



**City Environmental Quality Review**  
**ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM**  
 FOR UNLISTED ACTIONS ONLY • Please fill out and submit to the appropriate agency ([see instructions](#))

**Part I: GENERAL INFORMATION**

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

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

**2. Project Name** 193-02 Horace Harding Expressway

**3. Reference Numbers**

CEQR REFERENCE NUMBER (to be assigned by lead agency) 16DCP168Q	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) M851031(D) ZSQ	OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)

**4a. Lead Agency Information**

NAME OF LEAD AGENCY  
 NYC Department of City Planning  
 NAME OF LEAD AGENCY CONTACT PERSON  
 Robert Dobruskin

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

CITY New York STATE NY ZIP 10271

TELEPHONE 212-720-3423 EMAIL  
 rdobrus@planning.nyc.gov

**4b. Applicant Information**

NAME OF APPLICANT  
 FM Realty Company of New York, LLC  
 NAME OF APPLICANT’S REPRESENTATIVE OR CONTACT PERSON  
 Hiram Rothkrug, EPDSCO, Inc.

ADDRESS 55 Water Mill Road

CITY Great Neck STATE NY ZIP 11021

TELEPHONE 718-343-0026 EMAIL  
 hrothkrug@epdsco.com

**5. Project Description**

The applicant, FM Realty Company of New York, LLC, is seeking a modification to a previously approved special permit to allow for a change of use on the ground floor of a mixed-use building located at 193-02 Horace Harding Expressway (the “Project Site”) which is in the Fresh Meadows-Utopia section of Queens Community District #8, immediately adjacent to the Special Planned Community Preservation District (PC).

**Project Location**

BOROUGH Queens	COMMUNITY DISTRICT(S) 8	STREET ADDRESS 193-02 Horace Harding Expressway
TAX BLOCK(S) AND LOT(S) Block 7117, Lot 189	ZIP CODE 11413	
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS 145 <sup>th</sup> Road and 227 <sup>th</sup> Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C4-2	ZONING SECTIONAL MAP NUMBER 10d	

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

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

<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	

SPECIAL PERMIT (if appropriate, specify type:  modification;  renewal;  other); EXPIRATION DATE:  
 SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 74-95

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

VARIANCE (use)  
 VARIANCE (bulk)  
 SPECIAL PERMIT (if appropriate, specify type:  modification;  renewal;  other); EXPIRATION DATE:  
 SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

**Department of Environmental Protection:**  YES  NO If “yes,” specify:

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

LEGISLATION  FUNDING OF CONSTRUCTION, specify:

- RULEMAKING
- CONSTRUCTION OF PUBLIC FACILITIES
- 384(b)(4) APPROVAL
- OTHER, explain:
- POLICY OR PLAN, specify:
- FUNDING OF PROGRAMS, specify:
- PERMITS, specify:

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

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

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

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

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

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

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

Total directly affected area (sq. ft.): 13,500 Waterbody area (sq. ft) and type:  
 Roads, buildings, and other paved surfaces (sq. ft.): Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 36,317  
 NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):  
 HEIGHT OF EACH BUILDING (ft.): 50' NUMBER OF STORIES OF EACH BUILDING:

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

If "yes," specify: The total square feet owned or controlled by the applicant:  
 The total square feet not owned or controlled by the applicant:

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

If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):  
 AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)  
 AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

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

	<b>Residential</b>	<b>Commercial</b>	<b>Community Facility</b>	<b>Industrial/Manufacturing</b>
<b>Size</b> (in gross sq. ft.)	33,985	2,332		
<b>Type</b> (e.g., retail, office, school)	40 units	Retail		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 3 NUMBER OF ADDITIONAL WORKERS: n/a

Provide a brief explanation of how these numbers were determined: The incremental dwelling unit is a single three-bedroom apartment.

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

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

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

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

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

**Part II: TECHNICAL ANALYSIS**

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

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

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attached.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s <a href="#">Waterfront Revitalization Program boundaries</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the <a href="#">Consistency Assessment Form</a> . See attached.		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Generate a net increase of 200,000 or more square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 500 residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
o <b>Child Care Centers:</b> Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Libraries:</b> Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Public Schools:</b> Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Health Care Facilities and Fire/Police Protection:</b> Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
(a) Would the proposed project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” would the proposed project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” would the proposed project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		

	YES	NO
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input 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.		
<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"/>
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> , and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input 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"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a <a href="#">separately sewered area</a> , would it result in the same or greater development than the amounts listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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 sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>


	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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): 41		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 4,846,338		
(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 screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalent (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <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 checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" 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"/>
<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		

	YES	NO
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:		
<input type="checkbox"/> Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <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.		

**20. APPLICANT'S CERTIFICATION**

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

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

APPLICANT/REPRESENTATIVE NAME Justin Jarboe, EPDSCO, Inc.	DATE 5/19/17
SIGNATURE 	

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

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

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

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

**Potentially Significant Adverse Impact**

IMPACT CATEGORY	Potentially Significant Adverse Impact	
	YES	NO
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

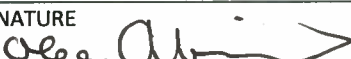
YES  NO

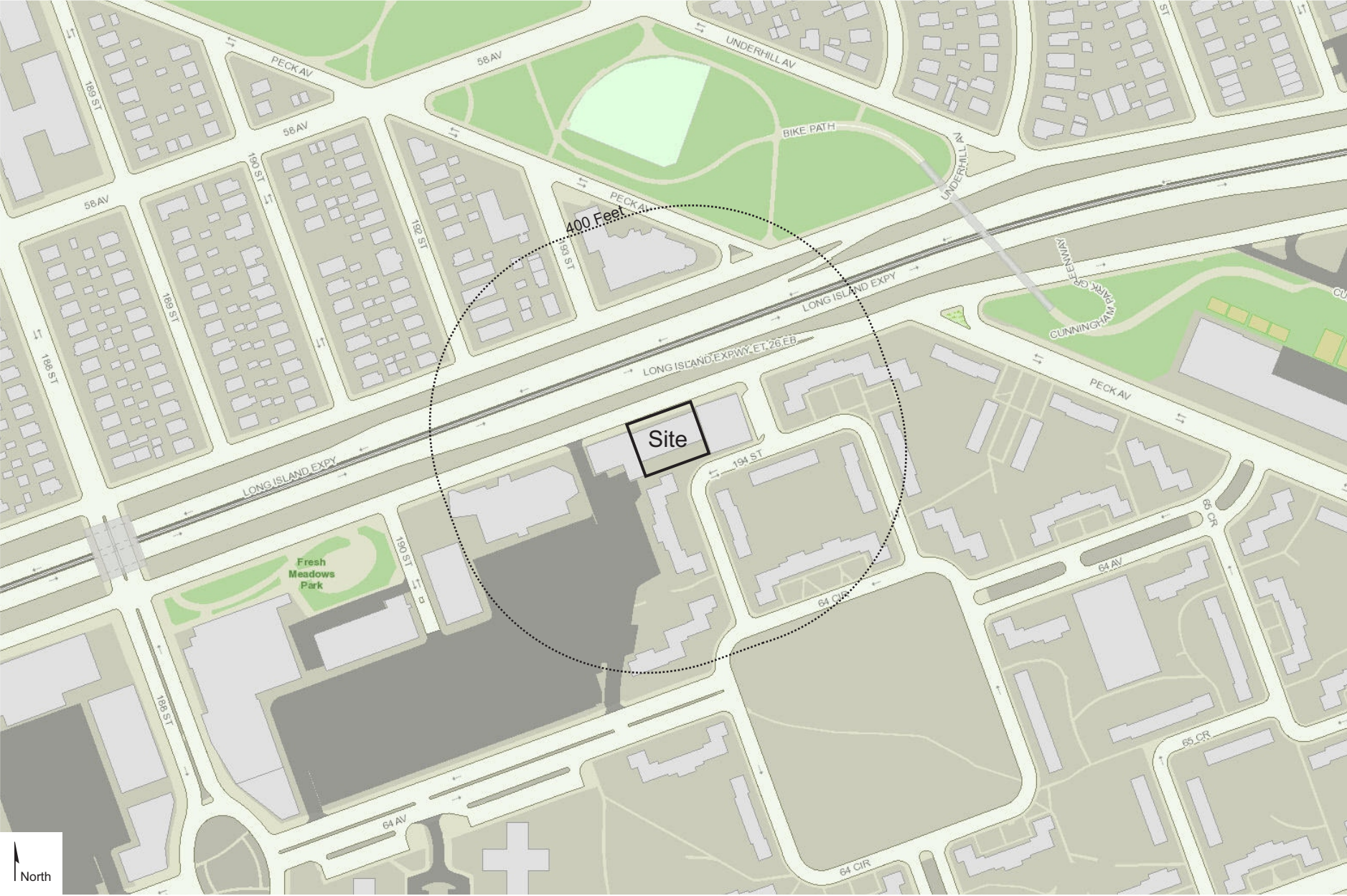
If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

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 & Review Division	LEAD AGENCY New York City Department of City Planning
NAME Olga Abinader	DATE May 19, 2017
SIGNATURE 	







