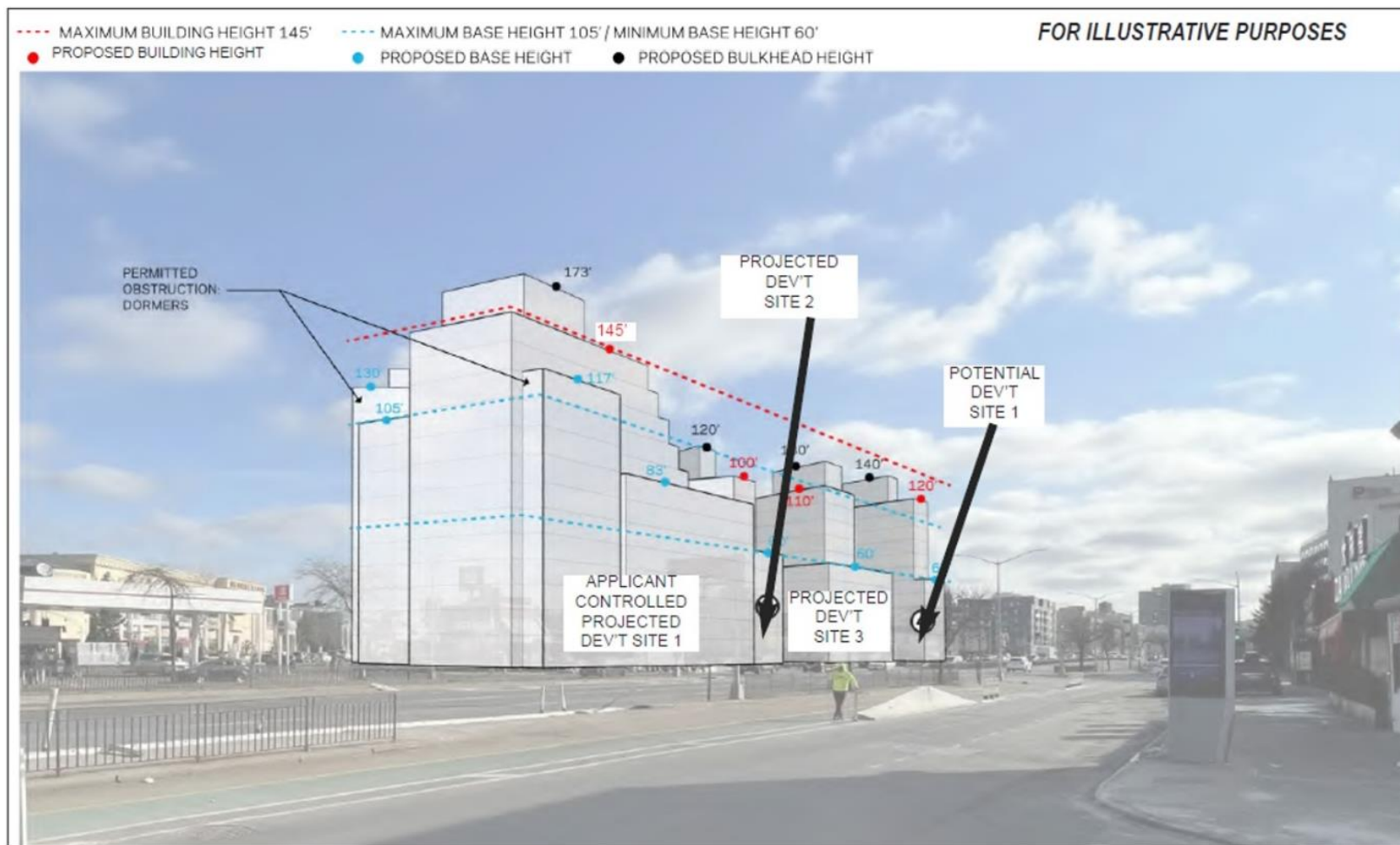
16. View of Albion Ave. facing northeast from Queens Blvd with Site 1 to the right. A wedding venue/catering hall in the background of photo.



VIEW 1- Looking northeast to the projected development sites on the north side of Queens Boulevard from Ireland Street.



Pedestrian Viewpoint Perspectives

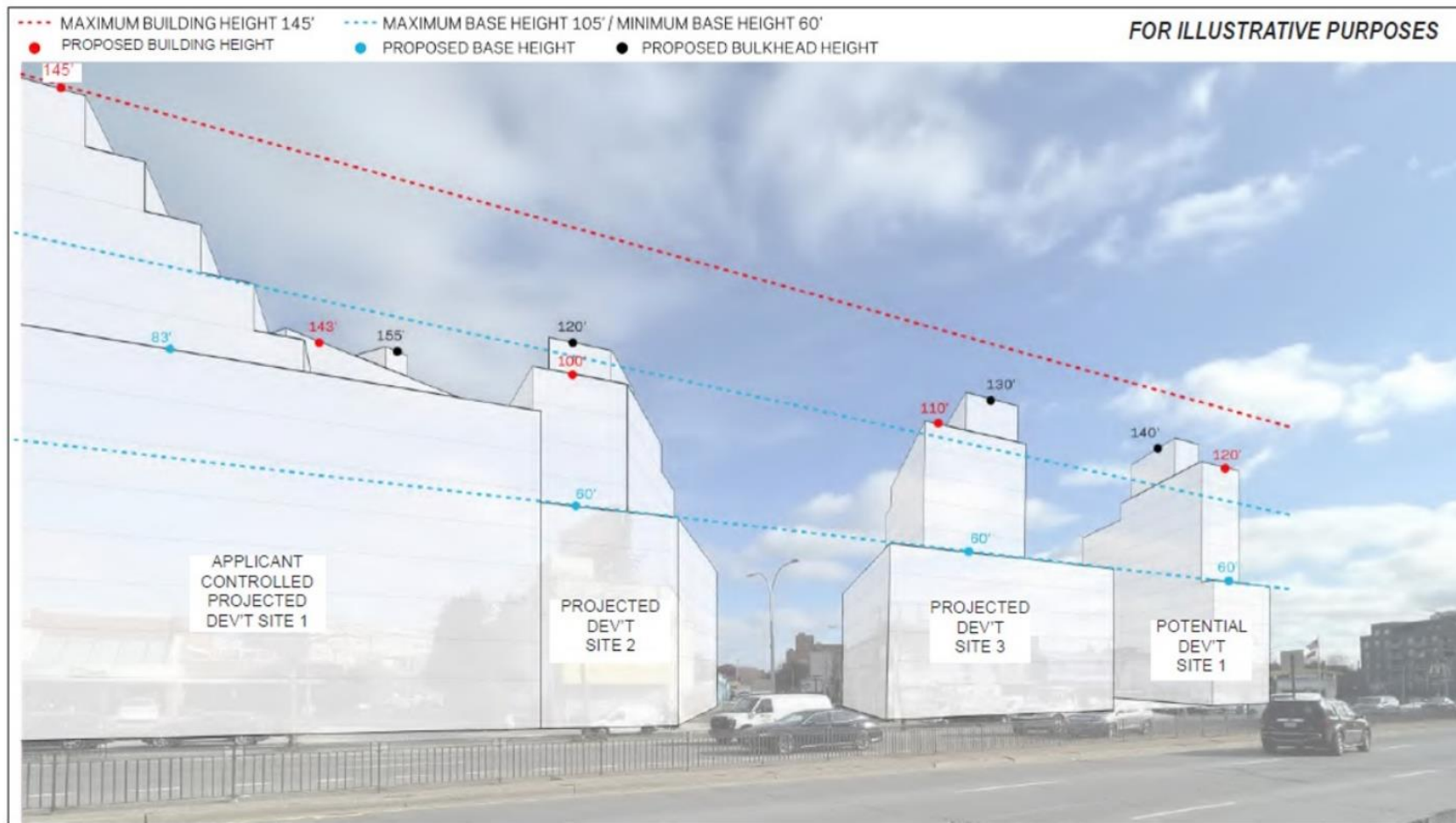


VIEW 1- Looking northeast to the projected development sites
on the north side of Queens Boulevard from Ireland Street.



Pedestrian Viewpoint Perspectives

VIEW 2- Looking north along Barnwell Avenue to the projected development sites on the north side of Queens Boulevard.



With-Action View

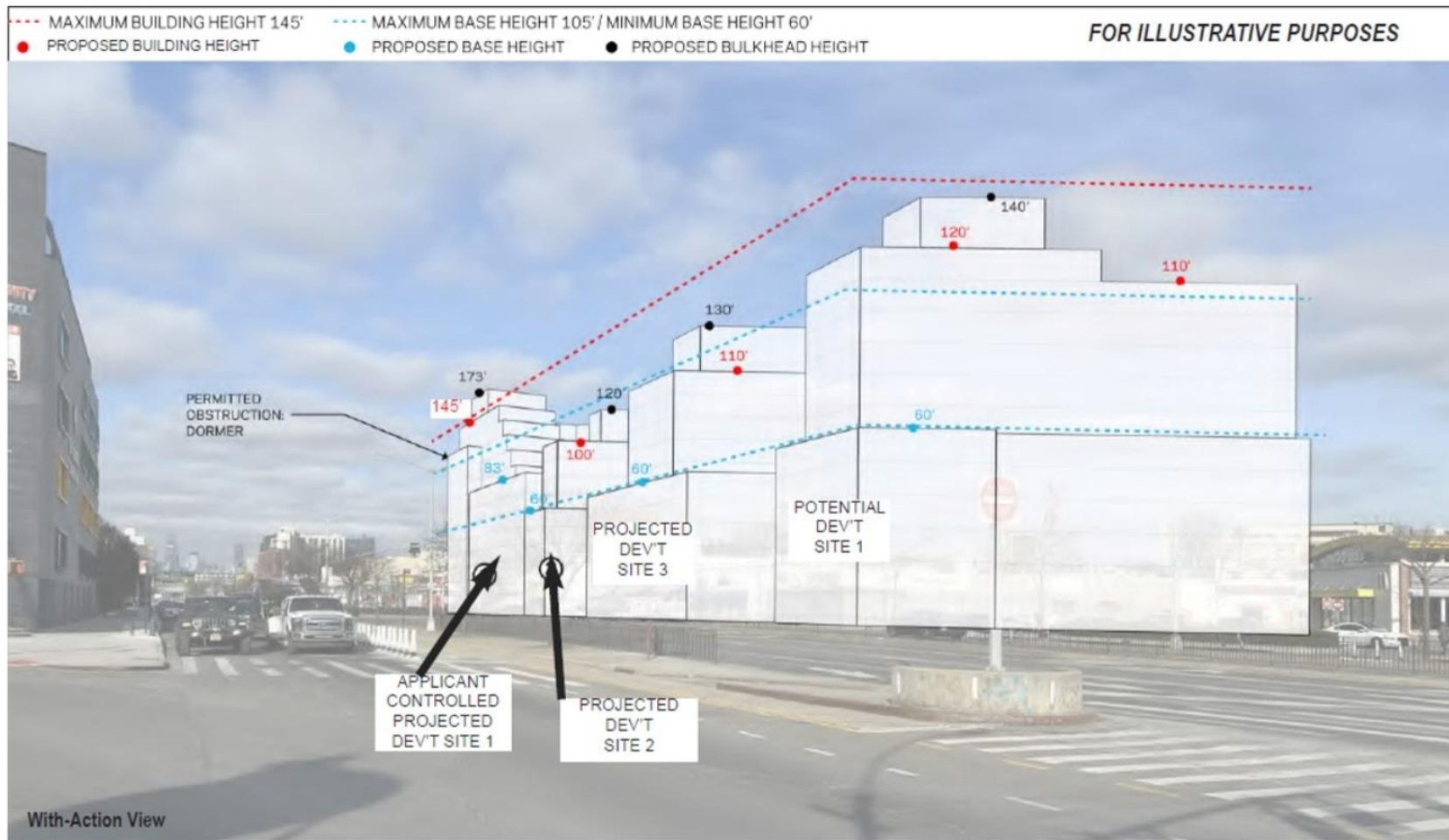
Massing Perspective Prepared by:
fxcollaborative

