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* 35-10 Astoria Boulevard South Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 17DCP175Q	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 170299ZMQ, 170300ZRQ, N180061ZRQ	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning			NAME OF APPLICANT Astoria Boulevard LLC		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin, Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Hiram A. Rothkrug, EPDSCO, Inc.		
ADDRESS 22 Reade Street			ADDRESS 55 Water Mill Road		
CITY New York	STATE NY	ZIP 10007	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@epdsco.com	

5. *Project Description*

The Applicants, the New York City Department of City Planning (DCP) and Astoria Boulevard LLC, are proposing a series of discretionary actions affecting an approximately 18,849 square-foot (sf) portion of a single block (Block 633, Lots 34, 35, 40, 41, 42, 134, 240, and p/o Lots 32, 33, and 43, the "Affected Area") located in the Astoria neighborhood of Queens Community District (CD) 1. Astoria Boulevard LLC proposes a Zoning Map Amendment to rezone the Affected Area from an R6B District to a C4-3 District, and a Zoning Text Amendment to Appendix F 'Inclusionary Housing Designated Areas' to establish a Mandatory Inclusionary Housing (MIH) Area coterminous with the Affected Area. Collectively, the proposed Zoning Map and Zoning Text Amendments (the "Proposed Actions") would facilitate a proposal by Astoria Boulevard LLC to develop a seven-story, mixed-use residential and commercial property (the "Proposed Development") at 35-10 Astoria Boulevard (Block 633, Lot 35, the "Development Site"). The Proposed Development would comprise a combined approximately 52,720 gross square feet (gsf) of floor area, including approximately 35 dwelling units (seven of which would be affordable pursuant to the MIH program) within 49,920 gsf of floor area; 2,800 gsf of ground floor commercial floor area; and 13 accessory parking spaces accessed by two curb cuts on Astoria Boulevard South.

In addition, the Department of City Planning (DCP) is proposing a related Zoning Text Amendment concurrently with the above-referenced Proposed Actions. The Text Amendment proposed by DCP would not affect the Proposed Development and will achieve the following: (1) establish a new Zoning District, R6-1; and (2) set forth that the new R6-1 Zoning District is the residential equivalent for C4-2 and C4-3 Districts within MIH areas (R6 remains the residential equivalent for C4-2 and C4-3 Districts outside of MIH areas). It should be noted that in the future with the approval of the Proposed Actions, the DCP-sponsored Text Amendment is not expected to have a substantive effect on the maximum allowable floor area ratio, bulk, permitted uses or other land use requirements within the Affected Area, or any other areas in the City of New York at this time. No known future applications or current applications are expected to be affected by the proposed Text Amendment.

See supplemental Project Description, attached.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 35-02, 35-10, 35-16, 35- 18, and 35-20 Astoria Blvd.; 25-07 35th St.; and 25-012 36th St.

TAX BLOCK(S) AND LOT(S) Block 633; Lots 32, 33, 34, 35, 40, 41, 42, 43, 134, and 240 | ZIP CODE 11103

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Astoria Boulevard between 35th and 36th streets

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6B | ZONING SECTIONAL MAP NUMBER 9a

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

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

- ☐ CITY MAP AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☒ ZONING TEXT AMENDMENT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ HOUSING PLAN & PROJECT
- ☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ ACQUISITION—REAL PROPERTY
- ☐ DISPOSITION—REAL PROPERTY
- ☐ OTHER, explain:
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ FRANCHISE

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION The proposed Astoria Blvd LLC text amentment would affect Appendix F (Inclusionary Housing Designated Areas).
The proposed DCP R6-1 text amendments would modify modify Sections 11-122 (Districts established), 23-154 (Inclusionary Housing), 23-155 (Affordable independent residences for seniors), 34-112 (Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts), and 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts)

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

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

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 18,849 | Waterbody area (sq. ft) and type:

Roads, buildings, and other paved surfaces (sq. ft.): 18,849 | 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): 55,516

NUMBER OF BUILDINGS: 2 | GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 52,720 and 2,796

HEIGHT OF EACH BUILDING (ft.): 70 and 25 | NUMBER OF STORIES OF EACH BUILDING: 7 and 2

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: 8,000

The total square feet not owned or controlled by the applicant: 10,849

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: 8,000 sq. ft. (width x length) VOLUME OF DISTURBANCE: 80,000 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 80,000 sq. ft. (width x length)

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	49,920	2,800		
Type (*e.g.,* retail, office, school)	36 units	Dance studio (2,800 sf)		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 84 NUMBER OF ADDITIONAL WORKERS: 3

Provide a brief explanation of how these numbers were determined: 1 employee per 1,000 sf; net 36 DUs x 2.34 (average HH size for Queens CD 1)

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: See attached

9. *Analysis Year* CEQR Technical Manual Chapter 2

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

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

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: Transportation, Institutional

Part II: TECHNICAL ANALYSIS

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

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

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

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(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?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(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		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(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?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(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?	☐	☒
(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)?	☐	☒
(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?	☐	☒
(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?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(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?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(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?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 1,833		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(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?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 912,715		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
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 Chapter 16 for more information.*	☐	☐
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
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?	☐	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
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?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See attached	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(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?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(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?	☐	☒
(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?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality;	☐	☒

	YES	NO
Hazardous Materials; Noise?		
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See attached		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☐	☒
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
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?	☐	☒

(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

Access to the Grand Central Parkway would not be impeded and disruptons to traffic on Astoria Boulevard South would be kept to a minimum. Construction activities would be short term in duration and undertaken in accordance with all applicable NYC regulations.

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	DATE
Dana Feingold, EPDSCO, Inc.	9/1/17

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.

IMPACT CATEGORY	Potentially Significant Adverse Impact 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? ☐ 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).

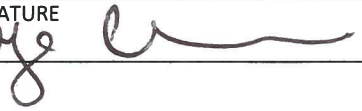
☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

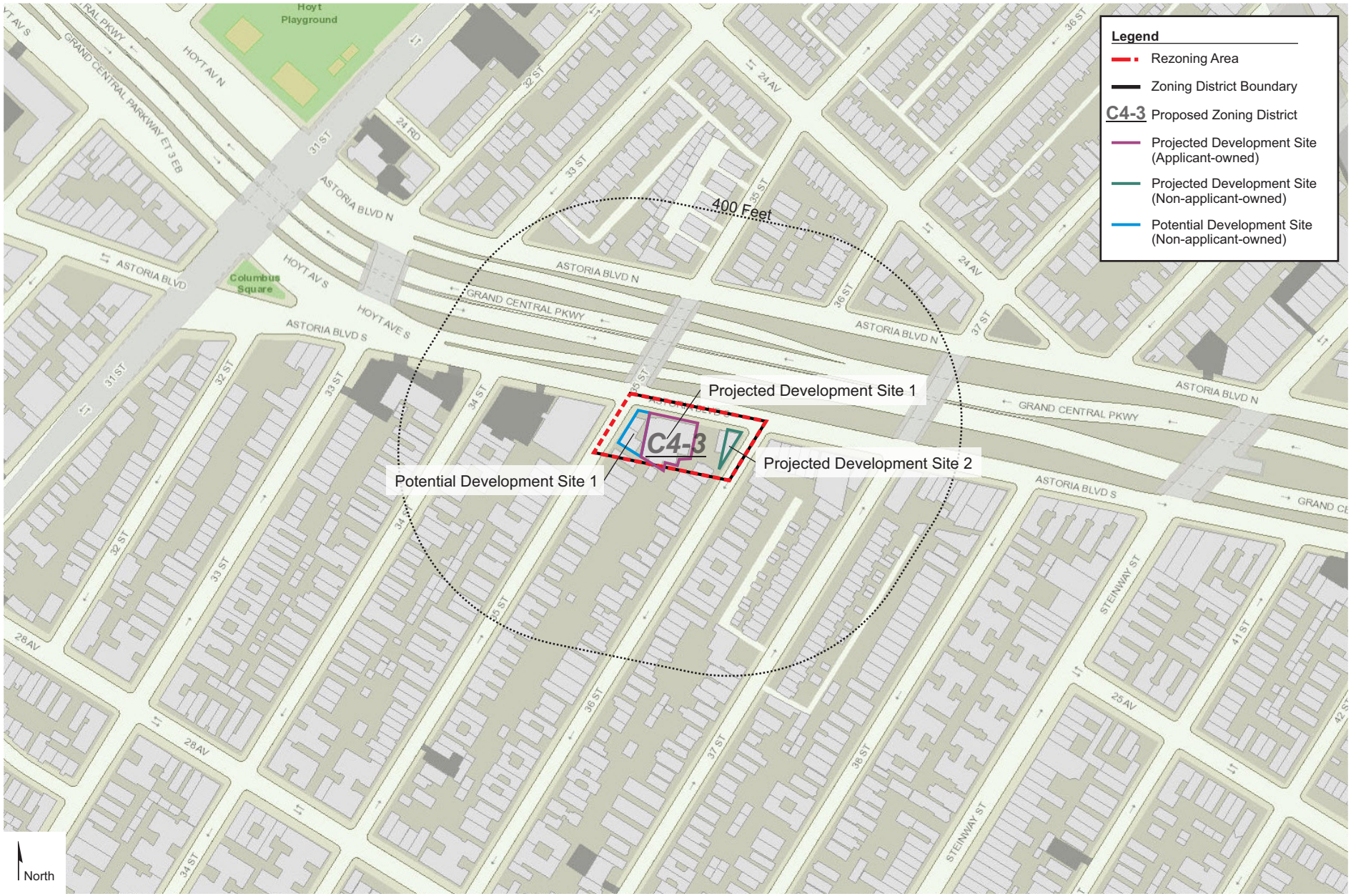
☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

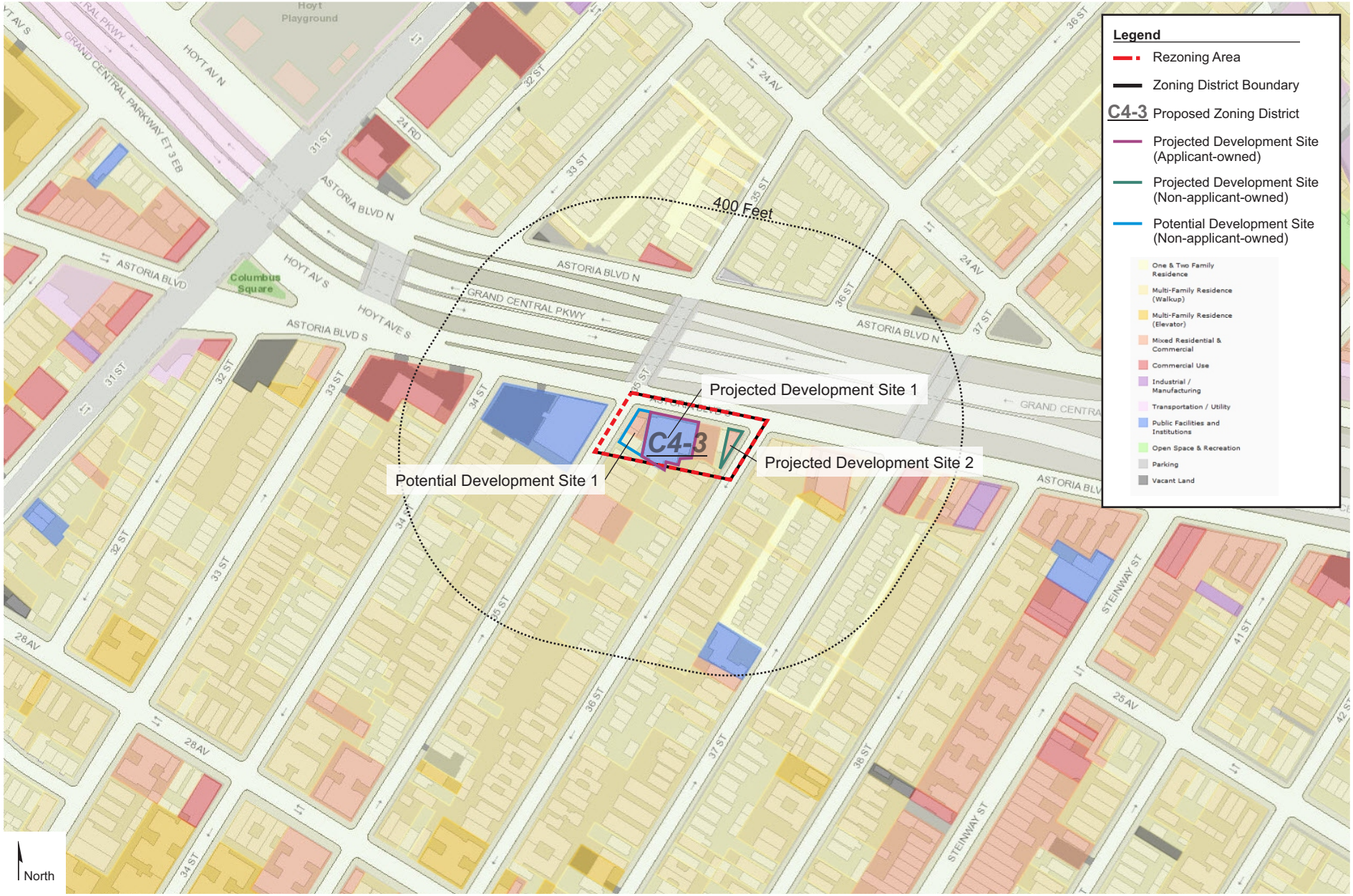
TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment & Review Division	New York City Department of City Planning
Olga Abinader	DATE: September 1, 2017

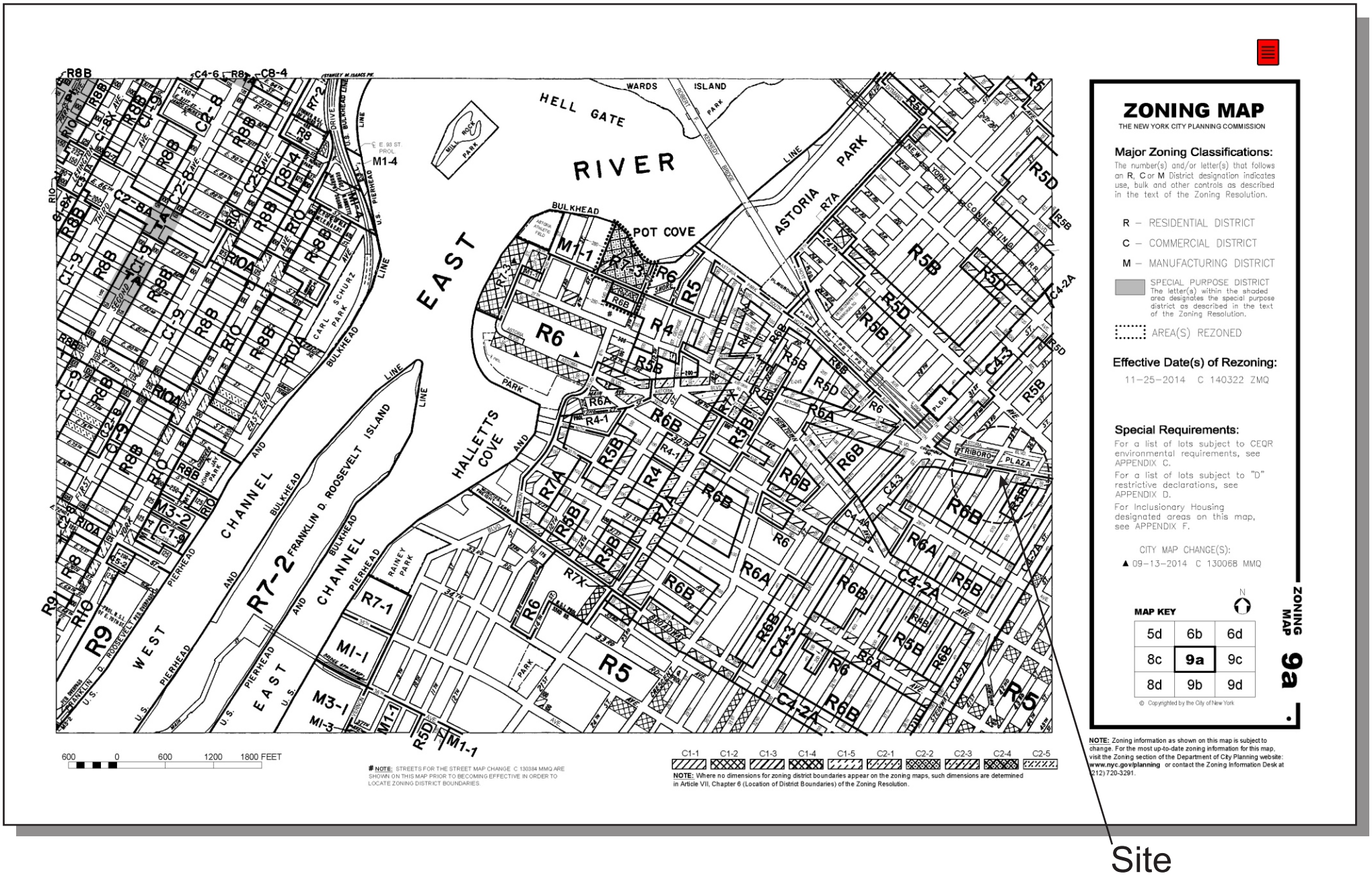
SIGNATURE

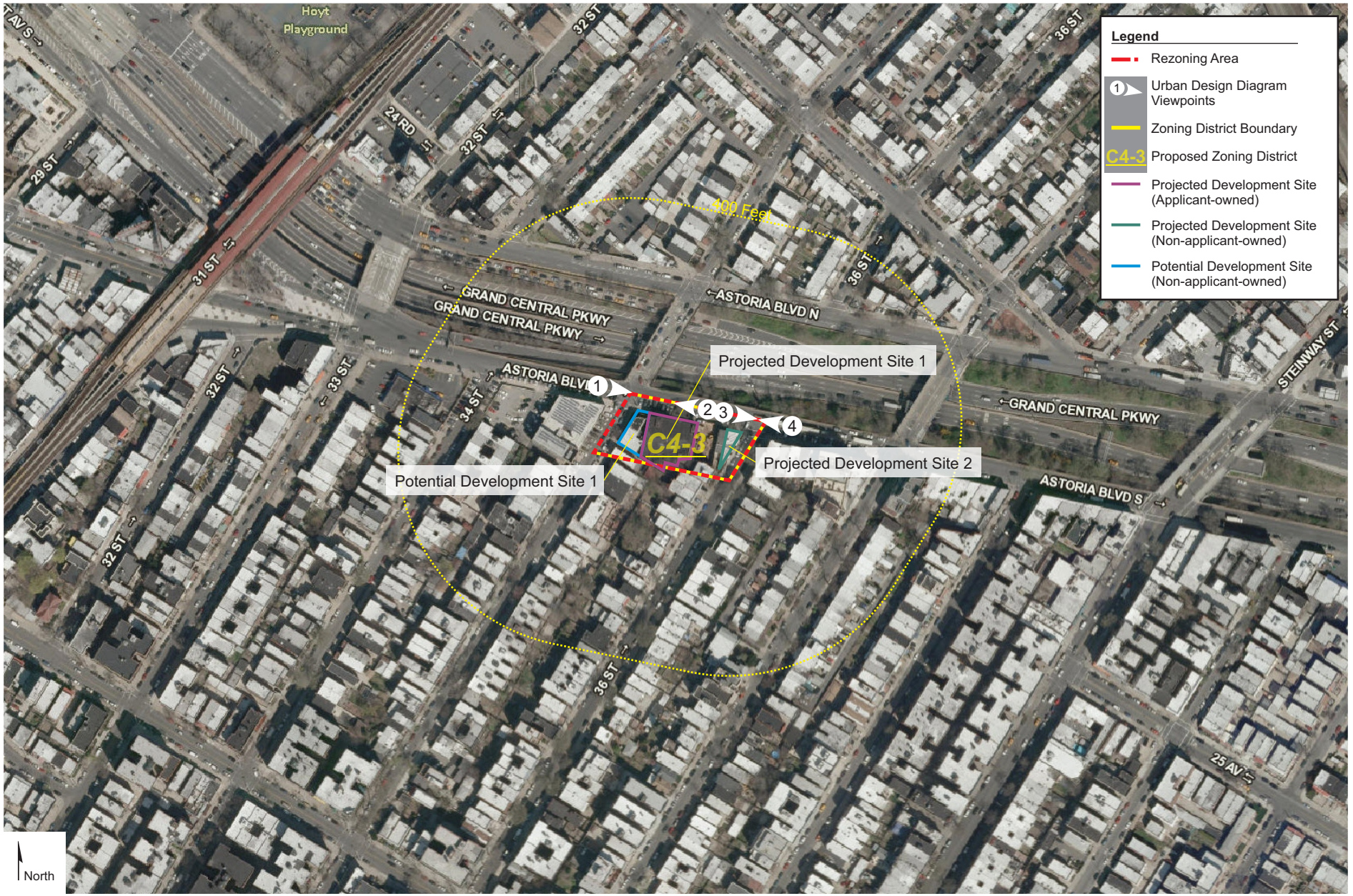



Legend
Rezoning Area
Zoning District Boundary
C4-3 Proposed Zoning District
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
400 Feet
Projected Development Site 1
Projected Development Site 2
Potential Development Site 1
C4-3
Hoyt Playground
Columbus Square
ASTORIA BLVD N
ASTORIA BLVD S
GRAND CENTRAL PKWY
HOYT AV N
HOYT AV S
HOYT AVE S
31 ST
32 ST
33 ST
34 ST
35 ST
36 ST
37 ST
24 RD
24 AV
25 AV
28 AV
STEINWAY ST
41 ST
North
0
200
400
600 Feet


Legend
Rezoning Area
Zoning District Boundary
C4-3 Proposed Zoning District
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
400 Feet
Potential Development Site 1
Projected Development Site 1
Projected Development Site 2
C4-3
ASTORIA BLVD
GRAND CENTRAL PKWY
ASTORIA BLVD N
HOYT AV N
24 AV
35 ST
34 ST
37 ST
38 ST
STEINWAY ST
41 ST
42 ST
33 ST


Legend
Rezoning Area
Zoning District Boundary
C4-3 Proposed Zoning District
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
One & Two Family Residence
Multi-Family Residence (Walkup)
Multi-Family Residence (Elevator)
Mixed Residential & Commercial
Commercial Use
Industrial / Manufacturing
Transportation / Utility
Public Facilities and Institutions
Open Space & Recreation
Parking
Vacant Land
400 Feet
Projected Development Site 1
Projected Development Site 2
Potential Development Site 1
C4-3
Hoyt Playground
Columbus Square
ASTORIA BLVD
ASTORIA BLVD N
ASTORIA BLVD S
GRAND CENTRAL PKWY
HOYT AV N
HOYT AV S
HOYT AVE S
31 ST
32 ST
33 ST
34 ST
35 ST
36 ST
37 ST
24 RD
24 AV
25 AV
28 AV
STEINWAY ST
41 ST
North
0
200
400
600 Feet


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:
11-25-2014 C 140322 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.
CITY MAP CHANGE(S):
▲ 09-13-2014 C 130068 MMQ
MAP KEY
5d 6b 6d
8c 9a 9c
8d 9b 9d
© Copyrighted by the City of New York
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.
ZONING MAP 9a
HELL GATE
RIVER
EAST
WARDS ISLAND
ASTORIA PARK
POT COVE
BULKHEAD
HALLETTS COVE
CHANNEL
FRANKLIN D. ROOSEVELT ISLAND
PIERHEAD
WEST
EAST
CARL SCHURZ PARK
RAINEY PARK
TRIBORO PLAZA
600 0 600 1200 1800 FEET
NOTE: STREETS FOR THE STREET MAP CHANGE C 130384 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
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.
Site


Hoyt Playground
400 Feet
Legend
Rezoning Area
Urban Design Diagram Viewpoints
Zoning District Boundary
C4-3 Proposed Zoning District
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
Projected Development Site 1
Projected Development Site 2
Potential Development Site 1
C4-3
GRAND CENTRAL PKWY
ASTORIA BLVD N
ASTORIA BLVD S
31 ST
32 ST
33 ST
34 ST
36 ST
24 RD
29 ST
STEINWAY ST
25 AV
North
0
200
400
600 Feet

