

**134-01 20th Avenue
Special Permit
Environmental Assessment Statement**

CEQR # 18DCP106Q

**Lead Agency:
New York City Department of City Planning
(DCP)**

**Prepared for:
CPEOA Limited Partnership**

**Prepared by:
Philip Habib & Associates**

October 12, 2018

134-01 20th Avenue Special Permit

Environmental Assessment Statement

Table of Contents

Environmental Assessment Statement (EAS)	Form
Project Description	Attachment A
Supplemental Screening	Attachment B
Land Use, Zoning, and Public Policy	Attachment C

Appendices

Appendix 1: Site Plan (SP-1) dated August 8, 1988

Appendix 2: Site Plan (Drawing A-1) dated March 5, 1996

Appendix 3: Proposed Site Plan

Appendix 4: WRP Consistency Assessment Form

EAS FORM



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** 134-01 20th Avenue

3. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
18DCP106Q

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
190096ZSQ

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

4a. Lead Agency Information

NAME OF LEAD AGENCY

New York City Department of City Planning (DCP)

4b. Applicant Information

NAME OF APPLICANT

CPEOA Limited Partnership

NAME OF LEAD AGENCY CONTACT PERSON

Robert Dobruskin, Director, EARD

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Jeremiah H. Candreva, Esq.

ADDRESS 120 Broadway, 31st Floor

ADDRESS 875 Third Avenue

CITY New York

STATE NY

ZIP 10271

CITY New York

STATE NY

ZIP 10022

TELEPHONE 212-720-3423

EMAIL

rdobrus@planning.nyc.gov

TELEPHONE

(212) 704-6292

EMAIL

jed.candreva@troutman.com

5. Project Description

The Applicant, CPEOA Limited Partnership, is seeking a Special Permit pursuant to Section 74-922 of the Zoning Resolution of the City of New York (the "Proposed Action") for the property located at 134-01 20th Avenue on Queens Block 4138, Lot 50 (the "Development Site") in the College Point neighborhood of Queens Community District (CD) 7.

The proposed Special Permit would permit a site-specific change in use on the Development Site, from the existing Use Group 6 "Stationary Store" (Staples, Inc. being the former tenant), to a new Use Group 10 "Furniture Store" (Raymour & Flanigan Furniture being the prospective tenant). This would facilitate the re-occupancy of the ground floor retail space of the existing two-story commercial building located on the Development Site (the "Proposed Project"). In addition, the Proposed Project will include a 10,000 sf enlargement to the second-story of the existing two-story building located on the Development Site. The Proposed Project is expected to be completed and occupied by the end of 2019.

The Development Site is subject to the terms and conditions of an existing Special Permit (850785 ZSQ) that was approved by the City Planning Commission (CPC) on May 1, 1989 pursuant to Section 74-922, "Certain Large Retail Establishments," of the Zoning Resolution of the City of New York to permit a food store in excess of 10,000 square feet to be located within the College Point Urban Renewal Area (URA). The Special Permit affects the existing shopping center located at 133-11 and 134-01 20th Avenue (Block 4138, Lots 1 and 50). On March 11, 1996, the CPC approved a minor modification of the Special Permit (M850785(A) ZSQ) to facilitate, among other things, a change in the footprint and layout of the two-story building located at 134-01 20th Avenue (Block 4138, Lot 50). The shopping center located to the north of the Development Site, at 134-11 20th Avenue (Block 4138, Lot 1), contains approximately 80,005 gsf of commercial space currently occupied by a supermarket, as well as retail and office uses. In addition, the shopping center is improved with an at-grade parking lot containing 439 accessory parking spaces.

Project Location

BOROUGH Queens

COMMUNITY DISTRICT(S) 7

STREET ADDRESS 134-01 20th Avenue

TAX BLOCK(S) AND LOT(S) Block 4138, Lot 50

ZIP CODE 11356

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Development Site, which is located approximately 405 feet to the east of the intersection of 20th Avenue and 132nd Street, has approximately 210 feet of southern frontage on 20th

Avenue. The Development Site is bounded by the remainder of Block 4138 to the north and west, and Block 4143 to the east.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1/ Special College Point Distirct	ZONING SECTIONAL MAP NUMBER 7b
---	--------------------------------

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

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

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

SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 74-922

Board of Standards and Appeals: YES NO

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

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

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

<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:
<input type="checkbox"/> OTHER, explain:	

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

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.): 50,650 sf Waterbody area (sq. ft) and type: 0 sf
Roads, buildings, and other paved surfaces (sq. ft.): 50,650 sf Other, describe (sq. ft.): 0 sf

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):
Existing 30,600 gsf; 10,000 gsf enlargement; 40,600 gsf total

NUMBER OF BUILDINGS: 1 (Existing) GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
Existing 30,600 gsf; 10,000 gsf enlargement; 40,600 gsf total

HEIGHT OF EACH BUILDING (ft.):
Existing building height is 25' (will remain unchanged) NUMBER OF STORIES OF EACH BUILDING: 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: N/A
The total square feet not owned or controlled by the applicant: N/A

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: N/A sq. ft. (width x length) VOLUME OF DISTURBANCE: N/A cubic ft. (width x length x depth)
 AREA OF PERMANENT DISTURBANCE: N/A sq. ft. (width x length)

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

	<i>Residential</i>	<i>Commercial</i>	<i>Community Facility</i>	<i>Industrial/Manufacturing</i>
Size (in gross sq. ft.)	N/A	40,600 gsf	N/A	N/A
Type (e.g., retail, office, school)	0 units	Office and retail	N/A	N/A

Does the proposed project increase the population of residents and/or on-site workers? YES NO
 If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: N/A NUMBER OF ADDITIONAL WORKERS: 40
 Provide a brief explanation of how these numbers were determined: The number of workers was calculated based on the following assumptions: No-Action worker estimate is based on the assumption that the vacant ground floor retail space would be re-occupied by a Use Group 6 tenant, assuming one worker per 400 sf of retail space, in addition to the existing second-story office use, assuming one worker per 250 sf of office space. The With-Action population estimate is based on the office employment estimate and the retail employment estimate used in the No-Action estimate, in addition to the proposed 10,000 gsf expansion of the second-story office use, which would introduce 40 new workers based on the assumption of one worker per 250 sf of office space.

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

Has a No-Action scenario been defined for this project that differs from the existing condition? YES NO
 If "yes," see [Chapter 2](#), "Establishing the Analysis Framework" and describe briefly:

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

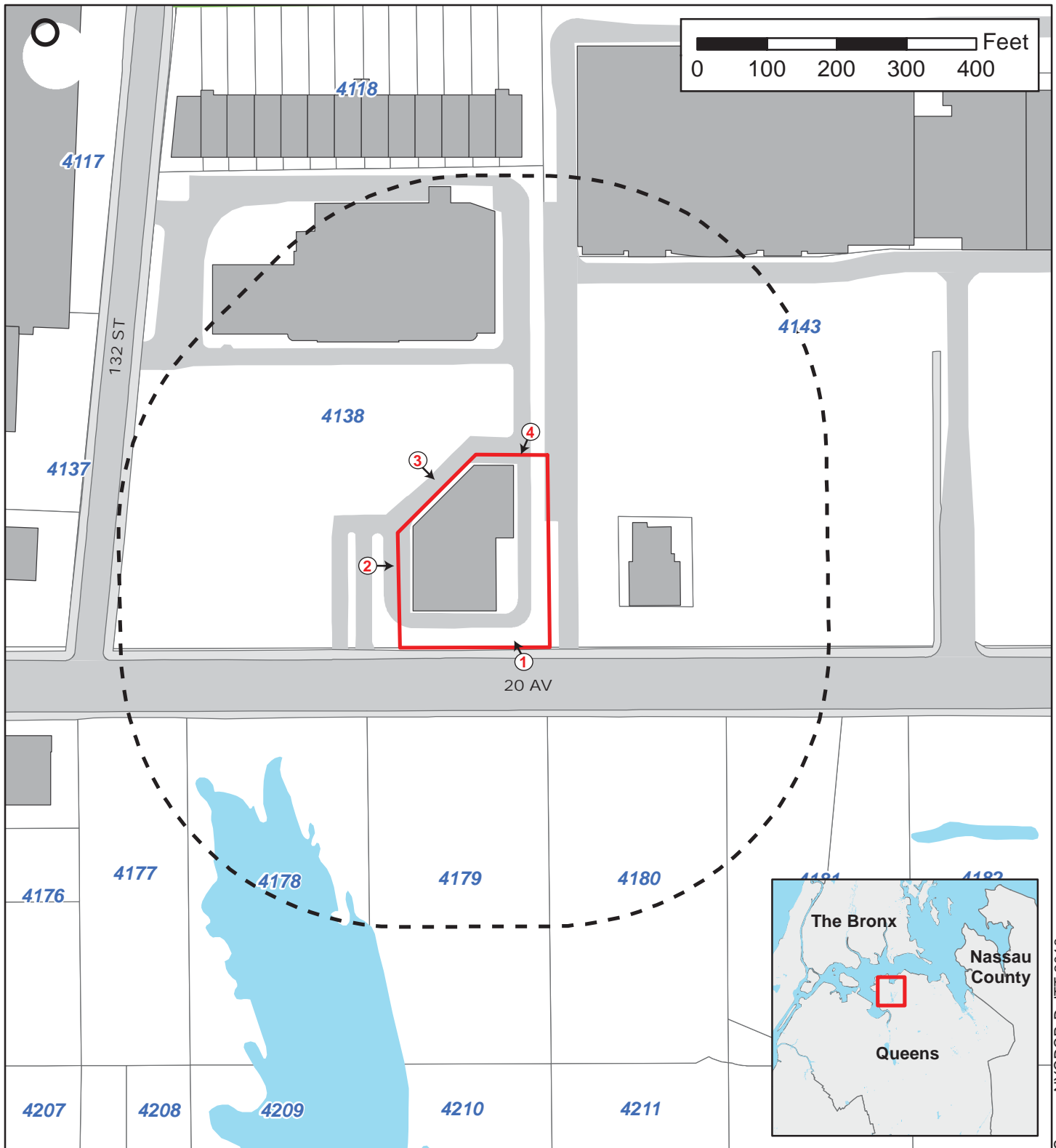
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2019

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Up to 12 months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: N/A

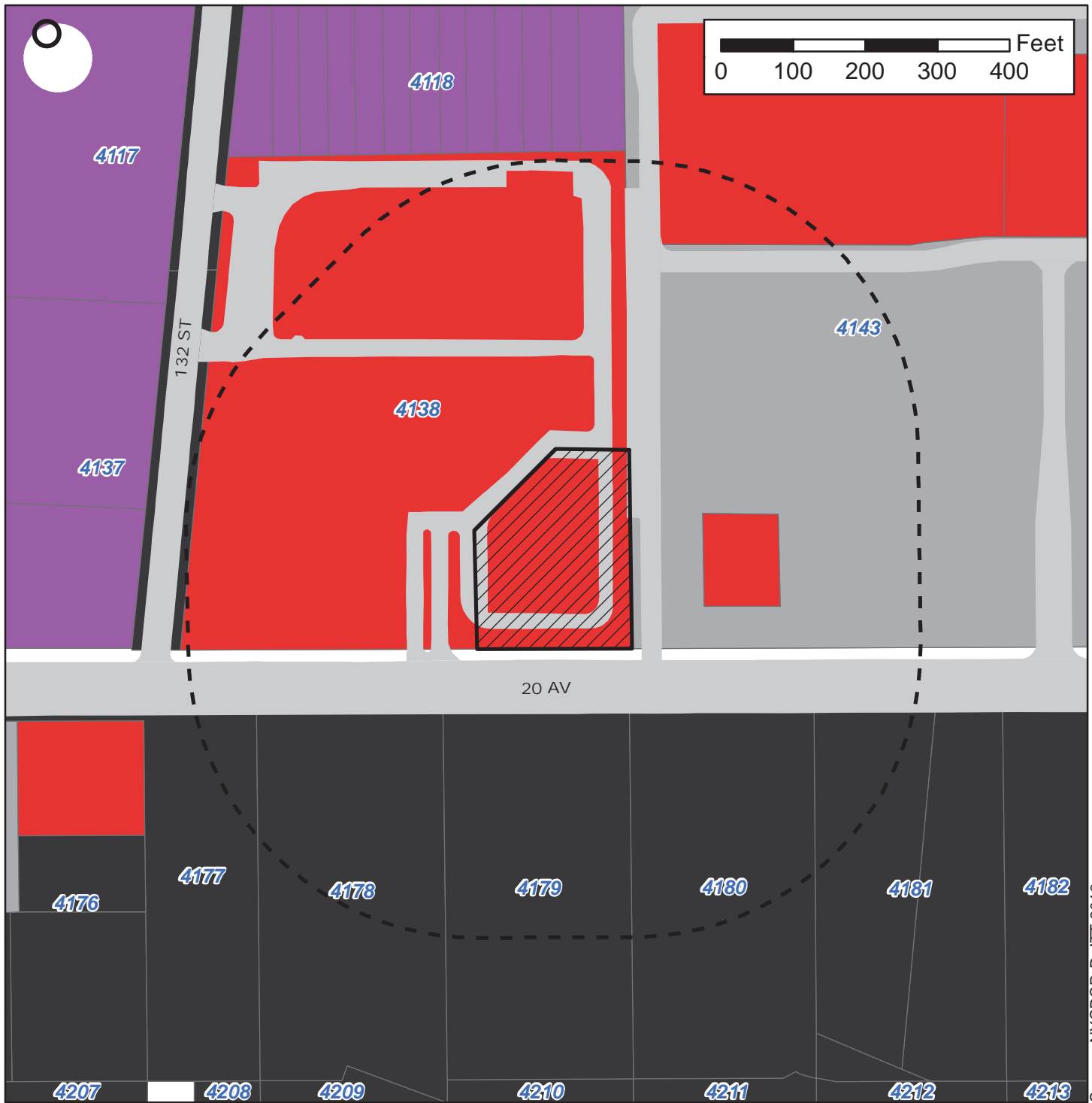
10. Predominant Land Use in the Vicinity of the Project (check all that apply)
 RESIDENTIAL MANUFACTURING COMMERCIAL PARK/FOREST/OPEN SPACE OTHER, specify:
 Vacant Land; Parking Facilities



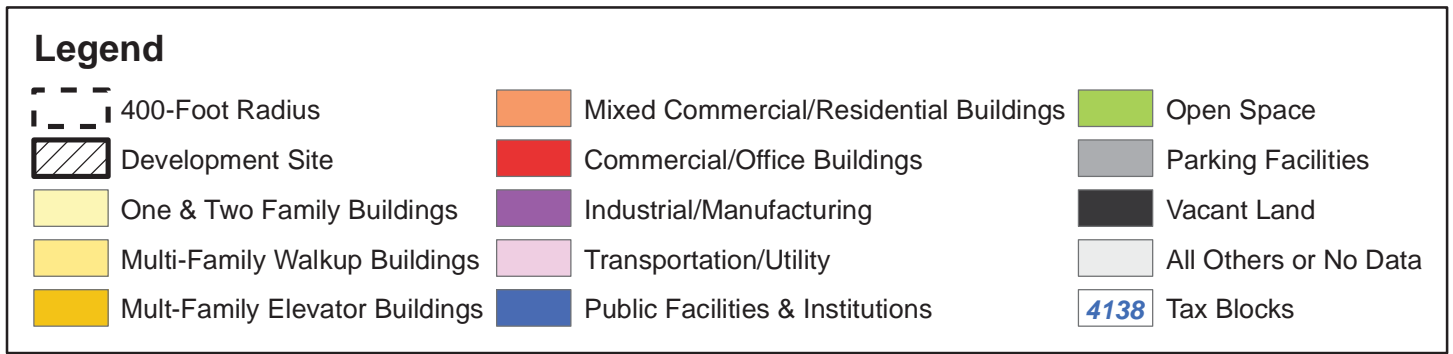
Source: NYCDCP, DoITT 2016

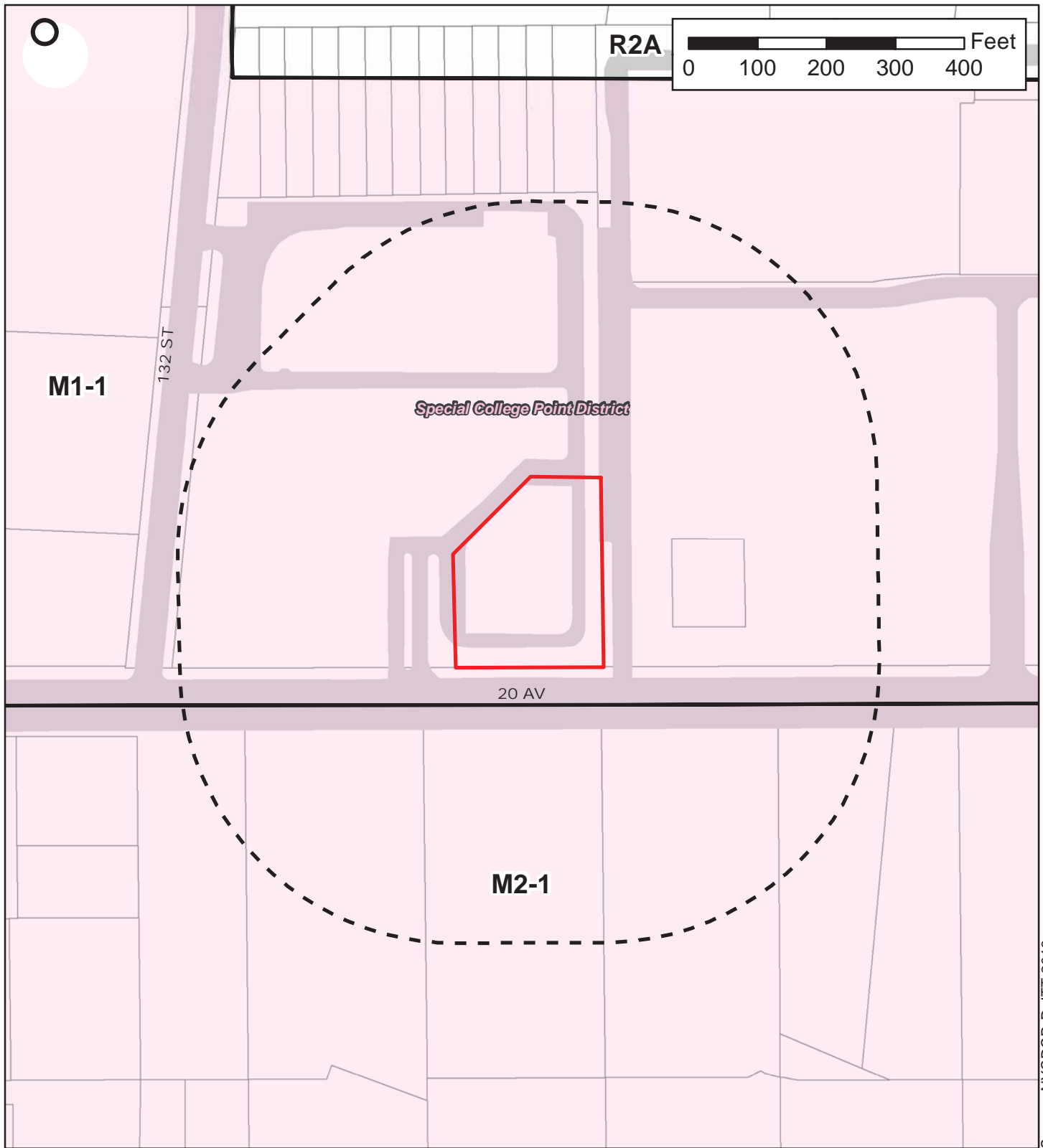
Legend

400-Foot Radius	Building Footprints	Sidewalks
Development Site	4138 Tax Blocks	Photo Location (refer to Figure 5)







Source: NYCDOP, DoITT 2016





Source: NYCDCP, DoITT 2016

Legend

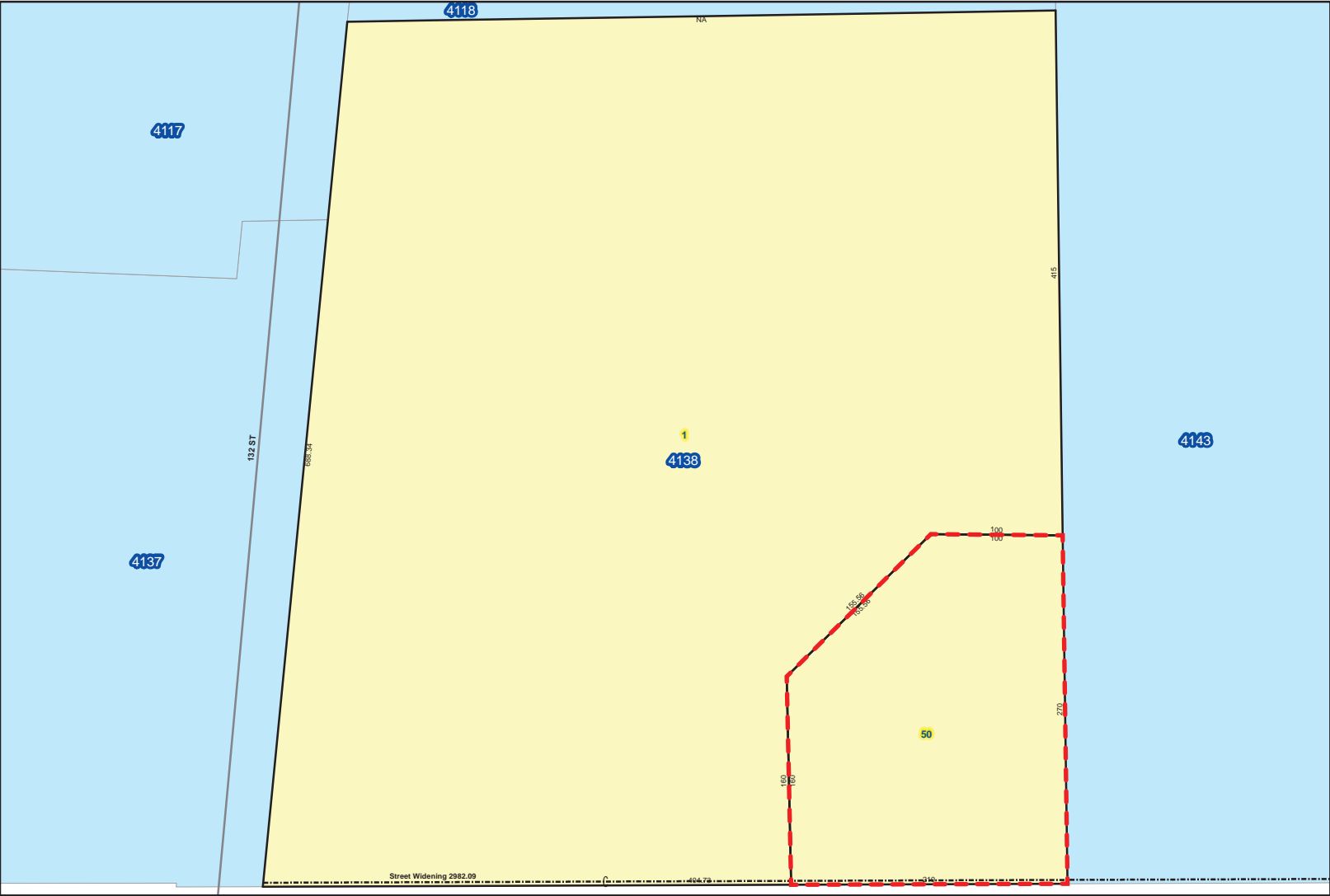
 400-Foot Radius	 M2-1 Zoning District Boundaries
 Development Site	 Special College Point District



NYC Digital Tax Map

Effective Date : 12-08-2008 05:50:03
End Date : Current
Queens Block: 4138

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





1. View of Development Site looking northwest from 20th Avenue.



2. View of Development Site looking east from access driveway located on Block 4138, Lot 1.



3. View of Development Site looking southeast from accessory parking lot located on Block 4138, Lot 1.



4. View of Development Site looking southwest from accessory parking lot located on Block 4138, Lot 1.

Part II: TECHNICAL ANALYSIS

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

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

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

	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form , and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	<input type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 5,730 pounds/week (With-Action Total)		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 8,781,780 BTU (With-Action Total)		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>** It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed) See Attachment B	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18 ?	<input type="checkbox"/>	<input type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		

	YES	NO
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary.		

