



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 125-18 & 125-22 Merrick Boulevard, Queens

3. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
16DCP099Q

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
160306 ZMQ

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

Robert Dobruskin

ADDRESS 120 Broadway, 31st Floor

4b. Applicant Information

NAME OF APPLICANT

125-22 Owners LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Hiram Rothkrug, EPDS CO, Inc.

ADDRESS 55 Water Mill Road

CITY New York

STATE NY

ZIP 10271

CITY Great Neck

STATE NY

ZIP 11021

TELEPHONE 212-720-3423

EMAIL

rdobrus@planning.nyc.gov

TELEPHONE 718-343-0026

EMAIL

hrothkrug@epdsco.com

5. Project Description

The Applicant, 125-22 Owners LLC, is seeking a Zoning Map Amendment, from R3A to R3A/C2-3, affecting a site located at 125-18 Merrick Boulevard (Block 12525, Lot 12 the "Project Area") within the Springfield Gardens section of Queens Community District 12. The proposed rezoning would facilitate a proposal by the applicant to develop an 8,996 gross square foot (gsf) single-story commercial building at the Development Site, which includes Lot 12 and adjacent Lots 1 and 128, which are expected to be merged into a single zoning lot in connection with the Applicant's proposal..

Project Location

BOROUGH Queens

COMMUNITY DISTRICT(S) 12

STREET ADDRESS 125-18 & 125-22 Merrick Boulevard

TAX BLOCK(S) AND LOT(S) Block 12525, Lots 1, 12, 128

ZIP CODE 11420

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The northwest corner of Merrick Boulevard and 126th Avenue

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R3A

ZONING SECTIONAL MAP NUMBER 19a

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

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

CITY MAP AMENDMENT

ZONING CERTIFICATION

CONCESSION

ZONING MAP AMENDMENT

ZONING AUTHORIZATION

UDAAP

ZONING TEXT AMENDMENT

ACQUISITION—REAL PROPERTY

REVOCABLE CONSENT

SITE SELECTION—PUBLIC FACILITY

DISPOSITION—REAL PROPERTY

FRANCHISE

HOUSING PLAN & PROJECT

OTHER, explain:

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: YES NO

VARIANCE (use)

VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF 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 PROGRAMS, specify:
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:
<input type="checkbox"/> OTHER, explain:	

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

<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL
	<input type="checkbox"/> 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.

<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	
<input checked="" type="checkbox"/> 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.): 10,778 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): 8,996

NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 8,996

HEIGHT OF EACH BUILDING (ft.): 16 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: 10,778

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)

	Residential	Commercial	Community Facility	Industrial/Manufacturing
Size (in gross sq. ft.)		8,996		
Type (e.g., retail, office, school)	units	Retail		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS: 9

Provide a brief explanation of how these numbers were determined: 1 worker per 1,000 sf

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): 2018

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
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See 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 Waterfront Revitalization Program boundaries ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the Consistency Assessment Form . See attached.		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(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"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
o Child Care Centers: Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Libraries: Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Public Schools: Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Health Care Facilities and Fire/Police Protection: Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the 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 Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<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 Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		

	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"/>
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" 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.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form , and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<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 Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:	<input type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

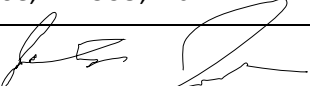
	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 869		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 2,378,434		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<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 Equivalent (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 Chapter 16 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"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input 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"/>
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(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 Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input 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"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input 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 Chapter 20 , "Public Health." Attach a		

	YES	NO
preliminary analysis, if necessary.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<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 Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
<input type="checkbox"/> Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> 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"/>
<input type="checkbox"/> 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"/>
<input type="checkbox"/> The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> 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 Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		


20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

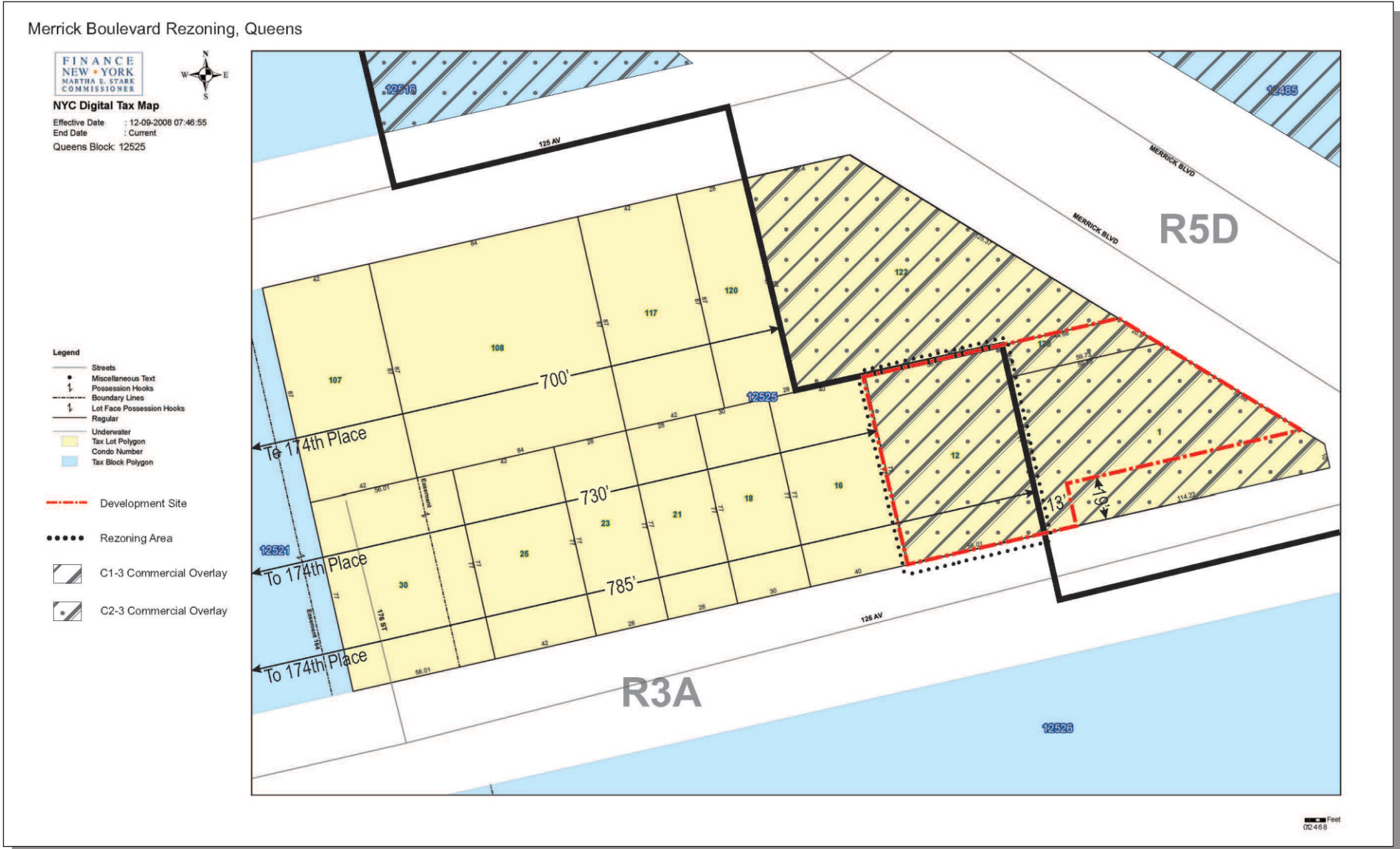
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

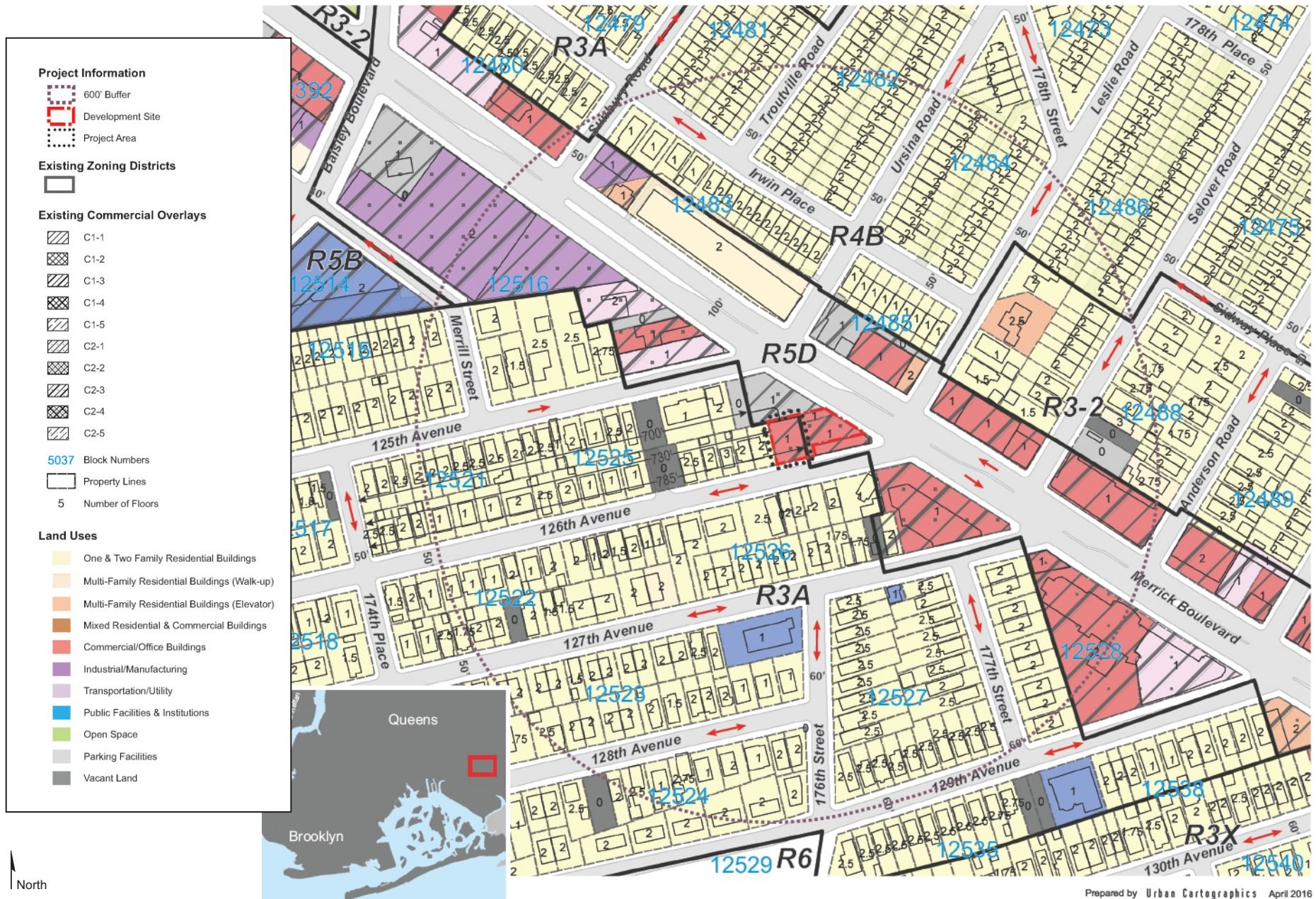
APPLICANT/REPRESENTATIVE NAME Justin Jarboe, EPDSCO, Inc.	DATE 5/20/16
SIGNATURE 	

