



## City Environmental Quality Review

## ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • Please fill out and submit to the appropriate agency ([see instructions](#))

## Part I: GENERAL INFORMATION

**1. Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?** ☐ YES ☒ NO

If "yes," STOP and complete the [FULL EAS FORM](#).

**2. Project Name** 18-17 130<sup>th</sup> Street, Queens

**3. Reference Numbers**

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
19DCP135Q

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
190320ZSQ

OTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)

**4a. Lead Agency Information**

NAME OF LEAD AGENCY

NYC Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Olga Abinader, Acting Director

ADDRESS 120 Broadway, 31<sup>st</sup> Floor

**4b. Applicant Information**

NAME OF APPLICANT

18-17 130th Street LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Justin Jarboe, ESC, Inc.

ADDRESS 55 Water Mill Road

CITY New York

STATE NY

ZIP 10271

CITY Great Neck

STATE NY

ZIP 11021

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jjarboe@environmentalstudioscorp.com

**5. Project Description**

The Applicant, 18-17 130th Street LLC and 18-19 130th Street LLC, seeks a special permit pursuant to ZR 126-43 (Special Permit to Modify Use or Bulk Regulations) to modify the requirements of ZR Sections 126-231 (front yard) and 126-232 (side yard) to facilitate the Proposed Development. The Proposed Action would facilitate the horizontal expansion and vertical enlargement of a one-story warehouse on Queens Block 4136, Lot 12; the existing warehouse would be expanded onto the adjacent tax lot to the south, Lot 11, and enlarged with a second story.

**Project Location**

BOROUGH Queens

COMMUNITY DISTRICT(S) 7

STREET ADDRESS 18-17 130th Street, Queens

TAX BLOCK(S) AND LOT(S) Block 4136, Lots 11 & 12

ZIP CODE 11356

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The east side of 130th Street between 18<sup>th</sup> and 20<sup>th</sup> Avenues

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1

ZONING SECTIONAL MAP NUMBER 7b

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

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

☐ CITY MAP AMENDMENT

☐ ZONING CERTIFICATION

☐ CONCESSION

☐ ZONING MAP AMENDMENT

☐ ZONING AUTHORIZATION

☐ UDAAP

☐ ZONING TEXT AMENDMENT

☐ ACQUISITION—REAL PROPERTY

☐ REVOCABLE CONSENT

☐ SITE SELECTION—PUBLIC FACILITY

☐ DISPOSITION—REAL PROPERTY

☐ FRANCHISE

☐ HOUSING PLAN & PROJECT

☐ OTHER, explain:

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 126-231 & 126-232

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

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

- ☐ LEGISLATION  
☐ RULEMAKING  
☐ CONSTRUCTION OF PUBLIC FACILITIES  
☐ 384(b)(4) APPROVAL  
☐ OTHER, explain:

- ☐ FUNDING OF CONSTRUCTION, specify:  
☐ POLICY OR PLAN, specify:  
☐ FUNDING OF PROGRAMS, specify:  
☐ PERMITS, specify:

**Other City Approvals Not Subject to CEQR** (check all that apply)

- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)  
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL  
☐ OTHER, explain:

**State or Federal Actions/Approvals/Funding:** ☐ YES ☒ NO If "yes," specify:

**7. Site Description:** The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.

**Graphics:** The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.

- ☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP  
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)  
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 5,996.07

Waterbody area (sq. ft) and type:

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

Other, describe (sq. ft.):

**8. Physical Dimensions and Scale of Project** (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 8,065.30

NUMBER OF BUILDINGS: 1

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 8,065.30

HEIGHT OF EACH BUILDING (ft.): 30

NUMBER OF STORIES OF EACH BUILDING: 1

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO

If "yes," specify: The total square feet owned or controlled by the applicant:

The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length)

VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

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

	<b>Residential</b>	<b>Commercial</b>	<b>Community Facility</b>	<b>Industrial/Manufacturing</b>
<b>Size</b> (in gross sq. ft.)		8,153		
<b>Type</b> (e.g., retail, office, school)	units	Warehouse & Office		

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

If "yes," please specify:

NUMBER OF ADDITIONAL RESIDENTS:

NUMBER OF ADDITIONAL WORKERS: 16

Provide a brief explanation of how these numbers were determined: 1 worker per 1,000 sf for warehouse (5,663/1,000); 1 worker per 250 sf for office space (2,490/250)

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

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO

If "yes," see [Chapter 2](#), "Establishing the Analysis Framework" and describe briefly:

**9. Analysis Year** [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2020

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

- ☐ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

**Part II: TECHNICAL ANALYSIS**

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.


- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(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 Attached.		
(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 <a href="#">Waterfront Revitalization Program boundaries</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete the <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	<input type="checkbox"/>	<input checked="" 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"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
(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		
o <b>Child Care Centers:</b> 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 <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Libraries:</b> 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 <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Public Schools:</b> 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 <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Health Care Facilities and Fire/Police Protection:</b> Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
(a) Would the proposed project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		

	YES	NO
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" 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"/>
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(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 <a href="#">GIS System for Archaeology and National Register</a> 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.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(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?	<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"/>
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<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 <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> , and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: (1) The potential for site contamination from past laboratory operations in the subject building; (2) The potential for a vapor encroachment condition to the current and any future buildings at the site from past on-site laboratory operations, and from potential off-site sources of contamination in the immediate vicinity of the project site.	<input type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a <a href="#">separately sewered area</a> , would it result in the same or greater development than the amounts listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<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 <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewer 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"/>
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): Warehouse (66*6 Workers) = 396/ Office (13*10 Workers) = 130. 396+130 = 526 pounds per 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"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 216.3*8,153= 1,763,493		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**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 <a href="#">Chapter 16</a> for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	<input type="checkbox"/>	<input 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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) Mobile Sources: Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Stationary Sources: Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<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 <a href="#">Chapter 17</a> ? (Attach graph as needed) See attached.	<input type="checkbox"/>	<input checked="" 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"/>
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(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 <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) 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 sight to that rail line?	<input type="checkbox"/>	<input checked="" 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"/>

	YES	NO
(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"/>
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 <a href="#">Chapter 22</a> , "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.		
<b>20. APPLICANT'S CERTIFICATION</b>		
<p>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.</p> <p>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.</p>		
APPLICANT/REPRESENTATIVE NAME Justin Jarboe, ESC. Inc.	DATE 8/7/19	
SIGNATURE 		
<p><b>PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.</b></p>		

**Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)**

**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.		<b>Potentially Significant Adverse Impact</b>	
<b>IMPACT CATEGORY</b>		<b>YES</b>	<b>NO</b>
Land Use, Zoning, and Public Policy		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction		<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.			
3. Check determination to be issued by the lead agency:			
<input type="checkbox"/> <b>Positive Declaration:</b> If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.			
<input checked="" type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded Negative Declaration on the next page.			
<b>4. LEAD AGENCY'S CERTIFICATION</b>			
TITLE Director, Environmental Assessment and Review Division		LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission	
NAME Olga Abinader		DATE 08/09/2019	
SIGNATURE 			

**NEGATIVE DECLARATION (Use of this form is optional)**

**Statement of No Significant Effect**

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

**Reasons Supporting this Determination**

The above determination is based on information contained in this EAS, which finds the proposed action sought before the City Planning Commission would have not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

**Hazardous Materials and Air Quality**

A detailed analysis of the potential for the proposed action to result in significant adverse impacts related to hazardous materials and air quality was included in the EAS.

To ensure that the proposed action would not result in significant adverse hazardous materials and air quality impacts an (E) Designation (E-530) would be established on the development site (Block 4136, Lots 11 and 12) as part of the approval of the proposed action. Refer to "Determination of Significance Appendix: (E) Designation" for the applicable (E) Designation requirements. The hazardous materials and air quality analyses concluded that with the (E) Designation requirements in place, the proposed action would not result in significant adverse impacts related to hazardous materials or air quality.

**Land Use, Zoning, and Public Policy**


A preliminary analysis of the effects of the proposed action on Land Use, Zoning, and Public Policy was included in the EAS. The proposed action would modify yard regulations applicable to the development site to permit the expansion of an existing legally non-complying warehouse. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed action.

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

**Project Name: 18-17 130th Street SCPD Special Permit**

**CEQR #: 19DCP135Q**

**SEQRA Classification: Unlisted**

TITLE Director, Environmental Assessment and Review Division		LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader		DATE 08/09/19
SIGNATURE 		
TITLE Chair, City Planning Commission		
NAME Marisa Lago		DATE 08/12/19
SIGNATURE		

**Project Name: 18-17 130th Street SCPD Special Permit**  
**CEQR #: 19DCP135Q**  
**SEQRA Classification: Unlisted**

Determination of Significance Appendix: (E) Designation

To ensure that the proposed action would not result in significant adverse hazardous materials and air quality impacts an (E) Designation (**E-530**) will be established on the **Development Site (Block 4136, Lots 11 and 12)** as described below:

Hazardous Materials

The (E) Designation requirements for hazardous materials are as follows:

**Task 1-Sampling Protocol**

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

**Task 2-Remediation Determination and Protocol**

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

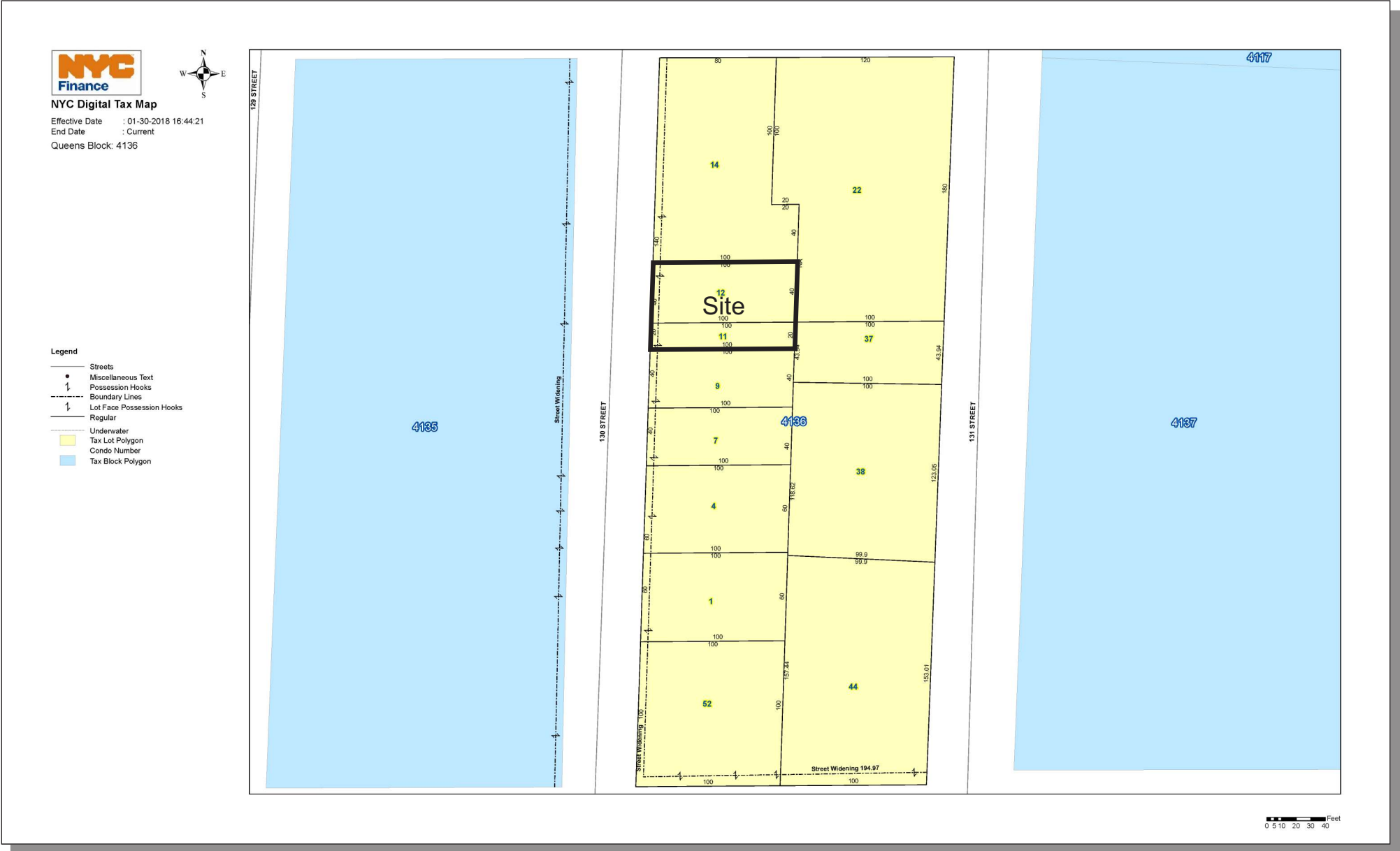
Air Quality

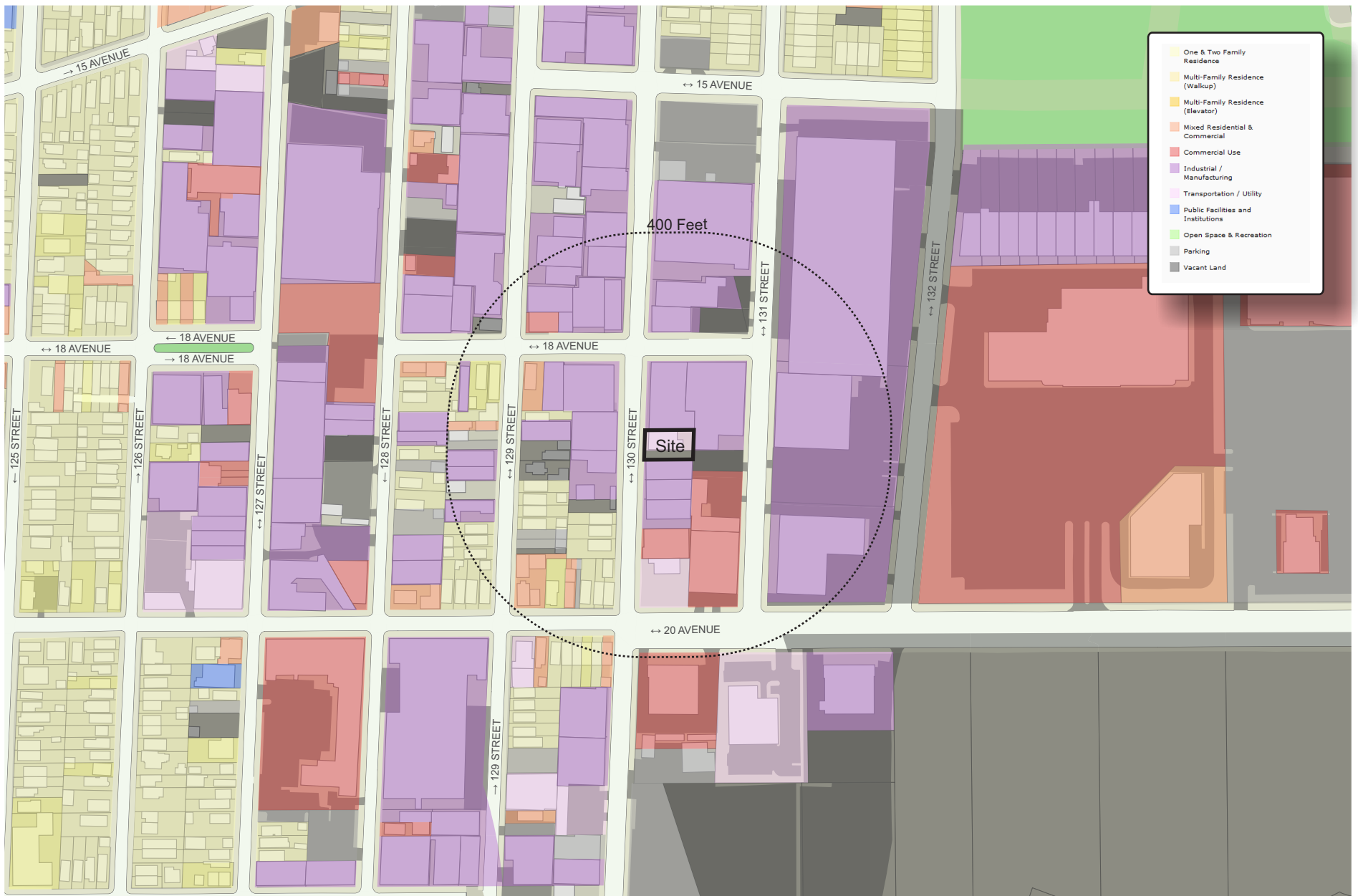
The (E) Designation requirements for air quality are as follows:

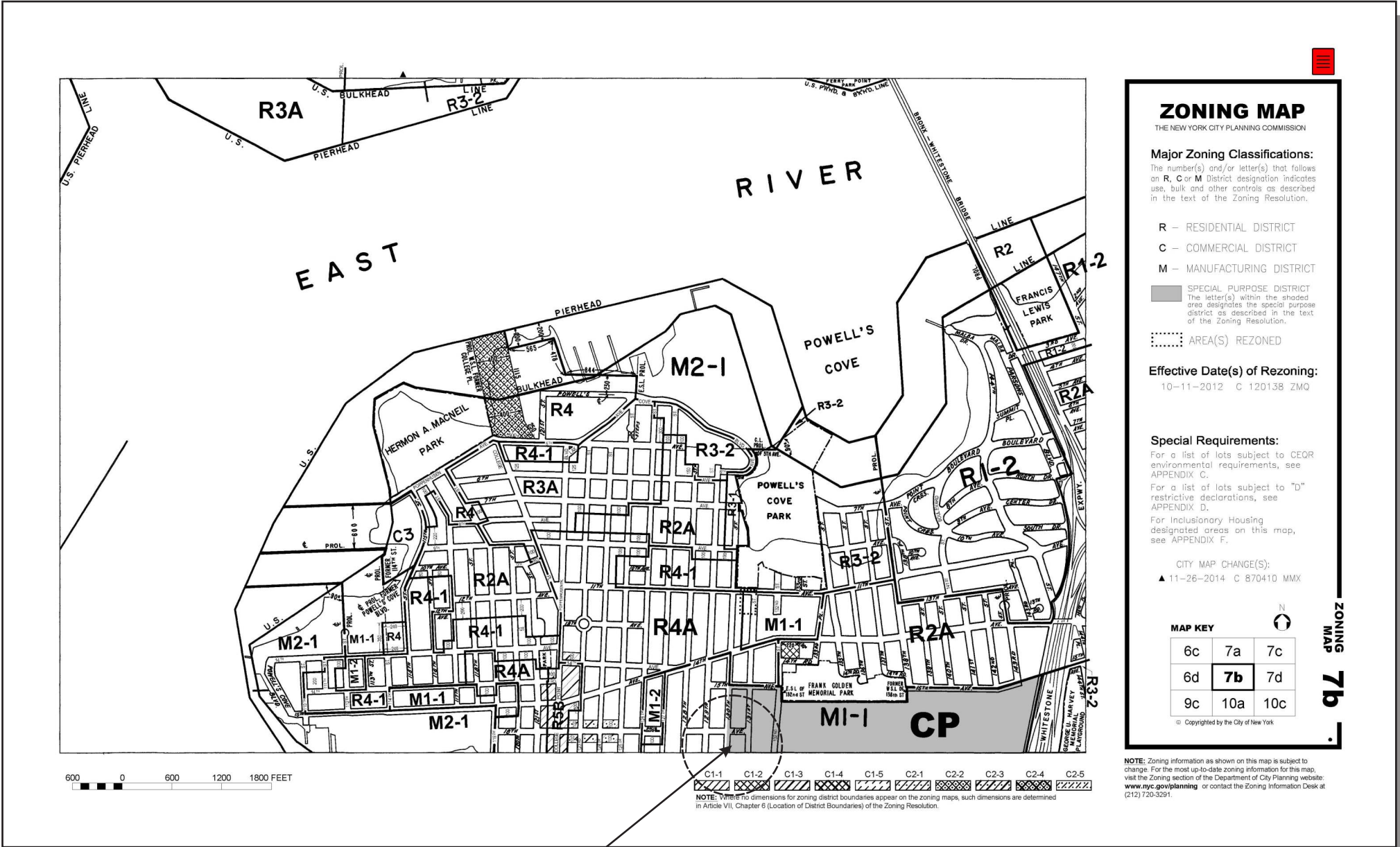
**Block 4136, Lots 11 and 12 (Development Site):** Future industrial development or enlargement on the above-referenced property must ensure that the heating, ventilating, air conditioning, and hot water (HVAC) system stack is located at the highest tier and at least 33 feet above grade to avoid any potential significant adverse air quality impacts.



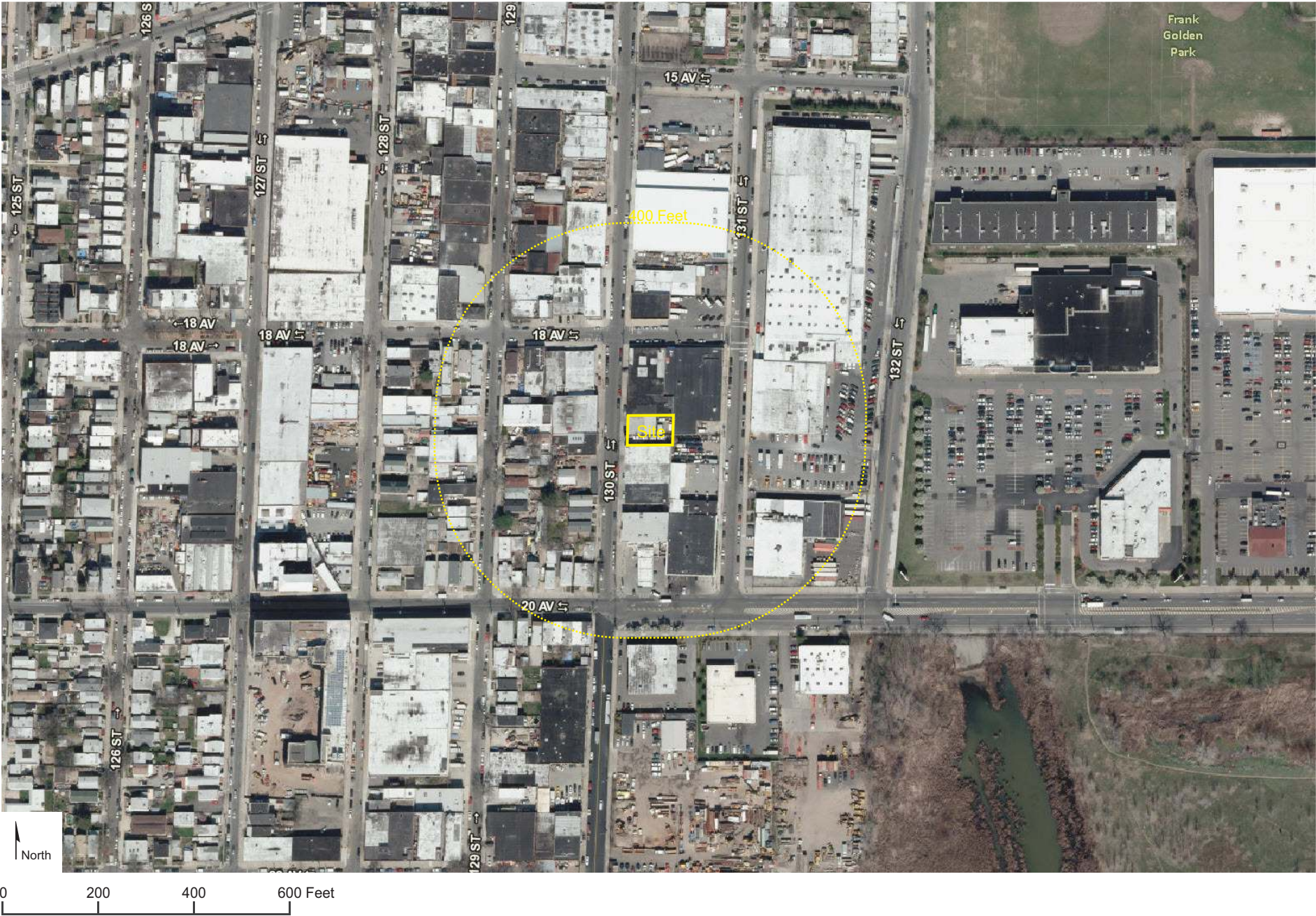




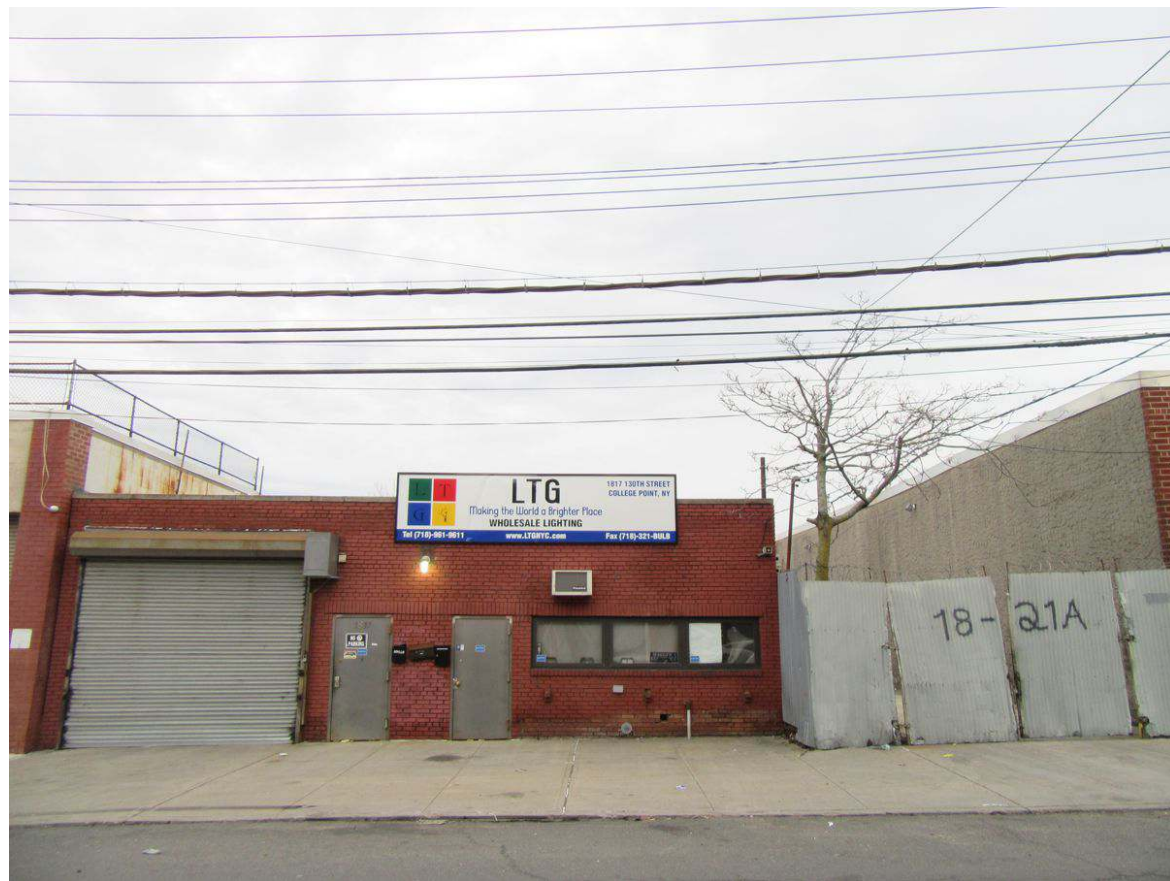












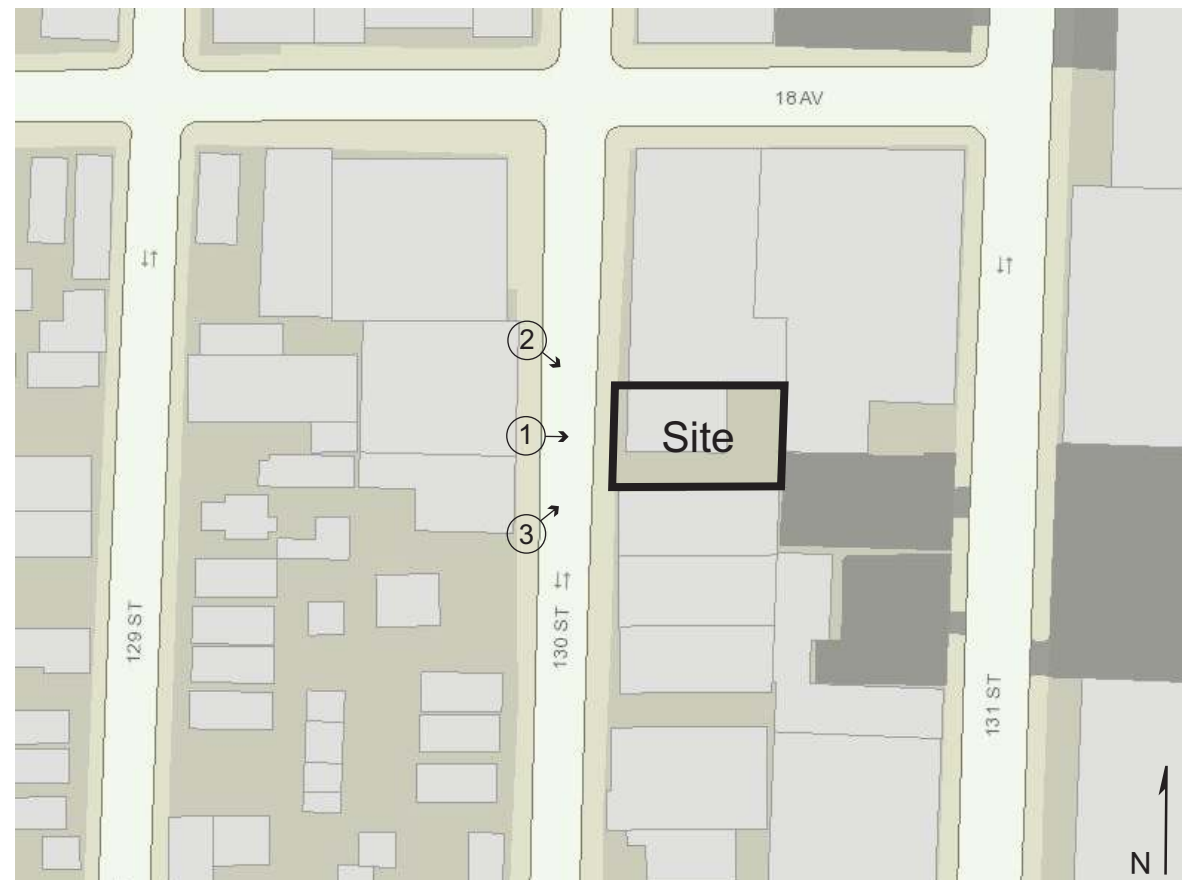
1. View of the Site facing east from 130th Street.