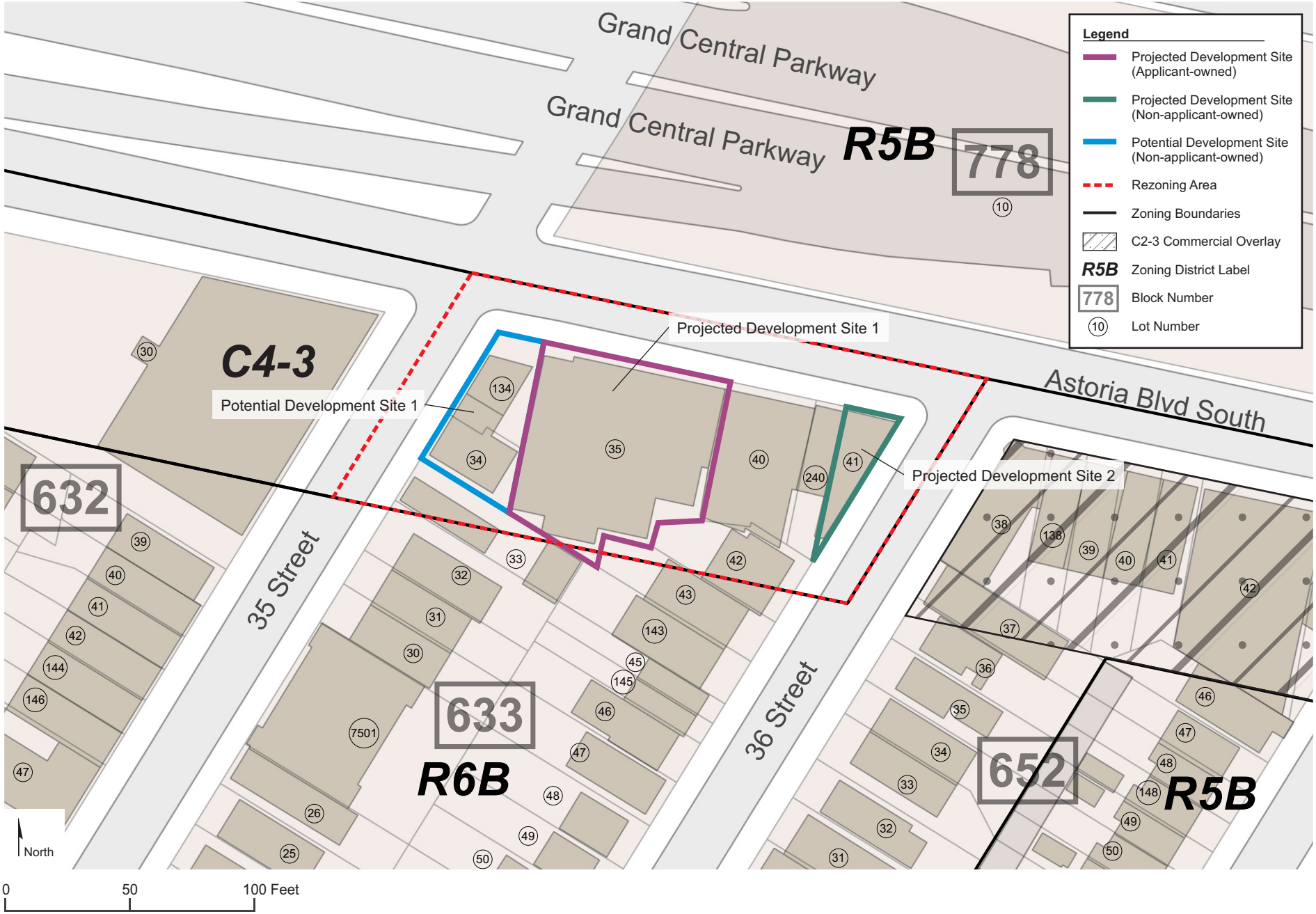
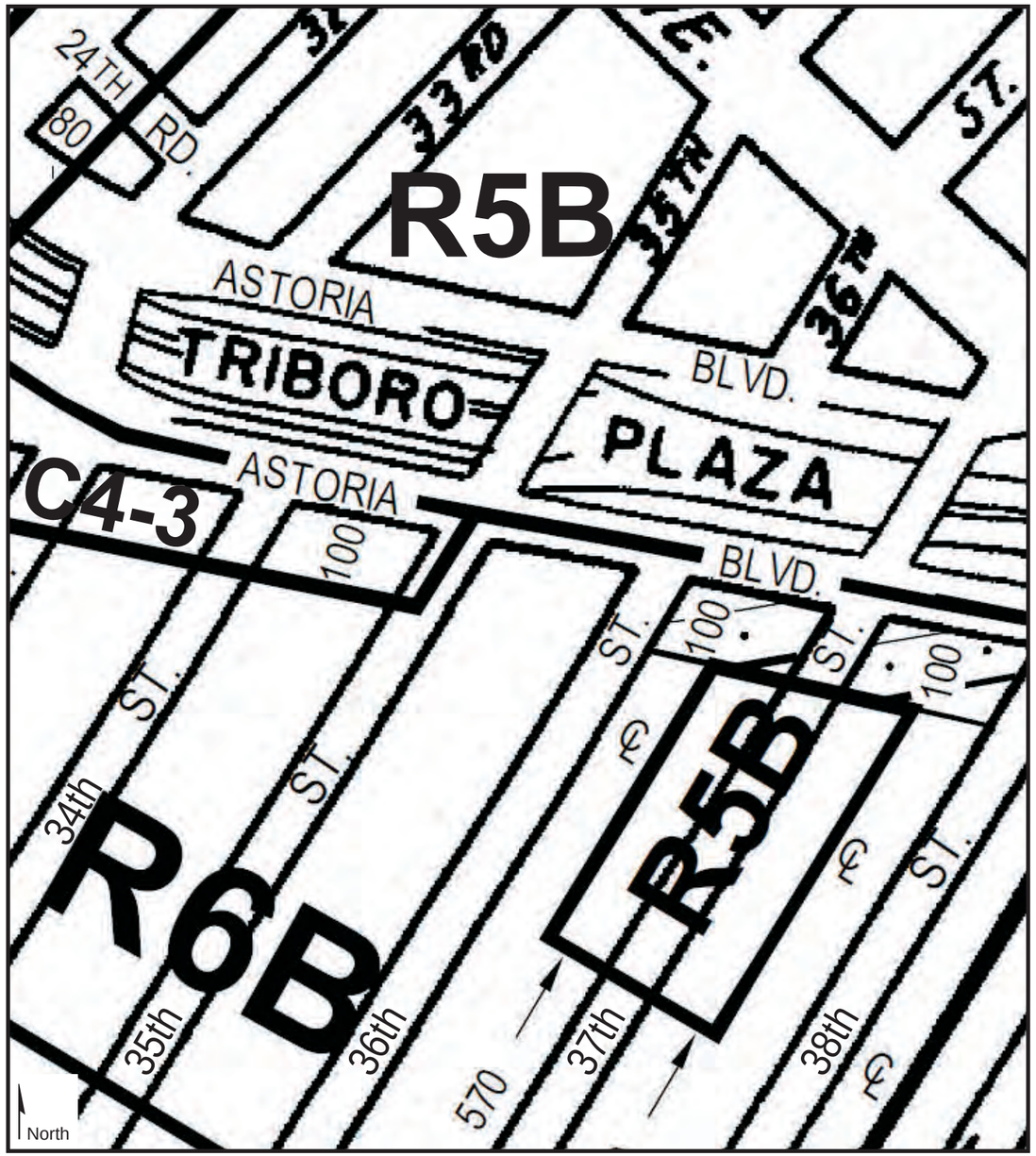
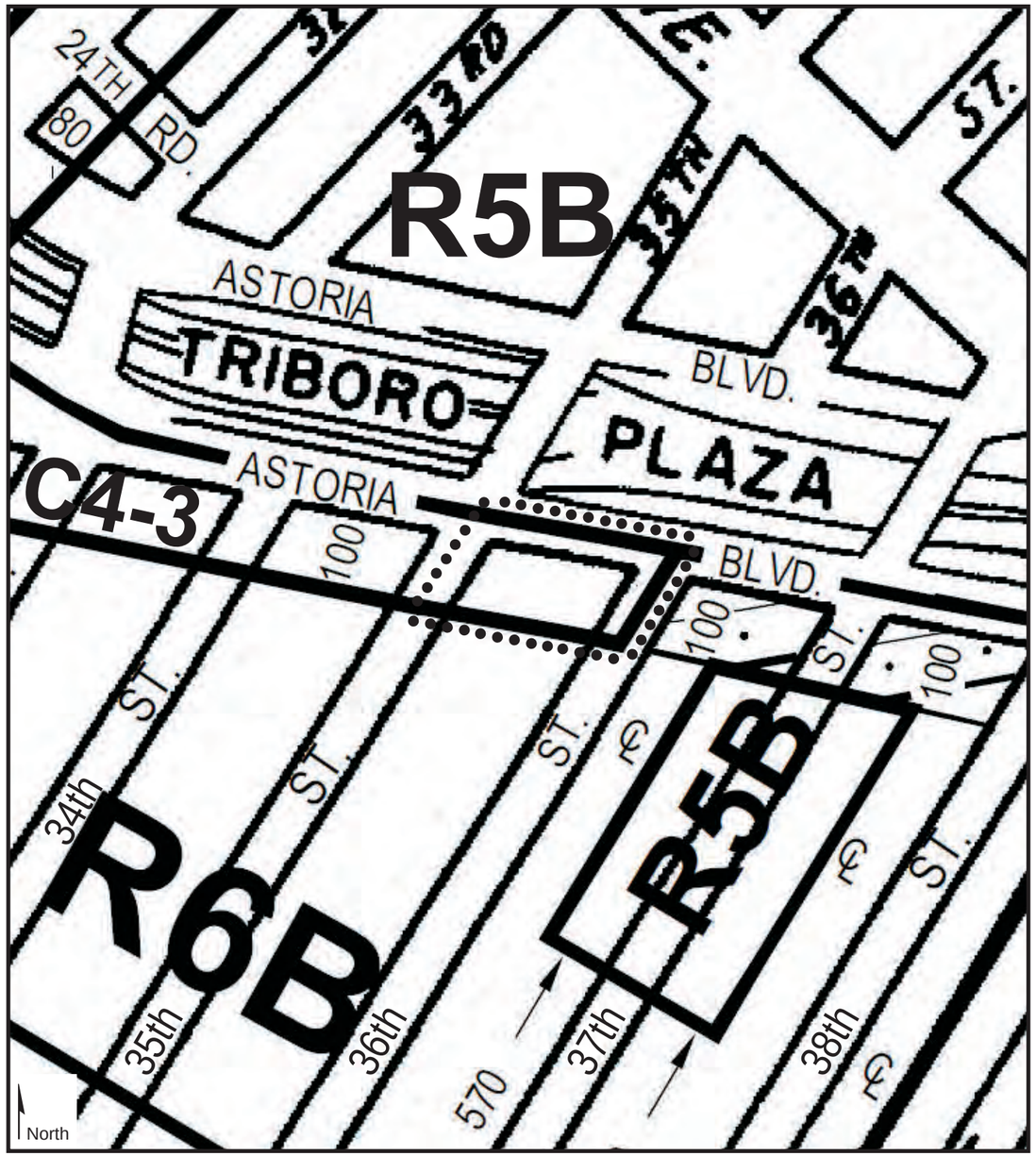

Grand Central Parkway
Grand Central Parkway
R5B
778
10
Legend
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
Rezoning Area
Zoning Boundaries
C2-3 Commercial Overlay
R5B Zoning District Label
778 Block Number
10 Lot Number
Projected Development Site 1
Potential Development Site 1
Projected Development Site 2
Astoria Blvd South
C4-3
632
35 Street
633
R6B
36 Street
652
R5B
North
0
50
100 Feet

Figure 8

Zoning Change Map

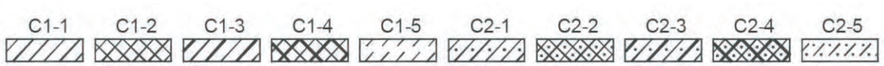


Current Zoning Map (9a)



Proposed Zoning Map (9a) - Project Area is outlined with dotted lines

Rezoning from R6B to C4-3



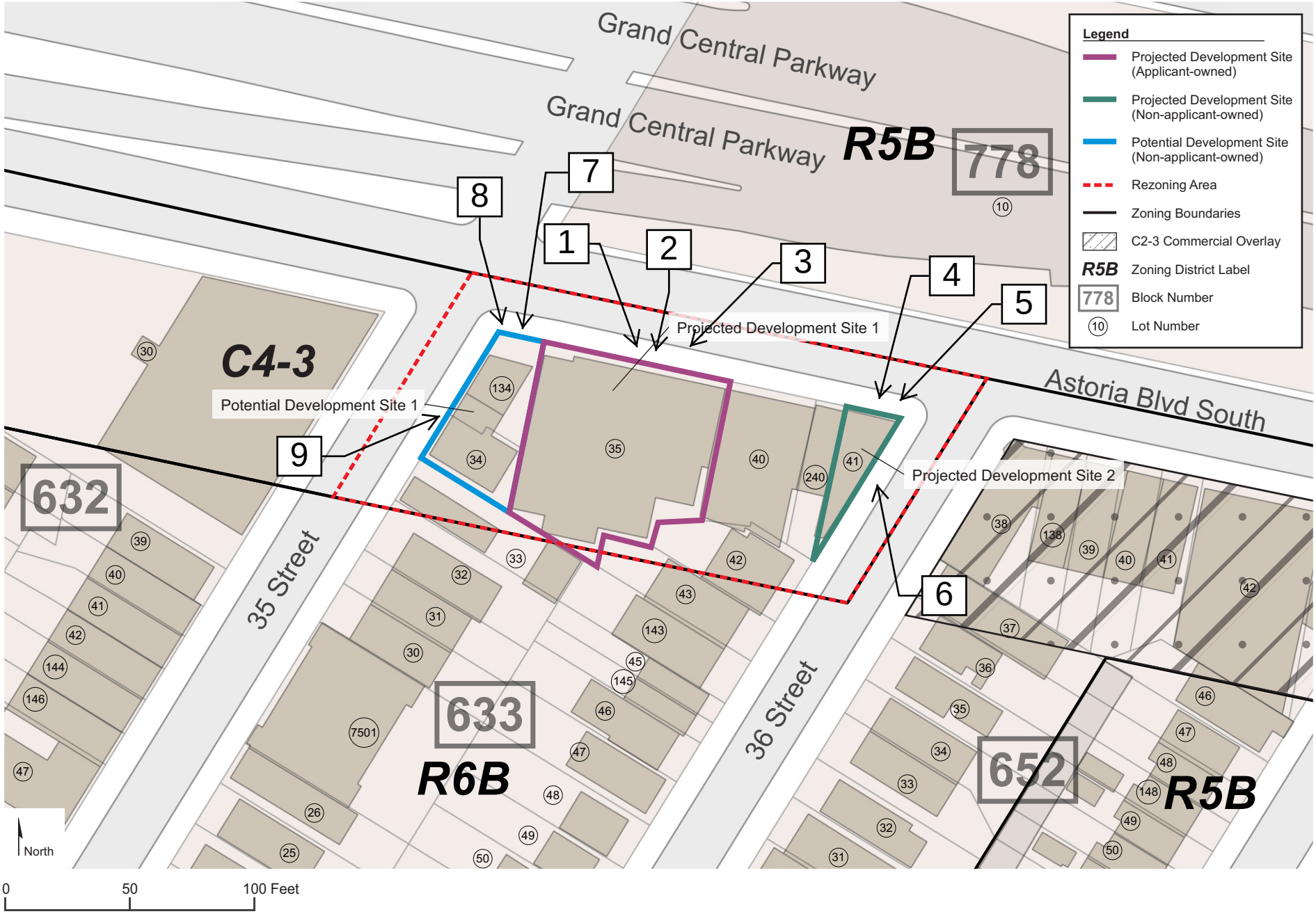

Grand Central Parkway
Grand Central Parkway
R5B
778
10
Legend
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
Rezoning Area
Zoning Boundaries
C2-3 Commercial Overlay
R5B Zoning District Label
778 Block Number
10 Lot Number
8
7
1
2
3
4
5
6
9
Projected Development Site 1
Projected Development Site 2
Potential Development Site 1
C4-3
Astoria Blvd South
632
633
652
R6B
R5B
35 Street
36 Street
North
0
50
100 Feet

Photo 1
View of Projected Development Site 1, facing southeast from Astoria Blvd. South.

Photo 2
View of Projected Development Site 1, facing south from Astoria Blvd. South.

Photo 3
View of Projected Development Site 1, facing southwest from Astoria Blvd. South.

Photo 4
View of Projected Development Site 2, facing south from Astoria Blvd. South.

Photo 5
View of Projected Development Site 1, facing southwest from Astoria Blvd. South.

Photo 6
View of Projected Development Site 1, facing northwest from 36th Street.

Photo 7
View of Potential Development Site 1, facing south from Astoria Blvd. South.

Photo 8
View of Potential Development Site 1, facing southeast from Astoria Blvd. South.

Photo 9
View of Potential Development Site 1, facing northeast from 35th Street.

PROJECT DESCRIPTION

Proposed Actions

Astoria Boulevard LLC seeks a zoning map amendment from R6B to C4- 3 for the northern portion of a single block (Block 633) in the Astoria section of Queens Community District 1. In addition, Astoria Boulevard LLC seeks a proposed zoning text amendment that would make the area applicable to the Mandatory Inclusionary Housing Program (MIH, together the "Proposed Actions").

The rezoning would allow commercial development within a pre-existing mixed-use area and would facilitate a proposal by Astoria Boulevard LLC to develop a seven-story mixed-use property (commercial-residential) on Block 633, Lot 35 (hereafter "the Development Site") containing 52,720 gross square feet (gsf) of floor area (31,500 zoning square feet (zsf), 3.31 FAR). The Proposed Development would contain a dance studio (Use Group 9) and 36 residential dwelling units. Thirteen accessory parking spaces would be provided, accessed by two curb cuts on Astoria Boulevard South.

The rezoning would affect all or part of Block 633, Lots 32, 33, 34, 134, 35, 40, 240, 41, 42, and 43. Less than half of Lots 32, 33, and 43, leaving the existing R6 district intact. Thus, the "Affected Area" for the purposes of assessment consists of Lots 34, 134, 35, 40, 240, 41, and 42.

The Department of City Planning is proposing a related text amendment to establish an R6-1 District, a new medium density non-contextual residence district with a maximum residential floor area ratio (FAR) of 3.6 and a maximum residential lot coverage of 65 percent for Quality Housing developments satisfying the requirements of Mandatory Inclusionary Housing regulations. The text amendment would also make R6-1 the residential equivalent for C4-2 and C4-3 districts mapped within MIH areas. This related action would not affect Astoria Boulevard LLC's Proposed Development. No known future applications or current applications are expected to be affected by the proposed Text Amendment.

Description of Surrounding Area

The subject block and surrounding area contain a range of uses, including mixed-use properties (commercial use below residential units), commercial retail properties, community facility uses (primarily houses of worship and an NYPD precinct one block to the west) and residential properties ranging from one- and two-family houses and multi-family apartment buildings. The subject block is located immediately adjacent to the Grand Central Parkway right-of-way.

There is rail service within close proximity, with the New York City Transit (NYCT) N and Q trains at Astoria Boulevard and 31st Avenue. The area is also well served by NYCT bus lines, with the M60-SBS, which provides service between Manhattan and LaGuardia

Airport. Additionally, the Q19 runs along Astoria Boulevard and provides service between Astoria and Flushing.

(**See Figure 1 - Site Location, Figure 2 – Tax Map, Figure 3 – Land Use Map, Figure 4 – Zoning Map; Figure 5 – Aerial Photograph; Figure 6 – Site Photographs; Figure 7 – Projected Development Sites; and Figure 8 – Zoning Change Map**).

Description of Affected Area

The Affected Area is located in the Astoria section of Queens Community District #1 and affects eight tax and zoning lots on the northern portion of Block 633, which contains frontage along Astoria Boulevard, 35th and 36th Streets. The entirety of the Affected Area is within an R6B zoning district where residential and community facility uses (Use Groups 1 through 4) are permitted at a maximum FAR of 2.0.

Block 633, Lot 34 (25-07 35th Street) contains 1,566 sf of lot area and approximately 27 feet of frontage along 35th Street and a depth of approximately 53 feet. The lot is improved with a two-story (two-family) residential property with 1,984 gsf of floor area (1,984 zsf, 1.27 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in 1920.

Block 633, Lot 134 (35-02 Astoria Boulevard) contains 1,778 square feet of lot area and approximately 49 feet of frontage along 35th Street and approximately 24 feet of frontage along Astoria Boulevard. The lot is improved with a two and a half story (approximately 20 feet high) mixed-use property (commercial-residential) with 1,947 gsf of floor area (1,947 zsf, 1.1 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in 1920 and is likely legally non-conforming in use. However, no Certificate of Occupancy exists for the property to indicate continuous commercial use prior to 1961, rendering the commercial use nonconforming.

Block 633, Lot 35 (35-10 Astoria Boulevard, also known as the **Development Site**) contains 9,036 square feet of lot area and approximately 99 feet of frontage along Astoria Boulevard and approximately 90 feet of depth. The lot is improved with a two-story (28 feet high) commercial building with 12,500 gsf of floor area (12,500 zsf, 1.38 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in 1950 and has contained a commercial use since that time period, which makes the property legally nonconforming.

Block 633, Lot 40 (35-16 Astoria Boulevard) contains 3,418 square feet of lot area. The lot was recently improved with a six-story (60-foot-high) mixed use building (community facility (daycare)-residential with 14 dwelling units (DU)) with a cellar and containing 17,050 gsf of floor area (11,798 zsf, 3.4 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed pursuant to a vesting application with the Board of Standards and Appeals (77-11-A) to development the building under the guidelines of the previously mapped R6 zoning district, prior to the Astoria Rezoning.

Block 633, Lot 240 (35-18 Astoria Boulevard) contains 1,260 square feet of lot area with approximately 16 feet of frontage along Astoria Boulevard and a depth of approximately 84 feet. The lot is improved with a two-family (approximately 20 feet high) two-story residential property with 1,068 zsf of floor area (0.85 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in 1920.

Block 633, Lot 41 (35-20 Astoria Boulevard) contains 1,176 square feet of lot area and approximately 89 feet of frontage along 36th Street and approximately 27 feet of frontage along Astoria Boulevard. The lot is improved with a two-story (approximately 20 feet high) mixed-use property (commercial-residential) with 2,796 gsf of floor area (2,796 zsf, 2.38 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. No Certificate of Occupancy exists for the property to indicate continuous commercial use prior to 1961, rendering the commercial use nonconforming.

Block 633, Lot 42 (25-012 36th Street) contains 1,684 square feet of lot area and approximately 35 feet of frontage along 36th Street and a depth of approximately 76 feet. The lot is improved with a three-story (approximately 30 feet high; seven DU) residential property with 5,280 gsf of floor area (5,280 zsf, 3.14 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in 1992 pursuant to the previously mapped R6 district and is legally noncomplying in bulk.

Background

The subject block and Development Site were rezoned in 2010 as part of the Astoria Rezoning (10DCP019Q) from R6 to R6B. The primary objective of the rezoning was to prevent out-of-character development by mapping contextual zoning districts where height factor regulations allowed taller and more-narrow building. The rezoning also intended to map commercial overlays to reflect existing commercial uses and provide opportunities for new commercial development that would serve area residents. Despite the mixed-use nature of the Affected Area, the subject block was not mapped with a commercial overlay.

Description of Proposed Development

The Proposed Action is to redevelop the Development Site (Block 633, Lot 35) with a seven-story mixed-use (commercial-residential) property with 52,720 gsf of floor area (31,500 zsf, 3.31 FAR). The building would rise to a height of 70 feet and would contain a dance studio (UG-9) within 2,800 gsf and 36 dwelling units (UG-2) within 49,920 gsf (floors two through seven). The building would contain 13 enclosed parking spaces since the Development Site is within the Transit Zone. Pursuant to the MIH (Option 1 or 2), 25-30% of the proposed dwelling units must be affordable to incomes 80% of AMI and below. For the purposes of conservative analysis, 20% affordability (at 80% of AMI and below) is assumed.

Illustrative plans of Astoria Boulevard LLC's proposed development appear in the **Urban Design Appendix.**

Purpose and Need

In order to facilitate the mixed-use property on the Development Site, Astoria Boulevard LLC proposes a C4-3 zoning district, which would match an existing C4-3 district one block to the west of the Affected Area. The intention of the proposed zoning map amendment is to extend a mixed-use zoning district that more accurately reflects the mixed-use character of the Affected Area, which contains nonconforming commercial uses, and would also serve to promote commercial businesses for local residents and would be consistent with the goals of the 2010 Astoria Rezoning (see above).

As noted above, the Affected Area contains a range of uses, including commercial uses, which are not permitted within the underlying R6B zoning district. The proposed C4-3 district permits residential, community facility and commercial uses (Use Groups 1-6, 8-10 and 12).

The C4-3 zoning district is being pursued because it would provide the potential for the residential floor area sought in connection with Astoria Boulevard LLC's Proposed Development. Under the proposed C4-3 district, 3.4 FAR of commercial use would be permitted and 3.6 FAR of residential use would be permitted. Under existing zoning, 2.0 FAR of residential use is permitted.

The Department of City Planning proposes to establish an R6-1 non-contextual Residence District for MIH areas that would have the same lot coverage and maximum floor area ratio (FAR) regulations regardless of a site's location on a wide or narrow street. This would create an option at R6 densities similar to what exists for non-contextual R8 and R9 districts, and being created for R7 districts through other ongoing actions. The new R6-1 district would also become the residential equivalent for future C4-2 and C4-3 districts in MIH areas. In all other ways, R6-1 would follow the regulations of an R6 district. 35-10 Astoria Boulevard South (170299 ZMQ) would be the first area subject to the proposed regulations.

In most zoning districts applicable in MIH areas, there is no distinction in the maximum FAR and lot coverage depending on adjacent street width. However, non-contextual R6 and R7 districts each have a single building envelope but their FAR and (in R6 districts) lot coverage currently depend on street width. This can make it difficult to determine the permitted FAR for a site and makes site planning more challenging as each portion of a lot (within 100 feet a wide street and beyond that distance) must comply with their own applicable FAR and lot coverage provisions, with very limited allowance to distribute the density and the lot coverage within the same lot. This issue is being addressed in R7-1 and R7-2 districts by ongoing land use actions that propose a single FAR of 4.6: Downtown Far Rockaway Development Plan (N 170244(A) ZRQ) and Lower Concourse North Rezoning (N 170312 ZRX). In Westchester Mews Rezoning (N 160327(A) ZRX), the City Council approved consistent FAR and lot coverages for that specific R6 District, but expressed a desire for an R6 option that kept the existing distinction.

The purpose of the proposed R6 Text Amendment is to create a zoning district option at R6 densities that would have the same lot coverage and maximum floor area ratio (FAR) regulations regardless of a site's location on a wide or narrow street. Similar options exist for non-contextual R8 and R9 districts, and is being created for R7 districts through other ongoing actions. In all other ways, R6-1 would follow the regulations of an R6 district. 35-10 Astoria Boulevard South (170299 ZMQ) would be the first area subject to the proposed regulations.

Required Approvals

The proposed development requires a zoning map amendment to rezone the Development Site. The rezoning would serve to permit the proposed commercial use on the Development Site and would reduce the degree of nonconformance within the Affected Area. The granting of the zoning map amendment is a discretionary action that is subject to both the Uniform Land Use Review Procedure (ULURP) as well as the City Environmental Quality Review (CEQR). ULURP is a process that allows public review of the proposed action at four levels: the Community Board; the Borough President; the City Planning Commission; and, if applicable, the City Council. CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment.

REASONABLE WORST CASE DEVELOPMENT SCENARIO

The applicants seek zoning map amendment and zoning text amendment that would affect Block 633 Lots 34, 35, 134, 40, 240 and 41. Lots 33 and 42 would be partially rezoned, but less than 50 percent of Lot 33 would be rezoned.

Two sites are projected for development by Astoria Boulevard LLC as a result of the proposed actions. **Projected Development Site 1** on Block 633, Lot 35 (also known as the Development Site) is the Astoria Boulevard LLC-owned property. Block 633, Lot 41 (**Projected Development Site 2**) contains a nonconforming mixed-use building (commercial use) that is assumed as a conforming residential building. (See full descriptions above.) An average DU size of 1,000 gsf is considered for analysis purposes.[1]

The remaining properties are either abnormally small in size or are overdeveloped pursuant to the previously mapped R6 zoning district when compared to the existing R6B or proposed C4-3 zoning district. As such, no other sites are projected for development as a result of the proposed actions. (Refer to **RWCDS Appendix** for details.)

A single **Potential Development Site** is identified as a result of the proposed action, which could consist of the merger and redevelopment of Lots 34 and 134, which would result in a four-story mixed-use building (see below).

The remaining **Other Sites** (Block 633, Lots 40, 240 and 42**)** would be not be considered for development potential as a result of the proposed action, as follows:

- Block 633, Lot 40 is currently built to the maximum permitted FAR under the proposed zoning district. The lot was recently improved with a six-story mixed use building (community facility-residential) with 11,798 square feet of floor area (3.4 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed pursuant to a vesting application with the Board of Standards and Appeals (77-11-A) to development the building under the guidelines of the previously mapped R6 zoning district, prior to the Astoria Rezoning.

- Block 633, Lot 240 contains an irregularly small lot (1,260 square feet of lot area) and is currently developed with a two-family two-story residential property, which is anticipated to remain in the future with the proposed actions.

- Block 633, Lot 42 is currently built to the maximum permitted FAR under the proposed zoning district. The lot is improved with a three-story (multi-family) residential property with 5,280 square feet of floor area (3.14 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in 1992 pursuant to the previously mapped R6 district and in the future is anticipated to remain due to its size (3.14 FAR).

[1] For the Astoria Boulevard LLC's Proposed Development 1,400 gsf was assumed to account for apartment terraces.