VIEW 2- Looking north along Barnwell Avenue to the projected development sites on the north side of Queens Boulevard.



Pedestrian Viewpoint Perspectives

VIEW 3- Looking northwest to the projected development sites on the north side of Queens Boulevard from 51st Ave.



Massing Perspective Prepared by:
fxcollaborative

VIEW 3- Looking northwest to the projected development sites
on the north side of Queens Boulevard from 51st Avenue.



VIEW 4- Looking south along Albion Avenue at Barnwell Avenue to the projected development sites on the north side of Queens Boulevard.

Pedestrian Viewpoint Perspectives

--- MAXIMUM BUILDING HEIGHT 145' --- MAXIMUM BASE HEIGHT 105' / MINIMUM BASE HEIGHT 60'
 ● PROPOSED BUILDING HEIGHT ● PROPOSED BASE HEIGHT ● PROPOSED BULKHEAD HEIGHT

FOR ILLUSTRATIVE PURPOSES



With-Action View

Massing Perspective Prepared by:
 fxcollaborative

VIEW 4- Looking south along Albion Avenue at Barnwell Avenue to the
 projected development sites on the north side of Queens Boulevard.

TABLE A-1: Comparison of Maximum FAR for the Existing and Proposed Zoning in the Proposed Rezoning Area

	Existing Zoning- M1-1	Proposed Zoning- R7X/C2-4
Residential	N/A	6.0 with MIH
Community Facility	2.4	6.5
Commercial	1.0	2.0 (C2-4 overlay)
Manufacturing	1.0	N/A

Source: *Zoning Resolution of the City of New York.*

TABLE A-2: With-Action Development Scenarios for Projected Development Sites

	Block	Lot(s)	Lot Area (SF)	Residential		Commercial (GSF)	Residential Parking Spaces ²	Commercial Parking Spaces	Parking SF	Total Mixed-Use Building (SF)	Max. Building Height (FT) ¹
				GSF	DUs						
Projected Development Site 1	1537	4	45,526	305,297	359	10,023	135	25	40,849	356,169	145
		19									
		22									
Projected Development Site 2	1537	1	6,556	45,416	53	3,000	0	0	0	48,416	100
Projected Development Site 3	1538	7	12,385	79,276	93	6,000	35	0	24,230	109,506	110
		10									
Total			64,467	429,989	505	19,023	170	25	65,079	514,091	

Notes:

¹ Based on the lot dimensions for Projected Development Sites 2 and 3; each of these sites would not be expected to reach the maximum height permitted by the requested R7X district (145-feet).

² The RWCDs assumes that up to 160 off-street accessory parking spaces could be provided at the Applicant-controlled Projected Development Site 1 and up to 35 off-street accessory parking spaces could be provided at the non-Applicant controlled Projected Development Site 2 on a voluntary basis.

² Based on the lot dimensions for Potential Development Site 1, this site would not be expected to reach the maximum height permitted by the requested R7X district (145-feet).

TABLE A-3: Comparison of No-Action and With-Action RWCDs

Use	No-Action	With-Action	Increment
Residential			
<i>Dwelling units (DUs)</i>	0 DUs	505 DUs	+505 DUs
<i>Affordable units</i>	0 DUs	102-152 DUs ¹	+102 to 152 DUs
<i>Gross Square Footage (GSF)</i>	0 GSF	429,989 GSF	+429,989 GSF
Commercial (GSF)	34,443 GSF	19,023 GSF	- 15,420 GSF
Parking			
<i>Parking Spaces</i>	42	195 ²	+ 153
<i>Parking SF</i>	32,500 SF	65,079 SF	+32,579 SF
Population/Employment	No-Action	With-Action	Increment
Residents ³	0	1,581	+1,581
Workers ³	94	81	-13

Notes: ¹ The number of affordable housing units is contingent upon which MIH Option is mapped.

² The RWCDs assumes that up to 160 off-street accessory parking spaces could be provided at the Applicant-controlled projected development site on a voluntary basis.

³ Estimated residents are based on an average household size of 3.13 persons per household (consistent with 2020 Census data for the Elmhurst NTA); employees assume one retail worker per 333-gsf, one automotive worker per 1,000-gsf and one residential worker per 25 DU.

TABLE B-1: Summary of CEQR Technical Areas Screening

CEQR TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	ANALYSIS REQUIRED
Land Use, Zoning, & Public Policy			X
Socioeconomic Conditions			X
Community Facilities			X
Open Space			X
Shadows		X	
Historic & Cultural Resources		X	
Urban Design & Visual Resources			X
Natural Resources	X		
Hazardous Materials		X	
Water and Sewer Infrastructure			X
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation - Traffic & Parking - Transit - Pedestrians			X X X
Air Quality - Mobile Sources - Stationary Sources			X X
Greenhouse Gas Emissions	X		
Noise			X
Public Health	X		
Neighborhood Character		X	
Construction			X

TABLE C-1: Existing Land Uses in the Secondary Study Area

Land Use	Number of Lots ¹	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Residential	42	50.0%	162,927	16.4%	219,474	23.2%
<i>One & Two Family Buildings</i>	14	16.7%	28,778	2.9%	26,479	2.8%
<i>Multi-Family Walkup Buildings</i>	26	31.0%	74,458	7.5%	89,000	9.4%
<i>Multi-Family Elevator Buildings</i>	2	2.4%	59,691	6.0%	103,995	11.0%
Mixed Commercial/Residential Buildings	5	6.0%	47,971	4.8%	84,839	9.0%
Commercial/Office Buildings	14	16.7%	259,102	26.0%	243,752	25.8%
Industrial/Manufacturing	3	3.6%	74,771	7.5%	70,305	7.4%
Transportation/Utility	5	6.0%	273,153	27.4%	22,414	2.4%
Public Facilities & Institutions	3	3.6%	121,339	12.2%	301,716	32.0%
Open Space	0	0.0%	0	0.0%	0	0.0%
Parking Facilities	11	13.1%	46,299	4.6%	1,788	0.2%
Vacant Land	1	1.2%	10,329	1.0%	0	0.0%
All Others/No Data	0	0.0%	0	0.0%	0	0.0%
Total	84	100.0%	995,891	100.0%	944,288	100.0%

Source: NYC Department of City Planning (DCP) (PLUTO 2023 v1)

¹ Total number of lots excludes those within the Project Area.

TABLE C-2: Existing Zoning within the Secondary Study Area Lots

Zoning	Maximum FAR	Number of Lots ¹	Percentage of Total Lots	Lot Area	Percentage of total
R4	1.5	11	13.1%	48,334	4.9%
R4B	1.5	1	1.2%	8,272	0.8%
R5	2.0	25	29.8%	62,369	6.3%
R6	3.9	3	3.6%	135,454	13.6%
R6B	2.4	17	20.2%	106,637	10.7%
M1-1	1.0	22	26.2%	554,031	55.6%
C4-2	3.9 (R6 equivalent)	5	6.0%	80,794	8.1%
Lots within Commercial Overlays					
C1-2	1.0 (in R1-R3) or 2.0 (in R4-R10)	9	10.7%	40,118	4.0%
C2-3	1.0 (in R1-R3) or 2.0 (in R4-R10)	3	3.6%	47,283	4.7%

Source: NYC Department of City Planning (DCP)

¹Total number of lots excludes those within the Project Area.

TABLE C-4: Comparison of Maximum FAR for the Existing and Proposed Zoning in the Proposed Rezoning Area

	Existing Zoning	Proposed Zoning
Zoning District	M1-1	R7X/C2-4,
Residential	N/A	6.0 with MIH
Community Facility	2.4	5.0
Commercial	1.0	2.0 (C2-4 overlay)
Manufacturing	1.0	N/A

Source: *Zoning Resolution of the City of New York.*

TABLE D-1: Household Income Characteristics in the Study Area, Queens, and New York City ¹

	Median Household Income			Mean Household Income		
	2006-2010 ACS	2018-2022 ACS	Percent Change	2006-2010 ACS	2018-2022 ACS	Percent Change
Half Mile Study Area	\$58,804	\$64,689	N/A ²	\$77,411	\$85,034	N/A ²
Queens	\$74,604	\$82,431	10.5%	\$94,732	\$109,287	15.4%
New York City	\$67,850	\$76,607	12.9%	\$105,106	\$122,667	16.7%

Sources: Bureau of the Census, 2018-2022 Five-Year ACS Estimates, as reported on DCP's Population Factfinder in May 2024.