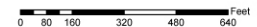
NYC Digital Tax Map

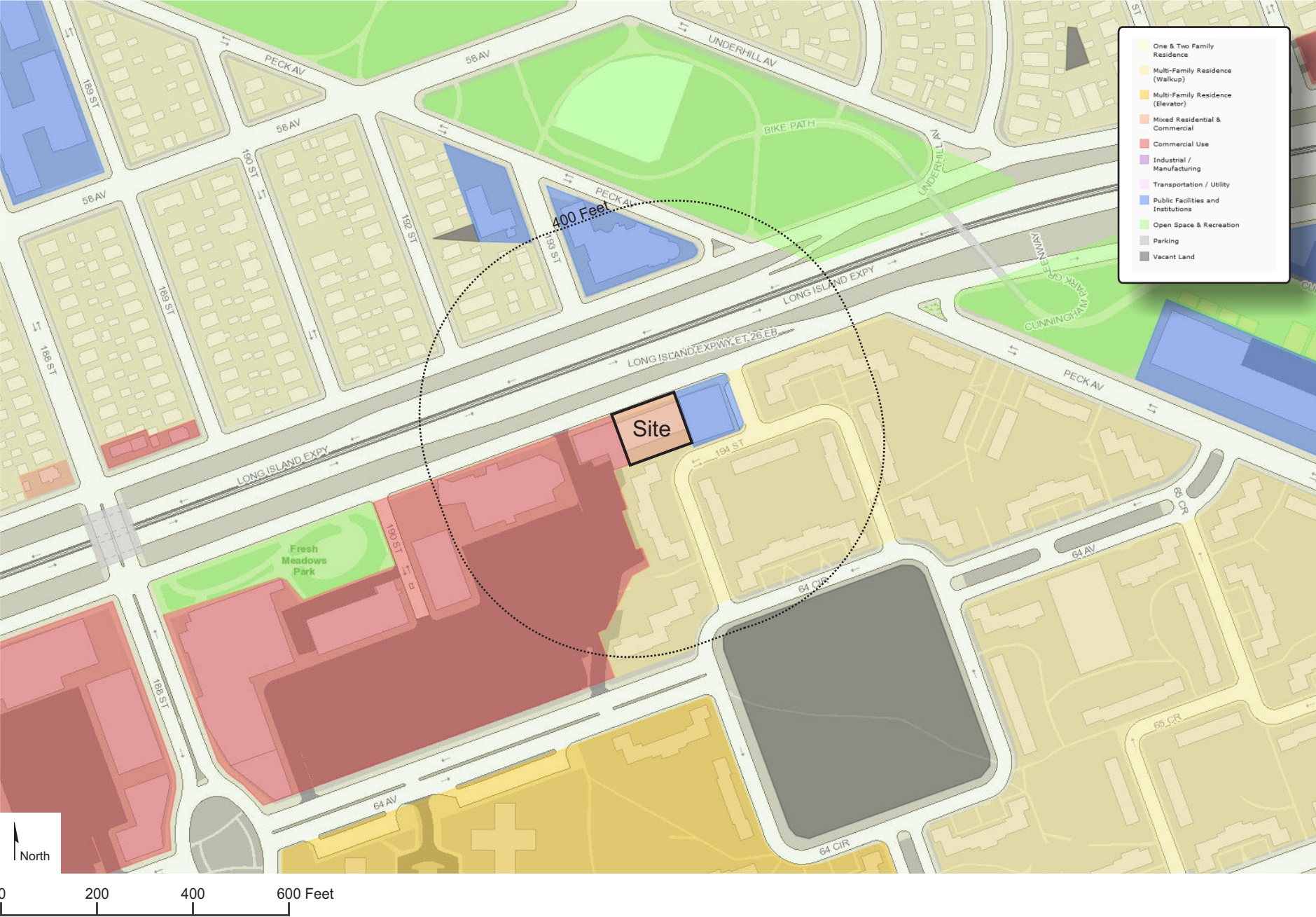
Effective Date : 11-26-2013 07:44:39  
End Date : Current  
Queens Block: 7117



Legend

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











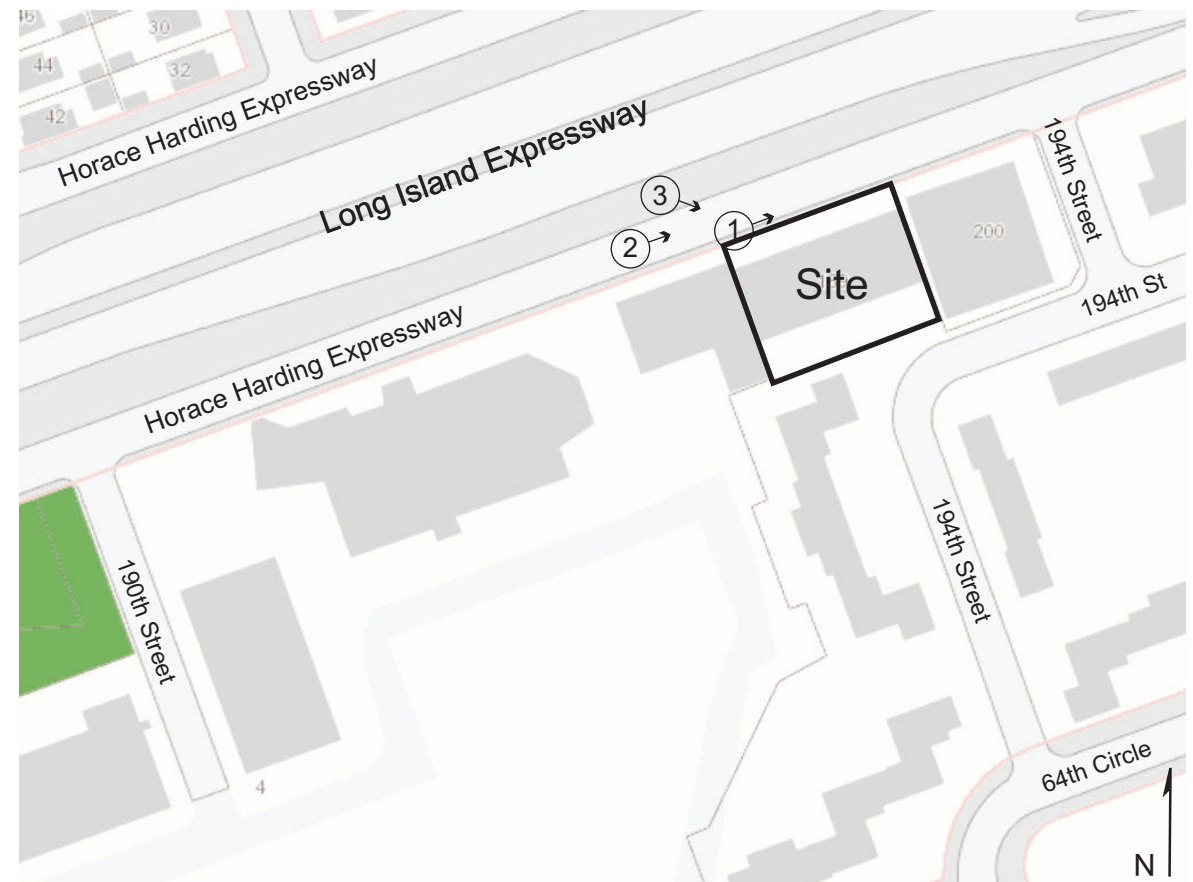
1. View of the sidewalk along the south side of Horace Harding Expressway facing east (Site at right).



2. View of the eastbound side Horace Harding Expressway facing east (Site at right).



3. View of the eastbound side of Horace Harding Expressway facing southeast.





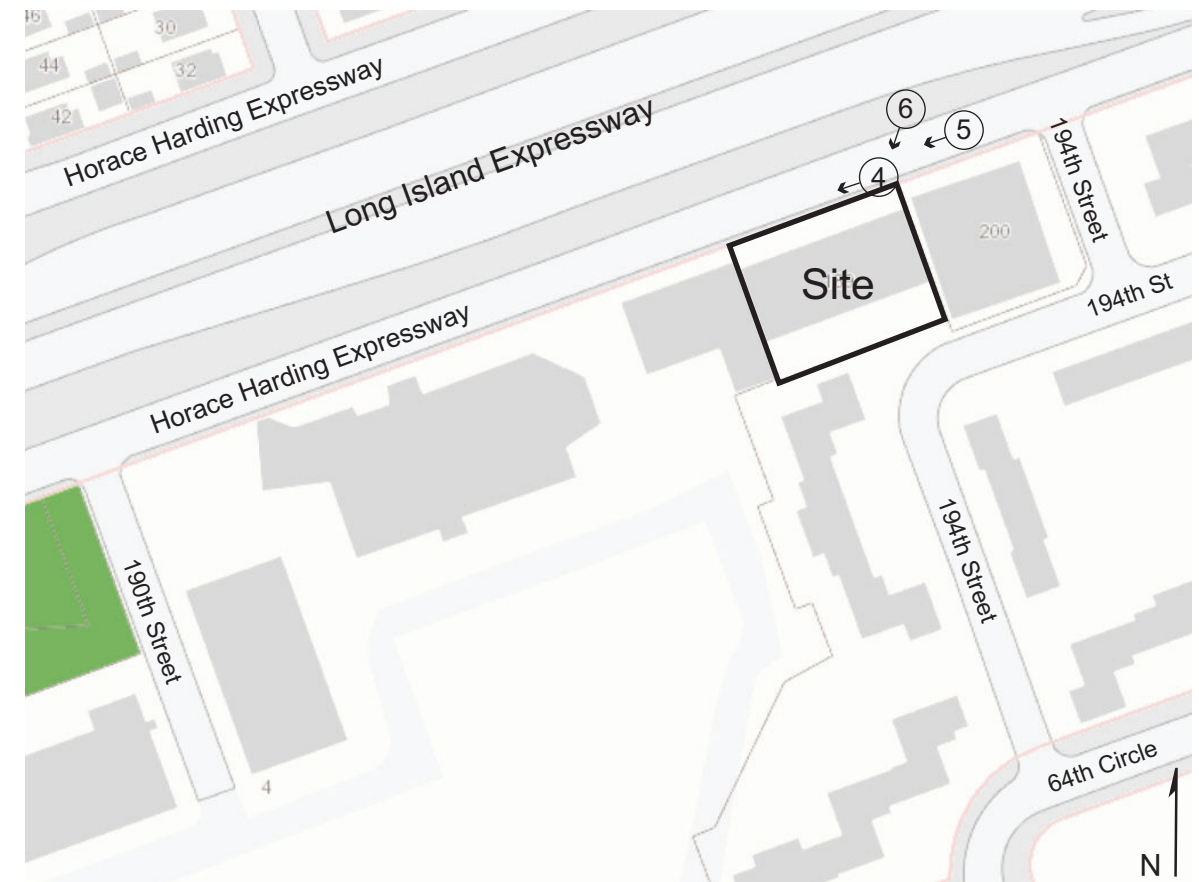
4. View of the sidewalk along the south side of Horace Harding Expressway facing west (Site at left).