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

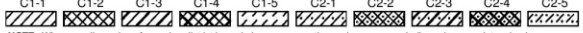
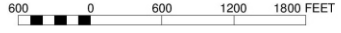
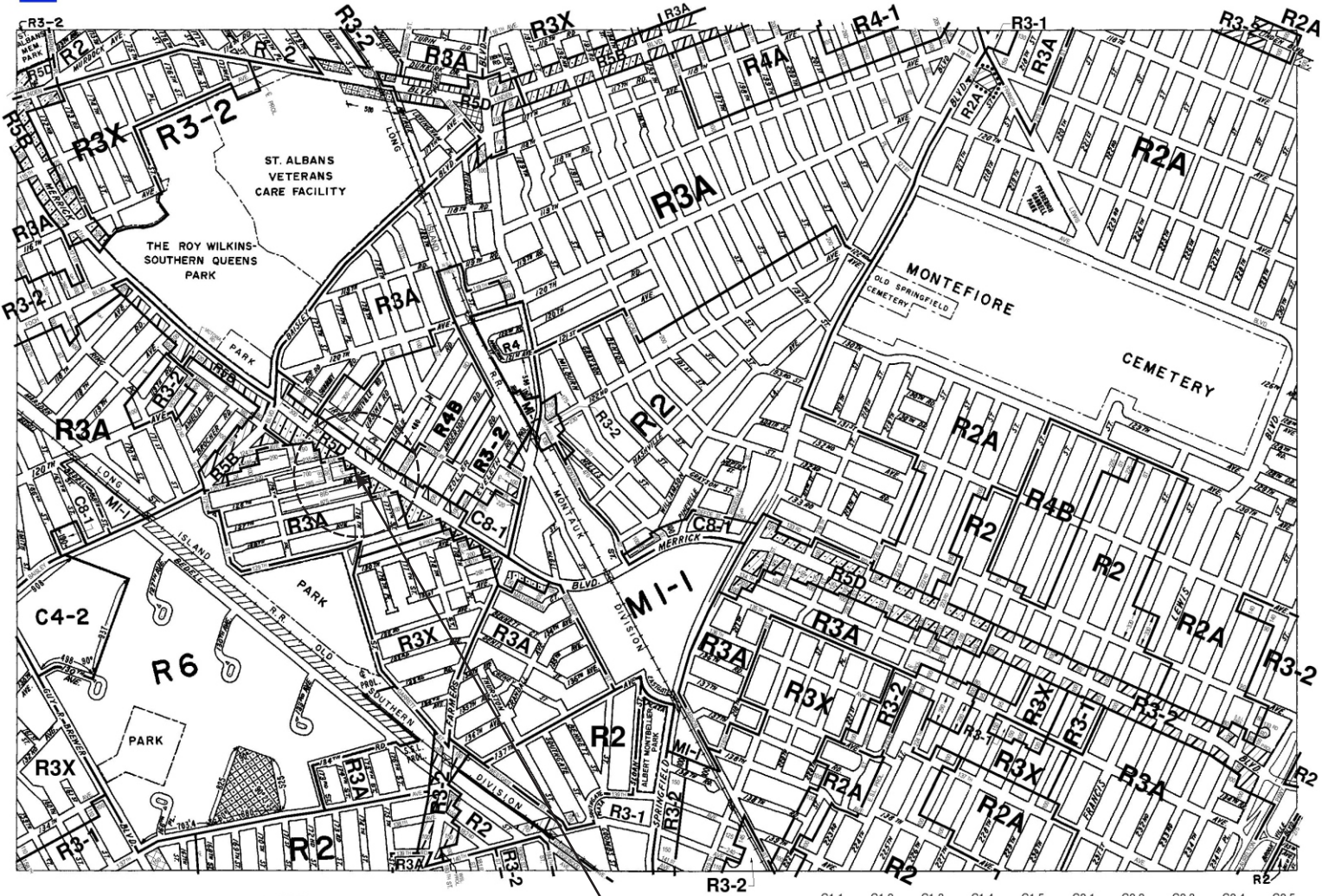
Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)		
INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.		
1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.	Potentially Significant Adverse Impact	
IMPACT CATEGORY	YES	NO
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? 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Check determination to be issued by the lead agency: <input type="checkbox"/> Positive Declaration: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS). <input type="checkbox"/> Conditional Negative Declaration: 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"/> Negative Declaration: If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.		
4. LEAD AGENCY'S CERTIFICATION		
TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY The New York City Department of City Planning (DCP)	
NAME Olga Abinader	DATE May 20, 2016	
SIGNATURE 		







Click blue box on map to view sketch map of proposed map change



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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

05-15-2012 C 090466 ZMG

Special Requirements:

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

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

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

MAP KEY

14d	15b	15d
18c	19a	19c
18d	19b	19d

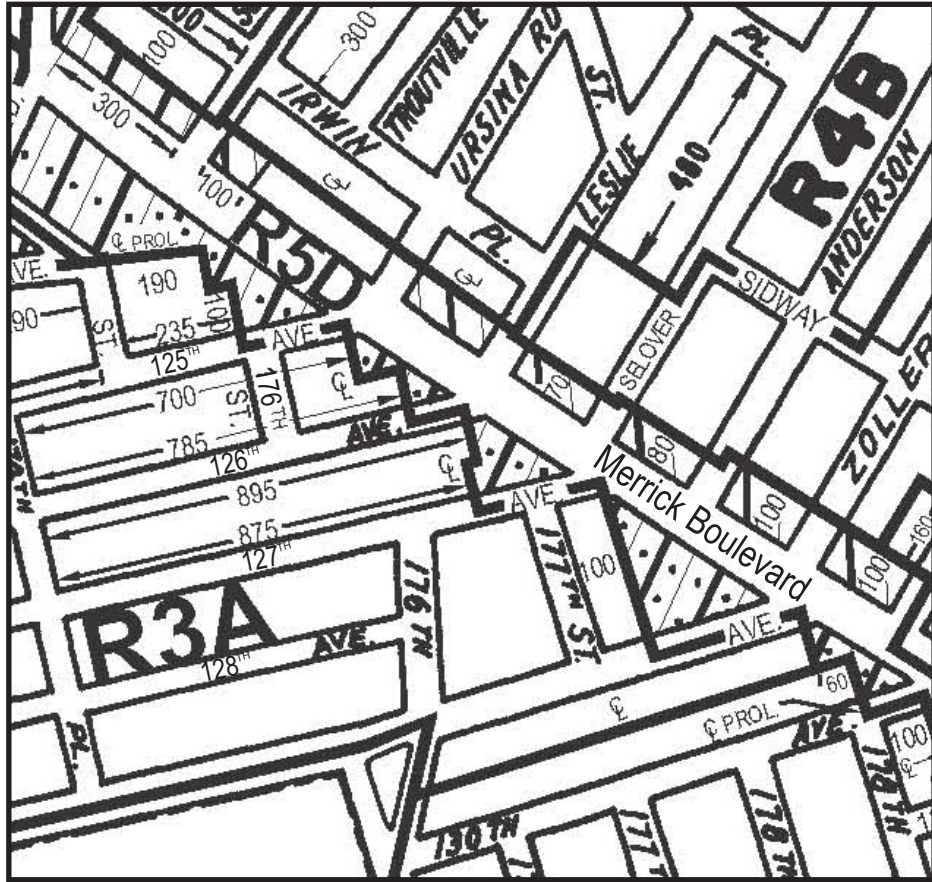
© Copyrighted by the City of New York

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

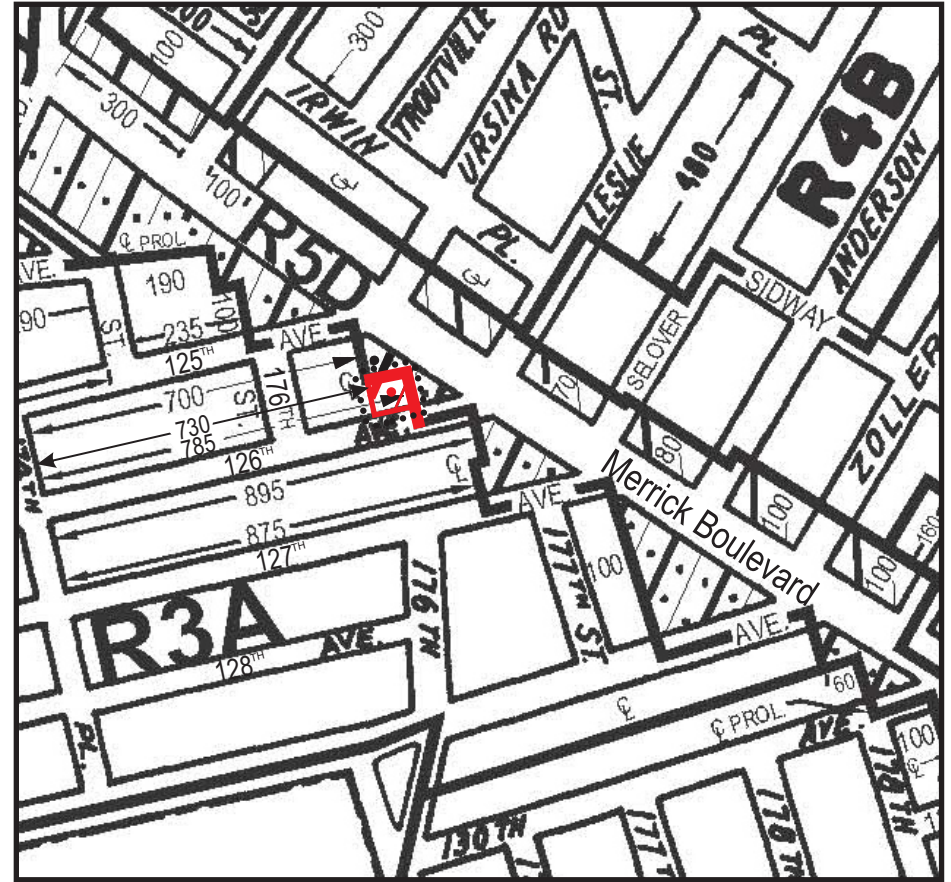


ZONING MAP 19a

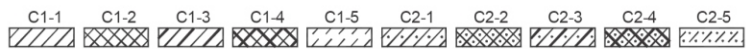
Site



Current Zoning Map (19a)



Proposed Zoning Map (19a) - Project Area is outlined with dotted lines
Rezoning from R3A to R3A/C2-3







1. View of 126th Avenue facing east (Development Site and Rezoning Area at left).



2. View of the Development Site and Rezoning Area facing northeast from 126th Avenue.



3. View of neighboring residential uses west of the Development Site and Rezoning Area facing northwest from 126th Avenue.





