DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

M E M O R A N D U M

TO: Sara Avila, Lin Zeng

FROM: Evren Ulker-Kacar EUK

DATE: May 8, 2026

RE: **TYPE II**

CEQR No.	26DCP085Q
Land Use Application No.	260234ZMQ; 260235ZRQ
Project Name	108-05 68th Road Rezoning

We have reviewed the above referenced application and determined that, pursuant to 6 NYCRR 617.5, it is a Type II action and not subject to SEQRA/CEQR:

- ☐ **617.5(9)** Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or use variance, and consistent with local land use controls, but not radio communication or microwave transmission facilities.

- ☐ **617.5(11)** construction or expansion of a single-family, a two-family or a three-family residence on an approved lot.

- ☐ **617.5(12)** Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.

- **617.5(25)** Official acts of a ministerial nature involving no exercise of discretion:

  ☐ Special Permits pursuant to Zoning Resolution Section 74-78 (Conversions of Non-Residential Floor Area), for modifications to the requirements relating to the location of loft dwellings or joint living-work quarters for artists and use restrictions.

  ☐ Authorizations pursuant to Zoning Resolution Sections 105-421 (Modification of topographic features on Tier I sites), 105-422 (Authorization of a development, enlargement or site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer), 105-423 (Relocation of erratic boulders), 105-424 (Alteration of rock outcrops), 105-425 (Modification of botanic environment and tree preservation and planting requirements), 105-426 (Alteration of aquatic features), 105-91 (Special District Designation on Public Parks), 107-64 (Future Subdivision of Certain Plan Review Site), 107-65 (Authorization for Modifications of Natural Features), 119-311 (Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer), 119-313 (Modification of landscaping, tree preservation and tree planting requirements), and 119-319 (Authorization to allow site alterations, the construction of new park-related facilities and improvements to existing park-related facilities within public parks).

☐ Other Authorizations*

☐ City Planning Commission and Chair Certifications.

☐ Actions pursuant to Zoning Resolution Sections 93-65, 95-04 and 95-05 relating to transit easements.

- **617.5(32)** License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities:

  ☐ Renewal of Special Permit or Authorization.

- **617.5(b)** Residential Development Type II Actions (Green Fast Track) adopted as Section 5-05(e) and (f) of Chapter 5 of Title 62 of the Rules of the City of New York:

  ☑ Green Fast Track for Housing eligible.

- ☐ **Other*** _____

*As determined by DCP's Environmental Assessment and Review Division and Counsel's Office

cc:

City Planning Commission

City Environmental Quality Review

GREEN FAST TRACK FOR HOUSING TYPE II: ELIGIBILITY CHECKLIST

FOR GREEN FAST TRACK TYPE II ACTIONS ONLY

Part I: Project Summary

Project Summary	All My Children Daycare (the "Applicant") seeks a Zoning Map Amendment (from R1-2A to R7A) and a Zoning Text Amendment to designate a Mandatory Inclusionary Housing (MIH) area (collectively, the "Proposed Actions") for Block 2179, Lots 1 and 6 (the "Affected Area"), located in the Forest Hills neighborhood of Queens Community District 6.The Proposed Actions would facilitate the development of Block 2179, Lot 1 (Projected Development Site 1) with a new 11-story mixed-use building comprising approximately 56,012 gross square feet (gsf), including 44,493 gsf of residential floor area and 11,519 gsf of community facility space. The development would include 34 dwelling units, of which approximately 6 to 9 units would be permanently affordable pursuant to MIH Options 1, 2, or 3. One curb cut would be provided along 68th Road, and 12 accessory off-street parking spaces would be provided for the residential use. The building would have a maximum height of approximately 115 feet (11 stories), with an additional 10-foot rooftop bulkhead, for a total height of approximately 125 feet.
Development Site Blocks and Lots *"Development site" means the zoning lot all or part of which the applicant proposes to develop through the action.*	Block 2179, Lot 1
Developable Site Blocks and Lots *"Developable site" means a zoning lot, including the development site, within the area that is the subject of the action that the lead agency determines is likely to be developed as a result of the action.*	N/A

Part II: Package Requirements

II.1 Agency Sign-offs	Required Agency Sign-offs and their determinations ***attached.*** List of required agencies include: Landmarks Preservation Commission; Department of Environmental Protection	✓
II.2 Restrictive Declarations & E-Designations	Required Restrictive Declarations & E-Designations ***attached.***	✓
II.3 Development Increment Table	Development Increment Table ***attached.***	✓
II.4 Project Area Map	Project Area Map (with development sites) ***attached.***	✓

Part III: Eligibility Checklist

§ 3. Section 5-05 of Chapter 5 of Title 62 of the Rules of the City of New York: Subdivisions (e) and (f)