5. View of the eastbound side of Horace Harding Expressway facing west (Site at left).



6. View of the eastbound side of Horace Harding Expressway facing southwest.





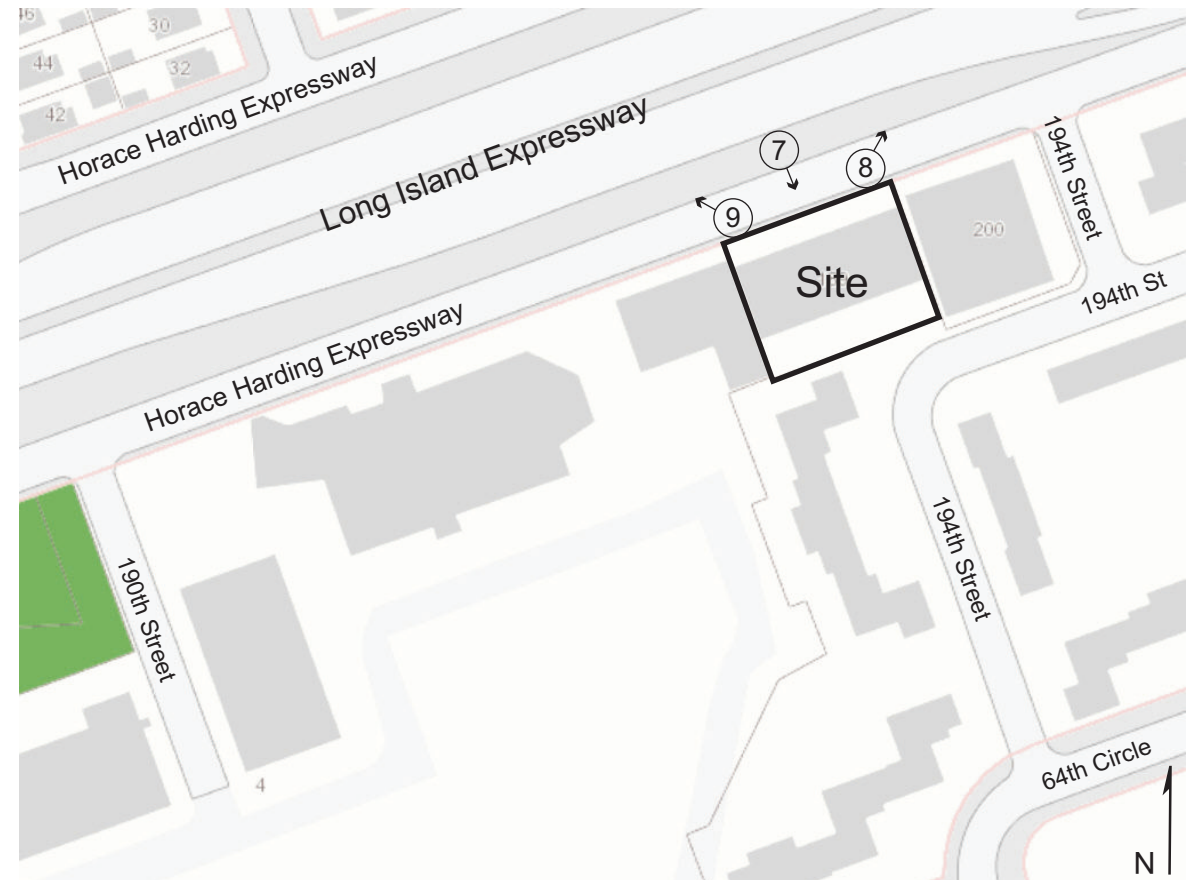
7. View of the Site along the south side of eastbound Horace Harding Expressway facing south.



8. View of the north side of eastbound Horace Harding Expressway facing northeast.



9. View of the north side of eastbound Horace Harding Expressway facing northwest.





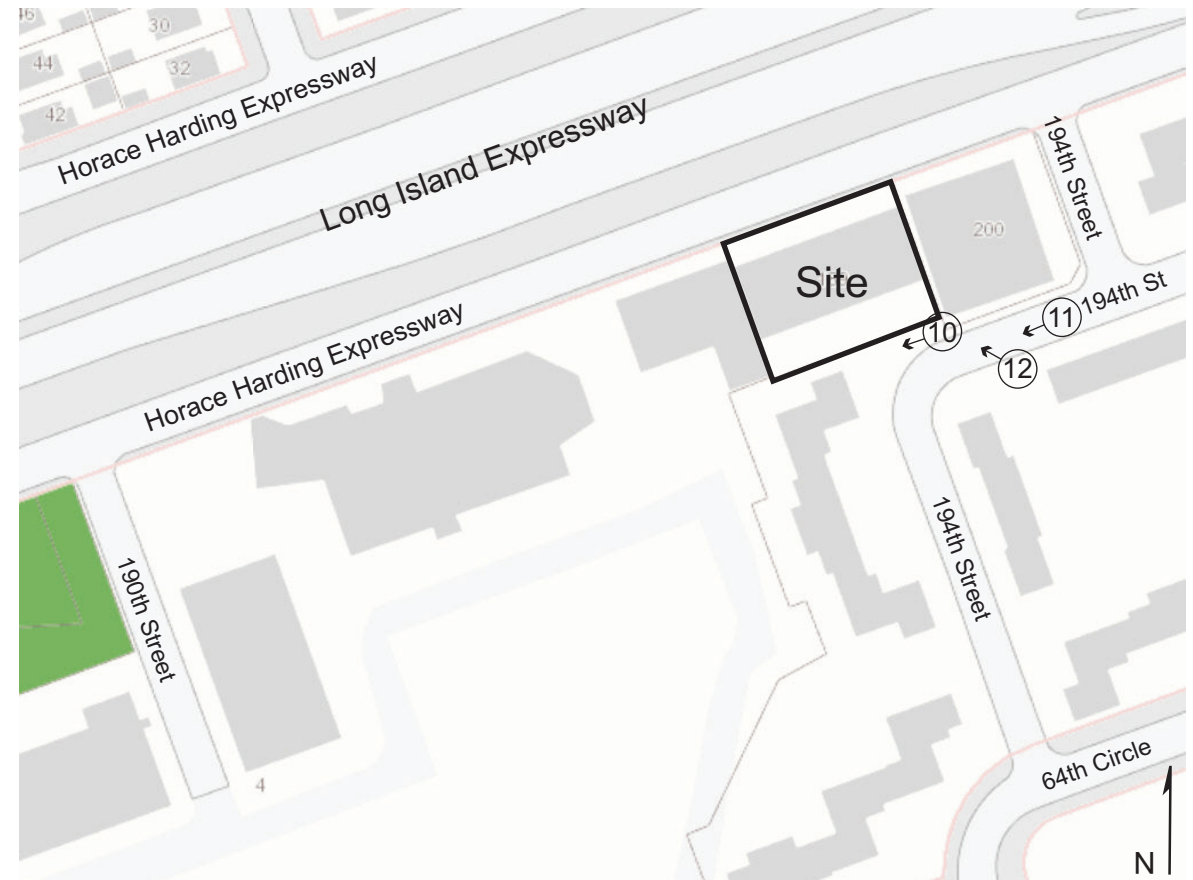
10. View of the sidewalk along the north side of 194th Street facing west (Site at right).



11. View of 194th Street facing west (Site at right).



12. View of the north side of 194th Street facing northwest.







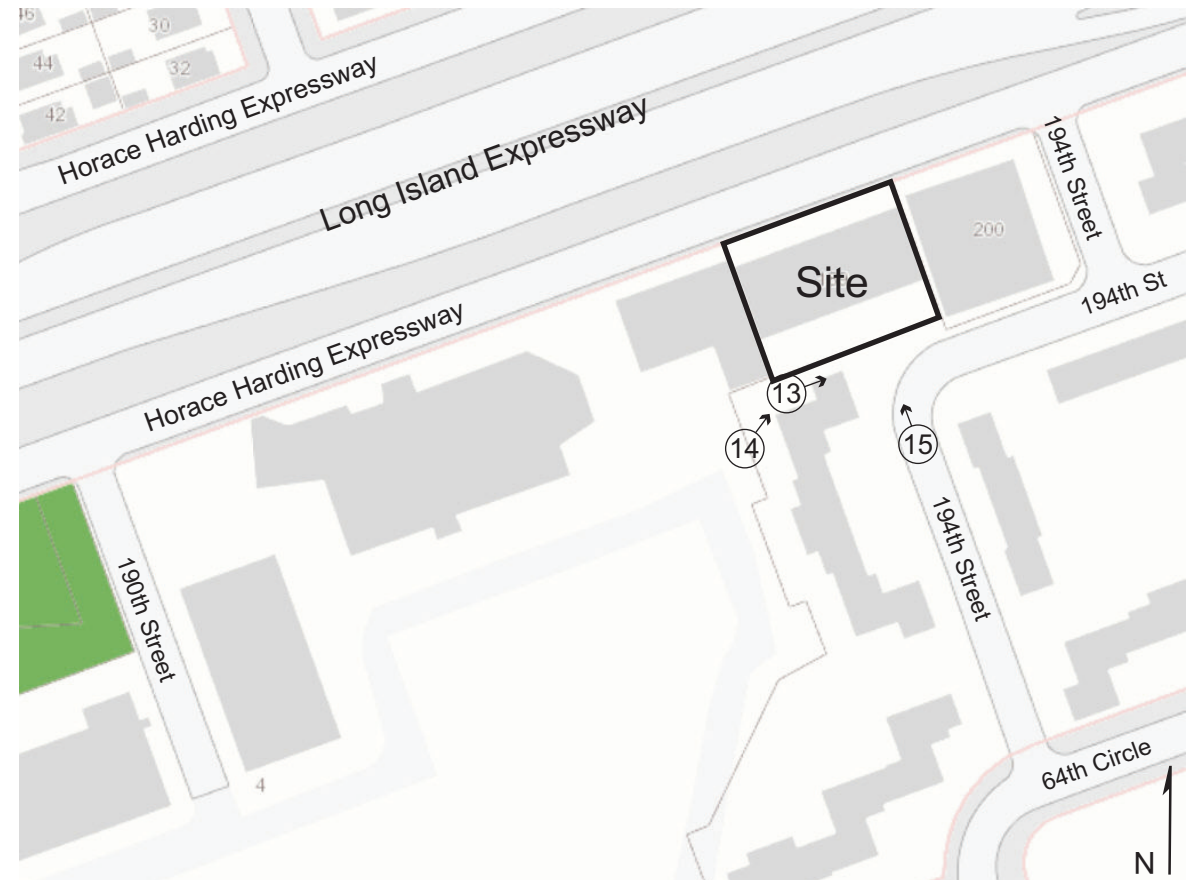
13. View of the sidewalk parallel to 194th Street facing east (Site at left).



