



## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

#### Part I: GENERAL INFORMATION

**PROJECT NAME** 86-13 Lefferts Boulevard Special Permit

#### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
16DCP105Q

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
160189 ZSQ

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

#### 2a. Lead Agency Information

NAME OF LEAD AGENCY  
NYC Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON  
Robert Dobruskin

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

CITY New York

STATE NY

ZIP 10271

TELEPHONE 212-720-3423

EMAIL

rdobrus@planning.nyc.gov

#### 2b. Applicant Information

NAME OF APPLICANT  
Siberian Ice, LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
Hiram A. Rothkrug, EPDSCO

ADDRESS 55 Water Mill Road

CITY Great Neck

STATE NY

ZIP 11021

TELEPHONE 718-343-0026

EMAIL

hrothkrug@epdsco.com

#### 3. Action Classification and Type

##### SEQRA Classification

UNLISTED  TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 614.7

**Action Type** (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)

LOCALIZED ACTION, SITE SPECIFIC

LOCALIZED ACTION, SMALL AREA

GENERIC ACTION

#### 4. Project Description

The applicant, Siberia Ice, LLC seeks a Zoning Special Permit pursuant to Zoning Resolution (ZR) 74-711 within the Richmond Hill neighborhood of Queens Community District #9. The proposed action would facilitate the conversion of the cellar of an existing two-story and cellar 10,610 gsf Landmarks Preservation Commission (LPC) designated landmark, located at 86-13 Lefferts Boulevard (the "Project Site", Block 9273, Lot 89) in the Richmond Hill Section of Queens Community District 9, to a Use Group 12A eating and drinking establishment with dancing. The remaining portion of the landmarked building will be used as an as-of-right UG9A Banquet Hall.

#### Project Location

BOROUGH Queens

COMMUNITY DISTRICT(S) 9

STREET ADDRESS 86-13 Lefferts Boulevard

TAX BLOCK(S) AND LOT(S) Block 9273, Lot 89

ZIP CODE 11418

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS East side of Lefferts Boulevard between Hillside Avenue and Jamaica Avenue/Babbage Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4-1/C2-4

ZONING SECTIONAL MAP NUMBER 14b

#### 5. 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 74-711

**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			
<b>Department of Environmental Protection:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:			
<b>Other City Approvals Subject to CEQR</b> (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:			
<b>Other City Approvals Not Subject to CEQR</b> (check all that apply)			
<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input checked="" type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL		
	<input type="checkbox"/> OTHER, explain:		
<b>State or Federal Actions/Approvals/Funding:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:			
<b>6. Site Description:</b> <i>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.</i>			
<b>Graphics:</b> <i>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.</i>			
<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			
<b>Physical Setting</b> (both developed and undeveloped areas)			
Total directly affected area (sq. ft.): 7,555		Waterbody area (sq. ft.) and type: 0	
Roads, buildings, and other paved surfaces (sq. ft.): 0		Other, describe (sq. ft.): 0	
<b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development facilitated by the action)			
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 14,610 (existing building)			
NUMBER OF BUILDINGS: 1		GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 14,610	
HEIGHT OF EACH BUILDING (ft.): 35		NUMBER OF STORIES OF EACH BUILDING: 1	
Does the proposed project involve changes in zoning on one or more sites? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If "yes," specify: The total square feet owned or controlled by the applicant:			
The total square feet not owned or controlled by the applicant:			
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If "yes," indicate the estimated area and volume dimensions of subsurface 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)		
<b>8. Analysis Year</b> <a href="#">CEQR Technical Manual Chapter 2</a>			
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? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY?			
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:			
<b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply)			
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE
			<input checked="" type="checkbox"/> OTHER, specify: community facilities

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION		NO-ACTION CONDITION		WITH-ACTION CONDITION		INCREMENT
<b>LAND USE</b>							
<b>Residential</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Describe type of residential structures							
No. of dwelling units							
No. of low- to moderate-income units							
Gross floor area (sq. ft.)							
<b>Commercial</b>	<input 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)	UG 9 Banquet Hall -		UG 9 Banquet Hall -		UG 12 Eating/drinking establishment w/dancing, UG 9 Banquet Hall		+UG 12A Eating/drinking establishment w/dancing (7,068 gsf in cellar)
Gross floor area (sq. ft.)	14,610		14,610		14,610		No Change
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Type of use							
Gross floor area (sq. ft.)							
Open storage area (sq. ft.)							
If any unenclosed activities, specify:							
<b>Community Facility</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Type							
Gross floor area (sq. ft.)							
<b>Vacant Land</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:							
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):							
<b>Other Land Uses</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:							
<b>PARKING</b>							
<b>Garages</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							
No. of accessory spaces							
Operating hours							
Attended or non-attended							
<b>Lots</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							
No. of accessory spaces							
Operating hours							
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," describe:							
<b>POPULATION</b>							
<b>Residents</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
<b>Businesses</b>	<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:				
No. and type	UG 9 Banquet Hall - operates Saturday nights only	UG 9 Banquet Hall - operates Saturday nights only	UG 12 Eating/drinking establishment w/dancing, UG 9 Banquet Hall	+UG 12 Eating/drinking establishment w/dancing
No. and type of workers by business	21 restaurant workers: 7 kitchen staff, 4 management, 7 waiters, 1 cleaner, 2 dishwashers	21 restaurant workers: 7 kitchen staff, 4 management, 7 waiters, 1 cleaner, 2 dishwashers	41 restaurant & banquet hall workers: 10 waiters, 4 managers, 9 kitchen staff, 10 waiters, 1 cleaner, 2 dishwashers, 3 bartenders, 3 security	+ 20 net workers
No. and type of non-residents who are not workers	75-130 patrons - Saturday nights only	75-130 patrons - Sun thru Thurs & Sat nights	120 patrons - Sun thru Thurs nights; 200 patrons - Sat nights	+ up to 70 patrons Sat nights
Briefly explain how the number of businesses was calculated:	Businesses proposed by Applicant			
<b>Other</b> (students, visitors, concert-goers, etc.)	<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 any, specify type and number:				
Briefly explain how the number was calculated:				
<b>ZONING</b>				
Zoning classification	R4-1/C2-4	R4-1/C2-4	R4-1/C2-4	N/A
Maximum amount of floor area that can be developed	15,110	15,110	15,110	N/A
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, commercial, community facility; R4-1, R6A, R6B, C2-4, M1-5	Residential, commercial, community facility; R4-1, R6A, R6B, C2-4, M1-5	Residential, commercial, community facility; R4-1, R6A, R6B, C2-4, M1-5	N/A
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**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 Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

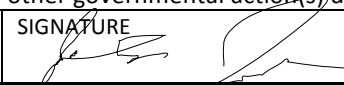
	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(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 <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Effects on Industry</b>		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Public Schools</b>		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(f)</b> 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"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> <li>o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered?</li> </ul> Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(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"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input checked="" type="checkbox"/>	<input 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. See attached and Appendix B.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" 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"/>
(c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> .		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> . See Appendix A.		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input 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"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(c) If the proposed project located in a <a href="#">separately sewerred area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the 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 <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to 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"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 10,793		
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"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 3,160,143		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.	<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 type="checkbox"/>
o If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail 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 type="checkbox"/>
o If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-	<input type="checkbox"/>	<input type="checkbox"/>



	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of 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"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
<b>20. APPLICANT'S CERTIFICATION</b>		
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	SIGNATURE	DATE
Justin Jarboe, EPDSCO, Inc.		5/20/16
<b>PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.</b>		

**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

Socioeconomic Conditions

Community Facilities and Services

Open Space

Shadows

Historic and Cultural Resources

Urban Design/Visual Resources

Natural Resources

Hazardous Materials

Water and Sewer Infrastructure

Solid Waste and Sanitation Services

Energy

Transportation

Air Quality

Greenhouse Gas Emissions

Noise

Public Health

Neighborhood Character

Construction

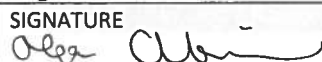
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

**4. LEAD AGENCY'S CERTIFICATION**

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY New York City Department of City Planning
NAME Olga Abinader	DATE May 20, 2016
SIGNATURE 	



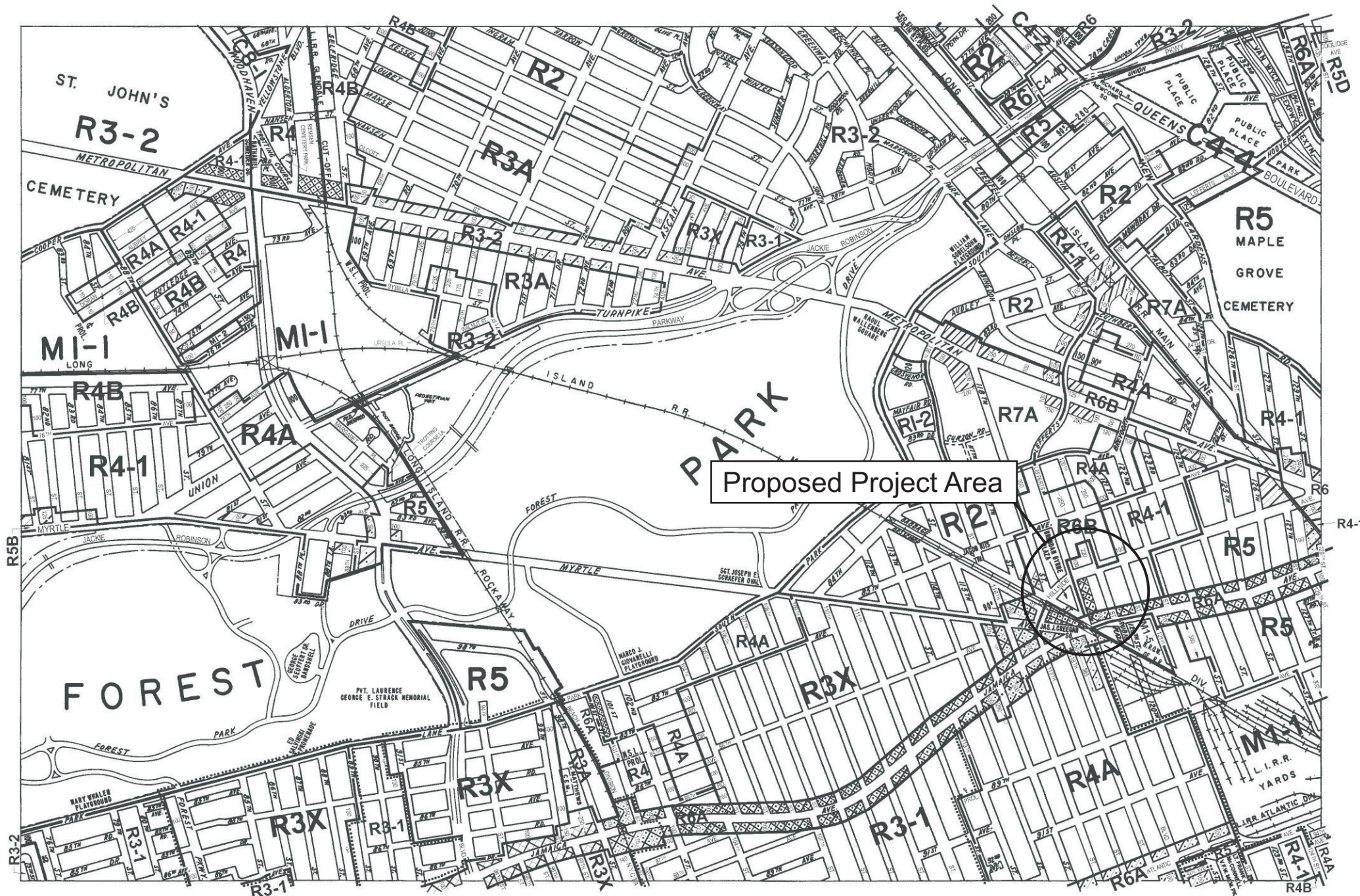
NYC Digital Tax Map

Effective Date : 12-08-2008 15:56:55  
End Date : Current  
Queens Block: 9273

Legend

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





Proposed Project Area

# 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:

07-25-2012 C 120195 ZMQ

## Special Requirements:

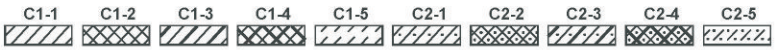
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas on this map, see APPENDIX F.

### MAP KEY

13c	14a	14c
13d	14b	14d
17c	18a	18c

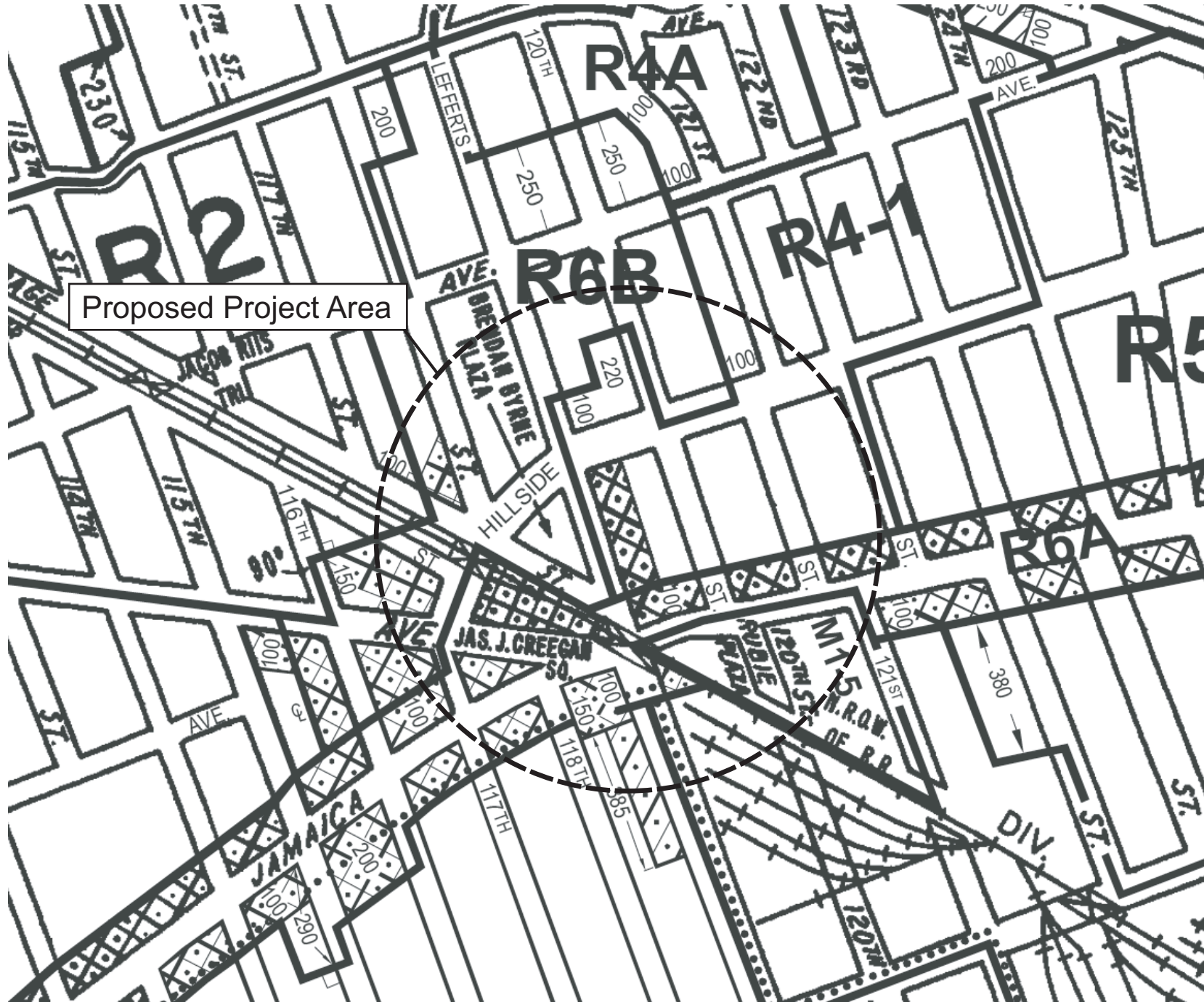
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ZONING MAP 14b