18. NEIGHBORHOOD CHARACTER: [CEQR Technical Manual Chapter 21](#)

(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. See Attachment B		

19. CONSTRUCTION: [CEQR Technical Manual Chapter 22](#)

(a) Would the project's construction activities involve:		
<input type="checkbox"/> Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

See Attachment B

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 Philip Habib, P.E.	DATE 10/12/2018
---	--------------------

SIGNATURE


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

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

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

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.	Potentially Significant Adverse Impact	
	YES	NO
IMPACT CATEGORY		
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Check determination to be issued by the lead agency:		
<input type="checkbox"/> Positive Declaration: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).		
<input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.		
<input checked="" type="checkbox"/> Negative Declaration: If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.		
4. LEAD AGENCY'S CERTIFICATION		
TITLE Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission	
NAME Olga Abinader	DATE 10/12/2018	
SIGNATURE 		

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.


Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project: and related actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this Determination are noted below.

Land Use, Zoning and Public Policy

1. This EAS includes a detailed Land Use, Zoning and Public Policy section, which analyzes the potential significance of the proposed action on land use, zoning and public policy in the study area. The proposed special permit would facilitate the re-occupancy of the ground floor retail space of an existing two-story commercial building located on the Development Site, as well as a 10,000 square foot enlargement to the second-story of the existing two-story building. The project area is predominantly characterized by a diverse mix of uses including commercial, industrial and manufacturing, open space, and residential. The proposed action affects an area within the boundaries of the City's Waterfront Revitalization Program. An analysis was conducted (WRP Number: 17-141) that determined the proposed action complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed action.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE 10/12/2018
SIGNATURE 	

TITLE Chair, Department of City Planning	
NAME Marisa Lago	DATE 10/15/2018
SIGNATURE	

ATTACHMENT A
PROJECT DESCRIPTION

I. INTRODUCTION

The Applicant, CPEOA Limited Partnership, is seeking a Special Permit pursuant to Section 74-922 of the *Zoning Resolution of the City of New York* (the "Proposed Action") for the property located at 134-01 20th Avenue on Queens Block 4138, Lot 50 (the "Development Site") in the College Point neighborhood of Queens Community District (CD) 7. The Proposed Action will facilitate the re-occupancy of the ground floor retail space of the existing two-story commercial building located on the Development Site with a furniture store (Use Group 10 commercial use) (the "Proposed Project"). In addition, the Proposed Project will include a 10,000 square feet enlargement to the second-story of the existing two-story commercial building located on the Development Site. The Proposed Project is expected to be completed and fully operational by the end of 2019.

II. BACKGROUND

On May 1, 1989, the City Planning Commission (CPC) approved an application by the Mattone Group Ltd. for a Special Permit (850785 ZSQ) pursuant to Section 74-922 "Certain Large Retail Establishments" of the *Zoning Resolution of the City of New York*, to permit a food store in excess of 10,000 square feet to be located within the College Point Urban Renewal Area (URA). Special Permit 850785 ZSQ affects the existing shopping center located at 133-11 and 134-01 20th Avenue (Block 4138, Lots 1 and 50). The Special Permit requires, among other things, that the shopping center be improved substantially in accordance with the approved site plan (SP-1 dated August 8, 1988), which is shown in **Appendix 1**. Drawing SP-1 included a 30,000 square foot two-story building located on the southeastern corner of the zoning lot (Lot 50). The size and configuration of this 30,000 square foot building included a footprint of 15,000 square feet, the size of which was continued on the second floor.

On March 11, 1996, the CPC approved a minor modification of the Special Permit (ULURP Application No. M850785(A) ZSQ) to facilitate, among other things, a change in the footprint and layout of the two-story building depicted in Drawing SP-1, which is the existing two-story building located on Lot 50. The modification altered the footprint and configuration of the two-story building from 15,000 square feet on each level to 24,007 square feet on the ground floor and 6,000 square feet on the second floor. This modification facilitated the occupancy of the 24,007 square foot ground floor retail space with Staples, Inc. (Use Group 6 "Stationary Store"). A stationary store of unlimited size is allowed as-of-right in the M1-1 (CP) zoning district mapped on the Development Site. However, the total square footage of any use of the two-story building on the Development Site is limited to the footprint shown on Drawing SP-1 (as modified by Drawing A-1). Accordingly, the Special Permit, as modified, requires that the shopping center be improved substantially in accordance with the modified site plan (Drawing A-1 dated March 5, 1996), which is shown in **Appendix 2**.

III. EXISTING CONDITIONS

Development Site

The Development Site measures 50,650 sf and is comprised of one tax lot: Queens Block 4138, Lot 50 (see **Figure A-1**). The Development Site, located approximately 405 feet to the east of the intersection of 20th Avenue and 132nd Street, has approximately 210 feet of southern frontage on 20th Avenue. The Development Site is bounded by the remainder of Block 4138 to the north and west, and Block 4143 to the east. As shown in **Figure A-2**, the Development Site is occupied by an existing two-story (25-foot tall), approximately 30,600 gsf (30,007 zfa) commercial building. The building contains 24,600 gsf of ground level retail space, which was formerly occupied by Staples, Inc., and 6,000 gsf of second-story office space, which is occupied by the corporate office of the Mattone Group, Ltd. The Development Site also contains 12 accessory parking spaces, which are located along the western boundary of Lot 50. The Development Site is accessible from 20th Avenue via an existing driveway, which also provides access to the shopping center on Lot 1; the site is also accessible from the surface parking lot located on Block 4143, Lot 60 via an existing driveway.

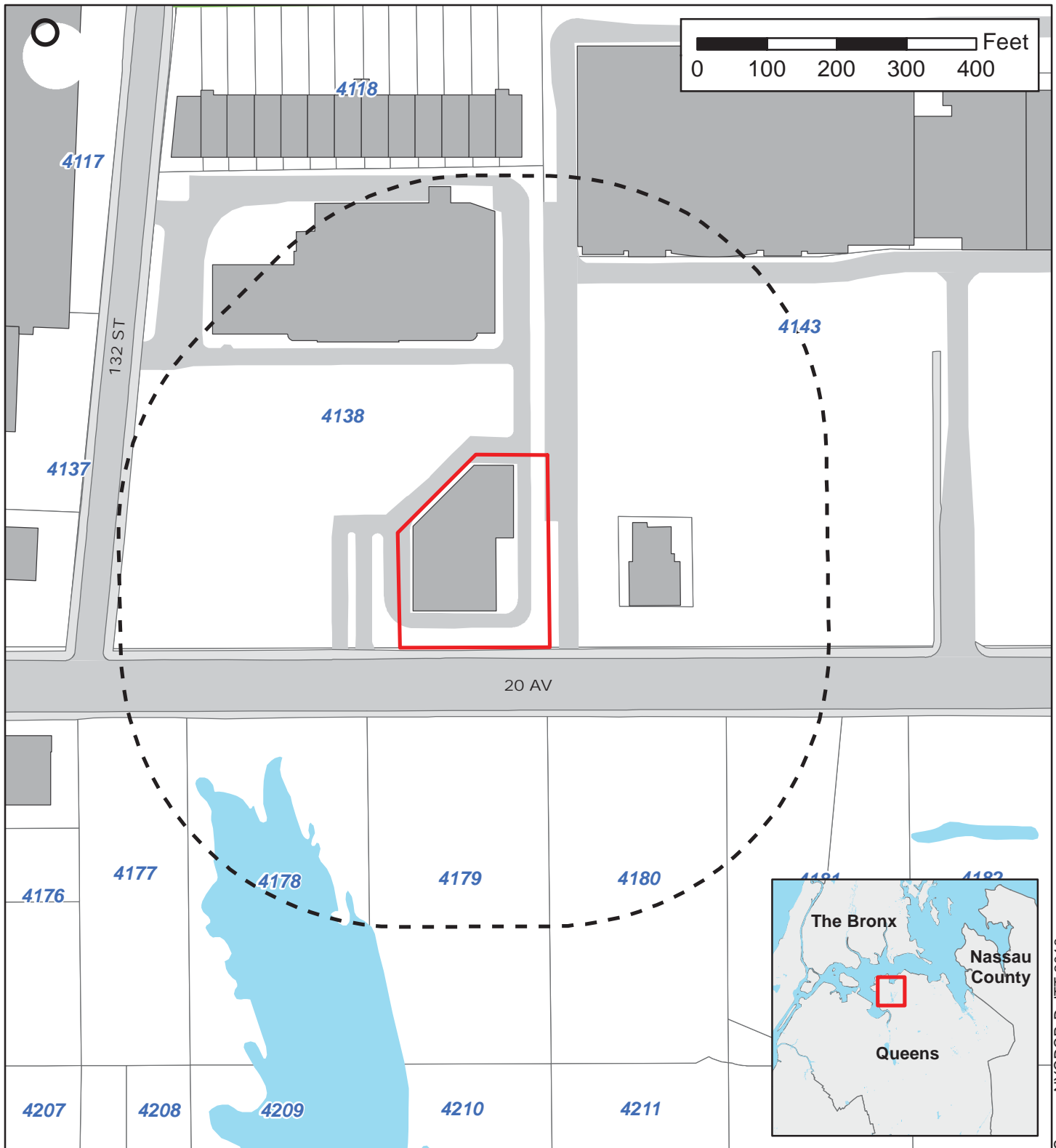
As mentioned in Section II, the Development Site is located within an existing shopping center located at 133-11 and 134-01 20th Avenue (Block 4138, Lots 1 and 50). In addition to the 30,600 gsf commercial building located on Lot 50, there is an approximately 80,005 gsf (73,885 zfa) commercial building located on Lot 1 in the northeastern portion of the shopping center. The approximately 80,005 gsf commercial building contains an approximately 49,939 gsf (46,595 zfa) supermarket, approximately 15,033 gsf (13,125 zfa) of retail space, and approximately 15,033 gsf (14,165 zfa) of office space. The property owner of the adjacent property (Block 4138, Lot 1) is seeking to modify Special Permit 850785 ZSQ (133-11 20th Avenue) to facilitate the construction of a new, approximately 9,210 gsf (8,750 zfa) one-story commercial building with a Use Group 6 commercial use.

Surrounding Area

Land Use






The area surrounding the Development Site is occupied by commercial, industrial, parking, and vacant land uses, reflective of the manufacturing zoning districts mapped in much of the College Point neighborhood (see **Figure A-3**). Industrial uses, which include various distribution, office, warehouse, and wholesale businesses, are located to the north and west of the Development Site, primarily to the west of 132nd Street. Commercial uses are concentrated to the north and east of the Development Site along 20th Avenue, which serves as a commercial corridor in the surrounding area. Along 20th Avenue, commercial uses are typically regional and national retail establishments located within large, suburban-style shopping centers with at-grade accessory parking lots. A large area of vacant land is located to the south of the Development Site, across 20th Avenue. The site of Flushing Airport from 1927 to 1984, the undeveloped, vacant land is owned by the City of New York and currently serves as a drainage area for a day-lighted portion of Mill Creek.

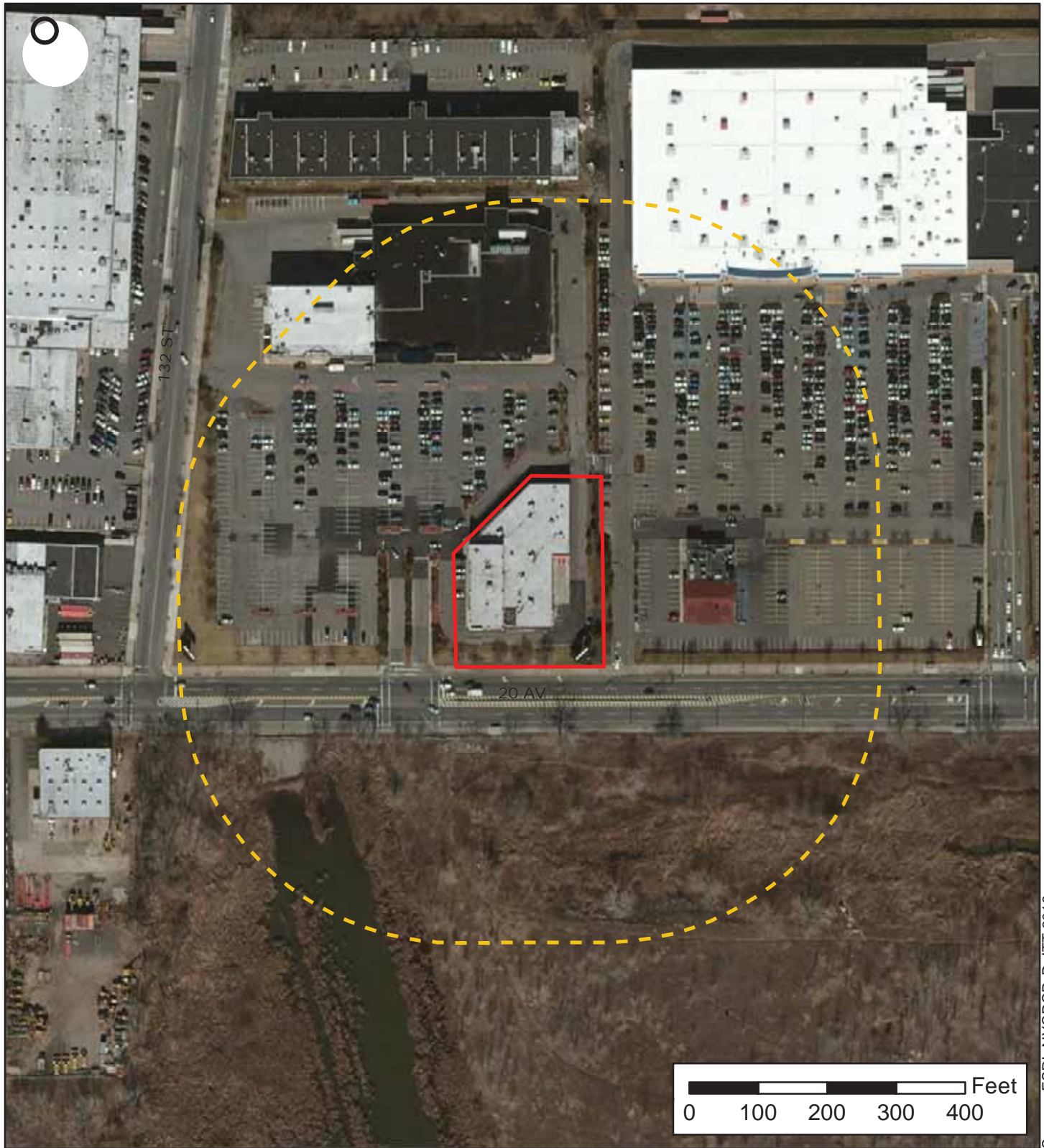
The surrounding area is well-served by arterial roadway and highway infrastructure. The Whitestone Expressway, located approximately 0.45 miles to the east of the Development Site, provides access between NY-25A – Northern Boulevard (to the south) and the Bronx-Whitestone Bridge (to the north). The Whitestone Expressway is also a section of Interstate 678, an approximately 14-mile stretch of highway that extends from John F. Kennedy International Airport in Queens (to the south) to the



Source: NYCDCP, DoITT 2016



Legend

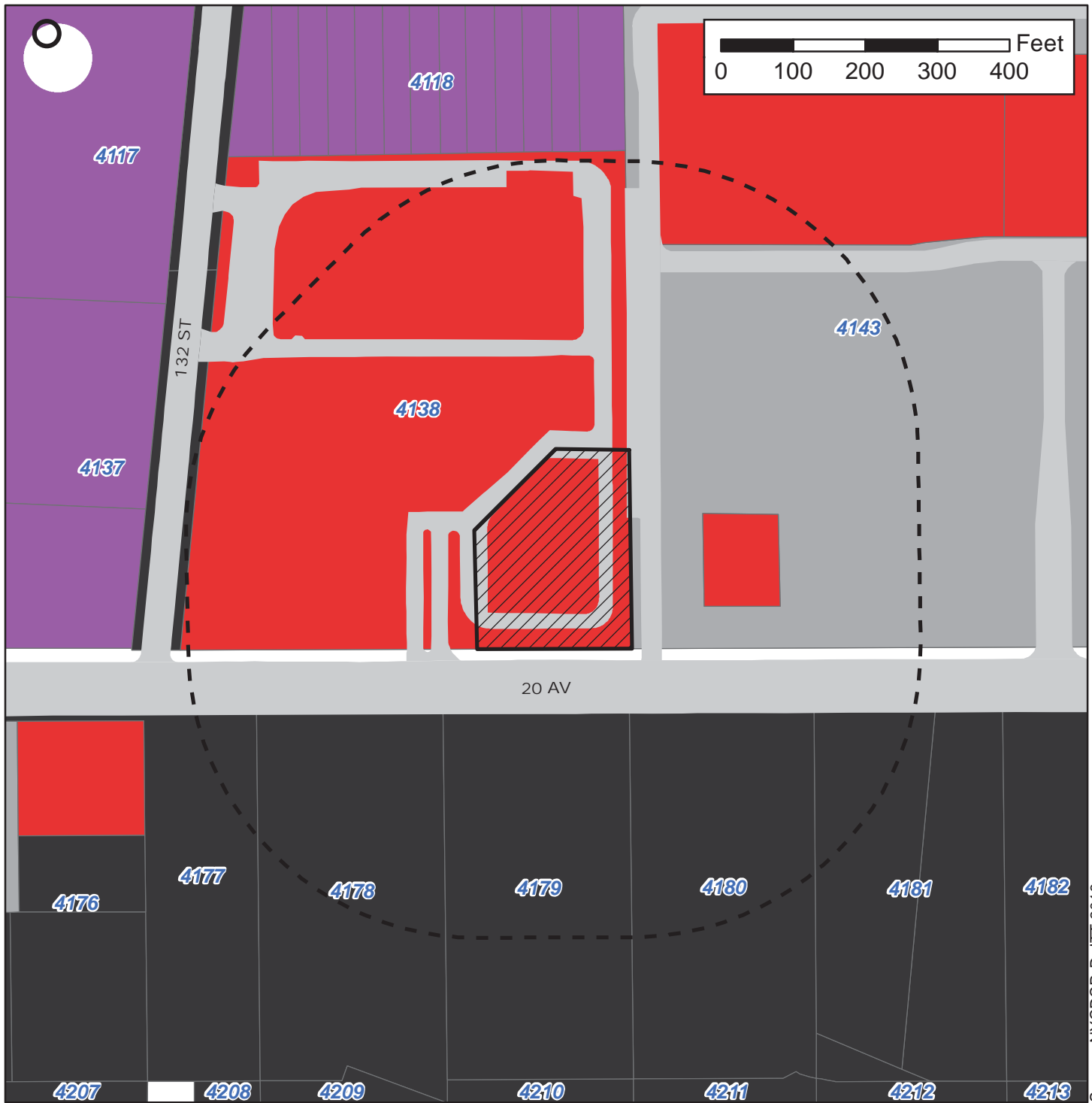
 400-Foot Radius	 Building Footprints	 Sidewalks
 Development Site	 4138 Tax Blocks	



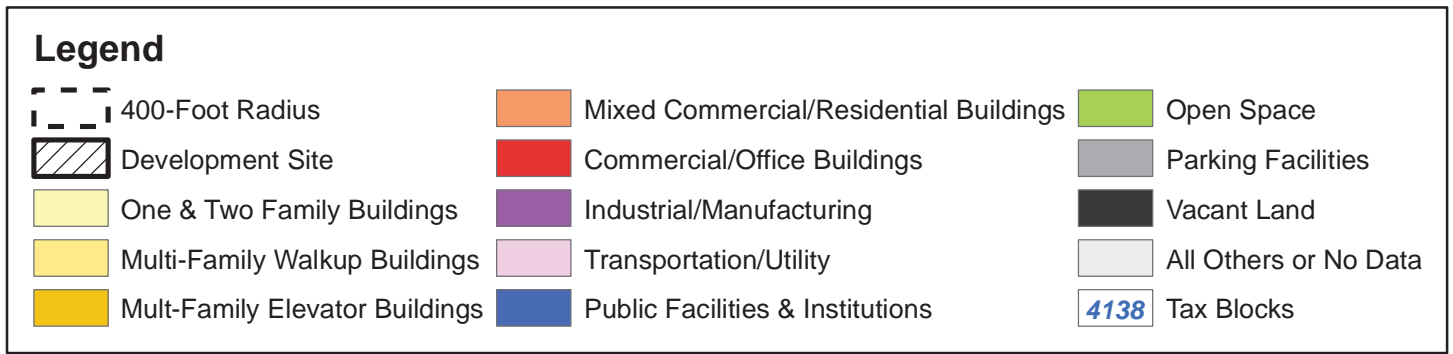
Source: ESRI; NYCDOP; DoITT, 2016

Legend

-  400-Foot Radius
-  Development Site



Source: NYCDOP, DoITT 2016



Hutchinson River Parkway in the Bronx (to the north). Public transportation options in the surrounding area are limited to MTA-NYCT bus routes. Two local bus routes, the Q20A and Q76, operate near the Development Site, both of which run east and west along 20th Avenue and feature a bus stop located just south of the Development Site.