14. View of the Site from the adjacent parking lot facing northeast.



15. View of the Site along 194th Street facing north.





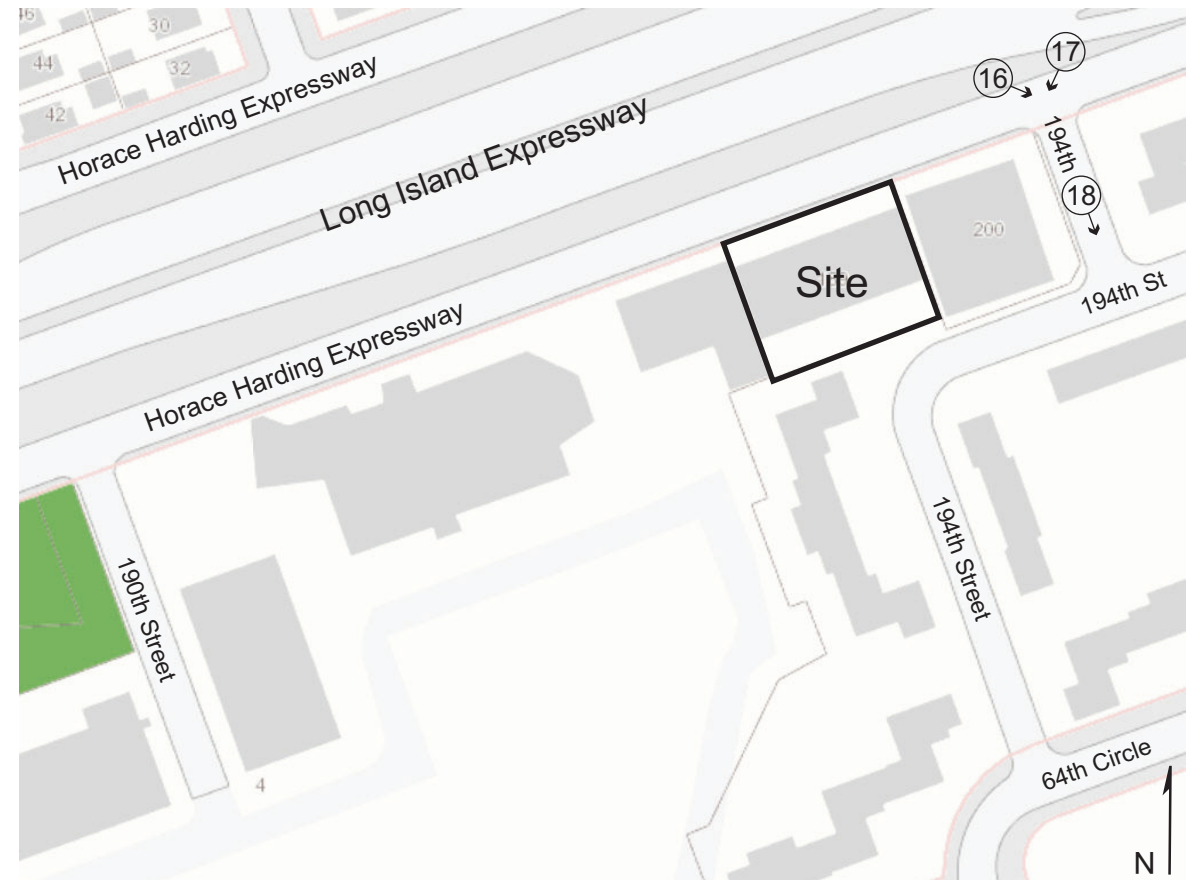
16. View of the southeast corner of Horace Harding Expressway and 194th Street facing southeast.



17. View of the southwest corner of Horace Harding Expressway and 194th Street facing southwest.



18. View of 194th Street facing south.





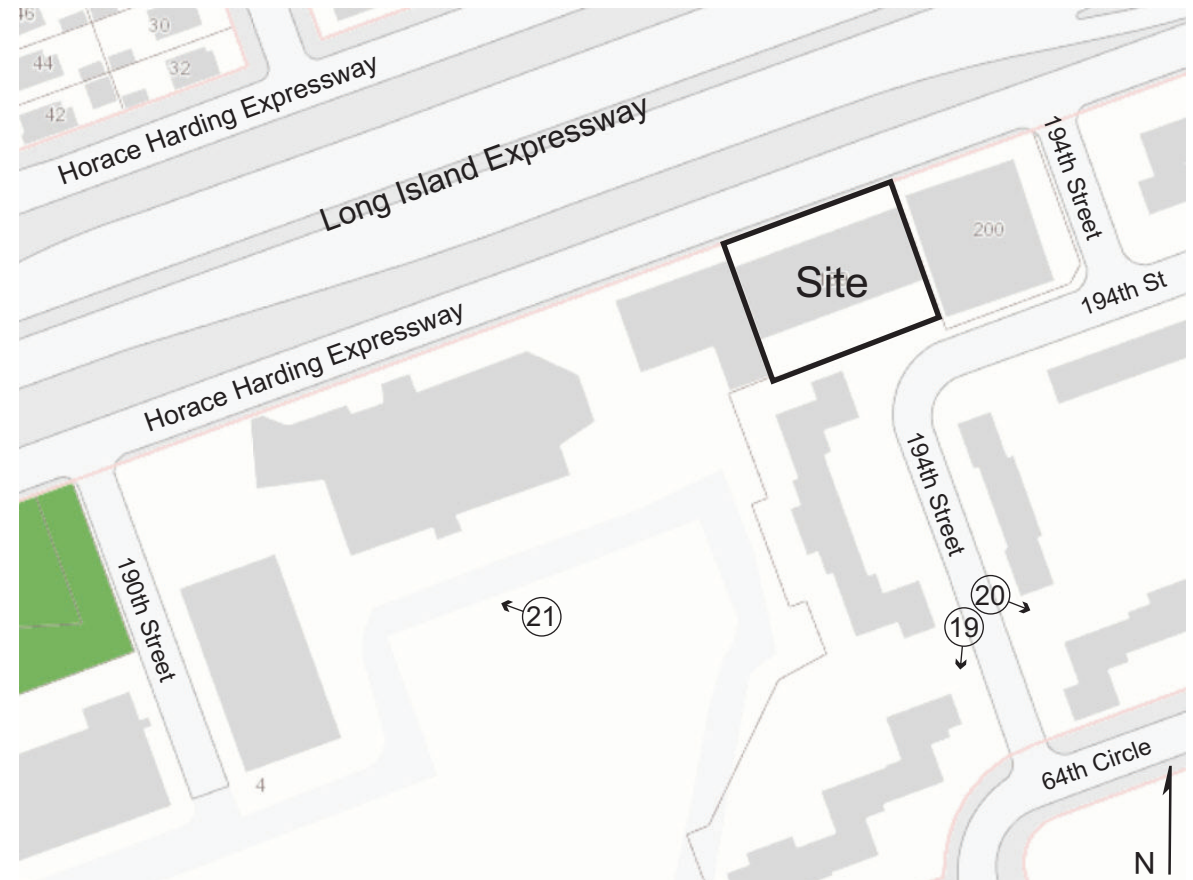
19. View of the west side of 194th Street facing southwest.



20. View of the east side of 194th Street facing southeast.



21. View of the parking lot behind the retail stores on the south side of Horace Harding Expressway.

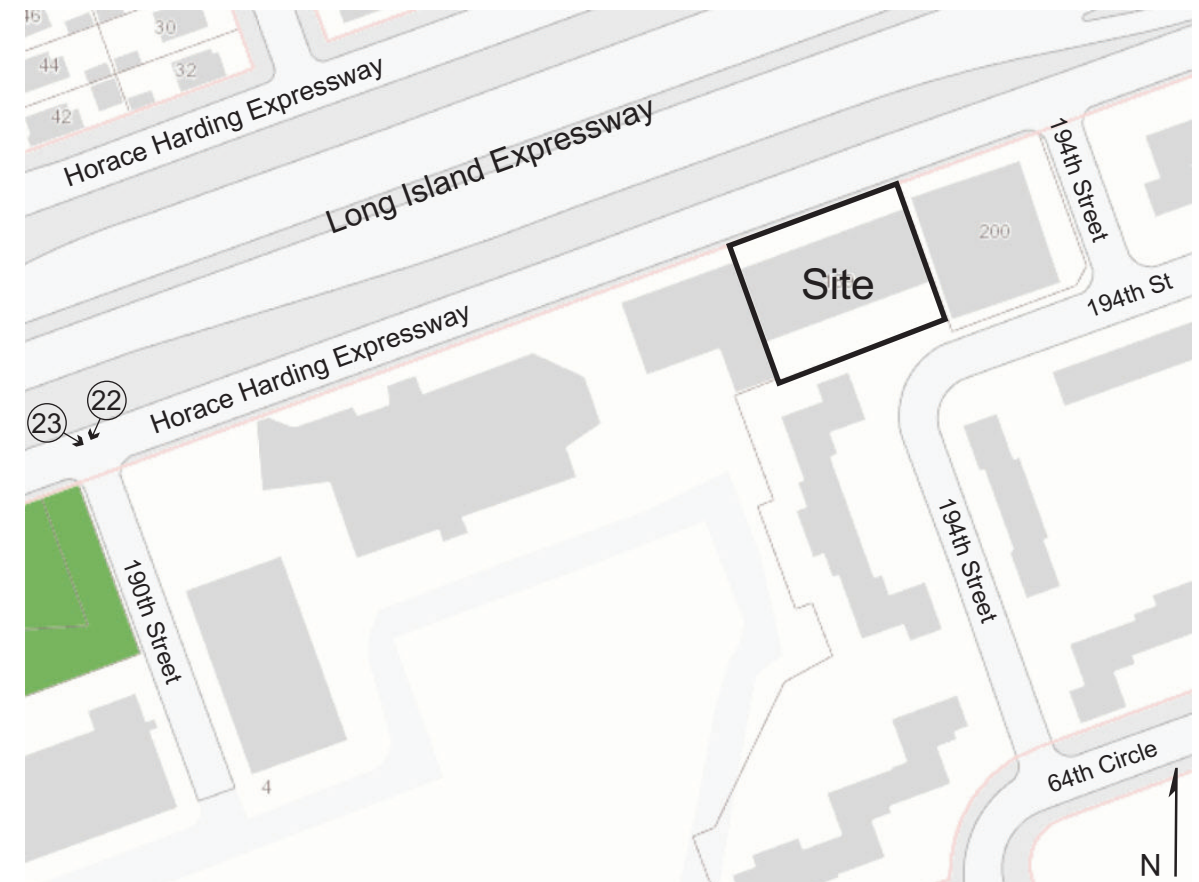




22. View of the southwest corner of Horace Harding Expressway and 190th Street facing southwest.



23. View of the southeast corner of Horace Harding Expressway and 190th Street facing southeast.



## 193-02 HORACE HARDING EXPRESSWAY

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)

#### 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 and public policy; air quality; and noise, as further detailed below. The subject heading number below correlates with the relevant chapter of the *CEQR Technical Manual*.