Table 1: Project Area

35-10 Astoria Blvd.	633	35	Projected Development Site 1
35-20 Astoria Blvd.	633	41	Projected Development Site 2
25-07 35th St. / 35-02 Astoria Blvd.	633	34, 134	Potential Development Site
35-16 Astoria Boulevard	633	40	Other
25-012 36th Street	633	42	Other
35-18 Astoria Boulevard	633	240	Other

Future No-Action Scenario

Absent the proposed actions, the **Projected Development Site 1** would remain in its current condition. The property is currently developed with a legally nonconforming commercial use that is developed with a two-story building with 12,500 square feet of floor area (1.38 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district.

Absent the proposed actions, **Projected Development Site 2** would be converted into a conforming two-story residential building with 2,796 square feet of floor area and two dwelling units (2.38 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district.

Absent the proposed actions, the **Potential Development Site** would maintain its existing form, however the nonconforming commercial use on Lot 134 would be converted into a conforming residential use. Block 633, Lot 34 (25-07 35th Street) contains two-story (two-family) residential property with 1,984 square feet of floor area (1.27 FAR) where 2.0 FAR is permitted as-of-right. Block 633, Lot 134 (35-02 Astoria Boulevard) would then consist of a two and a half story residential building with 1,947 square feet of floor area (1.1 FAR) where 2.0 FAR is permitted as-of-right.

No changes are anticipated on the **Other Sites**.

Subsequently, the No-Action scenario for the Build Year of 2020 would consist of a two-story 12,500 gsf commercial building (27 feet in height) and a two-story residential building containing 2 DUs. The Potential Development Site is also anticipated to remain but would consist of all conforming residential uses (2 DUs).

Future With-Action Scenario

In the future with the proposed actions, **Projected Development Site 1** (Block 633, Lot 35) would be developed with a seven-story mixed-use (commercial-residential) property with 52,720 gsf of floor area (3.31 FAR). Under the RWCDS, the building would have a street-wall height of 65 feet and a maximum overall height of 85 feet. The building would contain ground floor commercial within 2,800 gsf (Dance Studio – Use Group 9) and 36 dwelling units (DUs) within 49,920 gsf of residential space (floors two through seven). The building would contain 13 accessory parking spaces, 9 of which would be enclosed, 4 of which would be unenclosed, which are required (ZR Sections 25-23 and 25-25). Pursuant to the MIH (Option 1 or 2), 25-30% of the proposed dwelling units must be affordable. As noted

above, for purposes of conservative analysis, 20% affordability (at 80% of AMI and below) is assumed, or 7 DUs.

The Lot at Projected Development Site 1 is irregularly shaped, and measures approximately 100 feet wide. A large portion of the lot measures less than 75 feet in depth. It is considered a shallow lot and given its site constraints, and reasonable floor plate assumptions, a building envelope on this site could not reasonably assume the overall maximum allowable height of 115 feet.

Given the site dimensions and irregular configuration, and the required year yard per the zoning resolution, it is assumed that the maximum achievable residential floor plate size would be about 5,000 sf, which accounts for a 60' typical double-loaded corridor building depth and the width of the lot.

In order to achieve an 115' overall building envelope (approximately 11 stories), an approximately 5,000 square foot floorplate would need to be reduced to the extent that it would be infeasible and excessively costly to construct.

In the future with the proposed actions, the existing two-story building on **Projected Development Site 2** (Block 633, Lot 41) would be converted into a mixed-use (commercial-residential) building with 2,796 square feet of floor area (2.38 FAR). 1,398 sf would consist of commercial retail on the ground floor, while the remaining 1,398 would count towards residential space (2 DUs). The site is not anticipated to add floor area due to the uniquely small lot size (1,176 square feet), which makes full demolition and redevelopment unlikely.

In the future with the proposed actions, the **Potential Development Site** (Block 633, Lots 34 and 134) would consist of a zoning lot merger of Lots 34 and 134 for 3,344 square feet of lot area. Subsequently, the site could be redeveloped with a four-story mixed-use property containing 13,241 gsf (12,038 zsf, FAR 3.60) of floor area, with 2,500 gsf of ground floor commercial use and 10,741 gsf of residential space. The maximum permitted street-wall height would consist of 65 feet and a maximum overall height of 85 feet following a required setback; however, given the size and shape of the lot and the floor area permitted, it is most likely that the site would be developed with a four-story (40 foot high) building.

A summary of the existing, no-action, and with-action scenarios on the projected development sites appears as Table 2 below. A summary of the RWCDS appears on the following page.

Table 2: With-Action Development Summary

Site ID	EXISTING		NO ACTION		WITH ACTION	
	Commercial (GSF)	**Residential (GSF)**	**Commercial (GSF)**	**Residential (GSF)**	**Commercial (GSF)**	**Residential (GSF)**
Projected Development Site 1 (Block 633, Lot 35)	12,500	0	12,500	0	2,800	49,920
Projected Development Site 2 (Block 633, Lot 41)	1,398	1,398	0	2,796	1,398	1,398
Potential Development Site (Block 633, Lots 34 and 134)	*0*	*3,931*	*0*	*3,931*	*2,500*	*10,741*
Total Projected and Potential Development	**13,898**	**5,329**	**12,500**	**6,727**	**6,698**	**62,059**
Total Projected Development	**13,898**	**1,398**	**12,500**	**2,796**	**4,198**	**51,318**

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
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	Mixed-use building	Multi-family bulding	Two mixed-use buildings	
No. of dwelling units	2	2	36 + 2	+36
No. of low- to moderate-income units	0	0	7	+7
Gross floor area (sq. ft.)	1,896	2,796	51,318	+48,522
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail, dance studio	Dance studio	Retail, dance studio	
Gross floor area (sq. ft.)	13,400	12,500	4,198	-8,302
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces			13	+13
Operating hours				
Attended or non-attended				
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:	5	5	89	+84
Briefly explain how the number of residents was calculated:	Number of DUs x 2.34 (avg. HH size for Queens CD 1)			

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Dance studio, convenience store	Dance studio	Dance studio, convenience store	
No. and type of workers by business	1 retail, 12 dance	12	1 retail, 3 dance studio	-8
No. and type of non-residents who are not workers	Unknown	Unknown	Unknown	
Briefly explain how the number of businesses was calculated:	1 employee per 1,000 sf			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	R6B	R6B	C4-3	
Maximum amount of floor area that can be developed	2.00 residential FAR	2.00 resdiential FAR	3.40 commercial FAR 3.6 residential FAR	+3.60 commercial FAR +1.6 residential 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	
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.				

ANALYSIS FRAMEWORK AND INCREMENT

For the purpose of the analysis framework, the Future With-Action Scenario would consist would consist of two development sites. The increment between the No-Action and the Future With-Action would therefore include a net decrease of 8,302 gsf in commercial floor area (dance studio and local commercial retail) and a net increase of 48,522 gsf in residential floor area.

The potential development site will be considered for site-specific potential impacts but is not included in any density-related analyses.

Based on an estimated 18-month approval process and an 18-month construction/buildout period, the Analysis Year is assumed to be 2020.

35-10 ASTORIA BOULEVARD SOUTH REZONING

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; open space; shadows; urban design; air quality; and noise, as further detailed below. Subject headers correspond with the relevant chapter of the 2014 *CEQR Technical Manual.*

4. LAND USE, ZONING AND PUBLIC POLICY

I. Introduction

The analysis of land use, zoning and public policy characterizes the existing conditions of the Development Site and the surrounding study area; anticipates and evaluates those changes in land use, zoning and public policy that are expected to occur independently of the proposed project; and identifies and addresses any potential impacts related to land use, zoning and public policy resulting from the project. 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.

The proposed action involves the extension of a C4-3 district to be mapped in place of an existing R6B zoning district to facilitate the proposed construction of a mixed-use (residential/commercial) building on the Development Site, as well as reduce some nonconformance within the Affected Area. Astoria Boulevard LLC's Proposed Development includes 2,800 square feet of commercial space and 35 dwelling units (36 proposed in the With-Action scenario) within 49,920 square feet.

The Department of City Planning is also proposing a related text amendment to establish an R6-1 district, a new medium density non-contextual Residence District with a maximum residential floor area ratio (FAR) of 3.6 and a maximum residential lot coverage of 65 percent for Quality Housing developments within Mandatory Inclusionary Housing (MIH) areas. The text amendment would also make R6-1 the residential equivalent for C4-2 and C4-3 districts mapped within MIH areas. No known future applications or current applications are expected to be affected by the proposed Text Amendment.

Land Use Study Area

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 an area within which the proposed project has the potential to affect land use or land use trends. The 400-foot radius study area is bounded by an area with 24th Avenue to the north, 38th Street to the east, 28th Avenue to the south, and 32nd Street to the west. (See **Figure 3 – Land Use Map**).

II. Existing Conditions

Land Use

The Affected Area is located in the Astoria section of Queens Community District 1. The Development Site (Block 633, Lot 35' 35-10 Astoria Boulevard) contains 9,036 square feet of lot area and approximately 99 feet of frontage along Astoria Boulevard and approximately 90 feet of depth. The lot is improved with a two-story plus cellar (28 feet high) mixed-use property (commercial) with 17,050 gsf of floor area (12,500 zsf, 1.38 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in approximately 1950 and has contained a commercial use since that time period, which makes the property legally nonconforming.

In addition to the Development Site, the proposed zoning map amendment would rezone the Affected Area: Block 633 Lots 34, 134, 40, 240 and 41. Lots 33 and 42 would also be partially rezoned creating split zoning lot conditions. However, less than half of Lot 33 would be rezoned, leaving the existing R6 zoning district intact.

Tax lots 34 and 240 are improved with two-story residential buildings. Lot 134 fronts on 35th Street and Astoria Boulevard and is improved with a mixed use, three-story building with ground floor retail space. Lot 40, directly east of the Development Site, was recently developed with a six-story mixed use residential and community facility building. Lot 41 (Projected Development Site 2) is a triangular corner lot that fronts on Astoria Boulevard and 36th Street and is improved with a two-story mixed use residential and commercial building. Tax lots 42 and 43 are each improved with three-story residential buildings.

The area within 400 feet of the Affected Area is characterized as very commercial in nature, especially around 31st Street and Astoria Boulevard South, with fast food stores, restaurants, local retail, and a gas station. The New York Police Department's (NYPD) 114th Precinct is located directly west of the subject block. The side streets are residential in nature.

Astoria Boulevard South serves as a service road for the Grand Central Parkway between 31st Street and 78th Street. The study area is bisected by the Parkway, which also separates Astoria Boulevard North and Astoria Boulevard South.

North of the Grand Central Parkway, the surrounding area is characterized by lower-density residential development with one- and two-family homes of one to two stories. On the south side of Grand Central Parkway, the study area is characterized by a mix of densities and land uses (generally commercial, residential, and institutional).

The Astoria Boulevard South blockfronts west of the Affected Area are characterized by commercial and mixed use buildings of varying sizes. The Affected Area is a four blocks east of 31st Street, a major commercial thoroughfare. The elevated N/Q subway line runs along 31st Street and the Astoria Boulevard Station is located at the intersection of 31st Street and Astoria Boulevard. The side streets in this area are characterized by three- to five-story multiple dwellings.

The Astoria Boulevard South blockfronts east of the Affected Area range from three to seven stories in height and are residential, some with ground floor commercial space. The side streets in this area are developed with two- and three-story residences.

Zoning

The subject block and Development Site/Affected Area were rezoned in 2010 as part of the Astoria Rezoning (10DCP019Q) from R6 to R6B. The primary objective of the rezoning was to prevent out-of-character development by mapping contextual zoning districts where height factor regulations allowed taller and more-narrow building. The rezoning also intended to map commercial overlays to reflect existing commercial uses and provide opportunities for new commercial development that would serve area residents. Despite the mixed-use nature of the Affected Area, the subject block was not mapped with a commercial overlay.

The Affected Area is currently zoned R6B, and within the surrounding area there are areas zoned C4-3, R5B, C2-3/R5B, and C4-2A.

R6B zoning districts are often traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. The maximum FAR of 2.0 and the mandatory Quality Housing regulations also accommodate apartment buildings at a similar four- to five-story scale. The base height of a new building must be between 30 and 40 feet, and the maximum permitted height is 50 feet. Buildings must have interior amenities for the residents pursuant to the Quality Housing Program. Off-street parking is required for 50 percent of dwelling units, and the parking must not be located in front of a building.

R5B is primarily a three-story rowhouse district, but it also permits detached and semi-detached buildings. The maximum permitted FAR is 1.35. The maximum street wall

height is 30 feet, above which a building may slope or be set back to rise to a rooftop height of 33 feet. A front yard is required with a minimum depth of 5 feet and it must be at least as deep as one adjacent front yard and no deeper than the other.

C4 zoning districts are mapped in regional commercial centers, such as downtown Flushing, that are located outside of the City's central business districts. In these areas, specialty and department stores, theaters, and other commercial and office uses serve a larger area and generate more traffic than neighborhood shopping areas. Use Groups 5, 6, 8, 9, 10, and 12, which include most retail establishments, as well as Use Groups 1 through 4, are permitted in C4 districts. The C4-3 zoning district permits a commercial FAR of up to 3.4, a residential FAR of between 0.78 and 2.43 and up to 3.0 on wide streets outside the Manhattan core under the Quality Housing Program, and a community facility FAR of up to 4.8. The residential district equivalent to the C4-3 district is the R6 zone. Parking requirements vary by use within the C4-3 zone with one parking space required for each 400 square feet of retail, commercial office, or medical office floor area.

C2-3 overlays are mapped within residential districts along streets that serve local retail needs. Typical uses include neighborhood grocery stores, restaurants, and repair services. In mixed buildings, commercial uses are limited to one or two floors, and must always be located beneath the residential use. When mapped in R1 through R5 districts, the maximum commercial FAR is 1.0.

Public Policy

The Affected Area is located within the Astoria section of Queens Community District 1, a residential and commercial area home to one of the most diverse communities in New York. Other than the Zoning Resolution discussed above, no other public policies apply to the Affected Area or the surrounding 400-foot radius study area. The Affected Area is not covered by any 197-a Community Development Plans, is not within any designated New York State Empire Zone or New York City Industrial Business Zone (IBZ), is not within the NYC Coastal Zone Boundary, and is not located within a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area. The proposed action does not involve the siting or displacement of any public facilities.

III. Future No-Action Scenario

Land Use

Absent the proposed actions, the **Projected Development Site 1** (Block 633, Lot 35) would remain in its current condition. The property is currently developed with a legally nonconforming commercial use that is developed with a two-story building with 12,500 square feet of floor area (1.38 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district.

Absent the proposed actions, **Projected Development Site 2** (Block 633, Lot 41) would be converted into a conforming two-story residential building with 2,796 square feet of floor area and two dwelling units (2.38 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district.

Absent the proposed actions, the **Potential Development Site** (Block 633, Lots 34 and 134) would remain in its current condition, however the nonconforming commercial use on Lot 134 would be converted into a conforming residential use. Block 633, Lot 34 (25-07 35th Street) contains two-story (two-family) residential property with 1,984 square feet of floor area (1.27 FAR) where 2.0 FAR is permitted as-of-right. Block 633, Lot 134 (35-02 Astoria Boulevard) would then consist of a two and a half story residential building with 1,947 square feet of floor area (1.1 FAR) where 2.0 FAR is permitted as-of-right. Since the properties are constructed with over 50% of available floor area pursuant to the underlying R6B zoning district, the buildings are anticipated to remain in the future.

The surrounding land uses within the immediate study area are expected to remain largely unchanged by the Projected Build Year of 2020. No new development is anticipated to occur within the 400-foot study area by 2020.

Zoning

In the future without the proposed action, the provisions of the existing R6B zoning district would continue to apply to the Affected Area.

No change would occur on the Development Site. As is noted above, the nonconforming commercial uses on Projected Development Site 2 and the Potential Development Site are anticipated to convert to residential use in accordance with the underlying R6B zoning.

The surrounding zoning districts within the immediate study area are expected to remain largely unchanged by the Project Build Year of 2020.

Public Policy

In the future without the proposed action, any new development within the Affected Area would continue to be governed by the provisions of the underlying R6B zoning district. No other public policy initiatives would pertain to the Affected Area or to the 400-foot study area around the property by the project build year of 2020. In addition, no changes are anticipated to the zoning districts and zoning regulations or to any public policy documents related to the Affected Area or the surrounding study area by the project build year.

IV. Future With-Action Scenario

Land Use

In the future with the proposed actions, **Projected Development Site 1** would be developed with a seven-story mixed-use (commercial-residential) property with 52,720 gsf of floor area (3.31 FAR). The building would rise to a height of 70 feet and would contain ground floor commercial within 2,800 gsf (Dance Studio – Use Group 9) and 36 dwelling units within 49,920 gsf (floors two through seven). The building would contain 13 accessory parking spaces, 9 of which would be enclosed, 4 of which would be unenclosed, which are required. Pursuant to the MIH (Option 1 or 2), 25-30% of the proposed dwelling units must be affordable. Since a maximum height of 85 feet is permitted within the C4-3 district pursuant to the Zoning for Quality and Affordability Text Amendment, a maximum height of 85 feet will be analyzed for the Projected Development Site. Under ZR 23-664, a maximum height of 115 feet is permitted. The Lot at Projected Development Site 1 is irregularly shaped, and measures approximately 100 feet wide. A large portion of the lot measures less than 75 feet in depth. It is considered a shallow lot and given its site constraints, and reasonable floor plate assumptions, a building envelope on this site could not reasonably assume the overall maximum allowable height of 115 feet.

Given the site dimensions and irregular configuration, and the required year yard per the zoning resolution, it is assumed that the maximum achievable residential floor plate size would be about 5,000 sf, which accounts for a 60' typical double-loaded corridor building depth and the width of the lot.

In order to achieve an 115' overall building envelope (approximately 11 stories), an approximately 5,000 square foot floorplate would need to be reduced to the extent that it would be infeasible and excessively costly to construct. Therefore, a maximum street-wall height of 65 feet will be assumed, with a maximum overall height of 85 feet, pursuant to a mixed-use development, which would be the most reasonable development under the proposed C4-3 zoning district for the pre-existing commercial area.

In the future with the proposed actions, **Projected Development Site 2** would be converted into a two-story mixed-use (commercial-residential) building with 2,796 square feet of floor area (2.38 FAR). 1,398 sf would consist of commercial retail on the ground floor, while the remaining 1,398 would count towards residential space. The site is not anticipated to add floor area due to the uniquely small lot size (1,176 square feet), which makes full demolition and redevelopment unlikely.

In the future with the proposed actions, the **Potential Development Site** would consist of a zoning lot merger of Lots 34 and 134 with 3,344 square feet of lot area. Subsequently, the Site could be redeveloped with a four-story mixed-use property containing ground floor commercial use and three additional stories of residential

space. The maximum permitted street-wall height would consist of 65 feet and a maximum overall height of 85 feet following a required setback.

Zoning

In the future with the proposed action, as proposed by Astoria Boulevard LLC, the northern portion of Block 633 would be rezoned from R6B to C4-3. In addition, a zoning text amendment would make the Affected Area applicable to the Mandatory Inclusionary Housing Program (MIH).

The Department of City Planning is proposing a related text amendment to establish an R6-1 district, a new medium density non-contextual residence district. The text amendment would also make R6-1 the residential equivalent for C4-2 and C4-3 districts mapped within MIH areas. R6-1 and R6 Districts are exactly the same in MIH areas situated within 100' of a wide street – both have a maximum FAR of 3.6 and a lot coverage maximum of 65%. Beyond 100' of a wide street, R6 districts within MIH areas have a maximum FAR of 2.42 and a maximum lot coverage of 60%. Because the Affected Area is entirely within 100' of a wide street, the proposed R6-1 District will not materially affect the development potential within the Affected Area. Aside from the sites located within the Affected Area, no sites are currently mapped C4-2 with MIH or C4-3 with MIH, and therefore this proposed Zoning Text Amendment has no applicability outside of the Affected Area.

The rezoning aims to allow commercial development within a pre-existing mixed-use area and would facilitate a proposal by Astoria Boulevard LLC to develop a seven-story mixed-use property (commercial-residential) on the Development Site. The building would contain 52,720 gsf of floor area, with a dance studio (2,800 gsf) and 36 residential dwelling units. In accordance with ZR Sections 25-23 and 25025, 13 residential accessory parking spaces would be provided. Pursuant to MIH (Option 1 or 2), 25-30% of the proposed dwelling units will be reserved for tenants with incomes of 80% of AMI and below. For CEQR analysis purposes, 20% of floor area is assumed to be affordable for tenants with incomes of 80% AMI and below.

In addition to the Development Site, the proposed zoning map amendment would rezone Block 633 Lots 34, 134, 40, 240 and 41. Lots 33 and 42 would also be partially rezoned creating split zoning lot conditions. However, less than half of Lot 33 would be rezoned, leaving the existing R6 District intact.

In addition to the proposed building on the Development Site, two additional lots could be redeveloped as a result of the Proposed Action. Projected Development Site 2 would be converted into a two-story mixed-use (commercial-residential) building with 2,796 square feet of floor area (2.38 FAR). 1,398 sf would consist of commercial retail on the ground floor, while the remaining 1,398 would count towards residential space. The site is not anticipated to add floor area due to the uniquely small lot size (1,176 square feet), which makes full demolition and redevelopment unlikely.

The Potential Development Site would consist of a zoning lot merger of Lots 34 and 134 with 3,344 square feet of lot area. Subsequently, the Site could be redeveloped with a four-story mixed-use property containing ground floor commercial use and three additional stories of residential space. The maximum permitted street-wall height would consist of 65 feet and a maximum overall height of 85 feet following a required setback. No other changes are anticipated within the study area by 2020.

C4-3 zoning (residential district equivalent R6) in a Mandatory Inclusionary Housing area permits residential use at a maximum FAR of 3.6, community facility use at 3.8 FAR, and commercial use and 3.4 FAR. Use Groups 1-10 and 12 are permitted as-of-right, and the maximum permitted building height is 115 feet (with a qualifying ground floor). Parking is required for 50 percent of market rate DUs and waived for affordable housing.

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

Table 1-1: Comparison of Zoning Regulations: R6B and C4-3

	R6B (Existing)	**C4-3* (Proposed)**
Use Groups	1, 2, 3, 4	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12
Maximum FAR	Residential 2.0 Community Facility 2.0	Residential 3.6 Community Facility 4.8 Commercial 3.4
Maximum Height	55 feet	115 feet
Residential Parking Requirements	50% of market rate units	50% of market rate units

** Residential district equivalent: R6*

The development proposed by Astoria Boulevard LLC would not result in any non-conforming uses or non-complying developments, as the proposed development would comply with the proposed C4-3 zoning district.

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

Public Policy

No impact to public policies would occur as a result of the proposed action. The proposed mixed-use development on the Development Site would be in accordance with the proposed C4-3 zoning district. The inclusion of the MIH program will help bring much-needed low-income housing to this neighborhood of Queens. The proposed zoning district would be consistent with zoning and bulk regulations in the study area and would be appropriate given the location of the Affected Area.

V. Conclusion

The actions as proposed by both Astoria Boulevard LLC and DCP would have no significant adverse impacts. Any new sites analyzed under R6-1 would warrant separate environmental reviews.

Land Use

The Affected Area already contains a mix of residential, commercial, community facility and mixed-use (residential/commercial) properties. No significant adverse impacts related to land-use would occur as a result of the proposed rezoning.

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

The proposed zoning map amendment to C4-3 is appropriate given the context of the Affected Area. The Development Site is located on a wide street that is a service road to Grand Central Parkway. There is an existing C4-3 district directly west of the Affected Area, and the proposed rezoning would extend the existing C4-3 district onto the Astoria Boulevard blockfront of the subject block. The Affected Area is currently the only block on Astoria Boulevard South without a commercial overlay, making the existing zoning inconsistent with the zoning pattern in the immediate area. Thus, the increase in height and FAR permitted by this proposal is consistent with what is already permitted in the area.

A zoning text amendment to designate the Affected Area a MIH designated area will allow an increased FAR on the Development Site and will provide Astoria Boulevard LLC with the ability to provide affordable dwelling units on-site. Through MIH, all future owners of properties in the affected area will be required to provide a percentage of permanently affordable housing units.

No significant adverse impacts related to zoning are expected to occur as a result of the proposed action, and a further assessment of zoning is not warranted.

Public Policy

In accordance with the stated public policies within the study area, the proposed action would be suitable for the Affected Area and the study area as a whole. No potential 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.

6. HISTORIC AND CULTURAL RESOURCES

Introduction

The 2014 *City Environmental Quality Review (CEQR) Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

Archaeological

The proposed project would involve construction potentially resulting in ground disturbance of a site that has not previously experienced extensive excavation. In a letter dated January 3, 2017, and appended to this document in the Historic and Cultural Resources Appendix, the New York City Landmarks Preservation Commission (LPC) stated the Project Area has no archaeological significance. There will be no significant adverse impacts to archaeological resources.

Architectural

The structures that would be demolished as a result of the proposed action do not have historic or cultural significance. In a letter dated January 3, 2017 and appended to this document in the Historic and Cultural Resources Appendix, the New York City Landmarks Preservation Commission (LPC) stated the Project Area had no architectural significance. There will be no significant adverse impacts to architectural resources.

7. OPEN SPACE

Introduction

For the purposes of CEQR, open space is defined as publicly or privately owned land that is publicly accessible and has been designated for leisure, play, or sport; or land that is set aside for the protection and/or enhancement of the natural environment. Under CEQR, an open space analysis is conducted to determine whether or not a proposed action would have either a direct impact resulting from the elimination or alteration of open space or an indirect impact resulting from overtaxing the use of open space. The analyses focus only on officially designated existing or planned public open space. Open space may be public or private and may include active and/or passive areas. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns and paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation with benches, walkways, and picnicking areas. Certain spaces such as lawns can be used for both active and passive recreation.

An open space analysis may be necessary when an action would potentially have a direct or indirect effect on open space. A direct impact would physically change, diminish or eliminate an open space or reduce its utilization or aesthetic value. An indirect impact could result from an action introducing a substantial new user population that would create or exacerbate an overutilization of open space resources.

Direct Effects

There are no open space resources on or directly adjacent to the Affected Area. The proposed actions would result in the development of one seven-story mixed-use building on the Development Site and one two-story mixed-use building on Projected Development Site 2. Together the two buildings would contain 38 dwelling units (DUs), an increase of 36 DUs over the no-action condition. There would be an increase in building height between the no-action condition and the with-action scenario from 28 feet to 85 feet. However, the increase in building height would not cause significant adverse shadows on any nearby open space resource, as discussed in the Shadows section. Therefore, no direct shadows impacts would be anticipated.

Indirect Effects

Introduction

According to the *CEQR Technical Manual*, and indirect open space impact could occur if a proposed action would generate more than 200 residents or 500 workers. However, in an under-served area, even 50 additional residents or 125 additional employees could result in indirect open space impacts. The proposed project is located in an

under-served area and would introduce approximately 84 new residents to the study area. Therefore, a preliminary analysis has been conducted to determine whether significant indirect open space effects could be expected to occur.

Absent the proposed action, no change is anticipated on the Development Site. Projected Development Site 2 would convert from a noncomplying mixed-use building containing ground-floor commercial space and two DUs to a fully residential building.

The with-action scenario includes the development of 38 units of housing in the Affected Area. The net increase of 36 dwelling units is expected to generate approximately 84 residents, based on the average household size of 2.34 persons per household in Queens Community District 1.