Zoning

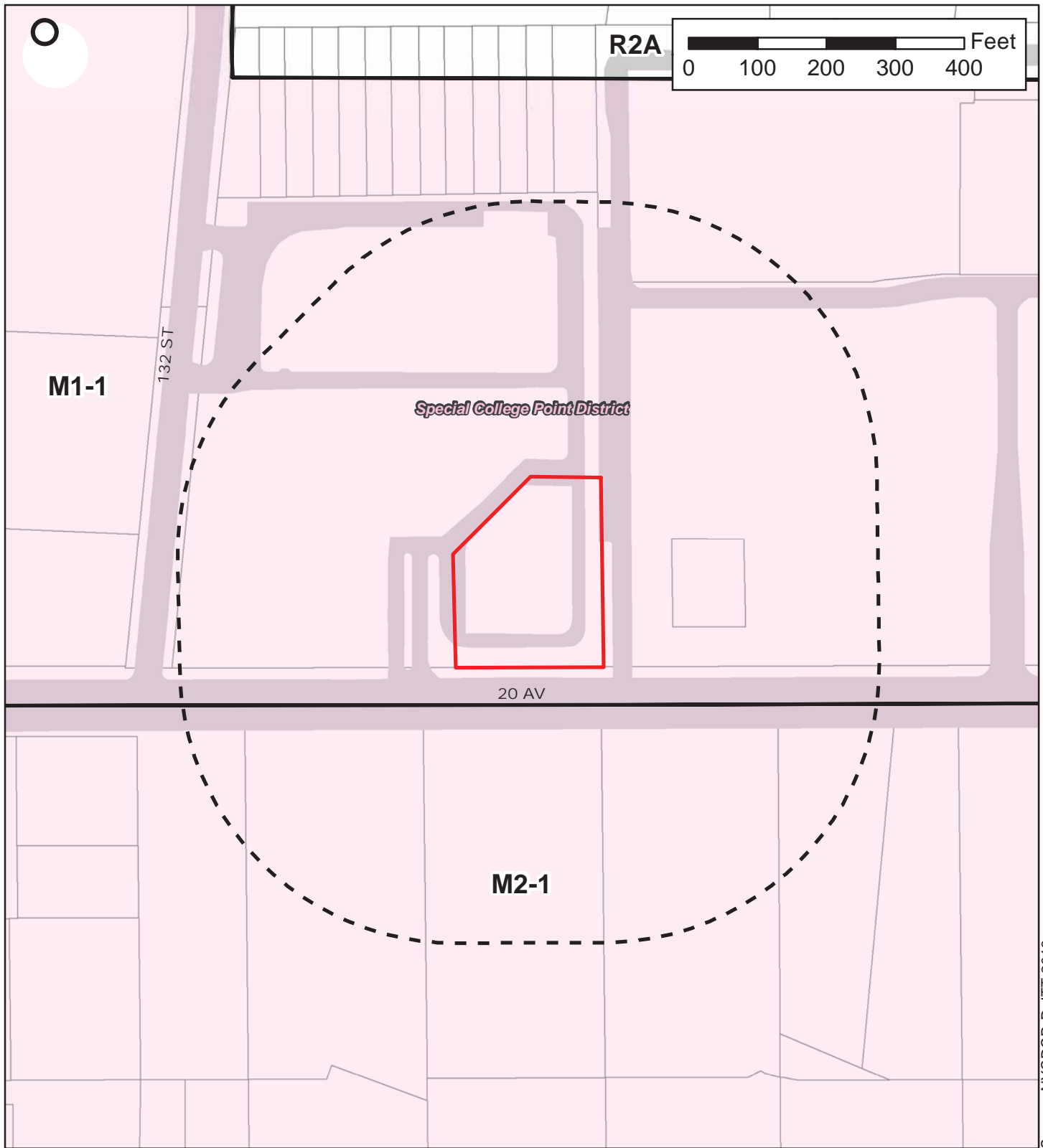
As shown in **Figure A-4**, the Development Site is located in an M1-1 zoning district. M1 districts encompass a range of building densities, from multi-story lofts in areas like the Garment District of Manhattan and Port Morris of the Bronx, to one- or two-story warehouses characterized by loading bays in areas like College Point and Red Hook. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet M1 performance standards; offices, hotels, and most retail uses are also permitted. Certain community facility uses, such as hospitals, are allowed in M1 districts by special permit only, but houses of worship are allowed as-of-right. The allowable FAR in M1 districts ranges from 1.0 to 10.0, depending on the location of the zoning district within the City, and building height and setbacks are controlled by a sky exposure plane which may be penetrated by a tower in certain M1 districts. While new industrial buildings are usually low-rise structures that fit within sky exposure planes, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In M1-1 districts, parking requirements are based on the type of use and size of an establishment.

IV. THE PROPOSED ACTION

The Proposed Project requires one discretionary action: A Special Permit pursuant to Section 74-922 of the *Zoning Resolution of the City of New York*, an action that requires approval from the CPC. The approval of the Proposed Action will facilitate the re-occupancy of the ground floor retail space of the existing two-story commercial building located on the Development Site with a furniture store (Use Group 10 commercial use), as well as the 10,000 sf enlargement of the second-story of the existing commercial building located on the Development Site. Although the second-story of the existing building will be expanded by approximately 10,000 sf, the footprint of the existing two-story commercial building located on the Development Site will not be expanded and no new in-ground disturbance or excavation will occur. The Proposed Project will include the addition of 34 accessory parking spaces.





V. PURPOSE AND NEED FOR THE PROPOSED ACTION

The development of the shopping center located at 133-11 and 134-01 20th Avenue (Block 4138, Lots 1 and 50), which includes the Development Site, is subject to the terms and conditions of the Special Permit and the approved site plan, which regulate the use of the existing two-story commercial building located on the Development Site. The Proposed Action is intended to facilitate the re-occupancy of the ground floor retail space and the 10,000 sf enlargement of the second-story of the existing two-story commercial building located on the Development Site.



Source: NYCDCP, DoITT 2016

Legend

 400-Foot Radius	 M2-1 Zoning District Boundaries
 Development Site	 Special College Point District

VI. ANALYSIS FRAMEWORK

The existing building on the Development Site subject to the proposed Special Permit will be re-occupied as a result of the Proposed Action in the future With-Action scenario. The incremental difference between the No-Action and With-Action scenarios is the basis of the impact category analyses of this Environmental Assessment Statement. To determine the No-Action and With-Action scenarios, standard methodologies have been used following the *CEQR Technical Manual* guidelines employing reasonable assumptions. These methodologies have been used to identify the amount and location of future development, as discussed below.

Future without the Proposed Action (No-Action Condition)

In the future without the Proposed Action, it is anticipated that the Applicant will not proceed with the Proposed Project. Absent the Proposed Action, the Applicant will either (1) pursue a lease renewal agreement with Staples, Inc., the former occupant of the ground floor retail space, or (2) re-occupy the ground floor retail space with a Use Group 6 commercial use, which will not require a Special Permit. In addition, the Applicant will not enlarge the second-story of the existing commercial building located on the Development Site in the future without the Proposed Action.

Future with the Proposed Action (With-Action Condition)

In the future with the Proposed Action, the Special Permit will be approved. With the approved Proposed Action, the ground floor retail space of the existing two-story commercial building will be renovated and re-occupied with a Use Group 10 "Furniture Store" use (Raymour & Flanigan Furniture being the prospective tenant), and the second-story of the commercial building will be enlarged by 10,000 sf (see **Appendix 3** for the proposed site plan). Although the second-story of the existing building will be expanded by approximately 10,000 sf, the footprint of the existing two-story commercial building located on the Development Site will remain unchanged and no new in-ground disturbance or excavation will occur. The Proposed Project will also include the addition of 34 accessory parking spaces to comply with parking requirements for the proposed second-story enlargement.

As shown in **Table A-1**, when fully operational in 2019, the Proposed Project will result in an increase of 10,000 gsf of office space, 34 accessory parking spaces, and 40 additional workers on the Development Site as a result of the Proposed Action.

Table A-1
Comparison of No-Action and With-Action Development Scenarios

Use		No-Action Scenario	With-Action Scenario	Increment
Commercial	Retail	24,600 gsf (Use Group 6)	24,600 gsf (Use Group 10)	0 gsf
Commercial	Office	6,000 gsf	16,000 gsf	+10,000 gsf
Parking	Accessory	12 spaces	46 spaces	+34 spaces
Population/Employment ¹		No-Action Scenario	With-Action Scenario	Increment
Residents		--	--	--
Workers		86 workers	126 workers	+40 workers

Notes:

¹ No-Action worker estimate is based on the assumption that the vacant ground floor retail space will be re-occupied by a Use Group 6 tenant, assuming one worker per 400 sf of retail space, in addition to the existing second-story office use, assuming one worker per 250 sf of office space. The With-Action population estimate is based on the office employment estimate and the retail employment estimate used in the No-Action

estimate in addition to the proposed 10,000 gsf expansion of the second-story office use, which will introduce 40 new workers based on the assumption of one worker per 250 sf of office space.

VII. REQUIRED APPROVALS

The Applicant requires a Special Permit to implement the proposed use group change and the proposed second-story enlargement. The Proposed Action is a discretionary public action that is subject to both the Uniform Land Use Review Procedure (ULURP) and CEQR.

The City's ULURP process, mandated by Sections 197-c and 197-d of the New York City Charter, is designed to allow public review of ULURP applications at four levels: Community Board, Borough President, the CPC, and the City Council. The procedure has mandated time limits for review at each stage to ensure a maximum review period of approximately seven months. The process begins with certification by DCP that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case Queens Community Board 7). The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution on the ULURP application. The Borough President then has up to 30 days to review the application. CPC then has up to 60 days, during which time a public hearing is held on the ULURP application. If CPC approved, the application is then forwarded to the City Council, which has 50 days to review the ULURP application.

CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with the New York State Environmental Quality Review Act (SEQRA). In addition, the City has published a guidance manual for environmental review, the *CEQR Technical Manual*. CEQR rules guide environmental review through the following steps:

- *Establish a Lead Agency.* Under CEQR, the "lead agency" is the public entity responsible for conducting environmental review. The environmental review for the Proposed Action will be reviewed by DCP, which is serving as the lead agency for this project.
- *Environmental Review and Determination of Significance.* The lead agency will determine whether the Proposed Action may have a significant impact on the environment. To do so, an EAS must be prepared. This EAS will be reviewed by the lead agency, which will determine if the Proposed Action and subsequent development will result in any significant adverse impacts on the environment.

ATTACHMENT B
SUPPLEMENTAL SCREENING

134-01 20th Avenue Special Permit EAS
ATTACHMENT B: SUPPLEMENTAL SCREENING

I. INTRODUCTION

This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidelines and methodologies presented in the 2014 *CEQR Technical Manual*. For each technical area, thresholds are defined, which, if met or exceeded, require that a detailed technical analysis be undertaken. Using these guidelines, preliminary screening assessments were conducted for the Proposed Actions to determine whether detailed analysis of any technical area may be appropriate. Part II of the EAS Form identifies those technical areas that warrant additional assessment. The technical areas that warranted a “Yes” answer in Part II of the EAS form were Land Use, Zoning, & Public Policy, Air Quality, Neighborhood Character, and Construction. As such, a supplemental screening assessment for each area is provided in this attachment. All remaining technical areas detailed in the *CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger initial CEQR thresholds and/or are unlikely to result in significant adverse impacts.

The supplemental screening assessment contained herein identified that a detailed analysis is required in Land Use, Zoning, & Public Policy. **Table B-1** identifies for each CEQR technical area whether (a) the potential for impacts can be screened out based on the EAS Form, Part II, Technical Analyses; (b) the potential for impacts can be screened out based on a supplemental screening per the *CEQR Technical Manual*, (c) or whether a more detailed assessment is required.

Table B-1
Summary of CEQR Technical Areas Screening

TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	DETAILED ANALYSIS REQUIRED
Land Use, Zoning, & Public Policy			X
Socioeconomic Conditions	X		
Community Facilities	X		
Open Space	X		
Shadows	X		
Historic & Cultural Resources	X		
Urban Design & Visual Resources	X		
Natural Resources	X		
Hazardous Materials	X		
Water & Sewer Infrastructure	X		
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation	X		
Air Quality		X	
Greenhouse Gas Emissions	X		
Noise	X		
Public Health	X		
Neighborhood Character		X	
Construction		X	

As detailed in **Attachment A, "Project Description,"** the Proposed Action is a Special Permit pursuant to Section 74-922 of the *Zoning Resolution of the City of New York*, an action that requires approval from the CPC. The Proposed Action will facilitate the re-occupancy of the ground floor retail space and the 10,000 sf enlargement of the second-story of the existing two-story commercial building located at 134-01 20th Avenue in the College Point neighborhood of Queens CD 7. The Development Site measures 50,650 sf and is comprised of one tax lot: Queens Block 4138, Lot 50 (refer to **Figure B-1**). The site, located approximately 405 feet to the east of the intersection of 20th Avenue and 132nd Street, has approximately 210 feet of southern frontage on 20th Avenue.

As shown in **Table B-2**, when fully operational in 2019, the Proposed Project will result in an increase of 10,000 gsf of office space, 34 accessory parking spaces, and 40 additional workers on the Development Site as a result of the Proposed Action. Although the second-story of the existing building will be expanded by approximately 10,000 sf, the footprint of the existing two-story commercial building located on the Development Site will not be expanded and no new in-ground disturbance or excavation will occur.

Table B-2
Comparison of No-Action and With-Action Development Scenarios

Use		No-Action Scenario	With-Action Scenario	Increment
Commercial	Retail	24,600 gsf (Use Group 6)	24,600 gsf (Use Group 10)	0 gsf
Commercial	Office	6,000 gsf	16,000 gsf	+10,000 gsf
Parking	Accessory	12 spaces	46 spaces	+34 spaces
Population/Employment ¹		No-Action Scenario	With-Action Scenario	Increment
Residents		--	--	--
Workers		86 workers	126 workers	+40 workers

Notes:

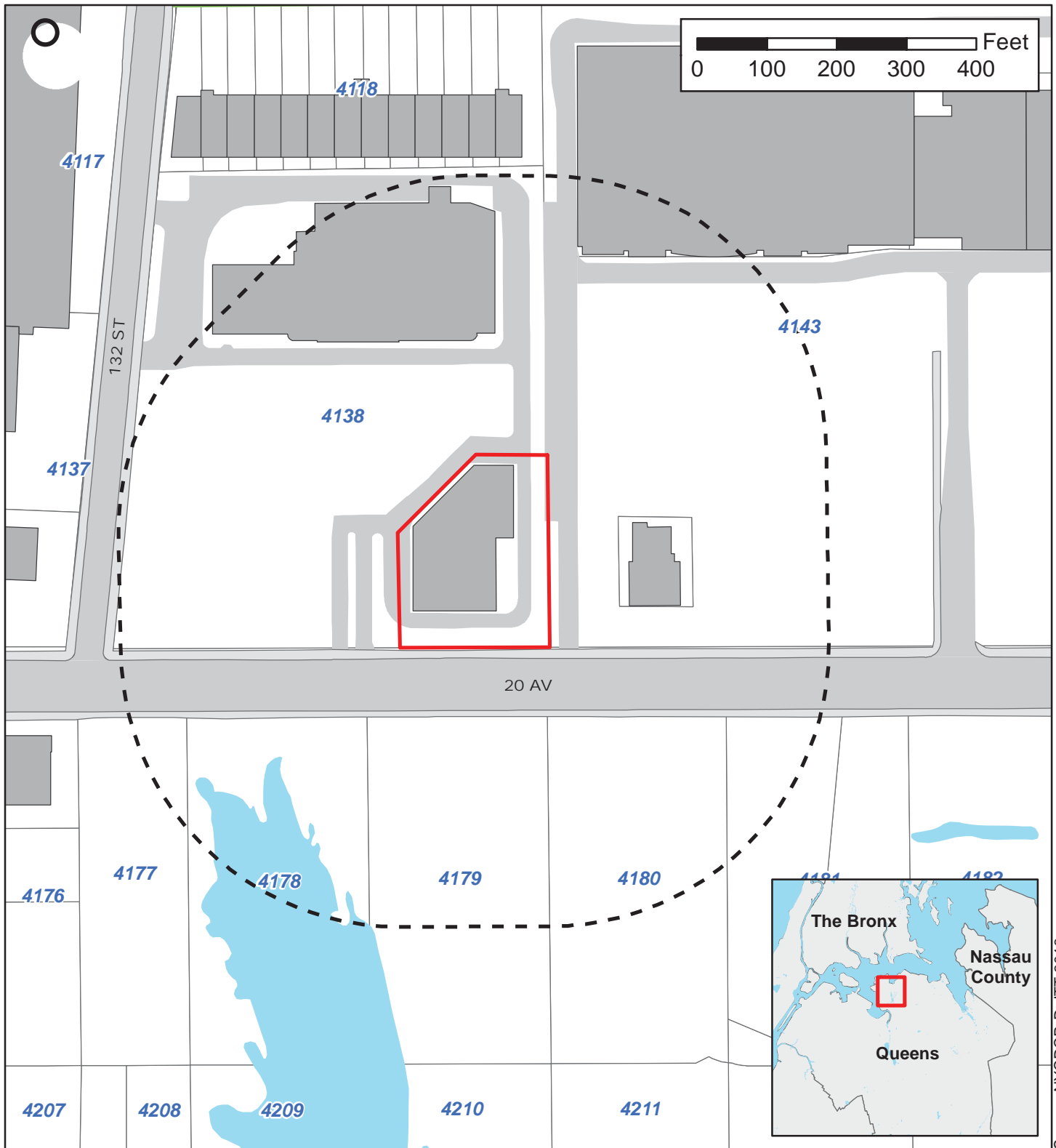
¹ No-Action worker estimate is based on the assumption that the vacant ground floor retail space will be re-occupied by a Use Group 6 tenant, assuming one worker per 400 sf of retail space, in addition to the existing second-story office use, assuming one worker per 250 sf of office space. The With-Action population estimate is based on the office employment estimate and the retail employment estimate used in the No-Action estimate in addition to the proposed 10,000 gsf expansion of the second-story office use, which will introduce 40 new workers based on the assumption of one worker per 250 sf of office space.

II. SUPPLEMENTAL SCREENING

LAND USE, ZONING, & PUBLIC POLICY





According to *CEQR Technical Manual* guidelines, a detailed analysis of land use and zoning is appropriate if a proposed action will result in a significant change in land use or will substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the action will change the zoning on the site or result in the loss of a particular use.