2. View of the Site facing southeast from 130th Street.



3. View of the Site facing northeast from 130th Street.







4. View of the side of 130th Street facing northwest from the Site.



5. View of the side of 130th Street facing west from the Site.



6. View of the side of 130th Street facing southwest from the Site.







7. View of the sidewalk along the east side of 130th Street facing south (Site at left).



8. View of 130th Street facing south (Site at left).



9. View of the sidewalk along the east side of 130th Street facing north (Site at right).

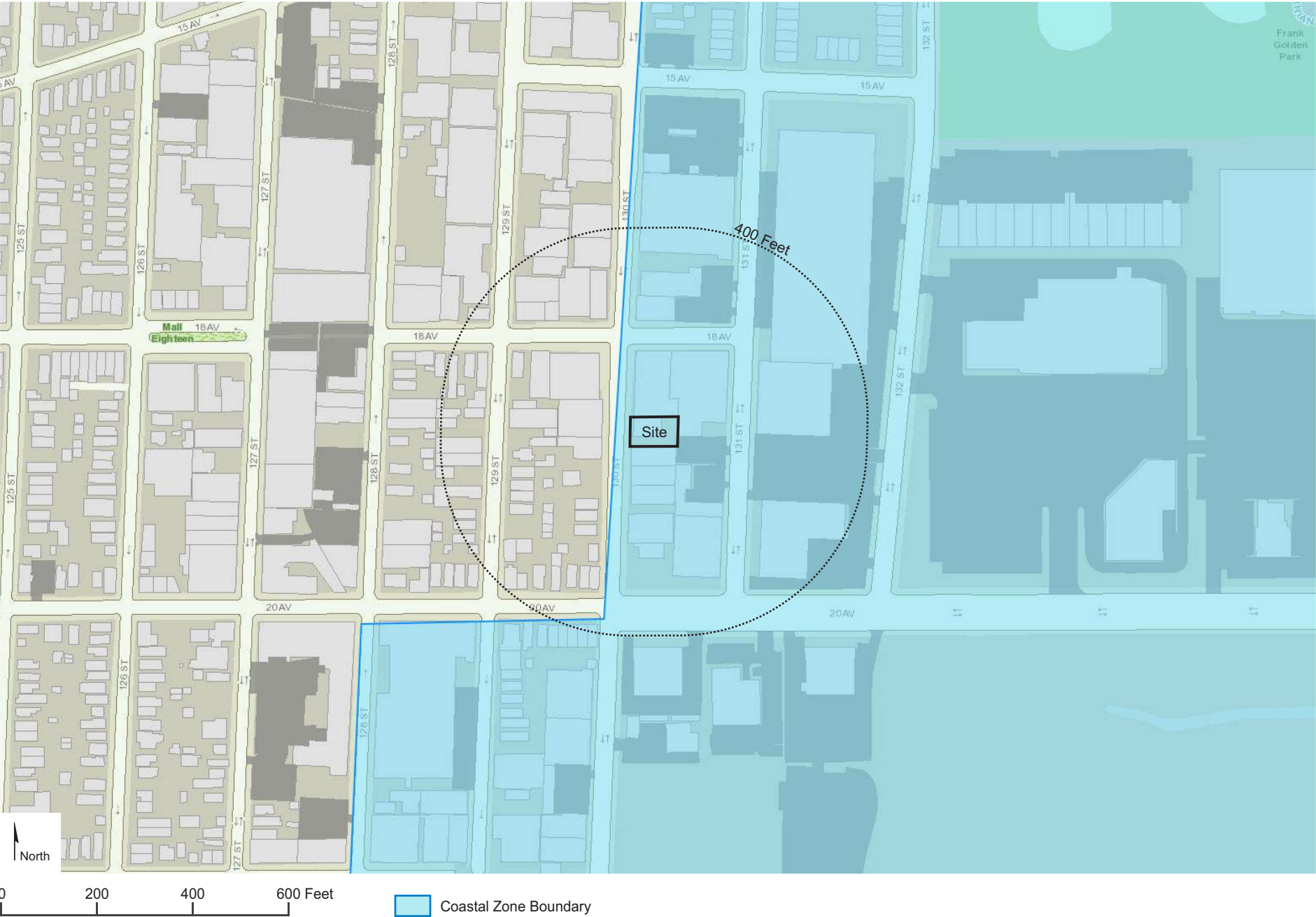






10. View of 130th Street facing north (Site at right).





# **18-17 130<sup>TH</sup> STREET, COLLEGE POINT, QUEENS**

## **ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)**

Based on Part II of the EAS Short Form, the analysis categories which require additional assessment to determine whether the potential for significant impacts exists are land use, zoning, and public policy; historic and cultural resources; urban design and visual resources; hazardous materials; transportation; air quality; and noise.

### **PROJECT DESCRIPTION**

#### **Introduction**

The Applicant, 18-17 130<sup>th</sup> Street LLC and 18-19 130<sup>th</sup> Street LLC, seeks a special permit pursuant to Zoning Resolution Section (ZR) 126-43 to modify the front and side yard regulations of the Special College Point District (the Proposed Action). The Proposed Action would facilitate the horizontal expansion and vertical enlargement of a one-story warehouse on Queens Block 4136, Lot 12; the existing warehouse would be expanded onto the adjacent tax lot to the south, Lot 11, and enlarged with a second story. The Development Site is Queens Block 4136, Lots 11 and 12, and is in an M1-1 zoning district within the Special College Point District, Queens Community District 7.

The Proposed Development is a two-story industrial use building consisting of 5,663 gross square feet (gsf) of warehouse use and 2,490 gsf of office space accessory to the warehouse use, and seven parking spaces. The Proposed Development would consist of 5,965.30 square feet (sf) of zoning floor area (0.99 FAR); 1.0 FAR is the maximum permitted FAR pursuant to underlying M1-1 zoning district (the Proposed Development). The Proposed Development would not provide side yards where 10-foot-wide side yards are required (ZR 126-232) and would not provide a front yard where a 15-foot-deep front yard is required (ZR 126-231) pursuant to the Proposed Action.

(See **Figure 1 - Site Location**; **Figure 2 - Tax Map**; **Figure 3 - Land Use Map**; **Figure 4 - Zoning Map**; **Figure 5 - Aerial Map**; and **Figure 6 - Site Photographs**)

#### **BACKGROUND**

The existing one-story warehouse on the Development Site was constructed in 1955, prior to the adoption of the 2009 Special College Point District and associated special bulk regulations. The purposes of the Special College Point District include: (a) to encourage and retain high performance manufacturing establishments in New York City; (b) to maintain the high-quality business campus environment with landscaped yards within the area known as the College Point Corporate Park; and (c) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

The Special District includes special yard, signage, parking, and bulk regulations based in large measure on the former Urban Renewal Plan that successfully guided the transformation of the area since 1971. The Special District is intended to sustain the corporate park environment by requiring front and side yards, restricting signage and loading locations, and setting higher parking requirements for certain commercial uses. Street tree planting and landscaping for front yards and parking lots are required for Use Group 17 and 18 uses within the Special District. Any use listed in Use Group 11A, 16, 17, or 18, must comply with M1 performance standards and provide enclosure or screening to minimize impacts upon neighboring uses. Unlike most manufacturing districts, parks and other recreational uses are allowed as-of-right to support the goals outlined above.

## **EXISTING CONDITIONS**

The Development Site is two tax lots which will be merged into a single zoning lot, at 18-17 and 18-19 130<sup>th</sup> Street (Block 4136, Lots 11 and 12), on the east side of 130<sup>th</sup> Street, between 18<sup>th</sup> and 20<sup>th</sup> Avenue in the College Point neighborhood of Queens. Together the lots are 5,996 sf in area with 60 feet of frontage along 130<sup>th</sup> Street and a depth of 100 feet from 130<sup>th</sup> Street. Lot 12 is currently improved with a single-story 2,401 sf warehouse facility and Lot 11 is vacant.

The surrounding area is characterized by predominantly light manufacturing and commercial uses (see Figure 3). Legally non-conforming residential uses which predate the underlying manufacturing zoning are present on the two blocks west of the Development Site and the one block to the south of the Development Site. A large commercial area is two blocks from the Development Site towards the Whitestone Expressway to the east.

## **PURPOSE AND NEED**

The Applicant seeks a special permit pursuant to ZR 126-43 (Special Permit to Modify Use or Bulk Regulations) to modify the requirements of ZR 126-231 (front yard) and 126-232 (side yard) to facilitate the Proposed Development. Since the existing building on the Development Site is legal non-complying, the Proposed Action would also serve to legalize the condition of the property.

The proposed bulk modifications would result in a building with a more functional floorplate for business operations, including internalized truck movements and deliveries, and a more functional floorplate for second-floor accessory office use than would be permitted as-of-right. The Proposed Development would allow the expansion and more efficient operation of an existing sprinkler supply business in the Special District and would be consistent with the general purposes of the District as described above.

## **PROPOSED ACTION**

The Proposed Action pursuant to ZR 126-43 would permit the enlargement of the existing one-story warehouse without side yards where 10-foot-wide side yards are required (ZR



126-232) and without a front yard where a 15-foot-deep front yard is required (ZR 126-231). The proposed action is a site plan approval (see **Appendix A** for proposed site plans).

The build year for the Proposed Development is assumed to be 2020 based on an estimated 12-month approval process and a 12-month construction period.

## **ANALYSIS FRAMEWORK**

### **FUTURE NO-ACTION SCENARIO**

The Development Site is anticipated to remain in its existing condition in the 2020 build year absent the Proposed Action (the Future No-Action Scenario). As described above, currently the Development Site is partially vacant and partially developed with a single-story, 2,401 sf warehouse facility.

### **FUTURE WITH-ACTION SCENARIO**

In the future with the Proposed Action (the Future With-Action Scenario) the Proposed Development would be complete and operational by the 2020 build year. The Proposed Action is site-plan approval; therefore, the Proposed Development is the reasonable worst-case development scenario in the future with the Proposed Action.

The Proposed Development is an expansion and enlargement of an existing one-story warehouse into a two-story, 30-foot-tall, 8,153 gsf warehouse building with seven parking spaces; the Development would span the entire Development Site, Lots 11 and 12, and would be constructed without a front yard or side yards. The Proposed Development would consist of 5,663 gsf of warehouse use on the first floor and 2,490 gsf of office space accessory to the warehouse use. The first floor would be used as a warehouse for the Applicant's sprinkler supply business and parking. The second story would contain offices accessory to the warehouse use.

## **ANALYSIS FRAMEWORK**

The increment between the Future No-Action Scenario and the Future With-Action Scenario serves as the framework for environmental analysis. The increment between the Future No-Action Scenario and the Future With-Action Scenario is an increase of 5,752 gsf of warehouse space and an increase of 7 accessory parking spaces as shown in Table 1, below.

**Table 1- Reasonable Worst-Case Development Scenario**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
<b>Commercial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
<b>Manufacturing/Industrial</b>	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	Warehouse	Warehouse	Warehouse	
Gross floor area (sq. ft.)	2,401	2,401	8,153	+5,752
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
<b>Community Facility</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
<b>Vacant Land</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>Other Land Uses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>Garages</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces			7	+7
<b>Lots</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
<b>ZONING</b>				
Zoning classification	M1-1	M1-1	M1-1	
Maximum amount of floor area that can be developed	1.0 FAR	1.0 FAR	1.0 FAR	

# **1. LAND USE, ZONING AND PUBLIC POLICY**

## **I. Introduction**

Pursuant to Chapter 4 of the *CEQR Technical Manual*, an analysis of land use, zoning, and public policy is required if a Proposed Action would alter land use or zoning or affect an applicable public policy. Since the Proposed Action includes a special permit to modify bulk regulations, a preliminary analysis of land use, zoning, and public policy is provided below.

## **II. Existing Conditions**

### **Land use**

#### *Site Description*

The Development Site consists of two tax lots, Block 4136; Lots 11 and 12, to be merged into a single zoning lot at 18-17<sup>th</sup> and 18-19 130<sup>th</sup> Street on the east side of 130<sup>th</sup> Street between 18<sup>th</sup> and 20<sup>th</sup> Avenue. The Development Site is 5,996 square feet, with 60 feet of frontage along 130<sup>th</sup> Street and a depth of 100 feet from 130<sup>th</sup> Street. The existing building on the Development Site is legally noncomplying.

#### *Land Use Study Area*

The Development Site is in the College Point neighborhood of Queens. The study area for land use, zoning, and public policy consists of the Development Site and the area within 400 feet of the Site (see Figure 3 - Land Use Map). The study area is bound by 15<sup>th</sup> Avenue to the north, 129<sup>th</sup> Street to the west, 20<sup>th</sup> Avenue to the south, and 132<sup>nd</sup> Street to the east.

As shown in the accompanying land-use map, the study area is predominantly light industrial/manufacturing and commercial use with a cluster of residential uses concentrated along 129<sup>th</sup> Street between 18<sup>th</sup> and 20<sup>th</sup> Avenue. The area surrounding the Development Site is characterized by predominantly light manufacturing and commercial use, one- and two-story warehouse buildings, which reflect the character of the Special College Point District. The two blocks to the west and the block to the south of the Development Site are developed with clusters of legally non-conforming, single- and two-family residential uses, which predate the area's M1-1 zoning.

To the east and outside the study area, approximately two blocks from the Development Site towards the Whitestone Expressway, is a large commercial retail center located along 20<sup>th</sup> Avenue (Block 4138), which contains a Staples, Target, BJ's Wholesale, T.J. Maxx and others as tenants. To the northeast is Frank Golden Park (Block 4102, Lot 13) along 15<sup>th</sup> Avenue. To the southeast of the Development Site is large undeveloped area, which

contains wetlands beyond which is a large campus that serves as the New York Times' printing and distribution facility (Block 4282, Lot 100), and a large facility for the United States Postal Service (Block 4183, Lot 75).

There has been little recent construction within the study area. Recently, an older single-story warehouse structure was enlarged to two-stories on the block to the north at 15-18 130<sup>th</sup> Street (Block 4115, Lot 30). The building would contain 7,710 zoning square feet (1.0 FAR) and 7 accessory parking spaces. The building is fully enclosed with exterior screening measures, consistent with intent and requirements of the Special District.

## **Zoning**

The Development Site is currently within an M1-1 zoning district within the Special College Point District. The M1-1 zoning district allows a maximum FAR of 1.0 for all uses except community facility uses. The M1-1 district Permits UG 4 (Community Facility), UG 5-14 (commercial), UG 16 (which is general service i.e. automotive and semi-industrial), and UG 17 (which is light industrial). The M1-1 zoning district allows a maximum FAR of 1.0 for all uses except community facility uses. M1 districts allow for a variety of light manufacturing uses such as repair shops, wholesale service and storage facilities, and heavier industrial uses which are subject to stringent performance standards. M1 districts typically allow buildings built to the front and side lot lines, with a 20-foot rear yard. Building heights for M1 districts are governed by a sky exposure plane that begins at 30 feet and a required initial setback distance of 20 feet on narrow streets and of 15 feet on wide streets. Off-street parking and loading facilities requirements vary in M1 districts based on to the type and size of the use.