Existing Conditions

Introduction

A full, detailed open space analysis is necessary if the project would displace a highly utilized open space (direct effect) or introduce a large population in an area underserved by open space (indirect effect). According to the New York City Department of Parks and Recreation, the Project Site is located in an area that is "underserved" by public open spaces. According to the 2014 *CEQR Technical Manual,* the threshold for an open space analysis for such an area is the addition of 50 new residents. Depending on the outcome of the preliminary analysis, a more detailed analysis may also be required.

Based on the calculation of the ratio of publicly accessible open space acres to the study area population, a determination of the adequacy of open space resources in the study area was quantified. The resultant computation for the study area was then compared with the median ratio for New York City, which is 1.5 acres per 1,000 residents, and with the City's planning goal as expressed in the *CEQR Technical Manual* of 2.5 acres per 1,000 population.

The *CEQR Technical Manual* considers an action to result in significant impacts to open space resources if it would decrease the open space ratio substantially, thereby reducing the availability of open spaces for an area's population. A decrease in the open space ratio of 5 percent or more is generally considered to be a significant adverse impact on open space resources, though in areas that exhibit a low ratio, a reduction lower than 5% may be deemed significant The open space study area exhibits an open space ratio of 0.2037 acres per 1,000 residents, (based on 9.21 acres of existing open space divided by the 2015 American Community Survey study area population estimate of 45,206 persons).

Open Space Ratio

The study area population was estimated using data from the 2015 U. S. Census ACS Data (2011-2015)[2] for the census tracts located fully or at least 50 percent within the one-half mile study area. As shown in Table 7-1, in 2015 the study area contained a total of 45,206 residents within the 14 study area census tracts.

Table 7-1 Study Area Population

Census Tract	Population
63	5,434
65.01	3,550
65.02	3,845
69	4,649
71	3,825
95	2,755
115	2,356
117	3,706
119	1,674
125	1,829
141	1,729
143	4,057
147	3,367
149	2,430
Study Area Total	45,206

Within the open space study area, there are 10 publicly accessible facilities. **(See Figure 6,** Open Space Facilities and Census Tracts and **Table 7-2,** Inventory of Open Space Resources). The 10 publicly owned and accessible facilities provide a total of 9.21 acres of open space resources, all of which are located within the open space study area.

[2] DP05, ACS Demographic and Housing Estimates, 2011-2015 American Community Survey 5-Year Estimates

Table 7-2: Inventory of Open Space Resources

Map Key	Park name	Block	Lot(s)	Size (Acres)
1	Triborough Bridge Playground D	863	1	0.46
2	Triborough Bridge Playground E	862	1	0.46
3	Athens Square	594	1	0.93
4	Columbus Square	n/a *	n/a *	0.10
5	Hoyt Playground	840	200	2.20
6	Ditmars Park	795	5	0.92
7	Triborough Bridge Playground C	873	1	0.46
8	Triborough Bridge Playground B	874	1	1.29
8	Chappetto Square	874	52	1.23
10	Sitting Area	889	33	1.16
	Total			**9.21**

* No block/lot designation. Located on Astoria Boulevard South between 31st and 32nd Streets.

No-Action Condition

In the future without the proposed action, no changes are anticipated to the study area open space ratio. No significant residential developments are anticipated, nor or are there any proposed changes to study area open spaces.

Future With-Action Condition

The net increase of 36 dwelling units is expected to generate approximately 79 residents, based on the average household size of 2.34 persons per household in Queens Community District 1. Adding these 84 residents to the Future No-Action population of 45,206 residents would result in a total population of 45,290. No new publicly-accessible open space or recreational resources are planned to be added to the study area by the project's build year of 2020. Therefore, in the Future With the Proposed Action, the project study area would contain approximately 9.21 acres of open space resources, the same as under Existing Conditions.

The projected open space ratio in the future with the proposed action would be 0.2034 acres per 1,000 residents (based on 9.21 acres of open space and a study area population of 45,290 persons) compared with the projected ratio of 0.2037 acres in the study area under No-Action Conditions. This represents a decrease of approximately 0.0003 acres per 1,000 persons or a 0.17 percent reduction in the open space ratio. Therefore, the community would continue to be under-served by the city's open space resources and would continue to not meet DCP's open space planning goals. **Table 7-3** shows the calculation of open space ratios for the Existing and Future With-Action conditions.

Table 7-3 shows the calculation of open space ratios for the Existing and Future With-Action conditions.

Table 7-3: Future No-Action and Future With-Action Open Space Ratios

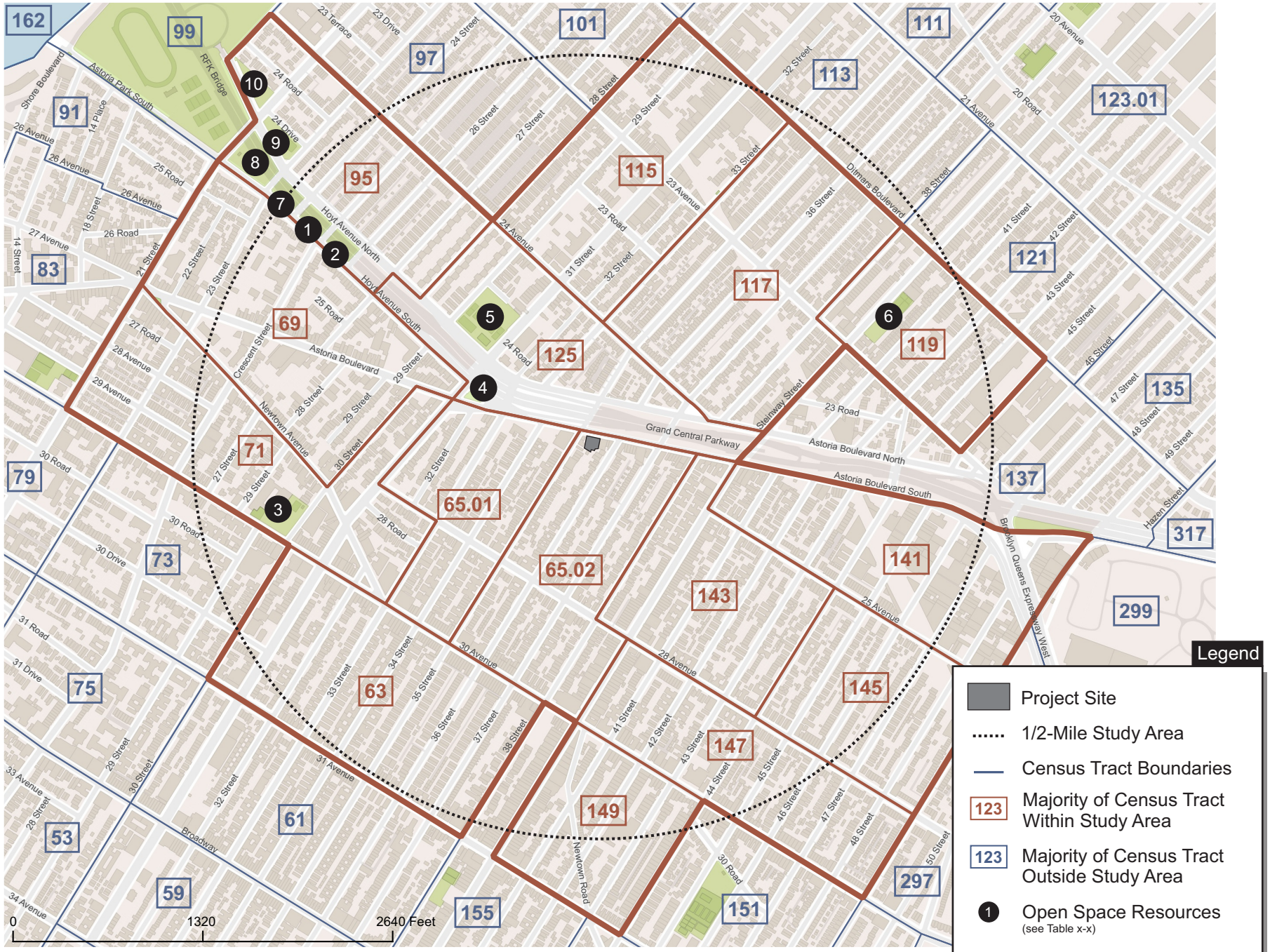
	Existing Conditions	Future With-Action
Publicly Accessible Open Space (Acreage)	9.21	9.21
Study Area Population	45,206	45,290
Open Space Ratio (Acres/1,000 Residents)	0.2037	0.2034 / 0.17% decrease

The proposed development would result in a decrease of 0.17 percent in the open space ratio in the project study area. According to the *CEQR Technical Manual*, in under-served areas, a detailed analysis is generally not necessary if the open space ratio decreases by less than one percent. Additionally, the open space ratio would not decrease substantially relative to existing conditions where the open space ratio is already below average. Therefore, based on *CEQR Technical Manual* criteria, the proposed project would not result in a significant adverse impact on open space resources.

Conclusion
A detailed open space assessment is not required as it has been determined that the project would not decrease the open space ratio by more than 5 percent.

Due to the absence of significant direct impacts on any open space resource and the small decrease in the future with-action open space ratio, it is anticipated that the project would not have any potentially significant adverse open space impacts and further assessment is not warranted. No significant adverse impacts associated with open space would occur as a result of the proposed action.

Figure x-x: Open Space Facilities and Census Tracts



8. SHADOWS

Introduction

Under CEQR, a shadow is defined as the circumstance in which a building or other built structure blocks the sun from the land. An adverse shadow impact is considered to occur when the shadow from a proposed project falls upon a publicly accessible open space, a historic landscape, or other historic resource if the features that make the resource significant depend on sunlight, or if the shadow falls on an important natural feature and adversely affects its uses or threatens the survival of important vegetation. An adverse impact would occur only if the shadow would fall on a location that would otherwise be in sunlight; the assessment therefore distinguishes between existing shadows and new shadows resulting from a proposed project. Finally, the determination of whether the impact of new shadows on an open space or a natural or historic resource would be significant is dependent on their extent and duration. In general, shadows on City streets and sidewalks or on other buildings are not considered significant under CEQR. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are not considered significant under CEQR.

According to the 2014 *CEQR Technical Manual*, a preliminary shadow screening is not required unless the project would include a net height increase or addition of at least 50 feet or if it would contain shorter structures that might cast substantial new shadows on an adjacent park, sunlight-sensitive historic resource, or an important natural resource. A shadows screening is required for this project since the proposed building on Projected Development Site 1 exceeds 50 feet in height. The RWCDS buildings on the Projected Development Site 2 and the Potential Development Site would be less than 50 feet in height.

No-Action Scenario

There would be no change in the built form of the Project Area in the future without the proposed action.

With-Action Scenario

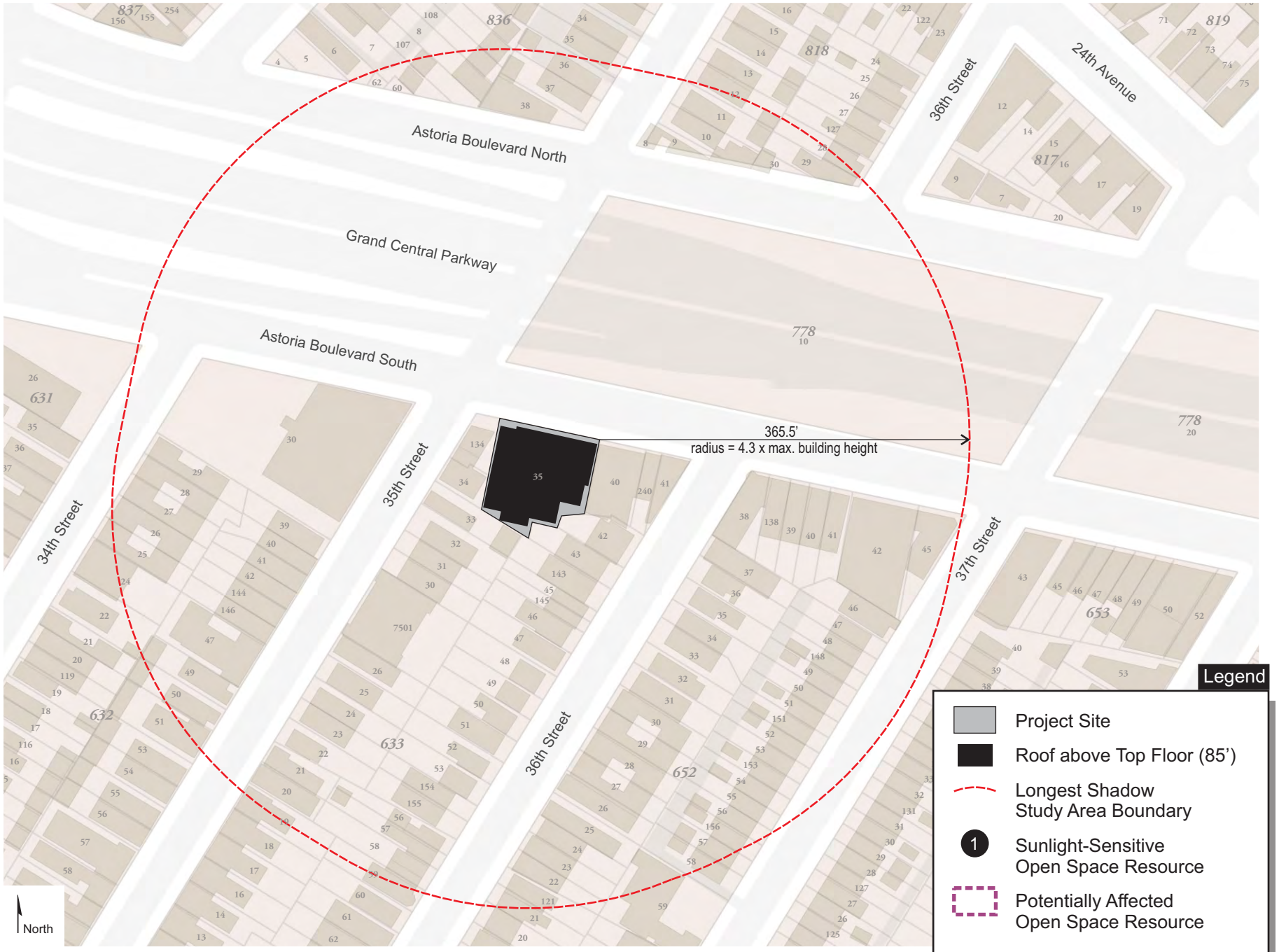
The proposed actions would result in the development of a seven-story building the Development Site, which would reach a maximum height of 85 feet. Based on *CEQR Technical Manual* guidelines, the longest shadow that any building would cast during the year (except within an hour and a half of sunrise or sunset which is not deemed to be of concern) is 4.3 times its height. Applying the 4.3 factor to the proposed maximum building height of 85 feet would result in a maximum shadow distance of approximately 365 feet.

Preliminary Screening Assessment: Tier 1 Screening

As shown in the attached Figure 8-1, there are no sunlight-sensitive open space or historic resources that are located within the maximum 365-foot shadow distance from

the Development Site. Therefore, the proposed development would not result in significant adverse shadows impacts on any open space resources, historic resources, or significant areas.

Conclusion
There will be no significant adverse shadow impacts.


Astoria Boulevard North
Grand Central Parkway
Astoria Boulevard South
34th Street
35th Street
36th Street
37th Street
24th Avenue
365.5'
radius = 4.3 x max. building height
North
Legend
Project Site
Roof above Top Floor (85')
Longest Shadow Study Area Boundary
1
Sunlight-Sensitive Open Space Resource
Potentially Affected Open Space Resource

10. URBAN DESIGN AND VISUAL RESOURCES

Introduction

An assessment of urban design is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. An assessment would be appropriate for the following:

1. Projects that permit the modification of yard, height, and setback requirements; and

2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right'.

The proposed action would facilitate a proposal by Astoria Boulevard LLC to develop a seven-story mixed-use property (commercial-residential) on the Development Site containing 52,720 gross square feet (gsf) of floor area. The development would contain a dance studio (Use Group 9) and 36 residential dwelling units. Thirteen accessory parking spaces would be provided. The seven-story building would have a maximum rooftop height of 85 feet. Under the existing R6B zoning, a maximum rooftop height of 55 feet is permitted.

Existing Conditions

The proposed rezoning affects the northern portion of Queens Block 633, generally located along Astoria Boulevard between 35th and 36th Streets. The Affected Area includes eight lots on the northern portion of Block 633. The entirety of the Affected Area is within an R6B zoning district where residential and community facility uses are permitted at a maximum FAR of 2.0. Development on these properties includes two-story, two-family residences or mixed-use buildings; a two-story former industrial building that is currently in use as a dance studio; a three-story apartment building; and a large, six-story apartment building constructed in 2013.

The subject block and surrounding area contain a range of land uses and building typologies, including mixed-use properties (commercial use below residential units), commercial retail properties, community facility uses (primarily houses of worship and an NYPD precinct one block to the west) and residential properties ranging from one- and two-family houses and multi-family apartment buildings. The subject block is located immediately adjacent to the Grand Central Parkway right-of-way. (See Figure 5 for an aerial view of the project area.)

Regarding the potential and projected development sites, Development Site 1 (Block 633, Lot 35; 35-10 Astoria Boulevard) contains 9,036 square feet of lot area and approximately 99 feet of frontage along Astoria Boulevard and approximately 90 feet of depth. The lot is improved with a two-story plus cellar (28 feet high) mixed-use

property (commercial) with 17,050 gsf of floor area (12,500 zsf, 1.38 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in approximately 1950.

Development Site 2 (Block 633, Lot 41, 35-20 Astoria Boulevard) contains 1,176 square feet of lot area and approximately 89 feet of frontage along 36th Street and approximately 27 feet of frontage along Astoria Boulevard. The lot is improved with a two-story mixed-use property (commercial-residential) with 2,796 zsf of floor area (2.38 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district.

The Potential Development Site consists of two tax lots. Block 633, Lot 34 (25-07 35th Street) contains 1,566 sf of lot area and approximately 27 feet of frontage along 35th Street and a depth of approximately 53 feet. The lot is improved with a two-story (two-family) residential property with 1,984 gsf of floor area (1,984 zsf, 1.27 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in 1920. Block 633, Lot 134 (35-02 Astoria Boulevard) contains 1,778 square feet of lot area and approximately 49 feet of frontage along 35th Street and approximately 24 feet of frontage along Astoria Boulevard. The lot is improved with a two and a half story mixed-use property (commercial-residential) with 1,947 gsf of floor area (1,947 zsf, 1.1 FAR) where 2.0 FAR is permitted as-of-right within the underlying R6B zoning district. The building was constructed in 1920.

Future No-Action Condition

In the future without the proposed actions, no changes are anticipated to occur within the Affected Area.

Future With-Action Condition

In the future with the proposed actions, **Projected Development Site 1** would be developed with a seven-story mixed-use (commercial-residential) property with 52,720 gsf of floor area (3.31 FAR). (See Figure 10-1, Streetscape Rendering.) The building would rise to a height of up to 85 feet and would contain ground floor commercial within 2,800 gsf (Dance Studio – Use Group 9) and 36 dwelling units within 49,920 gsf (floors two through seven). The building would contain 13 accessory parking spaces, 9 of which would be enclosed, 4 of which would be unenclosed, which are required. Under the proposed MIH text amendment, for the purposes of conservative analysis, 20% affordability (at 80% of AMI and below) is assumed.

In the future with the proposed actions, **Projected Development Site 2** would be converted into a two-story mixed-use (commercial-residential) building with 2,796 square feet of floor area (2.38 FAR). 1,398 sf would consist of commercial retail on the ground floor, while the remaining 1,398 would count towards residential space. The site is not anticipated to add floor area due to the uniquely small lot size (1,176 square feet), which makes full demolition and redevelopment unlikely.

In the future with the proposed actions, the **Potential Development Site** would consist of a zoning lot merger of Lots 34 and 134 with 3,344 square feet of lot area. Subsequently, the Site could be redeveloped with a four-story mixed-use property containing ground floor commercial use and three additional stories of residential space. The maximum permitted street-wall height would consist of 65 feet and a maximum overall height of 85 feet following a required setback.

Increment

Between the no-action and with-action conditions, Projected Development Site 1 would increase in both height and area: from 28 feet to 85 feet; to 12,500 gsf to 52,720 gsf; respectively.

Projected Development Site 2 would change in use only; the built form would not change.

The Potential Development Site would change from two, two-story buildings (each approximately 20 feet tall with a combined floor area of 3,344 gsf) to a single four story building (with a height of approximately 40 feet and a floor area of 13,241 gsf)

Assessment

The proposed building, as well as any development occurring on the non- Astoria Boulevard LLC controlled projected and potential development sites, would adhere to the underlying floor area, yard, height, and setback regulations of the proposed C4-3 zoning district. As shown in the streetscape renderings, the development resulting from the proposed actions would not be out of scale with existing development along Astoria Boulevard in the project area. The building directly adjacent to the Development Site (Lot 40) is a six-story mixed-use building with an FAR of 3.72. The Astoria Boulevard frontage on Block 652, directly to the east of the subject block, includes a seven-story mixed-use building occupying its entire lot area and built to an FAR of 5.10.

The proposed zoning map amendment to C4-3 is appropriate given the context of the project area. The project area is located on a wide street, Astoria Boulevard South, which is a service road to Grand Central Parkway. There is an existing C4-3 district directly west of the project area on Astoria Boulevard South between 35th and 36th Streets, but not along the project area blockfront between 35th and 36th Streets. The proposed rezoning would extend the existing C4-3 overlay. The project area is currently the only block on Astoria Boulevard South without a commercial overlay, making the existing zoning inconsistent with the zoning pattern in the immediate area. Thus, the increase in height and FAR permitted by the proposed actions is consistent with existing development and development controls in the area. The rezoning would bring this neighborhood development pattern into conformance and compliance with the block to the south and in close conformance and compliance with the blocks along this stretch of Astoria Boulevard South.

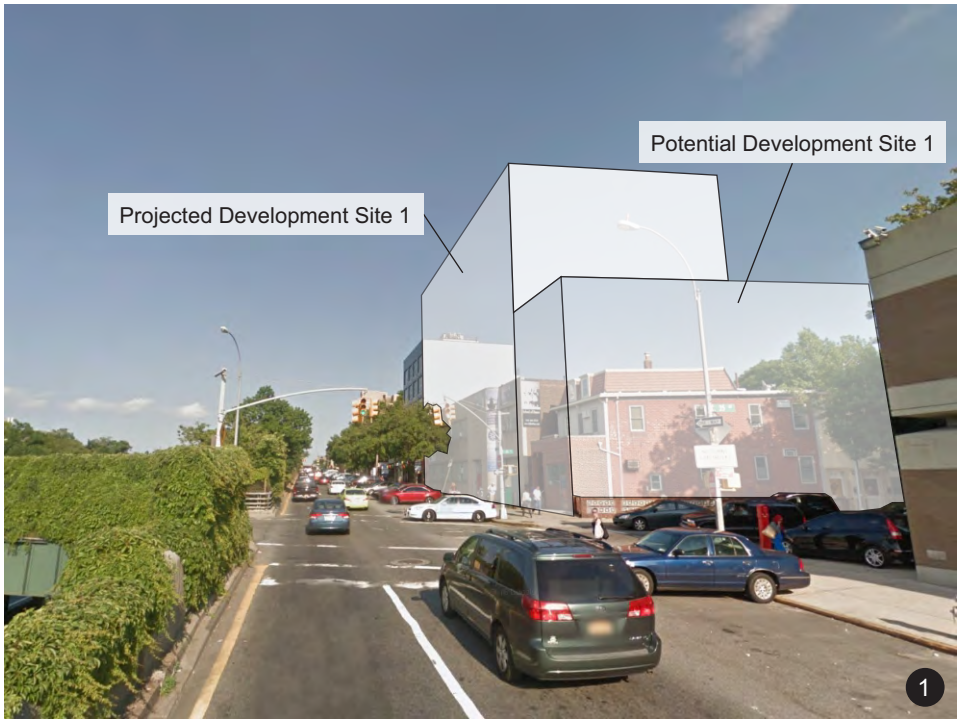
Conclusion

There are no visual resources, open spaces, or natural features in the project area that could be affected by the proposed actions. The proposed zoning is consistent in scale and use with the surrounding area, and there will be no significant adverse effects relating to urban design or visual character.

Astoria Boulevard South facing east (Site at right)

Existing Sites and Context

Astoria Boulevard South facing east (Site at right)



Potential and Projected Development Sites

Astoria Boulevard South facing west (Site at left)

Existing Sites and Context

Astoria Boulevard South facing west (Site at left)

Projected Development Sites

Astoria Boulevard South facing east (Site at right)

Existing Sites and Context

Astoria Boulevard South facing east (Site at right)

Potential and Projected Development Sites

Astoria Boulevard South facing west (Site ahead at left)

Existing Sites and Context

Astoria Boulevard South facing west (Site ahead at left)

Potential and Projected Development Sites

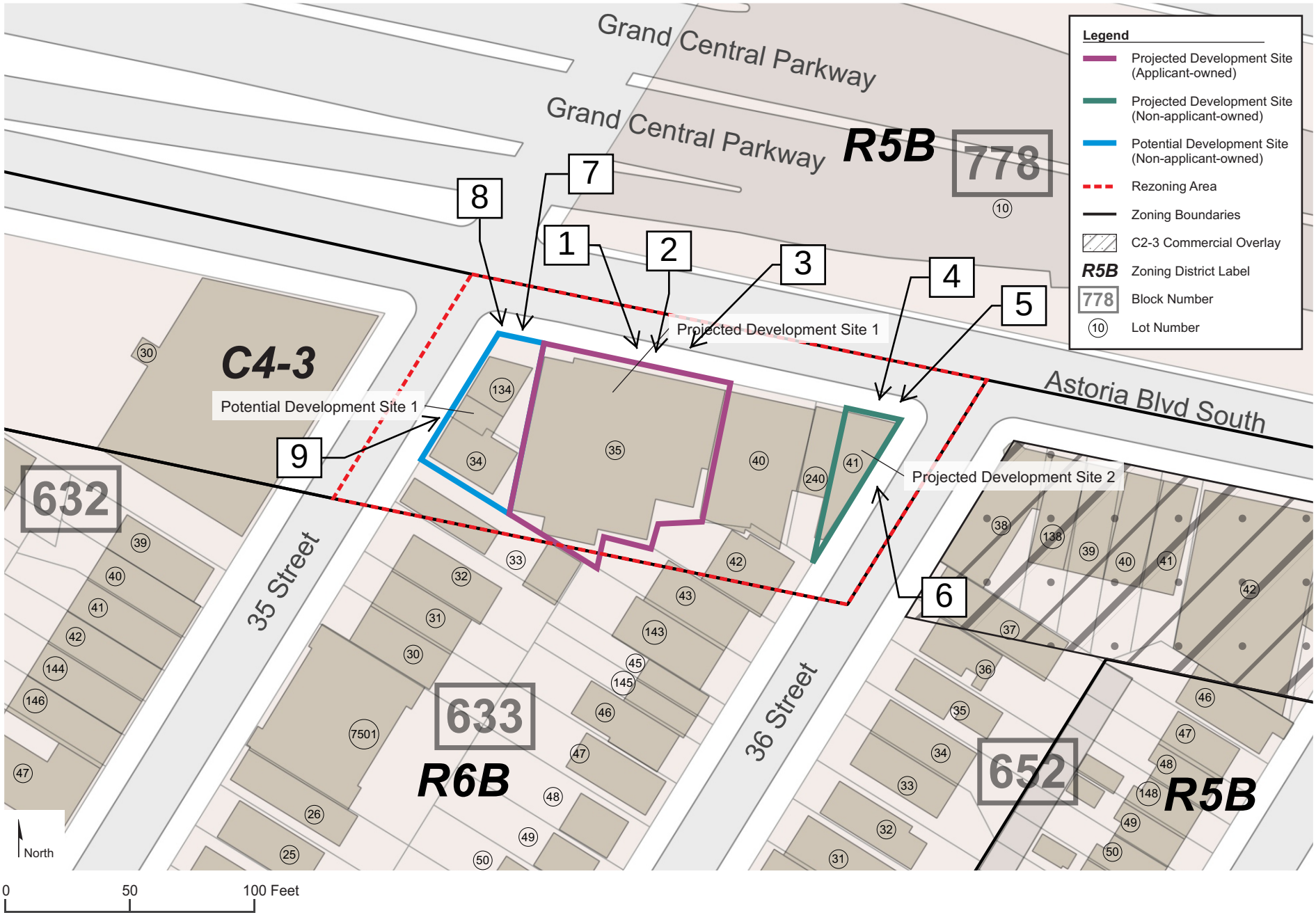

Grand Central Parkway
Grand Central Parkway
R5B
778
10
Legend
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
Rezoning Area
Zoning Boundaries
C2-3 Commercial Overlay
R5B Zoning District Label
778 Block Number
10 Lot Number
8
7
1
2
3
4
5
6
9
Projected Development Site 1
Potential Development Site 1
Projected Development Site 2
C4-3
Astoria Blvd South
632
633
652
R6B
R5B
35 Street
36 Street
North
0
50
100 Feet

Photo 1
View of Projected Development Site 1, facing southeast from Astoria Blvd. South.