Notes:

1. Statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder.
2. For the study area, neither the directionality of change nor the percentage change could be reported for the area's median and mean annual household incomes.

TABLE D-2: Household Income Distribution in the Study Area, Queens, and New York City (2018-2022)¹

Total Households		Households Earning Less than \$25,000 ²		Households Earning \$25,000 to \$49,999		Households Earning \$50,000 to \$99,999		Households Earning \$100,000 to \$199,999		Households Earning \$200,000 or more	
		#	%	#	%	#	%	#	%	#	%
Half Mile Study Area	20,063	3,113	15.5%	4,017	20.0%	7,692	38.8%	3,971	19.8%	1,270	6.3%
Queens	816,859	117,943	14.4%	131,078	16.0%	228,850	28%	237,790	29.1%	101,198	12.4%
New York City	3,282,804	655,649	20.0%	515,571	15.7%	800,254	24.3%	799,063	24.3%	512,267	15.6%

Source: US Census Bureau, 2018-2022 Five-Year Estimates via NYC Population FactFinder in May 2024.

Notes:

1. The statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder.
2. For the study area, the number and percentage of households earning under 15,000 was not statistically reliable.

TABLE D-3: Planned No-Action Residential Developments and Estimated Residential Population to be introduced to the Study Area by 2030*

½-Mile Study Area	New DUs	Occupied DUs	Additional Residents
Active DOB Permits as of 12/31/23	694	658	2,059
Active DOB Filings as of 12/31/23	335	320	1,001
Queens Boulevard MIH Text Amendment	418	396	1,239
Total No-Action Residential Development	1,447	1,374	4,299

Notes: *Population estimates are based on 2020 Census data. Population estimates assume the Elmhurst NTA average household size of 3.13 and the study area's rental vacancy rate of 5.16 percent.

Source: DCP Housing Database: Project-Level Files for the 4th Quarter of 2023, as of 4/2024, Queens Boulevard MIH Text Amendment EAS (CEQR No. 19DCP206Q)

TABLE D-4: 2024 New York City Area AMI

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	130% of AMI
1	\$32,610	\$43,480	\$54,350	\$65,220	\$86,960	\$108,700	\$141,310
2	\$37,290	\$49,720	\$62,150	\$74,580	\$99,440	\$124,300	\$161,590
3	\$41,940	\$55,920	\$69,900	\$83,880	\$111,840	\$139,800	\$181,740
4	\$46,590	\$62,120	\$77,650	\$93,180	\$124,240	\$155,300	\$201,890

Source: HPD, <https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page>

TABLE D-5: Estimated Household Incomes for the Proposed Market-Rate Units

Unit Type	Number of Apartments Listed ¹	Third Quartile Asking Rent ¹	Estimated Monthly Income ²	Estimated Yearly Income ²
Studios	11	\$2,272	\$7,575	\$90,900
1-Bedrooms	25	\$2,300	\$7,667	\$92,000
2-Bedrooms	18	\$3,896	\$9,654	\$115,850
3+ Bedrooms	76	\$3,693	\$12,309	\$147,710
Estimated Weighted Average³		\$3,000	\$10,000	\$120,000

Source: Elliman.com, Zumper (<http://zumper.com>), Trulia (<http://trulia.com>) Street Easy, <http://streeteasy.com/>, and apartments.com, accessed in February 2024.

Notes:

1. Represents the number of apartments listed and the third quartile rent based on February 2024 market listings in Elmhurst, Woodside, Maspeth, Middle Village, Jackson Heights, and Rego Park neighborhoods.
2. Household incomes were imputed using HUD's 30 percent guideline and were rounded to nearest tenth.
3. The proposed market-rate units weighted average incomes were calculated, assuming a similar mix of unit types as currently available in the study area based on recent rental listings. Both the recent rental listings and 2017-2021 ACS Housing data averaged 2 bedrooms per unit.

TABLE D-6: Study Area Residential Population Estimates

	2020 Census		Completed Projects between 4/1/2020 and 12/31/2023			Estimated 2023 Population
	DUs	Residents	Net New DUs	Estimated Occupied DUs	Estimated New Population	
Study Area	21,532	63,425	1,173	1,112	3,482	66,907

Source: US Census Bureau, 2020 Census and DCP Housing Database: Project-Level Files for the 4th quarter of 2023, as of 4/2024

TABLE D-7: Estimated Study Area Population in the Future Without and With the Proposed Actions

Existing Population	2030 No-Action Condition Population	2030 With-Action Condition Population*	Percent Change in No-Action and With-Action Population
66,907	71,206	72,787	2.22%

Note: *The estimated number of action-generated residents assumes 100 percent occupancy and 3.13 persons per DU for residential units (based on 2020 average household size for the Elmhurst NTA).

TABLE E-1**Preliminary Screening Analysis Criteria**

Community Facility	Threshold for Detailed Analysis
Public Schools	More than 50 or more elementary/intermediate school students or 150 or more high school students.
Libraries	More than five percent increase in ratio of residential units to libraries in the borough.
Health Care Facilities (Outpatient)	Introduction of a sizeable new neighborhood where none existed before.
Child Care Centers (Publicly Funded)	More than 20 eligible children under age six based on the number of low- to moderate-income units.
Fire Protection	Introduction of a sizeable new neighborhood where none existed before.
Police Protection	Introduction of a sizeable ne neighborhood where none existed before.

Source: 2021 CEQR Technical Manual.

TABLE E-2**CSD 24, Sub-District 1 Elementary School Enrollment, Capacity, & Utilization for the 2022-2023 Academic Year**

Map No. ¹	School Name	Address	Org. Level	Enrollment	Target Capacity ²	Available Seats	Utilization
1	P.S. 28 (ECC)	109-10 47 th Avenue	PS	317	326	9	97.2%
2	P.S. 7 - 51 st Avenue Academy ³	76-05 51 st Avenue	PS	280	435	155	64.4%
3	P.S. 330	110-08 Northern Boulevard	PS	498	444	-54	112.2%
4	P.S. 307	40-20 100 th Street	PS	732	610	-122	120.0%
5	P.S. 298	50-51 98 th Street	PS	813	730	-83	111.4%
6	P.S. 12	42-00 72 nd Street	PS	865	790	-75	109.5%
7	P.S. 7	80-55 Cornish Avenue	PS	922	924	2	99.8%
8	The Tiffany School	43-18 97 th Place	PS	856	938	82	91.3%
9	P.S. 14	107-01 Otis Avenue	PS	1,063	1,020	-43	104.2%
10	P.S. 16	41-15 104 th Street	PS	1,060	1,102	42	96.2%
11	P.S. 89	85-28 Britton Avenue	PS	1,242	1,176	-66	105.6%
12	P.S. 13	55-01 94 th Avenue	PS	1,016	1,202	186	84.5%
13	P.S. 143	34-55 112 th Street	PS	1,448	1,544	96	93.8%
14	P.S. 19	40-10 99 th Street	PS	1,655	1,767	112	93.7%
CSD 24, Sub-District 1 Elementary School Totals				12,767	13,008	241	98.1%

Notes:¹ Refer to Figure E-1.² Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8 and is used by the DOE for capital planning purposes.³ The 51st Avenue Academy is affiliated with P.S. 7 and serves grades 4 to 5, whereas P.S. 7 at 80-55 Cornish Avenue serves grades Pre-K to 3.**Source:** DOE, *Enrollment – Capacity – Utilization Report 2022-2023 School Year*.

TABLE E-3**CSD 24, Sub-District 1 Intermediate School Enrollment, Capacity, & Utilization for the 2022-2023 Academic Year**

Map No. ¹	School Name	Address	Org. Level	Enrollment	Target Capacity ²	Available Seats	Utilization
15	I.S. 61	98-50 50 th Avenue	IS	2,097	2,169	72	96.7%
16	Corona Arts and Sciences Academy	98-11 44 th Avenue	IS	746	773	27	96.5%
17	I.S. 419	111-12 Astoria Boulevard	IS	190	526	336	36.1%
<i>CSD 24, Sub-District 1 Intermediate School Totals</i>				<i>3,033</i>	<i>3,468</i>	<i>435</i>	<i>87.5%</i>

Notes:¹ Refer to Figure E-1.² Target capacity sets a goal of a reduced class size of 20 for grades K-3 and 28 for grades 4-8 and is used by the DOE for capital planning purposes.**Source:** DOE, *Enrollment – Capacity – Utilization Report, 2021-2022 School Year*.

TABLE E-4**Estimated 2030 Study Area No-Action Elementary & Intermediate School Enrollment**

Study Area	School Level	Projected No-Action Enrollment ¹	Students Introduced by No-Action Residential Development ²	Total No-Action Enrollment
CSD 24, Sub-District 1	Elementary School Students	8,039	811	8,850
	Intermediate School Students	1,959	267	2,226

Notes:

¹ Enrollment Projections 2021-2031 New York City Public Schools by Statistical Forecasting.

² SCA, Projected New Housing Starts for the 2020-2024 Capital Plan.

TABLE E-5**2030 Estimated No-Action Elementary & Intermediate School Enrollment, Capacity, & Utilization in CSD 24, Sub-District 1**

Study Area	School Level	Enrollment ¹	Capacity	Available Seats	Utilization
CSD 24, Sub-District 1	Elementary	8,850	13,008	4,158	68.0%
	Intermediate	2,226	3,468	1,242	64.2%

Notes:¹ Refer to Table E-4.

TABLE E-6**2030 Estimated With-Action Elementary & Intermediate School Enrollment, Capacity, & Utilization**

Study Area	School Level	No-Action Enrollment ¹	Students Introduced by the Proposed Actions	With-Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization from No-Action Condition
CSD 24, Sub-District 1	PS	8,850	193	9,048	13,008	3,965	69.5%	+1.5%
	IS	2,226	63	2,289	3,468	1,179	66.0%	+1.8%

TABLE F-1: Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range (acres per 1,000 residents)	Percent Change in Open Space Ratio
2.01 to 2.50 or Greater	5%
1.51 to 2.0	4%
1.01 to 1.5	3%
0.51 to 1.0	2%
0.50 or Less	1%
*2.5 open space ratio is the planning goal in New York City.	

Source: Table 7-1 in Chapter 7, “Open Space” of the 2021 *CEQR Technical Manual*.