#### PROJECT DESCRIPTION

##### Introduction

This application is made on behalf FM Realty Company of New York, LLC, the owner of the development site ("the Applicant"), for a modification to a previously approved special permit (851031 c ZSQ) pursuant to Section 74-95 of the New York City Zoning Resolution ("ZR") and accompanying Restrictive Declaration (85130 ZMQ) to allow for a change of use on the ground floor of a mixed-use building located at 193-02 Horace Harding Expressway (the "Project Site") which is in the Fresh Meadows-Utopia section of Queens Community District #8, immediately adjacent to the Special Planned Community Preservation District (PC). The proposed action would affect a single property, which consists of the Project Site, located at Block 7117, Lot 189; a single tax lot. 13,500 sq. ft. in area, located on the south side of Horace Harding Parkway, west of 194<sup>th</sup> Street, developed with an existing mixed-use building known as "The Boulevard".

The proposed modification would allow the Applicant to modify the ground floor arrangement of the existing building to eliminate the previously approved real estate management office and create one additional dwelling unit (the "Proposed Development"). The modifications would include reconfiguration of existing tenant recreational and storage area on the ground floor.

The proposed modification is necessary to allow the proposed change of use on the ground floor of the existing building. No other modifications would be made to the Project Site.

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

##### Background

The Project Site consists of a 135 ft. frontage by 100 ft. depth lot, a total of 13,500 sq. ft. in lot area, developed with the existing five-story, mixed-use Boulevard building. The existing building was constructed pursuant to a rezoning from R4 (PC) to C4-2 (851030 ZMQ), and a special permit pursuant to ZR Section 74-95 (Modifications of Housing Quality Special

Permit) to utilize Housing Quality regulations (851031 ZSQ), approved on November 6, 1986 (Cal No. 55 and 56). The parcel was unable to utilize Quality Housing regulations as-of-right at this time period, as it resulted in additional floor area compared to Height Factor regulations under C4-2 regulations at that time period.

The original City Planning Commission (CPC) approval was for a six-story building with 38 dwelling units on the upper floors, medical/dental offices on the ground floor and second floor, and an accessory cellar-level parking garage with 31 parking spaces. Prior to approval by the Board of Estimate (December 18, 1986, Cal. Nos. 32 and 33), however, the plans were modified to reduce the building to five stories in height, including the elimination of the medical office uses on the ground and second floors. Plans of the ground floor included a superintendent's apartment, meeting space and storage area. In connection with the approval, the Applicant recorded a Restrictive Declaration dated December 18, 1986 (Reel 2327, P 1033), requiring that the development substantially conform to the site plan and drawings submitted in connection with special permit application, and requiring that any changes to the ground floor use be considered a "major modification" requiring approval from the Board of Estimate (the Chair of the CPC retained the right to approve minor modifications).

During construction of the approved building, a proposed modification (M851031(A) ZSQ) was filed but thereafter withdrawn by the Applicant on March 28, 1990. However, the approval was thereafter amended (M850131(B)) to permit occupancy of the west side of the ground floor, 2,332 sq. ft. - approved as a "Meeting Room", with a postal service use (developed in conjunction with a US Post Office branch adjacent to the premises as approved by Board of Estimate on April 26, 1990). In connection with said modification, a modification to the Restrictive Declaration (D-111) dated March 9, 1990 was recorded on August 2, 1990 (Reel 3041 P 263). According to the terms of the modified Restrictive Declaration, the modified restrictions of the original 1986 Restrictive Declaration remain in full force and effect.

Finally, on July 31, 1991 (Cal. No. 19), the CPC approved a modification filed under M851031(C) to modify the special permit and restrictive declaration to permit use of the eastern portion of the ground floor (1,180 sq. ft.) as a real estate management office (in lieu of the previously approved excess mixed use recreation space). Occupancy of the management office was limited to use by the owners of the affected property.

The original approval received an environmental review (85-299Q) and a Condition Negative Declaration was issued in September of 1985 with the condition that any residential portions of the building provide a minimum window-wall attenuation of 35 dBA along with Alternative Means of Ventilation (AMV). As further detailed in the Air Quality and Noise chapters, this condition would be maintained under the Proposed Development.

## **Existing Conditions**

The Project Site is located in the Fresh Meadows-Utopia section of Queens Community District #8 and affects one rectangular tax and zoning lot located at 193-02 Horace Harding

Expressway (Block 7117, Lot 189) located on the south side of Horace Harding to the west of 194<sup>th</sup> Street. (The portion of 194<sup>th</sup> Street to the south of Horace Harding Expressway is a private street accessing the Fresh Meadows community.) The lot contains 13,500 square feet of lot area with approximately 135 feet of frontage along Horace Harding Expressway, and a depth of 100 feet.

The Project Area is currently improved with a five-story mixed-use building constructed circa 1990 that contains 3,512 zoning square feet (“zsf”) of commercial space (on the ground floor) and 32,805 zsf of residential space (39 dwelling units), a total of 36,317 zsf. in area, a total floor area of 2.69 FAR.<sup>1</sup> The building extends to a depth of 70 feet and has a 30-foot rear yard.

The ground floor of the Project Area is currently broken into two separate commercial spaces with residential floor area, including the superintendent’s apartment, running between them. The west side of the ground floor is occupied by a branch of the US Postal Service and contains 2,332 zsf of floor area. The east side of the ground floor contains 1,180 zsf of commercial floor area and is currently vacant. The rear (south) portion of the ground floor contains recreation space, a laundry room, and mechanical space. The rear of the property contains outdoor recreational space within the required 30-foot rear yard.

## **PURPOSE AND NEED**

It is proposed to modify the existing special permit and Restrictive Declaration to eliminate the existing management office from the ground floor and create a new two-bedroom apartment, 1,180 sq. ft. in area at the rear of the building. Existing recreation and storage areas will be reconfigured as part of the proposed changes. The management office expanded so that the existing space was no longer adequate to accommodate their business operation, and relocated to a new location in Queens. The existing special permit and Restrictive Declaration prohibit other uses within the building. As such, the office space is required to remain vacant until the proposed modification is approved. The proposed modification would allow for a productive layout of the ground floor of the Project Area, which currently contains a vacant commercial use and would serve to revitalize the ground floor of the building.

The proposed modifications would fully conform and comply with the underlying C4-2 (R6 residential equivalent) zoning district, where 3.4 FAR is permitted for commercial use and 3.0 FAR is permitted for residential use (developed under the Quality Housing Bulk Regulations). The Project Site would contain the required amount of recreational space and bulk storage space, pursuant to Quality Housing regulations. While Quality Housing regulations are generally not required for all R6 district equivalents, the existing Restrictive Declaration governing the property was approved pursuant to those regulations.

## **PROPOSED ACTION**

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<sup>1</sup> As noted on the plans, the floor area does not include first floor areas allowed as permitted deductions under Housing Quality Development.  
*193-04 Horace Harding Expressway*

It is proposed to modify the existing special permit and Restrictive Declaration to eliminate the existing management office and create a new two-bedroom apartment, 1,180 sq. ft. in area at the rear of the building. Existing recreation and storage areas will be reconfigured as part of the proposed changes.

No change in the overall floor area of the building is proposed. As reconfigured, the ground floor will contain 2,332 zsf of commercial area, an FAR of .17 (the post office) in lieu of the current 3,512 zsf, and 1,550 zsf of residential floor area (currently 370 zsf). The total residential floor area will increase from 32,805 zsf to 33,985 zsf. (FAR of 2.52). The total floor area of the building will remain 36,317 zsf (FAR of 2.69). The building would contain 40 total dwelling units and the amount of accessory parking (37 spaces) would remain unchanged.

The required amount of amenities pursuant to Housing Quality regulations would remain. The building would continue to contain 780 sq. ft. of recreation space on the ground floor and the new dwelling unit would contain 128 cubic feet of bulk storage space, where 120 cubic feet is required. The common bulk storage area would continue to consist of 2,530 cubic feet, as originally approved (see Figure 7 - Proposed Site Plan).

Based on an estimated 12-month approval process and a 6-month construction period, the Build Year is assumed to be 2018.

## **FUTURE NO-ACTION SCENARIO**

Absent the proposed action, the Project Site would remain in its existing condition, as a pre-existing Restrictive Declaration governs the site layout.

The Project Site is currently improved with a five-story mixed-use building constructed in the late 1980s that contains 3,512 square feet of commercial space (on the ground floor) and 36,317 square feet of residential space (39 dwelling units), a total of 39,720.9 square feet in area, a total floor area of 2.94 FAR. The building extends to a depth of 70 feet and has a 30-foot rear yard.

## **FUTURE WITH-ACTION SCENARIO**

The proposed action would modify the existing special permit and Restrictive Declaration to eliminate the existing management office and create a new two-bedroom apartment, approximately 1,180 square feet in area at the rear of the building. Existing recreation and storage areas will be reconfigured as part of the proposed changes.

No change in the overall floor area of the building is proposed. As reconfigured, the building will contain 2,332 zsf of commercial area, an FAR of .17 (the post office) in lieu of the current 3512 zsf, and 1550 zsf of residential floor area (currently 370 zsf) on the ground floor. The total residential floor area will increase from 32,805 zsf to 33,985 zsf. (FAR of 2.52). The total floor area of the building will remain 36,317 zsf (FAR of 2.69). The building would contain 40 total dwelling units and the amount of accessory parking (37 spaces) would remain unchanged.



The required amount of amenities pursuant to Housing Quality regulations would remain. The building would continue to contain 780 sq. ft. of recreation space on the ground floor and the new dwelling unit would contain 128 cubic feet of bulk storage space, where 120 cubic feet is required. The common bulk storage area would continue to consist of 2,530 cubic feet, as originally approved.

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

## **ANALYSIS FRAMEWORK**

For the purpose of the environmental analysis, the increment between the No-Action scenario and the With-Action scenario would consist of a net increase of approximately 1,180 feet of residential floor area (one dwelling unit), as further illustrated above.

