



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP099Q
ULURP No. 160306ZMQ
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Merrick Boulevard Rezoning

The Applicant, 125-22 Owners LLC, is seeking a Zoning Map Amendment, from R3A to R3A/C2-3, affecting a property (Block 12525, Lot 12 the "Rezoning Area") located within the Springfield Gardens section of Queens Community District 12. The proposed rezoning would facilitate a proposal by the Applicant to develop an approximately 8,996 gross square foot (gsf) commercial retail building at 125-18 Merrick Boulevard, (the "Development Site," which includes Block 12525, Lot 12, as well as the adjacent Lots 128 and p/o Lot 1, all of which are expected to be merged into a single tax lot and zoning lot in connection with the proposed project). A portion of Lot 1 located outside of the boundaries of the Development Site contains an eating and drinking establishment; this property would be subdivided into a separate tax lot, and would otherwise remain unaffected by the proposed rezoning. The Development Site occupies the northwest corner of Merrick Boulevard and 126th Avenue.

Currently, the portion of the Development Site (Lot 12) which is subject to the proposed rezoning, is vacant. Block 12525, Lot 12 is currently mapped with an R3A zoning district, which allows residential uses at a maximum FAR of 0.5, and community facility uses at a maximum floor area ratio (FAR) of 1.0. One off-street parking space is required per each dwelling unit. Commercial uses are not permitted in R3A districts.

The remainder of the Development Site (p/o Lot 1 and Lot 128), which would not be rezoned, is currently vacant. Lots 1 and 128 are both mapped with an R5D zoning district and a C2-3 commercial overlay. R5D districts allow moderate-density, multi-family housing at a maximum FAR of 2.0; C2-3 commercial overlays allow commercial retail uses (Use Groups 1 through 9 and 14) at up to 1.0 FAR. One parking space is required per 400 square feet of commercial retail floor area. Parking may be waived per the NYC Zoning Resolution (ZR) Section 36-231 ("Waiver of Requirements for Spaces

below Minimum Number in districts with high, medium, or low parking requirements”) if fewer than 25 parking spaces are required.

Prior to 2011, the Development Site was entirely mapped with a C2-2 commercial overlay. The C2-2 overlay was mapped at a depth of 100 feet measured parallel to the Merrick Boulevard street line.

In 2011, in connection with the Department-sponsored South Jamaica Rezoning (CEQR #11DCP041Q), the C2-2 commercial overlay mapped on the Development Site was changed to C2-3 and reduced in depth in order to prevent commercial uses from encroaching along residential neighborhood streets. As a result of the South Jamaica Rezoning proposal, Lot 12, which completely fronts 126th Avenue (a predominantly residential street) was rezoned R3A, while Lots 1 and 128 (which front the predominantly commercial Merrick Boulevard) were rezoned R5D/C2-3. The proposed action would result in the extension of the existing C2-3 commercial overlay by approximately 55 feet (for a total of 170 feet in depth), to facilitate the proposed project.

Absent the proposed rezoning, the existing conditions on the proposed Development Site are anticipated to remain. The analysis year for the proposed project is 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 May 20, 2016, prepared in connection with the ULURP Application (No. 160306ZMQ). The City Planning Commission has determined that the proposed actions 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 Annabelle Meunier at (212) 720-3426.



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

Date: May 20, 2016

Carl Weisbrod, Chairman
City Planning Commission

Date: May 23, 2016