Within the Special College Point District, there are different yard requirements than under the typical M1-1 bulk regulations. A 15-foot-deep front yard and 10-foot-wide side yards are required in the Special District. The Special District also contains additional enclosure and screening requirements for storage facilities. These additional requirements are intended to promote high performance manufacturing buildings and to maintain a high-quality business campus environment with landscaped yards. Recent examples include the building under construction at 15-18 130<sup>th</sup> Street, as noted above.

## **Public Policy**

The Development Site is located within the Coastal Zone (see Figure 7 - Waterfront Revitalization Program Map) and is therefore subject to review for consistency with the City's Waterfront Revitalization Program (WRP).

Aside from the zoning regulations and the WRP, no other public policy programs is applicable to the Proposed Development. The Development Site is not within a New York City Industrial Business Zone (IBZ) or governed by a 197a Plan.

### **III. Future Without the Proposed Action (No-Action Scenario)**

#### **Land Use**

Absent the Proposed Action, the existing conditions on the affected lots are anticipated to remain in the future. The No-Action Scenario for the 2020 build year is the existing condition. Currently, the Development Site is partially vacant and partially developed with a single-story 2,401 square foot warehouse facility with no accessory parking spaces.

Surrounding land uses within the study area are expected to remain largely unchanged by the build year of 2020. The area surrounding the Development Site is a stable light industrial/manufacturing area which is also developed with a mix of residential uses, and some commercial uses. Aside from the new development noted above at 15-18 130<sup>th</sup> Street, a new building is under construction at 129-01 18<sup>th</sup> Avenue to the west of the Development Site. The property currently contains a vacant one-family residential building and is being developed with a 4,068 sf, two-story warehouse (1.2 FAR) and four accessory parking spaces. The additional floor area beyond 1.0 FAR was facilitated by an approval with the Board of Standards and Appeals (BSA). No other significant development or redevelopment in the area is known.

#### **Zoning and Public Policy**

In the future without the Proposed Action, the existing zoning would remain unchanged. The Site would continue to be zoned M1-1 and no public policy changes are expected to affect study area.

### **IV. Future With The Proposed Action (With-Action Scenario)**

#### **Land Use**

In the future with the Proposed Action, the applicant would merge the Development Site into a single-zoning lot (Block 4136, Lots 11 and 12) and expand and enlarge the existing building into a two-story industrial warehouse building, which would rise to a height of 30-feet, provide seven parking spaces and contain 5,965 sf (8,153 gsf) of floor area (1.00 FAR); 1.0 FAR is the maximum FAR permitted in an M1-1 zoning district.

The Proposed Action would aid in achieving the general purpose and intent of the Special College Point District to encourage and retain a high-performance warehouse facility, while contributing towards a high-quality business campus environment, as well as promoting a desirable use in the Special District, an enclosed sprinkler supply warehouse with accessory office space. Furthermore, as illustrated by photos of the Development Site and surrounding area (See **Figure 6**), there are no residential uses adjacent to the Development Site.

Overall, the Proposed Action and resulting Proposed Development would not represent a substantial land use change on the Development Site, as the proposed uses (industrial warehouse) are currently permitted as-of-right within the underlying M1-1 zoning district.

The proposed warehouse use would be consistent with the land use character of the surrounding area, which is predominantly developed with warehouse uses. The Proposed Action does not have the potential to result in significant impacts related to land use and no further analysis is warranted.

## **Zoning**

The Proposed Action would result in yard modifications that would only be applicable to the Development Site, there are no other changes to zoning proposed. The proposed special permit would facilitate a two-story building at the Development Site, in a M1-1 zoning district within the Special College Point District. As noted above, The Proposed Development would not be developed with a front yard, where a 15-foot-deep front yard is required, and would not be developed with side yards where 10-foot-wide side yards are required.

The Proposed Action would not adversely affect adjacent properties and would be consistent with recent development in the surrounding area (15-18 130<sup>th</sup> Street and 129-01 18<sup>th</sup> Avenue). These developments consist of two-story warehouse buildings with near full lot coverage, are completely enclosed, and provide screening. Other than the proposed yard waivers, the Proposed Development would comply with zoning.

The Proposed Action would not adversely affect the zoning condition on adjacent properties. The four properties that share lot lines with the Development Site consist of (Block 4136) Lots 9, 14, 22, and 37. Lots 9, 14, and 22 are developed with single-story warehouse structures with almost complete lot coverage; Lot 37 located to the rear of the Development Site is currently vacant and utilized for parking. The Proposed Development would consist of a two-story structure, with the second story concentrated towards the front of the Development Site. The second story of the Proposed Development would be located along the 130<sup>th</sup> Street frontage of the Proposed Development and would not prevent access to light and air for the adjacent property to the rear of the Development Site (Lot 37) which is currently utilized as parking. The Proposed Development would not include a front yard or side yards. The building bulk would not block access to light and air to 130<sup>th</sup> Street nor 131<sup>st</sup> Street and plantings and treatments would be provided along the 130<sup>th</sup> Street frontage. The Proposed Development would permit adequate light and air to surrounding streets and properties.

Therefore, the proposed bulk modification would be compatible with surrounding development. The Proposed Development is compatible with existing uses in the area; therefore, the Proposed Action is not expected to result in significant adverse impacts to zoning and no further analysis is warranted.



## **Public Policy**

The Proposed Development would not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and is consistent with the WRP policies. (see Appendix B). Therefore, the Proposed Action and the resulting proposed development does not have the potential to conflict with public policy and no further analysis is warranted.

## 9. HISTORIC AND CULTURAL RESOURCES

Historic and cultural resources include both architectural and archaeological resources. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. They may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground. Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. As a general rule, archaeological resources do not include 20th and 21st Century artifacts.

According to the *CEQR Technical Manual*, an assessment of historic and cultural resources is required if a project has the potential to affect either archaeological or architectural resources. The Proposed Action would result in the enlargement of an existing industrial building on the Development Site and further assessment of architectural and archaeological resources is provided below.

### *Archaeological Resources*

The proposed project would involve construction potentially resulting in ground disturbance of a site that has not previously experienced extensive excavation. The New York City Landmarks Preservation Commission (LPC) was consulted and determined there are no potential archaeological resources located on the Development (see letter dated 10/04/2019, available in Appendix C).

### *Architectural Resources*

The Development Site and 400-foot radius study area do not contain any designated historic resources. The New York City LPC was consulted and determined there are no known historic architectural resources located on the Development Site (see letter dated 10/04/2019, available in Appendix C). Therefore, there is no potential for the Proposed Action to result in significant adverse impacts related to architectural resources and further analysis is not warranted.

Based on the above, the Proposed Action does not have the potential to result in impacts to Historic and Cultural Resources and no further analysis is warranted.

## **10. URBAN DESIGN AND VISUAL RESOURCES**

### **Introduction**

A preliminary assessment of Urban Design and Visual Resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following:

1. Projects that permit the modification of yard, height, and setback requirements;
2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the Proposed Development.

The Development Site is in an M1-1 zoning district within the Special College Point District. The Special College Point District has special yard regulations intended to maintain the high-quality business campus environment of the area. In the Special District, a 15-foot-deep front yard and 10-foot-wide side yards are required. The Special District also contains additional enclosure and screening requirements for storage facilities. As the Proposed Action would modify yard requirements which would result in a physical alteration beyond that allowed by existing zoning; therefore, a preliminary urban design assessment is warranted and provided below.

### **Preliminary Assessment**

#### *Existing Conditions*

The Development Site is two tax lots which will be merged into a single zoning lot, at 18-17 and 18-19 130<sup>th</sup> Street (Block 4136, Lots 11 and 12), on the east side of 130<sup>th</sup> Street, between 18<sup>th</sup> and 20<sup>th</sup> Avenue. Together the lots are 5,996.07 sf in area with 60 feet of frontage along 130<sup>th</sup> Street and a depth of 100 feet from 130<sup>th</sup> Street. Lot 12 is currently improved with a single-story 2,401 sf warehouse facility and Lot 11 is vacant. See Figures 6-1 through 6-4 for photographs of the Development Site and surrounding properties.

The buildings surrounding the Development Site are predominantly older one- or two-story, brick or concrete commercial warehouses/light manufacturing buildings with no front yard or landscaping and a uniform street wall. Most buildings in the surrounding area were developed prior to the adoption of the Special District.

Within the surrounding area building users often utilize the sidewalk and curb cut areas for loading operations. Buildings developed with a second-story generally span the width of the lot and contain no setbacks.

A modern commercial warehouse facility was recently constructed on the subject block at 18-35 130<sup>th</sup> Street (Lot 1), with a second-story built to the lot line. The building has a wide floorplate to enhance the distribution of bulk to aid in the operations associated with the facility.

### *No-Action Scenario*

Absent the Proposed Action, the existing conditions on the affected lots and surrounding area are anticipated to remain with the except of development described in the Land Use, Zoning, and Public Policy section.

### *With-Action Scenario*

In the future with the Proposed Action the Proposed Development would be constructed. The Proposed Development would provide no front yard, where a 15-foot-deep front yard is required and no side yards where 10-foot-wide side yards are. The Proposed Development would rise to 30 feet with 34 total feet in height including the parapet area.

However, the Proposed Development would meet the general intent of the Special District and would be consistent with the character of the surrounding area, which consists of one- and two-story commercial-manufacturing buildings with high-lot-coverage. For a rendering of the proposed building envelope, see Figure 10-1 and Figure 10-2. The Proposed Development would otherwise comply with the use and bulk requirements of the underlying M1-1 zoning district.

The Development Site shares lot lines with four lots, Lots 9, 14, 22 and 37. These lots (absent Lot 37, which is vacant) are developed with single-story warehouse structures with full lot coverage and without exterior windows facing the Development Site. The proposed bulk modification would not affect any adjacent property's street frontage access nor would the Proposed Development block any open windows. Therefore, the proposed bulk modification would continue to permit adequate access of light and air to surrounding streets and properties.

As proposed, the Proposed Development would contain a similar building design to 129-01 18<sup>th</sup> Avenue and 18-35 130<sup>th</sup> Street, with taller street wall compared to the surrounding buildings. Additionally, while not counting as a front yard, the frontage of the site would contain approximately a three-foot-deep landscaped area.

### **Conclusion**

Therefore, it is the Applicant's opinion that the proposed bulk modification would result in a building that reflects the general intent of the Special District and harmoniously relates to the predominantly commercial/manufacturing character of the surrounding area.

The Proposed Action and resulting development would not result in a building that is inconsistent with the underlying zoning and adjacent developments and the Proposed Actions does not have the potential to result in significant impacts to Urban Design and Visual Resources.

130th Street facing south (Site at left)



No-Action Scenario

130th Street facing south (Site at left)



With-Action Scenario

130th Street facing north (Site at right)



No-Action Scenario

130th Street facing north (Site at right)



With-Action Scenario

## **12. HAZARDOUS MATERIALS**

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls, and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: a) hazardous materials exist on a site and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

In accordance with the *CEQR Technical Manual* guidelines, an assessment was conducted to determine whether the Proposed Action could lead to increased exposure of people or the environment to hazardous materials and whether the increased exposure would result in significant adverse public health impacts or environmental damage.

Environmental Studies Corp. has performed a Phase I Environmental Site Assessment (ESA) of the subject property located at 18-17 and 18-19 130<sup>th</sup> Street, in the Borough of Queens, New York City, New York. This Phase I ESA was prepared in accordance with the latest ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation E 1527-13).

The Development Site consists of two adjoining tax lots with a total combined area of approximately 6,000 square feet. Lot 11 is an undeveloped lot used for automobile parking. The surface is paved with concrete and asphalt, with a small, unpaved portion on the east side of the lot. Lot 12 contains a 1-story (on slab), masonry and steel frame commercial warehouse building occupied by LTG Wholesale Lighting. The building contains office space and storage for lighting fixtures and supplies. Heat for the building is provided by gas-fired and electric heating systems.

Exterior portions of Lot 12 consist of a small, unpaved yard on the east side of the lot which is used for parking and general storage.

There were not any operations involving the storage or use of significant quantities of hazardous substances or petroleum products observed at the subject property during the site visit. In addition, no stained surfaces, discarded drums or chemical containers, or other visible indications of the past storage or use of hazardous substances or petroleum products were observed during the site visit.

Research into the history of the site indicates that the property was undeveloped from at least 1903 to 1954, and was most likely not developed prior to 1903. The existing building was constructed in 1954.

From at least 1961 to circa 1986, the building was occupied by drug research labs (Chemicals Procurement Labs, Inc. and Haber Labs, Inc.). Drug research labs are types of operations that are known to have involved the storage and use of hazardous materials.



Any past spill, leaks or discharges of such materials from these past operations would be a potential source of contamination to the Development Site.

From circa 1986, identified occupants of the Development Site include a welding company (Certified Welding, Inc.), a lawn sprinkler company (Pacific Lawn Sprinklers), an auto electric company (Pro Built Auto Electric) and a wholesale lighting company (LTG Wholesale Lighting). The operations of auto electric companies typically involve the service and repair of automotive electrical components such as starters and alternators and did not typically involve the storage or use of significant quantities of hazardous materials. In addition, it is considered unlikely that the welding operations in the building would have involved the use of significant quantities of hazardous substances or petroleum products (except for welding gasses).

Typical lavatory drains such as sinks and toilets were observed in the building. These structures discharge to the municipal sewer system. No floor drains, dry wells, trench drains or other such drainage structures were observed at the property during the site visit.

Given the age of the building (constructed in 1954), it is possible that it contains asbestos building materials and lead-based paints in underlying layers. However, no suspected asbestos-containing materials were observed in the building. Painted surfaces in the building were observed to be in good condition, with no areas of chipped or peeling paint noted.

No tank fill ports, vent lines or other indications of the presence of underground storage tanks, or aboveground storage tanks, were observed at the site. The property is not identified in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database. No Oil Burner Applications were found on file for the site in the New York City Department of Buildings (NYCDOB) records reviewed.

The Development Site does not appear in the Federal or State environmental databases reviewed including the United States Environmental Protection Agency (USEPA's) Superfund, CERCLIS or ERNS databases, the RCRA Hazardous Waste Generators list or hazardous waste Treatment/Storage/Disposal Facilities list, or the NYSDEC's Spill Logs or PBS database, Solid Waste Facilities database, or the Registry of Inactive Hazardous Waste Disposal Sites.

The Development Site is adjoined to the north by a commercial warehouse building occupied by a wholesale building materials supply company. Adjacent and to the south of the site is a 1-story commercial building that was vacant at the time of the site visit. Adjacent and to the east of the site is a commercial warehouse building occupied by Santree Supply Corp. Adjacent and to the west of the site is 130<sup>th</sup> Street, beyond which is a commercial/office building. Land uses in the immediate vicinity of the Development Site (i.e., within 500 feet of the property) consists primarily of commercial/warehouse uses, light industrial uses, retail stores and residential dwellings. There is an active gasoline filling station located at 130-07 20<sup>th</sup> Avenue, approximately 200 feet south of the Development Site. However, there are not any "Open" NYSDEC-reported spill incidents at this location.