Photo 2
View of Projected Development Site 1, facing south from Astoria Blvd. South.

Photo 3
View of Projected Development Site 1, facing southwest from Astoria Blvd. South.

Photo 4
View of Projected Development Site 2, facing south from Astoria Blvd. South.

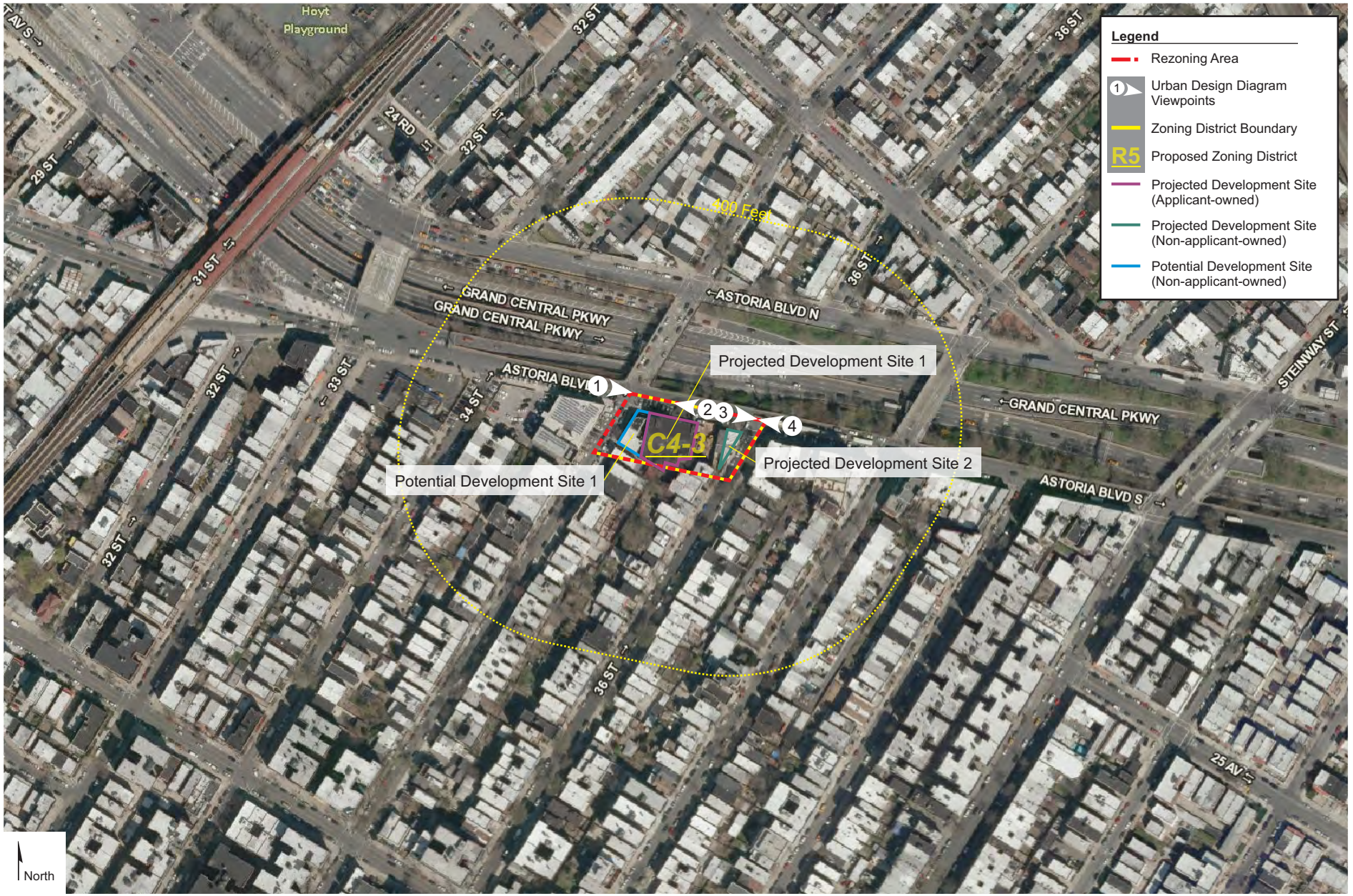
Photo 5
View of Projected Development Site 1, facing southwest from Astoria Blvd. South.

Photo 6
View of Projected Development Site 1, facing northwest from 36th Street.

Photo 7
View of Potential Development Site 1, facing south from Astoria Blvd. South.

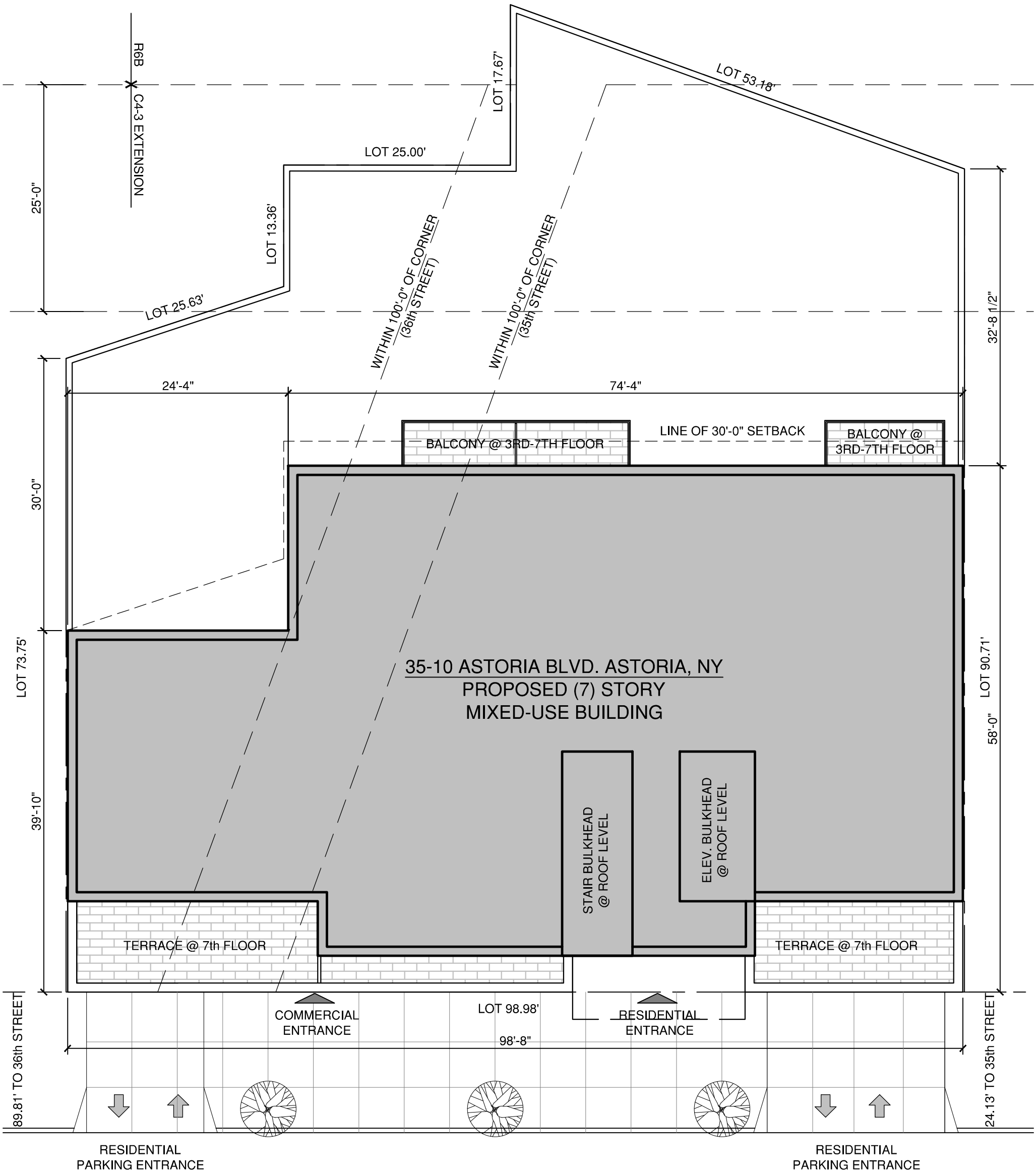
Photo 8
View of Potential Development Site 1, facing southeast from Astoria Blvd. South.

Photo 9
View of Potential Development Site 1, facing northeast from 35th Street.


Hoyt Playground
400 Feet
Legend
Rezoning Area
Urban Design Diagram Viewpoints
Zoning District Boundary
R5
Proposed Zoning District
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
Projected Development Site 1
Projected Development Site 2
Potential Development Site 1
C4-3
GRAND CENTRAL PKWY
ASTORIA BLVD N
ASTORIA BLVD S
31 ST
32 ST
33 ST
34 ST
36 ST
24 RD
29 ST
STEINWAY ST
25 AV
North
0
200
400
600 Feet

ILLUSTRATIVE PLANS

ARC Architecture + Design Studio 71-01 Austin Street Forest Hills, NY 11375 Tel: 718-360-7065



Site Plan

Scale: 3/32" = 1'-0"

35-10 Astoria Blvd. Astoria, NY

04/12/16

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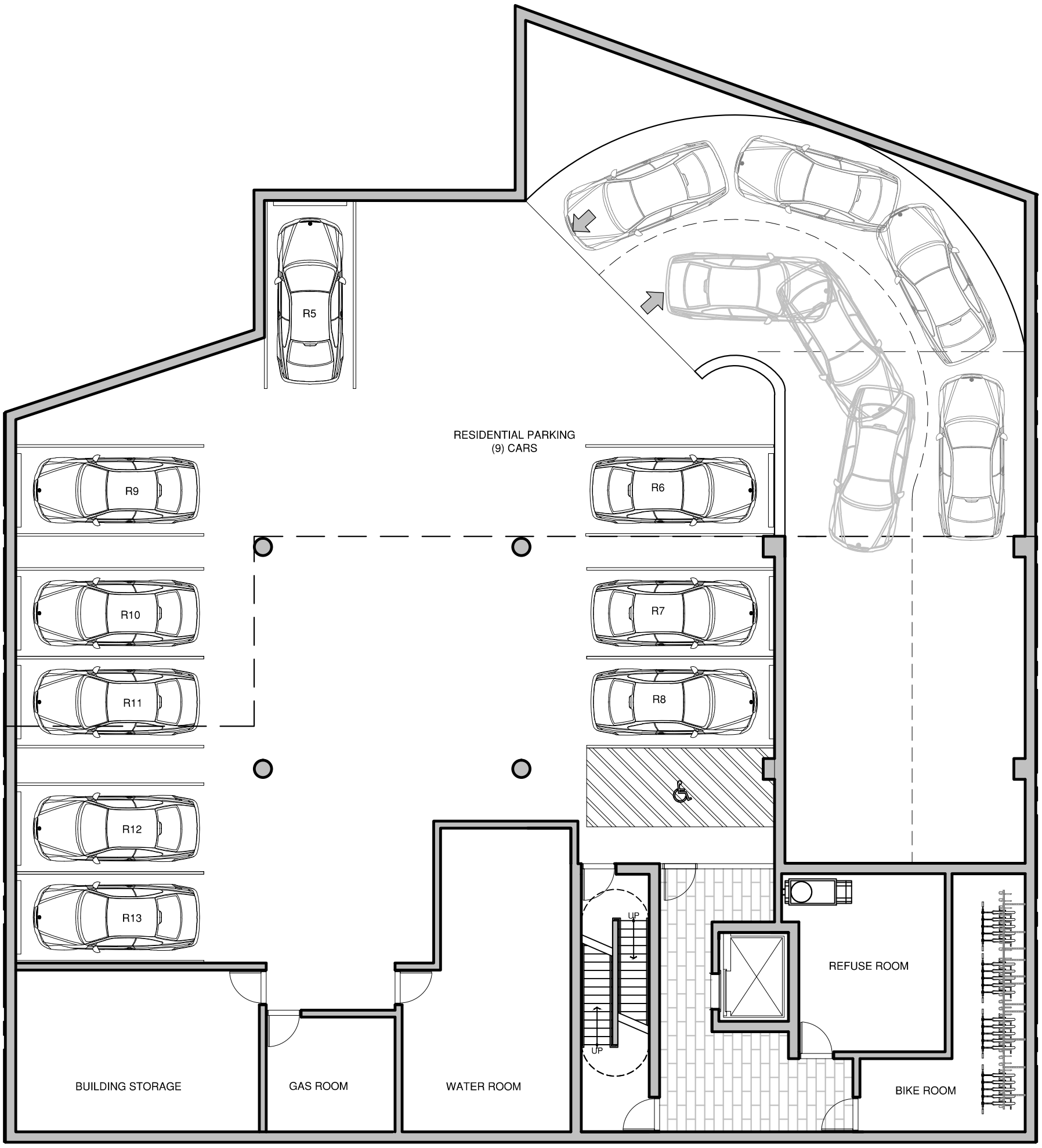
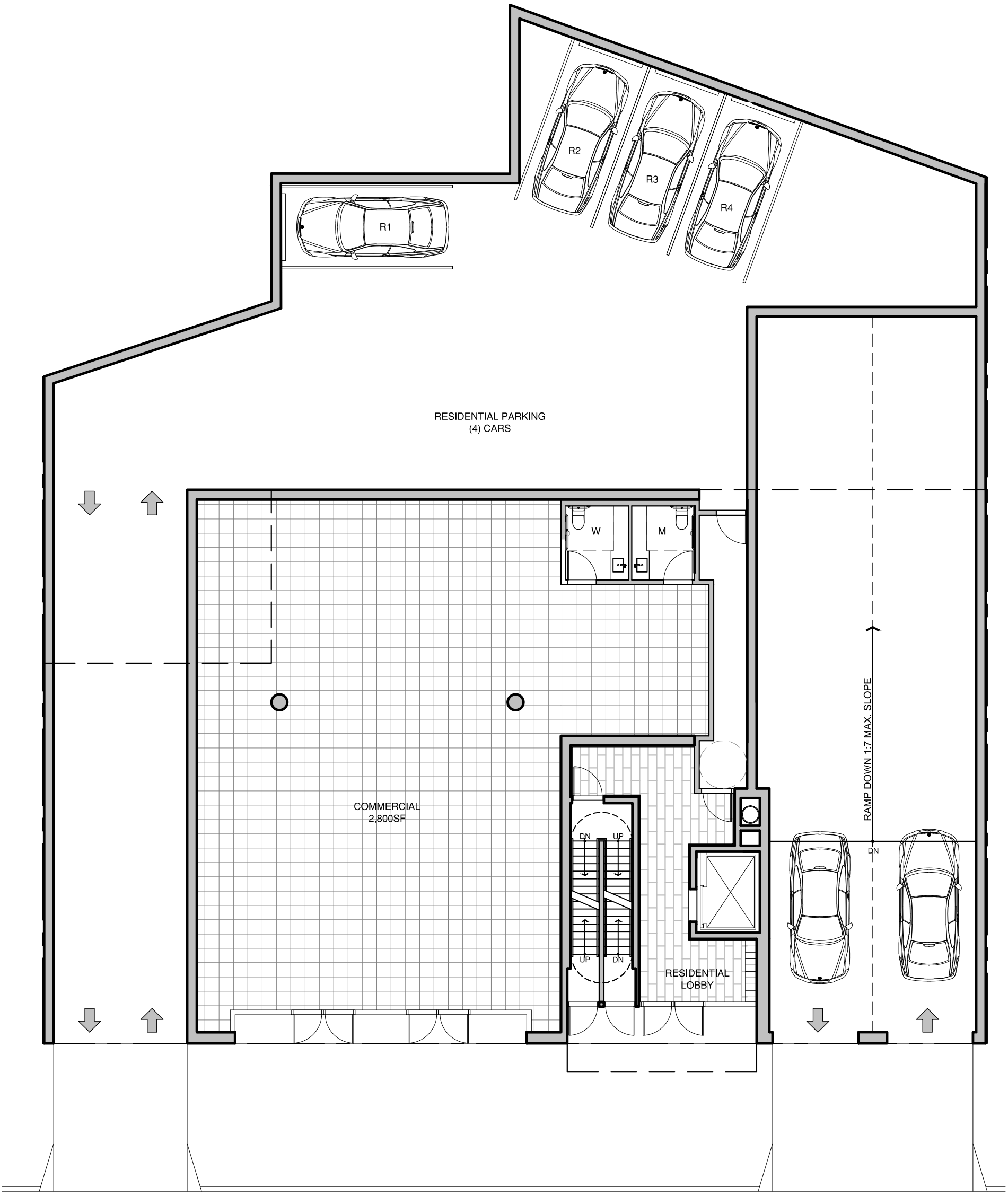


Cellar Plan

Scale: 3/32" = 1'-0"

35-10 Astoria Blvd. Astoria, NY

04/12/16



First Floor Plan

Scale: 3/32" = 1'-0"

35-10 Astoria Blvd. Astoria, NY

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2nd Floor Plan

Scale: 3/32" = 1'-0"

35-10 Astoria Blvd. Astoria, NY

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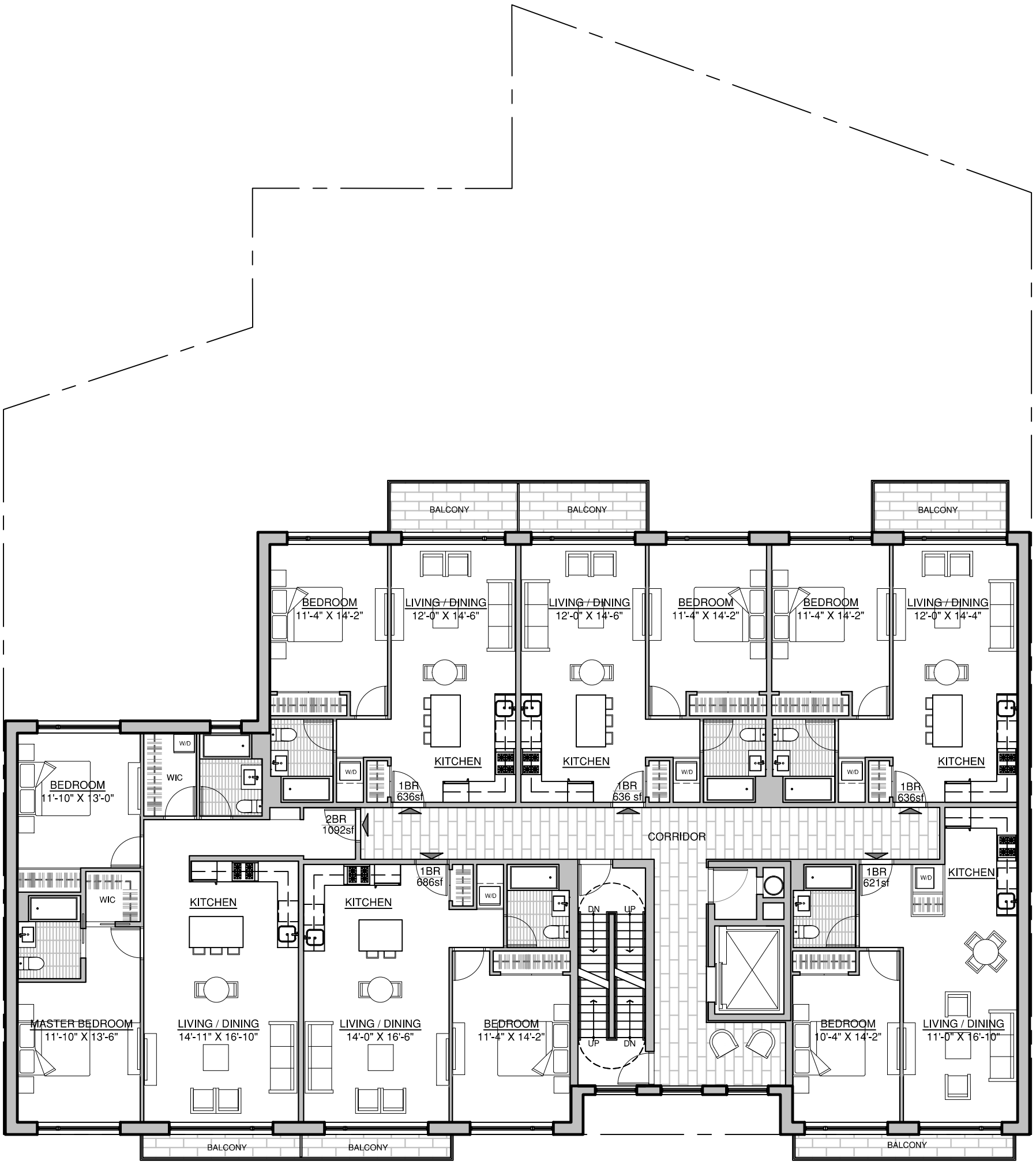
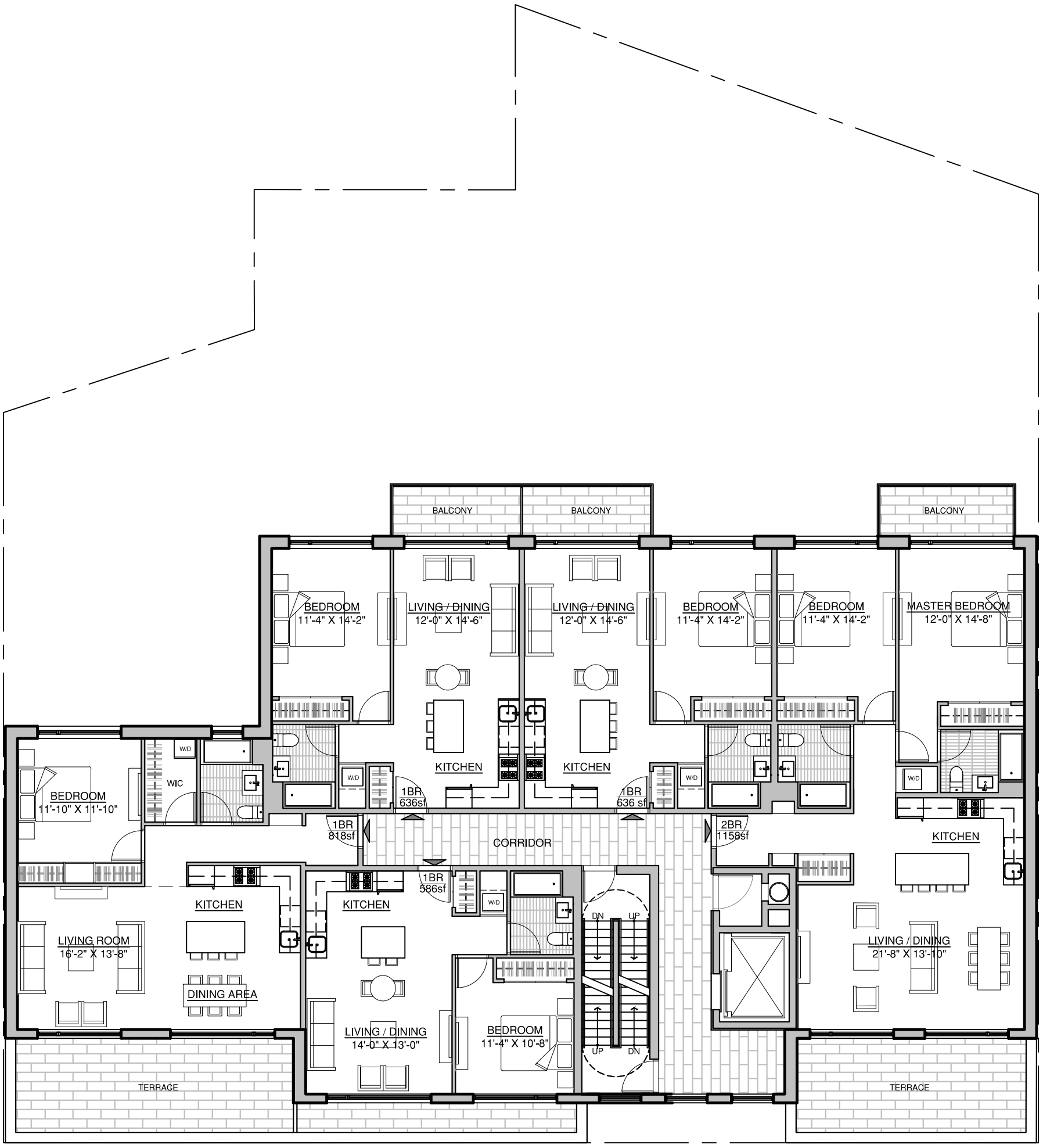


3rd - 6th Floor Plan

Scale: 3/32" = 1'-0"