4. View of the Development Site and Rezoning Area facing north from 126th Avenue.



5. View of the Development Site and Rezoning Area facing northwest from 126th Avenue.



6. View of the Development Site facing northwest from 126th Avenue.





7. View of the Development Site facing northwest from the intersection of Merrick Boulevard and 126th Avenue.



8. View of Merrick Boulevard facing northwest from 126th Avenue (Development Site at left).



9. View of the Development Site facing southwest from the intersection of Merrick Boulevard and 126th Avenue.





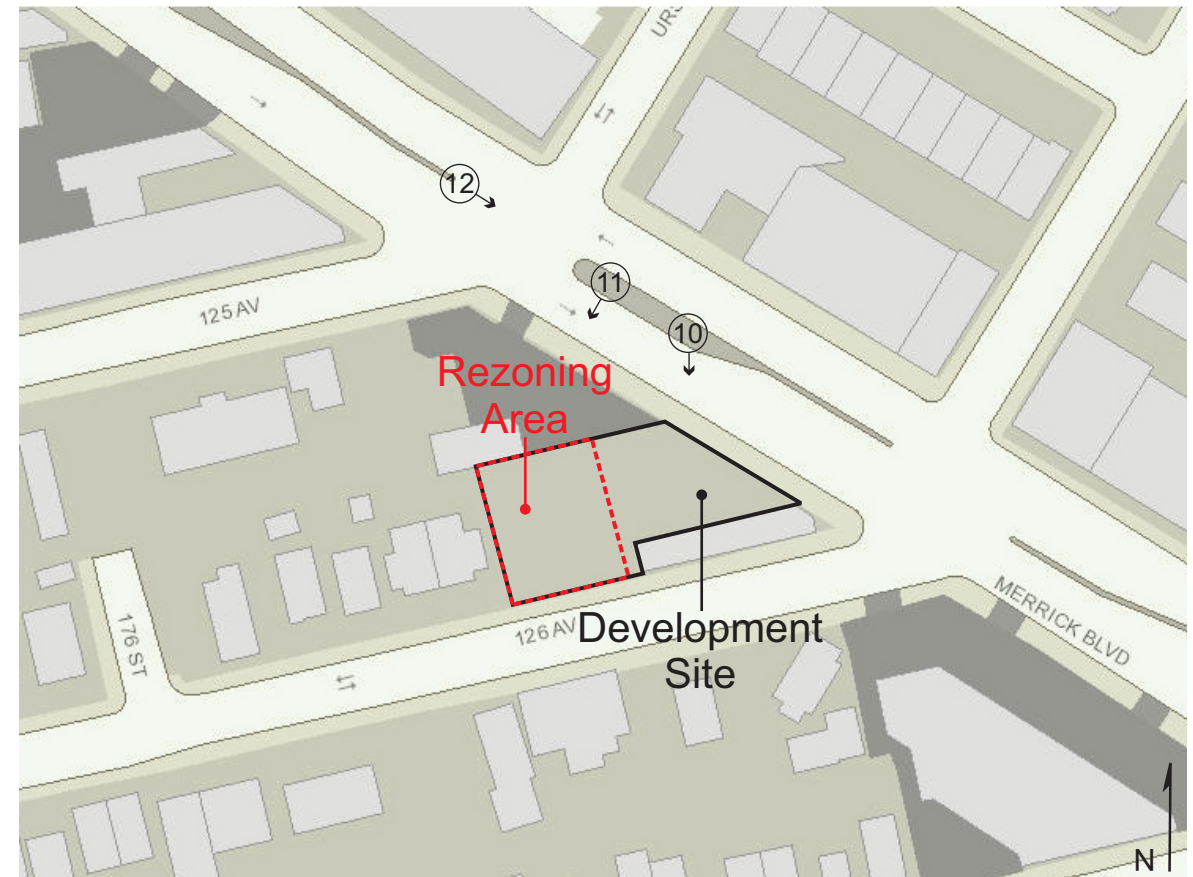
10. View of the Development Site facing south from Merrick Boulevard (Rezoning Area in rear at right).



11. View of the south side of Merrick Boulevard facing southwest adjacent to the Development Site (Rezoning Area in rear at left).



12. View of Merrick Boulevard facing southeast from 125th Avenue (Development Site ahead at right).





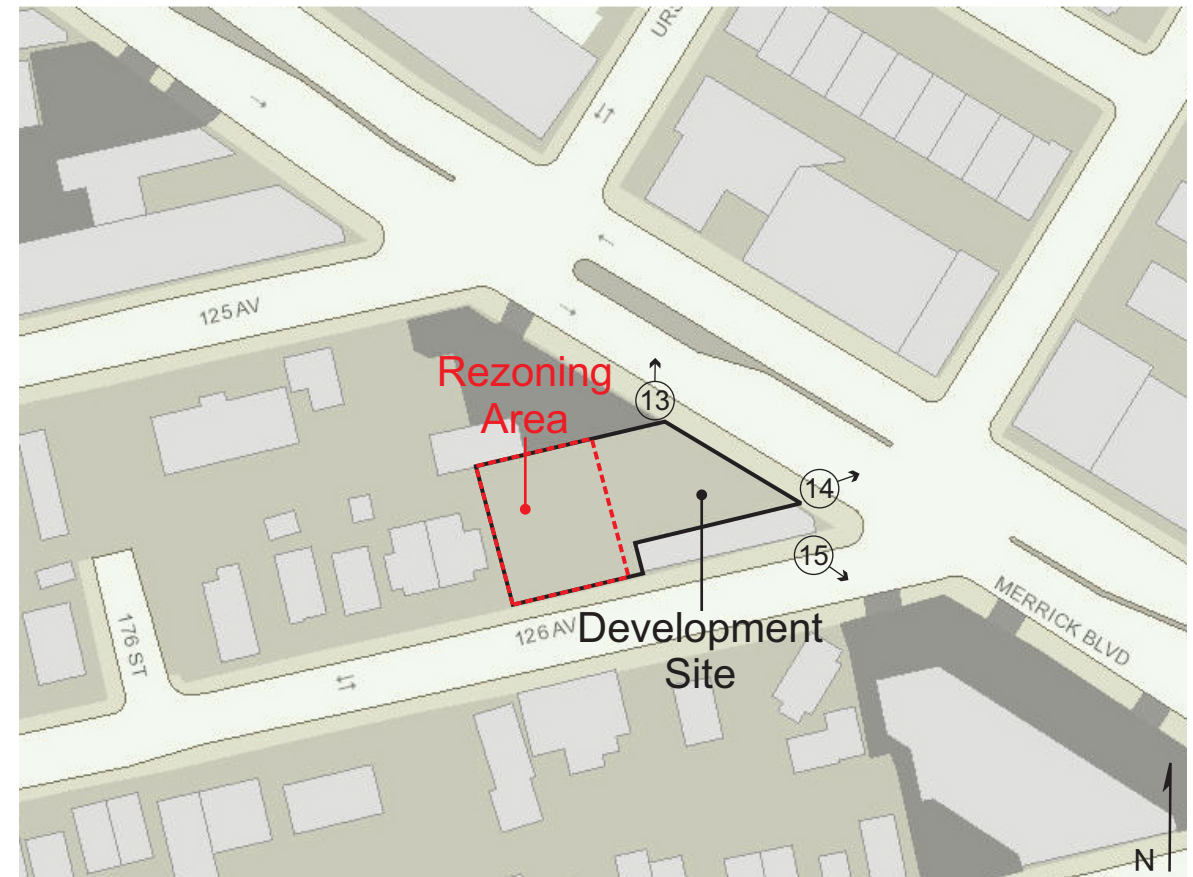
13. View of the side of Merrick Boulevard facing north from the Development Site.



14. View of the intersection of Merrick Boulevard and 126th Avenue facing northeast from the Development Site.



15. View of the side of 126th Avenue facing southeast from the Development Site.





16. View of the side of 126th Avenue facing southwest from the Development Site.



17. View of the side of 126th Avenue facing southeast from the Development Site and Rezoning Area.



18. View of the side of 126th Avenue facing southwest from the Development Site and Rezoning Area.





19. View of the Development Site and Rezoning Area facing northeast.



20. View of the Development Site facing southwest toward the Rezoning Area.



21. View of the Development Site and Rezoning Area facing southeast.



ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, zoning, and public policy, urban design, air quality, and noise, as further detailed below.

PROJECT DESCRIPTION

Introduction

The Applicant, 125-22 Owners LLC, is seeking a Zoning Map Amendment, from R3A to R3A/C2-3, affecting a site located at 125-18 Merrick Boulevard (Block 12525, Lot 12 the "Project Area") within the Springfield Gardens section of Queens Community District 12. The proposed rezoning would facilitate a proposal by the applicant to develop an 8,996 gross square foot (gsf) single-story commercial building at the Development Site, which includes Lot 12 and adjacent Lots 1 and 128, which are expected to be merged into a single zoning lot in connection with the Applicant's proposal.

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

Background

In 2007 the City Council adopted the St. Albans / Hollis Rezoning (C 070472 ZMQ) which included Zoning Map changes on all or portions of 317 blocks in southeastern Queens. Although the Development Site was not included within this rezoning, it was located within a 600' radius beyond the project area boundary. The rezoning area was generally bounded by Merrick Boulevard to the west and south; Springfield Boulevard and Francis Lewis Boulevard to the east; 99th Avenue, Farmers Boulevard and Brinkerhoff Avenue to the north. The proposed rezoning included changes to existing commercial overlays, and served to preserve the area's predominant lower-density character and ensure that future residential development is consistent with its surrounding neighborhood. Additionally, the rezoning established moderate density residential districts along portions of Hollis Avenue, Farmers Boulevard, Linden Boulevard and Merrick Boulevard.

In May of 2011, the City Council adopted the South Jamaica Rezoning (C 110145 ZMQ), which affected all or portions of 530 blocks in South Jamaica and several adjacent neighborhoods, including St. Albans and Springfield Gardens. The Development Site was also included in this rezoning, whose purpose was to protect the lower-density character of these neighborhoods while allowing for a moderate increase in residential and commercial density along the main corridors. The rezoning area encompassed South Jamaica and extends into portions of the Springfield Gardens and St. Albans communities, and is generally bounded by Liberty Avenue, 108th Avenue and South Road to the north; Merrick and Springfield Boulevards to the east; the North Conduit to the south; and the Van Wyck Expressway to the west.