TABLE F-2: Existing Residential Population in the ½-Mile Study Area

Census Tract	Residential Population
267	6,196
269.02	4,244
271.01	5,454
469.01	4,346
471	4,785
473	4,863
475	5,489
479	6,837
481	6,321
483.01	2,145
485	5,331
489	1,937
499	5,477
Total	63,425

Source: 2020 Census

TABLE F-3: Residential Population Age Distribution in the ½-Mile Study Area

Age Category*	Residential Population	Percent of Population
Under 5 years old	3,213	5.1%
5 to 9 years	3,321	5.2%
10 to 14 years	3,427	5.4%
15 to 19 years	3,243	5.1%
20 to 64 years	41,428	65.3%
65 years and older	8,793	13.9%

Source: 2020 Census and 2017-2021 Five-Year American Community Survey (ACS)

Note: *Age group percentages based on 2017-2021 Five Year ACS data

TABLE F-4: Inventory of Existing Open Space and Recreational Resources in Study Area

Map No.	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Active %	Active Acres	Passive %	Passive Acres	Condition	Utilization
<i>Open Space Resources Included in Quantitative Assessment</i>													
1	Elmhurst Park	57th Avenue & Grand Ave	DPR	Playgrounds, Lawns, Spray Showers, Seating Areas	Childrens, Teenagers, Adults, Seniors	6 AM-10PM	6.22	30%	1.87	70%	4.35	Excellent	Moderate
2	Hoffman Park	Hoffman Dr. bet. 58 Ave. and Woodhaven Blvd.	DPR	Playground, Basketball Courts, Handball Courts, Chess Tables, Seating Areas	Children, Teenagers, Adults, Seniors	6AM-10PM	2.86	70%	2.00	30%	0.86	Good	Low
3	Moore Homestead Playground	Broadway., 82 St., 45 Ave.	DPR	Basketball Courts, Fitness Equipment, Handball Courts, Playgrounds, Spray Showers	Children, Teenagers, Adults, Seniors	6AM-9PM	1.98	70%	1.39	30%	0.59	Excellent	Low
4	Queens Boulevard Bike Lane	Queens Blvd btwn BQE and LIE (within the study area)	DOT	Bike Lane/pedestrian pathway	Children, Teenagers, Adults, Seniors	24/7	1.82	100%	1.82	0%	0.00	Good	Moderate
5	Walter Crowley Playground	57th Ave. & 83rd St	DPR	Basketball Courts, Handball Courts, Playgrounds, Spray Showers, Seating Areas	Children, Teenagers, Adults, Seniors	6AM-9PM	1.63	90%	1.47	10%	0.16	Excellent	Low
6	Frank D. O'Connor Playground	Broadway and Woodside Ave. bet. 77 St. and 79 St.	DPR	Basketball Courts, Fitness Equipment, Handball Courts, Playgrounds, Spray Showers	Children, Teenagers, Adults, Seniors	6AM-9PM	1.54	90%	1.39	10%	0.15	Excellent	Moderate
7	Veterans Grove	Judge St. and Whitney Ave.	DPR	Playground, Seating Areas	Children, Teenagers, Adults, Seniors	6AM-9PM	0.63	50%	0.32	50%	0.32	Good	Low
8	Long Island Mews	51st Rd &, 74th St	DPR	Playground, Seating Areas	Childrens, Teenagers, Adults, Seniors	6 AM-9PM	0.32	30%	0.10	70%	0.22	Good	Low
9	O'Connor's Tail	Broadway & 78 St	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	6AM-9PM	0.14	0%	0	100%	0.14	Good	Low
10	Nine Heroes Plaza	76th St. and 42nd Ave.	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.02	0%	0	100%	0.02	Good	Low
11	Triangle Square and Sitting Area	74th St. and 57th Ave.	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.05	0%	0	100%	0.05	Good	Low
12	IS 5	50-40 Jacobus St	DOE	Schoolyard to Playground	Children, Teenagers, Adults, Seniors	8AM-Dusk (when school is not in session)	0.81	50%	0.41	50%	0.41	Excellent	Low

Map No.	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Active %	Active Acres	Passive %	Passive Acres	Condition	Utilization
13	PS 89Q	82-28 Britton Avenue	DOE	Schoolyard to Playground	Children, Teenagers, Adults, Seniors	8AM-Dusk (when school is not in session)	0.22	50%	0.11	50%	0.11	Excellent	Low
14	69-02 Queens Boulevard Privately Owned Public Space	69-02 Queens Boulevard	69-02 Queens Blvd	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.17	0%	0	100%	0.17	Excellent	Low
							Total	18.41	59%	10.85	41%	7.56	
Open Space Resources Not Included in Quantitative Assessment													
A	I.S. 12	42-00 72 St.	DOE	Schoolyard to Playground	Children, Teenagers, Adults, Seniors	8AM – Dusk (when school not in session)	0.34	50%	0.17	50%	0.17		
B	Dunningham Triangle	82nd St. and Baxter Ave.	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	6 AM-10PM	0.01	0%	0	100%	0.01		
C	Queens Boulevard Bike Lane	Queens Blvd btwn Roosevelt Ave. and Jamaica Ave. (excluding study area)	DOT	Bike Lane	Children, Teenagers, Adults, Seniors	24/7	6.07	100%	6.07	0%	0.00		
D	Crosson Park	Woodside Ave., 69 St., the BQE	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.09	0%	0.00	100%	0.09		
E	Crosson Green	68 St, the BQE bet. Woodside Ave. and 43 Ave.	DPR	Seating Areas	Children, Teenagers, Adults, Seniors	24/7	0.06	0%	0	100%	0.06		
F	Sherry Dog Run	Queens Blvd. bet. 65 Pl. and the BQE	DPR	Dog Run, Chess Tables, Seating Areas	Children, Teenagers, Adults, Seniors	6AM-10PM	0.35	80%	0.28	20%	0.07		
G	PS 012 Open Streets Program	72nd Street btwn Woodside Ave., and 43rd Ave.	DOT	Hardscape Recreational Activities	Children, Teenagers, Adults, Seniors	7:30AM-2:30PM ³	0.27	100%	0.27	0%	0.00		
H	PS 89Q Open Streets Program	Britton Ave. btwn Gleane St. and Hampton St.	DOT	Hardscape Recreational Activities	Children, Teenagers, Adults, Seniors	7:45AM-2:30PM ³	0.27	100%	0.27	0%	0.00		
I	Central Queens Academy Open Streets Program	Justice Ave., btwn 54 Ave. and 55 Ave	DOT	Hardscape Recreational Activities	Children, Teenagers, Adults, Seniors	7:30AM-4:30PM ³	0.41	100%	0.41	0%	0.00		
							Total	7.87	95%	7.17	5%	0.40	

Sources: DPR, January 2024 field visits.

Notes:

¹ Refer to Figure F-3.

² DPR = New York City Department of Parks and Recreation; DOE=New York City Department of Education, DOT= New York City Department of Transportation

³ Monday to Friday when school is in session,

TABLE F-5: Adequacy of Open Space Resource in the Study Area – Existing Conditions

	Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals (open space per 1,000 residents)		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	63,425	18.41	10.85	7.56	0.290	0.171	0.119	2.5	2.0	0.5

TABLE F-7: Adequacy of Open Space Resource in the Study Area – No-Action Conditions

	Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	67,733	18.41	10.85	7.56	0.272	0.160	0.112	2.5	2	0.5

TABLE F-8: Adequacy of Open Space Resource in the Study Area – With-Action Conditions

	Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	69,314	18.54	10.92	7.62	0.267	0.158	0.110	2.5	2.0	0.5

TABLE F-9: Detailed Assessment – Percentage Change Guidance to Determine Possible Open Space Impact

Total Open Space Ratio Range*	Active Open Space Ratio Range*	Passive Open Space Ratio Range*	Percentage Change in Open Space ratio Signifying a Possible Adverse Open Space Impact
2.01 to 2.50 Or greater	1.61 to 2.0 Or greater	0.41 to 0.50 Or greater	5%
1.51 to 2.00	1.21 to 1.60	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.00	0.41 to 0.80	0.11 to 0.20	2%
0.50 or less	0.01 to 0.40	0.01 to 0.10	1%
* 2.5 open space ratio is the planning goal in NYC, with optimal distribution goal of 2.0 active open space ratio and 0.5 passive open space ratio.			

Source: Table 7-5 in Chapter 7, “Open Space” of the 2021 *CEQR Technical Manual*.

TABLE F-10: Comparison of No-Action to With-Action Open Space Ratios in the ½-Mile Study Area

Ratio	<i>CEQR Technical Manual</i> Open Space Optimal Planning Goal (acres per 1,000 residents)	Open Space Ratios (acres per 1,000 residents)			Percent Change Future No-Action to Future With-Action
		Existing	No-Action	With-Action	
Total – Residents	2.50	0.290	0.272	0.267	-1.59%
Active – Residents	2.00	0.171	0.160	0.158	-1.65%
Passive – Residents	0.50	0.119	0.112	0.110	-1.51%

TABLE G-1: Existing Conditions in the Primary Study Area on portions of Blocks 1537 and 1538

Block	Lot	Address	Lot Area (SF)	Building (SF)	Land Use	Floor Area Ratio (FAR)
1537	1	78-21 Queens Blvd.	6,556	15,761	Food Store	2.19
	4	78-01 Queens Blvd, 79-30 Albion Ave.	45,526	4,026	Bank with Drive Thru	0.09
	19					
	22					
1538	1	79-25 Queens Blvd. 80-01 Cornish Ave.	8,037	8,842	Vacant/Hindu Temple	1.0
	4	79-21 Queens Blvd	1,538	8,245	Medical Office	0.86
	7	79-09 Queens Blvd.	4,837	4,373	Automotive	0.82
	10	79-01 Queens Blvd.	7,548	10,283	Automotive/warehouse	1.24
	16*	79-20 Barnwell Ave.	29,999	30,036	Warehouse	0.91

Source: 2023 PLUTO data; January 2024 field visits .

Notes:

The shaded row indicates the property under the Applicant's control, comprising Projected Development Site 1, which is a single zoning lot.

*Lot 16 on Block 1538 is partially located within the Proposed Rezoning Area.