A review of Sanborn historical maps shows that land uses in the immediate area of the site have contained a mix of industrial, commercial, retail and residential uses since at least the 1950s. Identified industrial uses in the surrounding area include metal products manufacturing, tool and die manufacturing, glove manufacturing, machine shops, a pipe factory, paint manufacturing, wire products manufacturing, printers, contractor's yards, and others. The 1941 through 1963 Sanborn maps show a gasoline filling station at 130-08 through 130-10 20<sup>th</sup> Avenue, which is located approximately 400 feet south of the Development Site. Sanborn maps also show that the gasoline filling station at 130-07 20<sup>th</sup> Avenue has been in operation at that location since at least 1941.

Prior to the 1950s, land uses in the area surrounding the site were predominantly residential dwellings, greenhouses, and undeveloped land

Based on the numerous potential off-site sources of contamination identified in the area surrounding the Development Site, the potential for groundwater contamination exists. In addition, the potential for the encroachment of vapors into the existing and any future buildings at the site exists from potential off-site sources of contamination.

Based on the above, the assessment has revealed no evidence of *Controlled Recognized Environmental Conditions* or *Historical Recognized Environmental Conditions* in connection with the property. This assessment as revealed no evidence of *Recognized Environmental Conditions* in connection with the property, with the following exceptions:

- The potential for site contamination from past laboratory operations in the subject building.
- The potential for a vapor encroachment condition to the current and any future buildings at the site from past on-site laboratory operations, and from potential off-site sources of contamination in the immediate vicinity of the project site.

The Phase I ESA was submitted to the New York City Department of Environmental Protection (DEP). In a letter dated March 7, 2019, DEP recommended a Phase II Environmental Site Assessment (ESA) be performed, as well as a HASP. Therefore, prior to any soil disturbance on these properties, an (E) designation related to hazardous materials (E-530) will be assigned to the Development Site (Queens Block 4136, Lots 11 and 12), as described below.

**The text for the (E) designation related to hazardous materials is as follows:**

#### **Task 1-Sampling Protocol**

**The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum**

based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

## **Task 2-Remediation Determination and Protocol**

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted. Correspondence with NYC Department of Environmental Protection is available in Appendix D.

## **16. TRANSPORTATION**

A preliminary screening assessment for the Proposed Action is required because the Proposed Development would introduce a mix of uses that are not addressed under Table 16-1 of the *CEQR Technical Manual*.

The Proposed Action would allow the Applicant to expand the existing 2,401.08 square feet one-story building currently located on Lot 12, which consists of a warehouse use. This building would remain in the No-Action scenario. In the Future With-Action scenario, a two-story 8,065.30 gross square feet (gsf) building would be constructed. This would consist of 5,663.32 gsf of warehouse use (Use Group 16).

However, the proposed mix of uses are low trip generating uses as compared to those which appear in Table 16-1 of the *CEQR Technical Manual* and the amount of incremental development which would result from the Proposed Action is less than the minimum density which potentially requires transportation analysis. Therefore, no further assessment of transportation is warranted, and the Proposed Action is not anticipated to result in impacts related to transportation.

## **16. AIR QUALITY**

### **INTRODUCTION**

Under CEQR, two potential types of air quality effects are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those that could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO) and Particulate Matter (PM<sub>10</sub> and PM<sub>2.5</sub>). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings near a proposed project. This assessment considers the potential impacts of the Proposed Action on surrounding buildings, as well as the potential impacts on adjacent sensitive uses.

#### **Mobile Source**

Under guidelines contained in the *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies.

According to the Transportation Chapter above, the proposed mix of uses are low trip generating uses as compared to those which appear in Table 16-1 of the *CEQR Technical Manual* and the amount of incremental development which would result from the Proposed Action is less than the minimum density which potentially require transportation analysis. Therefore, no further assessment of transportation is warranted, and the Proposed Action is not anticipated to result in impacts related to transportation. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual*, and no significant mobile source air quality impacts would be generated by Proposed Action.

#### **Stationary Source**

The Proposed Development is not anticipated to increase sensitive receptors, as the Proposed Development consists of a warehouse use and office space accessory to the warehouse use. The Development Site is within an M1-1 zoning district and the proposed uses are permitted as-of-right and are a predominant use within the surrounding area. Furthermore, any industrial use must adhere to stringent performance standards within the M1 zoning district (pursuant to ZR 42-20) to prevent impacts on surrounding uses related to smoke and other particulate matter, odorous matter, toxic or noxious matter.

#### Heating, Ventilation and Air Conditioning (HVAC)

A screening analysis was performed, using the methodology described in the *CEQR Technical Manual*, to determine if the heat and hot water systems of the proposed building would result in potential air quality impacts to another building in the area. This methodology determines the threshold of development size below which the action would

not have a significant impact. The results of this analysis found that there would be no significant adverse air quality impacts from the project's heating, ventilation, air conditioning (HVAC), and hot water system(s).

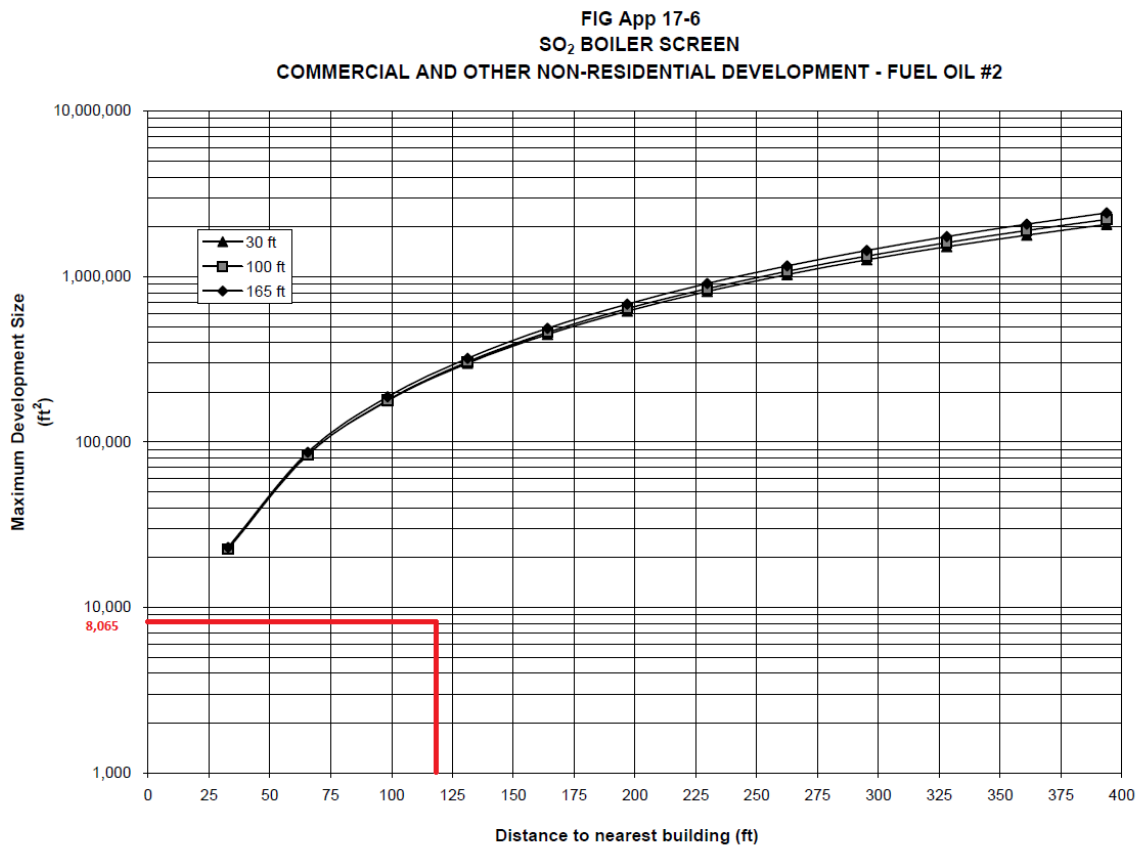
The potential for stationary source emissions from heat and hot water systems to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used, the building's residential or non-residential use, the square footage of the development that would be served by the system, the height of the building served by the HVAC system and the distance to the nearest building whose height is at least as great as the building served by the HVAC system. The *CEQR Technical Manual* provides a screening analysis based on these factors. This screening analysis is only applicable to a single smokestack, and if the distance between an HVAC stack and a receptor building is greater than 400 feet, a 400 feet distance is assumed. In addition, according to 15 RCNY 2-15, no new boiler or burner installations may use No. 6 or No. 4 fuel oils. Therefore, the highest-emitting fuel that could be used is a No. 2 fuel oil.

The proposed two-story, 8,153 gross square foot (gsf), commercial building would rise to a height of 30 feet. The New York City Building Code (Building Code) requires that a rooftop stack should be at least 10 feet away from the edge of the roof and at least 3 feet higher than the roofline<sup>1</sup>. Therefore, the HVAC stack would be located at least 33 feet above grade. The closest building to the Proposed Development that is equal to or taller than the proposed two-story structure is located at 18-32 130 Street (Block 4135, Lot 40), and 120 feet southwest of the Proposed Development. The *CEQR Technical Manual* Stationary Source Screen nomograph was used for the analysis assuming a 120-foot distance and using the 30-foot stack height curve, since the proposed building would be 30 feet in height. **Figure 17-1** shows the HVAC screening analysis.

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<sup>1</sup>[https://www1.nyc.gov/assets/buildings/apps/pdf\\_viewer/viewer.html?file=2014CC\\_FGC\\_Chapter5\\_Chimneys\\_and\\_Vents.pdf&section=conscode\\_2014](https://www1.nyc.gov/assets/buildings/apps/pdf_viewer/viewer.html?file=2014CC_FGC_Chapter5_Chimneys_and_Vents.pdf&section=conscode_2014)

**Figure 17-1. The Proposed Development HVAC Screen Nomograph**



As shown in **Figure 17-1**, (Figure 17-6, as it is known in the *CEQR Technical Manual Appendices*), the plotted point is below the curve. Therefore, no significant adverse air quality impact is predicted with the stack located three feet above the 30 feet high rooftop.

As a result of the above screen, an (E) designation related to air quality (E-530) will be assigned to the Development Site (Queens Block 4136, Lots 11 and 12).

**The text for the (E) designation related to air quality is as follows:**

**Block 4136, Lots 11 and 12 (Projected Development Site 1): Future industrial development or enlargement on the above-referenced property must ensure that the heating, ventilating, air conditioning, and hot water (HVAC) system stack is located at the highest tier and at least 33 feet above grade to avoid any potential significant adverse air quality impacts.**

With the inclusion of the above restriction for stack height, the Proposed Development does not have the potential to result in significant impacts due to boiler stack emissions, and a detailed analysis of stationary source impacts is not required.



## **19. NOISE**

### **INTRODUCTION**

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those that could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a Proposed Action would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, or if the project would include unenclosed mechanical equipment for building ventilation purposes.

#### **Mobile Source**

A noise analysis for mobile sources is required if a proposed project would at least double existing passenger car equivalent (PCE) traffic volumes along a street on which a sensitive noise receptor (such as a residence, a park, a school, etc.) is located. The surrounding area is principally developed with a mix of residential, commercial, and warehouse uses.

Vehicles would travel to and from the Site along 130<sup>th</sup> Street. There would be an increase in vehicular traffic along both roads resulting from the proposed development, but this increment would be a small portion of total traffic volumes. Based on the transportation screening threshold outlined in the *CEQR Technical Manual*, traffic volumes expected to be generated by the project in the future With-Action scenario would not constitute a significant number of new trips and a significant increase in the number of Noise PCEs would not be expected to result from the Proposed Action. As such, the Proposed Action does not have the potential to result in impacts related to mobile noise sources, and no further vehicular noise analysis is warranted.

#### **Stationary Source**

The Proposed Development would not locate new sensitive receptors within 1,500 feet of a substantial stationary source noise generator, and there is not a substantial stationary source noise generator close to the Development Site that is also a sensitive receptor. As noted above, the proposed warehouse and office uses are permitted as-of-right within the underlying M1-1 zoning district and would be consistent with surrounding uses. Furthermore, there are stringent performance standards within the M1 zoning district (pursuant to ZR 42-20) to prevent impacts on surrounding uses related to noise. Additionally, the proposed project would not include any unenclosed heating or ventilation equipment that could adversely impact other sensitive uses in the surrounding area. Therefore, the Proposed Action would not have the potential to result in stationary source noise impacts and no further analysis is warranted.

## **Conclusion**

A detailed noise analysis is not required for the Proposed Action, as the action would not result in the introduction of new sensitive receptors near a substantial stationary source noise generator. In addition, the proposed development would not introduce significant mobile or stationary source noise into the surrounding area.

## **APPENDIX A: PROPOSED SITE PLAN**

ZONING LOT DESCRIPTION	
ADDRESS	18-17 130TH STREET
BOROUGH	QUEENS
TAX BLOCK	4136
TAX LOTS	12 & 11
TAX LOT AREAS	5,996.07
ZONING MAP	7B
ZONING DISTRICT	M1-1
SPECIAL DISTRICT	SPECIAL COLLEGE POINT DISTRICT

FLOOR AREA SUMMATIONS								
FLOOR NUMBER	PROPOSED OCCUPANCY	U.G.	EXISTING FLOOR AREA	PROPOSED ADDITIONAL GROSS FLOOR AREA	LOADING BIRTH FLOOR AREA	PROPOSED FLOOR AREA DEDUCTION	PROPOSED ADDITIONAL ZONING FLOOR AREA	TOTAL ZONING FLOOR AREA
1ST FLOOR	WAREHOUSE, ACCESORY PARKING & LOADING BERTH	16	2,401.98#	3,173.25#	2,939# LOADING BIRTH AREA	2,100# PARKING AREA	1,073.25#	3,475.23#
2ND FLOOR	ACCESSORY OFFICES	16	0	2,490.07#	0	0	2,490.07#	2,490.07#
TOTAL			2,401.98#	5,663.32#			3,563.32#	5,965.30#