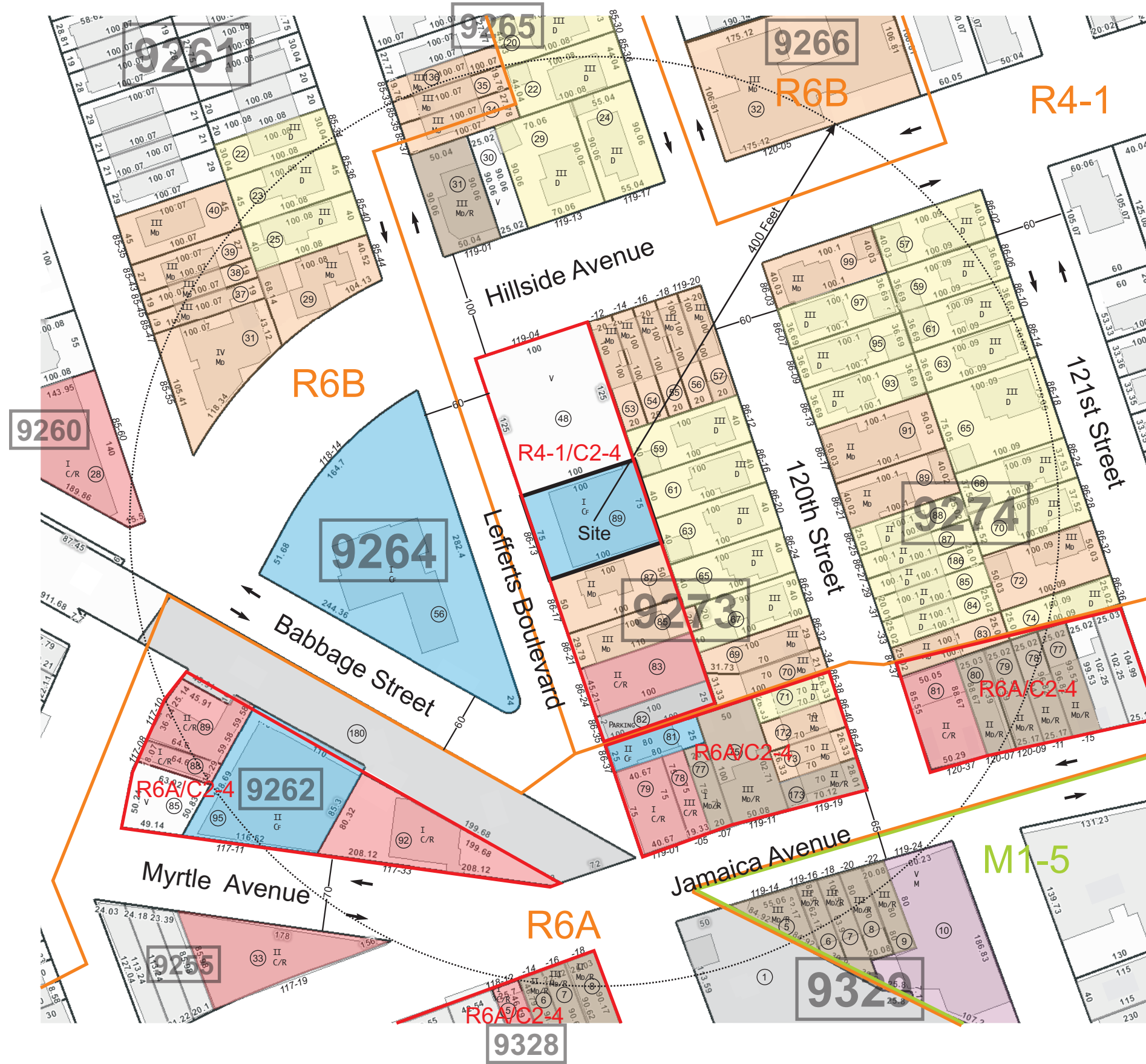


NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

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](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

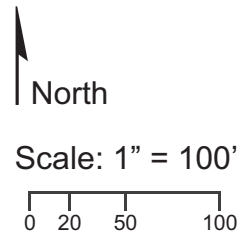


Source: Excerpt from DCP Zoning Map 14b



- Land Uses**
- One and Two-Family Homes
  - Multiple Dwelling
  - Commercial
  - Mixed Use (Residential-Commercial)
  - Manufacturing
  - Open Space / Park Land
  - Institutional / Community Facility
  - Parking / Automotive

- Legend**
- # - Lot Numbers
  - ### - Block Numbers
  - I, II, III - Story Height
  - MD - Multiple Dwelling
  - D - Dwelling
  - R - Retail
  - G - Garage
  - C - Commercial
  - I - Industrial
  - M - Manufacturing
  - W - Warehouse
  - V - Vacant





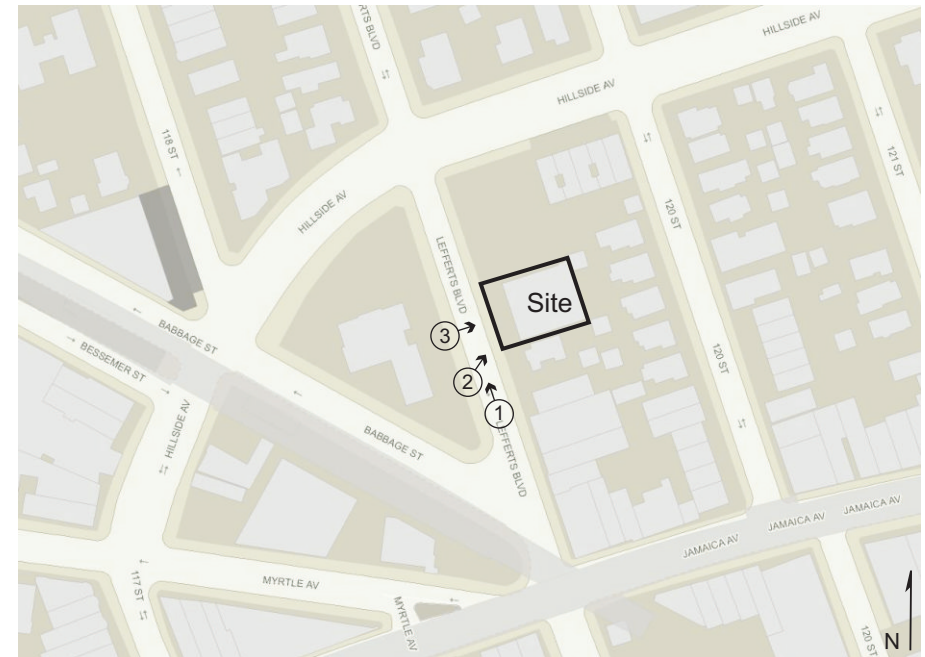
1. View of Lefferts Boulevard, facing north (Site at right)..



2. View of the Site, facing northeast.



3. View of the Site, facing east.





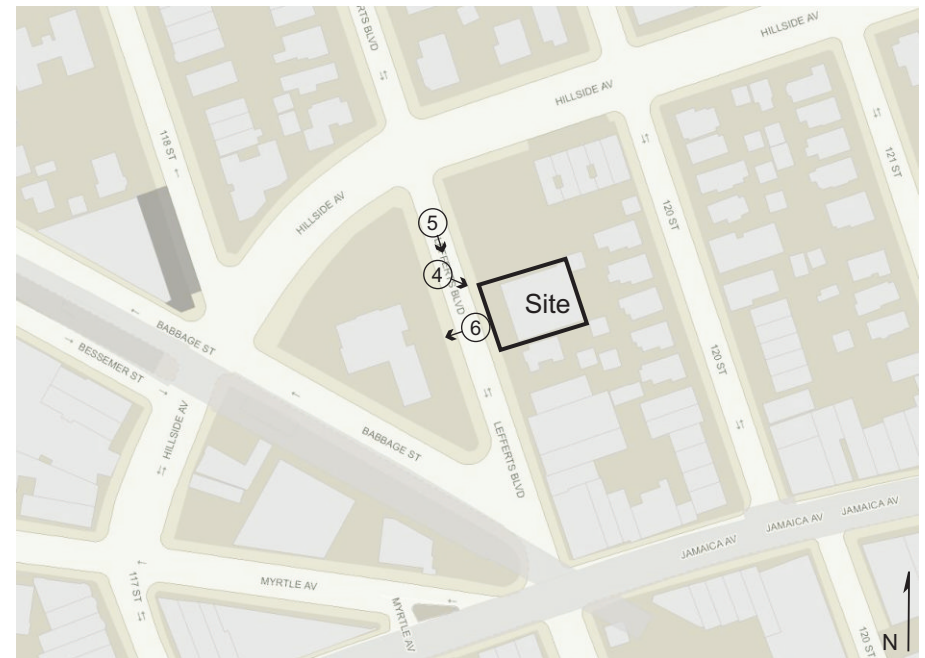
4. View of the Site, facing southeast.



5. View of Lefferts Boulevard, facing south (Site at left).



6. View of the Richmond Hill branch of the Queen Library (opposite the Site), facing west.







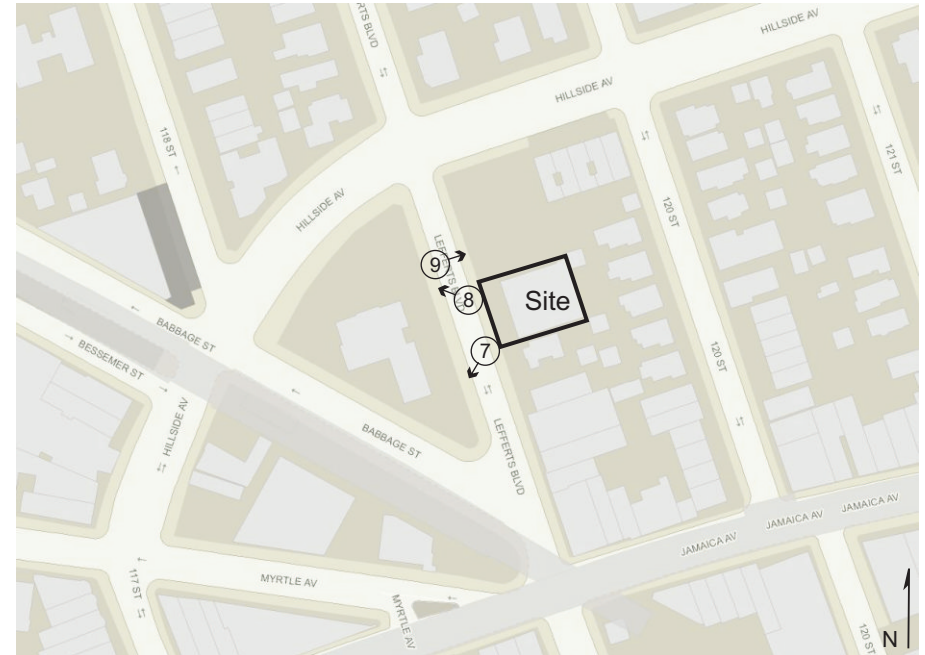
7. View of the Richmond Hill branch of the Queen Library (opposite the Site), facing southwest.



8. View of the Richmond Hill branch of the Queen Library (opposite the Site), facing northwest.



9. View of new mixed use development at 119-04 Hillside Avenue, adjacent to the north of the Site.





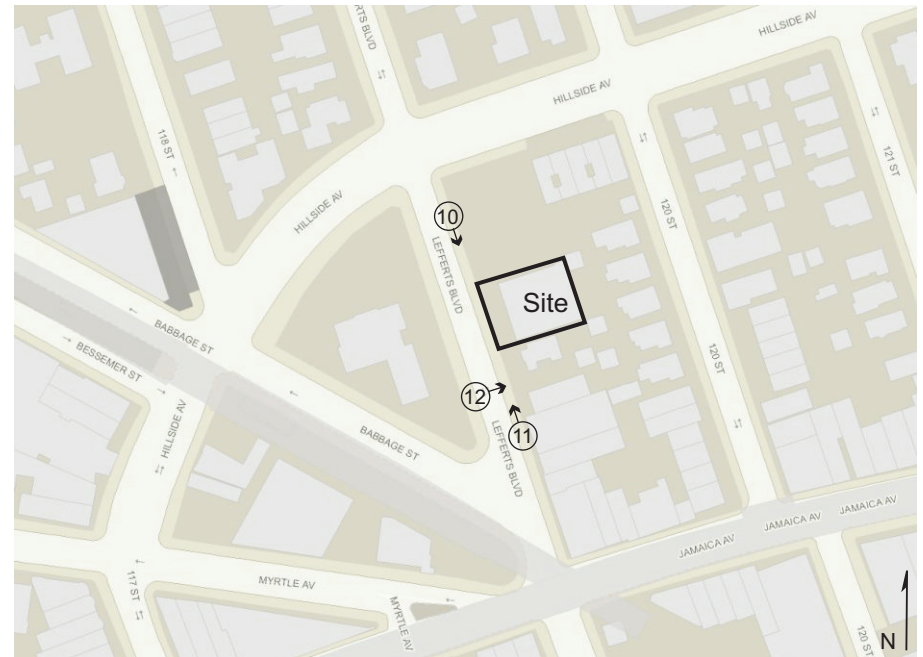
10. Sidewalk view, looking south on Lefferts Boulevard (Site at left).



11. Sidewalk view, looking north on Lefferts Boulevard (Site at right).



12. Residential buildings located to the south of the Site at 86-17 & 86-21 Lefferts Boulevard.





13. Mixed use building on the south side of Jamaica Avenue just east of Lefferts Boulevard.



14. Retail stores on the east side of Lefferts Boulevard just south of the Site.



15. View of Babbage Street, facing northwest, from Lefferts Boulevard.





16. View of the Richmond Hill branch of the Queen Library (opposite the Site), facing south from Hillside Avenue.



17. View of the northwest corner of Hillside Avenue and Lefferts Boulevard.



18. View of apartment houses on the south side of Hillside Avenue, between Lefferts Boulevard and 118th Street.





19. View of Hillside Avenue, facing southeast towards the LIRR overpass.



20. View of Hillside Avenue, facing northeast towards Lefferts Boulevard.



21. View of the retail strip on the west corner of Hillside Avenue and 118th Street.





22. View of 118th Street facing north from Hillside Avenue.



23. View of the Babbage Street facing northwest from Hillside Avenue.



24. View of the east side of Hillside Avenue, just south of the LIRR overpass.





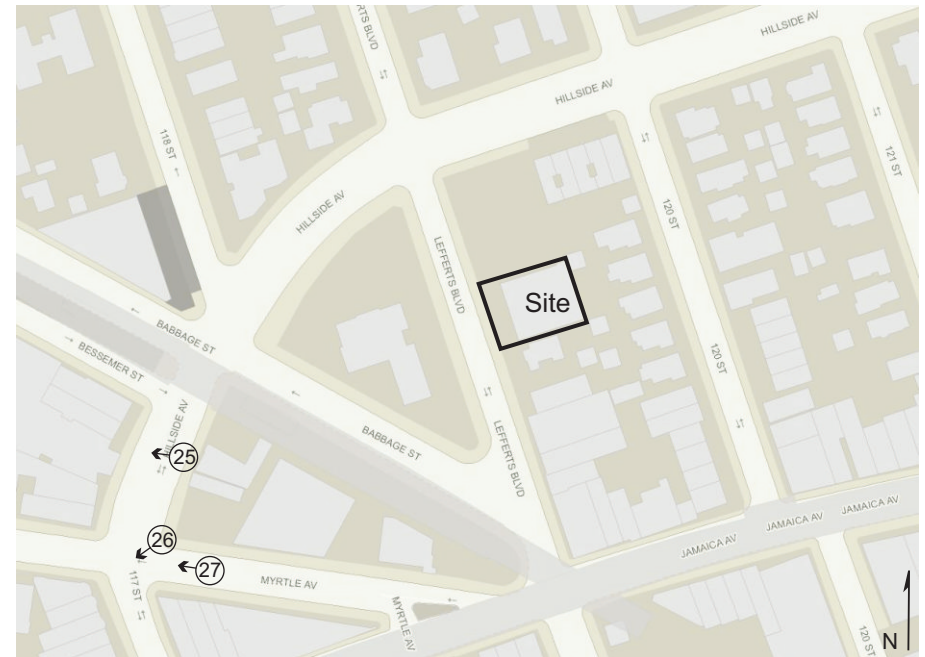
25. View of the west side of Hillside Avenue, just south of the LIRR overpass.