As the Proposed Action is a Special Permit to allow a Use Group 10 commercial use to operate on the Development Site, as well as the 10,000 square feet enlargement to the second-story of the existing commercial building on the Development Site, a detailed analysis of land use, zoning, and public policy is provided in **Attachment C, "Land Use, Zoning, & Public Policy."** As discussed in **Attachment C**, no significant adverse impacts on land use, zoning, or public policy, as defined by the guidelines for determining impact significance set forth in the *CEQR Technical Manual*, are anticipated in the 2019 future with the Proposed Action in the primary and secondary study areas. The Proposed Action will not directly displace any land uses so as to adversely affect surrounding land uses, nor will it generate land uses that will be incompatible with land uses, zoning, or public policy in the secondary study area.



Source: NYCDCP, DoITT 2016

Legend

 400-Foot Radius	 Building Footprints	 Sidewalks
 Development Site	 4138 Tax Blocks	

Proposed projects that are located within the boundaries of New York City's Coastal Zone must be assessed for their consistency with the City's Waterfront Revitalization Program (WRP). As the Development Site falls within the City's designated coastal zone, the Proposed Project must be assessed for its consistency with the policies of the WRP. An assessment is provided in **Appendix 4** (WRP #17-141). As indicated in **Appendix 4**, the Proposed Project will comply with all applicable WRP policies.

The Proposed Action will not create land uses or structures that will be incompatible with the underlying zoning, nor will it cause a substantial number of existing structures to become nonconforming. The Proposed Action will also not result in land uses that conflict with public policies applicable to the primary or secondary study areas. Therefore, the Proposed Action is not anticipated to result in significant adverse impacts to land use, zoning, or public policies.

AIR QUALITY

Stationary Sources

Stationary source impacts could occur with projects that create new stationary sources or pollutants, such as a building's boiler stacks used for heating/hot water, ventilation, and air conditioning ("HVAC") systems, that can affect surrounding uses. Impacts from boiler emissions associated with a development are a function of fuel type, stack height, minimum distance of the stack on the source building to the closest building of similar or greater height, building use, and the square footage size of the source building. In addition, stationary source impacts can occur when new uses are added near existing or planned emissions stacks, or when new structures are added near such stacks and those structures change the dispersion of emissions from the stacks so that they affect surrounding uses.

Heat and Hot Water Systems

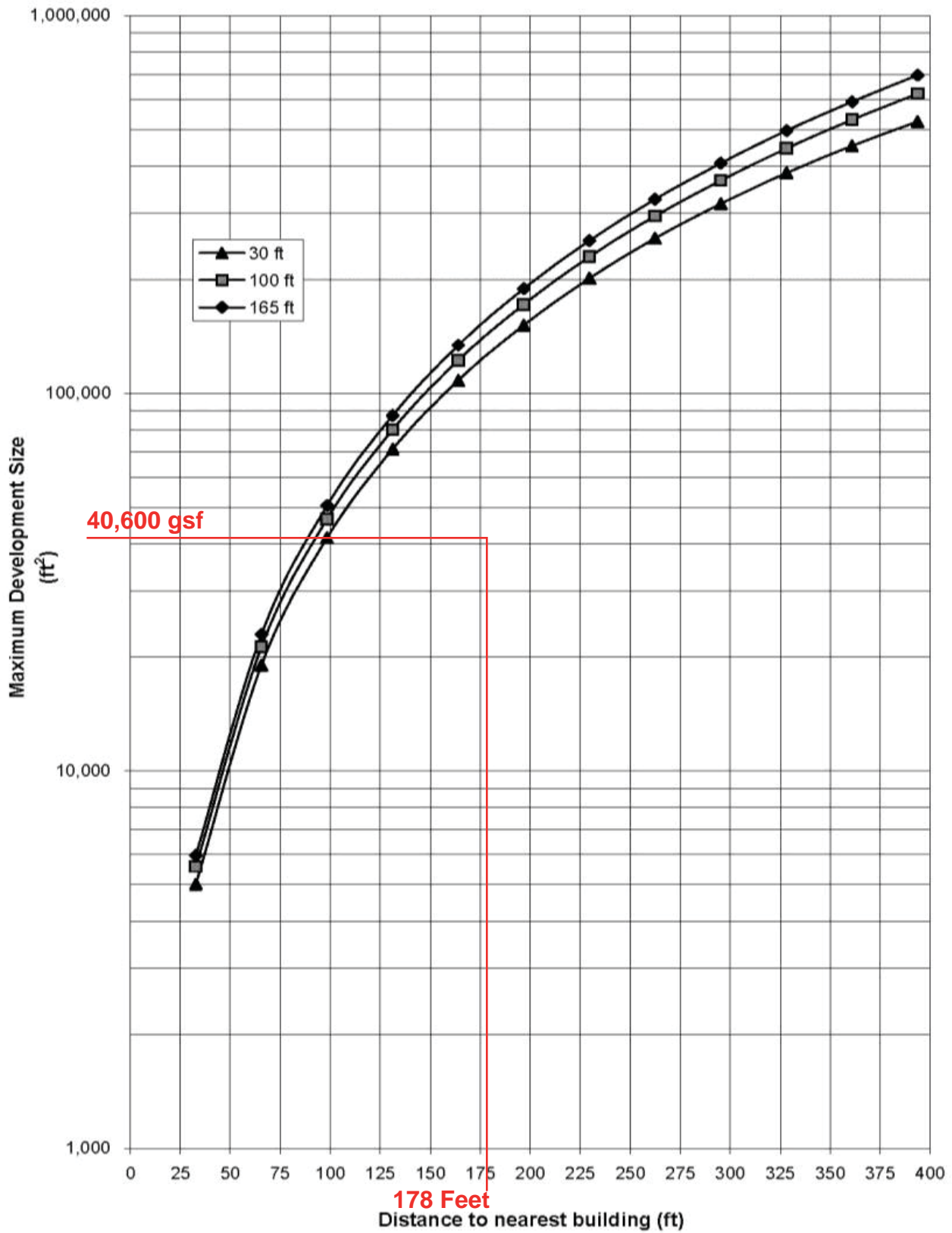
In accordance with CEQR guidelines, Figure 17-3 of the *CEQR Technical Manual* was used to assess the potential effects of the Proposed Project on existing land uses. If the source building (the existing two-story commercial building) is taller than the receptor building or the distance between the two buildings falls below the applicable curve provided in Figure 17-3, a potential significant impact due to boiler stack emissions is unlikely and no further analysis is needed. If the distance between the source and receptor buildings is less than or equal to the threshold distance, further analysis is required.

The Proposed Project will utilize fossil fuels for the commercial HVAC system. As such, a HVAC screening was conducted for the Proposed Project. The closest building of equal or greater height is the two-story shopping center located at 134-11 20th Avenue (Lot 4138, Lot 1), approximately 178 feet away.

The *CEQR Technical Manual* Stationary Source Screen graph (see **Figure B-2**) was used for the analysis assuming a 178-foot distance and using the 30-foot stack height curve¹, since the height of the existing two-story commercial building on the Development Site is approximately 25 feet in height. As shown on the attached screen from the *CEQR Technical Manual* (Figure 17-3, as it is known in the *CEQR Technical Manual* Air Quality Chapter), the plotted point is below the curve, and therefore no stationary source

¹ *CEQR Technical Manual* guidelines indicate that the stack height closest to, but NOT higher than, the proposed stack height should be used for HVAC screening purposes.

Figure 17-3:
Stationary Source Screen



impacts will be generated by the Proposed Project. As such, the potential for significant adverse impacts due to boiler emissions generated by the Proposed Project is unlikely, and a detailed analysis of stationary source impacts is not required.

Industrial Sources

A preliminary assessment was performed to determine if any industrial source emissions exist within a 400-foot radius of the Development Site. The area surrounding the Development Site is primarily characterized by a mix of commercial, parking, and vacant land uses. In order to confirm this, a field survey and property record search were conducted in April 2018. The field survey and property record search revealed that none of the surrounding properties contained noxious uses or are sources of industrial emissions. Therefore, as the Proposed Project would not result in sensitive uses within 400-feet of a facility containing industrial source emissions, and would not create large emission sources nor locate sensitive receptors near industrial sources, there would not be any significant industrial stationary source air quality impacts associated with the Proposed Project.

Additional Sources

To assess the potential effects of existing large emission sources on the Proposed Project, a review of existing permitted facilities was conducted. Within the 1,000-foot area surrounding the Development Site, "large" and "major" emission sources were considered, including solid waste or medical waste incinerators, cogeneration facilities, asphalt and concrete plants, or power generating plants. As per the *CEQR Technical Manual*, large sources are identified as sources located at facilities that require a State Facility Permit, and major sources are identified as sources located at Title V facilities that require Prevention of Significant Deterioration permits. As per the New York State Department of Environmental Conservation (DEC) website, there are no Title V facilities or facilities that require a State Facility Permit located within the 1,000-foot area surrounding the Development Site. As there are no known large or major emission sources located within 1,000-feet of the Development Site, no significant air quality impacts related to these sources are anticipated and further analysis is not warranted.

NEIGHBORHOOD CHARACTER

As the Proposed Action requires a detailed analysis of Land Use, Zoning, & Public Policy, a supplemental screening analysis is necessary to determine if a detailed neighborhood character analysis is warranted.

The Proposed Action will not adversely affect any component of the surrounding area's neighborhood character. The Proposed Action will not adversely impact Land Use, Zoning, and Public Policy, nor will adverse impacts occur in the neighborhood character components of Socioeconomic Conditions, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, and Transportation.

The Proposed Action will facilitate the renovation and re-occupancy of the ground floor retail space of the existing two-story commercial building located on the Development Site, and will be consistent with surrounding uses, which are predominantly commercial. Therefore, the Proposed Action and the resultant Proposed Project will not result in a significant adverse impact to neighborhood character.

CONSTRUCTION

Although temporary, construction impacts can include noticeable and disruptive effects from an action that is associated with construction or could induce construction. Determination of the significance of construction impacts and the need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns, and air quality conditions.

While short-term construction (up to 12 months) will occur on the Development Site, the construction activities will not involve any new building construction as the Proposed Project is limited to the renovation and re-occupation of an existing ground floor retail space. In addition, there is the potential for construction of the Proposed Project to overlap with construction activities proposed to occur on the adjacent shopping center located at 134-11 20th Avenue (Block 4138, Lot 1). The construction activities proposed to occur on the adjacent shopping center will include the construction of a new one-story, approximately 9,210 gsf commercial building and various improvements to the accessory at-grade parking lot. However, all applicable city, state, and federal guidelines and regulations will be followed to ensure that any overlapping construction-related impacts are properly mitigated. Therefore, the Proposed Project is not expected to result in significant adverse construction-related impacts and no further analysis is warranted.

ATTACHMENT C
LAND USE, ZONING, AND PUBLIC POLICY

134-01 20th Avenue Special Permit EAS
ATTACHMENT C: LAND USE, ZONING, AND PUBLIC POLICY

I. INTRODUCTION

The Proposed Action is a Special Permit, an action that requires approval from the New York City Planning Commission (CPC). The approval of the Proposed Action will facilitate the re-occupancy of the ground floor retail space and the 10,000 sf enlargement of the second-story commercial space of the existing two-story commercial building located at 134-01 20th Avenue (Block 4138, Lot 50) in the College Point neighborhood of Queens CD 7.

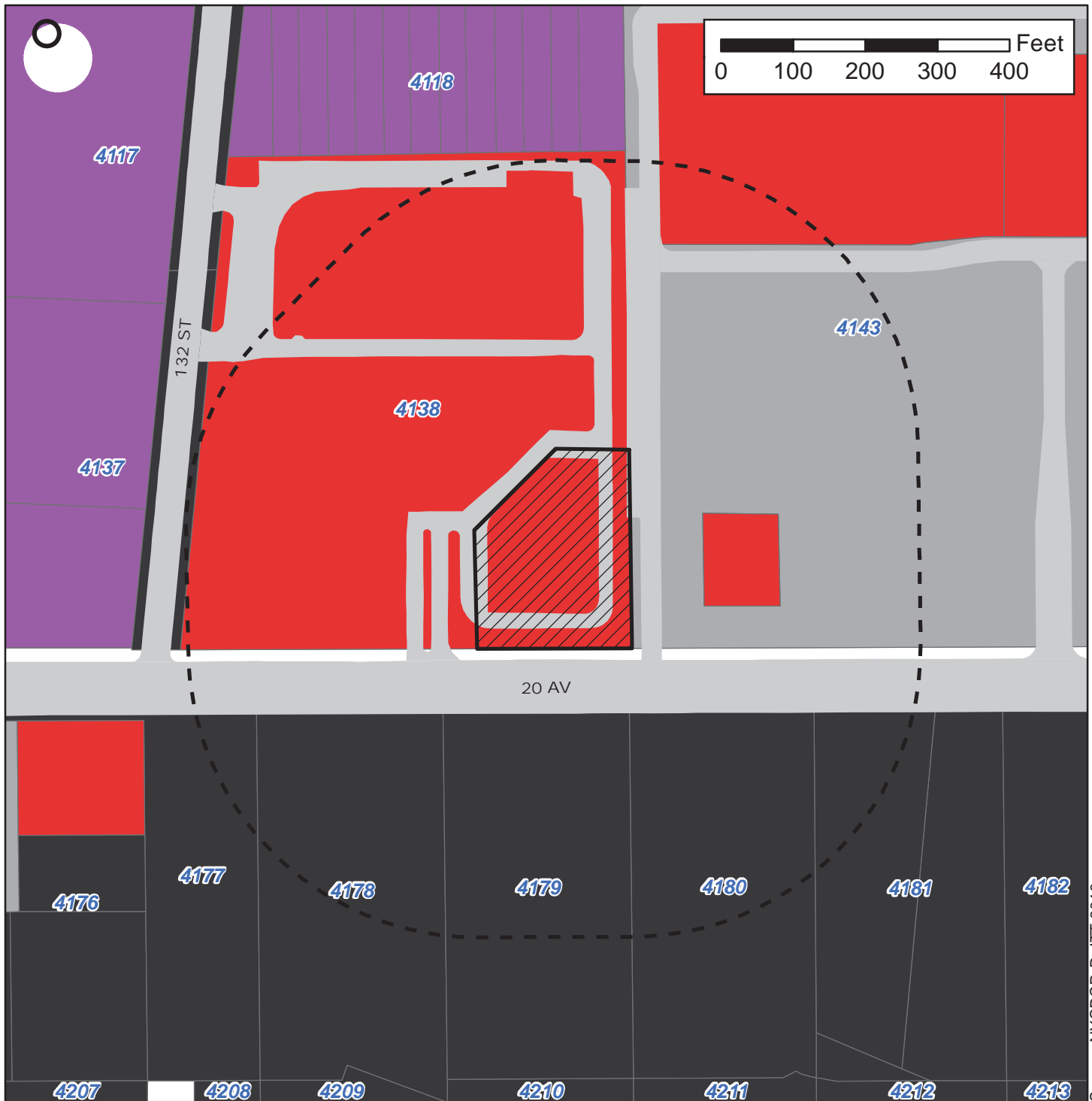
A detailed assessment of land use and zoning is appropriate if a proposed action will result in a significant change in land use or will substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the action will change the zoning on the site or result in the loss of a particular use. As the Proposed Action is a Special Permit to allow a Use Group 10 commercial use to operate on the Development Site, a detailed assessment of land use, zoning, and public policy is warranted and is provided in this attachment. The assessment considers the effects of the Proposed Action on the land use study area, as well as the Proposed Action's potential effects on zoning and public policy in the surrounding study area.

II. PRINCIPAL CONCLUSIONS

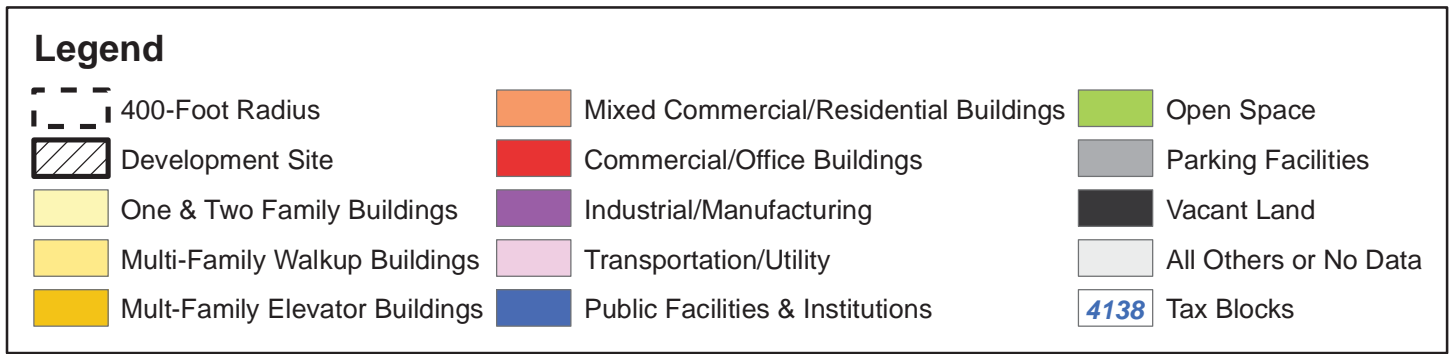
No significant adverse impacts on land use, zoning, or public policy, as defined by the guidelines for determining impact significant set forth in the *CEQR Technical Manual*, are anticipated in the 2019 future with the Proposed Action at the Development Site or in the surrounding study area. The Proposed Action will not directly displace any land uses so as to adversely affect surrounding land uses, nor will it introduce land uses that will be incompatible with existing or future land uses, zoning, or public policies in the study area. The Proposed Action will not create land uses or structures that will be incompatible with the underlying zoning, nor will it cause a substantial number of existing structures to become nonconforming. The Proposed Action will also not result in land uses that conflict with public policies applicable to the surrounding study area.

III. METHODOLOGY

Land use, zoning, and public policy are addressed and analyzed for two geographical areas for the Proposed Action. For the purpose of this assessment, the primary study area encompasses the Development Site, which is located at 134-01 20th Avenue. The secondary study area encompasses areas that have the potential to experience indirect impacts as a result of the Proposed Action. The secondary study area extends an approximate 400-foot radius from the boundary of the primary study area, which extends to Tax Blocks 4138 and 4143 to the north, lots fronting 20th Avenue to the south, Tax Block 4143 to the east, and lots fronting 132nd Street to the west. Both the primary and secondary study areas have been established in accordance with *CEQR Technical Manual* guidelines and are presented in **Figure C-1**.



Source: NYCDOP, DoITT 2016



The analysis of land use, zoning, and public policy first provides a description of the existing land use, zoning, and public policy conditions in the study areas. Existing land uses in the study areas were determined based on the 2016 New York City Primary Land Use Tax Lot Output (PLUTO) data files and December 2017 field visits. New York City Zoning and Land Use (ZoLa), New York City Zoning maps, and the *Zoning Resolution of the City of New York* were consulted to describe existing zoning districts in the study areas. Relevant documented public policies recognized by the New York City Department of City Planning (DCP) and other City agencies were utilized to describe existing public policies pertaining to the primary and secondary study areas.

Next, the analysis projects land use, zoning, and public policy conditions in the 2019 build year without the Proposed Action. This is the “No-Action” or “future without the Proposed Action” condition, which is developed by identifying proposed developments and other relevant changes anticipated to occur within the primary and secondary study areas within this time frame. The No-Action condition describes the baseline conditions in the study areas against which the Proposed Action’s incremental changes are measured. Finally, the analysis projects land use, zoning, and public policy conditions in 2019 with the completion of the Proposed Project. This is the “With-Action” or “future with the Proposed Action” condition.

IV. PRELIMINARY ASSESSMENT

Land Use and Zoning

A preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that will affect land use or will change the zoning on a site, regardless of the project’s anticipated effects. As a detailed analysis is warranted for the Proposed Action, the information that will typically be included in a preliminary assessment (e.g., physical setting, present land use, zoning information, etc.) has been incorporated into the detailed analysis in Section V below. As discussed in the detailed analysis, the Proposed Action is not expected to adversely affect land use or zoning.

Public Policy

According to the *CEQR Technical Manual*, a project that will be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports that pertain to the study area. If the proposed project could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

Waterfront Revitalization Program (WRP)

Proposed projects that are located within the designated boundaries of New York City’s Coastal Zone must be assessed for their consistency with the City’s Waterfront Revitalization Program (WRP). The federal Coastal Zone Management Act (CZMA) of 1972 was enacted to support and protect the distinctive character of the waterfront and to set forth standard policies for reviewing proposed development projects along coastlines. The program responded to City, State, and federal concerns about the deterioration and inappropriate use of the waterfront. In accordance with the CZMA, New York State

adopted its own Coastal Management Program (CMP), which provides for local implementation when a municipality adopts a local waterfront revitalization program, as is the case in New York City. The New York City Waterfront Revitalization Program (WRP) is the City's principal coastal zone management tool. The WRP was originally adopted in 1982 and approved by the New York State Department of State (NYS DOS) for inclusion in the New York State CMP. The WRP encourages coordination among all levels of government to promote sound waterfront planning and requires consideration of the program's goals in making land use decisions. NYSDOS administers the program at the State level, and DCP administers it in the City. The WRP was revised and approved by the City Council in October 1999. In August 2002, NYSDOS and federal authorities (i.e., the U.S. Army Corps of Engineers [USACE] and the U.S. Fish and Wildlife Service [USFWS]) adopted the City's 10 WRP policies for most of the properties located within its boundaries. Updated again in 2013, the New York City WRP enhances policies to advance the long-term goals laid out in *Vision 2020: The New York City Comprehensive Waterfront Plan*, released in 2011. The changes address issues of sustainability and climate resiliency planning. The WRP maps five special use areas in concert with associated policies that promote a range of ecological objectives and strategies, facilitate interagency review of permitting to preserve and enhance maritime infrastructure, and support a thriving, sustainable working waterfront. The amendment to the New York City WRP was approved by the Secretary of State in February 2016.