Total directly affected area (sq. ft.): 82,935 sf

Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): 72,129 sf

Other, describe (sq. ft.): N/A

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): 514,091

NUMBER OF BUILDINGS: 3

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Projected

Development Site 1: 356,169 gsf; Projected Development

Site 2: 48,416 gsf; Projected Development Site 3: 109,506 gsf

HEIGHT OF EACH BUILDING (ft.): Projected Development Site 1: 145'; Projected Development Sites 2: 100'; Projected Development Site 3: 110'

NUMBER OF STORIES OF EACH BUILDING: Projected Development Site 1: 13-stories; Projected Development Sites 2: 9-stories; Projected Development Site 3: 10-stories

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: 45,526 sf

The total square feet not owned or controlled by the applicant: 26,978 sf

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: Applicant's PDS 1 : 45,526 sq. ft. (width x length)

VOLUME OF DISTURBANCE: Applicant's PDS 1: 513,864 cubic ft. (width x length x depth) Assumes 42,822 sf x 12 (cellar depth of 12 feet)

AREA OF PERMANENT DISTURBANCE: Applicant's PDS 1: 42,822 sq. ft. (width x length)

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

	<i>Residential</i>	<i>Commercial</i>	<i>Community Facility</i>	<i>Industrial/Manufacturing</i>
<i>Size</i> (in gross sq. ft.)	PDS 1: 305,297 gsf; PDS 2: 45,416 gsf; PDS 3: 79,276 gsf; TOTAL: 429,989 gsf	PDS 1: 10,023 gsf; PDS 2: 3,000 gsf; PDS 3: 6,000 gsf; TOTAL: 19,023 gsf	N/A	N/A
<i>Type</i> (e.g., retail, office, school)	PDS 1: 359 units; PDS 2: 53 units; PDS 3: 93 units TOTAL: 505 units	Local Retail	N/A	N/A

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify:

NUMBER OF ADDITIONAL RESIDENTS: 1,581

NUMBER OF ADDITIONAL WORKERS: 127

Provide a brief explanation of how these numbers were determined: Project-generated residential population based on 2020 US Census data for average persons per household in Queens Elmhurst NTA (3.13 persons per household); Project-generated worker population assumes 1 worker per 25 DUs, 1 worker per 50 attended parking spaces, and 1 worker per 333 sf of local retail.

Does the proposed project create new open space? ☒ YES ☐ NO If "yes," specify size of project-created open space: 5,684 sq. ft. of publicly accessible open space at PDS 1Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NOIf "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): 2030

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Projected Development Site 1: 29 months; Projected Development Site 2: 12 months; Projected Development Site 3: 15 months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: It is anticipated that the Proposed Actions would be certified in ULURP in 2025. Assuming the completion of the ULURP process in 2025 after an approximately seven-month period, and a period of approximately 29 months for construction over a single phase of construction, completion of the Proposed Development is expected to occur by 2028.

Projected Development Sites 2 and 3 are expected to be constructed over a period of 12 and 15 months, respectively, and therefore would be expected to be completed by 2030. (see Attachment B, "Supplemental Screening," for more info).

10. Predominant Land Use in the Vicinity of the Project (check all that apply)

- ☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify:
Transportation & Utility;
Community Facilities; Parking
Facilities

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attachment C, "Land Use, Zoning, and Public Policy"		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? See Attachment D, "Socioeconomic Conditions"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Generate a net increase of 200,000 or more square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 500 residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects See Attachment E, "Community Facilities"		
o Early Childhood Programs: 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Health Care Facilities and Fire/Police Protection: Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the project generate more than 200 additional residents or 500 additional employees? See Attachment F, "Open Space"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? See Attachment B, "Supplemental Screening"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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. See Attachment B, "Supplemental Screening" and Appendix I.		
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? See Attachment G, "Urban Design and Visual Resources"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: No RECs were identified at the Applicant-owned PDS 1; see Attachment B, "Supplemental Screening" for more info.	<input type="checkbox"/>	<input type="checkbox"/>
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? No; see Attachment B, "Supplemental Screening"	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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? See Attachment H, "Water and Sewer Infrastructure"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(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? The Project Area is within the Flushing Bay and Creek drainage area. Of the three projected development sites, only the Applicant's PDS 1 is one-acre or larger.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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): 25,208 lbs/week		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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): 58,594,281 MBTU/year		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ? See Attachment I, "Transportation"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o 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, or Citywide Ferry Service landing?	<input type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17 See Attachment J, Air Quality"		
(a) Mobile Sources: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Stationary Sources: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19 See Attachment K, "Noise"		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
(b) Would the proposed project introduce new or additional receptors (see Section 114 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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. The Proposed Actions are not expected to result in any significant adverse impacts in any of the technical areas related to public health (air quality/hazardous materials/noise). Therefore, the Proposed Actions would not result in a significant adverse impact to public health, and further analysis is not warranted.		
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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. See Attachment B, "Supplemental Screening"		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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.		
See Attachment L, "Construction"		

