

**NEGATIVE DECLARATION**

**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 (CPC) assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions 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 the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

**Land Use, Zoning, and Public Policy**  
A detailed analysis of land use, zoning, and public policy is included in this EAS. The Applicant, Archer 1 LLC, is seeking a zoning text amendment and authorization related to the curb cut location requirements of the Special Downtown Jamaica District (SDJD) (the proposed actions) to facilitate development at 160-05 Archer Avenue in Jamaica, Queens (Block 10101, Lot 150) (the development site). The development site is a corner lot bordered by Archer Avenue and 160th Street and is currently undergoing construction with a new, as-of-right, 22-story mixed use development with ground floor retail and 315 market rate dwelling units (the proposed project). The Applicant is seeking to include a loading berth for commercial tenant loading/ unloading and residential move-ins/move-outs. However, there is no space along 160<sup>th</sup> Street for a curb cut to serve the loading berth, and curb cuts are currently prohibited along Archer Avenue (Zoning Resolution (ZR) Sec. 115-52). The proposed actions would create a new authorization (ZR Sec. 115-53) which would allow the CPC to authorize curb cuts prohibited by ZR Sec. 115-52, provided that the curb cut meets certain findings related to traffic and pedestrian circulation, congestion, safety, and streetscape character. With the proposed text amendment, in addition to the development site, other sites along the prohibited streets would be eligible to use the new authorization to modify curb cut regulations. Therefore, the proposed text amendment would be applicable to additional sites within the SDJD. Without a curb cut at the development site, loading/unloading and residential moves would be done curbside, which the Applicant believes would contribute to curbside idling and unnecessary blockage of through traffic on Archer Avenue and 160<sup>th</sup> Street. The proposed actions would not result in a change in land use and would not adversely affect the land use character of the site or 400-foot study area. The proposed actions would modify curb cut regulations but would not adversely affect zoning because no other zoning provisions would be modified. No significant adverse impacts are anticipated for land use, zoning, and public policy.

**Conceptual Analysis**  
A conceptual analysis is included in this EAS to consider the general effects of the provisions of the proposed text on future development. The proposed actions would modify curb cut regulations affecting other potential development sites along prohibited streets (per ZR 115-52), as additional sites in the SDJD would be eligible to use the proposed new authorization (ZR Sec. 115-53) to modify curb cut regulations. It is not possible to predict where or how often the provisions of the proposed text would be used on other sites in the future since the new authorization provided by the text would be site-specific and would depend on specific development plans not known at this time. Therefore, a conceptual analysis was completed to assess the potential for the proposed text amendment to result in significant adverse impacts. The analysis evaluated two conceptual projected development sites; site 1 is located at 139-11 95th Ave (Queens Block 9991, Lot 68), and site 2 is located at 147-27 Archer Ave (Queens Block 9995, Lot 14). The proposed text amendment and new authorization would not generate any new development projects; affect potential uses; allow development of more floor area than otherwise permitted under existing zoning regulations; or alter the regulations concerning building bulk, height, or massing under the SDJD. Like the proposed project, other potential eligible sites seeking approval under the new authorization would be required to meet the same findings related to traffic and pedestrian circulation, congestion, safety, and streetscape character. The analysis concluded that no significant adverse environmental impacts would be expected due to the proposed actions.

*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). Should you have any questions pertaining to this Negative Declaration, you may contact Stacey Barron at +1 212-720-3419.*

<b>TITLE</b> Director, Environmental Assessment and Review Division	<b>LEAD AGENCY</b> Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 <sup>st</sup> Fl. New York, NY 10271   212.720.3493
<b>NAME</b> Olga Abinader	<b>DATE</b> July 9, 2021
<b>SIGNATURE</b> 	

**Project Name: 160-05 Archer Avenue - SDJD Curb Cut Authorization**

**CEQR # 21DCP127Q**

**SEQRA Classification: Unlisted**

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE July 12, 2021
SIGNATURE	