As the Development Site falls within the City's designated coastal zone, the Proposed Project must be assessed for its consistency with the policies of the WRP (see **Figure C-2**). An assessment is provided as **Appendix 4** (WRP #17-141). As indicated in **Appendix 4**, the Proposed Project will comply with all applicable WRP policies.

V. DETAILED ASSESSMENT

Existing Conditions

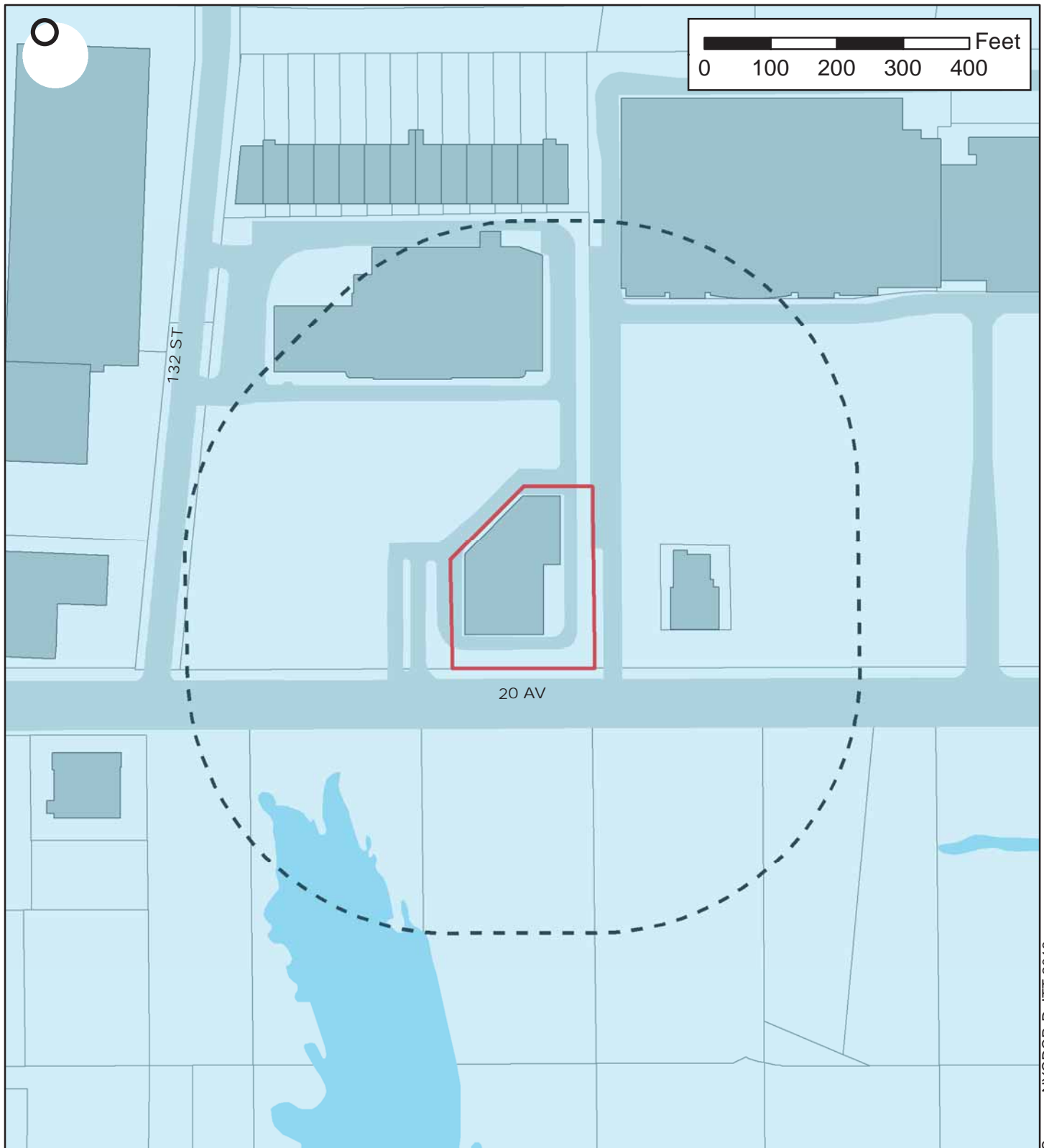
Development Site

Land Use

The Development Site is located at 134-01 20th Avenue (Block 4138, Lot 50) in the College Point neighborhood of Queens (refer to **Figure A-1**). The approximately 50,650 sf Development Site is currently occupied by an existing two-story (25-foot tall), approximately 30,600 gsf commercial building. The building contains 24,007 zfa of ground level retail space, which was formerly occupied by Staples, Inc., and 6,000 zfa of second-story office space, which is occupied by the corporate office of the Mattone Group, Ltd. The Development Site also contains 12 accessory parking spaces, which are located along the western boundary of Lot 50. The site has approximately 210 feet of southern frontage on 20th Avenue, a two-way four lane arterial roadway.






Zoning

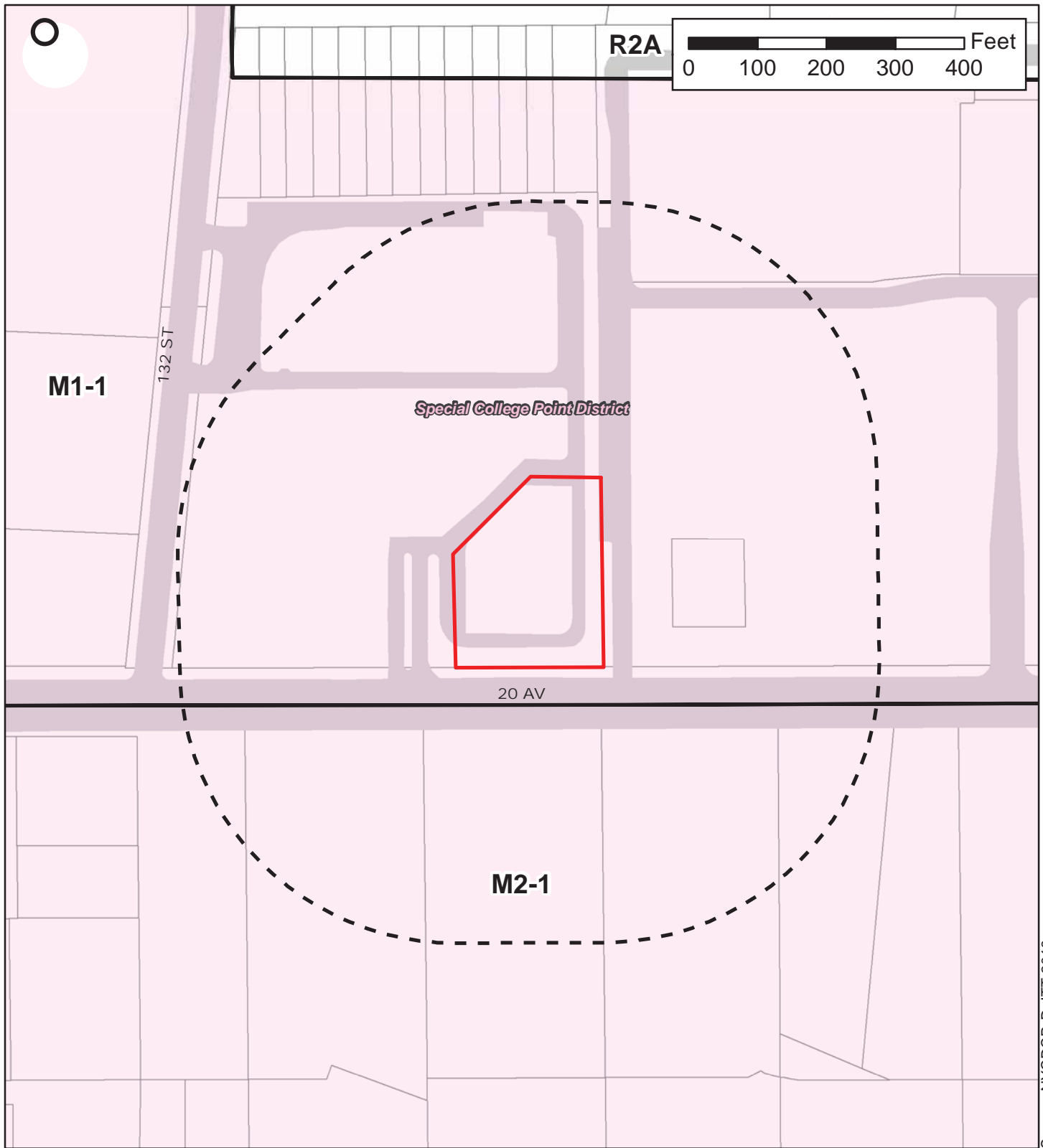
As shown in **Figure C-3**, the Development Site is zoned M1-1 and is located within the Special College Point District (CP). The two-story commercial building located on the Development Site has an existing built Floor Area Ratio (FAR) of 0.59, which is less than the permitted FAR of 1.0. M1 districts encompass a range of building densities, from multi-story lofts in areas like the Garment District of Manhattan and Port Morris of the Bronx, to one- or two-story warehouses characterized by loading bays in areas like College Point



Source: NYCDCP, DoITT, 2016





Legend

	400-Foot Radius		Coastal Zone Boundary		Water
	Development Site		Building Footprints		



Source: NYCDCP, DoITT 2016

Legend

 400-Foot Radius	 M2-1 Zoning District Boundaries
 Development Site	 Special College Point District

and Red Hook. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet M1 performance standards; offices, hotels, and most retail uses are also permitted. Certain community facility uses, such as hospitals, are allowed in M1 districts by special permit only, but houses of worship are allowed as-of-right. The allowable FAR in M1 districts ranges from 1.0 to 10.0, depending on the location of the zoning district within the City, and building height and setbacks are controlled by a sky exposure plane which may be penetrated by a tower in certain M1 districts. While new industrial buildings are usually low-rise structures that fit within sky exposure planes, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In M1-1 districts, parking requirements are based on the type of use and size of an establishment.

Special College Point District (CP)

The Special College Point District (CP) was created to maintain an attractive, well-functioning business park setting for business uses while ensuring minimal effects on adjacent residential areas. The regulations that govern properties within the district are generally based on the former College Point II Urban Renewal Plan that successfully guided the redevelopment of College Point; the plan was adopted in 1969 and expired in 2009. The corporate park environment is sustained by requiring front and side yards, restricting signage and loading locations, and setting higher parking requirements for certain commercial uses. Street tree planting and landscaping for front yards and parking lots are required for Use Group 17 and 18 uses. In addition, all uses must meet M1 performance standards and provide enclosure or screening to minimize impacts upon neighboring uses. Unlike most manufacturing districts, parks and other recreational uses are allowed as-of-right within the Special College Point District.

Special Permit 850785 ZSQ

On May 1, 1989, the CPC approved an application for a Special Permit (850785 ZSQ) pursuant to Section 74-922 "Certain Large Retail Establishments" of the *Zoning Resolution of the City of New York*, to permit a food store in excess of 10,000 square feet to be located within the College Point Urban Renewal Area (URA). Special Permit 850785 ZSQ and the approved site plan, as modified in 1996 pursuant to ULURP Application No. M850785(A) ZSQ, control the development and use of the shopping center located at 133-11 and 134-01 20th Avenue (Block 4138, Lots 1 and 50). As outlined in ZR Section 74-922, the CPC may permit department stores, carpet, rug, linoleum or other floor covering stores, clothing or clothing accessory stores, dry goods or fabric stores, food stores, furniture stores, television, radio, phonograph or household appliance stores, or variety stores, with no limitation on floor area per establishment in M1 districts. As such, the proposed re-occupancy of the Development Site's ground floor retail space with a Use Group 10 "Furniture Store" use, while permitted as-of-right within the existing M1-1 (CP) district, requires a Special Permit, which is subject to CPC approval.

Secondary Study Area

Land Use

As shown in **Figure C-1** and **Table C-1**, land uses in the secondary study area are limited to commercial and vacant uses. Commercial/office uses, which are concentrated in the central and northern portions of the secondary study area, comprise all of the study area's building area, representing 115,188 gsf of built area, while vacant uses, which are concentrated in the southern portion of the secondary study area, represent a slight majority of total lot area (50.2 percent of total lot area).

Table C-1
Existing Land Uses within the Study Area

Land Use	Number of Lots	Percentage of Total Lots	Lot Area (sf)	Percentage of Total Lot Area	Building Area (sf)	Percentage of Total Building Area
Commercial/Office Buildings	3	50 %	410,181	49.8 %	115,188	100 %
Vacant Land	3	50 %	413,750	50.2 %	0	0 %
<i>Total</i>	6	100 %	823,931	100 %	115,188	100 %

Source: 2016 PLUTO (NYCDPC).

In the secondary study area, commercial uses are located along 20th Avenue, which serves as a commercial corridor in the surrounding area. Study area commercial uses are largely located within the one- and two-story shopping center located at 134-11 20th Avenue, which features a community bank, a Petco pet supply store, a Shoprite supermarket, and various corporate and professional offices. A one-story building occupied by a restaurant (Buffalo Wild Wings) is located in the eastern portion of the secondary study area. Vacant uses in the secondary study area are located to the south of 20th Avenue, on undeveloped City-owned land that was the former location of Flushing Airport. These vacant parcels of land have remained vacant since the closing of Flushing Airport in 1984.

Zoning

As shown in **Figure C-3**, underlying zoning in the secondary study area consists of M1-1 and M2-1 districts; the Special College Point District (CP) is also applicable to the secondary study area. Additional detailed information on each zoning district is provided in **Table C-2**.

Table C-2
Study Area Zoning Districts

Name	Definition/General Use	Maximum FAR
Manufacturing Districts		
M1-1	This classification allows for light industrial uses, such as repair shops and wholesale, service, and storage facilities; most commercial uses are permitted as well. M1 districts are typically located between higher density manufacturing districts and adjacent commercial or residential districts. This designation also allows for community facility uses.	M: 1.0; C: 1.0; CF: 2.4; R: 0.0
M2-1	This classification allows for medium industrial uses, and while most industrial uses are permitted, many retail and general service uses, such as hotels and motels, are not permitted; community facility uses are not permitted. M2 districts are typically mapped in the City's older industrial areas, particularly along the waterfront.	M: 2.0; C: 2.0; CF: 0.0; R: 0.0
Special Purpose Districts		
Special College Point District (CP)	This special purpose district maintains a well-functioning business park aesthetic to ensure that there are minimal effects on nearby residential areas. Specific regulations are based on the former College Point II Urban Renewal Plan; all uses are required to meet M1 performance standards to minimize impacts to adjacent residential uses.	N/A

Source: *Zoning Resolution of the City of New York*

Notes: R=Residential; C=Commercial; CF=Community Facility; M=Manufacturing

Future without the Proposed Action (No-Action Condition)

Development Site

Land Use

In the future without the Proposed Action, it is anticipated that the Applicant will not proceed with the Proposed Project. Absent the Proposed Action, the Applicant will either (1) pursue a lease renewal agreement with Staples, Inc., the former occupant of the vacant ground floor retail space, or (2) re-occupy the vacant ground floor retail space with a Use Group 6 commercial use. In addition, the Applicant will not enlarge the second-story of the existing commercial building located on the Development Site in the future without the Proposed Action.

Zoning

The existing M1-1 (CP) zoning designation for the Development Site will remain in place in the 2019 No-Action condition.

Secondary Study Area

Land Use

In the 2019 No-Action condition, it is assumed that land uses within the secondary study area will continue to be dominated by commercial uses to the north of 20th Avenue, and vacant uses to the south of 20th Avenue. However, one known development project within the secondary study area is anticipated to be completed by the analysis year of 2019. There is a proposal to expand the existing shopping center located at 134-11 20th Avenue (Block 4138, Lot 1). The construction activities proposed to occur on the adjacent shopping center include the construction of a one-story, approximately 9,210 gsf one-story commercial building, as well as various improvements to the accessory at-grade parking lot.

Zoning

There are no known or anticipated proposals to alter zoning in the secondary study area in the 2019 No-Action condition. As such, the existing zoning designations will remain in place.

Future with the Proposed Action (With-Action Condition)

Development Site

Land Use

In the future with the Proposed Action, the Special Permit will be approved. With the approved Proposed Action, the ground floor retail space of the existing two-story commercial building will be renovated and re-occupied with a Use Group 10 "Furniture Store" use (Raymour & Flanigan Furniture being the prospective tenant), and the second-story of the commercial building will be enlarged by 10,000 sf. Although the second-story of the existing building will be expanded by approximately 10,000 sf, the footprint of the existing two-story commercial building located on the Development Site will remain unchanged and no new in-ground disturbance or excavation will occur. The Proposed Project will also

include the addition of 34 accessory parking spaces to comply with parking requirements for the proposed second-story enlargement.

The Proposed Project will be compatible with adjacent land uses, which are primarily commercial. Therefore, the Proposed Action will not result in any significant adverse land use impacts on the Development Site.

Zoning

The existing M1-1 (CP) zoning designation for the Development Site will remain in place under the 2019 With-Action condition. However, the Applicant is seeking a Special Permit in order to allow a new commercial use to operate on the Development Site, in addition to the 10,000 sf enlargement of the second-story of the existing commercial building.

As outlined in ZR Section 74-922, "Certain Large Retail Establishments," the CPC may permit department stores, carpet, rug, linoleum or other floor covering stores, clothing or clothing accessory stores, dry goods or fabric stores, food stores, furniture stores, television, radio, phonograph or household appliance stores, or variety stores, with no limitation on floor area per establishment in M1 districts. Special Permit 850785 ZSQ and the approved site plan, as modified in 1996 pursuant to ULURP Application No. M850785(A) ZSQ, control the development and use of the shopping center located at 133-11 and 134-01 20th Avenue (Block 4138, Lots 1 and 50). Although the proposed re-occupancy of the ground floor retail space with a Use Group 10 "Furniture Store" use is permitted as-of-right within the existing M1-1 (CP) district, a Special Permit controlling the Development Site is required to allow the change in use. Such a change will not represent a significant adverse impact on zoning on the Development Site.

Secondary Study Area

Land Use

The secondary study area will not undergo any changes as a result of the Proposed Action, as the Proposed Action will have no direct effect on land uses in the secondary study area. As noted above, the secondary study area is comprised of commercial and vacant uses. Therefore, the Proposed Action will not introduce a new land use that will be incompatible with surrounding land uses, and no significant adverse land use impacts are expected in the secondary study area.

Zoning

There are no known or anticipated proposals to alter zoning in the secondary study area in the 2019 With-Action condition. As such, the existing zoning designations will remain in place.

Assessment

Land Use and Zoning

The Proposed Action is intended to facilitate the re-occupancy of the ground floor retail space of the existing two-story commercial building located along 20th Avenue, a commercial and retail corridor in the College Point neighborhood of Queens. As such, the Proposed Action will not directly displace any land

use so as to adversely affect surrounding land uses, nor will it generate a land use that will be incompatible with land uses, zoning, or public policy in the secondary study area.

The Proposed Action will not create land uses or structures that will be incompatible with the underlying zoning, nor will it cause a substantial number of existing structures to become non-complying. The Special Permit requested in order to allow a new commercial use to operate on the Development Site will not result in any adverse impacts on zoning regulations or public policy in the secondary study area. For this reason, the Proposed Action is considered to be compatible and consistent with existing zoning.

According to the criteria set forth in the *CEQR Technical Manual*, the Proposed Action will not result in significant adverse impacts on land use or zoning. The Proposed Action will not introduce zoning changes that will be inconsistent with the City's land use, zoning, and public policy objectives for the Development Site nor the secondary study area. The re-occupancy of a vacant ground floor retail space with a new commercial use group that will occur as a result of the Proposed Action will be compatible with existing conditions and trends in the secondary study area as a whole in terms of use and scale.