Prior to the South Jamaica rezoning, this portion of Merrick Boulevard was located within an R3-2 district mapped with a C2-2 commercial overlay at a depth of 100 feet measured parallel to the Merrick Boulevard street line. When the area was rezoned in 2011, the C2-2 commercial overlay along this portion of Merrick Boulevard was mapped parallel to the residential side streets rather than Merrick Boulevard to prevent commercial uses encroaching along residential neighborhood streets. Because of this, Lot 12 was not mapped with a C2-2 overlay, whereas previously a portion of Lot 12 had been within the commercial C2-2 overlay.

Existing Conditions

The Proposed Project Area consists of Block 12525, Lots 1, 12 & 128.

Lot 1 is the corner lot, trapezoidal in shape with 75 feet of frontage on the west side Merrick Boulevard, and 114 feet of frontage on the north side of 126th Avenue. It contains 5,712.31 square feet of lot area and is located in an R5D district; a C2-3 commercial overlay is mapped along this portion of Merrick Boulevard at varying depths. Lot 1 is currently improved upon by a one-story, 1,734 gsf foot eating and drinking establishment.

Lot 128 is a trapezoidal interior lot with 20 feet of frontage on the west side Merrick Boulevard. It contains 757.96 square feet of lot area and is located completely within the R5D/C2-3 district. Lot 128 is currently undeveloped.

Lot 12 is an interior lot, adjacent to the west of Lot 1, with 56 feet of frontage on the north side of 126th Avenue, and 77 feet of depth; which equates to approximately 4,312.77 square feet of lot area. Lot 12 is located in an R3A district, wherein residential and community facility uses are permitted to an FAR of 0.5 and 1.0 FAR respectively. It is currently undeveloped.

The Proposed Development Site consists of Block 12525, Lots 12 and 128, as well as a portion of Lot 1 (combined, tentative Tax and Zoning Lot 12). The Development Site contains a total lot area of 9,019.5 square feet with 96.59 feet of frontage along Merrick Boulevard and 70.23 feet of frontage along 126th Avenue. The Development Site is currently located within both an R5D/C2-3 and R3A zoning district, as noted above.

The surrounding area is predominantly comprised of residential and commercial uses, with a mix of residential and commercial uses along Merrick Boulevard, the neighborhood's main thoroughfare. There are also community facility uses and vacant parcels of land in close proximity to the Development Site. Commercial overlays line Merrick Boulevard with C2-3 commercial overlays on the south side of the street, and C1-3 overlays on the north side.

PURPOSE AND NEED

The proposed development requires a Zoning Map Amendment of Block 12525, Lot 12 from R3A to R3A/C2-3. The proposed zoning map amendment intends to facilitate the

commercial use of the entire Development Site, a portion of which is currently outside of the commercial overlay in an R3A district. Merrick Boulevard is a major corridor and already hosts a range of commercial retail uses. Currently, portions of the Development Site are already within an R5D/C2-3 district that supports higher density residential buildings (up to 2.0 FAR) with commercial retail permitted on the first two floors at a maximum of 1.0 FAR. Adjacent blocks to the north and south of the Development Site (Block 12516 and 12526) contain commercial uses with a depth in excess of 175 feet along both 125th Avenue and 127th Avenue. The proposed extension of a commercial overlay by approximately 55 feet (170 feet in depth along 126th Avenue) would be consistent with the surrounding area, and would not significantly alter the residential character of side streets, thereby continuing to support the goals of the South Jamaica Rezoning. In the Applicant's opinion, creating a new R3A/C2-3 district on Lot 12 would provide an appropriate transition from areas of moderate density with mixed-uses along Merrick Boulevard, where an existing R5D/C2-3 district currently exists, and the adjacent R3A district, which currently permits only residential and community facility uses at a maximum FAR of 1.0 FAR. The proposed 1.0 FAR commercial use would be an appropriate transition between these two districts

PROPOSED ACTION

The proposed zoning map amendment would facilitate the zoning lot merger and development of a new one-story commercial retail building on a new combined zoning lot containing Block 12525, Lots 12 & 128 (tentatively Lot 12). As noted above, Lot 1 contains a pre-existing one-story, 1,734 gsf square foot (gsf) eating and drinking establishment, which would remain as its own subdivided tax and zoning lot to contain 1.0 FAR.

Existing Tax Lots 1, 12, and 128 would be divided into two tax and zoning lots. Lots 12, 128, and a portion of Lot 1, together comprising the Project Area, would be combined into Tax and Zoning Lot 12 with approximately 9,019.51 square feet of lot area. The remaining portion of existing Lot 1 would consist of a smaller tax and zoning lot (previously 5,712.31 square feet of lot area) with approximately 1,763.5 square feet of lot area.

The new commercial retail building would be contained on Lots 12 and 128 within a new tax and zoning lot (Tax and Zoning Lot 12) with 9,019.5 square feet of lot and approximately 8,996 gsf of floor area (1.0 FAR). The building would rise to a height of 16 feet. The building would be located in both R3A/C2-3 and R5D/C2-3 zoning districts.

No parking is required within the proposed development (or the existing building on Lot 1) per ZR section 36-231, which indicates that in C2-3 districts, parking requirements for retail uses within a shared zoning lot are waived under 25 required accessory spaces. For this development, approximately 23 spaces are required (one per 400 square feet of floor area), thus no accessory parking is required or provided.

(see **Appendix A** for illustrative site plans).

Based on an estimated 12-month approval process and a 12-month construction period, the Build Year is assumed to be 2018.

FUTURE NO-ACTION SCENARIO

Absent the proposed action, the existing conditions on the affected lots are anticipated to remain in the future. Subsequently, the No-Action scenario for the Development Site would consist of 1,743 gsf of commercial eating and drinking establishment with unimproved land.

FUTURE WITH-ACTION SCENARIO

The proposed zoning map amendment would facilitate the zoning lot merger and development of a new one-story commercial building on a new combined zoning lot containing Block 12525, Lots 12 & 128 (tentatively Lot 12). As noted above, Lot 1 contains a pre-existing one-story, 1,734 gsf foot eating and drinking establishment, which would remain as its own subdivided tax and zoning lot to contain 1.0 FAR.

Existing Tax Lots 1, 12, and 128 would be divided into two tax and zoning lots. Lots 12, 128, and a portion of Lot 1, together comprising the Project Area, would be combined into Tax and Zoning Lot 12 with approximately 9,019.51 square feet of lot area. The remaining portion of existing Lot 1 would consist of a smaller tax and zoning lot (previously 5,712.31 square feet of lot area) with approximately 1,763.5 square feet of lot area.

The new commercial building would be contained on Lots 12 and 128 (tentatively Tax and Zoning Lot 12) with 8,996 square feet of lot and floor area (1.0 FAR). The building would rise to a height of 16 feet. The building would be located in both R3A/C2-3 and R5D/C2-3 zoning districts.

Subsequently, the With-Action scenario for the Development Site would consist of 10,778 gsf of commercial space and no accessory parking. This would be the maximum amount of floor area permitted on the zoning lot and no additional floor area is possible.

The FAR is maximized at 1.0 per the R3A/C2-3 and R5D/C2-3 commercial maximum FAR.

No parking is required within the proposed development (or the existing building on Lot 1) per ZR section 36-231, which indicates that in C2-3 districts, parking requirements for retail uses within a shared zoning lot are waived under 25 required accessory spaces. For this development, approximately 23 spaces are required (one per 400 square feet of floor area), thus no accessory parking is required or provided.

The incremental difference between the No-Action and With-Action scenarios is illustrated in the table below.

ANALYSIS FRAMEWORK

For the purpose of the environmental analysis, the increment between the No-Action scenario and the With-Action scenario would consist of a net increase of 8,996 gsf of local commercial retail floor area, as further illustrated above.

Reasonable Worst Case Development Scenario

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<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.)				
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Restaurant	Restaurant	Use Group 6 Retail	
Gross floor area (sq. ft.)	1,743	1,743	10,778	+8,996
Manufacturing/Industrial	<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 of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<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.)				
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	11,698 square feet	11,698 square feet		-11,698
Other Land Uses	<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:				
Parking				
Garages	<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				
Lots	<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				
ZONING				
Zoning classification	R5D/C2-3 & R3A	R5D/C2-3 & R3A	R5D/C2-3 & R3A/C2-3	
Maximum amount of floor area that can be developed	2.0 FAR / 1.0 FAR	2.0 FAR / 1.0 FAR	2.0 FAR / 1.0 FAR	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential & Commercial, Vacant Land	Residential & Commercial, Vacant Land	Residential & Commercial	-Vacant Land

1. LAND USE, ZONING AND PUBLIC POLICY

I. Introduction

Pursuant to Chapter 4 of the *CEQR Technical Manual*, an analysis of land use and zoning is required if a proposed action alters land use or zoning. Since the proposed action includes a zoning map amendment, a preliminary analysis of land use and zoning is included below.

II. Existing Conditions

Land use

Site Description

The Project Area is located in the Springfield Gardens section of Queens Community District #12. It includes three lots located at 125-18 & 125-22 Merrick Boulevard (Block 12525, Lots 1, 12 & 128) that occupy the southern corner of the block between 125th and 126th Avenue. These parcels combined contain a total lot area of 10,778 square feet with approximately 95 square feet of frontage along Merrick Boulevard and approximately 170 square feet of frontage along 126th Avenue. The proposed Zoning Map Amendment involves extending an existing C2-3 commercial overlay by approximately 55 feet to the west to include Lot 12 and be mapped at a depth of 150 feet. The purpose of this extension is to include Lot 12 under the proposed zoning, which is currently zoned R3A and does not contain a commercial overlay.

Lot 1 is the corner lot, trapezoidal in shape with 75 feet of frontage on the west side Merrick Boulevard, and 114 feet of frontage on the north side of 126th Avenue. It contains 8,629 square feet of lot area and is located in an R5D district; a C2-3 commercial overlay is mapped along this portion of Merrick Boulevard at varying depths. Lot 1 is currently improved upon by a one-story, 1,743 square foot commercial building (0.23 FAR where 1.0 is permitted for commercial uses). Lot 1 is occupied by an eating and drinking establishment; there is surface parking on the north side of the lot.

Lot 12 is an interior lot, adjacent to the west of Lot 1, with 56 feet of frontage on the north side of 126th Avenue, and 77 feet of depth; which equates to 4,312 square feet of lot area. Lot 12 is located in an R3A district, wherein residential and community facility uses are permitted to an FAR of 0.5. It is currently vacant land.

Lot 128 is a trapezoidal interior lot with 20 feet of frontage on the west side Merrick Boulevard. It contains 757 square feet of lot area and is located completely within the R5D/C2-3 district. Lot 128 is currently vacant land.

Land Use Study Area

The proposed rezoning area is located in the Springfield Gardens area of Queens. For the purpose of this preliminary analysis, the study area consists of the Development Site and 400 feet within the Site (see attached Land Use map). Irwin Place to the north, 174th Place to the west, 128th Avenue to the south and 129th Avenue to the south generally bind this study area.

