



CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 15DCP020Q
ULURP No. 140187MMQ
SEQRA Classification: Unlisted

Lead Agency

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

Name, Description and Location of Proposal:

North Conduit Avenue Demapping

The Applicant, 219-25 LLC, proposes a City Map Amendment involving the elimination, discontinuance and closing (i.e. demapping) of a 18,656 sf portion of North Conduit Avenue between Springfield Boulevard and 144th Avenue (the "Project Area") in the Laurelton neighborhood of Queens, Community District 13. The demapping (the "Proposed Action") would also involve the disposition of the Project Area, which is currently under city ownership and temporarily leased to the Applicant for the use of 42-off-street parking spaces. The Proposed Action would facilitate a proposal by the Applicant to develop 5 additional off-street parking spaces on the Project Area for a total of 47 off-street parking spaces that would be accessory to three existing commercial buildings totaling 13,767 gsf on the adjacent Applicant-owned properties (the "Applicant-owned site") at 219-01 – 219-25 North Conduit Avenue (Block 13085, Lots 4, 10, and 20).

The Project Area is a 18,656 sf mapped street consisting of 1) a 15,357 sf area (the "Licensed Area") that is occupied by 42 off-street accessory parking spaces and currently under New York City Department of Citywide Administrative Services (DCAS's) jurisdiction; and 2) a vacant 3,299 sf triangular-shaped area (the "Triangular Area"), currently under New York City Department of Transportation (DOT's) jurisdiction. The Licensed Area, which also includes four 10-foot wide curb cuts on North Conduit Avenue, traffic parking curbs, and light poles, is temporarily licensed to the Applicant by DCAS, for off-street parking spaces accessory to commercial businesses located on the adjacent Applicant-owned site. The Project Area was added to the City Map by action of the Board

Marisa Lago, *Chair*
120 Broadway 31st Floor, New York, N.Y. 10271
(212) 720-3200 FAX (212) 720-3219
<http://www.nyc.gov/planning>

of Estimate in 1938 and was vacant until the license agreement between the Applicant and DCAS in 2012.

The Applicant-owned site consists of three commercial buildings (Use Group 6) totaling 13,767 gsf, and is located in an R3X district with a C1-3 commercial overlay. R3X zoning districts allow a maximum residential floor area ratio (FAR) of 0.5 and permit only one- and two-family detached homes. The maximum 0.5 FAR in R3X districts may be increased by an attic allowance of up to 20 percent for inclusion of space beneath a pitched roof. C1-3 commercial overlays permit commercial development up to an FAR of 1.0 in R3X districts and accessory parking is required at a rate of one space per 400 sf of general retail or service uses. In addition, commercial businesses are limited to a height of 30 feet or two stories.

The Proposed Action would eliminate, discontinue and close the Project Area and transfer ownership of the portion of the subject street from DCAS and DOT to the Applicant. The Proposed Action would allow the Applicant to develop 5 off-street parking spaces on the Triangular Area, for a total of 47 accessory parking spaces on the Project Area. The four existing curb cuts would be removed, and replaced with two 22-foot wide curb cuts, including one on North Conduit Avenue and another on 144th Avenue. Perimeter landscaping around the parking area would be provided, as well as a guard rail along the length of the new property line of North Conduit Avenue. Pedestrian access to the retail uses on the Applicant-owned site would be provided by an 8-foot wide pedestrian walkway. A mapping agreement would be executed between the Applicant and New York City Law Department, which would authorize the disposition of the Project Area. As part of the contract of sale with DCAS, the Applicant would agree to a deed restriction which would limit the Project Area to be used for 47 accessory parking spaces for a period of 20 years from the date of the deed.

The Environmental Assessment Statement prepared in connection with the Proposed Action analyzed 47 accessory parking spaces. Although the proposed City Map Amendment could create additional commercial development rights, it is not expected that the Applicant would transfer any floor area obtained from the Project Area to the three adjacent commercial properties. Additional commercial floor area would generate additional parking which could not be accommodated on the site.

The analysis year for the Proposed Action is 2019. Absent the Proposed Action, the Project Area would remain under the jurisdiction of DCAS and DOT. For conservative analysis, it is assumed that the Applicant would be required to remove all 42 existing parking spaces, and restore the licensed area to its condition prior to the commencement of the license.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated January 12, 2018, prepared in connection with the ULURP Application

(140187MMQ). The City Planning Commission has determined that the Proposed Action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds no other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Christopher Lee of the Department of City Planning at (212) 720-3429.

Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

Date: January 12, 2018

Marisa Lago, Chair
City Planning Commission

Date: January 16, 2018