35-10 Astoria Blvd. Astoria, NY

04/12/16



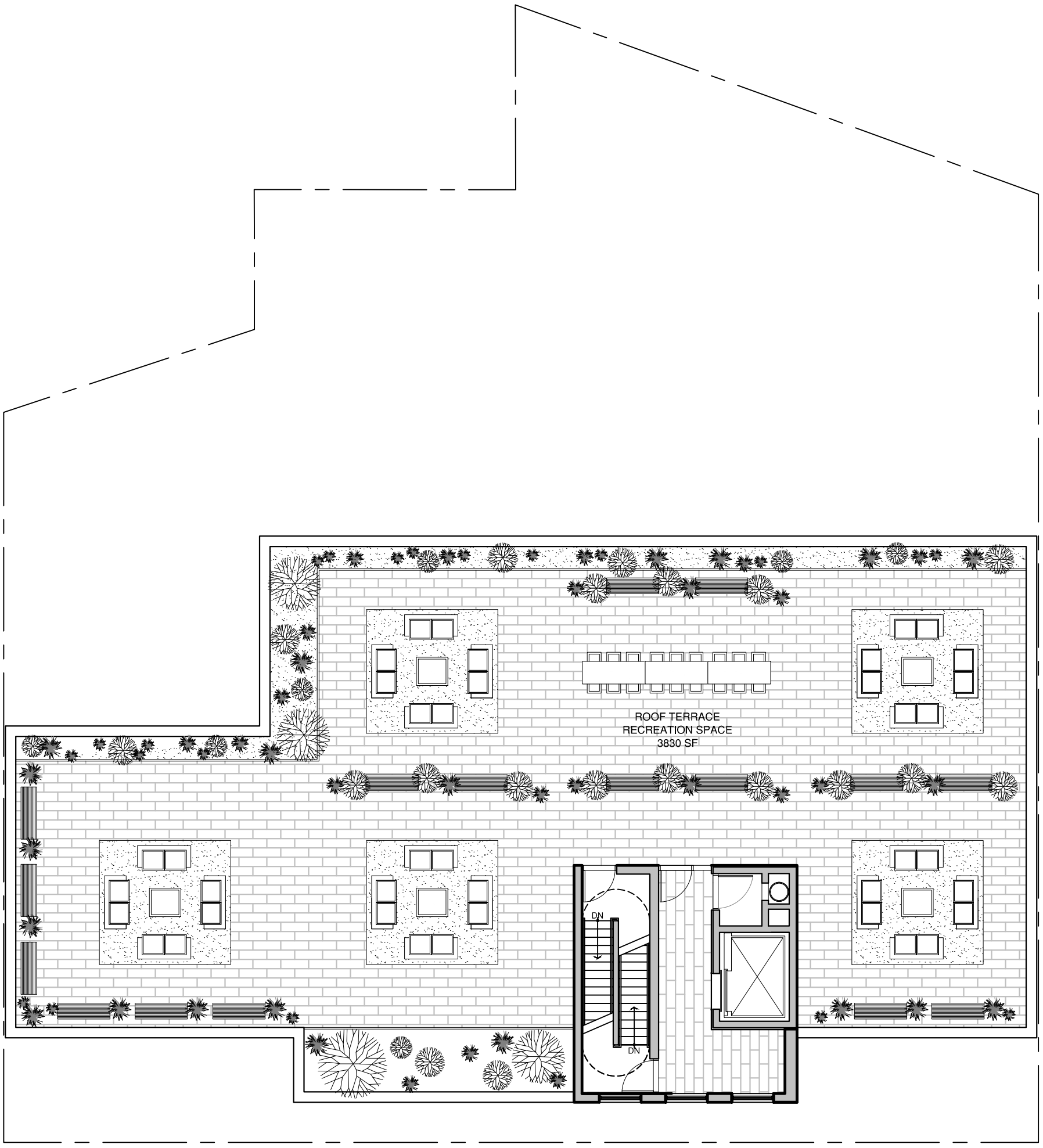
7th Floor Plan

Scale: 3/32" = 1'-0"

35-10 Astoria Blvd. Astoria, NY

04/12/16

ARC *Architecture + Design Studio* **71-01 Austin Street Forest Hills, NY 11375 Tel: 718-360-7065**



Roof Plan

Scale: 3/32" = 1'-0"

35-10 Astoria Blvd. Astoria, NY

04/12/16

ILLUSTRATIVE RENDERING

For existing/ no-action conditions, refer to site photos

17. AIR QUALITY

C-1. INTRODUCTION

Ambient air quality describes pollutant levels in the surrounding environment to which the public has access. To assess potential health hazards due to ambient air quality, the impact of air pollutants emitted by motor vehicles (mobile source) and by fixed facilities (stationary source) are analyzed, where the effects of both the proposed project on ambient air quality and the ambient air quality effect on the proposed project are considered. The analysis frame work, as mandated by the State Environmental Review Act, follows the *New York City Environmental Quality Review 2014 Technical Manual (CEQR TM)*. The potential air quality impacts of the following sources of emissions are estimated following the procedures and methodologies prescribed in the *CEQR TM*:

- The potential for changes in vehicular travel associated with proposed development activities to result in significant mobile source (vehicular related) air quality impacts.
- The potential for an atypical (*e.g.*, not at-grade) source of vehicular pollutants to significantly impact the proposed development.
- The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses.
- The potential for air toxic emissions released from existing industrial facilities to significantly impact the proposed development.
- The potential for significant air quality impacts from the emissions of existing HVAC systems with a 20 or more million Btu per hour (MMBtu/hr) design capacity to significantly impact the proposed development.
- The potential for significant air quality impacts from the emissions of facilities that require Prevention of Significant Deterioration permits (Title V), and facilities which require a state facility permit to significantly impact the proposed development.
- The potential for facilities' malodorous emissions to unreasonably interfere with the proposed project's occupant's comfortable enjoyment of life or their property.

The purpose of this air quality study is to ensure that the Proposed Action would not adversely affect surrounding uses and would not be significantly affected by the mobile sources and air toxics emissions from existing uses. The scope of work includes traffic air quality, an HVAC screen and detailed analysis, and evaluation of air toxics in accordance with the 2014 *CEQR TM.*

The Proposed Action

The Affected Area is located in the Astoria section of Queens Community District #1 and affects eight tax and zoning lots on the northern portion of Block 633, which contains frontage along Astoria Boulevard, 35th and 36th Streets. The entirety of the Affected Area is within an R6B zoning district. The anticipated Build year is 2018.

Astoria Boulevard LLC seeks a zoning map amendment from R6B to C4-3 for the northern portion of a single block (Block 633) in the Astoria section of Queens Community District 1. The rezoning aims to allow commercial development within a pre-existing mixed-use area and would facilitate a proposal by the applicant to develop a seven-story, 88 feet high, mixed-use property (commercial-residential) on Block 633, Lot 35 (hereafter "the Development Site") containing 52,720 gross square feet (gsf) of floor area. The development would contain a dance studio (Use Group 9) and 35 residential dwelling units. Thirteen accessory parking spaces would be provided.

In addition to the Development Site, the proposed zoning map amendment would rezone Block 633 Lots 34, 134, 40, 240 and 41. Lots 33 and 42 would also be partially rezoned creating split zoning lot conditions (hereafter the "Affected Area").

Projected Development Site 2 (Block 633, Lot 41) would be converted into a mixed-use (commercial-residential) building with 2,796 square feet of floor area. 1,398 sf would consist of commercial retail on the ground floor, while the remaining 1,398 would count towards residential space. The site is not anticipated to add floor area due to the uniquely small lot size (1,176 square feet), which makes full demolition and redevelopment unlikely. Per CEQR recommendation, analysis was conducted.

A single Potential Development Site is identified as a result of the proposed action, which could consist of the merger and redevelopment of Lots 34 and 134, which would result in a four-story mixed-use building. The site could subsequently be redeveloped with a four-story, 40 feet high, mixed-use property containing 13,241 gsf of floor area, with 2,500 gsf of ground floor commercial use and 10,741 gsf of residential space.

Block 633, Lot 40 is currently built to the maximum permitted FAR under the proposed zoning district. The lot was recently improved with a six-story mixed use building (community facility-residential) with 11,798 square feet of floor area, and thus will not be included in this EAS for analysis purposes.

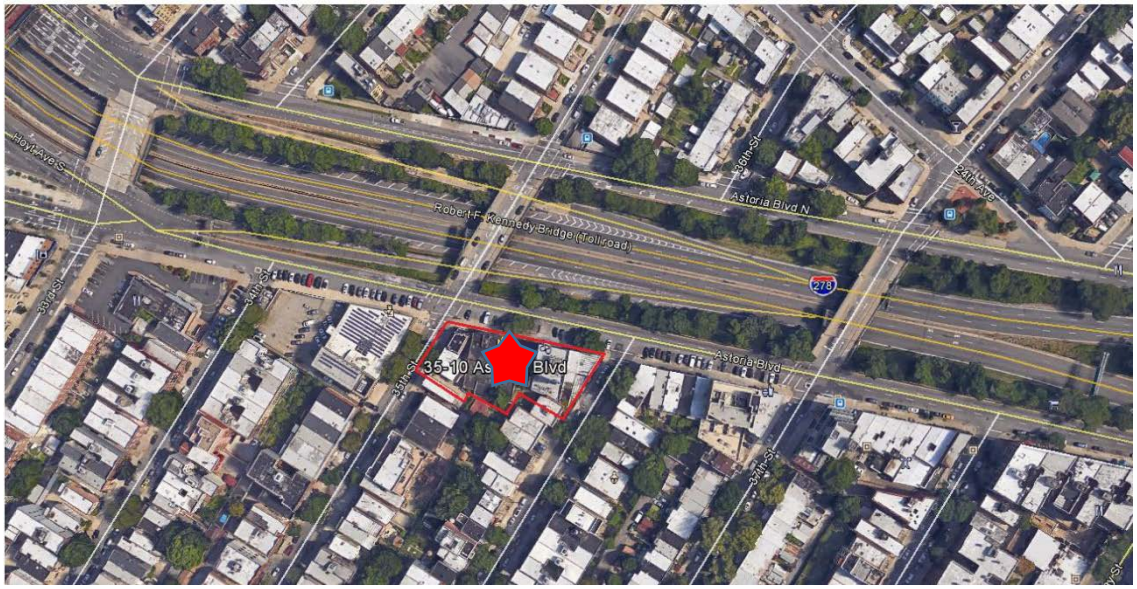
Block 633, Lot 240 contains an irregularly small lot (1,260 square feet of lot area) and is currently developed with a two-family two-story residential property, which is anticipated to remain in the future with the proposed actions, and thus will not be included in this EAS for analysis purposes.

In addition, Lots 33 and 42 would also be partially rezoned creating split zoning lot conditions (hereafter the "Affected Area"). However, less than half of Lot 33 would be rezoned, leaving the existing R6 zoning district intact, and thus will not be included in this EAS for analysis purposes.

The subject block and surrounding area contain a range of uses, including mixed-use properties (commercial use below residential units), commercial retail properties, community facility uses (primarily houses of worship and an NYPD precinct one block to the west) and residential properties ranging from one- and two-family houses and multi-family apartment buildings. The subject block is located immediately adjacent the Grand Central Parkway right-of-way.

There is rail service within close proximity, with the New York City Transit (NYCT) N and Q trains at Astoria Boulevard and 31st Avenue. The area is also well served by NYCT bus lines, with the M60-SBS, which provides service between Manhattan and LaGuardia Airport. Additionally, the Q19 runs along Astoria Boulevard and provides service between Astoria and Flushing.

Figure C-1: Site Location



Project Site *Source: Sandstone Environmental Associates. Inc.*

C-2. STANDARDS AND CRITERIA

National Ambient Air Quality Standards

Ambient air is defined by the United States Environmental Protection Agency (EPA) as that portion of the atmosphere, external from buildings, to which the general public has access. National Ambient Air Quality Standards (NAAQS) were promulgated by the

EPA to protect public health and welfare, allowing for an adequate margin of safety. The NAAQS include sulfur dioxide, carbon monoxide, ozone, nitrogen dioxide, fine particulates, and lead. They consist of primary standards established to protect public health with an adequate safety margin, and secondary standards established to protect "plants and animals and to prevent economic damage." The six pollutants are deemed criteria pollutants because threshold criteria can be established for determining adverse effects on human health. They are described below.

- Carbon Monoxide (CO) is a colorless, odorless gas produced from the incomplete combustion of gasoline and other fossil fuels. The primary source of CO in urban areas is from motor vehicles. Because this gas disperses quickly, CO concentrations can vary greatly over relatively short distances.
- Fine Particulates (PM_{10}, $PM_{2.5}$) also are known as Inhalable or Respirable Particulates. Particulate matter is a generic term for a broad range of discrete liquid droplets or solid particles of various sizes. The PM_{10} standard covers particles with diameters of ten micrometers or less, which are the ones most likely to reach the lungs. The $PM_{2.5}$ standard covers particles with diameters of 2.5 micrometers or less.
- Lead (Pb) is a heavy metal. Emissions are principally associated with industrial sources and motor vehicles that use gasoline containing lead additives. Most U.S. vehicles produced since 1975, and all produced after 1980, are designed to use unleaded fuel. As a result, ambient concentrations of lead have declined significantly.
- Nitrogen dioxide (NO_2) is a highly oxidizing, extremely corrosive toxic gas. It is formed by chemical conversion from nitric oxide (NO), which is emitted primarily by industrial furnaces, power plants, and motor vehicles.
- Ozone (O_3) is a principal component of smog. It is not emitted directly into the air, but is formed through a series of chemical reactions between hydrocarbons and nitrogen oxides in the presence of sunlight.
- Sulfur dioxides (SO_2) are heavy gases primarily associated with the combustion of sulfur-containing fuels such as coal and oil. No significant quantities are emitted from mobile sources.

In addition to NAAQS, New York State Ambient Air Quality Standards further regulate concentrations of the criteria pollutants discussed above. The New York State Department of Environmental Conservation (NYSDEC) Air Resources Division is responsible for air quality monitoring in the State. Monitoring is performed for each of the criteria pollutants to assess compliance. Table C-1 shows the National and New York State Ambient Air Quality Standards.

Table C-1:
National and New York State Ambient Air Quality Standards

Pollutant	Averaging Period	Standard	2016 Value	Monitor
SO_2	1-hour average[e]	196 µg/m³ 75 ppb	24.8 µg/m³ (9.47 ppb)	Queens College 2
(PM_{10})	24-hour average[f]	150 µg/m³	44 µg/m³	
($PM_{2.5}$)	3-yr average annual mean	12 µg/m³	7.5 µg/m³	
	Maximum 24-hr. 3-yr. avg.[c]	35 µg/m³	19.7µg/m³	
CO	8-hour average[a]	9 ppm	1.4 ppm	
	1-hour average[a]	35 ppm	1.59 ppm	
Ozone	Maximum daily 8-hr avg.[b]	0.075 ppm	0.069 ppm	
NO_2	12-month arithmetic mean	100 µg/m³ 53 ppb	32.4 µg/m³ (17.2 ppb)	
	1-hour average[d]	188 µg/m³ 75 ppb	120.9 µg/m³ (64.3 ppb)	
Lead	Quarterly mean	0.15 µg/m³	0.0061 µg/m³	IS52

Notes: *ppm = parts per million; µg/m³ = micrograms per cubic meter.*

[a]. Not to be exceeded more than once a year.

[b]. Three-year average of the annual fourth highest maximum 8-hour average concentration effective May 27, 2008.

[c]. Not to be exceeded by the 98th percentile of 24-hour $PM_{2.5}$ concentrations in a year (averaged over 3 years).

[d]. Three-year average of the 98th percentile of the daily maximum 1-hour average, effective January 22, 2010.

[e]. Three-year average of the 99th percentile of the daily maximum 1-hour average, final rule signed June 2, 2010.

[f]. Second highest maximum during the year.

Sources: *NYSDEC; New York State Ambient Air Quality Development Report, 2016.*

NO_2 NAAQS

Nitrogen oxide (NOx) emissions from gas combustion consist predominantly of nitric oxide (NO) at the source. The NOx in these emissions are then gradually converted to NO_2, which is the pollutant of concern, in the atmosphere (in the presence of ozone and sunlight as these emissions travel downwind of a source).

The 1-hour NO_2 NAAQS standard of 0.100 ppm (188 ug/m³) is the 3-year average of the 98th percentile of daily maximum 1-hour average concentrations in a year. For determining compliance with this standard, the EPA has developed a modeling approach for estimating 1-hour NO_2 concentrations that is comprised of 3 tiers: Tier 1, the most conservative approach, assumes a full (100%) conversion of NOx to NO_2; Tier 2 applies a conservative ambient NOx/NO_2 ratio of 80% to the NOx estimated concentrations; and Tier 3, which is the most precise approach, employs AERMOD's Plume Volume Molar Ratio Method (PVMRM) module. The PVMRM accounts for the chemical transformation of NOx emitted from the stack to NO_2 within the source plume using hourly ozone background concentrations. When Tier 3 is utilized, AERMOD generates 8th highest daily maximum 1-hour NO_2 concentrations or total 1-hour NO_2 concentrations if hourly NO_2 background concentrations are added within the model.

With background concentrations included, the model internally adds up the 8th highest daily maximum NO_2 concentrations and the hourly NO_2 background concentrations, and averages these values over the numbers of the years modeled. Total estimated concentrations are then generated in the statistical form of the 1-hour NO_2 NAAQS format and can be directly compared with the 1-hour NO_2 NAAQS standard. This approach that is recognized as being conservative by EPA and NYCDEP and is referenced in EPA modeling guidance was used in the analysis.

The annual NO_2 standard is 0.053 ppm (100 ug/m^3). In order to conservatively estimate annual NO_2 impacts, a NO_2 to NOx ratio of 0.75 percent, which is recommended by the NYCDEP for an annual NO_2 analysis, was applied.

New York City *de minimis* Criteria

For carbon monoxide from mobile sources, the City's *de minimis* criteria are used to determine the significance of the incremental increases in CO concentrations that would result from a Proposed Action. These set the minimum change in an eight-hour average carbon monoxide concentration that would constitute a significant environmental impact. According to these criteria, significant impacts are defined as follows:

> *An increase of 0.5 parts per million (ppm) or more in the maximum eight-hour average carbon monoxide concentration at a location where the predicted No-Action eight-hour concentration is equal to or above eight ppm; or*
>
> *An increase of more than half the difference between baseline (i.e., No-Action) concentrations and the eight-hour standard, when No-Action concentrations are below eight ppm.*

An 8-hour CO background concentration of 1.4 ppm was obtained from the NYSDEC Queens College monitoring station as the maximum 8-hour average not to be exceeded more than once per calendar year. As the applicable background value is 1.4 ppm, half of the difference between the 8-hour CO NAAQS and this background value is 3.8 ppm. As such, a significant impact criterion of 3.8 ppm was used for determining whether the potential 8-hour CO impacts of the proposed development are considered to be significant.

For $PM_{2.5}$ analyses at the microscale level, the City's *de minimis* criteria for determining significance are:

> *Predicted increase of half the difference between the background concentration and the 24-hour standard;*
>
> *Predicted annual average $PM_{2.5}$ concentration increments greater than 0.1 µg/m^3 at ground level on a neighborhood scale (i.e., the annual increase in concentration representing the average over an area of approximately one square kilometer, centered on the location where the maximum ground-level impact is predicted for stationary sources; or at a distance from a*

roadway corridor similar to the minimum distance defined for locating neighborhood scale monitoring stations); or

Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 µg/m³ at a discrete or ground-level microscale receptor location for stationary sources.

The *de minimis* value for 24-hour $PM_{2.5}$ was based on the 98th percentile concentrations averaged over 3 years (2014-2016). This average is 19.7 µg/m³. It was subtracted from the standard of 35 ug/m³ and divided by 2. Therefore, the *de minimis* for the Proposed Action is 7.65 µg/m³. Annual incremental concentrations of $PM_{2.5}$ from mobile sources at intersection locations are only assessed on a neighborhood, rather than local, scale.

State Implementation Plan (SIP)

The Clean Air Act (CAA), as amended in 1990, (1) defines non-attainment areas (NAA) as geographic regions that have been designated as not meeting one or more of the NAAQS; and (2) requires states to submit to the EPA a State Implementation Plan (SIP) delineating how the state plans to achieve air quality that meets the NAAQS, followed by a plan for maintaining attainment status once the area is in attainment. Queens County is part of the New York City CO maintenance area, a marginal NAA for ozone, and an NAA for PM_{10} and $PM_{2.5}$. The State is under mandate to develop SIPs to address ozone, carbon monoxide, and PM_{10}; a SIP to address non-attainment of the 2008 ozone NAAQS will be due in 2015. The State is also working with the EPA to formulate standard practices for regional haze and $PM_{2.5}$.

Based on monitoring data from 2006-2009 and 2007-2011, annual and 24-hour average concentrations of $PM_{2.5}$ no longer exceed the standard. To reflect the recent $PM_{2.5}$ 24-hour average monitoring data, New York submitted a "Clean Data" request to the EPA. On August 29, 2013, EPA proposed to determine that the area has attained that standard, and on April 18, 2014, the EPA redesignated Bronx, Kings, New York, Queens, and Richmond Counties as $PM_{2.5}$ maintenance areas. Now that this determination has been finalized, some requirements for related SIP submissions may be suspended.

New York State Department of Environmental Conservation (NYSDEC)

In addition to criteria pollutants, a wide range of non-criteria air pollutants known as toxic air pollutants may be emitted from industrial sources. These pollutants, ranging from high to low toxicity, can be grouped into two categories: carcinogenic air pollutants and non-carcinogenic air pollutants. NYSDEC has established Short-Term Guideline Concentrations (SGCs) and Annual Guideline Concentrations (AGCs) for numerous toxic or carcinogenic non-criteria pollutants for which EPA has no established standards. They are maximum allowable one-hour and annual guideline concentrations, respectively, that are considered acceptable concentrations below which

there should be no adverse effects on the health of the general public. SGCs are intended to protect the public from acute short-term effects of pollutant exposures, and AGCs are intended to protect the public from chronic long-term effects of the exposures. Pollutants with no known acute effects have no SGC criteria but do have AGC criteria. NYSDEC's *DAR-1 AGC/SGC Tables* (July 14, 2016) document contains the most recent compilation of the SGC and AGC guideline concentrations.

Where the NYSDEC-established AGC is based on a health risk criteria (i.e., a one in a million cancer risk) and the source has Best Available Control Technology (BACT) installed, the New York City Department of Environmental Protection (DEP) may consider the potential impacts to be insignificant if the projected ambient concentration is less than ten times the AGC. This is because NYSDEC developed the AGCs for these pollutants by reducing the health risk criteria by a factor of ten as an added safety measure.

C-3. MOBILE SOURCE ANALYSIS

Projects may result in significant mobile source impacts when they create mobile sources of pollutants, change traffic pattern, or add new uses near mobile sources of pollutants. Per CEQR guidelines, a detailed analysis is conducted to predict whether the proposed actions could potentially have a significant adverse air quality impact if certain threshold criteria are met or exceeded, while proposed projects that do not meet or exceed the threshold criteria (screen out) are not expected to have a mobile source impact. As such, projects that require a detailed analysis model the ambient air CO and PM_{10}/$PM_{2.5}$ concentrations—the mobile source pollutants of concern—and compare the modeled concentrations with the applicable air quality standard.

Mobile source impacts are a function of vehicular related emissions and the pollutants dispersion. In a detailed analysis, the emission rates of vehicular mechanical components are generated with the latest EPA's Mobile Vehicle Emission Simulator 2014a version (MOVES2014a), and emission of dust generated by vehicle travelling on each paved roadway (hereinafter "link") are added to estimate total particulate matter emission rates. The pollutants' concentrations at sensitive receptors are modeled with the EPA's CAL3QHC or CAL3QHCR Gaussian dispersion models. Alternatively, dispersion analysis of parking facilities may use the spreadsheet and formula referenced in the *CEQR TM Appendices.*

Mobile Source Screen

Project-Generated Traffic

Per the *CEQR TM*, localized increases in CO and $PM_{2.5}$ levels may result from increased vehicular traffic volumes and changed traffic patterns in the study area as a consequence of the proposed development. As such, screening analyses for CO and

$PM_{2.5}$ were carried out to determine whether the project-generated traffic have the potential to cause significant impact. The project-generated traffic is the vehicular trips in any given hour, determined as the difference between the Future With No-Action and the Future With Action.
For this area of the City, the threshold volume for a detailed analysis of CO concentration, using MOVES2014 and CAL3QHC, is an increment of 170 vehicles. For $PM_{2.5}$ an increment of 50 vehicles traveling through an intersection is the threshold criterion.
Per CQER recommendations, projects that do not meet or surpass the development threshold cited in the *CEQR TM* Transportation Chapter Table 16-1: Minimum Development Densities Potentially Requiring Transportation Analysis of the *CEQR TM,* would not meet or exceed the 170 vehicular increment and would not meet or exceed the increment of 50 vehicles traveling through an intersection. Therefore, no CO or $PM_{2.5}$ detailed air quality analysis is required.

Parking Garage
Based on CEQR recommendations, the maximum capacity of a parking garage is evaluated against a threshold criterion to predict whether the potential impacts associated with mobile source emissions are significant. The threshold criteria level, sited in the *CEQR TM* Table 16-1 in conjunction with the *CEQR TM* Map 16-1, is based on the location of the project. If the threshold is met or exceeded, a detailed analysis is warranted.

The proposed project would contain 13 accessory parking spaces. The *CEQR TM* situate the Project Area in Zone 2, as it is within 0.25 miles of a subway station. The threshold criteria that would trigger a detailed analysis in Zone 2 is 85 parking spaces. As the proposed project does not exceed the parking spaces threshold, no detailed air quality analysis is required and no significant mobile source air quality impacts are expected as a result of these actions.
I278
According to *CEQR TM*, projects that would result in new sensitive uses within 200 feet of an atypical roadways may result in significant mobile source air quality impacts. These impacts are estimated at sensitive receptors located at adjacent sidewalks, air intakes, operable windows, and terraces of the receptor building.

The Affected Area is located on the south side of Astoria Boulevard and approximately 115 feet from the southbound lanes of the Brooklyn Queens Expressway (BQE) I-278. At this location, the expressway is in a trench, with road level approximately 30 feet below street grade. In addition, at 36th Street the BQE has a northbound offramp and a southbound onramp. As such, the roadway is categorized as an atypical roadway. Therefore, a detailed analysis using MOVES2014a and CAL3QHCR was conducted.

Detailed Analysis – Brooklyn Queens Expressway (I278)

The BQE, a 3 lane in each direction highway, runs 30 feet below-grade south of the Project Area. The hourly traffic count was obtained from the New York State Department of Transportation (DOT) for station 050039, located at 36th Street, at August 2011. The traffic count report included the northbound and southbound volume by vehicle classification. At 36th Street, the BQE has a northbound offramp and a southbound onramp. The ramps traffic counts were obtained from the DOT for stations 053167 and 053169. The most conservative Tier 1 approach assumed the maximum traffic count in each direction independently.

Vehicle speed traveling on the BQE was obtained from the NYCDOT for the Robert F. Kennedy bridge. Per the NYCDOT database, the data measurement starts 1,600 feet from the Project Area. The data, available through NYC Open Data website, contained 11,299 northbound weekday data points between May 5th and July 20th, 2017, and 12,947 southbound weekday data points between May 5th and June 23rd, 2017.
The DOT data was compiled and the average speed for each hour of the day calculated. The Tier 1 approach assumed the slowest hourly averaged speed in each direction independently. Vehicles traveling on the ramps were assumed to drive at a speed of 10 mph. The peak hour traffic data are shown in Table C-2.