As shown in the accompanying land-use map, the 400-foot surrounding area is predominantly residential and commercial, as well a mix of the two uses along Merrick Boulevard, the neighborhood's main thoroughfare. There are also a few community facilities and vacant parcels of land within proximity to the Proposed Development.

Development trends within the surrounding area consist primarily of the development of two-family homes within the residential areas adjoining the study area and some mixed-use properties along Merrick Boulevard. Within the last ten years, the 400-foot study area has experienced less than five new building permits, according to the Department of Buildings (DOB) Building Information System (BIS) indicating the surrounding area is stable with little new development. Merrick Boulevard is a commercial corridor and already hosts a range of commercial retail uses, making the proposed commercial overlay appropriate. Given Merrick Boulevard's more vibrant nature and mixed-use character, a new commercial overlay with frontage along 126th Avenue, while providing a commercial use off Merrick Boulevard, would still prevent commercial uses from encroaching into the adjacent residential neighborhood, immediately west of the Project Area with detached and semi-detached single-family homes.

Zoning

The applicant proposes a rezoning of the Project Area, Block 12525, Lot 12, to allow for commercial uses within the entirety of the Development Site, Block 12525, Lots 1, 12, and 128. The area surrounding the Development Site also contains R3-2 and R4B residential districts, as well as C1-3 commercial overlays. R3-R5 districts permit Use Groups 1-4 (residential and community facility uses).

R3A is a contextual zoning district that reflects older residential areas and generally permits single and two-family detached residences on narrow zoning lots. Yard requirements govern open space with two required side yards totaling at least eight feet. Front yards must be 10 feet deep and have a depth matching the adjacent front yard, not to exceed 20 feet. The maximum FAR for R3A districts is 0.5 and can be increased by 20% with an attic allowance, up to a maximum building height of 35 feet. Parking is required along the sides or rear yard and could be provided within an in-house garage if the lot offers a width of 35 feet or wider. One off-street parking space is required per each dwelling unit.

R3-2 zoning districts are general residence districts that permit a variety of single- and two-family houses, as well as small multi-family buildings. The maximum FAR for R3-2 districts is 0.5 and can be increased by 20% with an attic allowance, up to a maximum building height of 35 feet. One off-street parking space is required per each dwelling unit.

R4B is a contextual zoning district that permits single- and two-family attached rowhouses, as well as semi-detached buildings. The maximum FAR is 0.9 with a maximum building height of 24 feet. This district predominantly creates two-story flat-roofed houses with 5-foot deep front yards. Parking must be contained in the rear of the building and one space is required per dwelling unit, which parking waived in single-family houses.

R5D is also a contextual zoning district typically mapped along major corridors. R5D districts require a maximum height of 45 feet and serve as transition district between lower-density R2 and R3 districts and high-density R6 zoning districts. The maximum density of R5D districts is 2.0 FAR. Front yard must be at least as deep as an adjacent front yard with a minimum depth of 5 feet and curb cuts are not permitted along a wide street when access is also available via a narrow street. Off street parking is not required in the front of the building and 66% of dwelling units require parking.

C1-3 and C2-3 are commercial overlays that allow 1.0 FAR of within R3, R4 and R5 districts and are mapped at a depth of 150 feet along thoroughfares of moderate density. C1 districts permit local retail (Use Groups 1-6) while C2 districts permit a variety of commercial retail (Use Groups 1-9 & 14).

Zoning For Quality and Affordability

The New York City Department of City Planning (DCP) approved the Zoning for Quality and Affordability (ZQA) zoning text amendment (ULURP application N 160051 ZRY) that modernized rules that shape buildings in the City through various updates and refinement to the Zoning Resolution of the City of New York. These include: general building envelope modifications in medium- and higher-density districts, including height, setbacks and corner lots; enhanced building envelope modifications for inclusionary and affordable senior housing and care facilities, including height, amenity space location, removal of narrow lot restrictions, flexible height limits in non-contextual districts, and new lower density bulk envelopes; improved design flexibility, as applicable to street walls, courtyards, ground floors, window regulations, use location provisions, and unit size mix; and modifications for constrained lots, including yards and lot coverage, street wall, additional flexibility for irregular topography, distance between buildings and relief for unusual conditions.

This component of the proposed ZQA zoning text amendment would primarily be applicable to R5D to R10 residence districts, as well as their residential equivalents in commercial and manufacturing districts, as applicable. These changes are reflected in Special Districts and special areas that include these zoning districts. In addition, this component of the proposed ZQA zoning text amendment, as it affects the development of affordable senior housing and care facilities, would be applicable to R3-2, R4, and R5 zoning districts.

The approved text amendment would not affect the proposed rezoning, as the proposed R3A/C2-3 commercial overlay zoning district is not subject to change as part of the text amendment and does not affect height or bulk regulations of the existing or proposed zoning district.

Mandatory Inclusionary Housing (MIH) Program

DCP approved a citywide zoning text amendment to authorize a Mandatory Inclusionary Housing (MIH) program (ULURP # 160051ZRY). The purpose of the approved MIH program is to promote neighborhood economic diversity in locations where land use actions create substantial new housing opportunities. The text amendment will have no effect until mapped through subsequent discretionary actions of the CPC, each of which will be subject to a public review process and separate environmental review. As with zoning actions generally, MIH Areas may be applied through DCP-initiated actions or as part of private applications, including certain zoning map amendments, text amendments, and Special Permits that create opportunities for significant new housing development. This program would require permanently affordable housing within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped “Mandatory Inclusionary Housing Areas” (MIHAs).

As noted above, the proposed rezoning consists of a C2-3 commercial rezoning, which is not affected by the MIH program and is not expected to create residential housing units.

Public Policy

The rezoning area is not controlled by or located in the City’s Waterfront Revitalization Program (WRP) nor is within any designated New York State Empire Zones or New York City Industrial Business Zones (IBZs). Additionally, the rezoning area is not governed by a 197a Plan, nor does the proposed action involve the siting of any public facilities (Fair Share). The proposed action is also not subject to the New Housing Marketplace Plan.

III. Future Without the Proposed Action (No-Action)

Land Use

Absent the proposed action, the existing conditions on the affected lots are anticipated to remain in the future. Subsequently, the No-Action scenario for the Development Site would consist of 1,743 gsf of commercial use (eating and drinking establishment) and unimproved land.

Surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2018. The 400-foot area surrounding the Development Site is developed with a stable residential community containing a mix of residential properties, and some commercial retail uses. No significant new development or redevelopment in the area is expected.

Zoning and Public Policy

In the future without the proposed action, the existing zoning would remain unchanged. The Site would continue to be zoned R3A. In the future without the proposed action, no public policy changes are expected to occur in the study area.

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

Land Use

This scenario would result in a one-story commercial (Use Group 6) building with 10,778 square feet of floor area (1.0 FAR) on two separate zoning lots.

Compared to the No-Action condition, the With-Action condition results in a net change of approximately +8,996 gsf of commercial retail space.

The proposed zoning map amendment would facilitate the zoning lot merger and development of a new one-story commercial building on a new combined zoning lot containing Block 12525, Lots 12 & 128 (tentatively Lot 12). As noted above, Lot 1 contains a pre-existing one-story, 1,734 gsf foot eating and drinking establishment, which would remain as its own subdivided tax and zoning lot to contain 1.0 FAR.

Existing Tax Lots 1, 12, and 128 would be divided into two tax and zoning lots. Lots 12, 128, and a portion of Lot 1, together comprising the Project Area, would be combined into Tax and Zoning Lot 12 with approximately 9,019.51 square feet of lot area. The remaining portion of existing Lot 1 would consist of a smaller tax and zoning lot (previously 5,712.31 square feet of lot area) with approximately 1,763.5 square feet of lot area.

The new commercial building would be contained on Lots 12 and 128 with approximately 8,996 gsf (1.0 FAR). The building would rise to a height of 16 feet. The building would be located in both R3A/C2-3 and R5D/C2-3 zoning districts.

No parking is required within the proposed development (or the existing building on Lot 1) per ZR section 36-231, which indicates that in C2-3 districts, parking requirements for retail uses within a shared zoning lot are waived under 25 required accessory spaces. For this development, approximately 23 spaces are required (one per 400 square feet of floor area), thus no accessory parking is required or provided.

Overall, the proposed action and resulting proposed development would not represent a substantial land use change on the Site, as a similar commercial retail strip exists on portions of the Project Area and directly across the street. As noted above, the Project Area was previously mapped as an R3-2 district on either side, with a 100-foot deep C2-2 commercial overlay that included a portion of Lot 12. When the area was rezoned, the C2-2 commercial overlay along this portion of Merrick Boulevard was reduced and mapped parallel to the residential side streets, rather than along Merrick Boulevard, to prevent commercial uses encroaching along residential neighborhood streets. As a result, Lot 12

was no longer mapped with a C2-2 overlay. By expanding the existing C2-3 zoning district, no new or incompatible uses would be introduced to the study area.

The proposed rezoning and the resulting proposed development are therefore not expected to result in any significant adverse impacts or conflicts with the land use in the study area.

Zoning

The proposed action includes a zoning map amendment from R3A to R3A/C2-3, as illustrated in the proposed zoning map.

The proposed R3A/C2-3 district would not increase the maximum permitted floor area of 1.0 FAR, which is currently permitted for community facility uses in the underlying R3A zoning district. The proposed R3A/C2-3 district would increase the permitted uses within the Development Site from Use Groups 1-4 to Use Groups 1-9 & 14 and increase the maximum permitted FAR from 0.6 for residential uses and 1.0 for community facility uses to include 1.0 FAR for commercial uses.

Table 1 provides a comparison of the uses and bulk regulations permitted under the existing and proposed zoning districts.

Table 1
Comparison of Zoning Regulations: R3A and R3A/C2-3

	R3A	R3A/C2-3
Use Groups	1 - 4	1 – 9, 14
Maximum FAR	Residential 0.5 Community Facility 1.00	Residential 0.5 Commercial/Community Facility 1.00
Maximum Height	35 Feet	35 Feet
Parking Requirements	1 per dwelling unit	1 per dwelling unit/Varies by Use

The proposed R3A/C2-3 districts allow up to 0.6 FAR of residential floor area, and up to 1.0 FAR of commercial and community facility floor area. The R3A zoning districts typically produce contextual two-family residential buildings. The R3A/C2-3 district permits Use Groups 1-9 & 14, which permit a wide range of commercial uses. All commercial uses within these districts must be contained below residential uses to maintain the vitality of the street. The maximum permitted height of R3A district is 35 feet with a base height of 21 feet. Driveways must be located on the side or rear yard on zoning lots less than 35 feet wide and if a garage exists, must be at least 18 feet deep. Front yards of new buildings must be as deep as an adjacent front yard with a minimum yard of 10 feet. New buildings must be separated by at least 8 feet and contain a side yard. One parking space is required per dwelling unit.