26. View of the southwest corner of Hillside Avenue and Myrtle Avenue.



27. View of Myrtle Avenue facing west from Hillside Avenue.





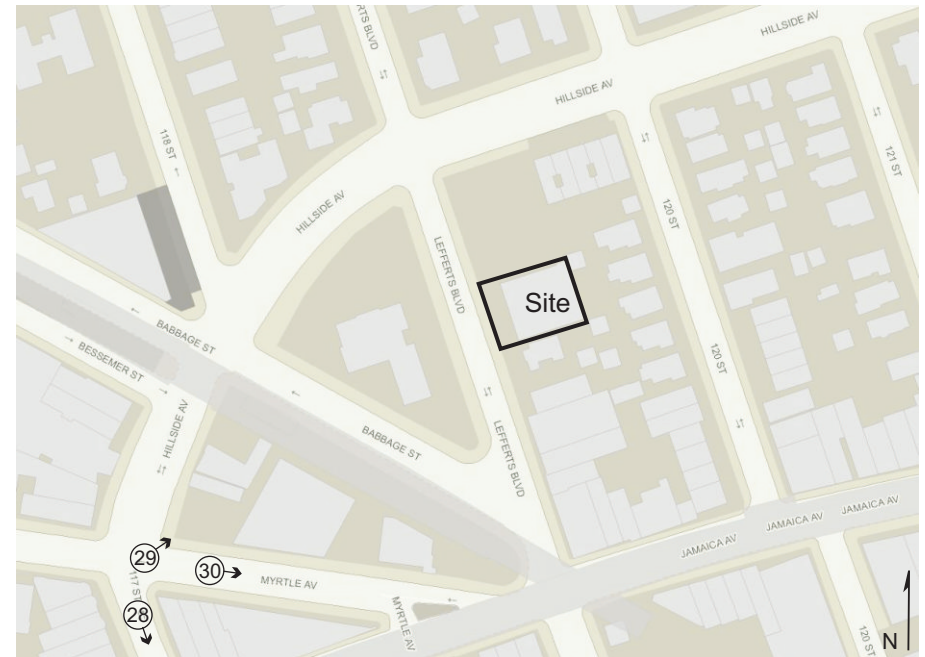
28. View of Hillside Avenue facing south from Myrtle Avenue.



29. View of the northeast corner of Myrtle Avenue and Hillside Avenue.



30. View of Myrtle Avenue facing east from Hillside Avenue.







31. View of the south side of Myrtle Avenue between Hillside Avenue and Lefferts Boulevard.



32. View of the southwest corner of Jamaica Avenue and Myrtle Avenue.



33. View of Myrtle Avenue facing west from Lefferts Boulevard.





34. View of Jamaica Avenue facing east from 118th Street.



35. View of the south side of Jamaica Avenue west of Lefferts Boulevard.



36. View of the west corner of Jamaica Avenue, Myrtle Avenue and Lefferts Boulevard.





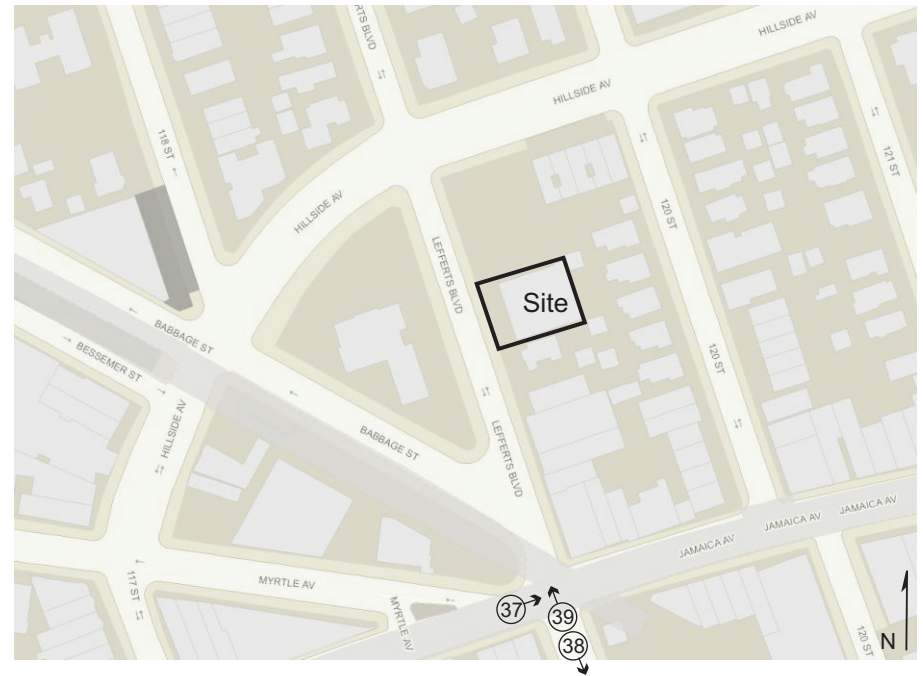
37. View of Jamaica Avenue, facing east from Lefferts Boulevard.



38. View of Lefferts Boulevard, facing south from Jamaica Avenue.



39. View of Lefferts Boulevard, facing north from Jamaica Avenue.



## PROJECT DESCRIPTION

### Introduction

The applicant, Siberian Ice, LLC (owner and operator of the establishment) seeks a Zoning Special Permit pursuant to Zoning Resolution (ZR) 74-711 on a site located at 86-13 Lefferts Boulevard within the Richmond Hill neighborhood of Queens Community District #9. The proposed action would facilitate the conversion of the cellar of an existing two-story (and cellar) 14,610 gsf Landmarks Preservation Commission (LPC) designated landmark, from a UG 9A banquet hall to a Use Group 12A eating and drinking establishment with dancing. The remaining portion of the landmarked building will remain as an as-of-right UG 9A banquet hall<sup>1</sup>.

Since the subject property is a landmark, the proposed action is also subject to LPC review. In September of 2014, a Notice of Compliance (LPC 159669) was issued by LPC. Full correspondence is available in **Appendix B**.

### Background

On December 17, 2002, the Landmarks Preservation Commission designated the building located on the Site—the Richmond Hill Republican Club—a landmark. (*See LPC Designation Report #LP-2126*.) The building, constructed in 1908, was designated a landmark in recognition of its function as an important political club and a cornerstone of the Richmond Hill neighborhood where parades, public lectures, picnics, dances, and dinners were held. The Commission's designation report also cites numerous architectural details, beyond the building's civic aspirations, that warrant protection: an elaborate entryway with classical pediment, a denticulated and bracketed cornice, and a roof-line balustrade.

The applicant purchased the building in the 2000s, and the Building had been vacant since the 1980s. The applicant performed structural and foundation work, interior excavation, the removal of window sash at the side and rear elevation and the installation of brick infill, and interior alterations, completed in compliance with a Certificate of No Effect 08-6987 issued on February 6, 2008 (LPC 08-4411), Miscellaneous/Amendments issued on September 17, 2008 (LPC 09-3570), a Certificate of No Effect 09-8021 issued on March 12, 2009 (LPC 09-7065), a Certificate of No Effect 12-3429 issued on August 5, 2011 (LPC 12-2816), and Miscellaneous/Amendments 15-6549 issued on April 16, 2014 (LPC 15-6153).

The applicant also performed restorative work, including facade cleaning and brick repointing, completed in compliance with Certificate of No Effect 15-0879 issued on November 12, 2013 (LPC 15-0721). The applicant constructed a one-story rooftop addition, installed sheet metal balustrades at the side parapet walls, and installed storefront infill at the Site, completed with a Certificate of Appropriateness, issued by the LPC 10-1750 on

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<sup>1</sup> Pursuant to ZR §73-244, eating or drinking establishments with any capacity and dancing may be permitted in C2 districts by Special Permit of the Board of Standards and Appeals (BSA) provided certain findings are made. However, the BSA Special Permit is not possible for this application as further outlined below.

August 11, 2009 (LPC 10-1543), a Certificate of Appropriateness 11-9184 on May 2, 2011 (LPC 11-8597), and Miscellaneous/Amendments 15-5774 on March 27, 2014 (LPC 15-5104). Once all the renovations were completed, the applicant re-occupied the building with an as-of-right UG 9A Banquet Hall, that is in use today.

### Existing Conditions

The proposed development (the "Project Site") is located at 86-13 Lefferts Boulevard (Block 9273, Lot 89) in the Richmond Hill neighborhood of Queens Community District #9. The Project Site consists of a rectangular lot containing 7,555 square feet of lot area with 75 feet of frontage along the east side of Lefferts Boulevard and a depth of 100 feet.

The Site is currently improved upon with a two-story building that is a designated landmark (the Richmond Hill Republican Club). The property is developed with as two-stories (14,610 gsf) and a cellar with 7068 gross square feet (gsf). Following the applicant's rehabilitation of the landmarked building in the last several years, an as-of-right Use Group (UG) 9 Banquet Hall was established on the first and second floors of the building. The UG 9 Banquet Hall consists of 5,615 square feet of floor area on the first floor and 820 square feet on the second floor used as a kitchen area. A new mezzanine level for food and equipment storage was also added, consisting of 1,927 square feet. The building has an FAR of less than 1.0. The Project Site is located within an R4-1/C2-4 district.

The entire building is currently open only one day a week (Saturday) for food service (UG 9 banquet use) and employs approximately 21 workers and services approximately 75-130 customers per night of service.

### Proposed Development

The proposed Special Permit would facilitate the conversion of an existing two-story and cellar (total square footage of 14,610 gsf, including the 7,068 gsf cellar) landmarked building, with UG 9A banquet use, to a UG 12A eating and drinking establishment with dancing occupying the cellar of the building and an as-of-right UG 9 banquet hall throughout the remainder of the building (See proposed site plans in **Appendix C**). As noted above, following the applicant's rehabilitation of the landmarked building in the last several years, an as-of-right Use Group (UG) 9A Banquet Hall was established on the first and second floors of the building, which would remain.

No parking would be provided on the Project Site. pursuant to ZR §36-21 (General Provisions for Required Accessory Off-Street Parking for Commercial or Community Facility Uses), parking is required at a ratio of 1 space per 25 persons rated capacity or 14 spaces in this instance. However, pursuant to ZR §36-232 (Waiver of Requirements for Spaces below Minimum Number in districts with very low parking requirements), as the required parking is less than 40 spaces, the parking requirement would be waived. Nighttime valet parking service would be provided by the operator of the subject property, nearby at the Key Foods grocery store parking lot, which is directly across the Street from the Site, when grocery customers are not utilizing the lot.

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

### Purpose and Need

The proposed Special Permit pursuant to ZR §74-711 is required to allow the occupancy of the cellar of the landmarked building by a UG 12A eating and drinking establishment with dancing.

The Applicant seeks to develop the unoccupied cellar level of the building for occupancy by a UG 12A eating and drinking establishment with dancing and a portion of the cellar and the remainder of the building as an as-of-right UG 9A Banquet Hall to serve residents, workers, and other persons in the surrounding community<sup>2</sup>.

The increment for analysis as facilitated by the CPC action and the LPC-approved site plans will be the use conversion within the cellar level only, specifically the operation of “eating or drinking establishments with entertainment and capacity of more than 200 persons, or establishments of any capacity with dancing” (Use Group 12A).

### Required Approvals

The proposed development would require a Special Permit pursuant to Zoning Resolution (ZR) 74-711. The CPC Special Permit, ZR §74-711, would facilitate only the conversion of the cellar of an LPC designated landmark to an eating and drinking establishment with dancing. The remaining portion of the landmarked building will be used as an as-of-right Use Group 9A Banquet Hall. The current zoning of the property allows Use Groups 1-9 and 14.

The proposal would also require an LPC Report and a Restrictive Declaration as preconditions to the issuance of the CPC Special Permit.

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<sup>2</sup> Pursuant to ZR §73-244, eating or drinking establishments with any capacity and dancing may be permitted in C2 districts by Special Permit of the Board of Standards and Appeals (BSA) provided certain findings are made. However, the BSA Special Permit was not an option for the Applicant because the Applicant could not meet finding (b) which requires that the entrance to such use be a minimum of 100 feet from the nearest Residence District boundary. (The boundary of an R6B district is mapped along the centerline of Lefferts Boulevard.) Therefore, the Applicant seeks zoning relief from the CPC pursuant to ZR §74-711 to permit the conversion of the cellar of a landmarked building to an eating and drinking establishment with dancing within a C2 district. The remaining portion of the landmarked building will be used as an as-of-right UG 9 Banquet Hall.

## Reasonable Worst Case Development Scenario (RWCDs)

### *No-Action Scenario*

Absent the proposed action, the existing conditions are to remain. Under the No-Action Scenario for the Project Build Year of 2018, it is assumed that the Project Site, identified as Block 9273, Lot 89 in Queens, would continue in its current condition with an as-of-right UG 9 banquet hall.

Pursuant to ZR §36-21, parking would be required at a ratio of 1 space per 25 persons rated capacity or 14 spaces in this instance. However, pursuant to ZR §36-232, as the required parking is less than 40 spaces, the parking requirement for the No-Action Scenario would be waived and subsequently no accessory parking would be provided on the Project Site.

### *With-Action Scenario*

The With-Action Scenario for the Project Build Year of 2018 would entail the following development of the project site, identified as Block 9273, Lot 89 in Queens:

- Conversion of an existing two-story and cellar 7,542 zoning sf (total square footage of 14,610 gsf including the 7,068 gsf cellar) landmarked building to a UG 12A eating and drinking establishment with dancing occupying the cellar of the building and an as-of-right UG 9A Banquet Hall throughout the remainder of the building. No parking would be provided on the project site. Pursuant to ZR §36-21, parking is required at a ratio of 1 space per 25 persons rated capacity or 14 spaces in this instance. However, pursuant to ZR §36-232, as the required parking is less than 40 spaces, the parking requirement for the With-Action Scenario would be waived (see attached site plans in Attachment C) and no accessory parking would be provided on the Project Site.
- The existing 7,068 zoning gsf cellar building on the site will not be increased in size.
- The proposed use and floor area of each floor of the structure is listed below.
  - Cellar - 7,068 gsf proposed UG 12A eating and drinking establishment with entertainment (dancing) plus kitchen, food preparation, and rest room areas.
  - 1<sup>st</sup> Floor - 5,615 gsf UG 9A Banquet Hall plus dishwashing area and waiting areas.
  - Mezzanine - 1,107 gsf UG 9A Banquet Hall storage area.
  - 2<sup>nd</sup> Floor - 820 gsf UG 9A Banquet Hall kitchen and preparation areas.
  - There will be a separate entrance for the proposed Use Group 12A Eating and Drinking Establishment with Dancing at the cellar level. There is a new kitchen installed on the cellar level, which will be used in connection with the Use Group 12A Eating and Drinking Establishment with Dancing and is separate and distinct from the kitchen and food preparation areas on the second floor that are used for the existing Use Group 9A Banquet Hall.