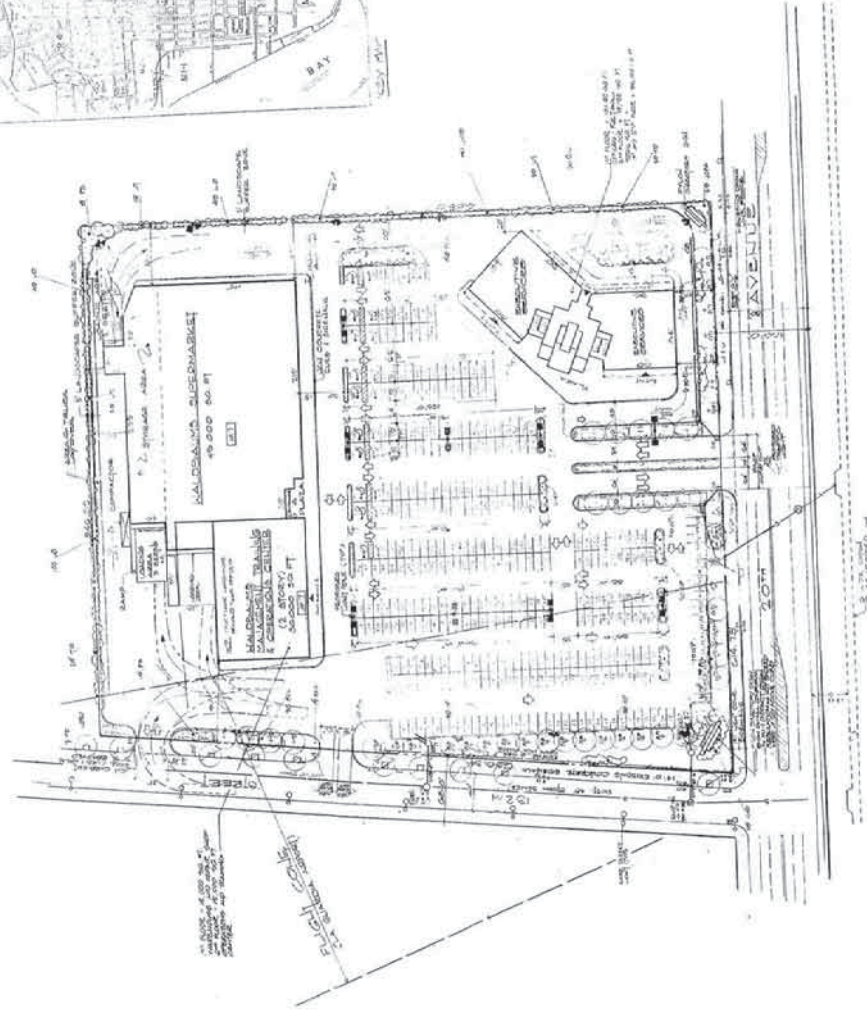
APPENDIX 1
SITE PLAN (SP-1) DATED AUGUST 8, 1988

PROJECT NO.	100-100000000
DATE	10/15/1964
SCALE	AS SHOWN
BY	J.P.
CHECKED BY	J.P.
APPROVED BY	J.P.



NO.	1	DATE	10/15/1964	BY	J.P.
NO.	2	DATE	10/15/1964	BY	J.P.
NO.	3	DATE	10/15/1964	BY	J.P.
NO.	4	DATE	10/15/1964	BY	J.P.
NO.	5	DATE	10/15/1964	BY	J.P.
NO.	6	DATE	10/15/1964	BY	J.P.
NO.	7	DATE	10/15/1964	BY	J.P.
NO.	8	DATE	10/15/1964	BY	J.P.
NO.	9	DATE	10/15/1964	BY	J.P.
NO.	10	DATE	10/15/1964	BY	J.P.

NOTICE: This drawing is the property of the undersigned and is not to be used, copied, or reproduced in any manner without the written consent of the undersigned. It is to be used only for the project and site shown hereon. It is to be returned to the undersigned upon completion of the project.



ral design architect
Supplemental Specifications, Inc.
 100-100000000
 10/15/1964
 J.P.

SITE PLAN

WALDBAUM'S EXECUTIVE SERVICE CENTER
 COLLEGE POINT INDUSTRIAL PARK
 COLLEGE POINT, NEW YORK

SITE
 development architect, inc.

REVISION	DATE	BY

REVISION	DATE	BY

NOTICE
 This drawing is the property of the undersigned and is not to be used, copied, or reproduced in any manner without the written consent of the undersigned. It is to be used only for the project and site shown hereon. It is to be returned to the undersigned upon completion of the project.

APPENDIX 2

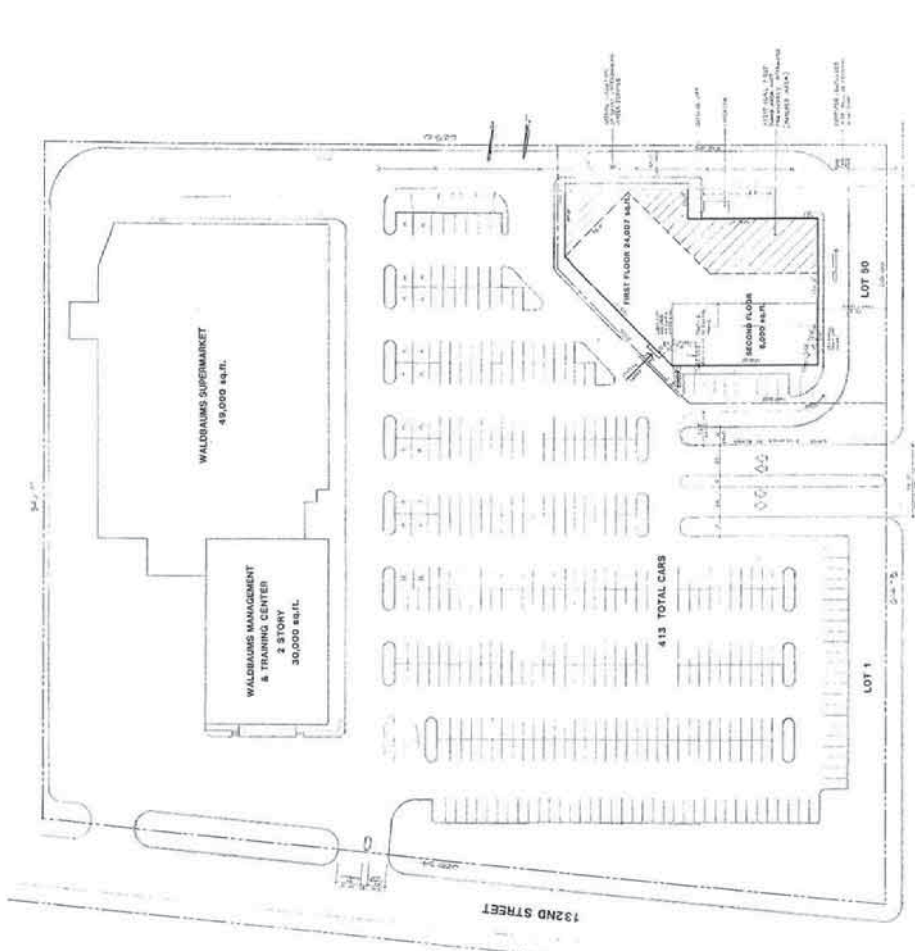
SITE PLAN (DRAWING A-1) DATED MARCH 5, 1996

SAVINO
ARCHITECTS
P.C.
100 WEST 10TH STREET
NEW YORK, NY 10011
TEL: (212) 333-1111
WWW.SAVINOARCHITECTS.COM

DATE	NO.	DESCRIPTION
10/10/11	001	PRELIMINARY
11/15/11	002	REVISED
01/20/12	003	REVISED
03/20/12	004	REVISED
05/15/12	005	REVISED
07/15/12	006	REVISED
09/15/12	007	REVISED
11/15/12	008	REVISED
01/15/13	009	REVISED
03/15/13	010	REVISED
05/15/13	011	REVISED
07/15/13	012	REVISED
09/15/13	013	REVISED
11/15/13	014	REVISED
01/15/14	015	REVISED
03/15/14	016	REVISED
05/15/14	017	REVISED
07/15/14	018	REVISED
09/15/14	019	REVISED
11/15/14	020	REVISED

SITE PLAN

PROPOSED STAPLES STORE AND OFFICE BUILDING
COLLEGE POINT, NEW YORK



ZONING COMPUTATION

LOT AREA: 100,000 sq. ft.
 WALKWAY: 10,000 sq. ft.
 DRIVEWAY: 5,000 sq. ft.
 TOTAL: 115,000 sq. ft.

PERMITTED: 100,000 sq. ft.
 EXCESS: 15,000 sq. ft.

REMARKS: EXCESS AREA TO BE SET AS PARKING OR OPEN SPACE.

DATE: 10/10/11
 BY: SAVINO ARCHITECTS P.C.

20TH AVENUE

SITE PLAN

APPENDIX 3
PROPOSED SITE PLAN

ZONING CHART

EXISTING BUILDINGS

BUILDING A	131,425 SF
BUILDING B	131,425 SF
BUILDING C	50,000 SF
ENCLOSURE	111,095 SF
ENCLOSURE	133,095 SF
TOTAL	457,040 SF

FLOOR AREA

ZONING ANALYSIS

EXISTING BUILDINGS

PROPOSED BUILDINGS

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

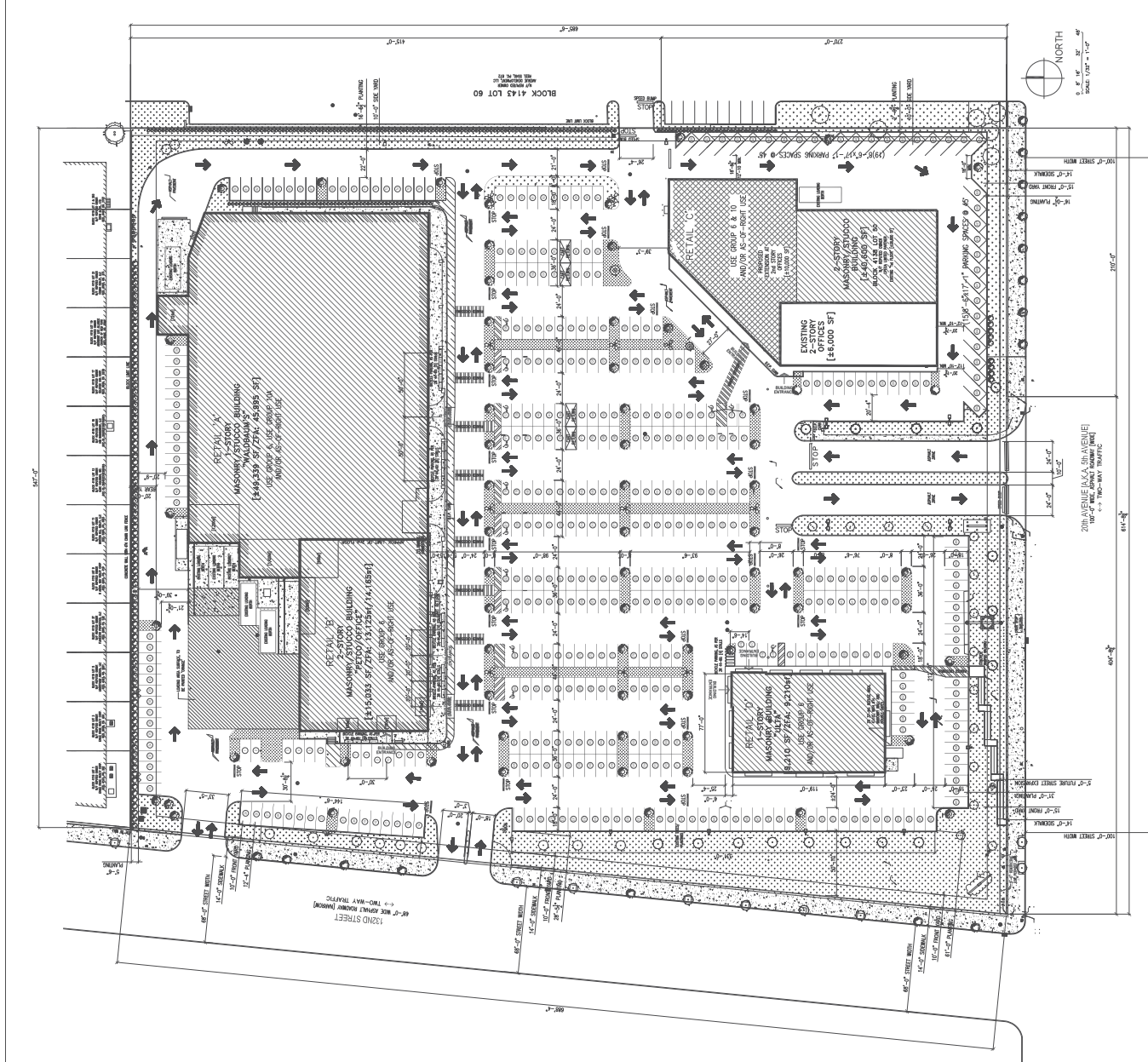
NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

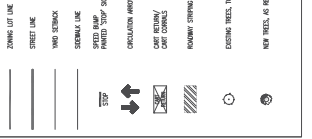
NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	



SITE LEGEND



OWNER INFORMATION

CINO O. LONGO
REGISTERED ARCHITECT
1435 W. WILSON AVENUE, SUITE 100
MESA, AZ 85203-1400
PHONE: (480) 438-1100
FAX: (480) 438-1101
EMAIL: CINO@CINO.COM

PREPARED BY:
CINO O. LONGO ARCHITECTS, P.C.
1435 W. WILSON AVENUE, SUITE 100
MESA, AZ 85203-1400
PHONE: (480) 438-1100
FAX: (480) 438-1101
EMAIL: CINO@CINO.COM

DATE:
10/15/2015

PROJECT NO.:
15-0000

DATE:
10/15/2015

PROJECT NAME:
PLAN

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

PROPOSED BUILDING

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING TO REMAIN	
2	PROPOSED BUILDING	

APPENDIX 4
WATERFRONT REVITALIZATION PROGRAM (WRP) ASSESSMENT

134-01 20th Avenue Special Permit EAS

Appendix 4: Waterfront Revitalization Program

I. INTRODUCTION

The Federal Coastal Zone Management Act of 1972, established to support and protect the nation's coastal areas, set forth standard policies for the review of proposed projects along the coastlines. As part of the Federal Coastline Management Program, New York State adopted a state Coastal Management Program, which is designed to achieve a balance between economic development and preservation that will promote waterfront revitalization and waterfront dependent uses; protect fish, wildlife, open space, scenic areas, public access to the shoreline, and farmland. The program is also designed to minimize adverse changes to ecological systems, erosion, and flood hazards.

The New York City Waterfront Revitalization Program (WRP) is the City's principal coastal zone management tool, and is included as part of New York State's Coastal Zone Management Program. It establishes the City's Coastal Zone, and includes policies that address the waterfront's economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives. As originally adopted in 1982 and revised in 1999, it establishes the City's policies for development and use of the waterfront and provides the framework for evaluating the consistency of all discretionary actions in the coastal zone with those policies. A "New Waterfront Revitalization Program" was approved by the Council of the City of New York in October 1999, and was approved by the NYS Department of State and the U.S. Secretary of Commerce in the summer of 2002. Updated again in 2013, the New York City WRP enhances policies to advance the long-term goals laid out in *Vision 2020: The New York City Comprehensive Waterfront Plan*, released in 2011. The changes address issues of sustainability and climate resilience planning. The WRP maps five special use areas in concert with associated policies that promote a range of ecological objectives and strategies to facilitate interagency review of permitting to preserve and enhance maritime infrastructure, and support a thriving, sustainable working waterfront. The amendment to the New York City WRP was approved by the Secretary of State in February 2016.

In accordance with the guidelines of the 2014 *CEQR Technical Manual*, a preliminary evaluation of the Proposed Project's potential for inconsistency with the new WRP policies was undertaken. This preliminary evaluation requires completion of the Consistency Assessment Form, which was developed by the NYC Department of City Planning to help applicants identify which Waterfront Revitalization Program policies apply to a specific project. The questions in the Consistency Assessment Form are designed to screen out those policies that would have no bearing on a consistency determination for a proposed project. For any policies checked "promote" or "hinder," a written statement should be prepared to assess the consistency of the proposed project with the noted policy or policies.

The Consistency Assessment Form was prepared for the Proposed Project, and is provided at the end of this attachment. As indicated in the form, the Proposed Project was deemed to require further assessment of certain policies as listed below. The remaining policies are not applicable to the Proposed Project and are not included in this assessment.

The Flood Elevation Worksheet was also prepared for the Proposed Project, and is provided at the end of this attachment. Information from this worksheet has been incorporated into the policy compliance statements provided below, as applicable.

II. CONSISTENCY WITH APPLICABLE WRP POLICIES

POLICY 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

Policy 1.1: *Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.*

Compliance Statement: The Proposed Project is located in an established neighborhood with existing industrial/manufacturing, commercial, and residential uses. As discussed, the Proposed Action would facilitate the re-occupancy and second-story enlargement of an existing two-story commercial building with a commercial use that is compatible with surrounding land uses. The Proposed Project is not located within a Significant Maritime and Industrial Area (SMIA), a Special Natural Waterfront Area (SNWA), a Priority Maritime Activity Zone (PMAZ), a Recognized Ecological Complex (REC), or the West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA), as defined in the WRP, and is therefore not located within a special area designation that may be affected by the development of a new commercial use. As such, the Proposed Action would promote Policy 1.1 of the WRP and would facilitate commercial development in an area that is well-suited to such development.

Policy 1.3: *Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.*

Compliance Statement: The Development Site is located in a developed area of College Point, Queens, which has adequate existing public facilities and infrastructure that can support the proposed commercial use on the site. The Proposed Project would facilitate the redevelopment of the Development Site at a density compatible with the capacity of surrounding roadways, mass transit, and essential community facilities. As such, the Proposed Project is consistent with this WRP policy.

Policy 1.5: *Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.*

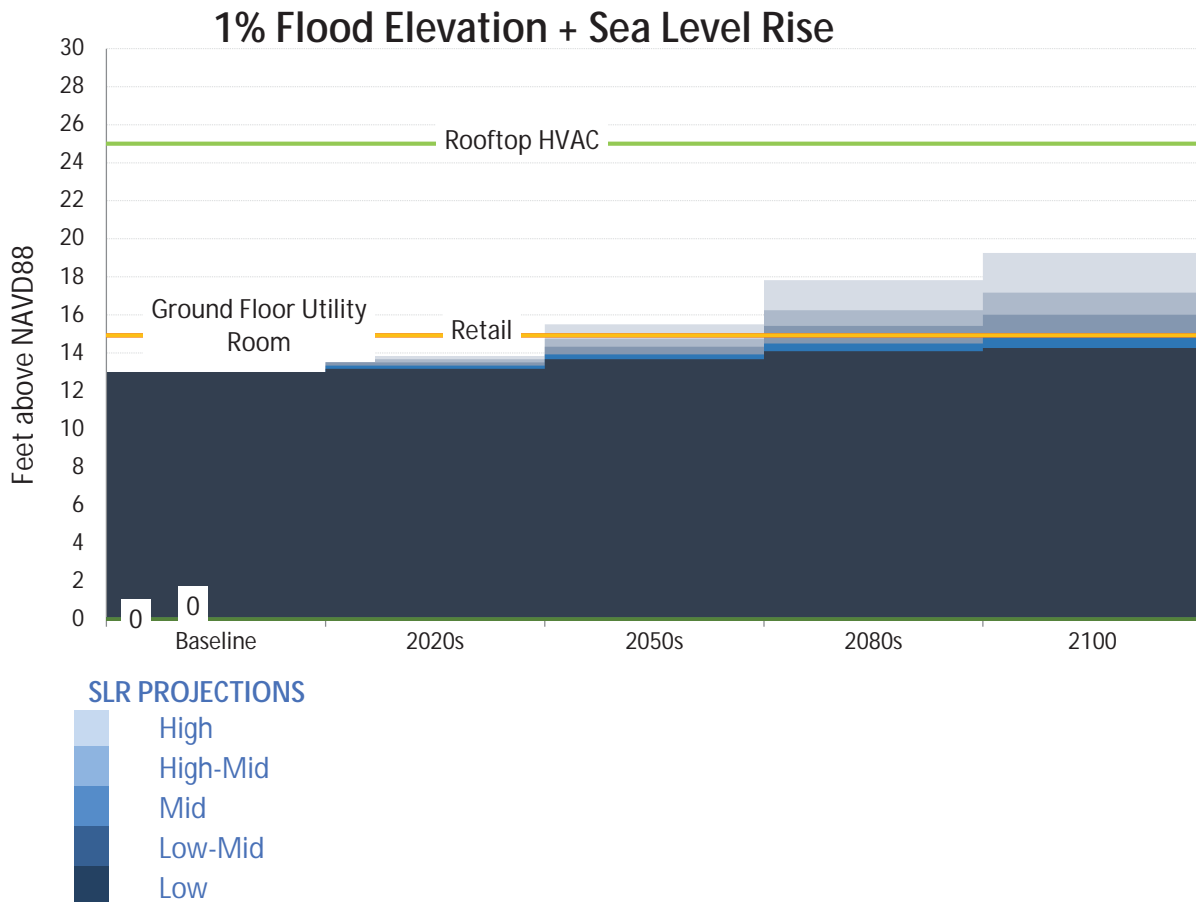
Compliance Statement: The Proposed Project has considered potential risks related to coastal flooding to features specific to the project, including, but not limited to, the location of critical mechanical, electrical, and plumbing systems.