Table C-2: Peak Hour Traffic Count and Speed

Link ID	Link Description	Volume/Time	Speed (mph)
Link_1	EB off ramp (I278 Southbound off ramp 053169)	1,205	10.0
Link_2	EB on ramp (053169)	1,205	10.0
Link_3-5	EB through (I278 Southbound)	3,306/ 6:00-6:59	21.45/ 7:00-7:59
Link_6	EB merged (I278 Southbound)	4,511	21.45
Link_7	WB merged (I278 Northbound)	4,872	14.95/ 18:00-18:59
Link_8	WB off ramp (I278 Northbound off ramp 053167)	1,918	10.0
Link_9-11	WB through (I278 Northbound)	2,954/ 7:00-7:59	14.95
Link_12	WB Hoyt (053167)	1,918	10.0

Emission Factors
The EPA's MOVES2014 emission factor algorithm was used to estimate CO, PM_{10}, and $PM_{2.5}$ emission factors. MOVES can be used to calculate emission rates of criteria air pollutants, greenhouse gas emissions, and some hazardous air pollutants for both onroad motor vehicles and nonroad equipment. MOVES models calculate emissions at the national, county, and project level scales by use of databases and by specifying the

characteristics (Run Specification) of the scenario that is modeled. In a project level scale, each link hourly traffic conditions are specified.
Modeling inputs for inspection/maintenance, fuel supply, fuel formulation, age distribution, meteorology, etc., were all provided by the NYSDEC for the borough of Queens, year 2020. Primary total CO, $PM_{2.5}$, and PM_{10} running and crankcase exhaust, with primary $PM_{2.5}$ and PM_{10} brake and tire wear emissions, were all included in the Run Specification.

In addition, vehicle-related $PM_{2.5}/PM_{10}$ emissions of dust generated by vehicles traveling on paved roadways were added to the estimated vehicular components $PM_{2.5}/PM_{10}$ emissions. Depending of the silt content on a road, re-entrained road dust can be a significant contributor to the total $PM_{2.5}/PM_{10}$ concentration. NYCDEP recommends silt loading factor for the expressways of 0.015 g/m^2 and an average vehicle weight of 6,000 pounds. These factors were used in the equations from Section 13.2.1-3 of EPA's AP-42 for roadways to calculate the Fugitive dust emissions. In addition, 130 days of 0.01 inches of precipitation was assumed for the emission of the annual $PM_{2.5}$ averaging time.

These emission factors, together with traffic volumes on each link, were used to model nearby roadway links in the CALQHCR dispersion analysis. Table C-3 shows the developed emission factors used in the analysis.

Table C-3: The Developed Emission Rates

Link ID	CO Emission Rate (g/veh-mile)	PM_{10} Emission Rate (g/veh-mile)	$PM_{2.5}$ 24-hour Emission Rate (g/veh-mile)	$PM_{2.5}$ Annual Emission Rate (g/veh-mile)
Link_1	3.669615281	0.30720496	0.102015856	0.100521558
Link_2	3.634856063	0.30873066	0.101821854	0.100327556
Link_3-5	2.631294898	0.204145954	0.069077105	0.067582807
Link_6	2.631294902	0.204146001	0.06907715	0.067582852
Link_7	3.05477744	0.250511328	0.080993141	0.079498843
Link_8	3.679413707	0.30496807	0.100425817	0.098931519
Link_9-11	3.054777433	0.250511261	0.080993141	0.079498843
Link_12	3.662998972	0.305108657	0.100252317	0.098758019

Gaussian Dispersion
The EPA's CAL3QHCR (version 2.0) with Lakes Environmental 5 years of meteorology data (2012-2016) was used to determine CO, PM_{10}, and $PM_{2.5}$ concentrations from vehicular traffic. CAL3QHCR estimates air pollution concentrations by modeling

roadway as a "line source" emission, and that pollutants disperse in a Gaussian distribution. The one-hour meteorology data provided wind speed and direction, ambient temperature, Stability Class, and urban or rural mixing height as specified in the model. Other inputs included in the CAL3QHCR runs were: 60 minutes averaging time, roughness coefficient of 321 centimeters, urban setting, and settling and deposition velocities of 0.

Per *CEQR TM* and the EPA's MOVES2014 user guide, links (roadways) were modeled as free flow links and links mixing zone width were set at the actual links' widths plus 6 meters. Per CAL3QHCR, free-flow links were modeled for a distance of 1,000 feet. The BQE links at 33th Street were modeled in three segments to account for the curve. A CAL3QHCR Tier I approach, specifying pick hour traffic volume and slowest speed, was applied.

Sensitive receptors were placed at the school windows, sidewalk in front of the school, and third floor playground to predict future concentrations.

Dispersion Analysis Results

The predicted concentrations of the 24-hour $PM_{2.5}$ and CO 8-hour were compared with the NYC Interim Guideline, and the annual $PM_{2.5}$, PM_{10}, and CO 1-hour with the NAAQS. Table C-4 shows the dispersion analysis results.

Table C-4: Dispersion Analysis Results

Pollutant and Averaging time	cal3qhc Output					Result	Standard	Threshold Criteria
	2012	2013	2014	2015	2016			
PM2.5 24-hour ($\mu g/m^3$)	5.51	5.97	4.83	6.01	5.08	6.01	*de minimis*	7.65
PM2.5 Annual ($\mu g/m^3$)	1.88	1.79	1.80	1.79	1.84	10.48	NAAQS	12
CO 1-hour (ppm)	0.36	0.36	0.36	0.361	0.36	2.22	NAAQS	35
CO 8-hour (ppm)	0.28	0.278	0.278	0.278	0.278	0.278	*de minimis*	3.95
PM10 24-hour ($\mu g/m^3$)	16.68	18.07	14.60	18.18	15.37	62.18	NAAQS	150

As seen, the predicted concentrations of all the pollutants and corresponding averaging times are below the threshold criteria. This result, which is conservative in that peak period traffic conditions were assumed for the full averaging time periods, is that the potential air quality impacts from vehicular traffic on BQE on the proposed development are not considered to be significant.

Therefore, no significant adverse air quality impacts are expected to the proposed project from the BQE mobile source emissions.

C-4. STATIONARY SOURCE ANALYSIS

Per *CEQR TM*, the HVAC analysis considers the potential for emissions from the HVAC system of the proposed project to significantly impact existing land uses (project-on-existing) within 400 feet of the Project Site.

The analysis of buildings' HVAC systems follows stationary sources methodology, and based on CEQR recommendations, a preliminary screening analysis is to be conducted as a first step to predict whether the potential impacts of the heat and hot water system boiler emissions can be significant. This CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required.

Screening Analysis

The potential for stationary source emissions from heat and hot water systems to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used, the height of the stack venting the emissions, the distance to the nearest building whose height is at least as great as the venting stack height, the building residential or non-residential use, and the square footage of the development that would be served by the system. The *CEQR TM* provides a screening analysis based on these factors, which was utilized to determine the potential for significant impacts from the proposed project's HVAC system.

If the actual distance between a stack and the affected building is greater than the threshold distance for a building size, then that building passes the screening analysis (and no significant impact is predicted). However, if the actual distance is less than the threshold distance for a building, then there is a potential for a significant impact and a detailed analysis would be required.

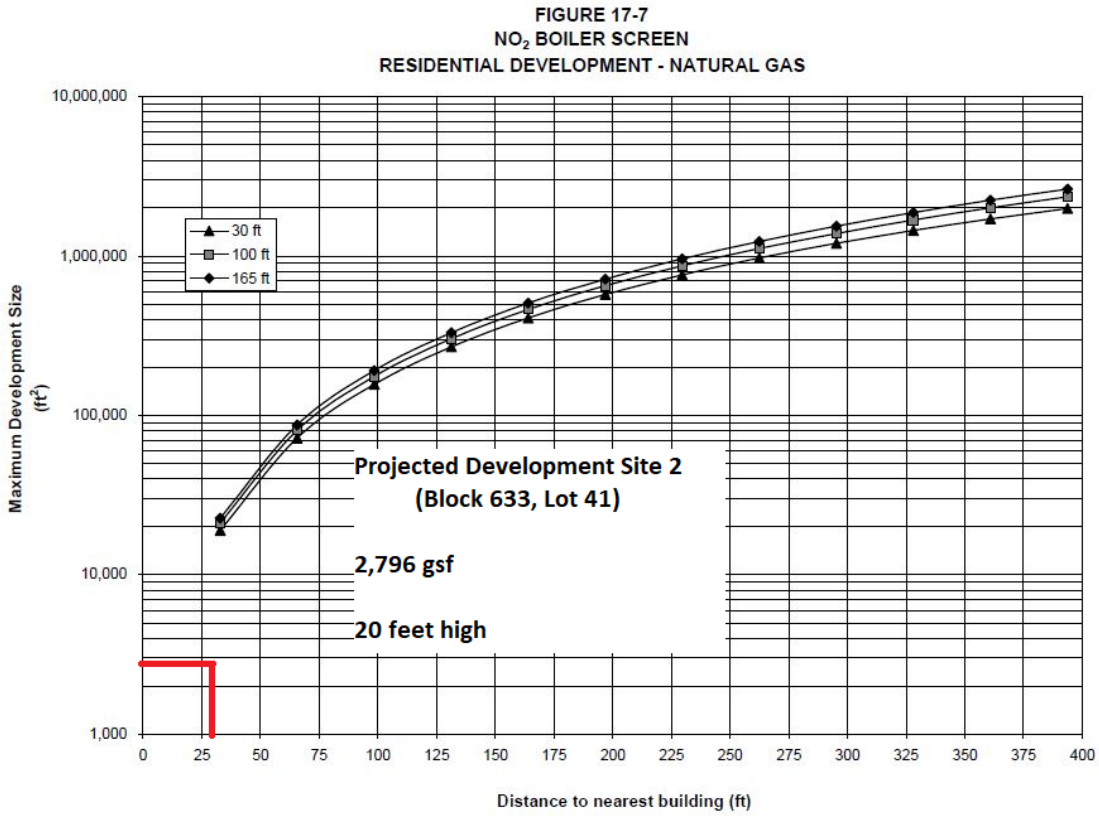
The anticipated development within the proposed rezoning area would consist of three buildings, each with its own separate heat and hot water system. Both the Potential Development and the Projected Development Site 2 would use natural gas for the heat and hot water system. The Development Site, the tallest building, would have the option to use oil #2 for its heat and hot water system. As such, three screening analyses were conducted.

1. The Projected Development Site 2 on existing land uses that are at least 20 feet high – natural gas screen.
2. The combined emissions of the Potential Development Site and the Projected Development Site 2 on existing and planned land uses that are at least 40 feet high – natural gas screen.
3. The proposed project emission on existing land uses that are at least 88 feet high – all fuels screen.

Per *CEQR TM*, the CEQR natural gas nomograph depicted on Figure 17-7 of the *CEQR TM Appendix* was applied for the non-Applicant sites, and the cumulative screening of the proposed project applied the all fuels nomograph depicted on Figure 17-3 of the *CEQR TM.* In addition, all the screening analyses used the nomographs 30 feet curve

heights, as these curves are the closest to but not higher than the proposed stack heights, as the CEQR screening procedure requires. This nomographs depicts the size of the development versus distance below which the potential impact can occur, and provides a conservative estimate of the threshold distance. Figure C-2 depict the screening analysis of the Projected Development Site 2 on existing land uses that are at least 20 feet high.

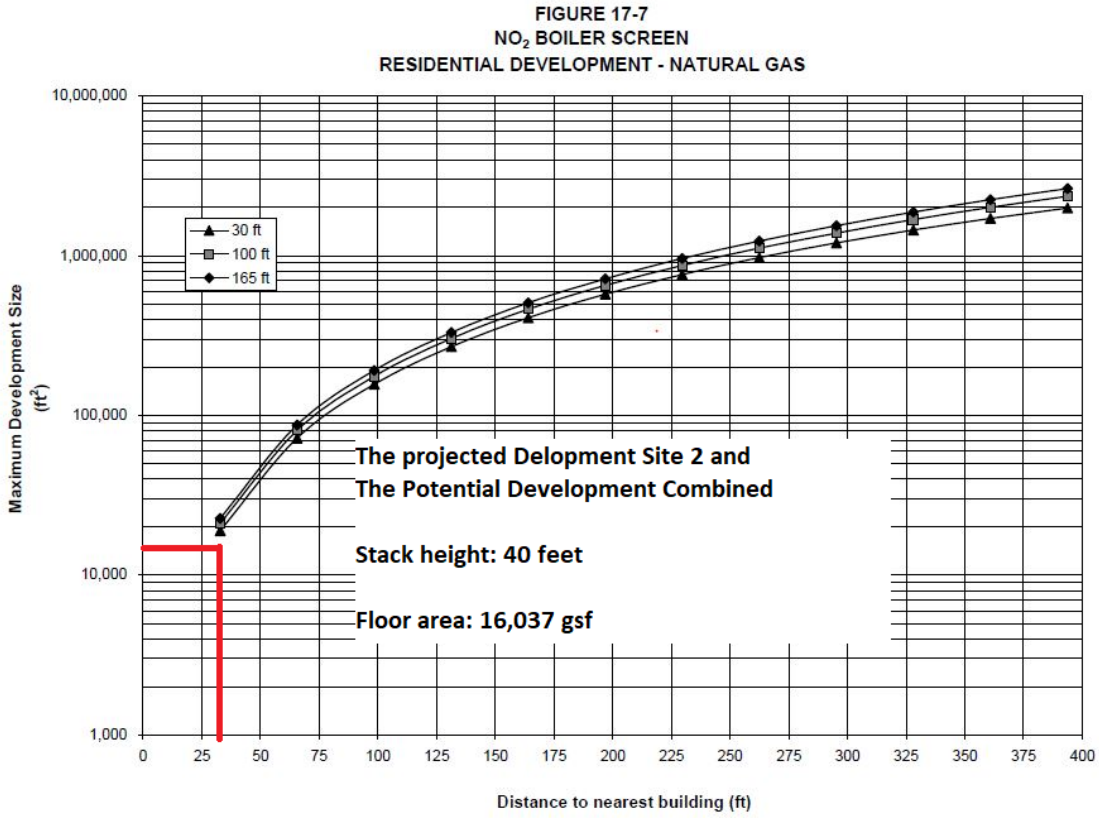
Figure C-2:
The Projected Development site 2 Minimum Distance - HVAC Screen Residential Use Natural Gas Fuels Nomograph



The screening analysis indicate that a detailed analysis would be required for any land uses that is 20 feet or higher and within 30 feet of the Projected Development Site 2. A review of existing land uses shows that the property on Block 633, Lot 240 (35-18 Astoria Boulevard) abuts the Projected Development Site 2 and the property on Block 633, Lot 40 (35-16 Astoria Boulevard) is 15 feet from the Projected Development Site 2. As such, the screening analysis is not applicable and a detailed analysis using AERMOD was conducted.

Figure C-3 depict the screening analysis of the Potential Development on existing and planned land uses that are at least 40 feet high.

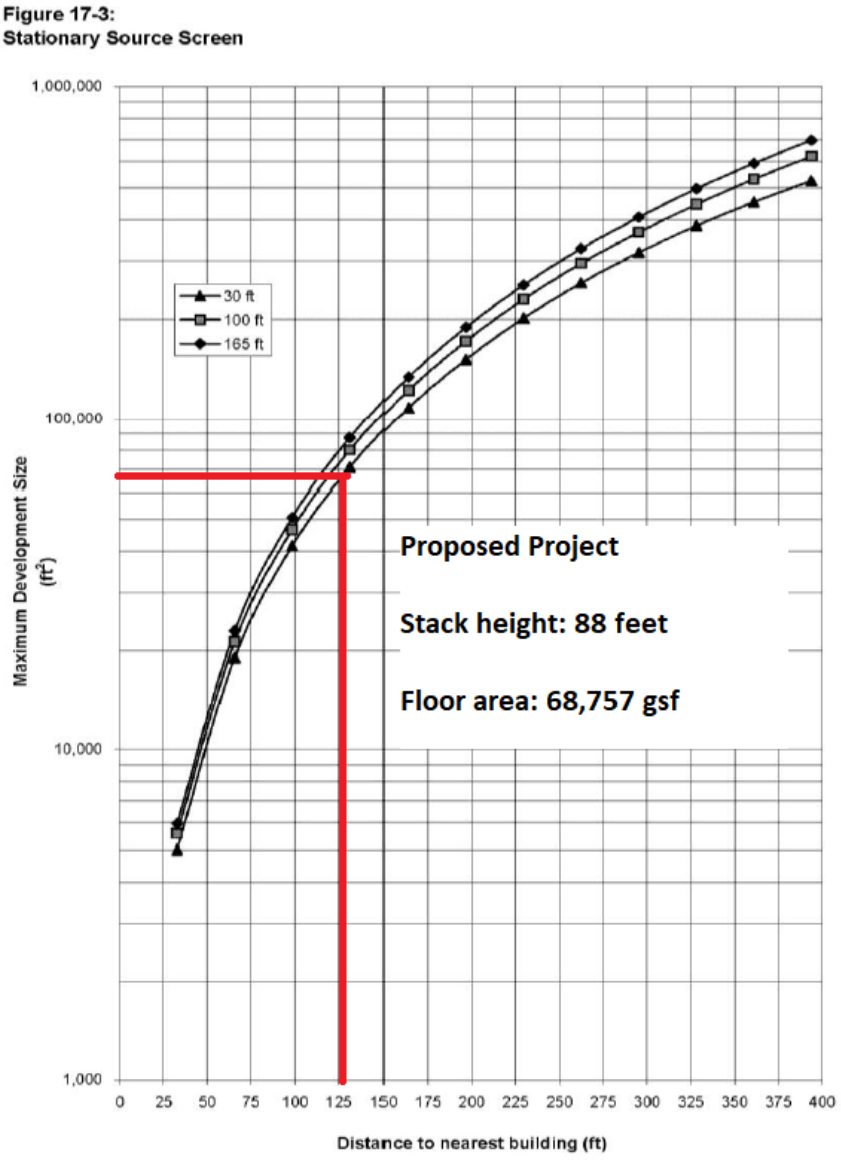
Figure C-3:
The Projected Development site 2 Plus the Potential Development Minimum Distance - HVAC Screen Residential Use Natural Gas Fuels Nomograph



The screening analysis indicate that a detailed analysis would be required for any land uses that is 40 feet or higher and within 30 feet of the Potential Development. A review of existing land uses shows that the nearest building of similar or greater height is the six-story building at 35-16 Astoria Boulevard (Block 633, Lot 40), and 96 feet from the Projected Development. However, the Development Site (Block 633, Lot 35) abuts the Potential Development Site. As such, the Projected Development passes the screening analysis on existing land uses, but fails the screen on the Development Site. As such, a detailed analysis using AERMOD was conducted on the Development Site.

Figure C-4 depict the screening analysis of the proposed project on existing land uses that are at least 88 feet high, where the combined square footage of the developments is 68,757 gsf.

Figure C-4:
The Proposed Project - HVAC Screen All Fuels Nomograph



The screening analysis nomograph shows that a detailed analysis would be required for any existing land uses that is 88 feet or higher and at a distance of less than 128 feet from the Affected Area. A review of existing and planned land uses within 128 feet of the Affected Area shows that there are no existing buildings that are at least 88 feet high.

Table C-5 depict the buildings' heights and the screening analyses results, where "Use AERMOD" mean that the screening analysis failed and a detailed analysis is warranted.

Table C-5:
Screening Analysis Results

Development Site ID	Block/ Lot	Building Height (ft.)	Heated Area (sq. ft.)	Screen Distance (ft.)	Receptor Building	Distance to Receiving Building (ft.)	Pass/ Fail
Projected Development Site 2	633/ 41	20	2,796	30	Lot 40	15	Use AERMOD
					Lot 240	0	Use AERMOD
Potential Development + Projected Development Site 2	633/ (34, 134) and 41	40	13,241 + 2,796	30	Existing Land Use (Lot 40)	96	Screens out
					Development Site	0	Use AERMOD
	633/ 40	Building's dimensions remain			N.A. No increment between With Action scenario and No Action Scenario		
	633/ 240	Building's dimensions remain			N.A. No increment between With Action scenario and No Action Scenario		
	633/ 33 and 32	Building's dimensions remain			N.A. No increment between With Action scenario and No Action Scenario		
Proposed Project	633/ 35, 41, and 34, 134	88	68,757	128	Existing Land Use	No building within 400 feet of Affected Area	Screens out

Detailed Analysis

Dispersion modeling analyses were conducted to estimate impacts from the stack emissions of the Projected Development Site 2 and the Potential Development Site using the latest version of EPA's AERMOD dispersion model version 16216r. In accordance with CEQR guidance, the analyses were conducted assuming stack tip downwash, urban dispersion surface roughness length of 1.0 meter, elimination of calms, and with and without downwash effect on plume dispersion.

Per CEQR guidelines and as outlined in the NO_2 NAAQS section, a Tier 1 1-hour NO_2 analysis was conducted as a first step, followed by a Tier 2 approach of NO_2/NOx ambient ratio of 0.8. A Tier 3—AERMOD's Plume Volume Molar Ratio Method (PVMRM) module—was then utilized to account for NOx to NO_2 conversion.

Emissions

Emission rates were estimated as follows:

- The proposed project is expected to be heated by natural gas, emission rates of NOx and $PM_{2.5}$ were calculated based on annual natural gas usage corresponding to the gross floor area of the building and its use, EPA AP-42 emission factors for natural gas combustion in small boilers, and gross heating values of natural gas (1,020 Btu per million cubic feet).
- $PM_{2.5}$ emissions from natural gas combustion accounted for both filterable and condensable particulate matter.
- The natural gas fuel usage factor (59.1 cubic foot per square foot per year) was used to estimate annual natural gas usage for residential use and was calculated by dividing the energy consumption rate of 60.3 thousand Btu/ft^2 by natural gas heating value of 1020 Btu/ft^3.
- The natural gas fuel usage factor (45.2 cubic foot per square foot per year) was used to estimate the annual natural gas usage for all non-residential use per the *CEQR TM Appendix* Table C25.

The diameter of the stack and the exhaust's exit velocity were estimated based on values obtained from NYCDEP "CA Permit" database for the corresponding boiler sizes (i.e., rated heat input or million Btus per hour). Boiler sizes were estimated based on assumption that all fuel was consumed during the 100 day (or 2,400 hour) heating season. The stacks exit temperatures were assumed to be 300°F (423°K), which is appropriate for boilers. Table C-6 provides NO_2 and $PM_{2.5}$ emission rates, both short-term and annual.

Table C-6:
Estimated short-term and annual emission rates of the Potential Development Site

Site ID	Residential Floor Area	Commercial Floor Area	NO_2 Emission factor (2) g/sec		$PM_{2.5}$ Emission factor (1) g/sec	
	ft^2	ft^2	1-hour	Annual	24-hour	Annual
Potential Development	10,741	2,500	4.11E-03	1.13E-03	3.12E-04	8.55E-05
Projected Development Site 2	1,398	1,398	8.68E-04	2.38E-04	6.59E-05	1.81E-05

Meteorological Data

All analyses were conducted using the latest five consecutive years of meteorological data (2012-2016). Surface data was obtained from La Guardia Airport and upper air data was obtained from Brookhaven station, New York. Data was processed by Lakes

Environmental Software, Inc. using the current EPA AERMET version (14134) and EPA procedures. These meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the 5-year period. Meteorological data were combined to develop a 5-year set of meteorological conditions, which was used for the AERMOD modeling runs and Anemometer height of 9.4 meters was specified per Lakes Environmental Software Inc.

Per Lakes Environmental Inc., $PM_{2.5}$ special procedure which is incorporated into AERMOD calculates concentrations at each receptor for each year modeled, averages those concentrations across the number of years of data, and then selects the highest values across all receptors of the 5-year averaged highest values.

Background Concentrations

Hourly NO_2 and hourly ozone background concentrations, obtained from the New York City Department of City Planning, was developed from available monitoring data collected by the NYSDEC at the Queens College monitoring station for the 5 consecutive years (2012-2016), and compiled into AERMOD required hourly emission (NO_2) and concentration (ozone) data format.

The annual NO_2 background concentration of 32.4 $\mu g/m^3$, which is the maximum annual average for latest 5 years (2012-2016) from Queens College monitoring station, was used.

AERMOD Setting

AERMOD calculates concentrations according to the dispersion option, pollutant and averaging time, and output specified in the model. All models specified flat terrain, the default urban roughness coefficient of 1.0 meter with population of 2,000,000. The other parameters of each pollutant were:

1-hour NO_2: NAAQS option enabled and 8^{th} highest value output. Tier 3 conversion method stack's equilibrium ratio and in-stack ratio were set to 0.3 and 0.75 respectively.

24-hour and Annual $PM_{2.5}$ NAAQS: Based on a multi-year average of ranked maximum daily values enabled and 1^{st} highest value output.

Building Profile Input Program (BPIP) was run with the downwash effect enabled.

Stacks and Receptors Locations

The New York City Building Code (Building Code) requires that a rooftop stack should be at least 10 feet away from the edge of the roof and at least 3 feet higher than the roofline. As such, the HVAC stack on the Potential Development building was located 10 feet from the edge of the roof, and as close as possible to the receiving building. If exceedances of the $PM_{2.5}$ or NO_2 significant impact criteria were predicted at this stack location, set-back distances were increased, in one foot increments, until the threshold distance at which the projected building would pass the analysis was found.

Receptors on the receiving buildings were placed all around the building at 10 foot increments on all floor levels, and conservatively at 3 feet below the roof line including where buildings are contiguous. In addition, receptors were placed 6 feet above terraces, as people have continuous access, which defines sensitive areas.

Figure C-5 displays AERMOD's buildings configuration of the Projected Development Site 2 impact on existing land uses to illustrate the source building and receiving building configurations, as well as the stack location.

Figure C-6 displays AERMOD's buildings configuration of the Potential Development Site impact on the Development Site plotted in Google Earth to illustrate the source building and receiving building configurations, and the stack location.