In the With-Action scenario, the establishment is estimated to employ 41 workers. The number of customers estimated under this scenario is 120 people on Sundays through Thursdays and up to 200 customers on Sunday nights.

### *Analysis Framework*

In accordance with the 2014 CEQR Technical Manual, the environmental analysis has been prepared to address the difference between the No-Action and With-Action development scenarios on the Project Site. The increment for analysis as facilitated by the CPC action will be the use conversion within the cellar level only (7,068 gsf) specifically the operation of “eating or drinking establishments with entertainment and capacity of more than 200 persons, or establishments of any capacity with dancing” (Use Group 12A).

This includes an increment of approximately 20 employees and up to 70 customers.



# SIBERIAN ICE HOUSE

## ENVIRONMENTAL ASSESSMENT STATEMENT

### INTRODUCTION

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; public policy; historic and cultural resources; and noise. Figures attached to this document include a zoning map (**Figure 1**), a tax map (**Figure 2**), a land use map (**Figure 3**), and site photographs (**Figure 4**).

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

#### LAND USE

In order to assess the potential for project related impacts, the land use study area has been defined as the area located within a 400-foot radius of the site, which is the area within which the proposed project has the potential to affect land uses or land use trends. The 400-foot radius study area around the Project Site is generally bounded on the north by Hillside Avenue, on the south by Jamaica Avenue, on the east by 121st Street and on the west by Myrtle Avenue. Various sources have been used to prepare a comprehensive analysis of land use, zoning, and public policy characteristics of the area, including field surveys, studies of the neighborhood, census data, and land use and zoning maps.

#### Existing Conditions

##### Project Site

The proposed development (the "Project Site") is located at 86-13 Lefferts Boulevard (Block 9273, Lot 89) in the Richmond Hill neighborhood of Queens Community District #9. The Project Site consists of a single rectangular tax lot containing 7,555 square feet of lot area with 75 feet of frontage along the east side of Lefferts Boulevard and a depth of 100 feet.

The property is developed with a two-story and cellar 7,542 zoning square foot (sf) building. The cellar of the building is 7,068 gsf in area for a total building square footage of 14,610 gsf. The building, which is an LPC designated landmark ("the Richmond Hill Republican Club"), was previously occupied by a Use Group (UG) 4 community facility use and was vacant since the 1980s. The cellar level of building is currently unoccupied and undergoing renovation. The remaining portion of the building is used as an UG 9 Banquet Hall. The building has an FAR of 1.0. The Project Site is located within a R4-1/C2-4 district.

### Surrounding Area

The surrounding area consists of a mix of residential, community facility, commercial and mixed-use (residential-commercial) properties (See **Figure 3**, Land Use Map). Most of the residential buildings in the area are comprised of one- and two- family residences. Commercial uses are concentrated along Lefferts Boulevard, which is a commercial thoroughfare, and generally consist of local retail and service establishments. Commercial uses are also concentrated along Jamaica Avenue which is located one block to the south of the project site and along Lefferts Boulevard to the south of Jamaica Avenue. The Queens Library at Richmond Hill is located to the west and directly across Lefferts Boulevard from the Project Site. Development trends in the surrounding area consist of commercial as-of-right development along Lefferts Boulevard, pursuant to the underlying commercial zoning regulations.

### No-Action Scenario

Under the No-Action Scenario, the Project Site would be remain in its current condition with a UG 9A Banquet Hall. The surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2018. No significant new development or land-use changes in the study are expected.

### With-Action Scenario

Under the With-Action Scenario, the uses within the Project Site would be converted to a UG 12A eating and drinking establishment occupying the cellar of the building, and used as an as-of-right UG 9A Banquet Hall throughout the remainder of the building.

Specifically, the cellar would contain 7,068 gsf of proposed UG 12A eating and drinking establishment with entertainment (dancing), as well as UG 6 kitchen, food preparation, and rest room areas. The first floor would contain 5,615 gsf UG 9A Banquet Hall plus dishwashing area and waiting areas. The mezzanine would contain 1,107 gsf UG 9A storage area and the second floor would contain 820 gsf UG 9A kitchen and preparation areas.

The only change in use would occur at the cellar level and the remaining building would be occupied with a use permitted as-of-right. Use Group 12 is generally permitted as-of-right within C2 districts. As noted above, the surrounding area contains a balanced mix of commercial, residential and community facility uses. No potentially significant adverse impacts related to land use are expected to occur as a result of the proposed action. Therefore, further analysis of land use is not warranted.

## ZONING

### Existing Conditions

The Project Site is entirely within a R4-1/C2-4 district. Within a 400-foot radius of the Project Site are R6A, R6B and M1-5 districts (see **Figure 1 - Zoning Map**).

The R4-1 district primarily permits contextual one and two-family detached and semi-detached houses at a maximum FAR of 0.75, with an attic allowance of 20%. Front yards of 10 feet and rear yards 30 feet are required, with two side yards totaling 8 feet are required for a detached residence. There is no minimum width for each side yard, but there must be eight feet between buildings on adjacent zoning lots. The maximum building height is 35 feet and one parking space is required per dwelling unit.

The R6A zoning district is a contextual district with a maximum residential FAR of 3.0. Quality Housing regulations are mandatory in this district. Above a maximum base height of 65 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 75 feet. Off-street parking is required for 50% of a building's dwelling units, or can be waived if five or fewer spaces are required.

R6B is a contextual residential zoning district that predominantly produces four- and five-story buildings. Many of these are brownstone buildings are set back from the street and have small front yards. The R6B zoning district allows for a maximum FAR of 2.0 and requires application of the Quality Housing regulations. The base height of a new building before setback must be between 30 and 45 feet; the maximum height is 55 feet. Off Street parking is required for 50% of all DUs, but waived if a lot is less than 40 feet wide.

The M1-5 zoning district allows a maximum FAR of 5.0 for light manufacturing and industrial uses (Use Groups 4-14, 16-17) and allows an FAR of 6.5 for community facility uses. The maximum building height is based on the sky-exposure plane, which begins 85' feet above the street line.

The C2-4 zoning district is a commercial overlay that is mapped at a depth of 100 feet. C2-4 districts allow for a wide variety of commercial uses (Use Groups 5-9 and 14) such as local retail, funeral homes and repair services. Within lower density residential zoning districts (R1 through R5) the maximum FAR of 1.0, whereas in more dense residential districts (R6 through R10) the maximum FAR is 2.0. Parking requirements vary by use. Use Group 12 is not permitted as-of-right within the C2-4 zoning district.

#### No-Action Scenario

In the No-Action Scenario, the Project Site would be governed by the existing R4-1/C2-4 district regulations, with the as-of-right conversion of the Project Site with a 7,542 zoning gsf (total square footage of 14,610 gsf including the 7,068 gsf cellar) UG 9 Banquet Hall. Pursuant to ZR §36-21, parking would be required at a ratio of 1 space per 25 persons rated capacity or 14 spaces in this instance. However, pursuant to ZR §36-232, as the required parking is less than 40 spaces, the parking requirement for the No-Action Scenario would be waived.

The surrounding 400-foot project study area would continue to be governed by the existing regulations of the R4-1/C2-4, R6A, R6B and M1-5 districts. No rezoning actions are presently being contemplated by the NYC Department of City Planning (DCP), as indicated on the DCP website.

### With-Action Scenario

The proposed action would allow for a conversion of use within the cellar of the Project Site. The building on the Project Site consists of 7,542 zoning sf (total square footage of 14,610 gsf including the 7,068 gsf cellar) to be utilized as a UG 12A eating and drinking establishment with dancing and UG 9A Banquet Hall throughout the remainder of the building.

No parking would be provided on the Project Site. Pursuant to ZR §36-21, parking is required at a ratio of 1 space per 25 persons rated capacity or 14 spaces in this instance. However, pursuant to ZR §36-232, as the required parking is less than 40 spaces, the parking requirement for the With-Action Scenario would be waived.

The existing 7,542 zoning sf (total square footage of 14,610 gsf including the 7,068 gsf cellar) building on the Site will not be increased in size as part of the With-Action Scenario.

The proposed action would not have a significant impact on the building's conformity or compliance with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby properties. The surrounding area would continue to be governed by the existing regulations of the R4-1/C2-4, R6A, R6B and M1-5 districts.

Potentially significant adverse impacts related to zoning are not expected to occur as a result of the proposed action, and further assessment of zoning is not warranted.

## PUBLIC POLICY

### Existing Conditions

The area surrounding the Project Site, located in the Richmond Hill area of Queens Community District 9, is a community with a mix of residential, commercial, community facility and light manufacturing/industrial uses.. According to the 2010 U. S. Census, the population of Community District 9 remained constant with only a loss of only three residents between 2000 (62,985) and 2010 (62,982).

Other than the zoning provisions discussed above, no other public policies would affect the Project Site. The Project Site is not subject to the provisions of the City's Waterfront Revitalization Program (WRP) because the Project Site and the surrounding study area are not located within the City's Coastal Zone Boundary. Aside from the Project Site itself being an LPC-designated resource, the 400-foot radius area is not located within a Historic District, and otherwise do not contain any designated historic resources, and are not subject to any historic regulations. In addition, the Project Site and the surrounding 400-foot radius area are not located within the boundaries of any 197-a Community Development Plans or Urban Renewal Area plans, a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area. While the area is within the boundaries of the Jamaica Bay Watershed, the Project Site is entirely developed and not within proximity to any sensitive vegetation or natural resources (See **Appendix A**).

The Project Site and surrounding area is within a designated Food Retail Expansion to Support Health (FRESH) Program-eligible area. This makes the project eligible for zoning and financial incentives to promote the establishment and retention of neighborhood grocery stores in underserved communities throughout the five boroughs.

No-Action Scenario

In the No-Action Scenario, any new development on the Project Site would be governed by the R4-1/C2-4 zoning district regulations. No other public policy initiatives would affect the Project Site or the 400-foot study area by the 2018 build year. In addition, no changes are anticipated to the zoning districts, zoning regulations or to any public policies affecting the Project Site or the surrounding study area.

With-Action Scenario

No impact to public policies would occur as a result of the proposed action. The proposed development would enhance the use of the rooftop as an outdoor amenity for the hotel and return the domed spire to its historical state.

No potentially significant adverse impacts related to public policy are anticipated to occur as a result of the proposed action, and further assessment of public policy is not warranted.

## **2. HISTORIC AND CULTURAL RESOURCES**

Historic resources are defined as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, archaeological, and architectural importance. This includes properties that have been designated, or are under consideration for designation, as New York City Landmarks or Scenic Landmarks; properties within New York City Historic Districts; properties listed on the State and/or National Register of Historic Places; and National Historic Landmarks. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

According to the 2014 *CEQR Technical Manual* guidelines, impacts on historic resources can occur on those sites directly affected by the proposed action and in the immediate surrounding area. The historic resources study area for the proposed action is defined as an approximate 400-foot radius around the Project Site. Impacts on archaeological resources can occur only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance. The archaeological resources area is limited to only the Project Site.

### Archaeological Resources

The proposed development would include modifications to the interior of the existing LPC-designated building and would not require any in-ground disturbance. Any potentially unexcavated land beneath the Project Site would remain undisturbed. Therefore, no adverse impacts related to archaeological resources are anticipated as part of the proposed action and further analysis is not warranted.

### Architectural Resources

The proposed action would facilitate the change of use within the cellar of an LPC-designated landmark. The LPC designated the building, known as the Richmond Hill Republican Club, as a landmark on December 17, 2003 (Designation List 343 LP-2126). According to the LPC report, the Richmond Hill Republican Club was built in 1908 to the designs of Henry E. Haugaard, served as a social gathering place and entertainment center for local community functions, and stands as an excellent prototype of small-scale Colonial Revival style civic architecture.

The applicant performed structural and foundation work, interior excavation, the removal of window sash at the side and rear elevation and the installation of brick infill, and interior alterations, completed in compliance with a Certificate of No Effect 08-6987 issued on February 6, 2008 (LPC 08-4411), Miscellaneous/Amendments issued on September 17, 2008 (LPC 09-3570), a Certificate of No Effect 09-8021 issued on March 12, 2009 (LPC 09-7065), a Certificate of No Effect 12-3429 issued on August 5, 2011 (LPC 12-2816), and Miscellaneous/Amendments 15-6549 issued on April 16, 2014 (LPC 15-6153).

The applicant also performed restorative work, including facade cleaning and brick repointing, completed in compliance with Certificate of No Effect 15-0879 issued on November 12, 2013 (LPC 15-0721). The applicant constructed a one-story rooftop addition, installed sheet metal balustrades at the side parapet walls, and installed storefront infill at the Site, completed with a Certificate of Appropriateness, issued by the LPC 10-1750 on August 11, 2009 (LPC 10-1543), a Certificate of Appropriateness 11-9184 on May 2, 2011 (LPC 11-8597), and Miscellaneous/Amendments 15-5774 on March 27, 2014 (LPC 15-5104). Full correspondence is available in **Appendix B**.

As noted above, any physical alterations of the building will be performed in accordance with LPC approval. Furthermore, the applicant would execute a Restrictive Declaration to establish a program for continued maintenance and preservation of the historic building. As such, no adverse impacts related to architectural resources are anticipated as part of the proposed action.

Therefore, no adverse impacts to historic and cultural resources from the proposed action would be expected and further analysis is not warranted.

### **3. NATURAL RESOURCES**

The Project Site is located within the boundaries of the Jamaica Bay Watershed (See **Appendix A** for the Jamaica Bay Watershed Protection Plan Form). As such, a preliminary assessment of the proposed action's potential affect on natural resources is required. Relative to the requirements of the Natural Resources chapter of the CEQR Technical Manual, the Project Site is developed and is within the highly urbanized area of Richmond Hill, making the site devoid of any significant natural resource.

The attached photographs (see Figure 4 - Site Photographs) illustrate the existing conditions on the Project Site. Finally, the project site contains no subsurface conditions, the disruption of which might affect the function or value of an adjacent or nearby natural resource, as the Project Site contains a cellar, with soil disturbance having occurred approximately 100 years ago. Therefore, the proposed actions are not anticipated to create a significant adverse impact on natural resources and no further analysis is warranted.



## 4 . TRANSPORTATION

### INTRODUCTION

The proposed action would facilitate only the conversion of the cellar of an LPC designated landmark to an eating and drinking establishment with dancing. The remaining portion of the landmarked building will be used as an as-of-right Use Group 9 Banquet Hall. The current zoning of the property allows Use Groups 1-9 and 14.

The property is developed with as two-stories and a cellar with 7,542 gross square feet (gsf). Following the applicant's rehabilitation of the landmarked building in the last several years, an as-of-right Use Group (UG) 9 Banquet Hall was established on the first and second floors of the building.

Absent the proposed action, the existing conditions are to remain. Under the No-Action Scenario for the Project Build Year of 2018, it is assumed that the Project Site, identified as Block 9273, Lot 89 in Queens, would continue in its current condition with an as-of-right UG 9 banquet hall<sup>3</sup>.

The increment for analysis as facilitated by the proposed action will be the use conversion within the cellar level only (7,068 gsf) specifically the operation of "eating or drinking establishments with entertainment and capacity of more than 200 persons, or establishments of any capacity with dancing" (Use Group 12). This includes an increment of approximately 7,068 square feet of a commercial use, 20 employees and up to 70 customers. Per table 16-1 of the *CEQR Technical Manual*, incremental thresholds range between 15,000 (local retail) and 20,000 feet (destination retail and restaurant use) in Zone 2 (within .25 miles of a subway) to require a Tier 1 trip analysis. Since the proposed change of use consists of 7,068 gsf, a trip generation is not warranted. If the proposed project would result in development densities less than the levels shown in Table 16-1, further numerical analysis would not be needed for any of these technical areas, except in unusual circumstances.