\*NOTE: 300# PER CAR AS PER NYC DEPT OF BUILDINGS POLICY

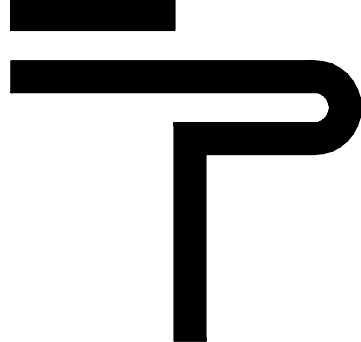
ZONING COMPLIANCE CHART						
APPLICABLE ZR SECTION / SPECIAL DISTRICT REGULATIONS		ITEM/DESCRIPTION	PERMITTED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE NOTES
USES	ZR 42-12	USE GROUP(S) IN MI-1 DISTRICT	4,5,6,7,8,9,10,11,12,13,14,16,17,	16	16	COMPLIES
	ZR 126-22	FAR IN MI-1 ZONE	1.0	0.40	0.99	COMPLIES
FLOOR AREA		TOTAL FLOOR AREA	5,996.07#	2,401.98#	5,965.30#	COMPLIES
YARDS	ZR 126-231	FRONT YARD REQUIREMENTS	15'-0"	2.9'	0.0' 2ND FLR FRONT YARD 0.0' 1ST FLR FRONT YARD	NON COMPLIANT NEEDS SPECIAL PERMIT FROM CITY PLANNING ZR 126-43
	ZR 126-232	SIDE YARD REQUIREMENTS	10'-0"	0'-0"	0'-0"	
	ZR 43-26	REAR YARD REQUIREMENTS	20'-0"	1ST FLR 0 FT	1ST FLR 0 FT PERMITTED OBSTRUCTION	COMPLIES
				2ND FLR N/A	2ND FLR 20'-0"	COMPLIES
HEIGHT & SETBACKS	ZR 43-43	MAX. FRONT WALL HEIGHT	300' WITHIN AN INITIAL SETBACK OF 200' FROM STREET	13'-9"	30'-0"	COMPLIES
	ZR 43-43	MAXIMUM BUILDING HEIGHT	1 TO 1 SKY EXPOSURE PLANE @300' HT., 200' FROM STREET	13'-9"	30'-0"	COMPLIES
PARKING	ZR 44-21	ACC. REQUESTED OFF STREET PARKING	12 CARS REQUIRED OR 1 PER 1000 SF OF FLOOR AREA OR 1 PER 3 EMPLOYEES	0	7 SPACES PROVIDED	COMPLIES
	ZR 44-21	ACC. PERMITTED OFF STREET PARKING	WAIVED LESS THAN 15 CARS (ZR 44-23)	0		
	ZR 44-60	BICYCLE PARKING	NOT REQUIRED	0	0	COMPLIES
PLANTING	ZR 126-21	STREET TREE PLANTING	ONE EVERY 25' OF FRONTAGE EXCL. CURB CUTS 32' FRONTAGE = ONE TREE	0	2 OFF-SITE PLANTING OR TREE FUND	COMPLIES
	ZR 126-234	FRONT YARD PLANTING	FRONT YARD SHALL BE PLANTED EXCEPT FOR ENTRANCES AND EXITS	NONE	PROVIDED	COMPLIES
CURB CUT	ZR 44-47 / ZR-36-58	CURB CUT REGULATIONS	<ul style="list-style-type: none"><li>CURB CUT MAX WIDTH ONE LANE TRAVEL 12'-0" &amp; MAX WIDTH TWO WAY TRAVEL 24'-0"</li><li>MAX (2) CURB CUTS PERMITTED</li><li>MIN. 18'-0" FROM CURB CUT TO CURB CUT</li></ul>	(1) EXISTING TWO WAY CURB CUT	(1) NEW ONE WAY CURB CUT 12'-0"  MIN. 18'-0" CURB CUT TO CURB CUT	COMPLIES

REQUEST FOR SPECIAL PERMIT: ZR 126-43

REQUEST WAIVER FOR:

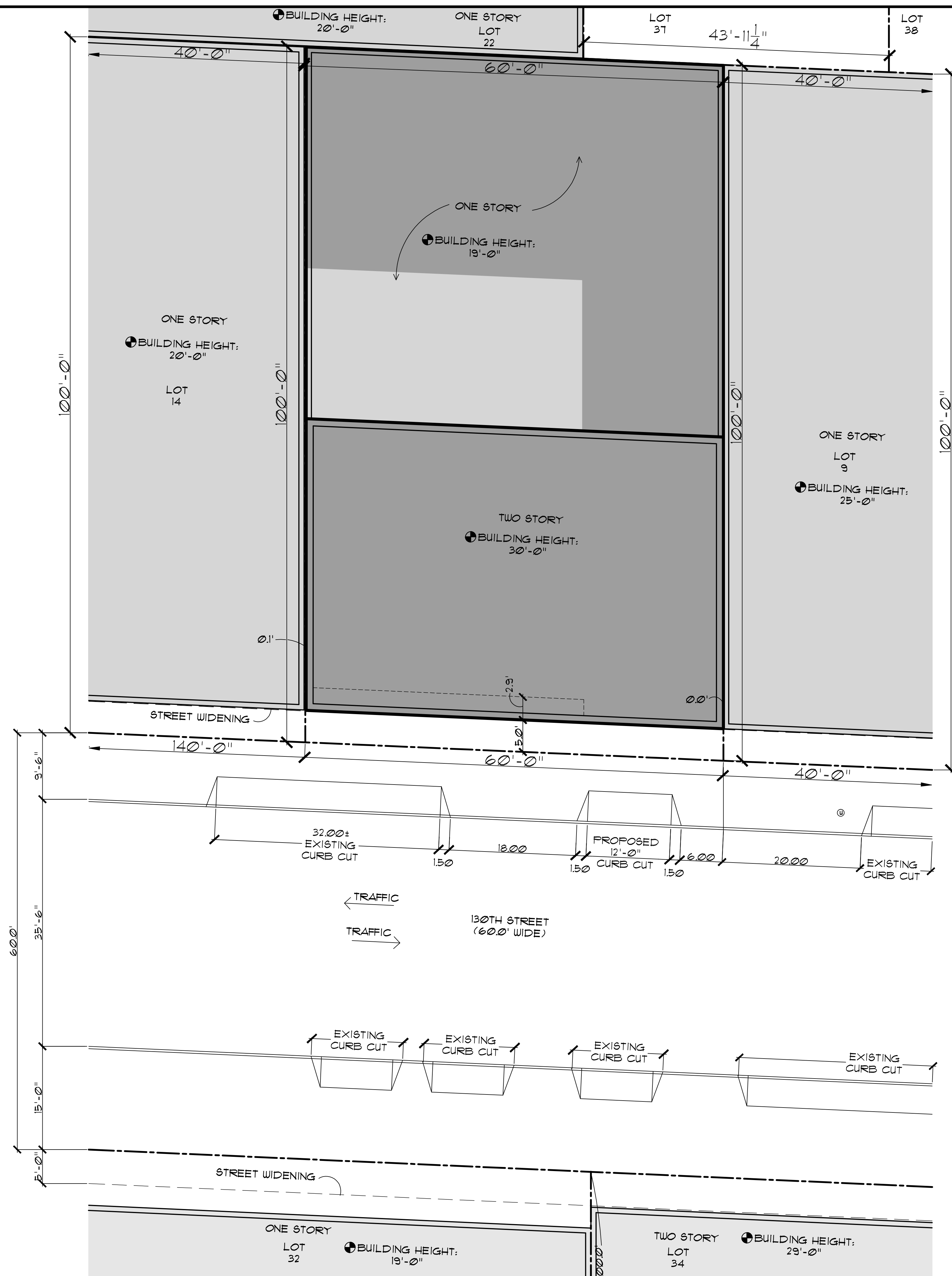
- SIDE YARD SET BACK ZR 126-232
- FRONT YARD SETBACK ZR 126-231

review comments	2	11-19-18
revision	no.	date
project: PROPOSED ADDITION 18-17 130TH STREET FLUSHING, NY	date: 11-8-17	sheet no. Z-001.00
	drawn by: GW/JA	dwg: 1 OF 7
	chk by: FP	
title: ZONING CALCULATIONS	job no.: 14-060	



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BLOCK: 4136  
LOT: 12  
ZONE: MI-1  
MAP: 7B

LEGEND

PROPOSED NEW ADDITION

EXISTING BUILDINGS

EXISTING LEGAL NON-COMPLIANCE

WAIVER REQUEST FOR FRONT YARD

WAIVER REQUEST FOR SIDEYARD

ZONING LOT LINE

STREET WIDENING

MAXIMUM BUILDING LINE

ILLUSTRATIVE BUILDING LINE

WAREHOUSE DELINEATION LINE

PROPOSED PLANTERS

PEDESTRIAN ACCESS

UTILITY POLE

VEHICLE ACCESS

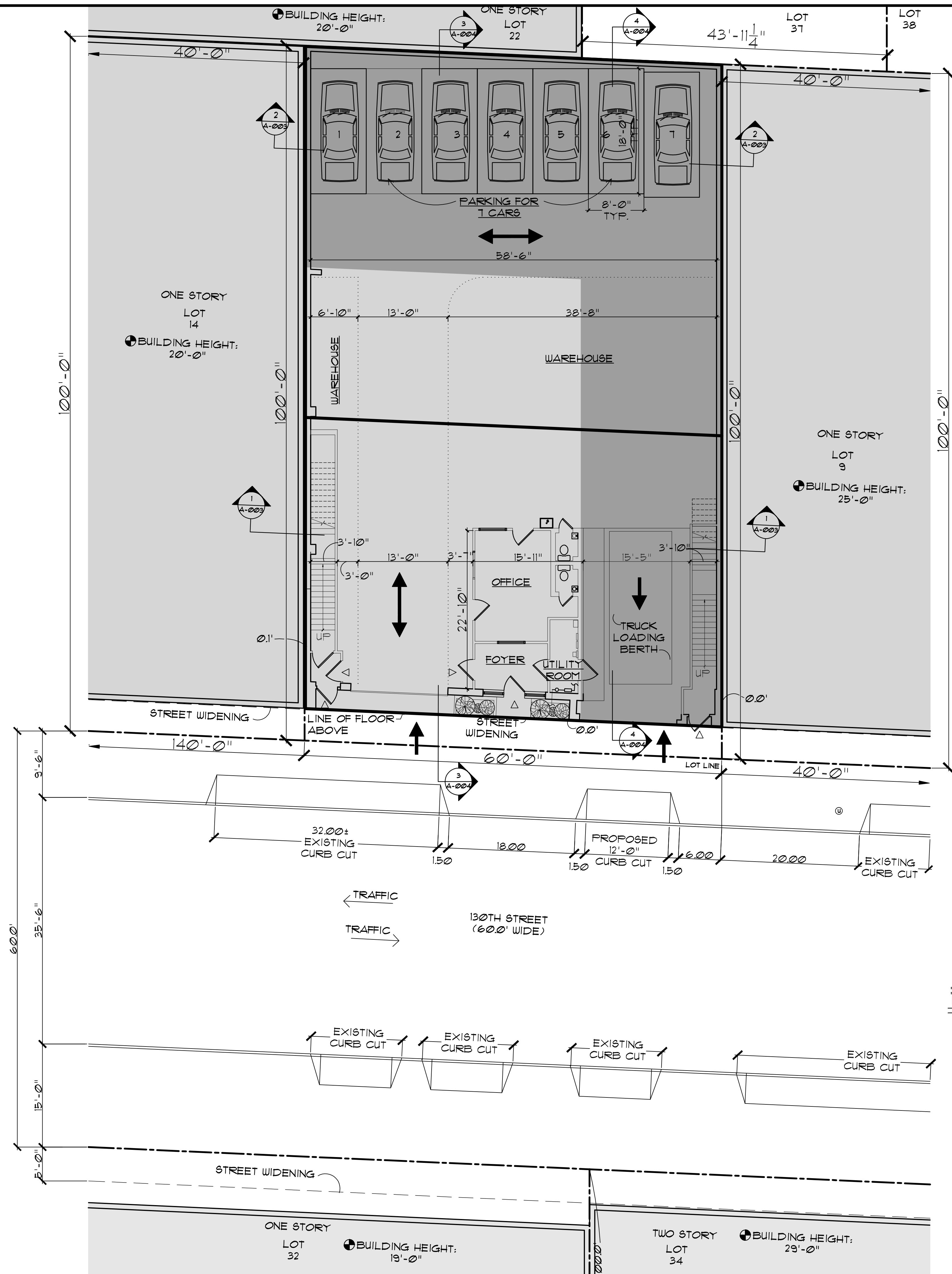
CURB CUT

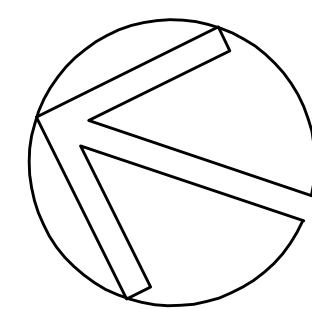
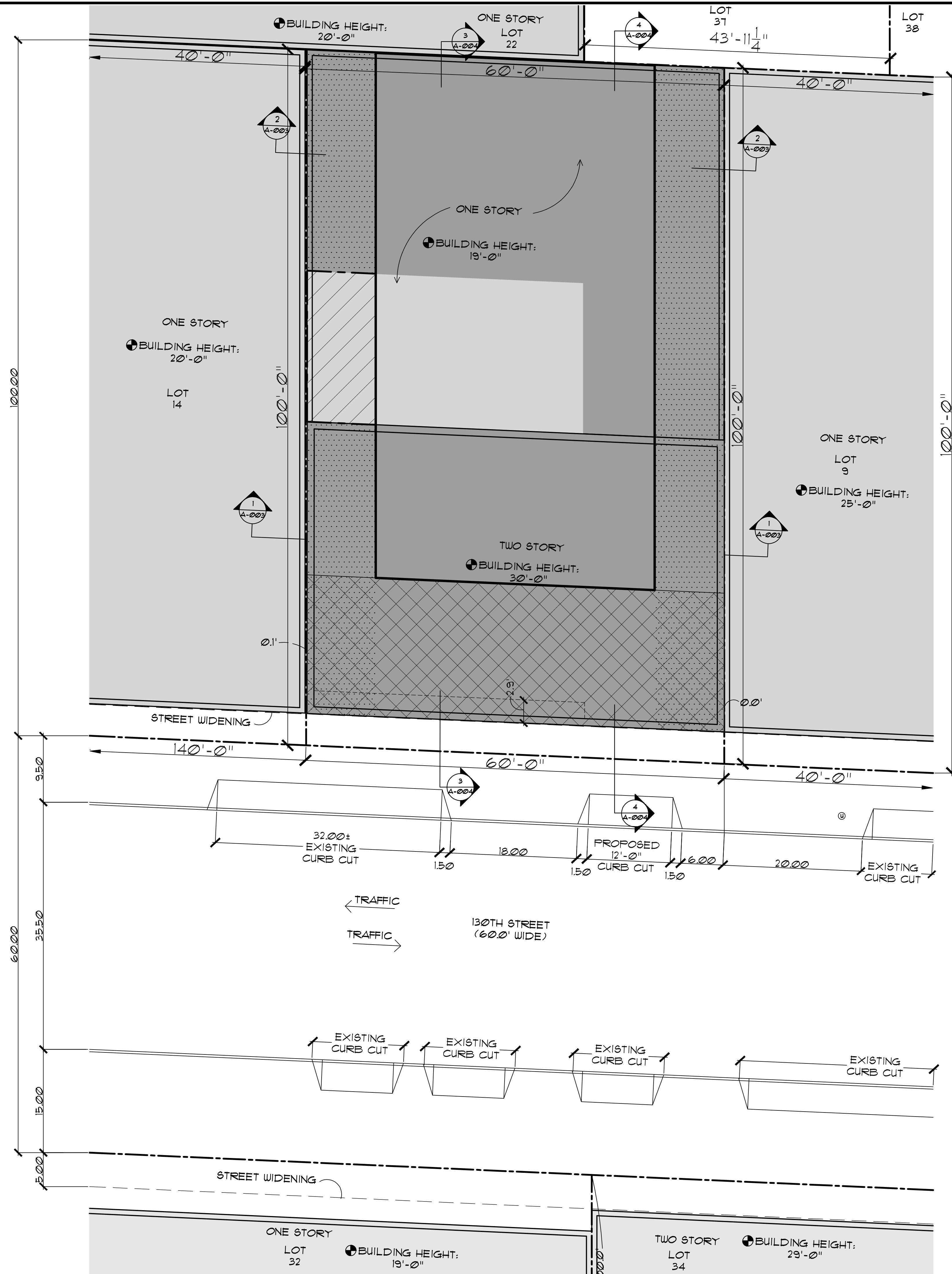
SCALE IN FEET

PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

review comments	2	11-19-18
revision	no.	date
project:	date: 11-8-17	sheet no. Z-002.00
PROPOSED ADDITION	drawn by: GW/JA	dwg: 2 OF 7
18-17 130TH STREET	chk by: FP	
FLUSHING, NY	job no.: 14-060	
title: PROPOSED SITE PLAN		

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BLOCK: 4136  
LOT: 12  
ZONE: M1-1  
MAP: 1B

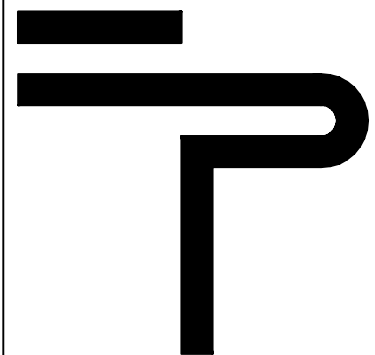
## LEGEND

- PROPOSED NEW ADDITION
  - EXISTING BUILDINGS
  - EXISTING LEGAL NON-COMPLIANCE
  - WAIVER REQUEST FOR FRONT YARD
  - WAIVER REQUEST FOR SIDEYARD
  - ZONING LOT LINE
  - STREET WIDENING
  - MAXIMUM BUILDING LINE
  - ILLUSTRATIVE BUILDING LINE
  - WAREHOUSE DELINEATION LINE
  - PROPOSED PLANTERS
  - PEDESTRIAN ACCESS
  - UTILITY POLE
  - VEHICLE ACCESS
  - CURB CUT
- 0 5 10 15 20 30 40  
SCALE IN FEET

## PROPOSED WAIVER PLAN

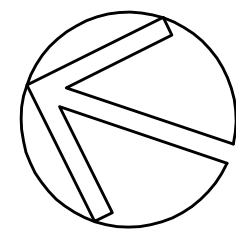
SCALE: 1/8" = 1'-0"

review comments	2	11-19-18
revision	no.	date
project:	date: 11-8-17	sheet no. A-002.00
PROPOSED ADDITION	drawn by: GW/JA	dwg: 4 OF 7
18-17 130TH STREET	chk by: FP	
FLUSHING, NY	job no.: 14-060	
title:		
WAIVER PLAN		



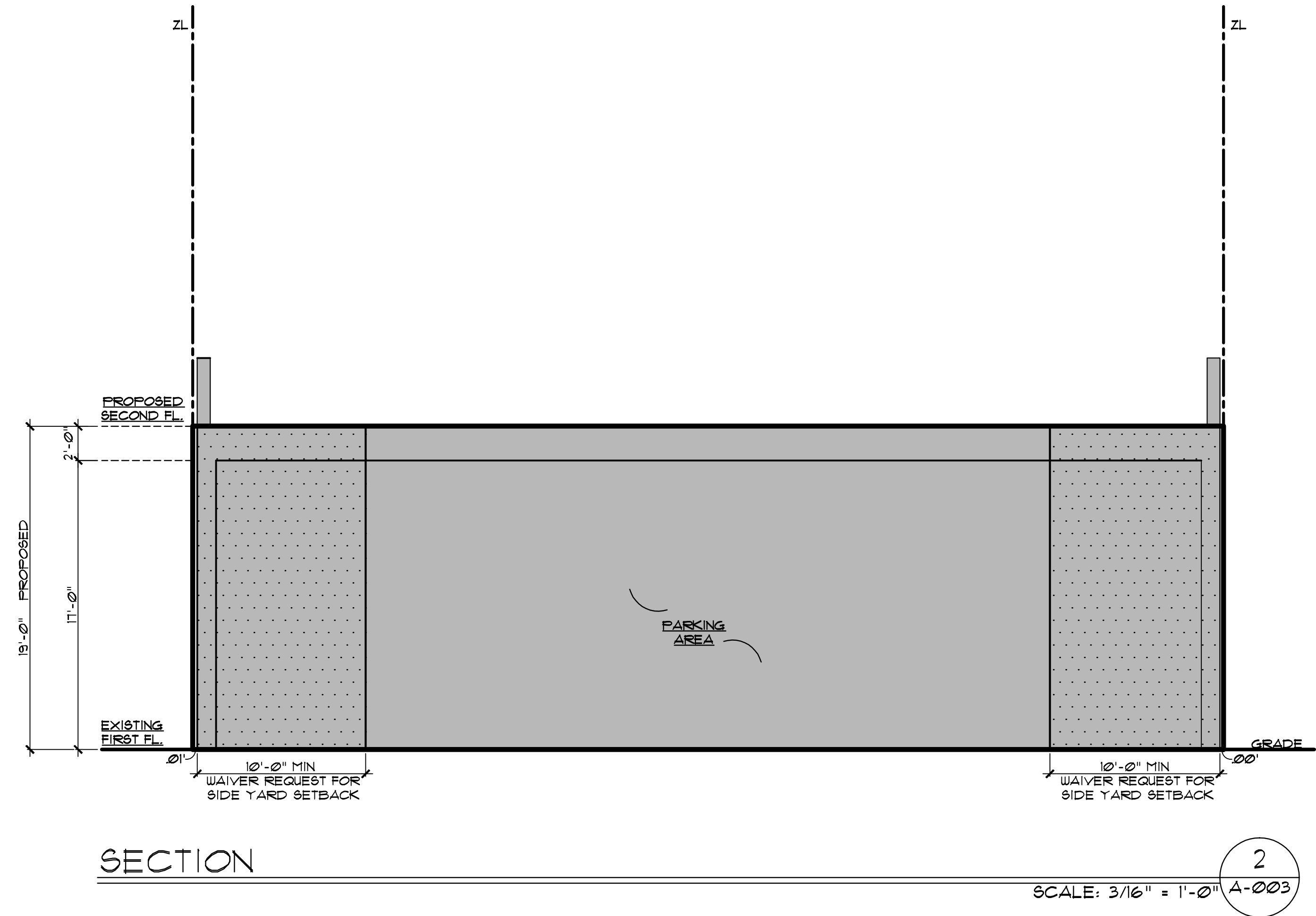
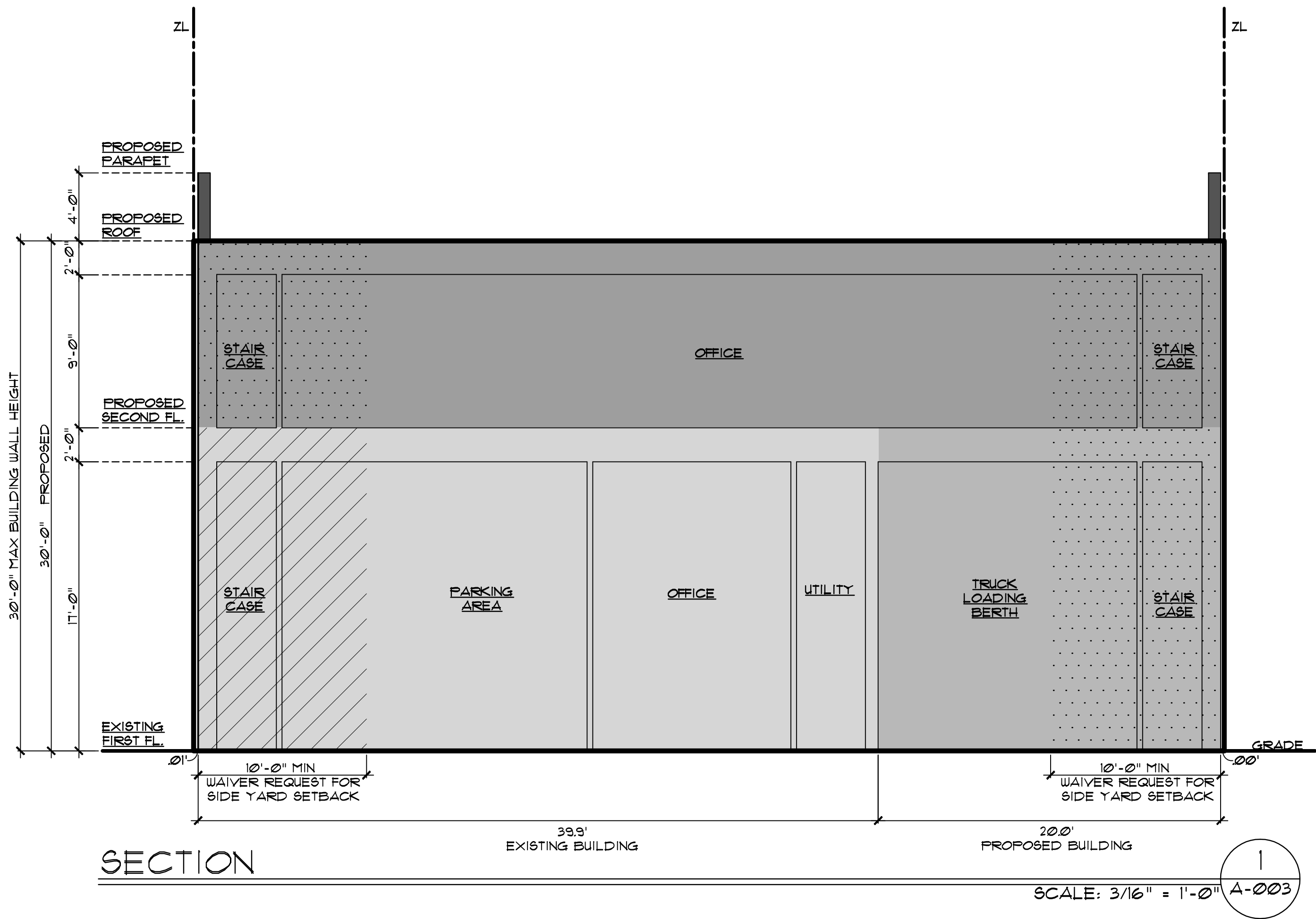
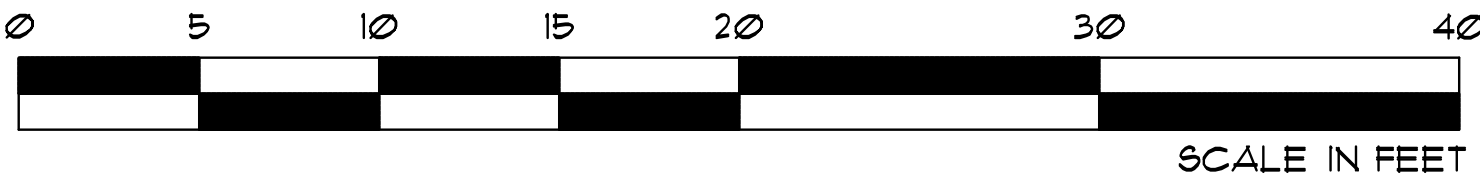
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BLOCK: 4136  
LOT: 12  
ZONE: M1-1  
MAP: 7B



LEGEND

- PROPOSED NEW ADDITION
- EXISTING BUILDINGS
- EXISTING LEGAL NON-COMPLIANCE
- WAIVER REQUEST FOR FRONT YARD
- WAIVER REQUEST FOR SIDEYARD
- ZONING LOT LINE
- STREET WIDENING
- MAXIMUM BUILDING LINE
- ILLUSTRATIVE BUILDING LINE
- WAREHOUSE DELINEATION LINE

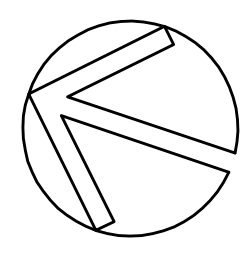


review comments	2	11-19-18
revision	no.	date
project: PROPOSED ADDITION 18-17 130TH STREET FLUSHING, NY	date: 11-8-17 drawn by: GW/JA chk by: FP	sheet no. A-003.00 dwg: 5 OF 7
title: TRANSVERSAL SECTIONS	job no.: 14-060	

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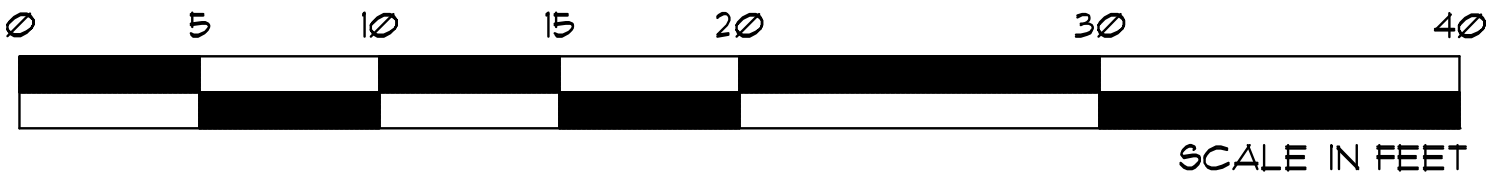


BLOCK: 4136  
LOT: 12  
ZONE: M1-1  
MAP: TB



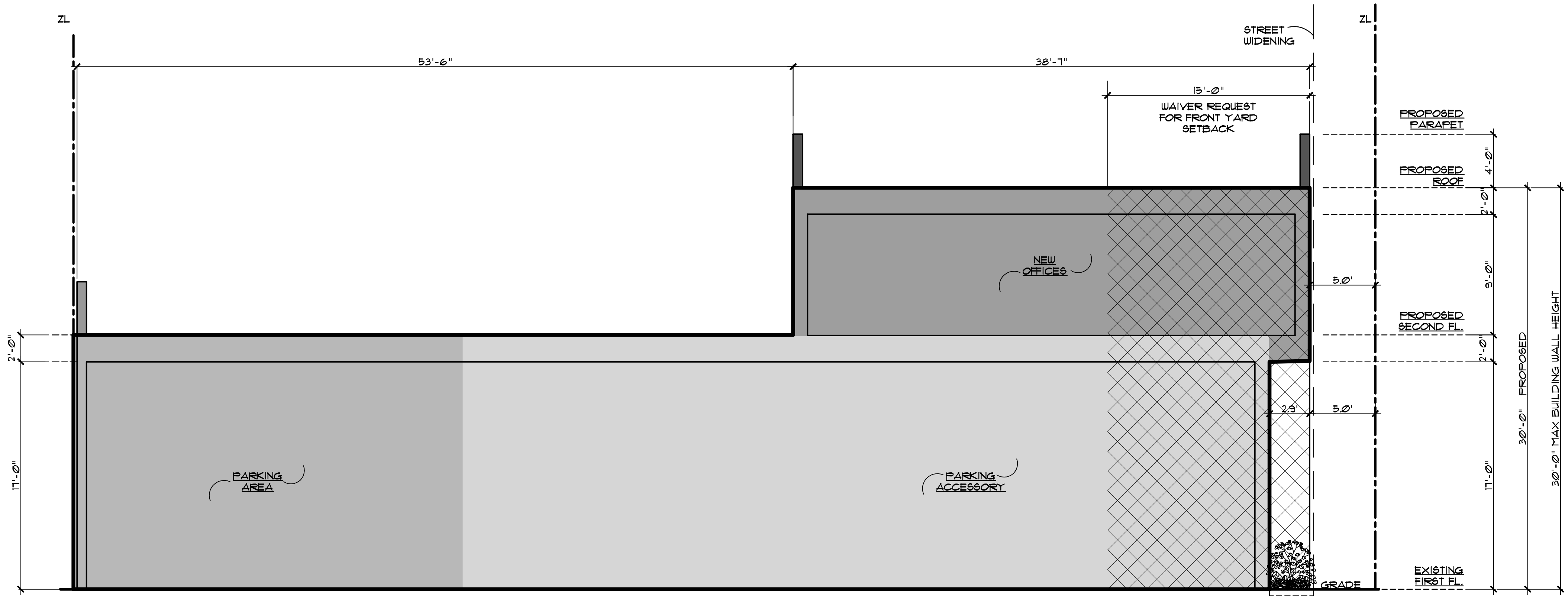
LEGEND

- PROPOSED NEW ADDITION
- EXISTING BUILDINGS
- EXISTING LEGAL NON-COMPLIANCE
- WAIVER REQUEST FOR FRONT YARD
- WAIVER REQUEST FOR SIDEYARD
- ZONING LOT LINE
- STREET WIDENING
- MAXIMUM BUILDING LINE
- ILLUSTRATIVE BUILDING LINE
- WAREHOUSE DELINEATION LINE
- PLANTER