Figure C-5:
AERMOD buildings input of the Projected Development Site 2 impact on the Existing Land Uses

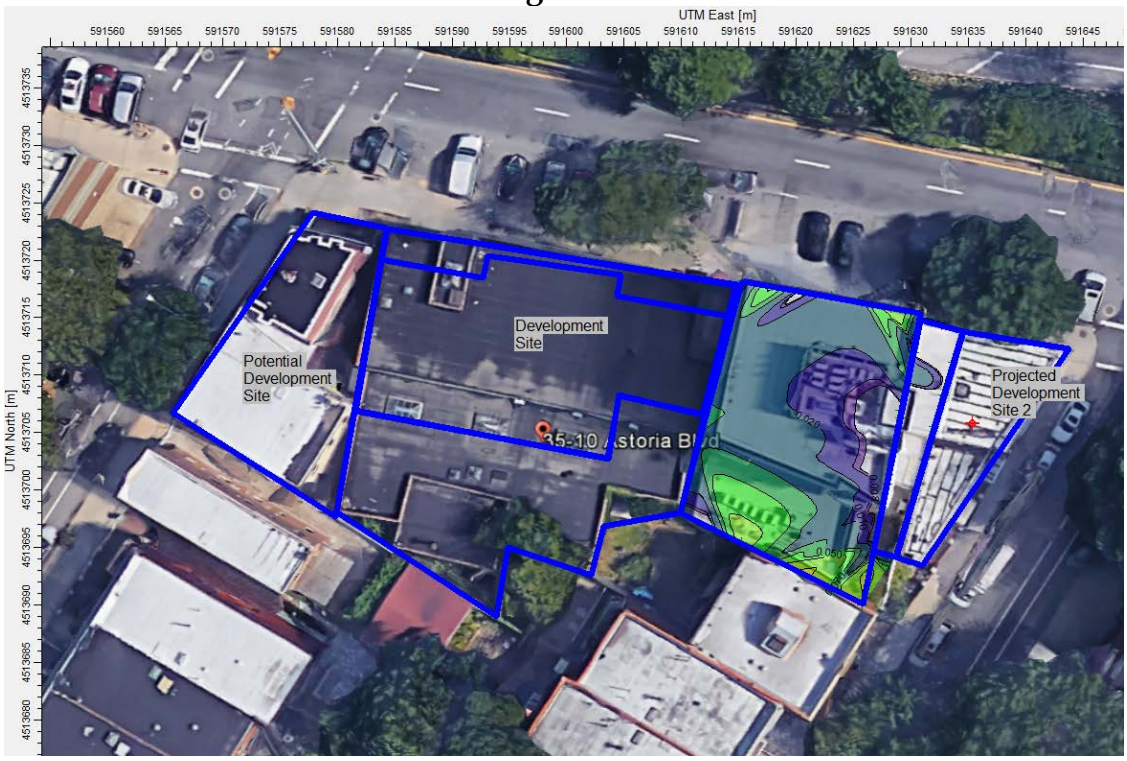


Figure C-6:
AERMOD buildings input of the Development Site impact on the Potential Development Site RWCDS plotted in Google Earth

Results of Dispersion Analyses

Results of the project-on-project HVAC NO_2 and $PM_{2.5}$ analyses are shown in Table C-7.

Table C-7: Dispersion Analysis Results

Source Project Site ID	Receptor Site	24-hr $PM_{2.5}$ Impact	Annual $PM_{2.5}$ Impact	1-hr NO_2 Impact	Annual NO_2 Impact
		μg/m³	μg/m³	μg/m³	μg/m³
Potential Development Site	Development Site	6.0	0.14	129.7	34.2
Projected Development Site 2	Lot 40/ Lot 241	0.79	0.02	146.3	32.6
Threshold Criteria μg/m³		**7.65**	**0.3**	**188**	**100**

The results are compared with the 24-hour/annual $PM_{2.5}$ significant impact criteria, and the 1-hour/annual NO_2 NAAQS.

The $PM_{2.5}$ impacts are less than the significant impact criteria for $PM_{2.5}$ of 7.65 μg/m³ and 0.3 μg/m³, respectively, and both the 1-hour and annual NO_2 concentrations estimated are less than the 1-hour and annual NO_2 NAAQS of 188 μg/m³ and 100 μg/m³, respectively.

Therefore, with (E) Designations in place, the emissions of the proposed project HVAC systems would not significantly impact any of the other proposed project buildings.

Air Quality (E) Designation – E-446

The HVAC analysis for the Proposed Actions concluded that fuel would need to be restricted to the exclusive use of natural gas in the HVAC systems of some of the developments. In addition, all the stacks' heights would need to be specified, and the Potential Development Site stack locations would need to be specified. The (E) Designation language is as follows:

> **Block 633, Lot 35 (Development Site): Any new residential or commercial development on the above-referenced property must insure that the stack shall be located at the highest tier, or at a minimum of 88 feet above grade to avoid any potential significant adverse air quality impact.**
>
> **Block 633, Lots: 34 and 134 (Potential Development Site): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems to avoid any potential significant adverse air quality impacts. Stack shall be located at the highest tier, or at a minimum of 43 feet above grade, and at least 25 feet from the lot line facing**

36th Street and 240 feet from 36th Street to avoid any potential significant adverse air quality impact.

Block 633, Lot 41 (Projected Development Site 2): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems to avoid any potential significant adverse air quality impacts. Stack shall be located at the highest tier, or at a minimum of 23 feet above grade, to avoid any potential significant adverse air quality impact.

Air Toxics

Potential adverse effects on the proposed project from existing industrial emissions are a source of concern due to the number and proximity of manufacturing /industrial facilities. This section addresses the potential for toxic emissions from nearby manufacturing/industrial sources to significantly impact the proposed project.

According to the *CEQR Technical Manual*, existing facilities with the potential to cause adverse air quality impacts are those that would require permitting under City, State and Federal regulations. The *CEQR Technical Manual* lists the following types of uses as a source of concern for the residential/commercial uses that would occur under the Proposed Action:

- Major/Large emission sources (e.g., solid waste or medical waste incinerators, cogeneration facilities, asphalt and concrete plants, or power generating plants) within 1,000 feet;
- A medical, chemical, or research laboratory nearby;
- A manufacturing or processing facility within 400 feet; and
- An odor producing facility within 1,000 feet.

To identify facilities in the categories listed above, the research included online searches of NYSDEC's Air Permit Facilities Registry and the EPA's Facility Registry System for permitted facilities, an online search of data provided by the DOB, the New York City Open Accessibly Space Information System (OASIS), telephone directory listings, available aerial photos provided by Google and Bing, internet websites, NYSDEC's DAR-1, and a search for DEP permits Bureau of Environmental Compliance (BEC). Based on available information, no large emission sources or industrial sites with permits were identified. Therefore, no further analysis is required.

C-7. CONCLUSIONS

Air quality analyses addressed mobile sources, stationary HVAC systems, and air toxics. The results of the analyses are summarized below.

- Emissions from project-related vehicle trips would not cause significant air quality impacts to receptors at the local or neighborhood scale;
- As no existing large or major sources are located within 1,000 feet of the project site, emissions from existing stationary HVAC sources would not cause a significant air quality impact to the proposed project; and
- No significant air quality impacts to the proposed project are anticipated from air toxics.
- No significant air quality impacts to the proposed uses at the Proposed Action are projected from the traffic in I-278.
- Emissions from project-related heating, ventilation, and air conditioning systems (HVACs) would not cause significant air quality impacts to receptors at the local scale with the (E) - Designation in place.

19. NOISE

Subject Site

The proposed action would allow for new residential development at Block 633, Lot 5 (35-10 Astoria Boulevard), and may stimulate additional residential develompent at Block 633, Lot 41; and Block 633, Lots 34 and 134. Vehicular traffic is the predominant source of noise, and therefore the proposed development warrants an assessment of the potential for adverse effects on project occupants from ambient noise. The proposed development of the building would not create a significant noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development.

The project site is identified as Tax Block 633, Lot 35 (35-10 Astoria Boulevard). Astoria Boulevard in front of the project site is a one-way eastbound street with the intersections controlled by street lights. The area in which the subject property is located is primarily mixed residential and commercial. Immediately across eastbound Astoria Boulevard from the project site is the Grand Central Parkway. The westbound lanes of Astoria Boulevard are north of the Grand Central Parkway. An elevated subway line operates over 31st Street, four blocks to the west. The subject property is currently a 2 story building with an estimated 11,000 square feet of floor space and a lot area of 8,000 square feet.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud. The following Table Noise-1 lists some noise levels for typical daily activities.

Table Noise-1: Noise Levels of Common Sources

Sound Source	SPL (dB(A))
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0

Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A) Is perceived as a doubling or halving in SPL.

Source: 2014 CEQR Technical Manual

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common weighting networks used are the A- and C-weighting networks. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighted network is the most commonly used, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

The following is typical of human response to relative changes in noise level:

- 3-dBA change is the threshold of change detectable by the human ear;
- 5-dBA change is readily noticeable; and
- 10-dBA change is perceived as a doubling or halving of the noise level.

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.

- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line" sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

Measurement Location and Equipment

Because the predominant noise source in the area of the proposed project is vehicular, noise monitoring was conducted during peak vehicular travel periods, 8:00-9:00 am, 12:00 pm-1:00 pm, and 5:00-6:00 pm. Pursuant to CEQR Technical Manual methodology, readings on the Astoria Boulevard frontage were conducted for 60-minute periods during each peak hour to ensure that noise from that elevated train operations is adequately captured. Noise monitoring was conducted using a Type 2 Larson-Davis LxT2 sound meter, with wind screen. The monitor was placed on a tripod at a height of approximately three feet above the ground, away from any other surfaces. The monitor was calibrated prior to and following each monitoring session. Vehicular traffic around the subject site constitute a worst-case condition for noise at the project site.

Photo 1: Astoria Boulevard frontage monitoring location

Photo 2: Astoria Boulevard frontage monitoring location

Photo 3: Astoria Boulevard frontage monitoring location

Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Wednesday, June 15, 2016. The weather was dry and wind speeds were moderate during monitoring. Neighboring properties were not a significant source of ambient noise. Traffic volumes and vehicle classification were documented during the noise monitoring. The sound meter was calibrated before and after each monitoring session.

Existing Conditions

Based on the noise measurements taken at the project site, the predominant source of noise at the site is vehicular traffic. The volume of traffic, and its corresponding level of noise, is moderate on Astoria Boulevard. Table 19-2 contains the results for the measurements taken at the subject site.

Table 19-2 (1 of 1): Noise Levels at Astoria Boulevard

Wednesday, June 15, 2016			
Time	08:22 - 9:23 am	12:01 – 13:06 pm	17:01 - 18:03 pm
L_{max}	89.0	87.4	95.3
L_5	76.5	75.4	73.9
L_{10}	**73.9**	**72.9**	**71.7**
L_{eq}	70.9	70.0	70.0
L_{50}	66.5	65.3	64.9
L_{90}	64.1	62.7	61.9
L_{min}	61.8	60.8	59.3

Table 19-3 (1 of 3): Morning Traffic Volumes and Vehicle Classifications (vehicle counts for duration of the morning monitoring session)

	Astoria Boulevard
Car/ Taxi	226
Van/ Light Truck/SUV	282
Medium Truck	51
Heavy Truck	60
Bus	14

Table 19-3 (2 of 3): Afternoon Traffic Volumes and Vehicle Classifications (vehicle counts for duration of the afternoon monitoring session)

	Astoria Boulevard
Car/ Taxi	244
Van/ Light Truck/SUV	270
Medium Truck	39
Heavy Truck	112
Bus	12

Table 19-3 (3 of 3): Evening Traffic Volumes and Vehicle Classifications (vehicle counts for duration of the evening monitoring session)

	Astoria Boulevard
Car/ Taxi	421
Van/ Light Truck/SUV	471
Medium Truck	37
Heavy Truck	64
Bus	12

No-Action Condition

In the future without the proposed actions, no changes are anticipated to the noise conditions in the project area.

With-Action Conditions and Conclusions

The 2014 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure and an L_{10} between 70 and 80 dB(A) is identified as marginally unacceptable. The highest recorded L_{10} at the Astoria Boulevard frontage of the subject property was 73.9 during the morning period. Therefore, window-wall noise attenuation would be required. The required attenuation value to achieve acceptable interior noise levels is 31 dB(A). With this attenuation provided, there will be no adverse impacts related to noise.

To ensure proper attenuation of noise levels, an E-designation (E-446) will be applied to the Development Site (Block 633, Lot 35); Projected Development Site 2 (Block 633, Lot 41); and the Potential Development Site (Block 633, Lots 34 and 134):

> **To ensure an acceptable interior noise environment, future residential or commercial uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.**

With this level of noise attenuation, the proposed actions do not have the potential for significant adverse impacts related to noise.

18. NEIGHBORHOOD CHARACTER

The *CEQR Technical Manual* states that a neighborhood character assessment is generally required when the proposed action would significantly impact land use, urban design, visual resources, historic resources, socioeconomic conditions, open space, shadows, transportation or noise within the neighborhood; or if it would have moderate effects on several of the elements that contribute to neighborhood character. The project would not have the potential to result in any significant adverse impacts to the pertinent analysis areas related to neighborhood character, as discussed below.

A. Land Use, Zoning, and Public Policy: As stated in this section above, the proposed action would not result in significant adverse impacts related to land use, zoning, or public policy. Although the Land Use, Zoning, and Public Policy technical area of the EAS provides a detailed analysis, a neighborhood character assessment is not warranted as the project does not have the potential to result in any significant adverse Land Use, Zoning, or Public Policy impacts.

   Regarding land use, the affected area contains a mix of residential, commercial, community facility and mixed-use (residential/commercial) properties. No significant adverse impacts related to land-use would occur as a result of the proposed rezoning. The zoning proposed is appropriate given the context of the area, with an existing C4-3 district directly west of the affected area. The affected area is in fact the only block on Astoria Boulevard South in the study area that does not have a commercial overlay, making the existing zoning inconsistent with the zoning pattern in the immediate area. Thus, the increase in height and FAR permitted by this proposal is consistent with what is already permitted in the area.

   In accordance with the stated public policies within the study area, the proposed action would be suitable for the Affected Area and the study area as a whole.

B. Historic and Cultural Resources: As stated in the conclusion to this section above, the Proposed Actions would not result in any significant adverse impacts to historic or archaeological resources as determined by the LPC. No historic resources are located within the Rezoning Area or the surrounding 400-foot radius project study area. No potential archaeological resources exist on the Projected Development Sites.

C. Open Space: As stated in the conclusion to this section above, the Proposed Actions would not result in significant adverse impacts related to open space. The Proposed Actions would not result in significant direct impacts on any open space resources and relative to indirect open space impacts, would result in a negligible decrease in the open space ratio in the future with action condition.

D. Shadows: As stated in the Shadows section, there are no sunlight-sensitive resources within the area that can be shaded by buildings resulting from the proposed action.

E. Urban Design and Visual Resources: As stated in the conclusion to this section above, the proposed action would not result in a significant adverse impact to urban design and visual resources. Although the Urban Design and Visual Resources technical area of the EAS provides a detailed analysis, a neighborhood character

assessment is not warranted as the project does not have the potential to result in any significant adverse Urban Design and Visual Resources impacts as further discussed below.

The proposed building, as well as any development occurring on the non- Astoria Boulevard LLC controlled projected and potential development sites, would adhere to the underlying floor area, yard, height, and setback regulations of the proposed C4-3 zoning district. The proposed zoning map amendment to C4-3 is appropriate given the context of the project area. The project area is located on a wide street, Astoria Boulevard South, which is a service road to Grand Central Parkway. There is an existing C4-3 district directly west of the project area on Astoria Boulevard South between 35th and 36th Streets, but not along the project area blockfront between 35th and 36th Streets. The proposed rezoning would extend the existing C4-3 overlay. The project area is currently the only block on Astoria Boulevard South without a commercial overlay, making the existing zoning inconsistent with the zoning pattern in the immediate area. Thus, the increase in height and FAR permitted by the proposed actions is consistent with existing development and development controls in the area. The rezoning would bring this neighborhood development pattern into conformance and compliance with the block to the south and in close conformance and compliance with the blocks along this stretch of Astoria Boulevard South.

F. Noise: The proposed action required a detailed noise analysis due to ambient noise levels in the vicinity of the affected area that could have a potentially adverse impact on future residents of the Projected Development Sites. As discussed in the noise section above, window-wall noise attenuation will be incorporated into the project design and therefore there would be no adverse impacts related to noise for project occupants. In order to avoid a significant adverse impact related to noise, E designations will be placed on the Development Site (Block 633, Lot 35); Projected Development Site 2 (Block 633, Lot 41); and the Potential Development Site (Block 633, Lots 34 and 134). In addition, no potential significant adverse noise impacts would be generated by the proposed project on the surrounding area.

While a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character, the proposed action would be compatible with the mixed-use character of the neighborhood and, as discussed in the relevant sections of this EAS, is not anticipated to result in any significant adverse impacts on land use, zoning and public policy; open space; shadows; historic and cultural resources; urban design and visual resources; transportation or noise within the neighborhood.

The proposed actions will not alter the character of the neighborhood, impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. The proposed actions would not negatively affect the pedestrian experience along Astoria Boulevard and would have no adverse effects on the vitality, walkability, or visual character of the area. The neighborhood is a mix of commercial, residential, and

community facility uses, and the proposed uses (residential, commercial) would not be inconsistent with the surrounding area.

Therefore, no significant adverse impacts on neighborhood character are anticipated as a result of the proposed action.

ATTACHMENT: RWCDS

Ten Min Corp.
Lot Area: 1,684 sf (?)
Permitted FA: 5,190 sf
Existing FA: 5,280 sf
Yr Built: 1920

Peter Broutzas
Lot Area: 1,730
Permitted FA: 5,190 sf
Existing FA: 1,947 sf
Yr Built: 1920

R6B
C4-3 EXTENSION
25'-0"

1325 sf
1165 sf
1068 sf
1430 sf

42
33
34

Maria Perez
Lot Area: 1,068
Permitted FA: 3,204 sf
Existing FA: 2,796 sf
Yr Built: 1920

100'-0"
36th St

35-16 Astoria Blvd Holdings
Lot Area: 3,418
Permitted R FA: 10,254 sf
Permitted CF FA: 16,406 sf
Existing FA: 12,728 sf
Yr Built: 2013

Development Site
Lot Area: 9,036 sf
Permitted R FA: 27,108 sf
Permitted C FA: 30,722 sf
Permitted CF FA: 43,372 sf

134

Peter Broutzas
Lot Area: 1,430
Permitted FA: 4,290 sf
Existing FA: 1,984 sf
Yr Built: 1920

1068 sf
1158 sf
3073 sf
9,036 sf
1730 sf

41
240
40
35

Sebastiano Augello
Lot Area: 1,158
Permitted FA: 3,474 sf
Existing FA: 1,068 sf
Yr Built: 1920

Efstrat Papazaharion
Lot Area: 1,730
Permitted FA: 5,190 sf
Existing FA: 1,947 sf
Yr Built: 1920

ATTACHMENT: HISTORIC RESOURCES

NYC Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP334Q
Project:
Date received: 1/3/2017

Properties with no Architectural or Archaeological significance:

1) ADDRESS: 35-10 ASTORIA BOULEVARD S, BBL: 4006330035
2) ADDRESS: 25-09 35 STREET, BBL: 4006330033
3) ADDRESS: 25-07 35 STREET, BBL: 4006330034
4) ADDRESS: 35-14 ASTORIA BOULEVARD S, BBL: 4006330039
5) ADDRESS: 35-18 ASTORIA BOULEVARD S, BBL: 4006330240
6) ADDRESS: 35-20 ASTORIA BOULEVARD S, BBL: 4006330041
7) ADDRESS: 25-12 36 STREET, BBL: 4006330042
8) ADDRESS: 35-02 ASTORIA BOULEVARD S, BBL: 4006330134

Gina Santucci 1/11/17

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 32027_FSO_DNP_01042017.doc

ATTACHMENT: NOISE BACKUP

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.301
Filename	LxT_Data.084
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2016 June 15 12:01:47
Stop Time	Wednesday, 2016 June 15 13:06:36
Duration	01:04:48.8
Run Time	01:00:06.0
Pause	00:04:42.8
Pre Calibration	Wednesday, 2016 June 15 12:00:37
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		70.0	dB
LASmax	2016 Jun 15 12:53:51	87.4	dB
LApeak (max)	2016 Jun 15 12:53:50	101.9	dB
LASmin	2016 Jun 15 12:41:42	60.8	dB
LCSeq		83.4	dB
LASeq		70.0	dB
LCSeq - LASeq		13.3	dB
LAIeq		71.8	dB
LAeq		70.1	dB
LAIeq - LAeq		1.7	dB
Ldn		70.0	dB
LDay 07:00-22:00		70.0	dB
LNight 22:00-07:00		---	dB
Lden		70.0	dB
LDay 07:00-19:00		70.0	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LASE		105.6	dB
EAS		4.049	mPa²h
EAS8		32.34	mPa²h
EAS40		161.7	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	75.4	dBA
LAS10.00	72.9	dBA
LAS33.30	67.0	dBA
LAS50.00	65.3	dBA
LAS66.60	64.2	dBA
LAS90.00	62.7	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	5 / 15.0	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	---	%
Projected Dose	---	%
TWA (Projected)	---	dBA
TWA (t)	---	dBA
Lep (t)	61.0	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	A Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.6	dB
Under Range Peak	97.2	dB
Noise Floor	23.3	dB
Overload	140.9	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LASeq	26.9	26.8	41.6	55.5	58.0	61.8	63.6	65.0	62.0	57.3	48.6	37.7
LASmax	26.9	46.1	57.0	73.9	79.8	85.2	83.5	80.8	78.9	80.7	72.7	61.9
LASmin	26.9	24.3	33.9	44.1	45.6	47.3	51.8	57.1	53.1	42.7	36.6	34.4

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	15 Jun 2016 12:00:34	-47.2
PRMLxT2	15 Jun 2016 08:20:32	-47.0
PRMLxT2	15 Jun 2016 08:07:59	-47.0
PRMLxT2	10 Jun 2016 14:40:47	-47.2
PRMLxT2	08 Jun 2016 16:58:18	-47.1
PRMLxT2	08 Jun 2016 08:18:28	-47.1
PRMLxT2	07 Jun 2016 16:55:13	-47.7
PRMLxT2	07 Jun 2016 11:55:14	-47.3
PRMLxT2	07 Jun 2016 07:55:06	-47.0
PRMLxT2	06 Jun 2016 15:30:56	-47.4
PRMLxT2	20 Apr 2016 13:13:49	-47.3

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.301
Filename	LxT_Data.085
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2016 June 15 17:01:20
Stop Time	Wednesday, 2016 June 15 18:03:47
Duration	01:02:27.5
Run Time	01:00:03.7
Pause	00:02:23.8
Pre Calibration	Wednesday, 2016 June 15 17:00:07
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		70.0	dB
LASmax	2016 Jun 15 18:00:23	95.3	dB
LApeak (max)	2016 Jun 15 17:37:17	106.1	dB
LASmin	2016 Jun 15 17:49:28	59.3	dB
LCSeq		80.7	dB
LASeq		70.0	dB
LCSeq - LASeq		10.7	dB
LAIeq		73.2	dB
LAeq		70.1	dB
LAIeq - LAeq		3.1	dB
Ldn		70.0	dB
LDay 07:00-22:00		70.0	dB
LNight 22:00-07:00		---	dB
Lden		70.0	dB
LDay 07:00-19:00		70.0	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LASE		105.6	dB
EAS		3.990	mPa²h
EAS8		31.88	mPa²h
EAS40		159.4	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	73.9	dBA
LAS10.00	71.7	dBA
LAS33.30	66.6	dBA
LAS50.00	64.9	dBA
LAS66.60	63.7	dBA
LAS90.00	61.9	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	4 / 10.8	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	0.02	%
Projected Dose	0.12	%
TWA (Projected)	41.8	dBA
TWA (t)	26.8	dBA
Lep (t)	61.0	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	A Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.6	dB
Under Range Peak	97.2	dB
Noise Floor	23.3	dB
Overload	140.9	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LASeq	26.9	24.8	40.2	52.1	56.0	60.2	63.5	65.9	61.7	57.4	49.6	40.7
LASmax	26.9	40.0	51.9	68.1	78.7	83.4	89.5	93.4	82.4	80.4	76.8	69.4
LASmin	26.9	24.3	32.1	42.0	45.6	48.2	50.8	55.4	51.2	44.8	37.5	34.5

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	15 Jun 2016 17:00:05	-47.2
PRMLxT2	15 Jun 2016 12:00:34	-47.2
PRMLxT2	15 Jun 2016 08:20:32	-47.0
PRMLxT2	15 Jun 2016 08:07:59	-47.0
PRMLxT2	10 Jun 2016 14:40:47	-47.2
PRMLxT2	08 Jun 2016 16:58:18	-47.1
PRMLxT2	08 Jun 2016 08:18:28	-47.1
PRMLxT2	07 Jun 2016 16:55:13	-47.7
PRMLxT2	07 Jun 2016 11:55:14	-47.3
PRMLxT2	07 Jun 2016 07:55:06	-47.0
PRMLxT2	06 Jun 2016 15:30:56	-47.4

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.301
Filename	LxT_Data.083
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2016 June 15 08:22:12
Stop Time	Wednesday, 2016 June 15 09:23:53
Duration	01:01:41.2
Run Time	01:00:07.5
Pause	00:01:33.7
Pre Calibration	Wednesday, 2016 June 15 08:20:36
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		70.9	dB
LASmax	2016 Jun 15 09:17:14	89.0	dB
LApeak (max)	2016 Jun 15 09:17:13	102.5	dB
LASmin	2016 Jun 15 08:26:33	61.8	dB
LCSeq		82.6	dB
LASeq		70.9	dB
LCSeq - LASeq		11.7	dB
LAIeq		73.1	dB
LAeq		70.9	dB
LAIeq - LAeq		2.3	dB
Ldn		70.9	dB
LDay 07:00-22:00		70.9	dB
LNight 22:00-07:00		---	dB
Lden		70.9	dB
LDay 07:00-19:00		70.9	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LASE		106.4	dB
EAS		4.879	mPa²h
EAS8		38.95	mPa²h
EAS40		194.7	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	76.5	dBA
LAS10.00	73.9	dBA
LAS33.30	68.2	dBA
LAS50.00	66.5	dBA
LAS66.60	65.5	dBA
LAS90.00	64.1	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	4 / 10.0	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	---	%
Projected Dose	---	%
TWA (Projected)	---	dBA
TWA (t)	---	dBA
Lep (t)	61.8	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	A Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.5	dB
Under Range Peak	96.9	dB
Noise Floor	23.2	dB
Overload	140.7	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LASeq	26.7	26.3	41.2	54.0	58.7	62.7	64.8	65.6	62.8	57.9	50.8	41.0
LASmax	26.7	42.6	57.1	73.4	84.4	86.6	86.4	82.7	78.6	80.9	74.0	67.7
LASmin	26.7	24.0	33.8	44.8	46.1	49.5	53.3	57.6	53.9	44.3	36.5	34.1

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	15 Jun 2016 08:20:32	-47.0
PRMLxT2	15 Jun 2016 08:07:59	-47.0
PRMLxT2	10 Jun 2016 14:40:47	-47.2
PRMLxT2	08 Jun 2016 16:58:18	-47.1
PRMLxT2	08 Jun 2016 08:18:28	-47.1
PRMLxT2	07 Jun 2016 16:55:13	-47.7
PRMLxT2	07 Jun 2016 11:55:14	-47.3
PRMLxT2	07 Jun 2016 07:55:06	-47.0
PRMLxT2	06 Jun 2016 15:30:56	-47.4
PRMLxT2	20 Apr 2016 13:13:49	-47.3
PRMLxT2	20 Apr 2016 11:13:10	-46.9

35-10 Astoria Blvd. Queens NY

Personnel: JV

Scope: noise monitoring

Depart: 6:00

Arrive: 8:00

Traffic Count Astoria Blvd.

Vehicle	8:00-9:00	12:00-13:00	17:00-18:00
motorcycle	2	2	12
car/taxi	226	244	421
Helicopter	6	1	7
van/suv/ light truck	282	309	498
Heavy truck	111	112	74
Bus	14	12	12

- noise monitoring conducted on Astoria Blvd. 35-10 frontage.
- calibrate meter @ 8:15 .003 measured difference
- 8:22 - 9:25 monitor noise

- calibrate meter @ 11:55 P.24 measured difference
12:00 - 13:05 monitor noise
- 17:00 - 18:00 monitor noise, meter calibrated prior at 0.22 measured difference.

Sign out/depart: 18:05

Return: 20:00

JV
6/15/16