Based on the above, the proposed action is not anticipated to negatively impact traffic and parking conditions within the surrounding area and additional analysis is not warranted.

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<sup>3</sup> Pursuant to ZR §36-21, parking would be required at a ratio of 1 space per 25 persons rated capacity or 14 spaces in this instance. However, pursuant to ZR §36-232, as the required parking is less than 40 spaces, the parking requirement for the No-Action Scenario would be waived.

## **5. AIR QUALITY**

### **Introduction**

Under *CEQR*, two potential types of air quality impacts 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. 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 the proposed project. Both the potential impacts of buildings surrounding the proposed project and potential impacts of the proposed project on surrounding buildings are considered in this 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 vehicle trips in any given hour are considered as unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. As noted in the Transportation section (see Section 5), the proposed action would be below any required transportation thresholds. Therefore, no detailed air quality mobile source analysis would be required per the *CEQR Technical Manual*, and no significant mobile source air quality impacts would be generated by the proposed action.

### **Stationary Source**

Per *CEQR TM* chapter 17, *Air Quality*, section 220 (Stationary Sources), the project does not require an analysis because it would not create new stationary sources of pollutants, that would affect surrounding uses; it would not introduce new sensitive uses near existing or planned emissions stacks that may affect the use; and it would not introduce structures near any such existing stacks, so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

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

There is no potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses. The floor area of the existing facility will not change as a result of the proposed action. The facility already operates with an existing HVAC system that is anticipated to remain and any system that would be used would be required to adhere to the building code. The proposed action does not warrant a new HVAC system and is therefore not anticipated to result in any HVAC related-impacts on adjacent properties.

### *Air Toxics*

Based on a physical survey of the Project Area as well as land use maps, and Project Area photographs (see attached photographs in the Project Description) no manufacturing/industrial uses, including dry cleaners or auto-body repair shops, are within 400 feet of the Project Site that generate industrial source emissions. Furthermore, there are no large-scale emissions sources within 1,000 feet of the Project Site. Pursuant to Chapter 17 Section 220 of the *CEQR Technical Manual*, no additional analysis of Air Toxics is required.

### **Conclusion**

There would be no significant air quality impacts from the proposed project's heat and hot water systems on surrounding uses, and the proposed development would not be adversely affected by surrounding uses or industrial emissions. Therefore, no stationary source impacts would occur as a result of the project.

## **6. 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 sensitive receptor (such as a residence, a park, a school, etc), 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 is located. The surrounding area is principally developed with residential uses.

The study area for potential noise impacts from vehicular sources includes the locations of receptors along traffic routes to and from the site along which project vehicular trips are assigned, and the proposed site itself, if a receptor would be located there. Of particular importance are routes where traffic levels without the proposed project would be light and made up of lighter vehicles, and where the proposed project would result in a significant number of new trips. Under noise analysis procedures, vehicles are converted to Noise Passenger Car Equivalents (PCEs), which in turn are used to compute the noise levels for future conditions. If a significant increase in the number of Noise PCEs is expected (i.e., more than a doubling of Noise PCEs) along any given route that proposed project-related vehicles would use going to and coming from the site within a given hour, then representative receptors should be selected along that route for analysis. The project itself should also be considered as a receptor if it would include a noise sensitive use.

Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes would not double along due to the proposed project (see Section 5 – Transportation for further information). Therefore, the proposed project would not result in a mobile source noise impact.

#### **Stationary Source**

Pursuant to Chapter 19 Section 322 of the *CEQR Technical Manual*, when the project would result in a new sensitive receptor within 1,500 feet of a stationary noise source, with a direct line of sight to that source, the receptor and source should be considered for analysis.

While the Project Site is located within 1,500 feet of an elevated train line and the project would facilitate a UG 12A (Eating and Drinking Establishment with Dancing) use within the cellar of an existing building that contains UG 9A banquet hall use, the proposed use would thus introduce new sensitive receptors. However, the use will be contained below grade with no windows to give any potential users within the facility a line of sight within 1,500 feet of the nearby elevated train line.

As the new sensitive receptors introduced by the proposed project would not have a direct line of sight to the nearby existing stationary source, they would not be affected, and therefore a detailed analysis is not warranted.

Beyond the fact that the proposed new use is located below grade, it has been designed with the following measures to ensure any new noise generated as a result of the proposed new use would not affect existing adjacent residential uses or any sensitive uses within the surrounding area: (1) full height sound-attenuating partitions will be installed throughout the perimeter of the space; (2) sound attenuating ceiling panels will prevent noise from disturbing the building's ground floor Banquet Hall, or noise emission outside the building; (3) self-closing doors that will remain shut during its hours of operation; and (4) masonry walls will insure that the sound level does not exceed the limits set forth in any applicable provision of the New York City Noise Control Code. These measures are noted on the site plan (see the Cellar Floor Plan in Appendix C). Additionally, the proposed project would not include any unenclosed heating or ventilation equipment that could adversely impact other sensitive uses in the surrounding area. Therefore, the proposed action would not locate addition 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 project site that is also a sensitive receptor. 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 per the *CEQR Technical Manual*, 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:**

**JAMAICA BAY WATERSHED PROTECTION PLAN**

# 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](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:
- 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
14,610 gsf two-story and cellar building	14,610 gsf two-story and cellar 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. <b>Surface area:</b>		
Roof:	5,615 sf	5,615 sf
Pavement/walkway:	None	970 sf
Grass/softscape:	None	970 sf
Other (describe):	1,940 sf unpaved area	None

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

None	None
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3. **Water surface area:**

None	None
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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.

## **APPENDIX B:**

### **LPC CORRESPONDENCE**

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 77DCP119Q  
**Project:** Siberian Ice  
**Date received:** 8/13/2015

**Properties with Architectural significance:**

1) ADDRESS: 86-13 LEFFERTS BOULEVARD, BBL: 4092730089, LPC FINDINGS:  
DESIGNATED NYC LANDMARK EXTERIOR; PERMIT FROM THE LPC PRESERVATION  
DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: PROPERTY  
NATIONAL REGISTER LISTED

The LPC is in receipt of the EAS of July, 2015. The document is acceptable for  
historic and cultural resources.



8/26/2015

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SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 30757\_FSO\_GS\_08262015.doc



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



ROBERT B. TIERNEY  
*Chair*

March 4, 2014

ISSUED TO:

**Carl Weisbrod, Chair**  
**NYC Department of City Planning**  
**22 Reade Street**  
**New York, NY 10007**

Re: LPC - 154228  
MOU 15-4867  
86-15 LEFFERTS BOULEVARD  
Richmond Hill Republican Club  
INDIVIDUAL LANDMARK  
Borough of Queens  
Block/Lot: 9273 / 89

At the Public Meeting of October 22, 2013, following the Public Hearing of the same date, the Landmarks Preservation Commission ("LPC") voted to issue a report to the City Planning Commission ("CPC") in support of an application for the issuance of a Special Permit pursuant to Section 74-711 of the Zoning Resolution to modify Section 32-10 of the Zoning Resolution to permit Use Group 12 Cabaret (Catering Hall) at the building located at 86-15 Lefferts Boulevard, Queens, Block 9273, Lot 89 ("the Designated Building") as put forward in the application completed on September 26, 2013. The Designated Building is a Colonial Revival style civic building designed by Henry E. Haugaard and built in 1908.

In voting to issue the report, the LPC found that the applicant has agreed to undertake work on the primary facade, to restore the Designated Building and bring it up to a sound, first class condition; that the applicant has agreed to establish and maintain a program for continuing maintenance to ensure that the Designated Building is maintained in a sound, first class condition; and that a Restrictive Declaration ("Declaration") will be filed against the property which will bind the applicants and all heirs, successors and assigns to maintain the continuing maintenance program in perpetuity.

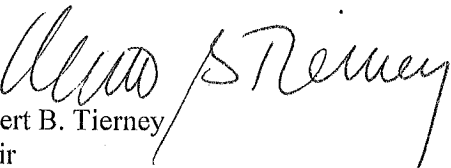
Specifically, at the Public Hearing and Public Meeting of October 22, 2013, and the Public Meetings of April 12, 2011, and July 28, 2009, following the Public Hearing of June 16, 2009, the Commission approved, among other things, the in-kind replacement of the sheet metal balustrades at the primary façade, and the installation of new sheet metal balustrades at the side parapet walls, all featuring a white painted finish and the installation of storefront infill, consisting of paired wood doors flanked with one-over-one, wood double-hung windows at each bay, all with a dark stained finish. The Commission further approved restorative work including façade cleaning and select brick repointing at the side elevations; painting the sheet metal pediment white; patching the cast stone pilasters and surrounds at the storefront openings, and painting these surfaces white.

The Commission further approved additional restorative work under Certificate of No Effect 15-0879, including full brick repointing at the primary facade, and the reconstruction of the brick parapet walls using the existing salvaged and cleaned historic brick. In reaching a decision to grant the approvals for the restorative work aspects, the Commission found that the proposed work is restorative in nature and will return the building closer to its original appearance; and that the specified pointing mortar will be compatible with the historic masonry in terms of composition, and that it will match the historic masonry in terms of color, texture, and tooling.

In reaching a decision to issue a favorable report to the CPC, the LPC found that the proposed restorative work pursuant to Certificate of Appropriateness 11-9184, Certificate of Appropriateness 10-1750, and Certificate of No Effect 15-0879 will return the building closer to its original appearance, and will reinforce the architectural and historic character of the building; that the restorative work, including the reconstruction of the sheet metal balustrades, facade cleaning and repointing, will bring the building up to a sound first class condition and aid in its long term preservation; that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building in a sound, first class condition; and that the owners of the building have committed themselves to establishing a perpetual cyclical maintenance plan which will bind all heirs, successors and assigns and subsequent owners of the building and which will be legally enforceable by the Landmarks Preservation Commission under the provisions of a Restrictive Declaration, and will be recorded against the property.

The Declaration requires the Declarant to hire a qualified preservation professional, whose credentials are to be approved by LPC, to undertake comprehensive inspections every five years of the Designated Building's exterior and such portions of the interior which, if not properly maintained, would cause the Designated Building to deteriorate. The Declarant is required to perform all work identified in the resulting professional reports as being necessary to maintain the Designated Building in sound, first-class condition within stated time periods.

The staff of the Commission is available to assist you with these matters. Please direct inquiries to Carly Bond.

  
Robert B. Tierney  
Chair

cc: Mark Chulpayev; Eric Palatnik; John Weiss, Deputy Counsel/LPC; Jared Knowles, Deputy Director of Preservation/LPC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



September 22, 2014

ISSUED TO:

**Mark Chulpayev**  
**Siberian Ice LLC**  
**86-13 Lefferts Boulevard**  
**Richmond Hill, NY 11418**

Re: **MISCELLANEOUS/AMENDMENTS**  
LPC - 159535  
MISC 16-2853  
86-15 LEFFERTS BOULEVARD  
Richmond Hill Republican Club  
INDIVIDUAL LANDMARK  
Borough of Queens  
Block/Lot: 9273 / 89

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 10-1750 on August 11, 2009 (LPC 10-1543), Certificate of Appropriateness 11-9184 on May 2, 2011 (LPC 11-8597), and Miscellaneous/Amendments 15-5774 on March 27, 2014 (LPC 15-5104), approving a proposal to construct a one-story rooftop addition, to install sheet metal balustrades at the side parapet walls, and the installation of storefront infill, at the subject premises.

Subsequently, on July 7, 2014, the staff received a request to amend the scope of work approved under the original permit.

The proposed amendment consists of the installation of an elevator override clad in stucco, and exhaust and ductwork at the roof of the one-story rooftop addition; and at the rear of the roof set behind the rooftop addition, the installation of additional large condensing units and associated ductwork; as shown in annotated photographs of the as-built conditions prepared by Mary Dierickx and Mark Chulpayev, and submitted as components of the application.

With regard to this proposal, the Commission finds that additional accretions on the roof of the addition, are directly visible in conjunction with the primary elevation from Lefferts Boulevard; that the rooftop accretions are visible from a distance on Hillside Avenue, and in combination with the neutral finishes, these elements have an unobtrusive presence on the roof of the building, and do not detract from prominent roofline of the

building; that the mechanical equipment at the rear of the roof is only visible in conjunction with the minimally detailed rear elevation, and in disassociated viewpoints 120th Street, which have no visual impact on the building; and that otherwise, the work is in keeping with the intent of the previously approved proposals. Based on these findings, the Commission determines the work to be appropriate to this Individual Landmark. The work, therefore, is approved, and Certificate of Appropriateness 11-9184 is hereby amended to incorporate the above referenced changes.

This amendment is being issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original building fabric is discovered. The Commission reserves the right to revoke this permit, upon written notice to the applicant, if the actual building conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The approved work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Carly Bond.



Carly Bond

cc: John Weiss, Deputy Counsel/LPC; Jared Knowles, Deputy Director of Preservation/LPC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



September 22, 2014

ISSUED TO:

**Mark Chulpayev**  
**Siberian Ice LLC**  
**86-13 Lefferts Boulevard**  
**Richmond Hill, NY 11418**

Re: **NOTICE OF COMPLIANCE**  
LPC - 159669  
NOC 16-2859  
86-15 LEFFERTS BOULEVARD  
Richmond Hill Republican Club  
INDIVIDUAL LANDMARK  
Borough of Queens  
Block/Lot: 9273 / 89

The staff of the Landmarks Preservation Commission recently received a request to inspect work completed at the subject premises. Accordingly, the staff reviewed the submitted photographs and found that the work, including the construction of a one-story rooftop addition with an elevator override and mechanical equipment, the installation of mechanical equipment at the rear of the roof, the installation of sheet metal balustrades at the front and side elevations and storefront infill has been completed in compliance with Certificate of Appropriateness 10-1750 issued on August 11, 2009 (LPC 10-1543), Certificate of Appropriateness 11-9184 issued on May 2, 2011 (LPC 11-8597), Miscellaneous/Amendments 15-5774 issued on March 27, 2014 (LPC 15-5104), and Miscellaneous/Amendments 16-2853 issued on September 22, 2014 (LPC 15-9535); that restorative work including façade cleaning and brick repointing has been completed in compliance with Certificate of No Effect 15-0879 issued on November 12, 2013 (LPC 15-0721); that structural and foundation work, interior excavation, the removal of window sash at the side and rear elevation and the installation of brick infill, and interior alterations, has been completed in compliance with Certificate of No Effect 08-6987 issued on February 6, 2008 (LPC 08-4411), Miscellaneous/Amendments issued on September 17, 2008 (LPC 09-3570), Certificate of No Effect 09-8021 issued on March 12, 2009 (LPC 09-7065), Certificate of No Effect 12-3429 issued on August 5, 2011 (LPC 12-2816), and Miscellaneous/Amendments 15-6549 issued on April 16, 2014 (LPC 15-6153).

An investigation of our files reveals that there are no outstanding Notices of Violation in force against the property. On this basis, the Commission has no objection to the issuance of a Letter of Completion by the NYC Department of Buildings.

Page 1

Issued: 09/22/14

DOCKET #: 159669



Thank you for your cooperation.