The R5D/C2-3 district permits a residential FAR of 2.0 and a commercial FAR of 1.0, as well as Use Groups 1-9 & 14. R5D districts allow a maximum height of up to 40 feet and serve as transition district between lower-density R2 and R3 districts. Front yard must be at least as deep as an adjacent front yard with a minimum depth of 5 feet and curb cuts are not permitted along a wide street when access is also available via a narrow street. The maximum lot coverage for residential buildings is 80% on a corner lot and 60% on an interior/through lot. For commercial buildings, a 30-foot rear yard must be provided. Off street parking is required for 66% of dwelling units and cannot be provided in the front of the building.

Merrick Boulevard is a commercial corridor and already hosts a range of commercial retail uses, making the proposed commercial overlay appropriate. Currently, portions of the Development Site are already within an R5D/C2-3 district that supports higher density residential buildings (up to 2.0 FAR) with commercial retail permitted on the first two floors at a maximum of 1.0 FAR. Creating a new R3A/C2-3 district on Lot 12 would provide an appropriate transition from areas of moderate density with mixed-uses along Merrick Boulevard, where an existing R5D/C2-3 district currently exists, and the adjacent R3A district, which currently permits only residential and community facility uses at a maximum FAR of 1.0 FAR. The proposed 1.0 FAR commercial use would be an appropriate transition between these two districts.

Given Merrick Boulevard's more vibrant nature and mixed-use character, a new commercial overlay with frontage along 126th Avenue, while providing a commercial use off Merrick Boulevard, would still prevent commercial uses from encroaching into the adjacent R3A district, which contains a purely residential neighborhood immediately west of the Project Area with detached and semi-detached single-family homes. As noted above, the South Jamaica Rezoning aimed to prevent commercial uses from encroaching onto side streets, and this commercial overlay would still contain an appropriate depth (approximately 172 feet from Merrick Boulevard along 126th Avenue) to prevent commercial uses from encroaching onto residential side streets and significantly altering its residential character. The lot to be rezoned (Lot 12) is currently vacant and does not contain a residential use. Adjacent blocks to the north and south (Block 12516 and 12526) contain commercial uses with a depth in excess of 175 feet along both 125th Avenue and 127th Avenue. Therefore, the proposed extension of a commercial overlay by approximately 55 feet (172 feet in length along 126th Avenue) and would be consistent with the surrounding area, nor would significantly alter the residential character of side streets, thereby continuing to support the goals of the South Jamaica Rezoning.

The proposed development would not result in any non-conforming uses or non-complying developments, as the proposed development would comply with the proposed R3A/C2-3 zoning district.

Therefore, the proposed rezoning action and the resulting proposed development are not expected to result in any significant adverse impacts or conflicts with the zoning in the study area.

Public Policy

The proposed action would map a C2-3 commercial overlay within an R3A zoning district. The proposed action is no within the coastal zone boundary and therefore is not subject to the Waterfront Revitalization Program. The Project Area is within the Jamaica Bay Watershed but would not be inconsistent with any policies or programs that regulate this area (see Appendix B). The proposed action is not within the vicinity of any Industrial Business Zones (IBZs). Additionally, the rezoning area is not governed by a 197a Plan, nor does the proposed action involve the siting of any public facilities (Fair Share). The proposed action is also not subject to the New Housing Marketplace Plan.

Therefore, the proposed action and the resulting proposed development are not expected to result in any significant adverse impacts to or conflicts with public policies in the study area.

V. Assessment/Conclusion

Land Use

The proposed action and resulting proposed development would not represent a substantial land-use change in the area, as similar uses and developments exist within the study area. Therefore, by extending a C2-3 commercial overlay district to facilitate the applicant's proposed development is appropriate for the subject property. The proposed rezoning and the resulting proposed development are therefore not expected to result in any significant adverse impacts or conflicts with the land use in the study area.

Zoning

The proposed rezoning would extend a C2-3 commercial overlay, thereby facilitating a proposal by the applicant. Since the study area contains residential and commercial uses, the proposed R3A/C2-3 zoning district would not introduce or increase nonconforming uses to the study area.

With the R3A/C2-3 zoning expected to generate development compatible with existing development and uses in the area, the proposed action is not expected to result in any significant adverse impacts from zoning.

Public Policy

The proposed action would not be inconsistent with any applicable public policies, as discussed above. As such, the proposed actions are not expected to result in any significant adverse impacts to public policies.

2. URBAN DESIGN AND VISUAL RESOURCES

Introduction

An assessment of urban design is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment 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. An assessment would be appropriate for the following:

1. Projects that permit the modification of yard, height, and setback requirements; and
2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right'.

The proposed action would facilitate a commercial development on the Development Site by rezoning a single lot from R3A to R3A/C2-3. The proposed rezoning would result in a one-story commercial building constructed in accordance with the R3A/C2-3 zoning district compared to the existing R3A zoning district, which does not permit commercial uses. The building would adhere to the underlying floor area, yard, height, and setback regulations of the proposed R3A/C2-3 zoning district.

While the proposed rezoning would increase the maximum permitted floor area from 0.6 FAR (residential) to 1.0 (commercial), the existing R3A zoning district permits a maximum FAR of 1.0 for community facility uses. Therefore, no new floor area is permitted as a result of the proposed action and the building envelope, yard, height, and setback requirements currently permitted as-of-right would not increase or be modified as a result of the proposed action.

Based on the above, a preliminary urban design assessment is not warranted and no urban design or visual resources impacts would occur.

6. 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 (PM10 and PM2.5). 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 in close proximity to a proposed project. Both the potential impacts of a proposed project on surrounding buildings and potential impacts of uses in the environs of a proposed sensitive use, such as residences, schools, and hospitals, are considered in the assessment.

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 Table 16-1 of Chapter 16 of the *CEQR Technical Manual*, as the project is located in Zone 5, and the proposed action would permit less than 10,000 sf of regional retail commercial uses, a transportation analysis is not required. As the proposed development is below any noted transportation thresholds, according to the *CEQR Technical Manual*, it is assumed the proposed development would generate fewer than 170 vehicle trips at any intersection in the study area during any peak hour. Additionally, it is not projected to generate peak hour heavy-duty diesel vehicular traffic above the CEQR Technical Manual, January 2014 Edition threshold of 12 HDDV vehicles. 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.

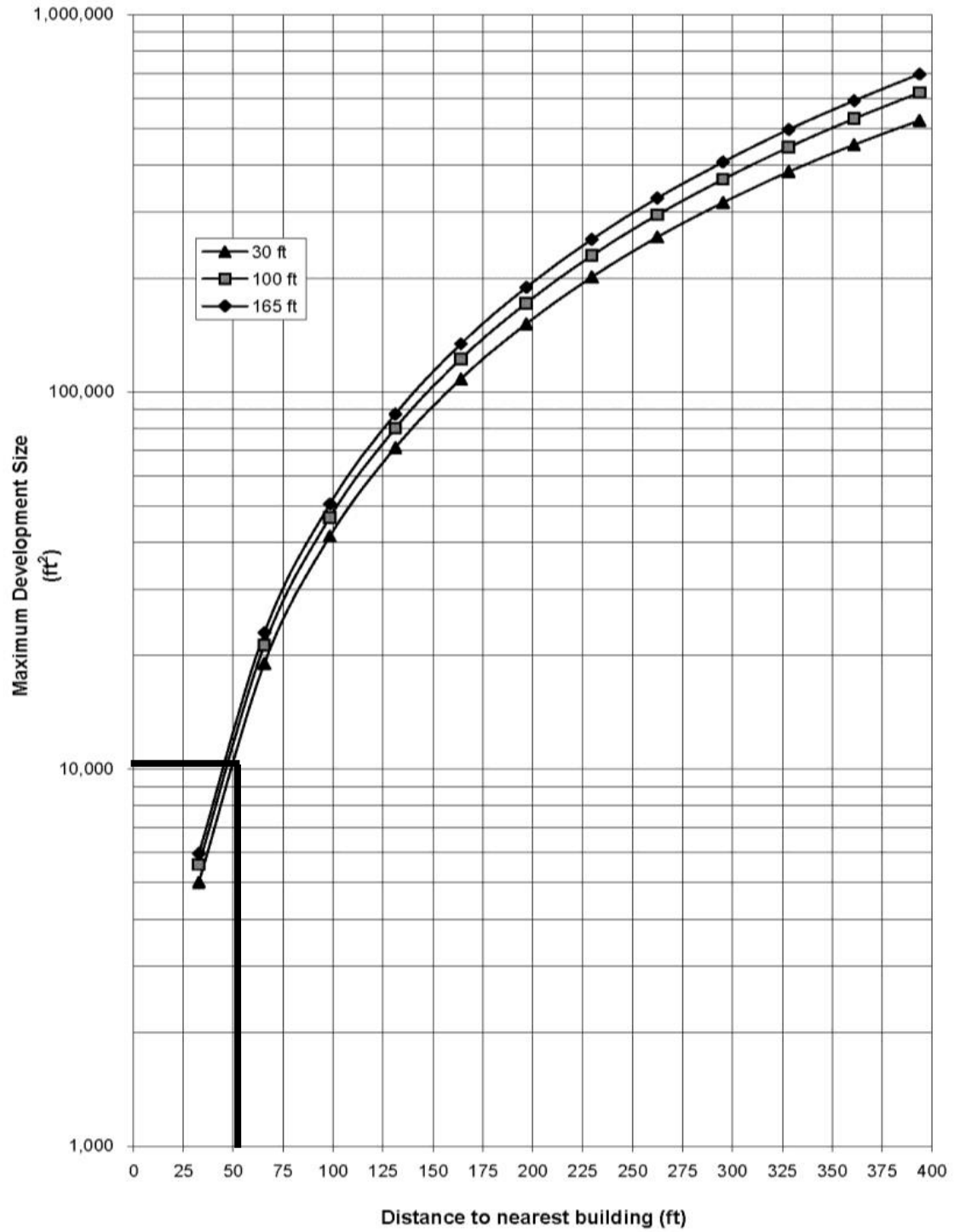
In accordance with the analysis framework, the proposed development would generate 8,996 square feet of commercial space (gsf) and no accessory parking spaces. This is below the CEQR Technical Manual, January 2014 Edition threshold for transportation analysis (According to Table 16-1 of Chapter 16 of the *CEQR Technical Manual*). Therefore, no parking facility air quality analysis is warranted.

Stationary Source

Land use records and field visits confirm there are no manufacturing/industrial uses, including dry cleaners or auto-body repair shops containing spray booths, within 400 feet of the Development Site that generate industrial source emissions. Furthermore, there are no major industrial emissions sources within 1,000 feet of the Development Site and no Title V permits (or any DEC-issued industrial source permits) were found within the surrounding area.

The *CEQR Technical Manual* states that 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 height of the stack venting the

Figure 17-3: Stationary Source (HVAC) Screen



emissions, the distance to the nearest building whose height is at least as great as the venting stack height, and the square footage of the development that would be served by the system. The *CEQR Technical Manual* provides a screening analysis based on these factors, which was utilized to determine the potential for significant impacts from the proposed building's system.