## Reasonable Worst Case Development Scenario

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</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 of residential structures	Multi-family dwelling within a mixed use building	Multi-family dwelling within a mixed use building	Multi-family dwelling within a mixed use building	
No. of dwelling units	39	39	40	+1
No. of low- to moderate-income units				
Gross floor area (sq. ft.)	32,805	32,805	33,985	+1,180
<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)	Retail	Retail	Retail	
Gross floor area (sq. ft.)	3,512	3,512	2,332	-1,180
<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>Other Land Uses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>Garages</b>	<input 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. of public spaces				
No. of accessory spaces	37	37	37	
<b>Lots</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
<b>ZONING</b>				
Zoning classification	C4-2	C4-2	C4-2	
Maximum amount of floor area that can be developed	2.94 FAR	2.94 FAR	2.94 FAR	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential; Commercial; Community Facility	Residential; Commercial; Community Facility	Residential; Commercial; Community Facility	

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

### **I. Introduction**

Pursuant to Chapter 4 of the CEQR Technical Manual, "Land Use, Zoning, and Public Policy," an analysis of land use is required if a proposed action alters land use or zoning. Since the proposed action includes the modification of a site that will alter land uses, a preliminary analysis of land use and zoning is included below.

### **II. Existing Conditions**

#### **Land use**

##### *Site Description*

The Project Site is located in the Fresh Meadows-Utopia section of Queens Community District #8 and affects one rectangular tax and zoning lot located at 193-02 Horace Harding Expressway (Block 7117, Lot 189) located on the south side of Horace Harding to the west of 194<sup>th</sup> Street. (The portion of 194<sup>th</sup> Street to the south of Horace Harding Expressway is a private street accessing the Fresh Meadows community.) The lot contains 13,500 square feet of lot area with approximately 135 feet of frontage along Horace Harding Expressway, and a depth of 100 feet.

The Project Area is currently improved with a five-story mixed-use building constructed circa 1990 that contains 3,512 zoning square feet ("zsf") of commercial space (on the ground floor) and 32,805 zsf of residential space (39 dwelling units), a total of 36,317 zsf. in area, a total floor area of 2.69 FAR.<sup>2</sup> The building extends to a depth of 70 feet and has a 30-foot rear yard.

The ground floor of the Project Area is currently broken into two separate commercial spaces with residential floor area, including the superintendent's apartment, running between them. The west side of the ground floor is occupied by a branch of the US Postal Service and contains 2,332 zsf of floor area. The east side of the ground floor contains 1,180 zsf of commercial floor area and is currently vacant. The rear (south) portion of the ground floor contains recreation space, a laundry room, and mechanical space. The rear of the property contains outdoor recreational space within the required 30-foot rear yard.

##### *Land Use Study Area*

The proposed study area is located in the Fresh Meadows-Utopia area of Queens. For the purpose of this preliminary analysis, the study area consists of the Project Site and 400 feet

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<sup>2</sup> As noted on the plans, the floor area does not include first floor areas allowed as permitted deductions under Housing Quality Development.  
193-04 Horace Harding Expressway

within the Site (see attached Land Use map, Figure 5), which is bound by Peck Avenue to the north and east, 194<sup>th</sup> Street to the west, and 64<sup>th</sup> Avenue to the south.

As shown in the accompanying land-use map, the 400-foot surrounding area is predominantly residential and commercial, with a mix of those two uses along Horace Harding Expressway—the neighborhood's main thoroughfare. Immediately to the rear and south of the Project Site is a portion of the Fresh Meadows residential planned community (Block 7117, Lot 300), which is part of the Special Planned Community Preservation District (PC), as mentioned above. This lot contains a total of 251 dwelling units spread out over 418,640 square feet. A majority of these buildings contain two to three stories. The entire "Fresh Meadows" development is located in a large R4 zoning district.

Immediately to the west of the Project Site is a commercial area, which contains a series of retail buildings (known as the Fresh Meadows Shopping Center) within a single large tax lot (Block 7117, Lot 4) totaling 365,000 square feet of lot area. The buildings that comprise the shopping center are separated by large accessory parking lots. The buildings range in height from one to two-stories. Major tenants of the shopping center include a movie theater, an eating and drinking establishment, and several national chain retailers. To the north (across the Long Island Expressway) is a cluster of community facility institutions, which include the Fresh Meadows Jewish Center, Highland Elementary School and Heavenly Voice Presbyterian Church.

## **Zoning**

The proposed action affects an area within the C4-2 district mapped on the subject block. The surrounding area also contains R4, R3-2, and R2A districts, and the surrounding area includes the Fresh Meadows planned community ("PC") special zoning district.

The C4 district is mapped in regional commercial centers, and permits a wider range commercial retail uses than C1 or C2 commercial overlays (including Use Groups 6, 8, 9 10 and 12). The maximum commercial FAR in C4-2 districts is 3.4 FAR, with 0.78-2.43 FAR permitted for residential use (the residential equivalent of R6 districts). An FAR bonus is available for the provision of affordable housing units through the Inclusionary Housing Program. The maximum height of C4 buildings varies but is generally is not permitted to exceed 60 feet. Parking requirements vary by use with 50-70% required for residential units.

The R4 district is a general residence district that primarily permits contextual two- to three-story residential buildings 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 side yards of at least 8 feet. The maximum building height is 35 feet and one parking space is required per dwelling unit. Community facility uses are permitted in R4 districts at a maximum FAR of 1.0.

R3-2 zoning districts are general residence districts that permit a variety of single- and two-family houses, as well as small multi-family buildings. The maximum FAR for R3-2 districts is 0.5 and can be increased by 20% with an attic allowance, up to a maximum

building height of 35 feet. One off-street parking space is required per each dwelling unit. Community facility uses are permitted in R3-2 districts at a maximum FAR of 1.0.

R2A districts permit a maximum FAR of 0.5 and typically produce single-family detached homes with a minimum lot width of 40 feet. Buildings within districts must contain side yards totaling at least 13 feet, each at least 5 feet wide. Front yards must be at least 15 feet deep and unlike R2 districts, match the size of the adjacent yard and not exceed 20 feet. Maximum building heights in R2A districts are 35 feet and one off-street parking space is required for each dwelling unit. Community facility uses within R2A districts are generally permitted at a maximum FAR of 1.0

## **Public Policy**

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

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

Absent the proposed action, the Project Site would remain in its existing condition, as a pre-existing Restrictive Declaration governs the site layout.

The Project Site is currently improved with a five-story mixed-use building (commercial-residential). Surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2018. The 400-foot area surrounding the Project Site is developed with a stable residential community containing a mix of residential properties and commercial retail. No significant new development or redevelopment in the area is expected.

## **Zoning and Public Policy**

In the future without the proposed action, the existing zoning would remain unchanged. The Site would continue to be zoned C4-2. In the future without the proposed action, no public policy changes are expected to occur in the study area.

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

### **Land Use**

The proposed action would modify the existing special permit and Restrictive Declaration to eliminate the existing management office and create a residential apartment with 1,180 sq. ft. in area at the rear of the building. Existing recreation and storage areas will be reconfigured as part of the proposed changes.

No change in the overall floor area of the building is proposed. As reconfigured, the building will contain 2,332 zsf of commercial area, an FAR of .17 (the post office) in lieu of the current 3512 zsf, and 1550 zsf of residential floor area (currently 370 zsf) on the ground floor. The total residential floor area will increase from 32,805 zsf to 33,985 zsf (FAR of 2.52), while the commercial floor area would decrease by 1,180 square feet. The total floor area of the building will remain 36,317 zsf (FAR of 2.69). The building would contain 40 total dwelling units and the amount of accessory parking (37 spaces) would remain unchanged.

Overall, the proposed action and resulting modification would not represent a substantial land use change on the Site, as the proposed uses already exist on the Site. Therefore, by modifying the existing special permit and Restrictive Declaration, no new or incompatible uses would be introduced to the study area.

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

## **Zoning**

The proposed action would modify the existing special permit and Restrictive Declaration to eliminate the existing management office and create a new residential unit with 1,180 sq. ft. in area at the rear of the building. Existing recreation and storage areas will be reconfigured as part of the proposed changes.

No change in the overall floor area of the building is proposed. As reconfigured, the building will contain 2,332 zsf of commercial area, an FAR of .17 (the post office) in lieu of the current 3512 zsf, and 1550 zsf of residential floor area (currently 370 zsf) on the ground floor. The total residential floor area will increase from 32,805 zsf to 33,985 zsf. (FAR of 2.52). The total floor area of the building will remain 36,317 zsf (FAR of 2.69). The building would contain 40 total dwelling units and the amount of accessory parking (37 spaces) would remain unchanged.

The required amount of amenities pursuant to Housing Quality regulations would remain. The building would continue to contain 780 sq. ft. of recreation space on the ground floor and the new dwelling unit would contain 128 cubic feet of bulk storage space, where 120 cubic feet is required. The common bulk storage area would continue to consist of 2,530 cubic feet, as originally approved.

The increment between the No-Action scenario and the With-Action scenario would consist of a net increase of 1,180 feet of residential floor area (one dwelling unit), as further illustrated above.

The proposed development would not result in any non-conforming uses or non-complying developments, as the proposed development would comply with the existing C4-2 zoning district.

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

## **Public Policy**

As noted above, the Project Site is not within the coastal zone boundary and therefore is not subject to the Waterfront Revitalization Program. The proposed action is not within the vicinity of any Industrial Business Zones (IBZs). Additionally, the rezoning area is not governed by a 197a Plan, nor does the proposed action involve the siting of any public facilities (Fair Share). The proposed action is also not subject to the New Housing Marketplace Plan.

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

## **V. Assessment/Conclusion**

### **Land Use**

The proposed action and resulting proposed development would not represent a substantial land-use change in the area, as the proposed uses (residential and commercial) exist on the Project Site and surrounding area now. Therefore, by modifying the existing special permit and Restrictive Declaration to eliminate the existing management office (commercial) and create a new three-bedroom apartment, rear of the building would be appropriate for the subject property. The proposed special permit and the resulting proposed development are therefore not expected to result in any significant adverse impacts or conflicts with the land use in the study area.

### **Zoning**

The modification of the existing special permit and Restrictive Declaration would facilitate a proposal by the applicant to eliminate the existing management office (commercial) and create a new three-bedroom apartment, rear of the building. This development would comply with the underlying C4-2 zoning district affecting the Project Site and would not introduce or increase nonconforming uses to the study area. The proposed action is not expected to result in any significant adverse impacts from zoning.

### **Public Policy**

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

## **18. 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 (CO). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings in close proximity to a proposed project. Both the potential impacts of a proposed project on surrounding buildings and potential impacts of uses in the environs of a proposed sensitive use, such as residences, schools, and hospitals, are considered in the assessment.

### **Mobile Source**

Under guidelines contained in the 2014 *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. The difference between the Future No-Action and Future With-Action scenarios on the Project Site would be significantly fewer than 50 additional vehicle trips at any intersection in the study area during any peak hour, with the addition of a single dwelling unit.