*Carly Bond*

Carly Bond

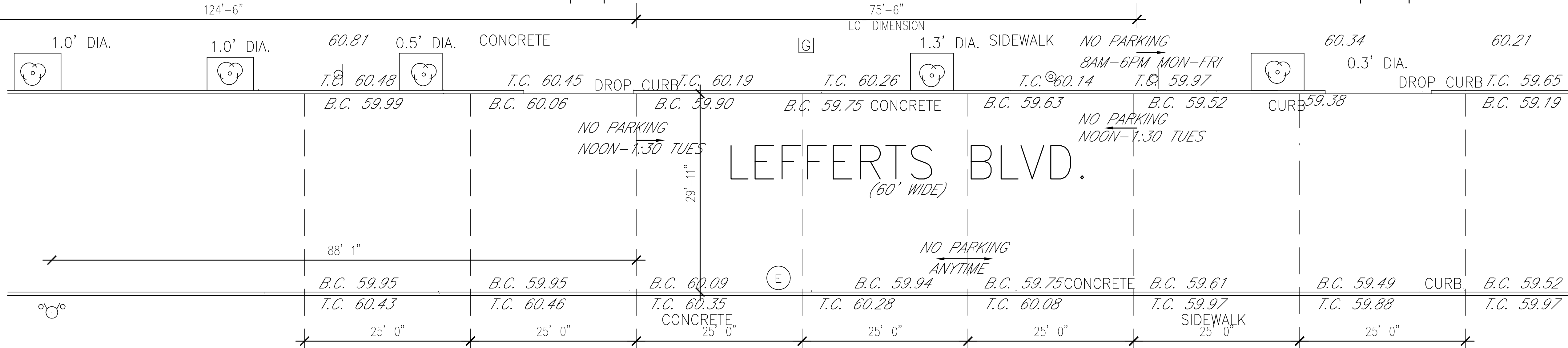
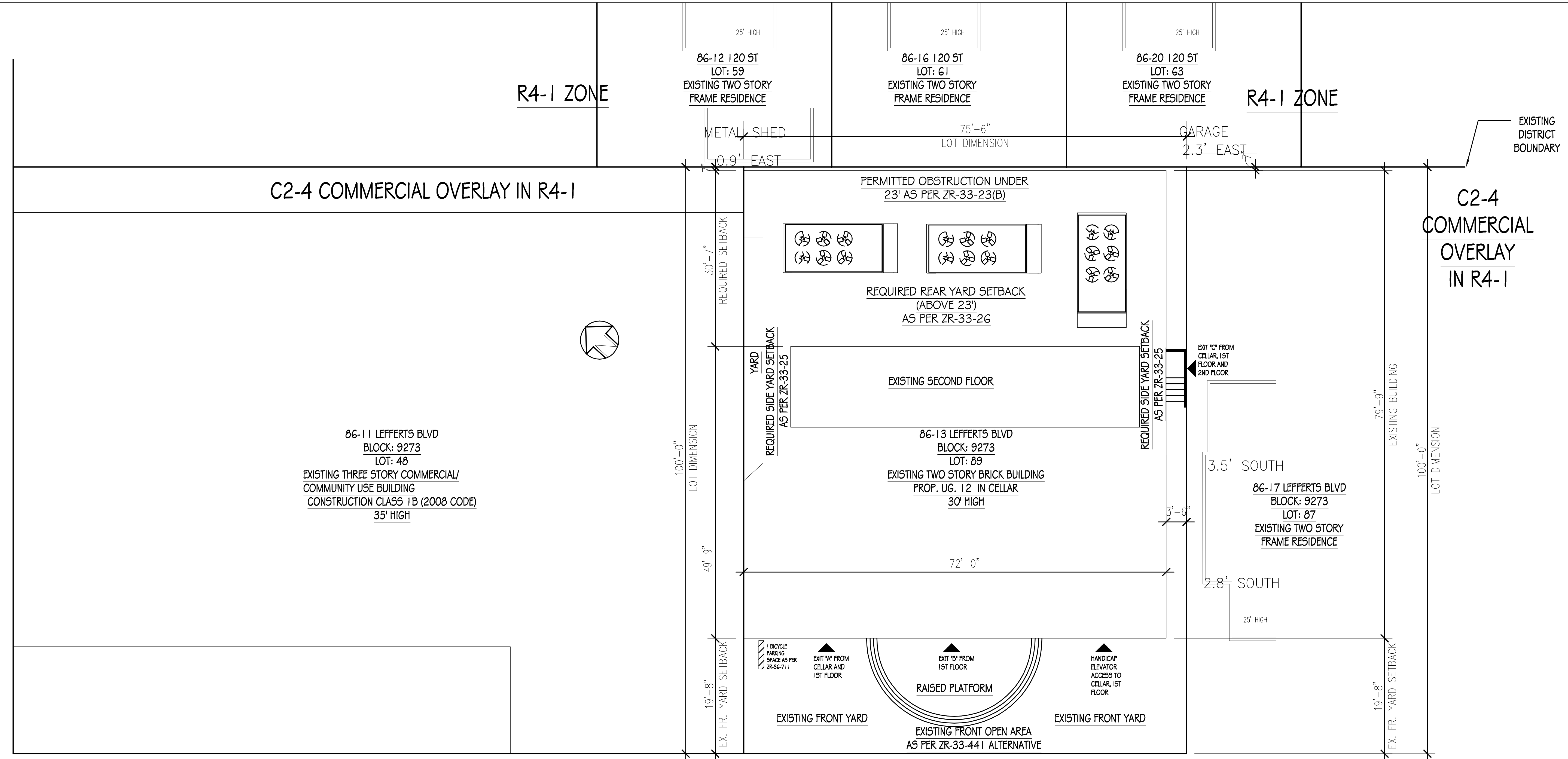
**cc:** John Weiss, Deputy Counsel/LPC; Jared Knowles, Deputy Director of Preservation/LPC

**APPENDIX C:**

**PROPOSED SITE PLANS**

SITE PLAN

H I L L S I D E A V E



NO.	DESCRIPTION	DATE

**DRAWING TITLE**  
SITE AND LOCATION PLAN

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**PROJECT**  
86-13 LEFFERTS BLVD  
RICHMOND HILL NY 11418

**DRAWN BY:** AK  
**CHECKED BY:** AK  
**PROJECT #:** 1010SI  
**DATE:** 05/09/12  
**SCALE:** AS NOTED  
**SHEET:** 1 OF 8

ANTHONY KIURU, AIA  
DRAWING #:  
T-001.00

372 BROAD STREET SUITE 4  
BLOOMFIELD NJ 07003  
T.201.604.3239 F.201.604.3669

PROJECT INFORMATION	
PROJECT ADDRESS:	86-13 LEFFERTS BOULEVARD, RICHMOND HILL NY 11418
BOROUGH:	QUEENS
ZONING—CHANGE OF USE ONLY, DOES NOT GENERATE PARKING REQUIREMENTS	
BLOCK	9273
LOT	89
ZONE	R4-1, C2-4 COMMERCIAL OVERLAY
MAP #	14B
BIN	4193700
BUILDING DESCRIPTION	EXISTING 2 STORY PUBLIC BUILDING (REPUBLICAN CLUB) LANDMARK
ZONING USE GROUP	UG 1 TO UG 9 & 14
LOT SIZE	75.55' X 100' = 7,555 S.F (AS PER SURVEY)

FLOOR AREA SUMMATIONS						
FLOOR NUMBER	EXISTING/ PROPOSED OCCUPANCY	U.G.	EXISTING GROSS FLOOR AREA	PROP. GROSS ZONING F.A.	FLOOR AREA DED.	PROP. NET ZONING F.A.
CELLAR	EATING AND DRINKING W/DANCING	U.G. 12	7,068 SF	0 SF	0 SF	0 SF
1ST FLOOR	BANQUET HALL/ ACC. USE TO CELLAR	U.G. 9 & 12	5,615 SF	5,615 SF	0 SF	5,615 SF
MEZZ. FLOOR	MEZZ. FLOOR	U.G. 9	1,107 SF	1,107 SF	0 SF	1,107 SF
2ND FLOOR	2ND FLOOR	U.G. 9	820 SF	820 SF	0 SF	820 SF
TOTAL						7,542 SF

ZONING COMPLIANCE CHART						
APPLICABLE ZR SECTION	ITEM DESCRIPTION	PERMITTED / REQUIRED	EXISTING	PROPOSED	COMMENTS—COMPLIANT—Y, NONCOMPLIANT—N— INDICATE AMT OVER/UNDER	
USES						
ZR 32-10	USE GROUPS IN C2-4 DISTRICT	U.G.: 1-9 & 14	U.G. 4	U.G. 9 & 12	U.G. 9 - YES U.G. 12- NO	
BULK						
ZR 33-121	FLOOR AREA RATIO COMMERCIAL	1	0.998	0.998	YES- UNDER BY 13 SF	
FLOOR AREA						
ZR 33-121	FLOOR AREA COMMERCIAL	7,555 SF	7,542 SF	7,542 SF	YES- UNDER BY 13 SF	
YARDS						
ZR 33-441	OPTIONAL FRONT YARD	15'-0" MINIMUM OPEN AREA	19.7'	19.7'	YES- OVER BY 4.7'	
ZR 33-25	SIDE YARD REQUIREMENT	0'-0" OR 8'-0"	0 & 3'-6"	0 & 3'-6"	YES- 0" NO- 3'-6" (EXT'G NON-COMPLYING)	
ZR 33-26	REAR YARD REQUIREMENT	30'-0" DISTRICT BOUNDARY 0'-0" PERMITTED OBSTRUCTION UNDER 23'-0" ABOVE CURB	0'-0" 1ST FLR. 30'-7" 2ND FLR	0'-0" 1ST FLR. 30'-7" 2ND FLR	YES- OVER BY 7" ON 2ND FLOOR	
HEIGHT & SETBACK						
ZR 33-441	ALT. SKY EXPOSURE PLANE	VERTICAL 1.4 FOR HORIZ. 1.0 @ 15'-0" FRONT YARD	N.A.	N.A.	YES- BUILDING IS 30' HIGH	
PARKING						
ZR 36-21	ACC. OFF-STREET PARKING	1 PER 25 PEOPLE	14	0	YES-LESS THAN WAIVER OF 40 (ZR 36-232), THEREFORE NONE REQUIRED	
ZR 36-70	BICYCLE PARKING	1 PER 10,000 SF	1	1	YES	

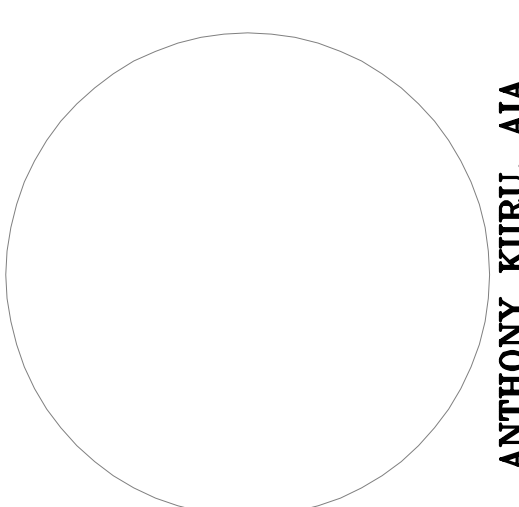
REVISIONS	DESCRIPTION	DATE
NO.		

**DRAWING TITLE**  
ZONING ANALYSIS

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**PROJECT**  
**86-13 LEFFERTS BLVD**  
**RICHMOND HILL NY 11418**

<b>DRAWN BY:</b> AK	<b>CHECKED BY:</b> AK	<b>PROJECT #:</b> 1010SI	<b>DATE:</b> 05/09/12	<b>SCALE:</b> AS NOTED	<b>SHEET:</b> 2 OF 8
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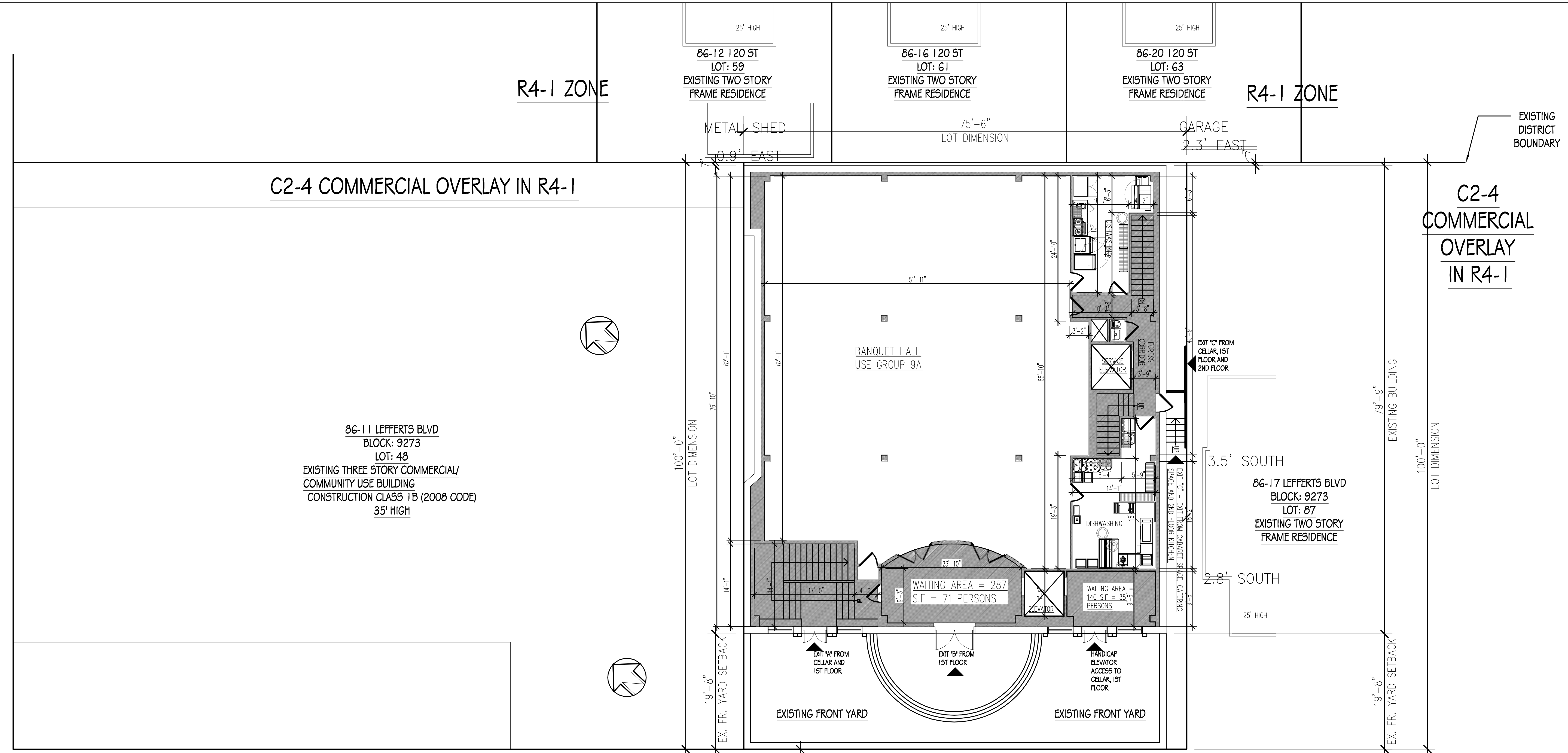
  
ANTHONY KIURU, AIA  
DRAWING #:  
T-002.00

372 BROAD STREET SUITE 4  
BLOOMFIELD NJ 07003  
T.201.604.3239 F.201.604.3669

NOTE:  
PROPOSAL COMPLIES WITH ALL ZONING REGULATIONS WHICH ARE NOT SPECIFICALLY BEING MODIFIED/WAIVED

SITE PLAN

H I L L S I D E A V E



86-11 LEFFERTS BLVD  
BLOCK: 9273  
LOT: 48  
EXISTING THREE STORY COMMERCIAL/  
COMMUNITY USE BUILDING  
CONSTRUCTION CLASS 1B (2008 CODE)  
35' HIGH

