



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*  
Department of City Planning

May 14, 2015

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 15DCP160Q)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the redevelopment of **102-05 Ditmars Blvd. Parking Garage**, CEQR No. 15DCP160Q. The SEQRA classification for this proposal is Type I.

**A public scoping meeting has been scheduled for Thursday, June 18, 2015 and will be held in Spector Hall, at the New York City Department of City Planning, 22 Reade Street, New York, NY 10007.** The meeting will begin at 9:30AM. Written comments will be accepted by the lead agency until the close of business on Monday, June 29, 2015.

The Applicant, LGA Parking LLC, is seeking two special permits in connection with a proposed long-term parking facility intended to serve air passengers from LaGuardia Airport. The first special permit, pursuant to New York City Zoning Resolution (ZR) Sections 74-743(a)(2) and 74-744(c), would allow the location of buildings within a Large-Scale General Development (LSGD) without regard for the applicable yard, height, and setback regulations and allow the modification of sign regulations. The second special permit, pursuant to ZR Section 74-512, would allow the development of a public parking garage structure with a capacity in excess of 150 parking spaces and rooftop parking. In addition, the applicant is seeking to cancel an existing Restrictive Declaration (D-43) and record a new Restrictive Declaration incorporating relevant requirements of the LSGD.

The proposed actions would facilitate a proposal by the applicant to construct a new nine-story 649,000 gross square foot (gsf), 2,200 space, long-term public parking garage located on a property at 102-05 Ditmars Blvd. (Block 1641, Lot 1) in the East Elmhurst neighborhood of Queens, Community District 3. The project site is within a C4-2 district,

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and is bounded by the Grand Central Parkway to the north and east, Northern Blvd. to the south, and 93rd and 94th Streets to the west.

Currently, the project site contains a ten-story hotel and a 129,050 gsf public parking facility with 410 spaces which is accessed through an existing curb cut located on Ditmars Boulevard. Pursuant to the proposed actions, the parking facility would be enlarged and accessed through an existing curb cut which would be reduced in size, and two new curb cuts that would serve as entrance and exit points located on Ditmars Boulevard.

Absent the proposed action, the project site would remain in its existing condition.

The proposed project is expected to be completed by 2018.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2<sup>nd</sup> Floor, New York, New York 10038, Nilda Mesa., Director (212) 788-2937. The Draft Scope of Work and scoping protocol will also be made available for download at [www.nyc.gov/planning](http://www.nyc.gov/planning).

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.