Impacts from boiler emissions associated with the proposed commercial development are a function of fuel type, stack height, minimum distance from the source to the nearest building of concern, and square footage of the proposed development. The analysis was based on a proposed single-story 8,996 gross square foot (gsf) commercial retail building, 16 feet in height, with an emissions stack height of three feet higher than the building height (Hs=33 feet was chosen for analysis). The attached *CEQR Technical Manual* Stationary Source Screen graph **Figure 17-3** was used for the analysis.

The nearest structure of the same or greater height than the proposed building would be the two-family residential house located to the immediate west of the Development Site at 176-17 126th Avenue (Block 12525, Lot 16). This building would be located at least 50 feet away from the proposed building's corner lot line assuming that the proposed stack would be located at the closest edge of the proposed building. At this distance, the proposed development would fall below the curve (see **Figure 17-3**). Therefore, the proposed project would not generate any stationary source impacts on any surrounding uses.

7. 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

Relative to mobile source impacts, a noise analysis would be 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 Merrick Boulevard. 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. Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes would not double along Merrick Boulevard due to the proposed project. Therefore, the proposed project would not result in a mobile source noise impact.

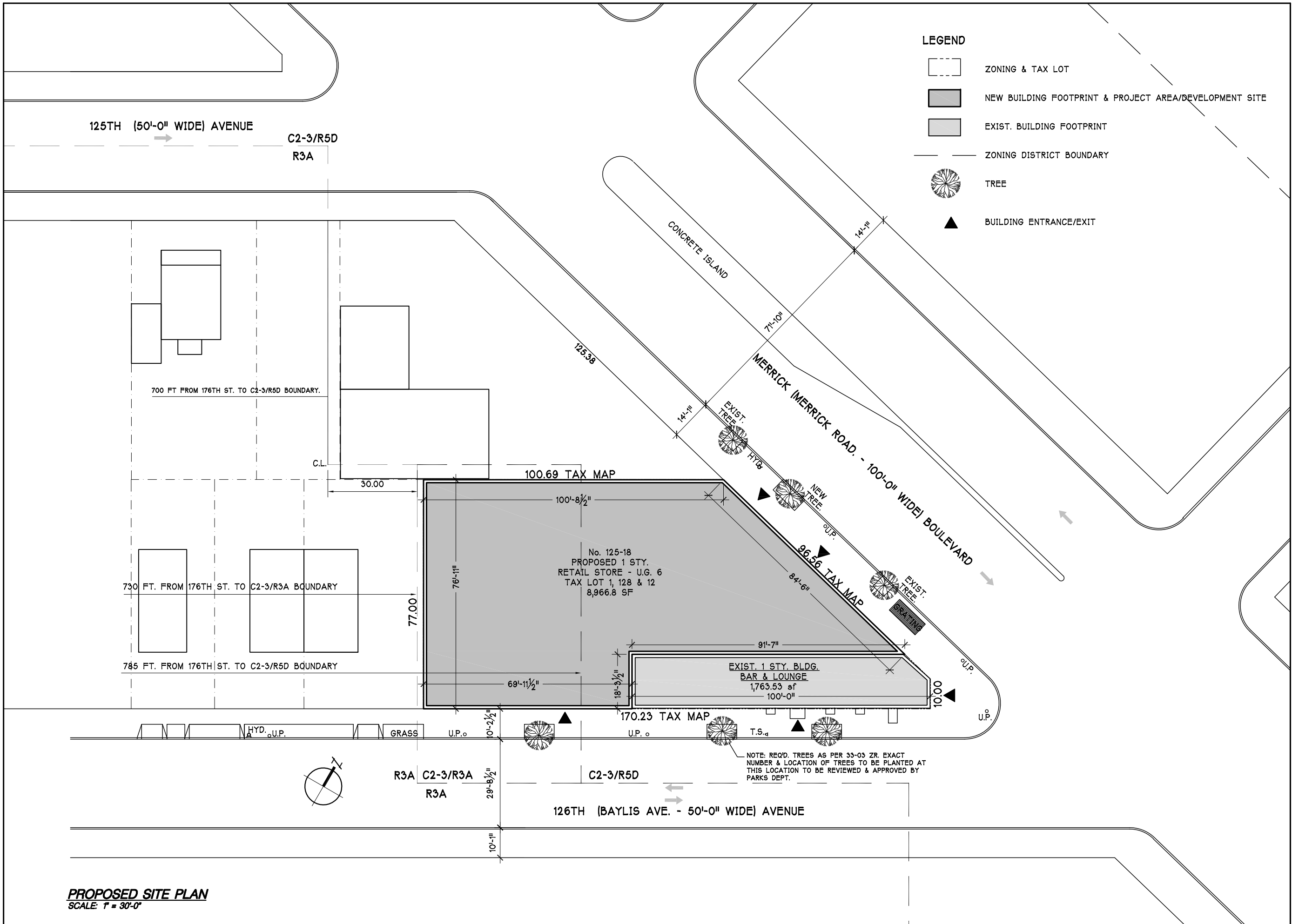
Stationary Source

The project 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 in the background section, the proposed commercial overlay would permit an existing commercial use on the Development Site and facilitate the redevelopment of a portion of the Site with a commercial development, which is a less sensitive use than the residential use currently permitted as-of-right on the Development Site, according to the 2014 *CEQR Technical Manual*. 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 project would not have any potentially adverse stationary source noise impacts.

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: ILLUSTRATIVE SITE PLANS



PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

Architecture
Interior Design
Code Consultant
Building Dept.
Expediting

138-72 Queens Boulevard
Briarwood N.Y. 11435

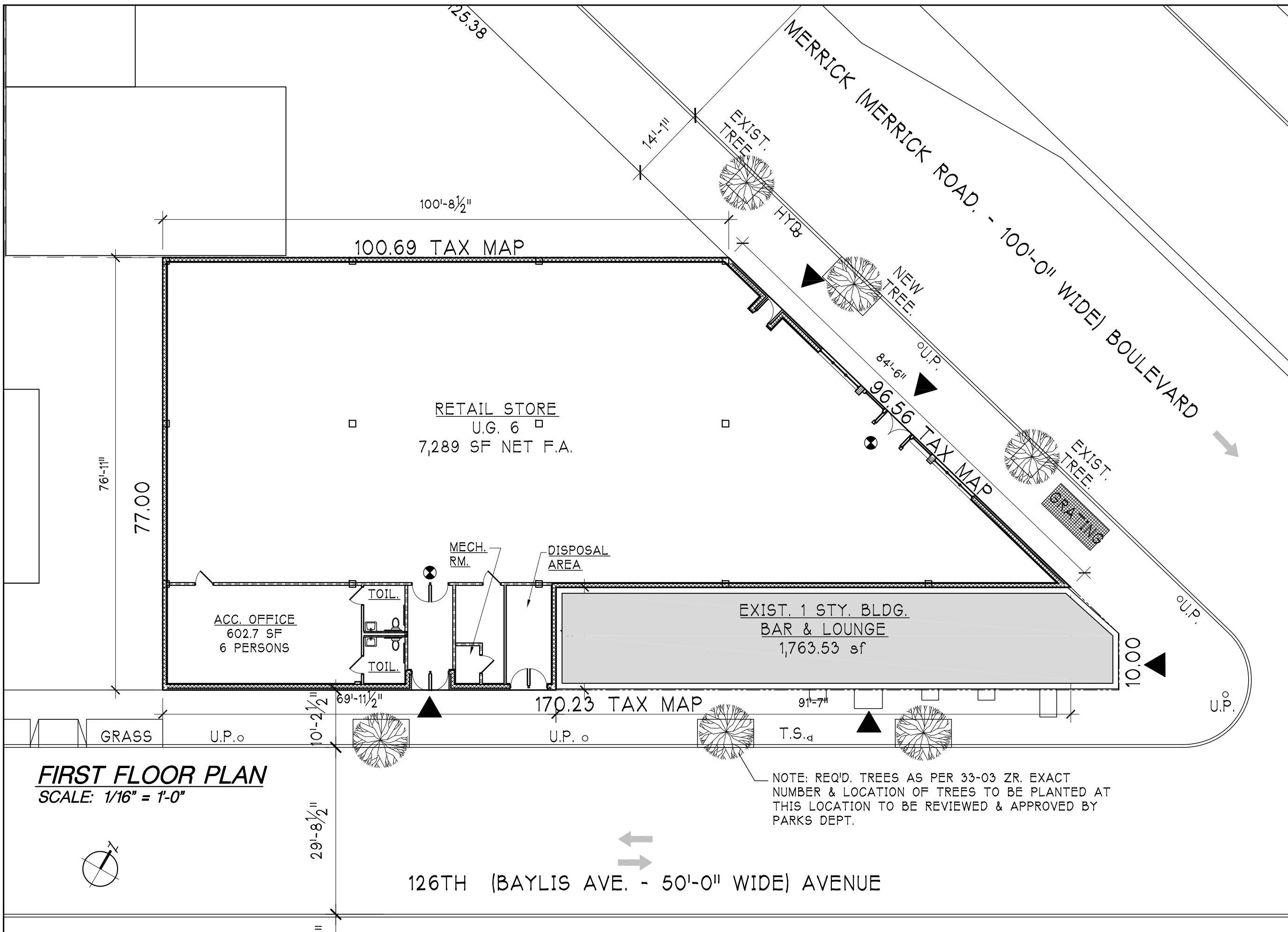
Tel. (718) 268-9098
Fax (718) 268-9097
www.caliendoarchitects.com

DRAWING TITLE		SITE PLAN	
FOR ILLUSTRATIVE PURPOSES ONLY		PREMISES:	
125-18 MERRICK BLVD.		SPRINGFIELD GARDENS, NY	
DRAWN BY:	N.M.M.	CHECKED BY:	G.J.C.
JOB No:	15089	SCALE:	AS NOTED
DATE:	3-29-16		

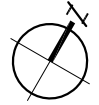


DRAWING No: 1 OF 4

A-001.00



FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"



NOTE: REQ'D. TREES AS PER 33-03 ZR. EXACT NUMBER & LOCATION OF TREES TO BE PLANTED AT THIS LOCATION TO BE REVIEWED & APPROVED BY PARKS DEPT.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

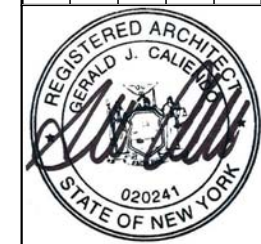
Gerald J. Caliendo, R.A., A.I.A.
 Architect, P.C.