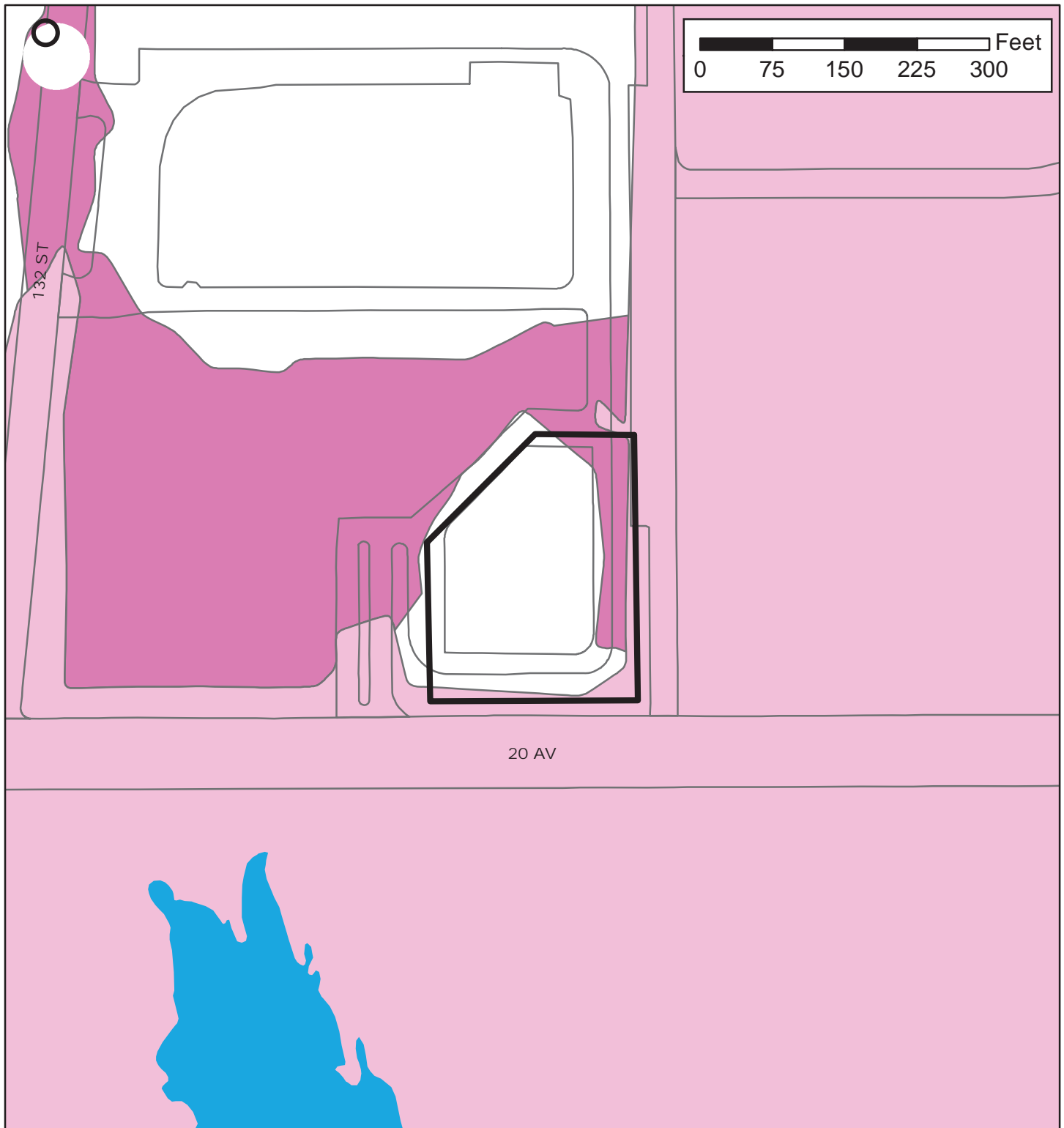
In June 2013, the Federal Emergency Management Agency (FEMA) issued Preliminary Work Maps for New York City to show coastal flood hazard data. Subsequently, the City made immediate accommodations to zoning regulations and upgrades to the New York City Building Code so that new construction would be built to these higher standards. In January 2015, FEMA issued Revised Preliminary Flood Insurance Rate Maps (FIRMs) for New York City, which are considered the best available flood hazard data, replacing the FEMA Preliminary Work Maps.

The NPCC additionally recommends assessing the impacts of projected sea level rise on the lifespan of projects. While the NPCC developed a series of maps incorporating projections for sea level rise with FEMA's 2013 Preliminary Work Maps, because of limitations in the accuracy of flood projections, the NPCC recommends that these maps not be used to judge site-specific risks. However, in general, the NPCC

estimates that in the New York City area, sea level will rise up to a high estimate of 10 inches by the 2020s, and up to a high estimate of 30 inches by the 2050s. As such, areas not within the currently applicable 100-year and 500-year flood zones will be in the future based on the NPCC projections. Furthermore, the NPCC projects that the frequency, extent, and height of 100-year and 500-year floods will increase by the 2050s.

The Flood Elevation Worksheet was prepared for the Proposed Project, and is provided at the end of this attachment. As shown in the graph below, the average elevation of the ground floor utility room and the ground floor retail space are above the elevation of the current 1% annual chance floodplain, but could fall below by 2020 (See **Figure 2**) and are expected to be below the elevation of the 1% annual chance floodplain by 2050 (see **Figure 3**). If these areas were to fall below the elevation, critical mechanical equipment would be relocated to the roof level, so as to minimize the potential for public and private losses due to flood damage. However, the NPCC recommends that these projections not be used to judge site-specific risks and they are subject to change. Furthermore, the roof of the existing two-story building is located at an elevation of approximately 25 feet (NAVD88), well above the current and future 1% annual chance floodplain under high-projections. Similarly, mechanical equipment for heating and cooling is expected to be located on the rooftop at an elevation of approximately 25 feet (NAVD88).

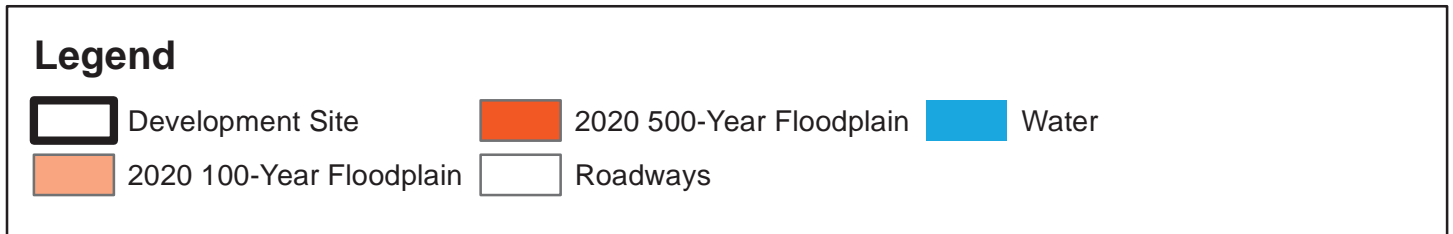
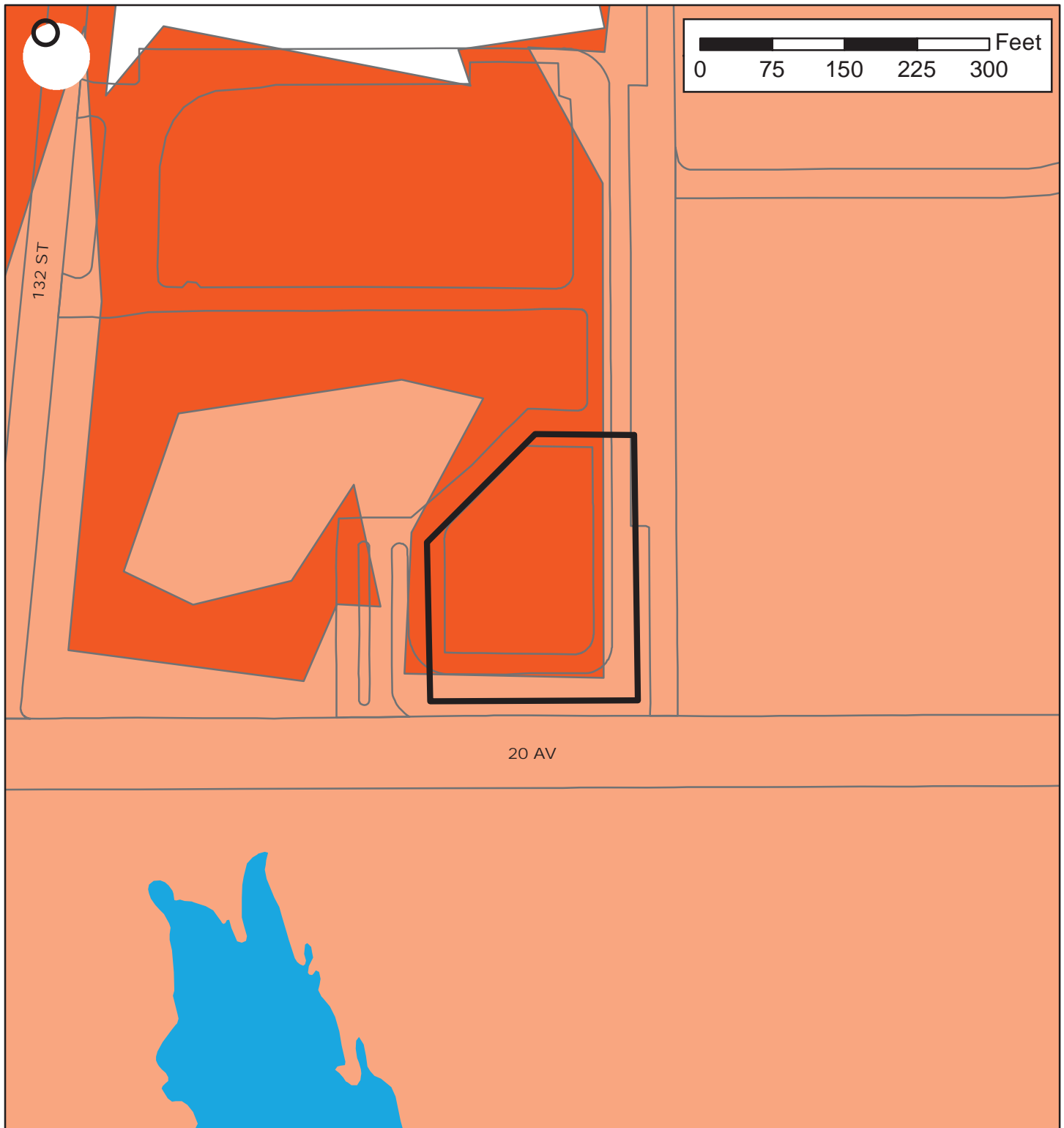


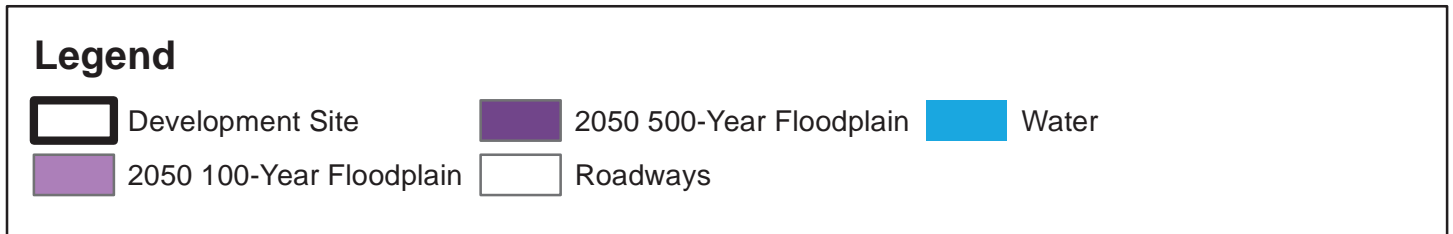
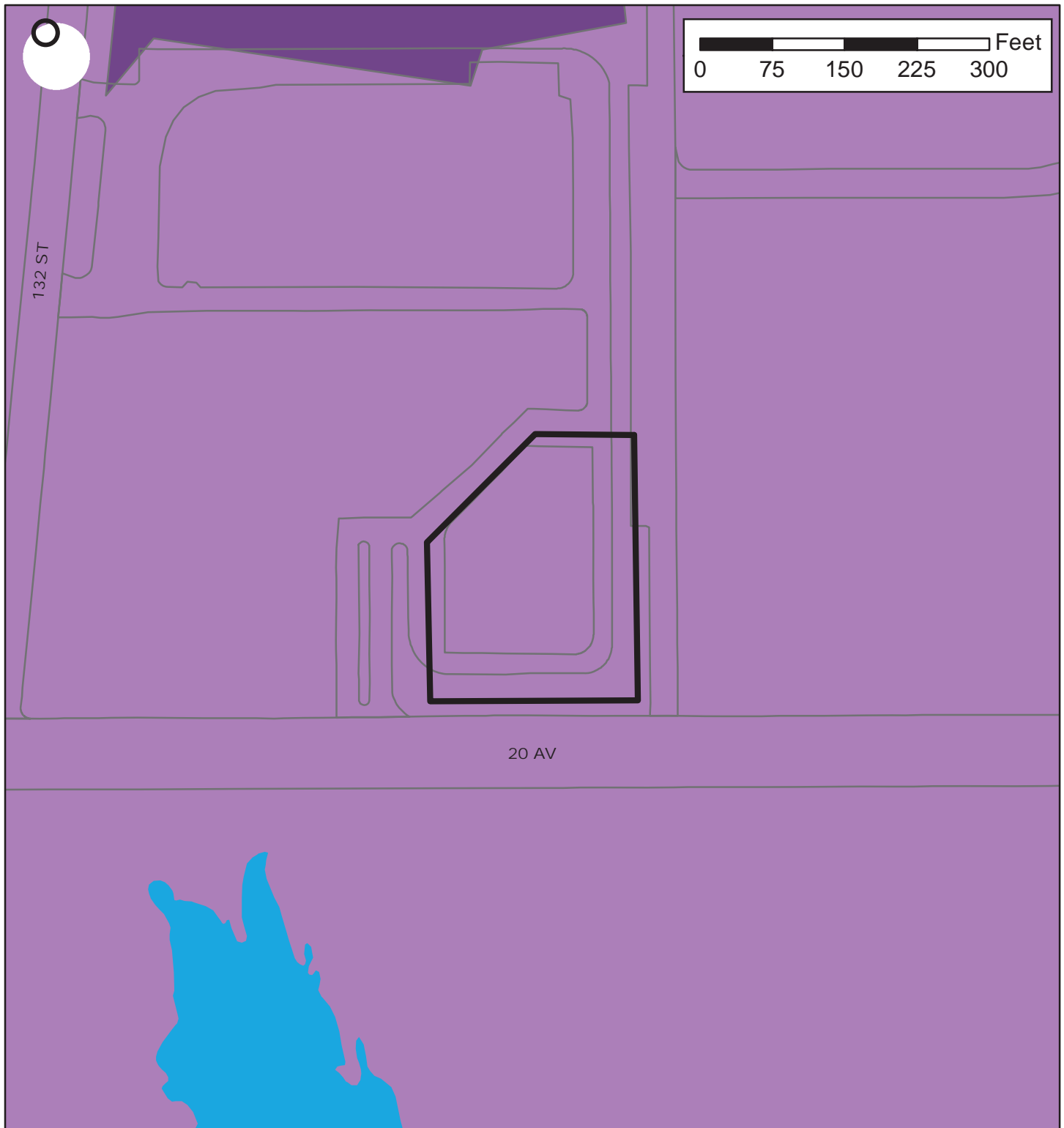


Legend

- Development Site
- 500-Year Floodplain
- Water
- 100-Year Floodplain
- Roadways

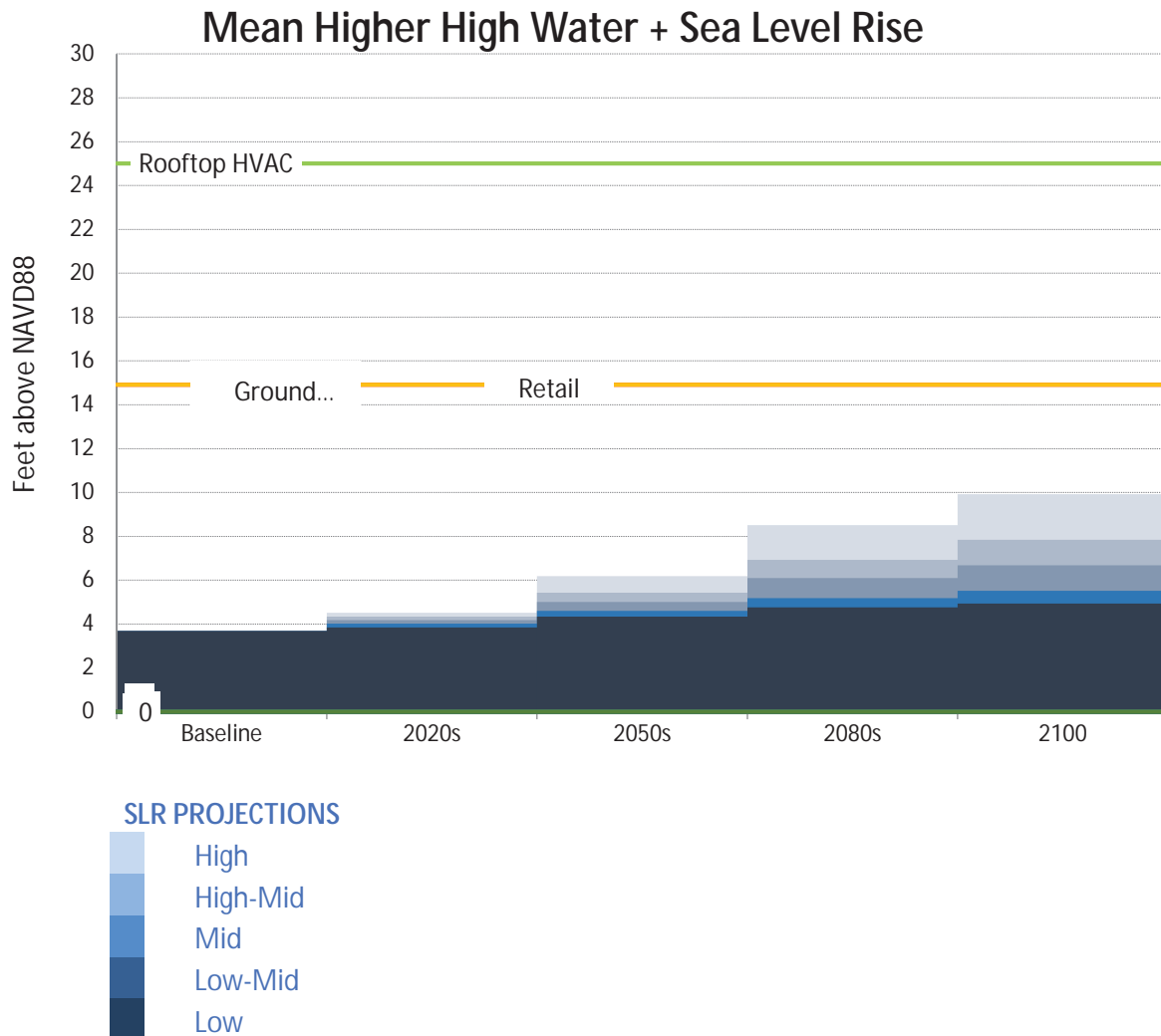
Note: This map is for advisory purposes only. It uses the most current data available and is deemed accurate, but is not guaranteed.
Source: United States Federal Emergency Management Agency. NYC Revised Preliminary FIRMs: January, 2015.





Coastal floodplains are influenced by astronomic tide and meteorological forces and not by fluvial flooding, and as such are not affected by the placement of obstructions within the floodplain. As shown in the graph below, no building features are expected to be below the elevation of the Mean Higher High Water at any point over the building’s lifespan and it is unlikely the Development Site would be affected by tidal flooding.

The existing two-story building is outside the current 1% annual chance floodplain and is not required to meet NYC Building Code requirements for flood resistant construction. Although the Proposed Project does not involve any new building construction or expansion of FAR, the renovation of the ground floor retail space would be designed and constructed in accordance with all applicable state and city flooding and erosion regulations, including New York City Administrative Code, Title 28, Section 104.9 (“Coastal Zones and Water-Sensitive Inland Zones”). The existing building does not contain any below grade spaces nor any ground floor dwelling units, and if the floodplain covers the Development Site in the future, additional retrofits could be pursued to wet floodproof the ground floor, or to dry floodproof the exterior and reinforce the building’s foundation.



As such, the Proposed Project would advance Policy 6.2 and there would be no significant adverse impacts associated with the Development Site's location in the 500-year floodplain. All new vulnerable, critical, or potentially hazardous features would be protected through flood damage reduction measures or future adaptive actions, and by virtue of the location of critical mechanical equipment on the roof level.

POLICY 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

Policy 6.2: *Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the City's Coastal Zone.*

Compliance Statement: As detailed in the Compliance Statement for WRP Policy 1.5 above, the Proposed Project would integrate consideration of the latest projections of climate change and sea level rise in New York City into planning and design. All new vulnerable, critical, or potentially hazardous features would be protected through flood damage reduction measures or future adaptive actions. As such, the Proposed Action is consistent with this WRP policy.

III. ASSESSMENT

Based on the Consistency Assessment Form completed for the Proposed Project, which is provided on the following pages, several policies required further assessment. The assessment provided herein found that the Proposed Project would be consistent with all applicable policies. Therefore, the Proposed Project would not result in any significant adverse impacts related to the WRP.

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: CPEOA Limited Partnership

Name of Applicant Representative: Jeremiah H. Candreva, Esq.

Address: 875 3rd Avenue, New York, NY 10022

Telephone: 212-704-6292 Email: jed.candreva@troutman.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Applicant, CPEOA Limited Partnership, is seeking a Special Permit pursuant to Section 74-922 of the Zoning Resolution of the City of New York (the "Proposed Action") for the property located at 134-01 20th Avenue on Queens Block 4138, Lot 50 (the "Development Site") in the College Point neighborhood of Queens Community District (CD) 7. The Proposed Action would facilitate the re-occupancy of the ground floor retail space of the existing two-story commercial building located on the Development Site with a furniture store (Use Group 10 commercial use), as well as the 10,000 sf enlargement of the second-story of the existing commercial building located on the Development Site (the "Proposed Project"). The development and use of the Development Site is subject to the terms and conditions of the Special Permit and the Approved Site Plan (as modified on March 5, 1996 pursuant to the Uniform Land Use Review Procedure (ULURP) Application No. M850785(A) ZSQ). Any new development at the Development Site is subject to City Planning Commission (CPC) approval.