A mobile source analysis may be also warranted for projects that would result in placement of operable windows (*i.e.*, windows that may be opened and closed by the tenant), balconies, air intakes, or intake vents generally within 200 feet of an atypical source of vehicular pollutants, such as a highway or bridge with a total of more than two lanes. However, while there would be an additional dwelling unit added through the proposed action, this would not introduce a new use as there are existing residential dwelling units in the building and this use is permitted as-of-right in the underlying zoning district. Furthermore, according to the Noise chapter, a closed window condition (non-operable) must be employed as a condition of the initial approval that governs the development and requires alternative means of ventilation for the entire building. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual*, and no significant mobile source air quality impacts would be generated by proposed action.

### **Stationary Source**

A stationary source analysis is required where there is the potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses or the potential for air toxic emissions released from existing industrial facilities to significantly impact the proposed development.

The proposed action involves the modification of an existing building that would facilitate a proposal by the applicant to eliminate the existing management office (commercial) and



create a new two-bedroom apartment in the rear of the building. While this would create approximately 3 new sensitive receptors on the Development Site, these new receptors are permitted to occupy the Site now as-of-right but would now be permitted to reside along the rear of the Site on the ground floor of the property, in addition to the remaining floors, where existing residential users are permitted to occupy the Development Site per the underlying C4-2 zoning district.

The existing HVAC system would remain, so is not anticipated to result in any new impacts on surrounding properties and any uses in the surrounding area are not anticipated to significantly impact the new sensitive receptors on the Site, as the Site already permits residential use and residential occupancy.

## **Conclusion**

The conditions associated with the project development would not result in any violations of the ambient air quality standards. Therefore, the action would not result in any potentially significant adverse stationary or mobile source air quality impacts, and further assessment is not warranted.

## **19. NOISE**

### **INTRODUCTION**

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

The original approval received an environmental review (85-299Q) and a Condition Negative Declaration was issued in September of 1985 with the condition that any residential portions of the building provide a minimum window-wall attenuation of 35 dBA along with Alternative Means of Ventilation (AMV).

#### **Mobile Source**

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

Vehicles would travel to and from the Site along Horace Harding Expressway and 194<sup>th</sup> Street. There would be an small increase in vehicular traffic along both roads resulting from the proposed development with this increment being marginal, as the incremental development would consist of a single dwelling unit. Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes would not double along Horace Harding Expressway and 194<sup>th</sup> Street Road due to the proposed project. Furthermore, based on the Condition Negative Declaration of the initial approval of the building, window-wall attenuation of 35 dBA along with Alternative Means of Ventilation (AMV) would be required for any new residential windows. Therefore, the proposed project would not result in a mobile source noise impact.

#### **Stationary Source**

The project would not locate new sensitive receptors within 1,500 feet of a substantial stationary source noise generator, and there is not a substantial stationary source noise generator close to the project site that is also a sensitive receptor. Additionally, the proposed project would not include any unenclosed heating or ventilation equipment that could adversely impact other sensitive uses in the surrounding area. Furthermore, based on the Condition Negative Declaration of the initial approval of the building, window-wall attenuation of 35 dBA along with Alternative Means of Ventilation (AMV) would be

required for any new residential windows. Therefore, the project would not have any potentially adverse stationary source noise impacts.

The proposed action involves the modification of an existing building that would facilitate a proposal by the applicant to eliminate the existing management office (commercial) and create a new two-bedroom apartment in the rear of the building. The existing HVAC system would remain. While this would create approximately 3 new sensitive receptors on the Development Site, these new receptors are permitted to occupy the Site now as-of-right but would now be permitted to reside along the rear of the Site on the ground floor of the property, with any new residential windows opening to the rear of the property and not in the direction of a stationary source noise generator, such as the Long Island Expressway. Therefore, noise measurements are not warranted, as the new sensitive receptors permitted on the Site would be located away from any major stationary noise source.

### **Conclusion**

A detailed noise analysis is not required for the proposed action, as the action would not result in the introduction of new sensitive receptors near a substantial stationary source noise generator. Furthermore, based on the Condition Negative Declaration of the initial approval of the building, window-wall attenuation of 35 dBA along with Alternative Means of Ventilation (AMV) would be required for any new residential windows. In addition, the proposed development would not introduce significant mobile or stationary source noise into the surrounding area.

## Appendix A: Proposed Site Plan

## Appendix A: Proposed Site Plan

SITE DATA  
 Block: 7117  
 Lots: 189  
 Street Address: 193-04 Horace Harding Expy  
 Existing Zoning: C4-2  
 Community District: 8, Queens  
 Zoning Section Map No. 10d  
 Zoning Lot Area: 13,500 sf  
 Quality Housing - Yes  
 Date Created:

List of Required Actions: Section 74-95 ZR - Modifications of Housing Quality Special Permits.  
 Related Action:

**BUILDING ZONING FLOOR AREAS**

	Existing Commercial	Existing Residential	Proposed Commercial	Proposed Residential
Ground Floor	3512	370	2332	1550
1st-4th Floors	0	32435	0	32435
Subtotal	3512	32805	2332	33985
TOTAL ZONING	36317		36317	

# Fresh Meadows Apartment

193-04 Horace Harding Expy Queens, NY 11365

Owner  
 FM REALTY COMPANY OF NEW YORK, LLC  
 90-11 160TH ST, SUITE 100  
 JAMAICA, NY 11432

Architect  
**CURTIS + GINSBERG ARCHITECTS LLP**  
 299 Broadway, Suite 1107  
 New York, New York 10007

ZR Section	Title	Permitted/Required	Existing	Proposed	Compliance/Notes
32-00	USES	1,2,3,4,5,6,8,9,10, 12	2, 6	2	Complies
35-31, 35-23, 23-153, 33-122, 33-123	FAR	C4-2/ R6 equivalent RESIDENTIAL = 3.00 COMMUNITY FACILITY = 4.80 COMMERCIAL = 3.40 TOTAL MAXIMUM PERMITTED = 4.80	2.43*	2.52*	Complies
	FLOOR AREA	RESIDENTIAL 13,500 SF x 3.00 = 40,500 SF max COMMUNITY FACILITY 13,500 X 4.80 = 64,800 SF max COMMERCIAL 13,500 SF x 3.40 = 45,900 SF max TOTAL MAXIMUM PERMITTED = 64,800 SF max TOTAL	32,805 sf*	33,985 sf*	Complies
23-153	LOT COVERAGE	Corner Lot: 100%; Interior/Through Lot: 65%	60%	No Change	Complies
23-45, 35-51, 34-233(a), 34-233(b)	YARD REGULATIONS	<b>Front Yard:</b> Where a commercial district side lot line coincides with an R4 side lot line, a residential building requires a front yard equal to the R4 district required front yard. <b>Side Yard:</b> Where a commercial district boundary coincides with a side lot line in an R4 district, an open area not higher than curb level with a width of at least eight feet is required for a residential building in the commercial district. <b>Rear Yard:</b> 30'-0" min	No front yard provided. No side yard provided. 30'-0" rear yard to remain.	No Change	Front yard: Existing legal non-compliance Side yard: Existing legal non-compliance Rear yard: Complies
35-23	HEIGHT AND SETBACK REGULATIONS				
23-662	MAX BUILDING HEIGHT	70' max	47'	No Change	Complies
23-662	BASE HEIGHT	40' min 60' max	47'	No Change	Complies
35-651(a)(1)	STREET WALL LOCATION	At least 70% of the aggregate width of street walls shall be located within 8' of the street line and shall extend to at least the minimum base height.	Existing street wall is located 9'-0" from street line.	No Change	Existing legal non-compliance.
	ACCESSORY OFF-STREET PARKING SPACES				
25-23		<b>C4-2/R6 EQUIVALENT</b> Residential Use .70 x 40 apartments = 28 spaces Commercial Use Post Office - Use Group 6A (PRC-H) 1/1200sf 2332 sf /1200 = 2 spaces Commercial Spaces Waived: Less than 15 spaces = requirement waived	37 spaces provided	No Change	Complies
36-21					
36-231					
36-62	REQUIRED OFF-STREET LOADING	Post Office - None required	0 Existing	No Change	Complies
25-80, 25-811(a)	BICYCLE PARKING	39 Existing dwelling units constructed prior to April 22, 2009. Bicycle parking requirement waived.	0 Existing	No Change	Complies
		1 Proposed additional dwelling unit = 1 bicycle parking space. Requirement waived for building segment with less than 10 dwelling units. <b>Bicycle parking requirement waived.</b>			Complies

\*RESIDENTIAL FLOOR AREA DOES NOT INCLUDE FLOOR AREA FOR SPACES LABELED MIXED USE RECREATION, LAUNDRY ROOM, LOBBY, AND COMMON BULK STORAGE, WITH SUCH SPACES ALLOWED AS PERMITTED DEDUCTIONS UNDER HOUSING QUALITY DEVELOPMENT PURSUANT TO ZR SECTION 74-95