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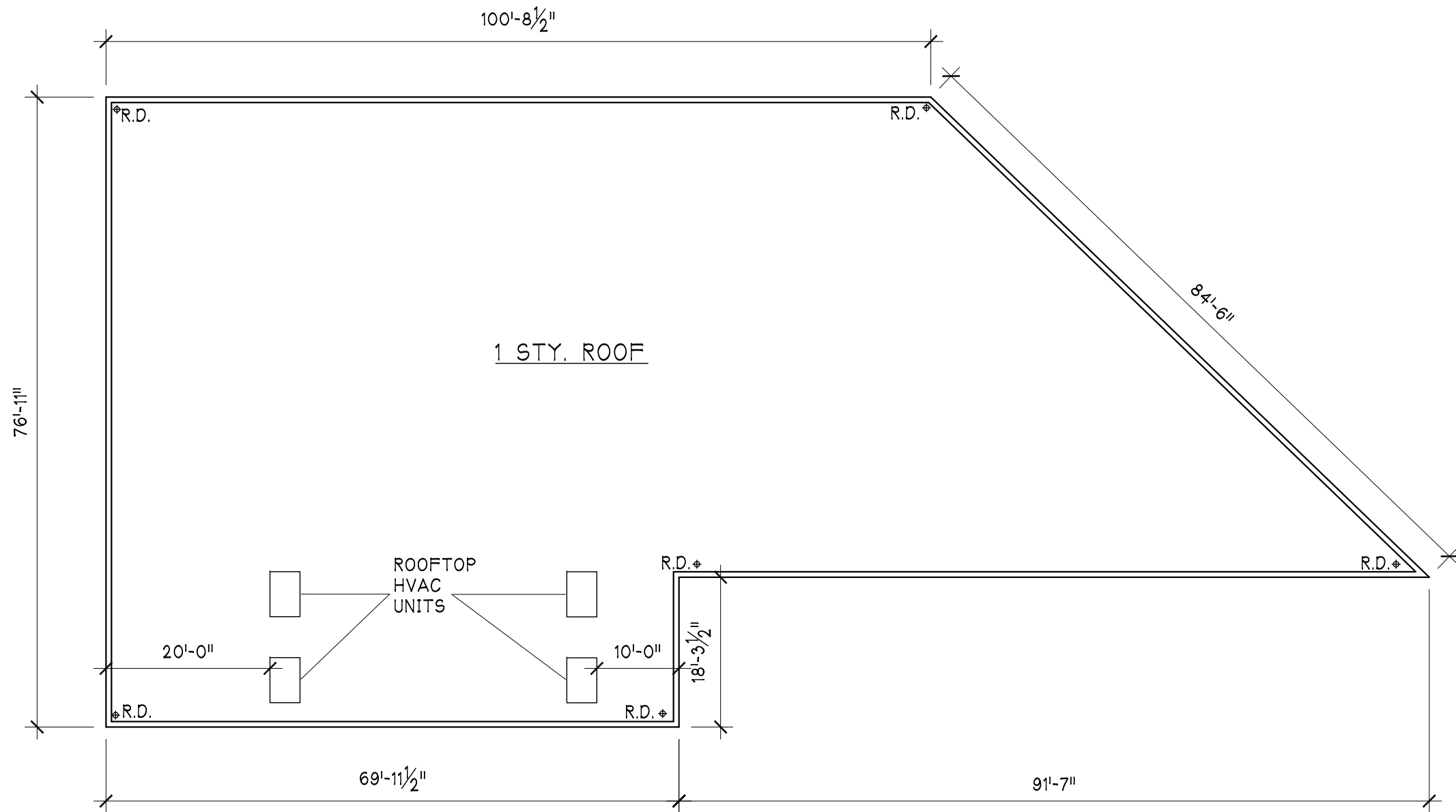
Tel. (718) 268-9098
 Fax (718) 268-9097
 www.caliendoarchitects.com

DRAWING TITLE		FIRST FLOOR PLAN	
FOR ILLUSTRATIVE PURPOSES ONLY			
DRAWN BY:	N.M.M.	CHECKED BY:	G.J.C.
JOB No:	15089	SCALE:	AS NOTED
DATE:	3-29-16	PREMISES:	125-18 MERRICK BLVD. SPRINGFIELD GARDENS, NY



DRAWING No: 2 OF 4

A-002.00



ROOF PLAN
 SCALE: 1/16" = 1'-0"

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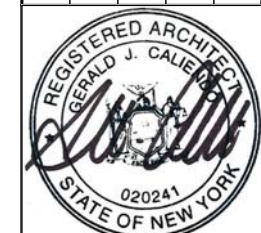
Gerald J. Caliendo, R.A., A.I.A.
 Architect, P.C.

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 Briarwood N.Y. 11435

Tel. (718) 268-9098
 Fax (718) 268-9097

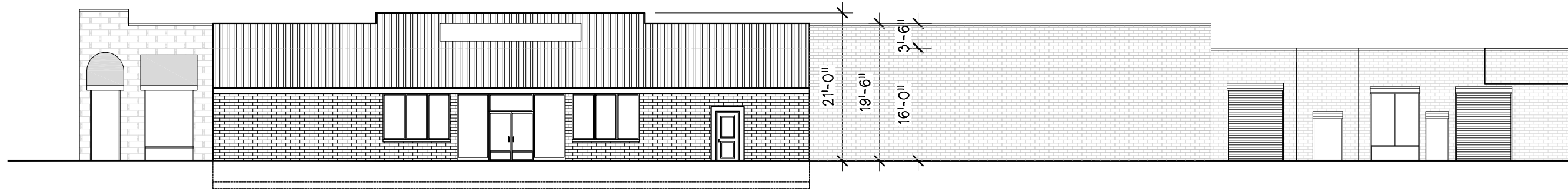
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DRAWING TITLE		ROOF PLAN	
FOR ILLUSTRATIVE PURPOSES ONLY		PREMISES:	
125-18 MERRICK BLVD.		SPRINGFIELD GARDENS, NY	
DRAWN BY:	N.M.M.	CHECKED BY:	G.J.C.
JOB No:	15089	SCALE:	AS NOTED
DATE:	3-29-16		

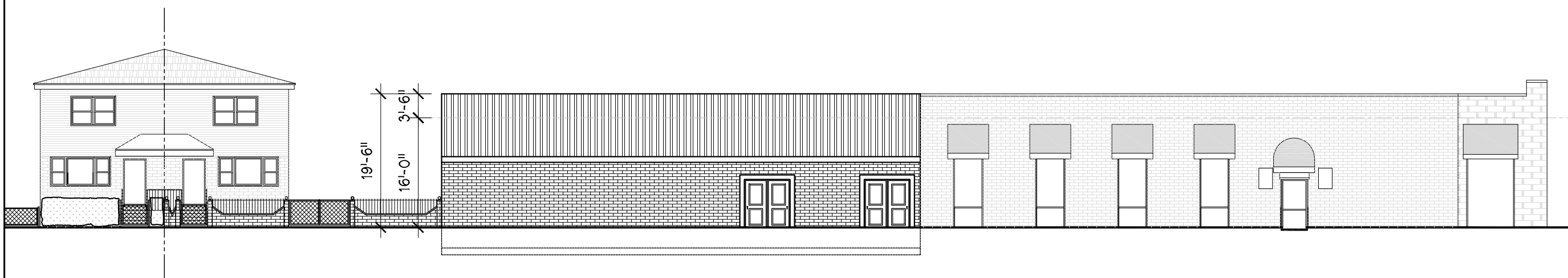


DRAWING No: 3 OF 4

A-003.00



FRONT ELEVATION - MERRICK BLVD.
 SCALE: 1/16" = 1'-0"



FRONT ELEVATION - 126TH AVENUE
 SCALE: 1/16" = 1'-0"

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECALCULATIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

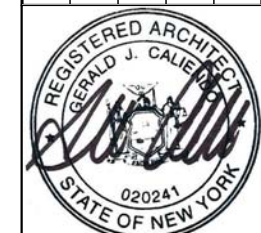
Gerald J. Caliendo, R.A., A.I.A.
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DRAWING TITLE		ELEVATIONS	
FOR ILLUSTRATIVE PURPOSES ONLY			
DRAWN BY:	N.M.M.	PREMISES:	125-18 MERRICK BLVD. SPRINGFIELD GARDENS, NY
CHECKED BY:	GJC	SCALE:	AS NOTED
JOB No:	15089	DATE:	3-29-16



DRAWING No: 4 OF 4

A-004.00

Appendix B: Jamaica Bay Watershed Form

Jamaica Bay Watershed Protection Plan Project Tracking Form

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

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

A. GENERAL PROJECT INFORMATION

- 1. CEQR Number: 1a. Modification
- 2. Project Name:
- 3. Project Description:

The proposed rezoning would facilitate a proposal by the applicant to develop an 8,996 gross square foot (gsf) single-story commercial building at the Development Site, which includes Lot 12 and adjacent Lots 1 and 128, which are expected to be merged into a single zoning lot in connection with the Applicant's proposal.
- 4. Project Sponsor:
- 5. Required approvals:
- 6. Project schedule (build year and construction schedule):

B. PROJECT LOCATION:

- 1. Street address:
- 2. Tax block(s): Tax Lot(s):
- 3. Identify existing land use and zoning on the project site:
- 4. Identify proposed land use and zoning on the project site:
- 5. Identify land use of adjacent sites (include any open space):
- 6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
1,734 square foot eating and drinking establishment.	8,996 gross square foot (gsf) single-story commercial building
- 7. Is project within 100 or 500 year floodplain (specify)? 100 Year 500 Year No

C. GROUND AND GROUNDWATER

- 1. Total area of in-ground disturbance, if any (in square feet):
- 2. Will soil be removed (if so, what is the volume in cubic yards)?
- 3. Subsurface soil classification:
(per the New York City Soil and Water Conservation Board):
- 4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
- 5. Will groundwater be used (list volumes/rates)? Yes No
Volumes: Rates:
- 6. Will project involve dewatering (list volumes/rates)? Yes No
Volumes: Rates:
- 7. Describe site elevation above seasonal high groundwater:

D. HABITAT

- 1. Will vegetation be removed, particularly native vegetation? Yes No
If YES,
 - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
 - **List** species to remain on site.
 - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
- 2. Is the site used or inhabited by any rare, threatened or endangered species? Yes No
- 3. Will the project affect habitat characteristics? Yes No
If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at <http://www.dec.ny.gov/animals/29392.html>.
- 4. Will pesticides, rodenticides or herbicides be used during construction? Yes No
If YES, estimate quantity, area and duration of application.
- 5. Will additional lighting be installed? Yes No
If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

E. SURFACE COVERAGE AND CHARACTERISTICS

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

	Existing Condition	Proposed Condition
1. Surface area:		
Roof:	1,773 sf	8,996 sf
Pavement/walkway:	8,996 sf	None
Grass/softscape:	None	None
Other (describe):	None	None

2. **Wetland** (regulated or non-regulated) area and classification:

None	None
------	------

3. **Water surface area:**

None	None
------	------

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

Existing – how is the site drained?

Storm water drains overland into sewers in adjacent streets.

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

Storm water would continue to drain overland into sewers in adjacent streets. No infrastructure improvements are necessary off-site.