86-12 120 ST  
LOT: 59  
EXISTING TWO STORY  
FRAME RESIDENCE

86-16 120 ST  
LOT: 61  
EXISTING TWO STORY  
FRAME RESIDENCE

86-20 120 ST  
LOT: 63  
EXISTING TWO STORY  
FRAME RESIDENCE

R4-1 ZONE

C2-4 COMMERCIAL OVERLAY IN R4-1

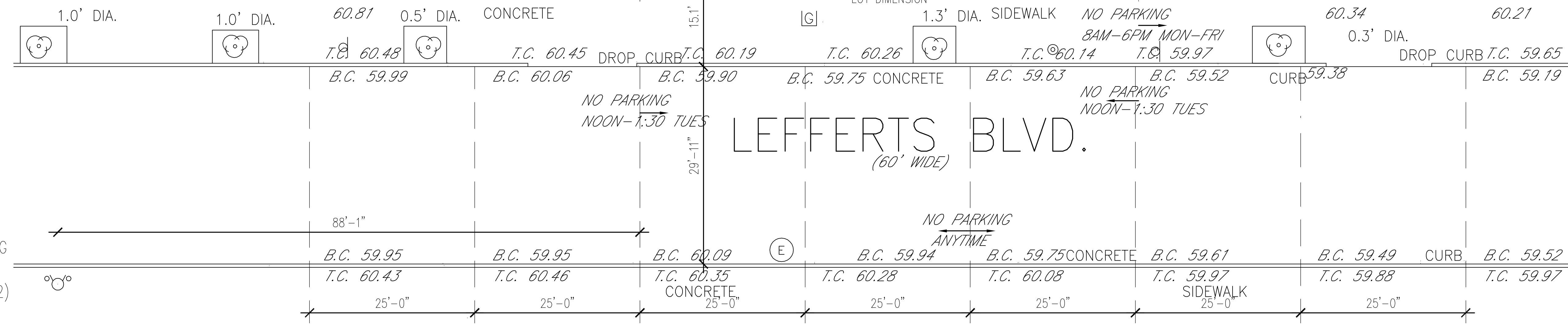
C2-4 COMMERCIAL OVERLAY IN R4-1

BANQUET HALL  
USE GROUP 9A

WAITING AREA = 287  
S.F. = 71 PERSONS

WAITING AREA = 140  
S.F. = 35 PERSONS

86-17 LEFFERTS BLVD  
BLOCK: 9273  
LOT: 87  
EXISTING TWO STORY  
FRAME RESIDENCE



LEGEND  
 EXISTING WALL  
 PROPOSED EATING & DRINKING W/ DANCING (U.G. 12) ZR 74-711

REVISIONS	NO.	DESCRIPTION	DATE

DRAWING TITLE  
FIRST FLR. PLAN ON SITE PLAN

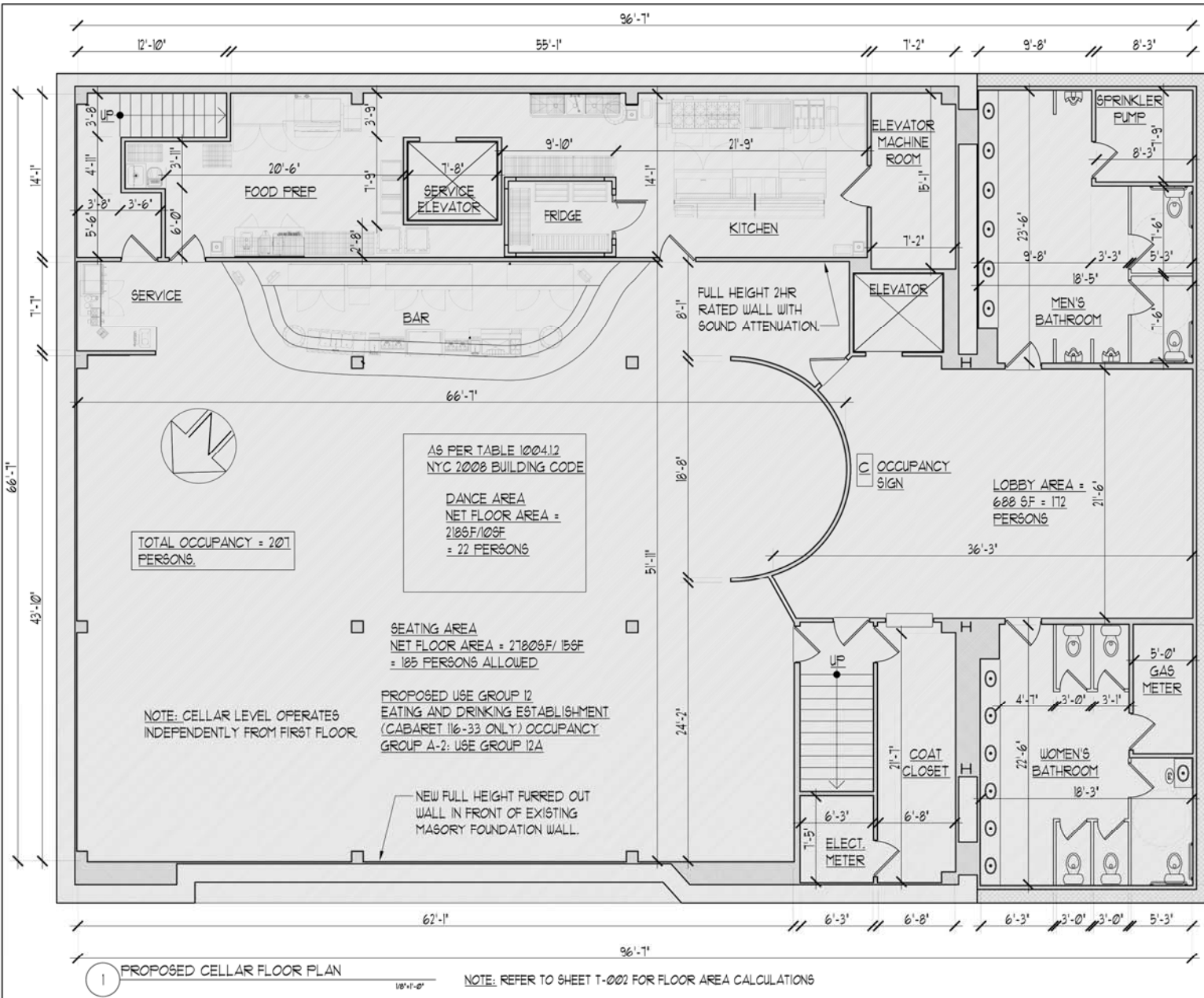
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PROJECT  
86-13 LEFFERTS BLVD  
RICHMOND HILL NY 11418

DRAWN BY: AK  
CHECKED BY: AK  
PROJECT #: 1010SI  
DATE: 05/09/12  
SCALE: AS NOTED  
SHEET: 1 OF 8

ANTHONY KIURU, AIA  
DRAWING #: T-003.00

372 BROAD STREET SUITE 4  
BLOOMFIELD NJ 07003  
T.201.604.3239 F.201.604.3669

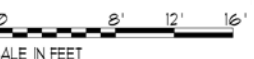


NOTE: THE MASONRY WALLS OF THE EATING AND DRINKING ESTABLISHMENT WITH DANCING SHALL BE CONSTRUCTED WITH FULL HEIGHT SOUND-ATTENUATING PARTITIONS THROUGHOUT ITS PERIMETER: THE CEILING SHALL BE CONSTRUCTED WITH SOUND ATTENUATING PANELS; AND THE ENTRANCES AND EXITS SHALL BE CONSTRUCTED WITH SELF-CLOSING DOORS THAT SHALL REMAIN SHUT DURING ITS HOURS OF OPERATION. THE SOUND-ATTENUATING PARTITIONS AND PANELS SHALL BE CONSTRUCTED SUCH THAT AT LEAST 30 DBA OF ATTENUATION SHALL BE MAINTAINED, AND THE NOISE GENERATED BY THE EATING AND DRINKING ESTABLISHMENT WITH DANCING DURING THE OPERATING HOURS WOULD NOT EXCEED THE LIMITS SET FORTH IN ANY APPLICABLE PROVISION OF THE NEW YORK CITY NOISE CONTROL CODE.

**WAITING AREA CALCULATION:**  
 CELLAR OCCUPANCY: 226 PERSONS  
 REQUIRED WAITING AREA = 201 X 4 = 804 SF  
 PROVIDED WAITING AREA = 688 + 281 + 140 = 1109 SF  
 1109 SF EXCEEDS 804 SF OK

NOTE: ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB

**LEGEND**  
 [Line] EXISTING WALL  
 [Shaded Area] PROPOSED EATING & DRINKING W/ DANCING (U.G. 12) ZR 14-111



REVISIONS	
NO.	DESCRIPTION

**DRAWING TITLE**  
**CELLAR FLOOR PLAN**

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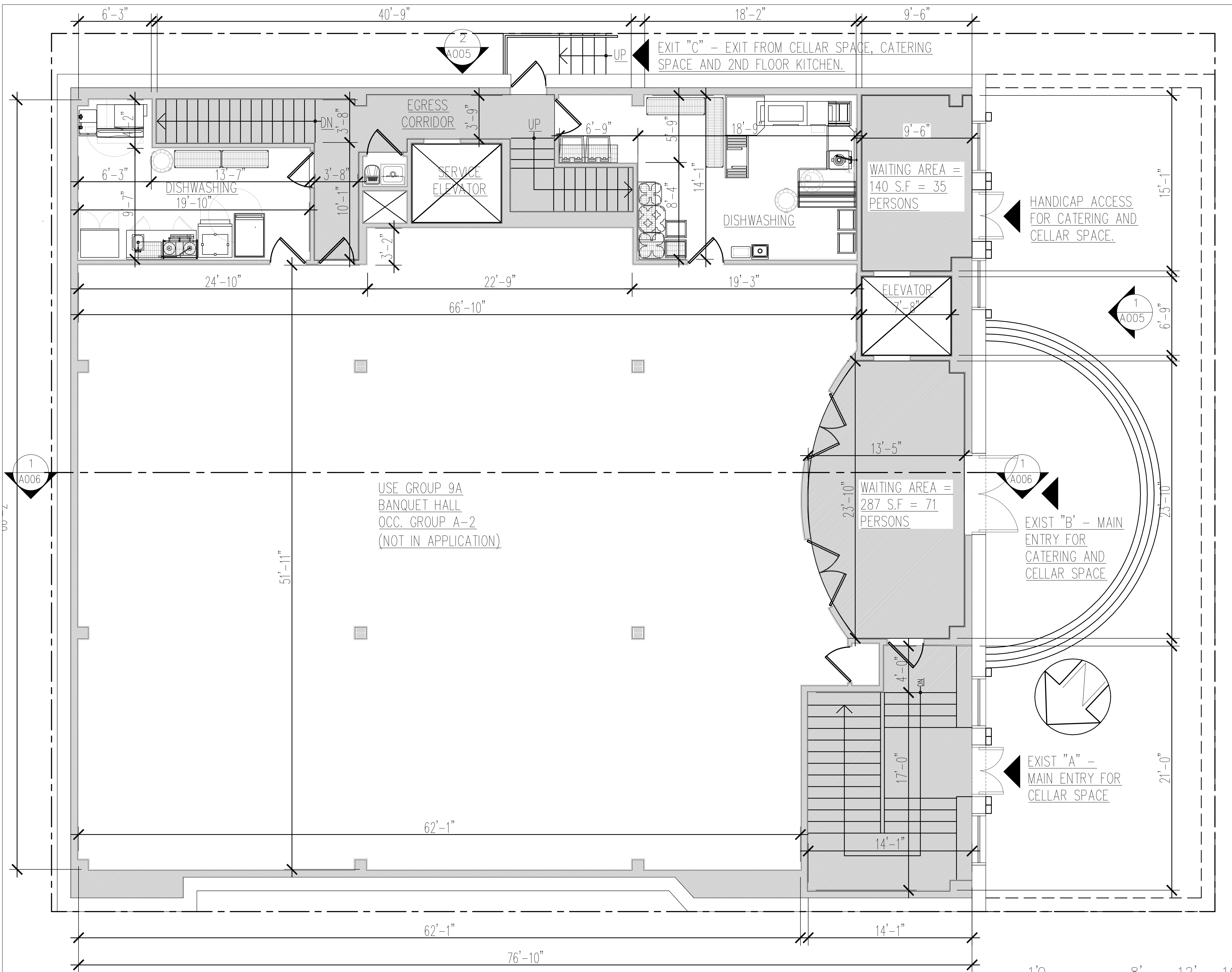
**PROJECT**  
**86-13 LEFFERTS BLVD**  
**RICHMOND HILL NY 11418**

<b>DRAWN BY:</b> AK	<b>CHECKED BY:</b> AK	<b>PROJECT #:</b> 101051	<b>DATE:</b> 05/18/16	<b>SCALE:</b> AS NOTED	<b>SHEET:</b> 4 OF 9
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**AKA STUDIO**  
 ARCHITECTURE + INTERIOR DESIGN  
 372 BROAD STREET SUITE 4  
 BLOOMFIELD NJ 07003  
 T: 201.604.3239 F: 201.604.3960

1 PROPOSED CELLAR FLOOR PLAN  
 NOTE: REFER TO SHEET T-002 FOR FLOOR AREA CALCULATIONS

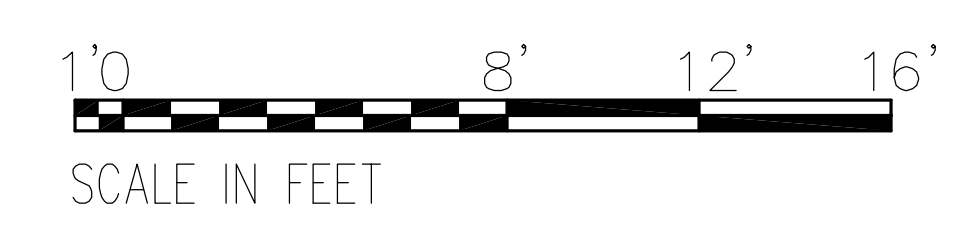


**NOTE: ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB**

**LEGEND**

— EXISTING WALL

█ PROPOSED EATING & DRINKING W/ DANCING (U.G. 12) ZR 74-711



1 PROPOSED FIRST FLOOR PLAN

1/8"=1'-0"