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

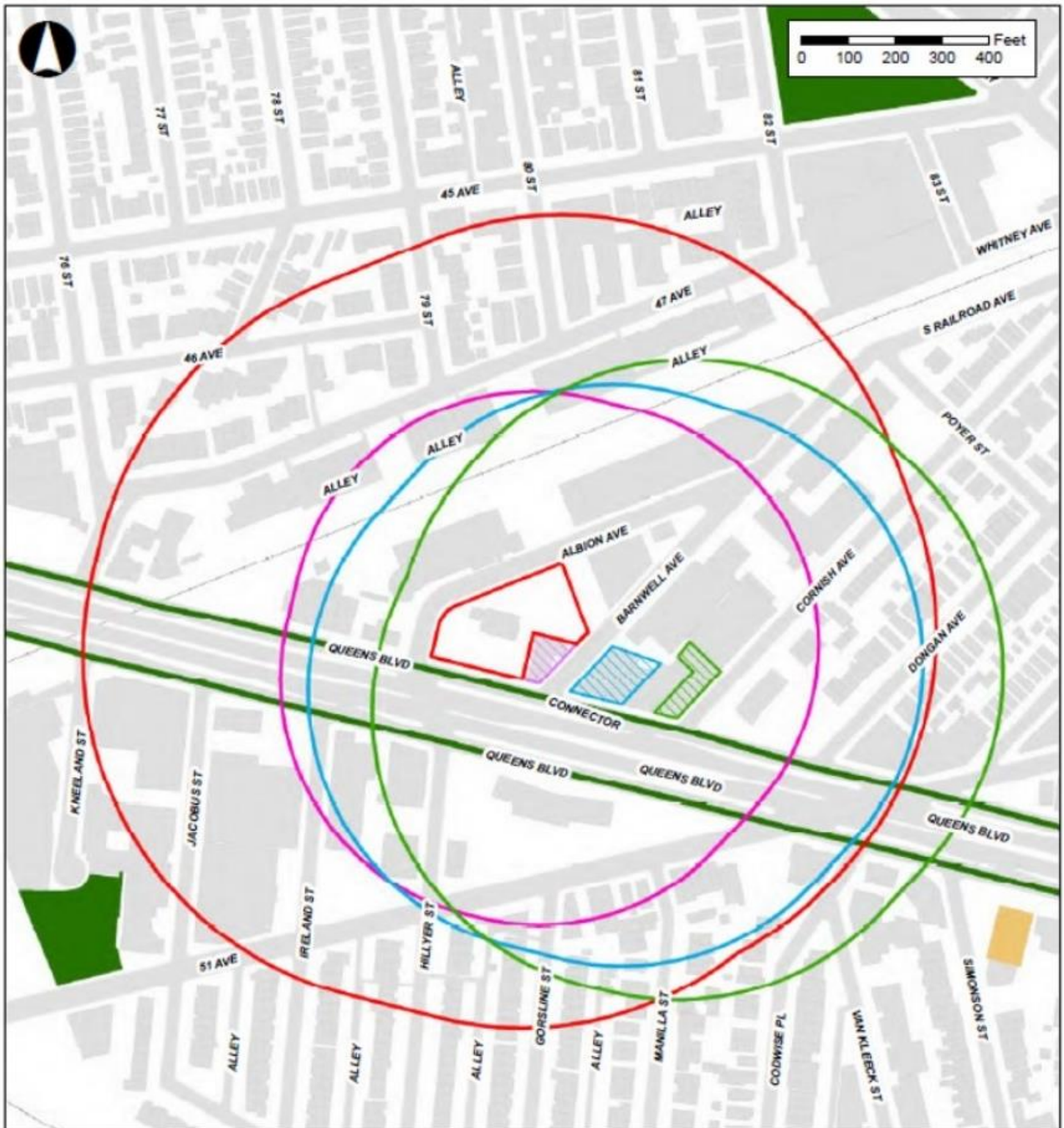
Lisa Jourdy, AICP

DATE

4/1/2025

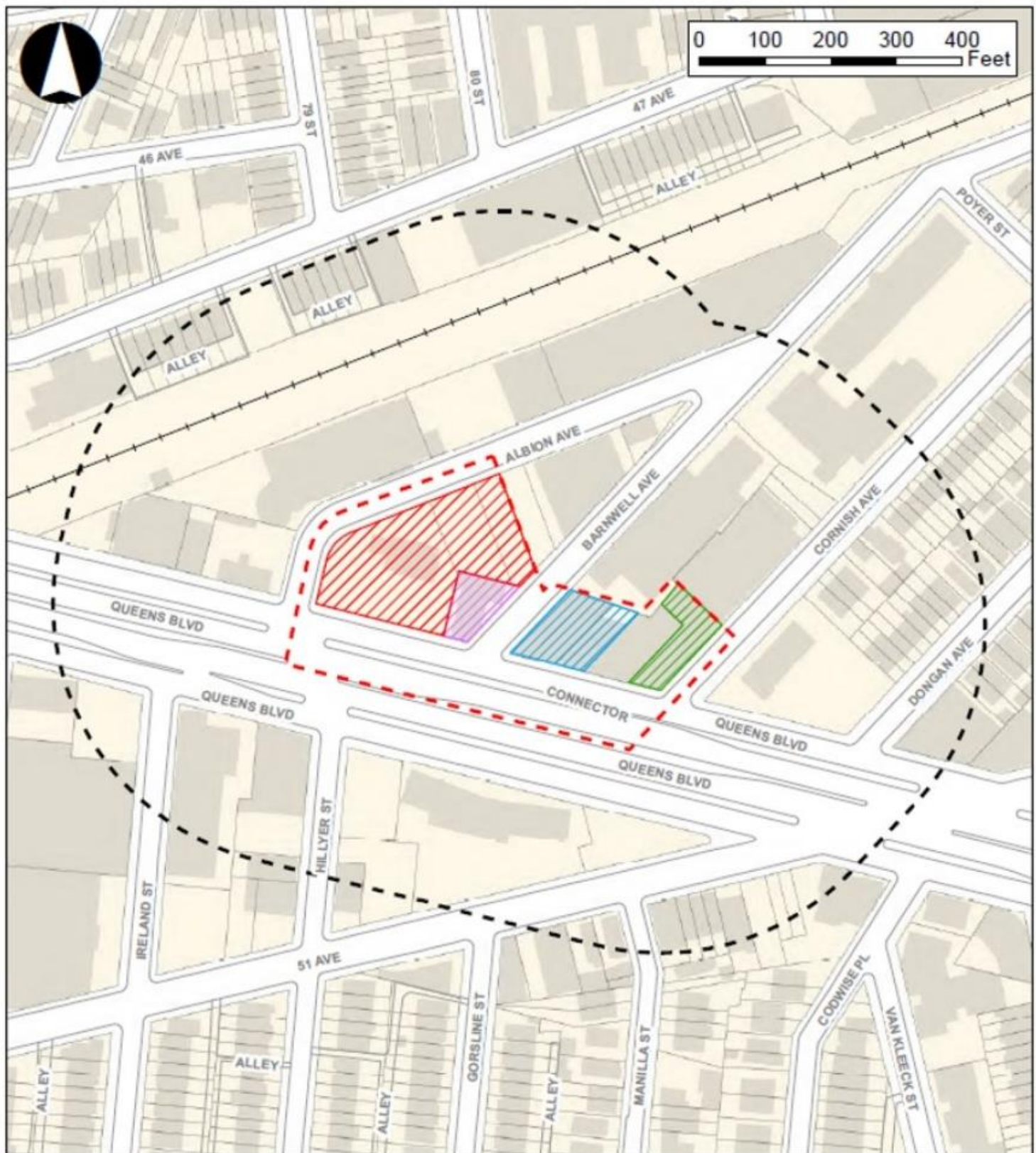
SIGNATURE



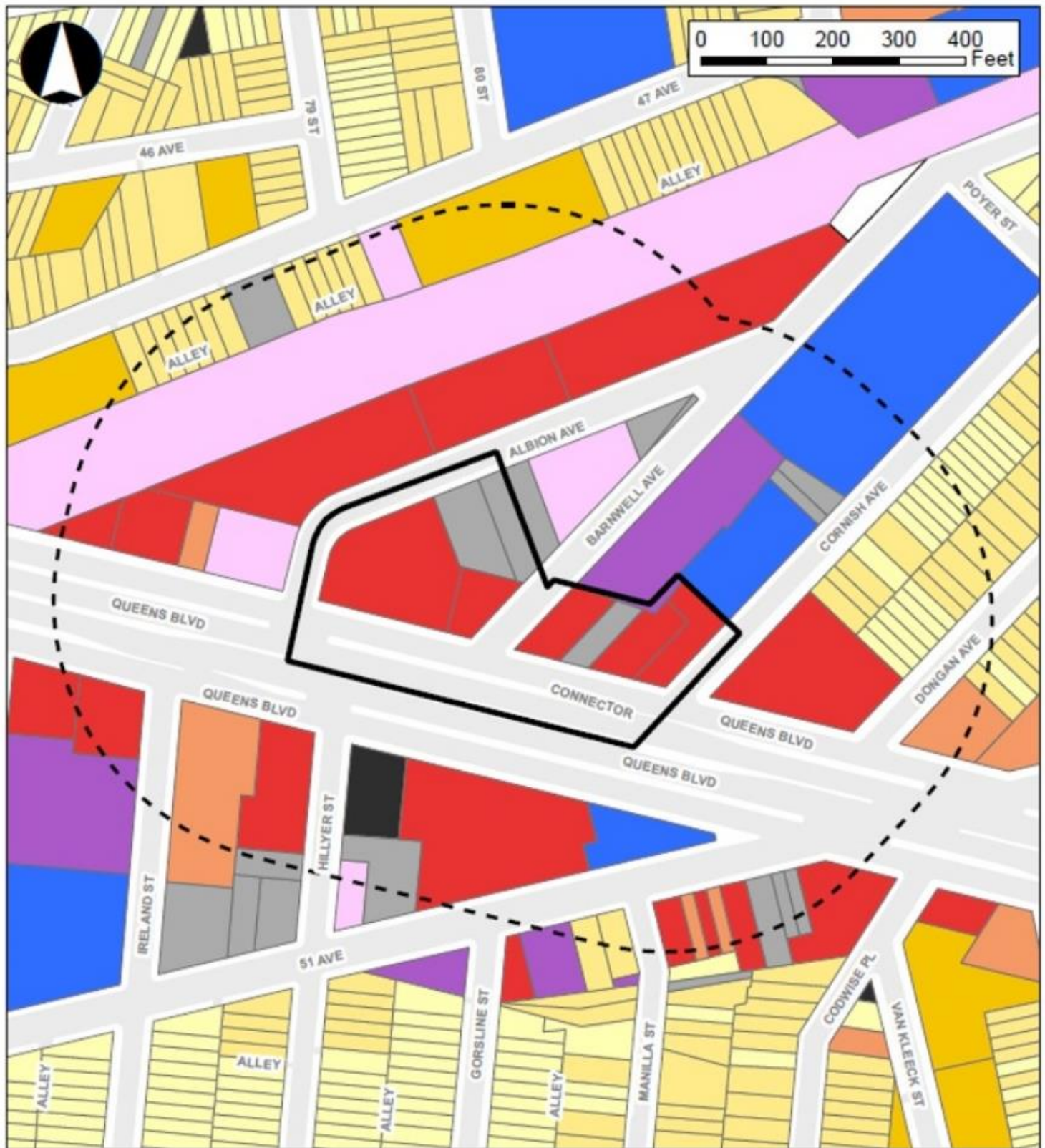


Legend

- | | | |
|--|--|---|
|  Projected Development Site 1 |  Tier 1 Analysis (Site 1 - 743.9ft) |  Open Space |
|  Projected Development Site 2 |  Tier 1 Analysis (Site 2 - 516ft) |  Historic Resource |
|  Projected Development Site 3 |  Tier 1 Analysis (Site 3 - 559ft) | |
|  Potential Development Site 1 |  Tier 1 Analysis (Site 1 - 602ft) | |

**Legend**

- | | | |
|---|------------------------------|------------------------------|
| Proposed Rezoning Area (Primary Study Area) | Projected Development Site 2 | LIRR: Port Washington Branch |
| 400-Foot Radius (Secondary Study Area) | Projected Development Site 3 | Existing Buildings |
| Projected Development Site 1 | Potential Development Site 1 | |



Legend


Proposed Rezoning Area	Multi-Family Walk-Up Building	Industrial/Manufacturing	Parking Facilities
400ft Radius	Multi-Family Elevator Building	Transportation/Utility	Vacant Land
Land Use	Mixed Commercial/Residential Building	Public Facilities & Institutions	All Others or No Data
One & Two Family Building	Commercial/Office Building	Open Space	



 Proposed Rezoning Area
  Projected Development Site 1
  Projected Development Site 3
  Zoning District
 400-ft Radius
  Projected Development Site 2
  Potential Development Site 1
  C1-2
 C2-3