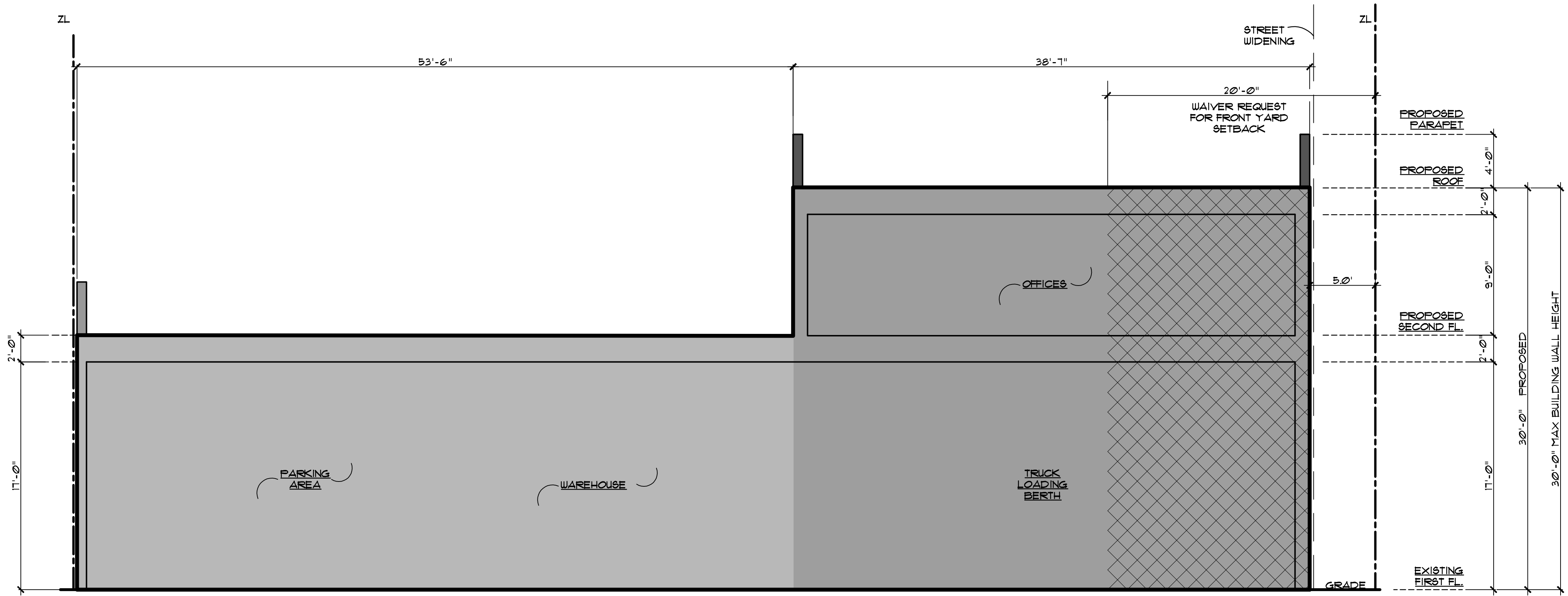
review comments	2	11-19-18
revision	no.	date
project:	date: 11-8-17	sheet no.
PROPOSED ADDITION	drawn by: GW/JA	A-004.00
18-17 130TH STREET	chk by: FP	dwg:
FLUSHING, NY	job no.: 14-060	6 OF 7
title:		
LONGITUDINAL SECTIONS		

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SECTION

3  
SCALE: 3/16" = 1'-0" A-004

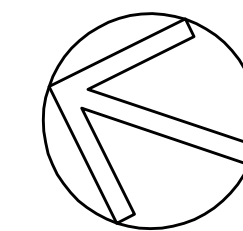


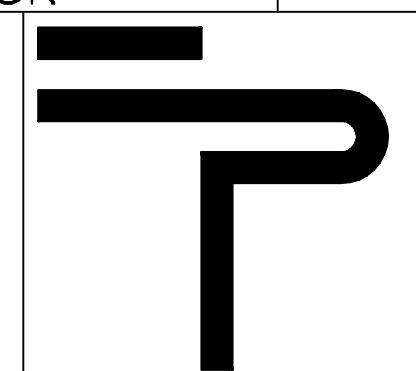
SECTION

4  
SCALE: 3/16" = 1'-0" A-004



BLOCK: 4136  
 LOT: 12  
 ZONE: M1-1  
 MAP: 7B



review comments	2	11-19-18
revision	no.	date
project: PROPOSED ADDITION 18-17 130TH STREET FLUSHING, NY	date: 11-8-17 drawn by: GW/JA chk by: FP	sheet no. A-005.00
title: ELEVATION	job no.: 14-060	dwg: 7 OF 7
<div>  <div> <b>FRANK PETRUSO</b>  <b>ARCHITECT, P.C.</b>            107 NORTHERN BLVD            GREAT NECK NEW YORK, 11021            TEL. (516) 498-9080 FAX. (516) 498-9079  <a href="http://www.FPARCHITECT.com">www.FPARCHITECT.com</a> </div> </div>		

**APPENDIX B: CONSISTENCY ASSESSMENT FORM & WATERFRONT  
REVITALIZATION PROGRAM**

## NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM

### Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

#### A. APPLICANT INFORMATION

Name of Applicant: Pacific Lawn Sprinklers

Name of Applicant Representative: Hiram Rothkrug

Address: 55 Watermill Lane, Suite 200. Great Neck, NY 11021

Telephone: 718-343-0026 Email: hrothkrug@environmentalstudiescorp.com

Project site owner (if different than above): \_\_\_\_\_

#### B. PROPOSED ACTIVITY

*If more space is needed, include as an attachment.*

##### I. Brief description of activity

The applicant, Pacific Lawn Sprinklers, is seeking a special permit pursuant to Section 126-43 of the New York City Zoning Resolution ("ZR") to allow for an enlargement of two adjacent tax lots (Block 4136, Lots 11 & 12)

##### 2. Purpose of activity

Applicant would expand an existing one-story building on the Development Site, which is currently used for a Use Group (UG) 16 auto bodywork to contain two-stories. The first floor would be used as UG 16 warehouse for the Applicant's sprinkler supply business, and would span the width of the entire zoning lot. Currently, the existing one-story building is on Lot 12 from lot line to lot line, and Lot 11 is vacant. The second story would contain UG 6 accessory offices to be used in connection with the sprinkler supply warehouse.

The proposed two-story manufacturing-commercial building would rise to a height of 30-feet, provide seven parking spaces and contain 5,965.30 square feet of floor area (1.00 FAR), the maximum permitted in an M1-1 zoning district (8,153 gsf).



### C. PROJECT LOCATION

Borough: Queens Tax Block/Lot(s): Block 4136, Lots 11 & 12

Street Address: 18-17 and 18-19 130th Street

Name of water body (if located on the waterfront): \_\_\_\_\_

### D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

#### City Actions/Approvals/Funding

##### City Planning Commission

☒ Yes ☐ No

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> City Map Amendment               | <input type="checkbox"/> Zoning Certification        | <input type="checkbox"/> Concession        |
| <input type="checkbox"/> Zoning Map Amendment             | <input type="checkbox"/> Zoning Authorizations       | <input type="checkbox"/> UDAAP             |
| <input type="checkbox"/> Zoning Text Amendment            | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise         |
| <input type="checkbox"/> Housing Plan & Project           | <input type="checkbox"/> Other, explain: _____       |  |
| <input checked="" type="checkbox"/> Special Permit        |  |  |
- (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: \_\_\_\_\_

##### Board of Standards and Appeals ☐ Yes ☐ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
- (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: \_\_\_\_\_

##### Other City Approvals

- |  |   |
|--|---|
| <input type="checkbox"/> Legislation                       | <input type="checkbox"/> Funding for Construction, specify: _____ |
| <input type="checkbox"/> Rulemaking                        | <input type="checkbox"/> Policy or Plan, specify: _____           |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____       |
| <input type="checkbox"/> 384 (b) (4) Approval              | <input type="checkbox"/> Permits, specify: _____                  |
| <input type="checkbox"/> Other, explain: _____             |   |

#### State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: \_\_\_\_\_ Permit type and number: \_\_\_\_\_
- ☐ Funding for Construction, specify: \_\_\_\_\_
- ☐ Funding of a Program, specify: \_\_\_\_\_
- ☐ Other, explain: \_\_\_\_\_

#### Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: \_\_\_\_\_ Permit type and number: \_\_\_\_\_
- ☐ Funding for Construction, specify: \_\_\_\_\_
- ☐ Funding of a Program, specify: \_\_\_\_\_
- ☐ Other, explain: \_\_\_\_\_

Is this being reviewed in conjunction with a [Joint Application for Permits?](#)

☐ Yes

☒ No

## E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☒ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☒ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☒ No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) ☐ Yes ☒ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) ☐ Yes ☒ No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
  - ☐ Significant Maritime and Industrial Area (SMIA) (2.1)
  - ☐ Special Natural Waterfront Area (SNWA) (4.1)
  - ☐ Priority Martine Activity Zone (PMAZ) (3.5)
  - ☐ Recognized Ecological Complex (REC) (4.4)
  - ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

## F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
<b>I</b>	<b>Support and facilitate commercial and residential redevelopment in areas well-suited to such development.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **WATERFRONT REVITALIZATION PROGRAM (WRP)**

**Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development. Where traditional industrial uses have declined or relocated, many coastal areas offer opportunities for commercial and residential development that would revitalize the waterfront. Benefits of redevelopment include providing new housing opportunities, fostering economic growth, and reestablishing the public's connection to the waterfront. This redevelopment should be encouraged on appropriately located vacant and underused land not needed for other purposes, such as industrial activity or natural resources protection. New activities generated by redevelopment of the coastal area should comply with applicable state and national air quality standards and should be carried out in accordance with zoning regulations for the waterfront.**

### **1.1 Encourage commercial and residential redevelopment in appropriate coastal zone areas.**

**A. Criteria to determine areas appropriate for reuse through public and private actions include: the lack of importance of the location to the continued functioning of the designated Special Natural Waterfront Areas or Significant Maritime and Industrial Areas; the absence of unique or significant natural features or, if present, the potential for compatible development; the presence of substantial vacant or underused land; proximity to residential or commercial uses; the potential for strengthening upland residential or commercial areas and for opening up the waterfront to the public; and the number of jobs potentially displaced balanced against the new opportunities created by redevelopment.**

The proposed special permit would allow the Applicant to waive the front yard, side yard, and rear yard requirements of ZR Sections 126-231, 126-232 and ZR 43-26, respectively. The proposed special permit will facilitate two (2) story building at the Premises, in a M1-1 zoning district within the Special College Point District.

Overall, the proposed action and resulting proposed development would not represent a substantial land use change on the Development Site, as the proposed uses (commercial warehouse and office space) are currently permitted as-of-right within the underlying M1-1 zoning district. The area of the proposed development is already developed with an as-of-right automotive service building and is not located on a waterfront area or within any Special Natural Waterfront Areas or Significant Maritime and Industrial Areas. The Site is located upland within an existing light manufacturing/warehouse area (governed by the regulations of the Special College Point District) and is not needed for other purposes pursuant to policy above. Therefore, the proposed action would be not be inconsistent with the policy 1.1 discussed above.

		Promote	Hinder	N/A
<b>2</b>	<b>Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Protect and restore the quality and function of ecological systems within the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Promote	Hinder	N/A
<b>5</b>	<b>Protect and improve water quality in the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i> ) into the planning and design of projects in the city's Coastal Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Provide public access to, from, and along New York City's coastal waters.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>9</b>	<b>Protect scenic resources that contribute to the visual quality of the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.2	Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.2	Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Justin Jarboe

Address: 55 Watermill Lane, Suite 200. Great Neck, NY 11021

Telephone: 718-343-0026 Email: jjarboe@environmentalstudiescorp.com

Applicant/Agent's



Signature: Date: 2/4/2019

## APPENDIX C: LPC CORRESPONDENCE

## **ENVIRONMENTAL REVIEW**

**Project number:** DEPARTMENT OF CITY PLANNING / 77DCP381Q

**Project:**

**Date received:** 10/4/2018

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**Properties with no Architectural or Archaeological significance:**

- 1) ADDRESS: 130 STREET, BBL: 4041360011
- 2) ADDRESS: 18-17 130 STREET, BBL: 4041360012

*Gina Santucci*

10/31/2018

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SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 33720\_FSO\_DNP\_10042018.doc

## APPENDIX D: DEP CORRESPONDENCE





March 7, 2019

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

**Vincent Sapienza, P.E.**  
*Commissioner*

**Angela Licata**  
*Deputy Commissioner of Sustainability*

59-17 Junction Blvd.  
Flushing, NY 11373

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

**Re: 18-17 130th Street  
Block 4136, Lots 11 & 12  
CEQR # 19DCP135Q**

Dear Mr. Katz:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the February 2019 Environmental Assessment Statement and August 2018 Phase I Environmental Site Assessment (Phase I) prepared by Environmental Studies Corporation on behalf of 18-17 130th Street LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a Special Permit from the New York City Department of City Planning (DCP) pursuant to Section 126-43 of the New York City Zoning Resolution, to modify the front and side yard regulations of the Special College Point District (Proposed Action). The Proposed Action would facilitate the horizontal expansion and vertical enlargement of a one-story warehouse on Block 4136, Lot 12; the existing warehouse would be expanded onto the adjacent tax lot to the south, Lot 11, and enlarged with a second story. The subject property is located on the east side of 130th Street, between 18th and 20th Avenue in an M1-1 zoning district within the Special College Point District of Queens Community District 7.

The August 2018 Phase I report revealed that historical on-site and surrounding land uses consisted of a variety of residential, commercial and industrial uses including a metal products manufacturing, a chemical laboratory, a tool and die manufacturing, glove manufacturing, machine shops, a pipe factory, paint manufacturing, wire products manufacturing, printers, contractor's yards, a filling station, etc. Regulatory databases identified 13 spills and 3 historical auto body shops within 1/8 mile; 12 underground storage tank sites and 9 aboveground storage tank sites within 1/4 mile; and 8 leaking storage tank sites within 1/2 mile of the subject property.

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

- DCP should inform the applicant that based on the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils of the subject property. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be developed in accordance with the *City Environmental Quality Review Technical Manual* and submitted to DEP for review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted to DEP for review and approval prior to the start of any fieldwork. Future correspondence and submittals related to this project should include the following CEQR # **19DCP135Q**. If you have any questions, you may contact Scott Davidow at (718) 595-7716.

Sincerely,



Wei Yu

Deputy Director, Hazardous Materials

c: R. Weissbard  
S. Davidow  
T. Estes  
M. Wimbish  
R. Lucas  
O. Abinader - DCP