



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP058Q

ULURP No. 160070ZMQ

SEQRA Classification: Unlisted

Lead Agency

City Planning Commission

120 Broadway, 31st Floor

New York, NY 10217

Contact: Robert Dobruskin

(212) 720-3423

Name, Description and Location of Proposal:

227th Street Rezoning

The applicant, Idlelots LLC, is seeking a zoning map amendment from an R3-1 to an R3-1/C2-2 zoning district affecting two lots (Block 13484, Lots 1 and 36, "the project site") located on 145th Road between 227th and 228th Street in the Brookville neighborhood of Queens, Community District 13. The proposed action would facilitate a proposal by the applicant to construct an approximate 25 space public parking lot to serve the neighboring retail uses within the C1-3 district and the M1-1 manufacturing uses (Use Group 16), operated by the applicant and located across the street from the project site, at 145-68 228th Street (Block 13475, Lot 16).

The project site is currently paved, enclosed by a security fence and accessed via a 27-foot wide curbcut on 145th Road. The proposed accessory parking lot use (Use Group 16) is not permitted within R3-1 zoning districts, which allow residential uses (Use Groups 1 and 2) at up to 0.5 FAR and community facility uses (Use Groups 3 and 4) at a maximum of 1.0 FAR, and parking that is accessory to Use Groups 1 through 4. The project site was previously rezoned from R3-2 to R3-1 in connection with the Brookville Rezoning (CEQR # 04DCP052Q), approved by the Department in 2005. For analysis purposes, the Brookville Rezoning Environmental Assessment Statement (EAS) assumed that the project site could be developed 8 residential units and 8 accessory parking spaces, pursuant to the R3-1 district. This development did not occur on the project site.

The proposed C2-2 commercial overlay allows for Use Groups 1-9 and 14 for retail uses such as bakeries, drug stores, and grocery stores, home maintenance or repair services and business services like medical labs and art studios. It should be noted that in C2 districts, public parking with a capacity of 150 spaces or less is allowed as of right. The maximum FAR for an R3-1/C2-2 is 1.0.

For analysis purposes, the EAS prepared in connection with the current rezoning proposal (from R3-1 to R3-1/C2-2) assumes that in the future with the proposed action the project site could be developed with commercial retail uses at 5,100 gross square feet (0.425 FAR), and 17 accessory parking spaces. Absent the proposed action, the project site is assumed to be developed with two semi-detached buildings containing a total of 8 dwelling units and 8 accessory parking spaces, consistent with what was projected in the Brookville Rezoning EAS.

The proposed project is expected to be completed by 2018.

Statement of No Significant Effect:

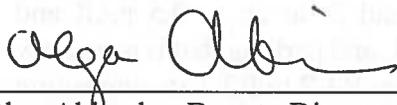
The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated March 4, 2016, prepared in connection with the ULURP Application (No. 160070ZMQ). The City 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 no other significant 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 Ingrid Young of the Department of City Planning at (212) 720-3425.



Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: March 4, 2016

Carl Weisbrod, Chairman
City Planning Commission

Date: March 7, 2016