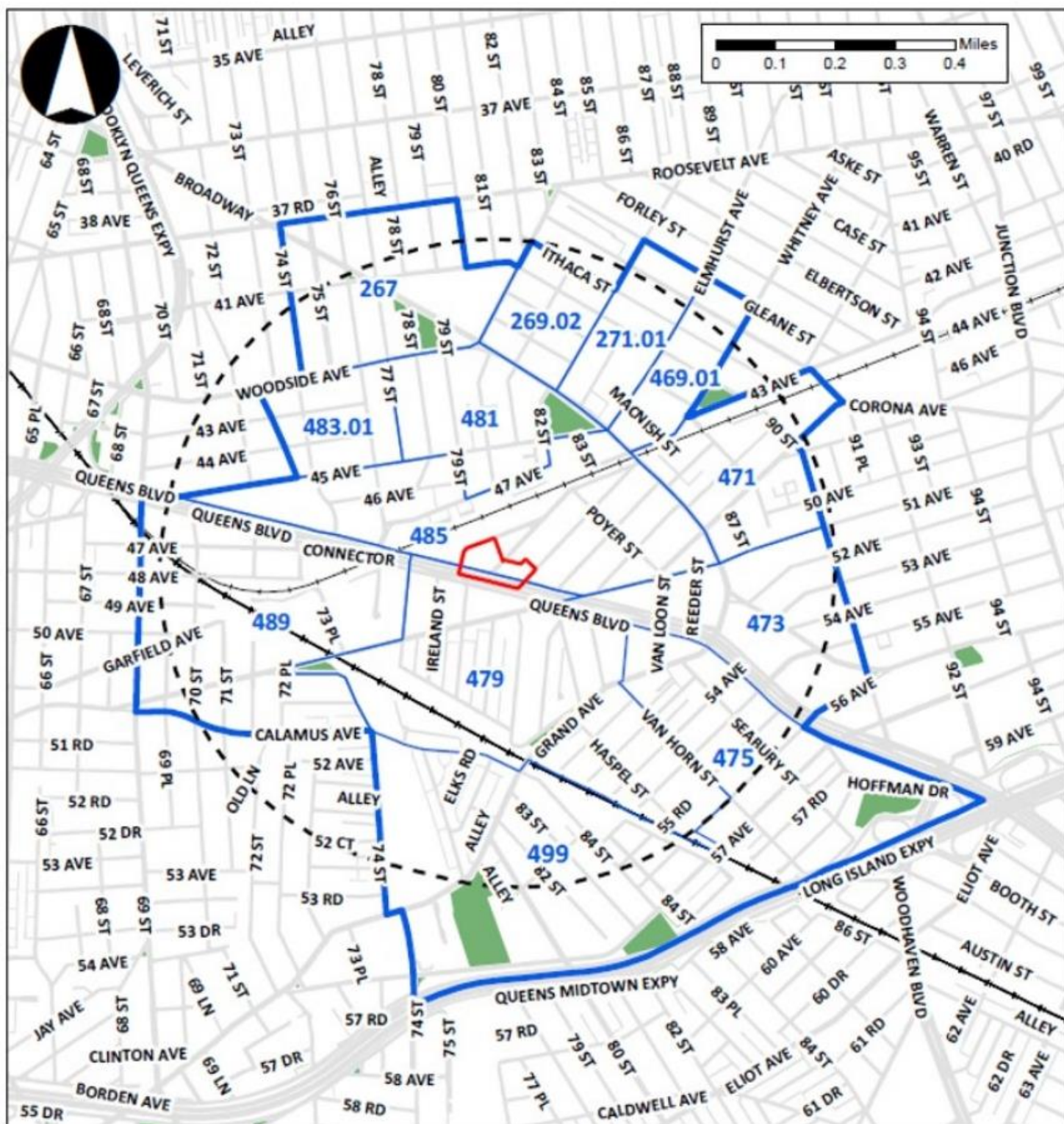


400-Foot Radius



Quarter-Mile Radius

1 No Build Sites (Refer to Table C-4)

**Legend**

Project Area



Census Tracts



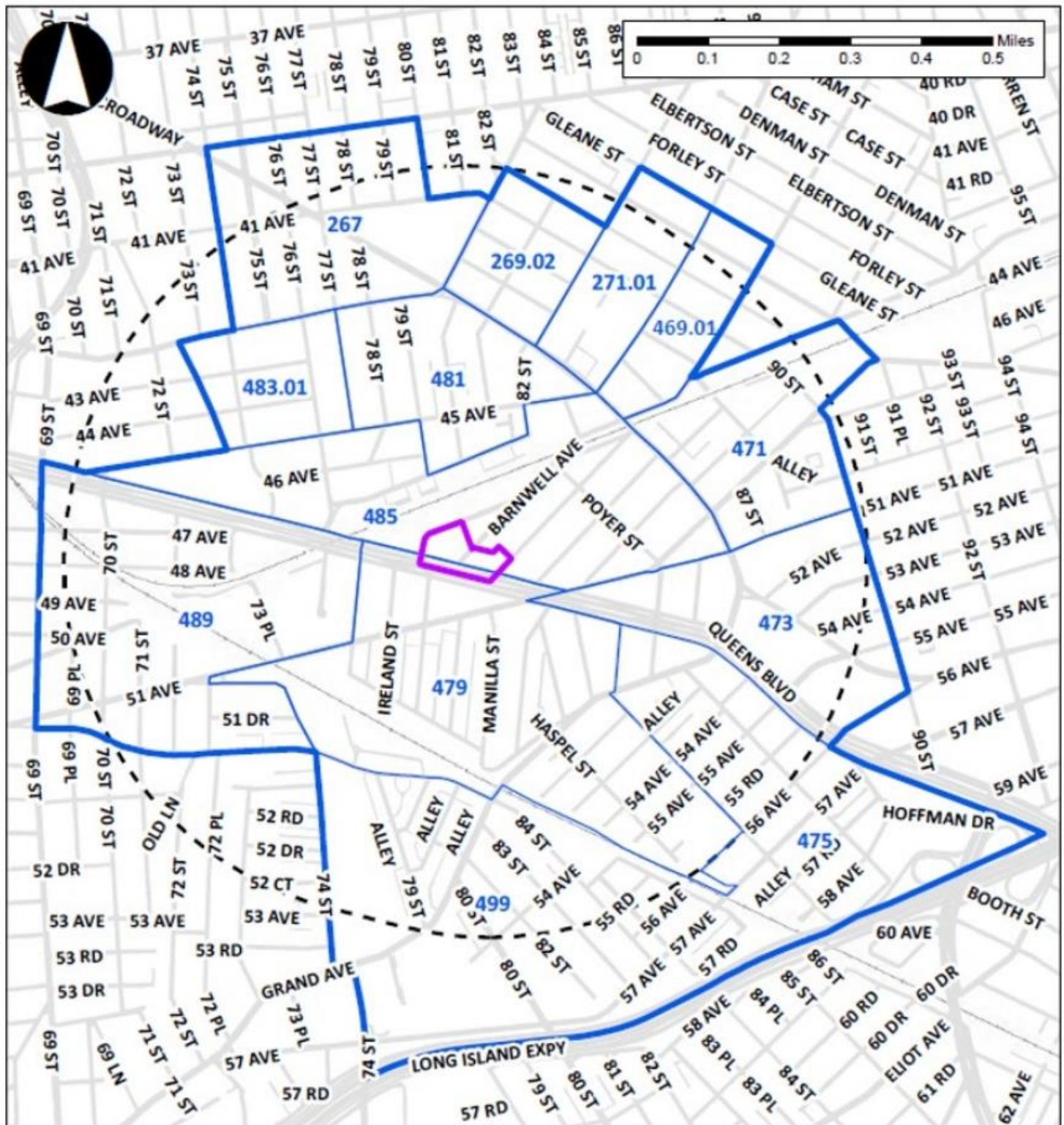
Open Space Resources



Half Mile Radius



Socioeconomic Study Area

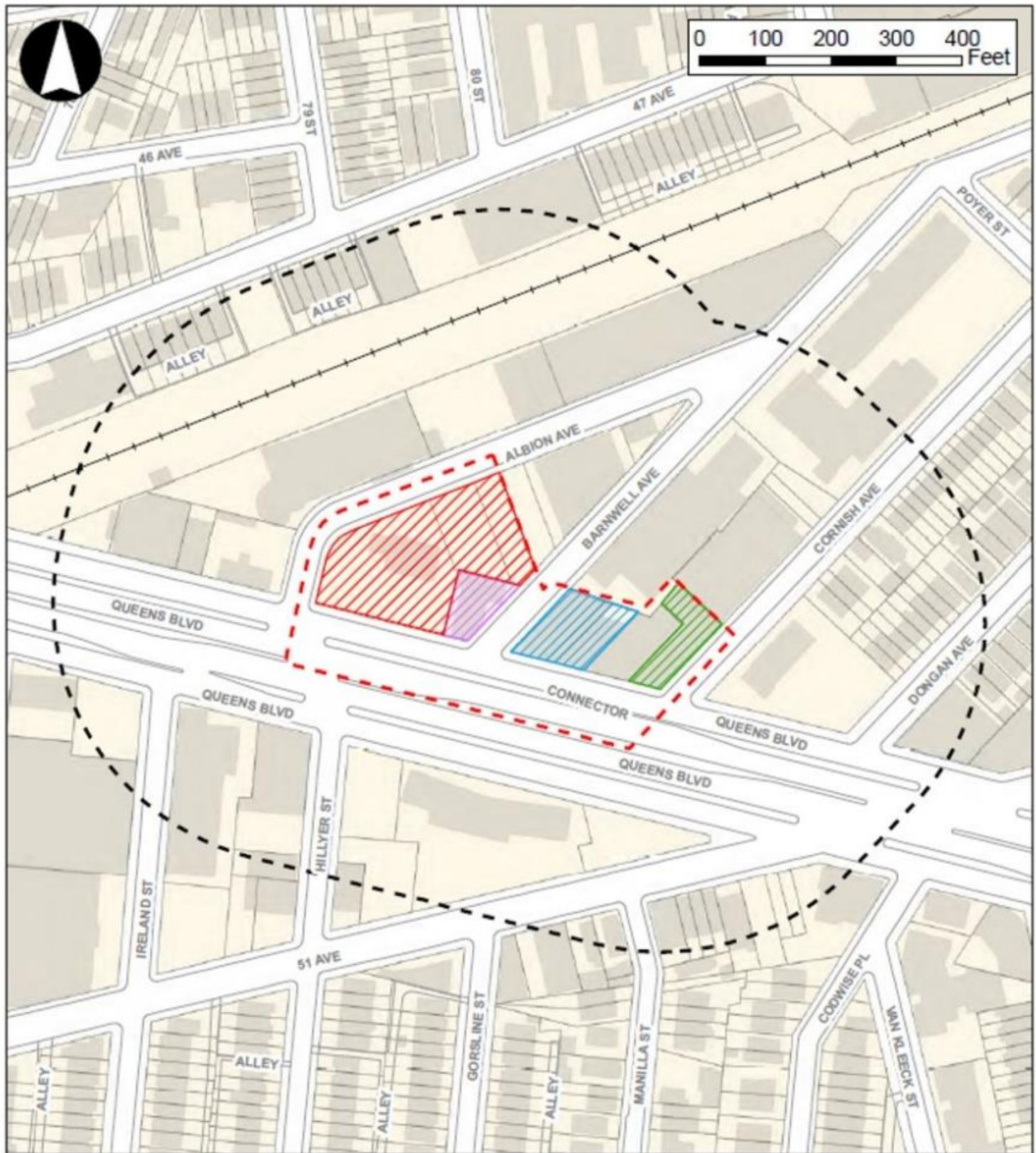


Legend

-  Proposed Rezoning Area
  Open Space Study Area
 Half Mile Radius
  475 Census Tracts





**Legend**

- | | | |
|---|------------------------------|------------------------------|
| Proposed Rezoning Area (Primary Study Area) | Projected Development Site 2 | LIRR: Port Washington Branch |
| 400-Foot Radius (Secondary Study Area) | Projected Development Site 3 | Existing Buildings |
| Projected Development Site 1 | Potential Development Site 1 | |



Legend

- Proposed Rezoning Area (Primary Study Area)
- 400-Foot Radius (Secondary Study Area)
- Projected Development Site 1

- Projected Development Site 2
- Projected Development Site 3
- Potential Development Site 1

- 1 Photo Location Primary Study Area
- 1 Photo Location Secondary Study Area
- LIRR: Port Washington Branch



1. View looking southeast to Projected Development Site 1 from the west side of Albion Avenue.



2. View looking north along the east sidewalk on Albion Avenue adjacent to Projected Development Site 1. The drive thru for the bank is visible on the right.