The Applicant is seeking a Special Permit from the CPC, pursuant to Section 74-922 of the New York City Zoning Resolution. The proposed Special Permit is an action that is subject to review pursuant to the City's Uniform Land Use Review Procedure (ULURP), and also requires the preparation of an environmental review document pursuant to City Environmental Quality Review (CEQR).

2. Purpose of activity

The development and use of the shopping center located at 133-11 and 134-01 20th Avenue (Block 4138, Lots 1 and 50), which includes the Development Site, is subject to the terms and conditions of the Special Permit and the approved site plan, which regulate the use of the existing two-story commercial building located on the Development Site. The Proposed Action is intended to facilitate the re-occupancy of the ground floor retail space and the 10,000 sf enlargement of the second-story of the existing two-story commercial building located on the Development Site.

C. PROJECT LOCATION

Borough: Queens Tax Block/Lot(s): Block 4138, Lot 50

Street Address: 134-01 20th Avenue, College Point, NY 11101

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

- City Planning Commission** Yes No
- | | | |
|---|--|--|
| <input type="checkbox"/> City Map Amendment | <input type="checkbox"/> Zoning Certification | <input type="checkbox"/> Concession |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Zoning Authorizations | <input type="checkbox"/> UDAAP |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise |
| <input type="checkbox"/> Housing Plan & Project | <input type="checkbox"/> Other, explain: _____ | |
| <input checked="" type="checkbox"/> Special Permit | | |
- (if appropriate, specify type: Modification Renewal other) Expiration Date: _____

- Board of Standards and Appeals** Yes No
- | | |
|--|--|
| <input type="checkbox"/> Variance (use) | |
| <input type="checkbox"/> Variance (bulk) | |
| <input type="checkbox"/> Special Permit | |
- (if appropriate, specify type: Modification Renewal other) Expiration Date: _____

- Other City Approvals**
- | | |
|--|---|
| <input type="checkbox"/> Legislation | <input type="checkbox"/> Funding for Construction, specify: _____ |
| <input type="checkbox"/> Rulemaking | <input type="checkbox"/> Policy or Plan, specify: _____ |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____ |
| <input type="checkbox"/> 384 (b) (4) Approval | <input type="checkbox"/> Permits, specify: _____ |
| <input type="checkbox"/> Other, explain: _____ | |

State Actions/Approvals/Funding

- | | |
|---|-------------------------------|
| <input type="checkbox"/> State permit or license, specify Agency: _____ | Permit type and number: _____ |
| <input type="checkbox"/> Funding for Construction, specify: _____ | |
| <input type="checkbox"/> Funding of a Program, specify: _____ | |
| <input type="checkbox"/> Other, explain: _____ | |

Federal Actions/Approvals/Funding

- | | |
|---|-------------------------------|
| <input type="checkbox"/> Federal permit or license, specify Agency: _____ | Permit type and number: _____ |
| <input type="checkbox"/> Funding for Construction, specify: _____ | |
| <input type="checkbox"/> Funding of a Program, specify: _____ | |
| <input type="checkbox"/> Other, explain: _____ | |

Is this being reviewed in conjunction with a [Joint Application for Permits?](#) Yes No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? Yes No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? Yes No
3. Is the project located on publicly owned land or receiving public assistance? Yes No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) Yes No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) Yes No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
 - Significant Maritime and Industrial Area (SMIA) (2.1)
 - Special Natural Waterfront Area (SNWA) (4.1)
 - Priority Maritime Activity Zone (PMAZ) (3.5)
 - Recognized Ecological Complex (REC) (4.4)
 - West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see [Part I](#) of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within [Part II](#) of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
1	Support and facilitate commercial and residential redevelopment in areas well-suited to such development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
2	Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Protect and restore the quality and function of ecological systems within the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
5	Protect and improve water quality in the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i>) into the planning and design of projects in the city's Coastal Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Provide public access to, from, and along New York City's coastal waters.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Protect scenic resources that contribute to the visual quality of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.2	Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.2	Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Philip Habib

Address: 102 Madison Avenue, 11th Floor, New York, NY 10016

Telephone: 212-929-5656 Email: phabib@phaeng.com

Applicant/Agent's Signature: 

Date: 10/12/2018

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the [NYS Department of State Office of Planning and Development](#) and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning

Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3525
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State

Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
(518) 474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- Copy of original signed NYC Consistency Assessment Form
- Attachment with consistency assessment statements for all relevant policies
- For Joint Applications for Permits, one (1) copy of the complete application package
- Environmental Review documents
- Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Worksheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. HighTab 4 contains primary results. Tab 5, "Future Flood Level Projections" contains background computations. The remaining tabs contain additional results, to be used as relevant. Non-highlighted cells have been locked.

Background Information	
Project Name	134-01 20th Avenue Special Permit Modification EAS
Location	134-01 20th Avenue (Queens Block 4138, Lot 50)
Type(s)	<input checked="" type="checkbox"/> Residential, Commercial, Community Facility <input type="checkbox"/> Parkland, Open Space, and Natural Areas <input type="checkbox"/> Tidal Wetland Restoration <input type="checkbox"/> Critical Infrastructure or Facility <input type="checkbox"/> Industrial Uses <input type="checkbox"/> Over-water Structures <input type="checkbox"/> Shoreline Structures <input type="checkbox"/> Transportation <input type="checkbox"/> Wastewater Treatment/Drainage <input type="checkbox"/> Coastal Protection
Description	The Applicant, CPEOA Limited Partnership, is seeking a Special Permit (the "Proposed Action") for the property located at 134-01 20th Avenue on Queens Block 4138, Lot 50 (the "Development Site") in the College Point neighborhood of Queens Community District (CD) 7. The Proposed Action would facilitate the re-occupancy of the ground floor retail space of the existing two-story commercial building located on the Development Site with a furniture store (Use Group 10 commercial use), as well as the 10,000 sf enlargement of the second-story of the existing commercial building located on the Development Site (the "Proposed Project").
Planned Completion date	2018

The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance document was developed by the NYC Department of City Planning. It is a guidance document only and is not intended to serve as a substitute for actual regulations. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information. The City reserves the right to update or correct information in this guidance document at any time and without notice.

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet Error."

Last update: June 7, 2017

Establish current tidal and flood heights.

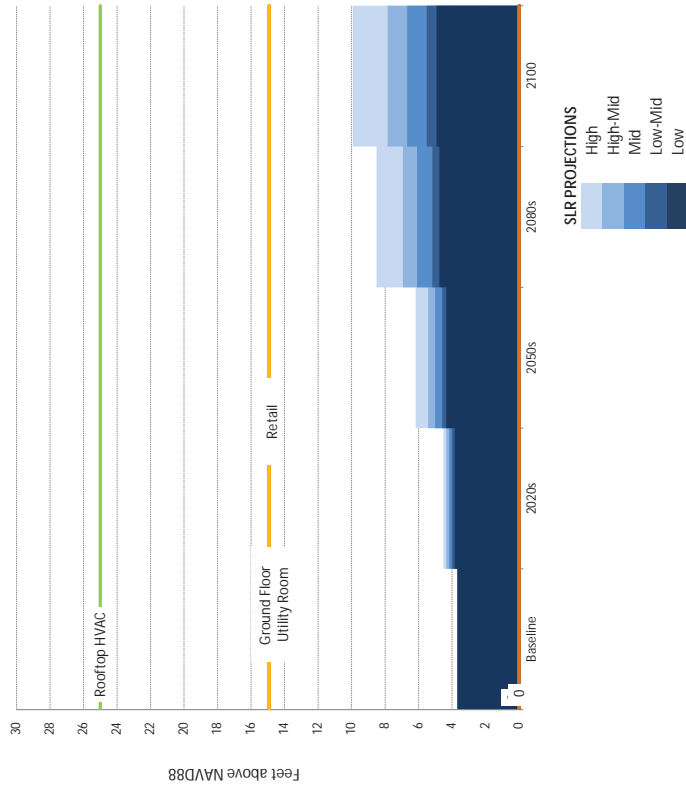
	FT (NAVD88)	Feet	Datum	Source
MHHW		3.68	NAVD88	NOAA, Throgs Neck, NY
1% flood height		13.00	NAVD88	2015 FEMA pFIRMS for nearest 1% flood zone
As relevant:				
0.2% flood height		15.00	NAVD88	Estimate based on 1% flood elevation
MHW		3.32	NAVD88	NOAA, Throgs Neck, NY
MSL		-0.18	NAVD88	NOAA, Throgs Neck, NY
MLLW		-4.08	NAVD88	NOAA, Throgs Neck, NY

Data will be converted based on the following datums:

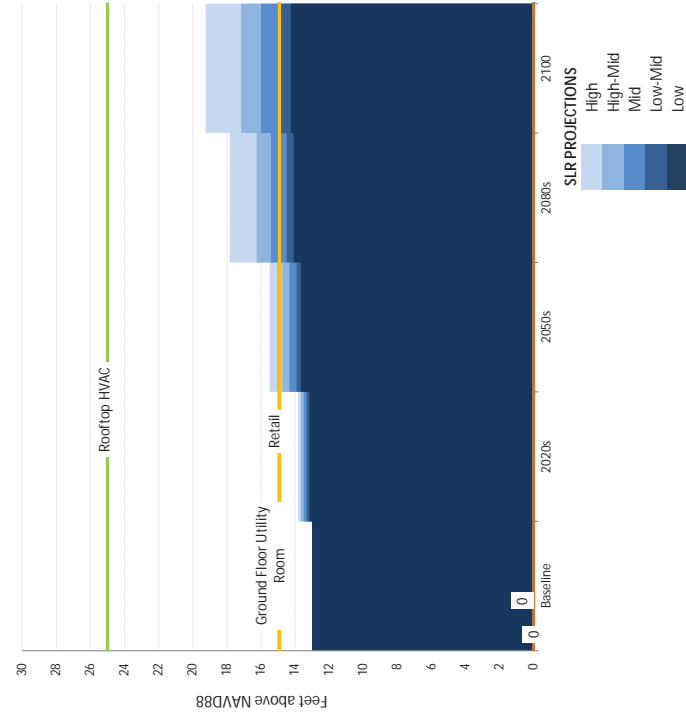
Datum	FT (NAVD88)
NAVD88	0.00
NGVD29	-1.10
Manhattan Datum	1.65
Bronx Datum	1.51
Brooklyn Datum (Sewer)	0.61
Brooklyn Datum (Highway)	1.45
Queens Datum	1.63
Richmond Datum	2.09
Station	Throgs Neck
MLLW	-4.08

Assess project vulnerability over a range of sea level rise projections.

Mean Higher High Water + Sea Level Rise



1% Flood Elevation + Sea Level Rise



	SLR (ft)						SLR (in)				
	Low	Low-Mid	Mid	High-Mid	High		Low	Low-Mid	Mid	High-Mid	High
Baseline	0.00	0.00	0.00	0.00	0.00	2014	0	0	0	0	0
2020s	0.17	0.33	0.50	0.67	0.83	2020s	2	4	6	8	10
2050s	0.67	0.92	1.33	1.75	2.50	2050s	8	11	16	21	30
2080s	1.08	1.50	2.42	3.25	4.83	2080s	13	18	29	39	58
2100	1.25	1.83	3.00	4.17	6.25	2100	15	22	36	50	75

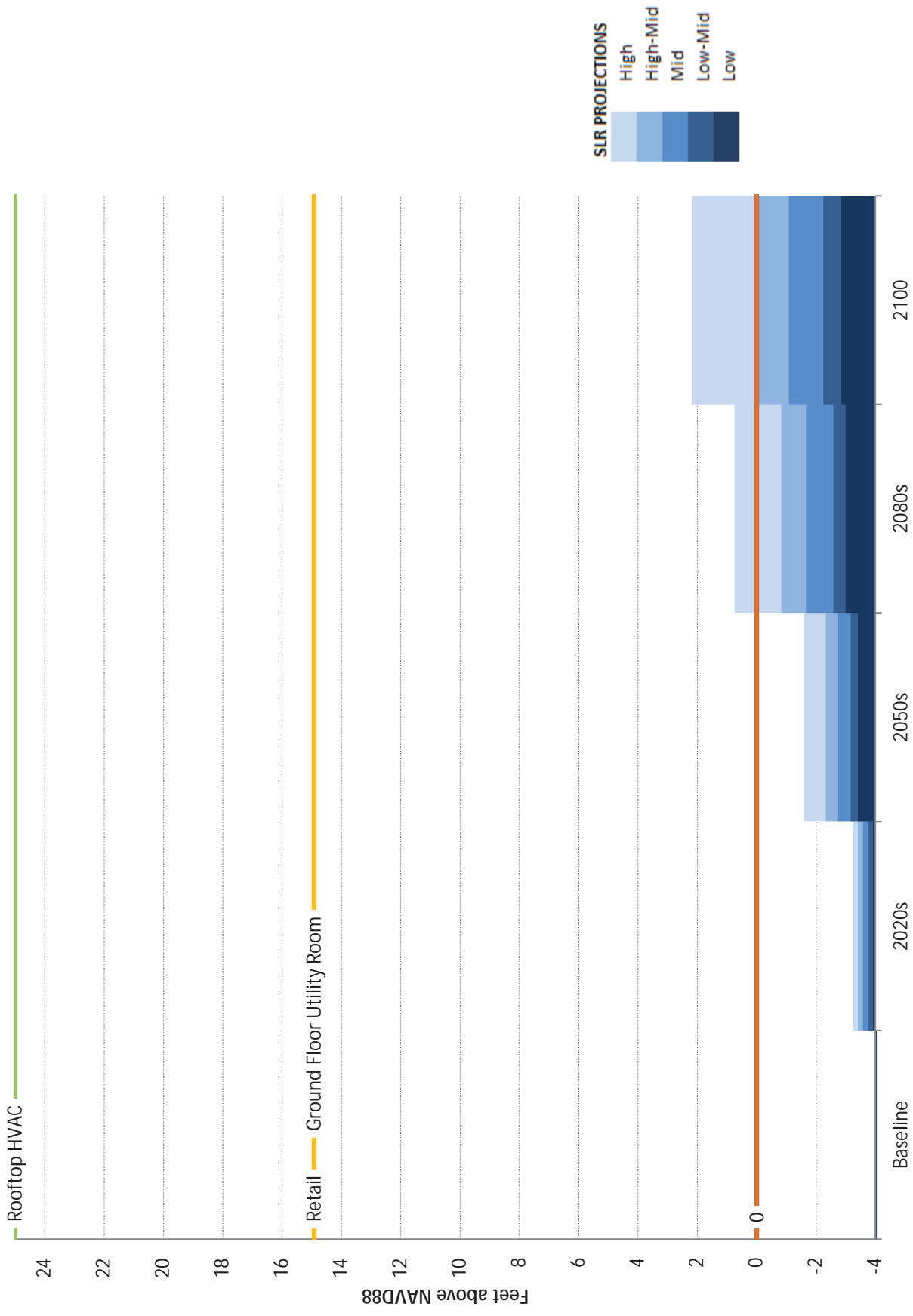
MHHW+SLR (ft above NAVD88)						MLLW+SLR (ft above NAVD88)					
	Low	Low-Mid	Mid	High-Mid	High		Low	Low-Mid	Mid	High-Mid	High
Baseline	3.68	3.68	3.68	3.68	3.68	Baseline	-4.08	-4.08	-4.08	-4.08	-4.08
2020s	3.85	4.01	4.18	4.35	4.51	2020s	-3.91	-3.75	-3.58	-3.41	-3.25
2050s	4.35	4.60	5.01	5.43	6.18	2050s	-3.41	-3.16	-2.75	-2.33	-1.58
2080s	4.76	5.18	6.10	6.93	8.51	2080s	-3.00	-2.58	-1.66	-0.83	0.75
2100	4.93	5.51	6.68	7.85	9.93	2100	-2.83	-2.25	-1.08	0.09	2.17

1%+SLR (ft above NAVD88)						MSL+SLR (ft above NAVD88)					
	Low	Low-Mid	Mid	High-Mid	High		Low	Low-Mid	Mid	High-Mid	High
Baseline	13.00	13.00	13.00	13.00	13.00	Baseline	-0.18	-0.18	-0.18	-0.18	-0.18
2020s	13.17	13.33	13.50	13.67	13.83	2020s	-0.01	0.15	0.32	0.49	0.65
2050s	13.67	13.92	14.33	14.75	15.50	2050s	0.49	0.74	1.15	1.57	2.32
2080s	14.08	14.50	15.42	16.25	17.83	2080s	0.90	1.32	2.24	3.07	4.65
2100	14.25	14.83	16.00	17.17	19.25	2100	1.07	1.65	2.82	3.99	6.07

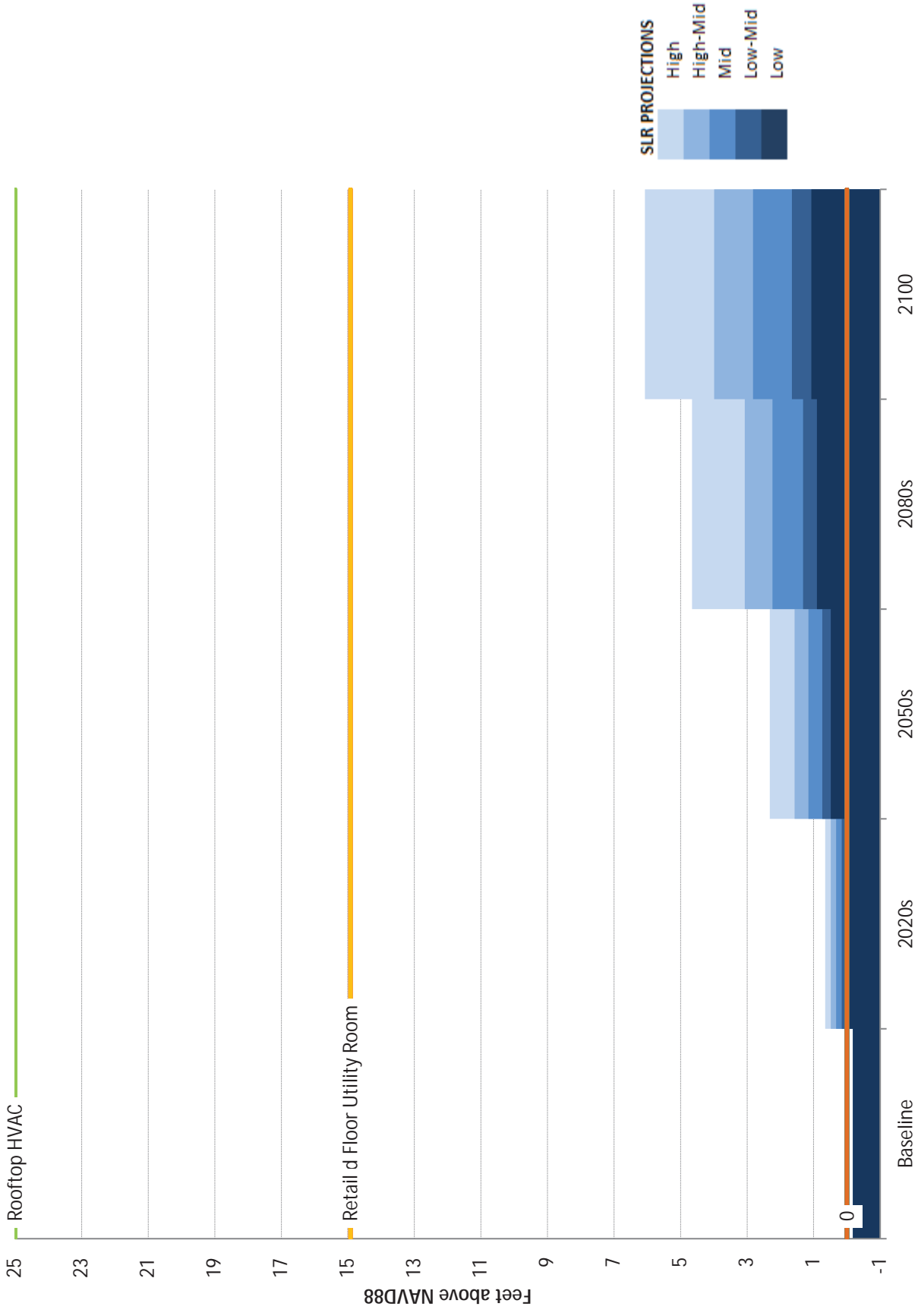
0.2%+SLR (ft above NAVD88)					
	Low	Low-Mid	Mid	High-Mid	High
Baseline	15.00	15.00	15.00	15.00	15.00
2020s	15.17	15.33	15.50	15.67	15.83
2050s	15.67	15.92	16.33	16.75	17.50
2080s	16.08	16.50	17.42	18.25	19.83
2100	16.25	16.83	18.00	19.17	21.25

	0	1
Ground Floor Utility Room	15	14.92
Retail	15	14.92
Rooftop HVAC	25	25
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0

Mean Lower Low Water + Sea Level Rise



Mean Sea Level + Sea Level Rise



0.2% Flood Elevation + Sea Level Rise