<APPROVAL LABEL>

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

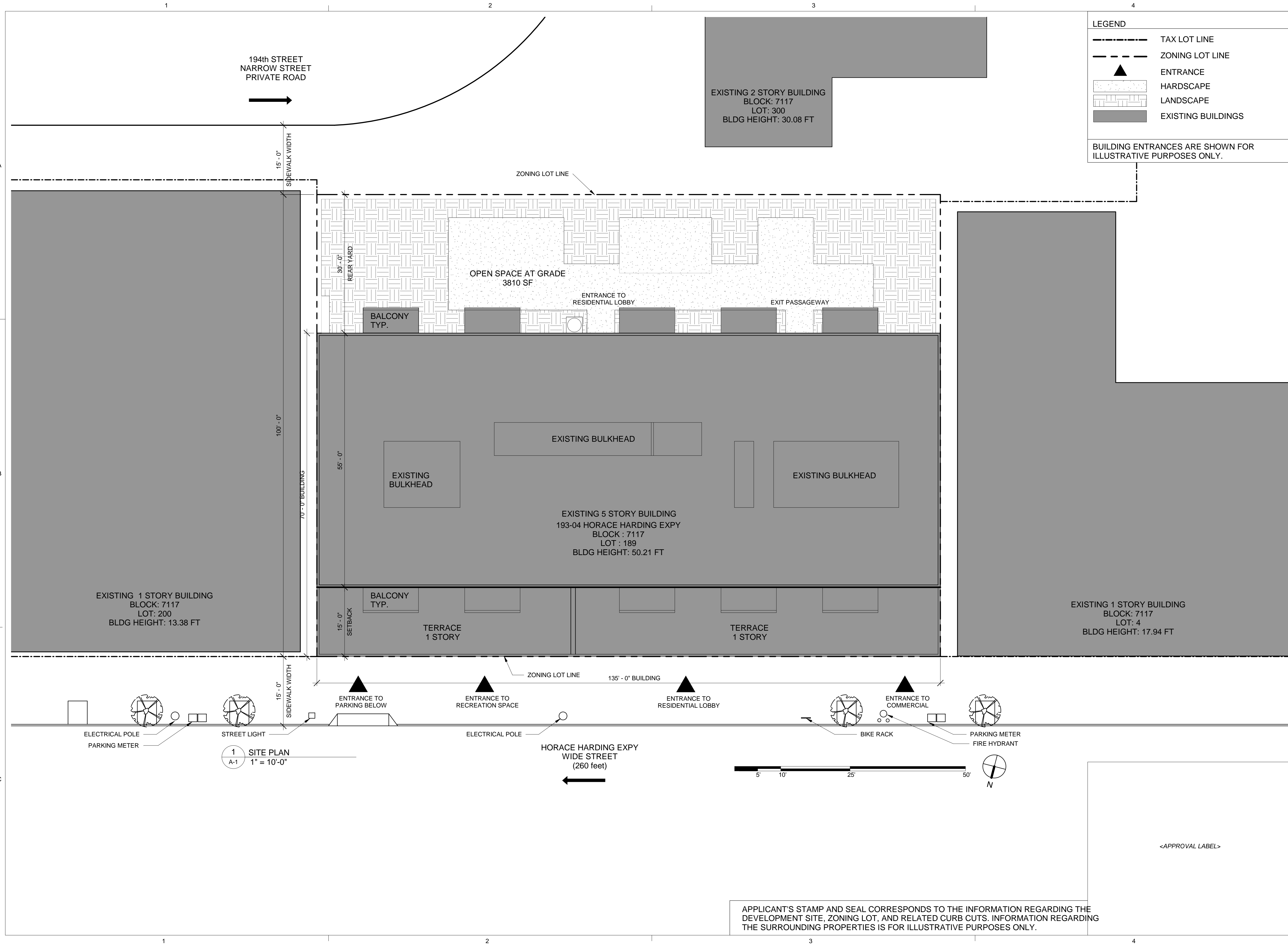
No.	Date	Revision
	04/10/17	CITY PLANNING RESUBMISSION #3
	11/15/16	CITY PLANNING RESUBMISSION #2
	06/02/16	CITY PLANNING RESUBMISSION

No. Date Submission

## ZONING ANALYSIS

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 Job No.: 1502  
 Scale:  
 Drawn By:  
 Checked By:

Sheet No.:  
 of **Z-1**



**LEGEND**

- TAX LOT LINE
- - - ZONING LOT LINE
- ▲ ENTRANCE
- [Pattern] HARDSCAPE
- [Pattern] LANDSCAPE
- [Grey] EXISTING BUILDINGS

BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

# Fresh Meadows Apartment

193-04 Horace Harding Expy Queens, NY 11365

Owner  
 FM REALTY COMPANY OF NEW YORK, LLC  
 90-11 160TH ST, SUITE 100  
 JAMAICA, NY 11432

Architect  
**CURTIS + GINSBERG ARCHITECTS LLP**  
 299 Broadway, Suite 1107  
 New York, New York 10007

BOROUGH: QUEENS  
 BLOCK: 7117  
 LOT: 189

No.	Date	Revision

04/10/17	CITY PLANNING RESUBMISSION #3
11/15/16	CITY PLANNING RESUBMISSION #2
06/02/16	CITY PLANNING RESUBMISSION

No.	Date	Submission

Title:  
**SITE PLAN**

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 Job No.: 1502  
 Scale: As indicated  
 Drawn By: AK  
 Checked By: \_\_\_\_\_

Sheet No.: \_\_\_\_\_ of **A-1**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

194th STREET  
NARROW STREET  
PRIVATE ROAD

EXISTING 2 STORY BUILDING  
BLOCK: 7117  
LOT: 300  
BLDG HEIGHT: 30.08 FT

NOTE: RESIDENTIAL FLOOR AREA DOES NOT INCLUDE FLOOR AREA FOR SPACES LABELED MIXED USE RECREATION, LAUNDRY ROOM, LOBBY, AND COMMON BULK STORAGE. WITH SUCH SPACES ALLOWED AS PERMITTED DEDUCTIONS UNDER HOUSING QUALITY DEVELOPMENT PURSUANT TO ZR SECTION 74-95

**LEGEND**

- TAX LOT LINE
- - - ZONING LOT LINE
- ▲ ENTRANCE
- ▨ HARDSCAPE
- ▤ LANDSCAPE
- Existing Buildings
- Commercial
- ▨ Residential (Includes deducted area)

BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

# Fresh Meadows Apartment

193-04 Horace Harding Expy Queens, NY 11365

Owner  
FM REALTY COMPANY OF NEW YORK, LLC  
90-11 160TH ST, SUITE 100  
JAMAICA, NY 11432

Architect  
CURTIS + GINSBERG ARCHITECTS LLP  
299 Broadway, Suite 1107  
New York, New York 10007

BOROUGH: QUEENS  
BLOCK: 7117  
LOT: 189

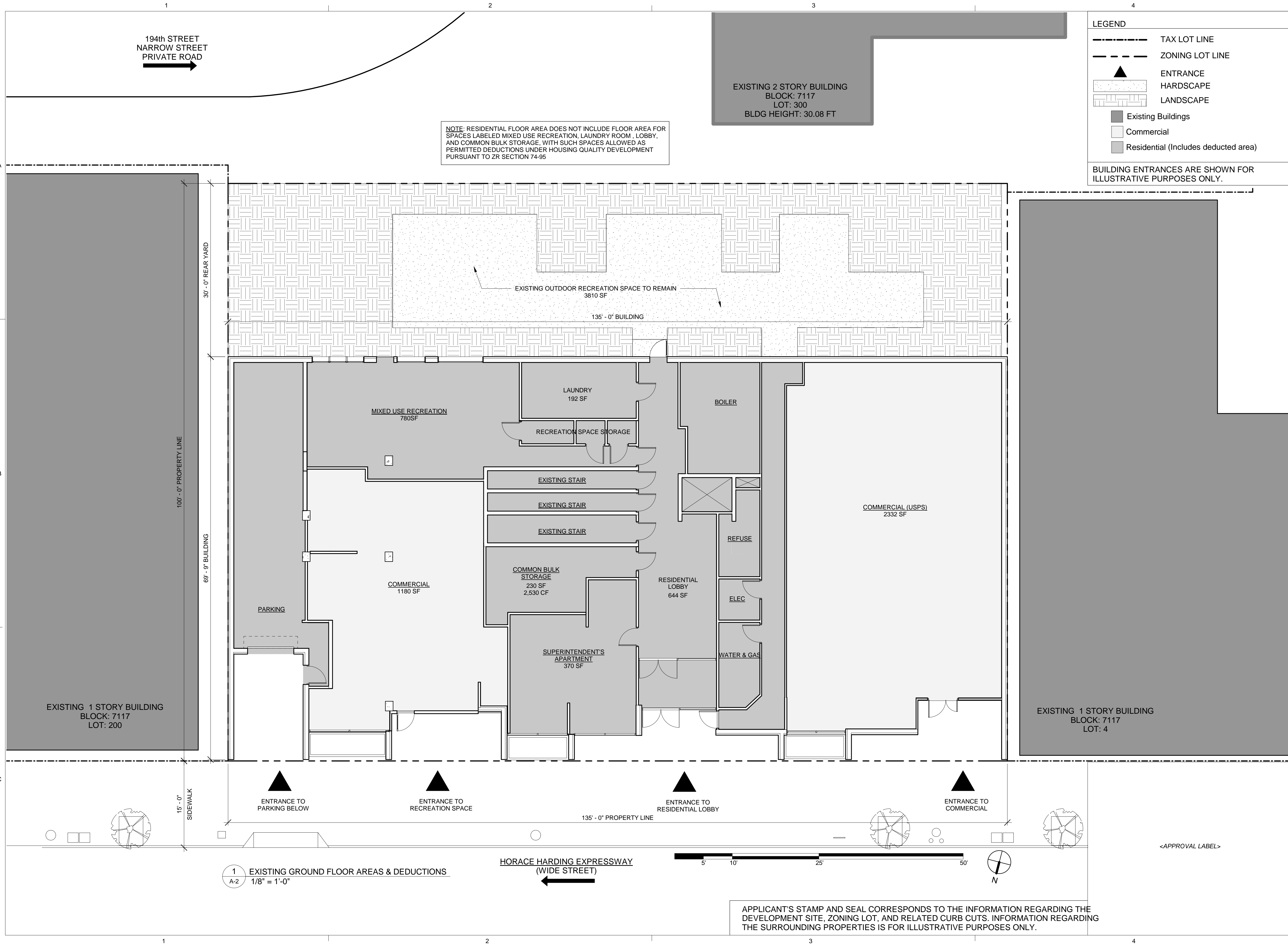
No.	Date	Revision
04/10/17		CITY PLANNING RESUBMISSION #3
11/15/16		CITY PLANNING RESUBMISSION #2
06/02/16		CITY PLANNING RESUBMISSION

No.	Date	Submission

## GROUND FLOOR PLAN (EXISTING)

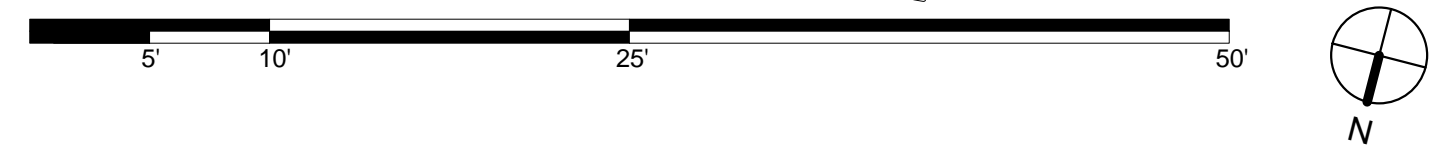
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Job No.: 1502  
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Checked By: \_\_\_\_\_

Sheet No.: \_\_\_\_\_ of **A-2**



1 EXISTING GROUND FLOOR AREAS & DEDUCTIONS  
A-2 1/8" = 1'-0"

HORACE HARDING EXPRESSWAY  
(WIDE STREET)



APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.