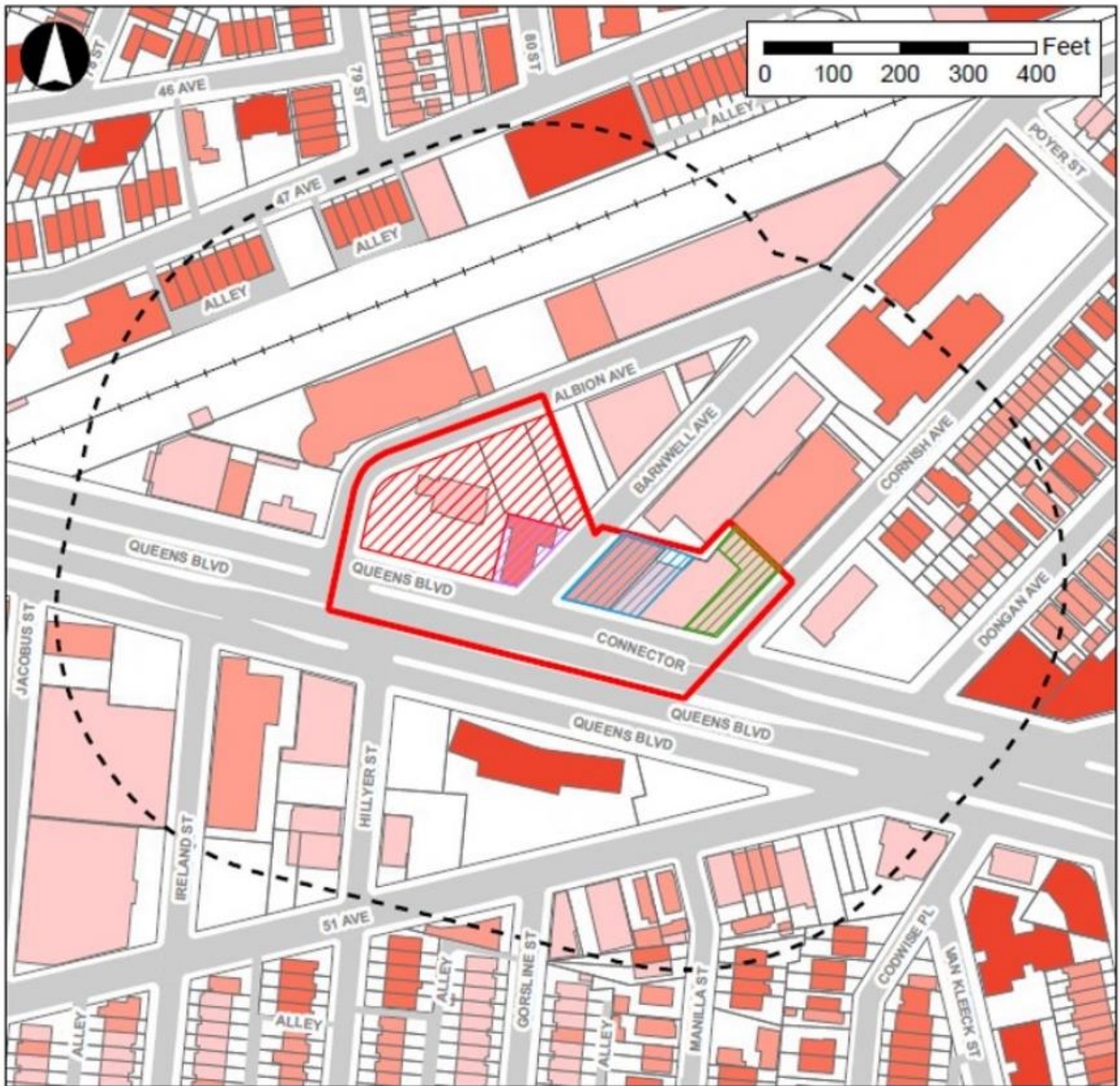
3. View looking northeast to Projected Development Site 1 at the intersection of Queens Boulevard and Albion Avenue from the bikeway on Queens Boulevard.



4. View looking north to the existing curb cut along Queens Boulevard at Projected Development Site 1 from the bikeway on Queens Boulevard.

78-01 Queens Boulevard Rezoning

Figure G-3a
Primary Study Area- Projected Development Site 1

**Legend**

- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Potential Development Site 1
- LIRR: Port Washington Branch

- Project Area
- 400-Foot Radius

Number of Stories

- 0 - 1
- 2 - 3
- 4
- 5 - 7
- 8 - 10



-  Projected Development Site 1
  Project Area
  Built FAR
-  Projected Development Site 2
  400-Foot Radius
  0.0 - 0.7
-  Projected Development Site 3
  0.8 - 1.2
-  Potential Development Site 1
  1.3 - 1.8
-  LIRR: Port Washington Branch
  1.9 - 3.0
-  3.1 - 4.9

TABLE C-3: No-Action Developments within ½-Mile of the Primary Study Area

Map No.	Block	Lot(s)	Address	Residential DUs	Commercial gsf	Community Facility gsf	Manufacturing gsf	Parking Spaces
400-Foot Radius								
A	2453	42	78-02 Queens Boulevard	0	0	60,000	0	0
1/4-Mile Radius								
1	1548	39	51-21 Van Loon Street	9	0	0	0	0
2	1542	16	83-07 Queens Boulevard	53	9,097	900	0	27
3	1542	28	51-20 Van Loon Street	19	3,978	473	0	11
1/2-Mile Radius								
4	2882	21	84-75 57 Road	18	0	0	0	0
5	1840	13	88-34 54th Avenue	7	0	0	0	0
6	1840	11	88-30 54th Avenue	7	0	0	0	0
7	1842	66	86-55 Queens Boulevard	0	0	48,000	0	172
8	2903	7	52-04 83rd Street	9	5,931	0	0	0
9	2492	141	52-35 74th Street	0	54,121	0	0	0
10	1352	125	72-01 Queens Boulevard	371	17,428	0	0	196
11	1352	9	70-40 45th Avenue	93	2,451	813	0	36
12	1586	10	47-11 90 Street	100	0	0	0	0
13	2473	73	51-63 Codwise Place	8	0	0	0	0
14	1581	26	86-50 Dongan Avenue	25	0	0	0	6
15	1836	8	86-20 Corona Avenue	0	0	11,653	0	20
16	2855	17	89-18 Queens Boulevard	8	0	0	0	0
17	1839	34	53-20 90 Street	7	0	0	0	34
18	1843	7501	87-09 Queens Boulevard	130	0	0	0	0
19	1838	20	87-46 52 Avenue	10	0	0	0	0
20	1352	1	70-01 Queens Boulevard	14	0	0	0	0
21	1556	53	42-09 Hampton Street	10	0	0	0	0
22	2474	1	85-15 Grand Avenue	10	0	0	0	0
23	2891	6	84-18 Grand Avenue	17	0	0	0	0
24	1525	12	42-02 80 Street	43	0	0	0	0
25	2444	36	72-12 Queens Boulevard	91	5,443	0	0	34
26	2444	40	70-50 Queens Boulevard	114	18,194	0	0	0
27	2444	57	70-20 Queens Boulevard	48	3,800	0	0	0
28	2444	18	70-08 Queens Boulevard	165	12,944	0	0	0
Various Addresses (1 to 4 DU Developments)				73	0	0	0	0
Totals				1,459	133,387	121,839	0	536

Sources: NYCDOB Active Major Construction, YIMBY, NYC DCP Housing Database for the 4th Quarter of 2023, as of April 2024 and the Queens Boulevard MIH Text Amendment EAS (CEQR No. 19DCP206Q)

¹Keyed to Figure C-4

TABLE F-6: Known Planned No-Action Developments within the ½-Mile Study Area

Map No.	Address	Residential DUs	Estimated Residential Population*
1	51-21 Van Loon Street	9	27
2	83-07 Queens Boulevard	53	161
3	51-20 Van Loon Street	19	58
4	84-75 57 Road	18	55
5	88-34 54 Avenue	7	21
6	88-30 54 Avenue	7	21
8	52-04 83 Street	9	27
10	72-01 Queens Boulevard	371	1,126
11	70-40 45 Avenue	93	282
12	47-11 90 Street	100	304
13	51-63 Codwise Place	8	24
14	86-50 Dongan Avenue	25	76
16	89-18 Queens Boulevard	8	24
17	53-20 90 Street	7	21
18	87-09 Queens Boulevard	130	395
19	87-46 52 Avenue	10	30
20	70-01 Queens Boulevard	14	39
21	42-09 Hampton Street	10	30
22	85-15 Grand Avenue	10	30
23	84-18 Grand Avenue	17	52
24	42-02 80 Street	43	131
25	72-12 Queens Boulevard**	91	255
26	70-50 Queens Boulevard**	114	319
27	70-20 Queens Boulevard**	48	134
28	70-08 Queens Boulevard**	165	462
N/A	Various Addresses ***	73	204
Totals		1,459	4,308

Notes: * Map No. corresponds to Figure C-4 in Attachment C, "Land Use, Zoning, and Public Policy".

* Population estimates are based on 2020 Census data for the respective NTA in which the site is located. Population estimates for developments in the Elmhurst NTA assume an average household size of 3.13 persons per DU and a rental vacancy rate of 3.0%. Population estimates for developments in the Woodside NTA assume an average household size of 2.88 persons per DU and a rental vacancy rate of 2.8%.

** These sites were included as projected development sites in the Queens Boulevard MIH Text Amendment Area EAS (CEQR #19DCP206Q).

*** Various addresses accounts for 42 planned developments included in the NYC DCP Housing Database for 4th Quarter of 2023 within the study area, which would each introduce between 1 and four DUs and combined will introduce a total of 73 DUs. Population estimates for these 42 planned developments assume an average household size of 2.88 persons per unit and a rental vacancy rate of 3.0%.

Source: NYC DCP Housing Database for the 4th Quarter of 2023, as of April 2024 and the Queens Boulevard MIH Text Amendment EAS (CEQR No. 19DCP206Q)

7 Population estimates are based on 2020 Census data for the respective NTA in which the site is located. Population estimates for developments in the Elmhurst NTA assume an average household size of 3.13 persons per DU and a rental vacancy rate of 3.0 percent. Population estimates for developments in the Woodside NTA assume an average household size of 2.88 persons per DU and a rental vacancy rate of 2.8 percent. Various addresses accounts for 42 planned developments, which would each introduce between one and four DUs and combined will introduce a total of 73 DUs. Population estimates for these 40 planned developments assume an average household size of 2.88 persons per unit and a rental vacancy rate of 3.0 percent.