NOTE: REFER TO SHEET T-002 FOR FLOOR AREA CALCULATIONS

REVISIONS	
NO.	DESCRIPTION

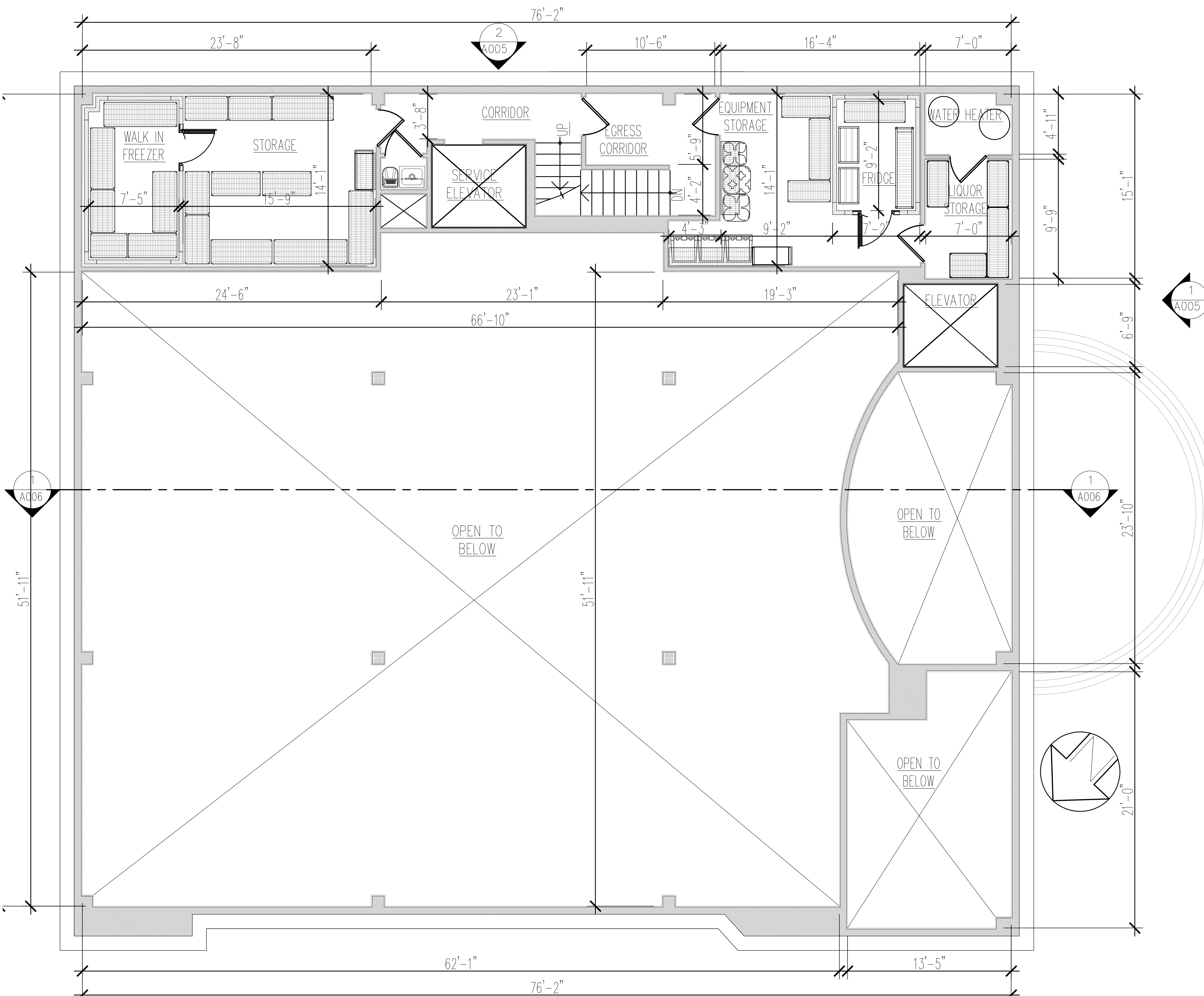
DRAWING TITLE	FIRST FLOOR PLAN
PROJECT	86-13 LEFFERTS BLVD RICHMOND HILL NY 11418
DRAWN BY: AK	CHECKED BY: AK
PROJECT #:	1010SI
DATE:	05/09/12
SCALE:	AS NOTED
SHEET:	4 OF 8

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DRAWING TITLE	FIRST FLOOR PLAN
PROJECT	86-13 LEFFERTS BLVD RICHMOND HILL NY 11418
DRAWN BY: AK	CHECKED BY: AK
PROJECT #:	1010SI
DATE:	05/09/12
SCALE:	AS NOTED
SHEET:	4 OF 8

ANTHONY KIIRU, AIA
DRAWING #: A-002.00

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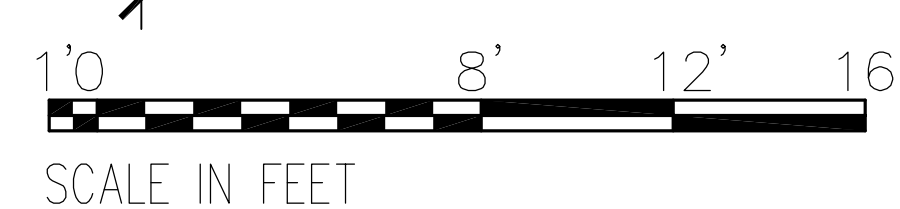


**NOTE: ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB**

**LEGEND**

— EXISTING WALL

█ PROPOSED EATING & DRINKING W/ DANCING (U.G. 12) ZR 74-711



1 MEZZANINE FLOOR PLAN

1/8" = 1'-0"

NOTE: REFER TO SHEET T-002 FOR FLOOR AREA CALCULATIONS

REVISIONS	
NO.	DESCRIPTION

**DRAWING TITLE**  
MEZZANINE FLOOR PLAN

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**PROJECT**  
**86-13 LEFFERTS BLVD**  
**RICHMOND HILL NY 11418**

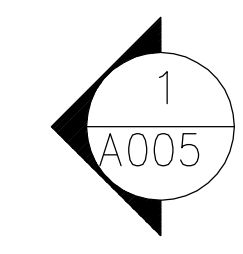
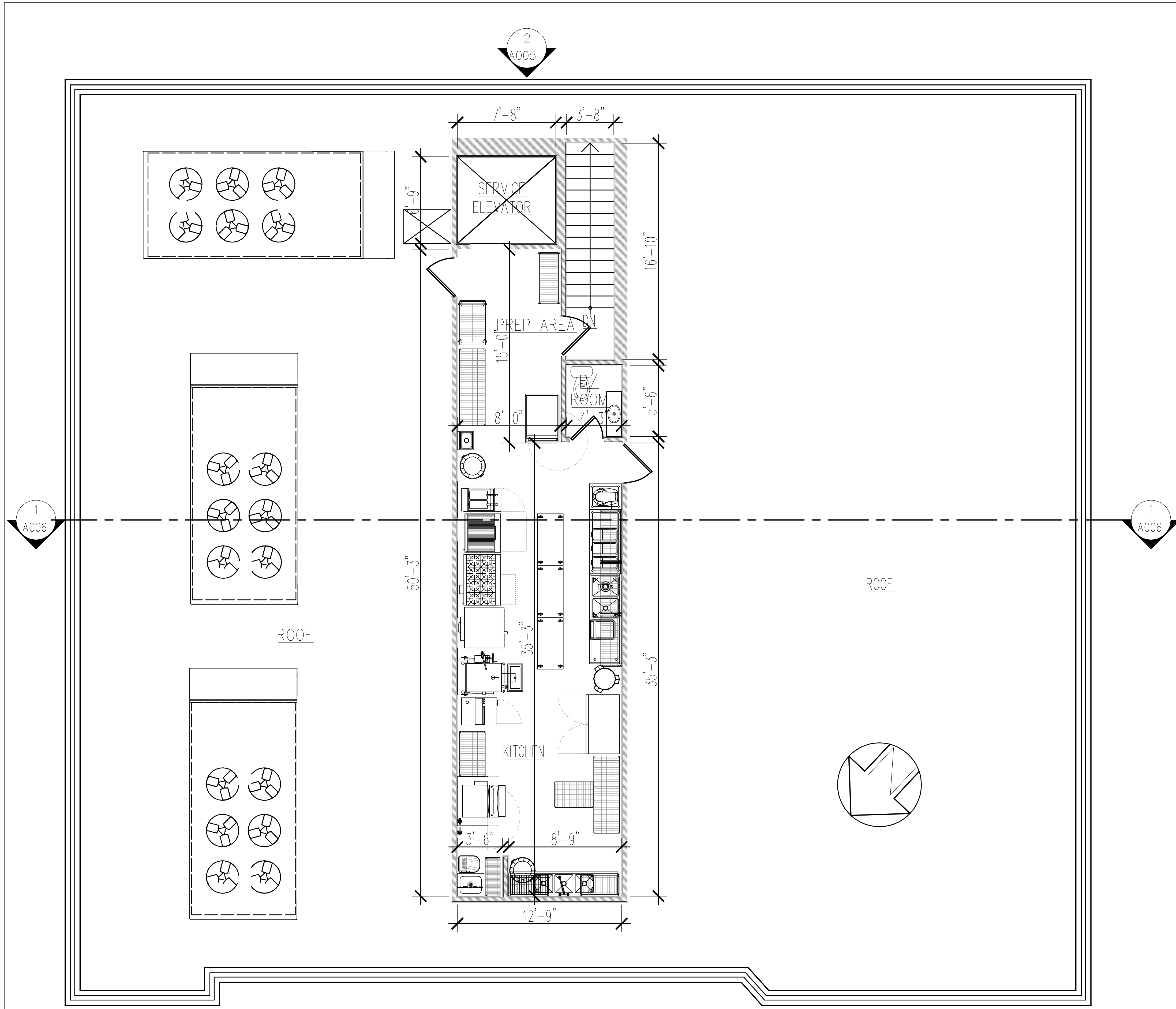
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<b>CHECKED BY:</b> AK
<b>PROJECT #:</b> 1010SI
<b>DATE:</b> 05/09/12
<b>SCALE:</b> AS NOTED
<b>SHEET:</b> 5 OF 8

ANTHONY KIURU, AIA

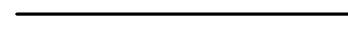

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**A-003.00**

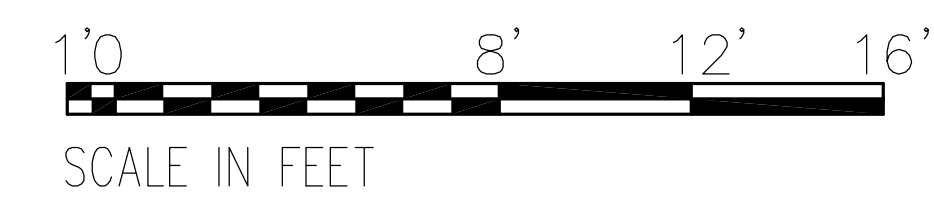
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NOTE: ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB

- LEGEND
-  EXISTING WALL
  -  PROPOSED EATING & DRINKING W/ DANCING (U.G. 12) ZR 74-711

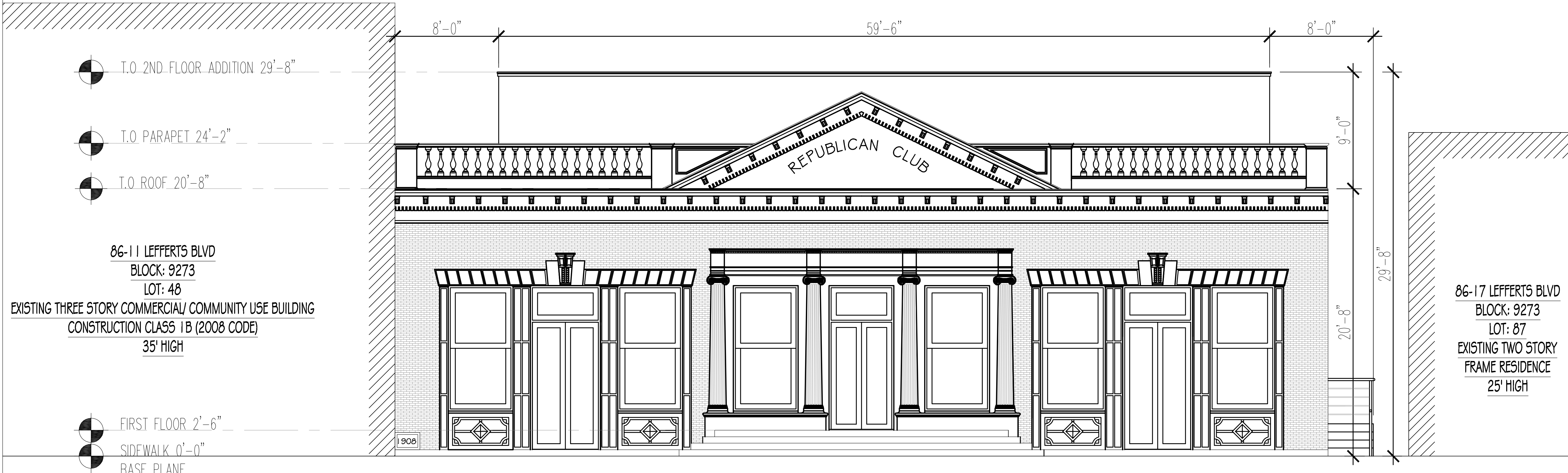


1 PROPOSED SECOND FLOOR PLAN

1/8"=1'-0"

NOTE: REFER TO SHEET T-002 FOR FLOOR AREA CALCULATIONS

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 85%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE													<p><b>DRAWING TITLE</b></p> <p style="text-align: center;"><b>SECOND FLOOR PLAN</b></p>	<p><b>PROJECT</b></p> <p style="text-align: center;"><b>86-13 LEFFERTS BLVD RICHMOND HILL NY 11418</b></p>
NO.	DESCRIPTION	DATE															
<p><b>DRAWN BY:</b> AK</p> <p><b>CHECKED BY:</b> AK</p> <p><b>PROJECT #:</b> 1010SI</p> <p><b>DATE:</b> 05/09/12</p> <p><b>SCALE:</b> AS NOTED</p> <p><b>SHEET:</b> 6 OF 8</p>	<p><b>ANTHONY KIRUL, AIA</b></p> <p><b>DRAWING #:</b> <b>A-004.00</b></p>	<p><small>© ALL RIGHTS RESERVED. THE ABOVE DRAWINGS, DESIGNS, AND IDEAS EMBODIED HEREIN ARE THE PROPERTY OF AKA-STUDIO, LLC. AND SHALL NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED. IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF AKA-STUDIO, LLC.</small></p>															
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86-11 LEFFERTS BLVD  
 BLOCK: 9273  
 LOT: 48  
 EXISTING THREE STORY COMMERCIAL/ COMMUNITY USE BUILDING  
 CONSTRUCTION CLASS 1B (2008 CODE)  
 35' HIGH

FIRST FLOOR 2'-6"  
 SIDEWALK 0'-0"  
 BASE PLANE

86-17 LEFFERTS BLVD  
 BLOCK: 9273  
 LOT: 87  
 EXISTING TWO STORY  
 FRAME RESIDENCE  
 25' HIGH

1 PROPOSED BUILDING FRONT ELEVATION  
 1/8"=1'-0"

REVISIONS	
NO.	DESCRIPTION

DRAWING TITLE  
**FRONT ELEVATION**

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PROJECT  
**86-13 LEFFERTS BLVD**  
**RICHMOND HILL NY 11418**

DRAWN BY: AK  
 CHECKED BY: AK  
 PROJECT #: 1010SI  
 DATE: 05/09/12  
 SCALE: AS NOTED  
 SHEET: 7 OF 8

ANTHONY KIIRU, AIA  
 DRAWING #:  
**A-005.00**

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PROPERTY LINE

19'-7"

36'-0"

79'-9"

13'-9"

30'-0"

PROPERTY LINE

24'-2" EXISTING FRONT WALL HEIGHT

SECOND FLOOR:  
USE GROUP 9C  
COMMERCIAL KITCHEN  
OCCUPANCY GROUP B

SECOND FLOOR

T.O 2ND FLOOR 29'-8"

T.O PARAPET 24'-2"

T.O ROOF 20'-8"

MEZZANINE:  
USE GROUP 9  
STORAGE  
OCCUPANCY GROUP S-2

FIRST FLOOR:  
USE GROUP 9  
BANQUET HALL  
OCC. GROUP A-2

FIRST FLOOR 2'-6"

SIDEWALK 0'-0"  
BASE PLANE

WAITING AREA  
287 S.F.  
71 PERSONS

9'-7"

8'-0"

17'-0"

CELLAR:  
PROPOSED USE GROUP 12  
EATING AND DRINKING ESTABLISHMENT  
OCCUPANCY GROUP A-2: USE GROUP 12A

CELLAR -14'-6"

LEGEND

EXISTING WALL

PROPOSED EATING & DRINKING W/ DANCING (U.G. 12) ZR 74-711

1 PROPOSED BUILDING SECTION

1/8"=1'-0"

REVISIONS	
NO.	DESCRIPTION

**DRAWING TITLE**  
BUILDING SECTION

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**PROJECT**  
**86-13 LEFFERTS BLVD**  
**RICHMOND HILL NY 11418**

<b>DRAWN BY:</b> AK
<b>CHECKED BY:</b> AK
<b>PROJECT #:</b> 1010SI
<b>DATE:</b> 05/09/12
<b>SCALE:</b> AS NOTED
<b>SHEET:</b> 8 OF 8

ANTHONY KIIRU, AIA  
DRAWING #:  
A-006.00

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