



E-267

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

REVISED NEGATIVE DECLARATION
Superseded Negative Declaration Issued on December 13, 2010

May 9, 2011

Project Identification

CEQR No. 10DCP051Q
ULURP No. 100457ZMQ
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin

Name, Description, and Location of Proposal:

154th Street Rezoning

This Revised Negative Declaration, which supersedes the Negative Declaration issued on December 13, 2010, reflects a modified zoning map amendment proposed by the City Planning Commission (CPC) and an applicant proposed change to the project, which occurred subsequent to the issuance of the Negative Declaration.

The CPC modification to the proposal limits the proposed C2-2 overlay to a distance of 140' feet along the west side of 154th Street as opposed to the full block front. The modification will require the provision of an 8-foot side yard on the north side of the proposed catering facility, reducing the floor area by 640 square feet from the original proposal. The applicant proposed to increase the number of on-site accessory parking spaces from 34 spaces to 110 spaces, to be located on the sub-level of the project site (Block 4539, Lots 61 and 66). Access and egress to the accessory parking will be provided via the existing curb cut located on 154th Street and 11th Avenue.

The applicant, 10-24 Associates LLC, is seeking a zoning map change on the western block front of 154th Street (Block 4539), between 10th and 11th Avenues, from an existing R2A and R3-1 zoning district to an R3-1/C2-2 zoning district. The rezoning area consists of five lots, located on 10th Avenue, 154th Street, and 11th Avenue (Block 4539, Lots 52, 57, 58, 61, and 66), in the Beechhurst neighborhood of Queens, Community District 7.

The application would facilitate a proposal by the applicant to expand the second floor and a portion of the ground floor of an existing mixed-use building located at 10-24 154th Street (Block 4539, Lot 61) into a catering hall with accessory parking spaces and to make pre-existing commercial uses on the site conforming. The applicant owns Lots 61 and 66. The existing building on Lot 61 (Projected Development Site 1) has a legal non-complying ground floor restaurant use. Lot 61 has a partly one story and partly two-story building with ground floor commercial use and residential use above. The applicant

proposes to enlarge the 5,990 square foot building by adding a second floor to the one-story portion (an additional 7,455 sf) and by expanding the ground floor of the existing building by 667 sf. At the north side, the building would extend over a driveway with a curb cut on 154th Street that will provide access to a 110 space on-site accessory attended parking garage and a lot in the rear of the buildings on Lots 61 and 66. An 8-foot side yard would be created along the driveway adjacent to the adjoining lot to the north. With the proposed rezoning, the ground floor restaurant would continue and the existing residential use on the second floor would be discontinued and combined with the proposed second floor addition. When completed, the entire second floor would be used solely for catering. Lot 66, also owned by the applicant, is developed with a two-story building with non-conforming ground floor commercial use on the ground floor and residential use on the second floor, and would remain unchanged.

The rezoning area is currently split between an R2A and an R3-1 zoning district. In both the R2A and R3-1 zoning districts, commercial uses are not permitted as-of-right. Currently the R2A district is mapped to extend over the majority of the rezoning area, with the eastern portions of the lots being within the R3-1 zoning district. The action would extend the existing R3-1 district to cover the entire rezoning area. The rezoning modification limits the proposed C2-2 overlay to a distance of 140'feet along the west side of 154th Street. The C2-2 overlay permits a wide range of local retail, service and commercial uses. The proposed overlay would allow the expansion of the second floor for a catering use on Lot 61 and would bring 3 of the 5 lots proposed to be rezoned into conformance as these 3 lots all contain commercial uses. The existing commercial uses pre-date the residential zoning that occurred in 1961, and are legal non-complying uses. R2A zoning districts only permit single-family detached homes and community facility uses. The maximum FAR is limited to .5. R3-1 zoning districts allow a FAR of .6 and permit both detached and semi-detached 1-2 family homes and community facility uses. The applicant's property is currently non-complying in terms of floor area, and the new R3-1 zoning would serve to bring Lots 61 and 66 into compliance.

The three lots within the rezoning area which are not owned by the applicant, Lots 52, 57, and 58, may experience development in the future due to the proposed action (Potential Development Sites 1, 2 and 3). Lot 52 (Potential Development Site 1) is developed with a legal one-story nonconforming commercial building. Lots 57 (Potential Development Site 2) and 58 (Potential Development Site 3) are each developed with a two-story single-family dwelling. Absent the proposed action the existing buildings within the rezoning area would remain unchanged. The build year is 2011.

To avoid the potential for significant adverse air quality impacts from stationary source emissions, an (E) designation would be incorporated into the rezoning proposal for the following development site:

Block 4539, Lot 61 (Projected Development Site 1)

The text for the (E) designations is as follows:

Block 4539, Lot 61 (Projected Development Site 1)

Any new commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 50 feet from the lot lines facing 11th Avenue, to avoid any potential significant adverse air quality impacts.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Technical Memorandum, dated May 6, 2011, prepared in connection with the ULURP Application (ULURP Number 100457 ZMQ). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The (E) designations for air quality would ensure that the proposed action would not result in significant adverse impacts due to air quality.
2. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Fara Surrey at (212) 720-3260.



Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: 5/6/11
May 6, 2011



Amanda M. Burden, FAICP, Chair
City Planning Commission

Date: 5/9/11