		Eligible?
(e)	**Residential Development Type II Actions. The following actions are not subject to review under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to subdivision (f) of this section:**	
(e) (1)	Actions that enable incremental development of at least 1 and no more than 250 new dwelling units or new income-restricted dwelling units, and no more than 35,000 gross square feet of space for non-residential uses, which includes no more than 25,000 gross square feet of space for commercial uses and no more than 25,000 gross square feet of community facility space, and which at the time of the environmental determination are:	☐
(i)	Located wholly within an existing R5 through R10 Residence zoning district, provided that such action does not include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district; or	☐
(ii)	Located in an existing stand-alone Commercial zoning or Manufacturing zoning district and are being developed pursuant to a regulatory agreement or lease with a government agency to develop housing or a decision by the Board of Standards and Appeals authorizing residential development; or	☐
(e) (2)	Actions that enable incremental development of at least 1 and no more than 175 new dwelling units or new income restricted dwelling units, and no more than 20,000 gross square feet of space for non-residential uses, which includes no more than 10,000 gross square feet of space for commercial uses, and no more than 10,000 gross square feet of community facility space, and which at the time of the environmental determination, are located at least partially within an existing R1 through R4 Residence zoning district, provided that such action shall not include actions that include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district.	☑
(f)	**Type II Residential Development Prerequisites. An action listed in subdivision (e) of this section must also comply with all of the following to be a Type II action, at or before the time environmental review is required to be completed:**	**Eligible?**
(f) (1)	Any new building or any enlargement of an existing building on the development site shall not burn fossil fuels to supply heat or hot water;	☑
(f) (2)	The applicant or development site owner shall have complied with the following site-specific requirements:	☑
(i)	For developable sites that include one or more tax lots that do not have an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution at the time of the environmental determination, completed a Phase I Environmental Site Assessment for the development site and either:	☐
(A)	Obtained a written signoff from the lead agency that no further environmental investigation is required or that a plan to address any hazardous materials is acceptable; or	☑
(B)	Consented to the establishment of an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution and 15 RCNY Chapter 24 on the developable sites, provided that where an (E) designation is not available and the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections and development oversight requirements equivalent to an (E) designation found in 15 RCNY Chapter 24 in such regulatory agreement; and	☐
(ii)	Obtained a determination from the New York City Landmarks Preservation Commission (LPC) stating whether any developable site is within an archaeologically sensitive area, is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District, is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, or is substantially contiguous to a sunlight sensitive architectural resource, and	☑
(A)	If LPC determines a developable site is within an archaeologically sensitive area, completed an archaeological document study for the development site and obtained a writing from LPC that the development of such development site does not raise archaeological concerns; and	☐
(B)	If LPC determines a developable site is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District or is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, obtained a writing from LPC that the development of such development site does not raise historic preservation concerns;	☐
(iii)	Agreed to prepare and implement a Construction Protection Plan consistent with the requirements of the New York City Department of Buildings Technical Policy and Procedure #10/88 for a development site located at least partially within 90 feet of a building or site formally determined to be eligible for listing on the National Register of Historic Places or the New York State Register of Historic Places or of a building or site that is eligible for designation as a New York City Landmark or Historic District;	☐
(iv)	For developable sites within 1000 feet of an air emissions source that operates under a permit issued pursuant to subpart 201-5 of title 6 of the New York Codes, Rules and Regulations (New York State facility permits) or subpart 201-6 of such title (Clean Air Act Title V permits) or either within 400 feet of any existing air emission source with an active or expired industrial permit issued by the New York City Department of Environmental Protection or within 400 feet of any unpermitted industrial source, confirmed to the lead agency based on the emission limits in the permit(s) or, for any unpermitted source, the estimated emission limits from similar source permit(s) provided by the lead agency, that concentrations of any pollutant regulated by the permit(s) or identified by the lead agency for any unpermitted source will not exceed the corresponding National Ambient Air Quality Standards (including background concentrations) and Annual Guideline Concentration (AGC) and Short-term Guideline Concentration (SGC) in the New York State Department of Environmental Conservation Division of Air Resources Guidelines for Evaluation and Control of Ambient Air Contaminants (DAR-1) at such developable site, as determined in accordance with the industrial source screen in Appendix B of Chapter 5 of Title 62 of the rules of the city of New York (Industrial Air Quality Checklist).	☑
(v)	With respect to calculation of noise levels, either:	☑
(A)	Provided to the lead agency representative peak hour outdoor noise sampling showing less than 70 A-weighted decibels (dBA) L10 ambient noise levels at all developable sites, and provided outdoor noise sampling for all developable site buildings within the line of sight of any railway or elevated subway showing less than 65 dBA Ldn ambient noise levels and confirmed that all developable sites are outside the 65 Day Night Average Sound Level contours established in the Noise Exposure Map (NEM) Report for John F. Kennedy Airport and LaGuardia Airport, or	☐
(B)	Agreed to establishment of an (E) designation for noise pursuant to section 11-15 of the NYC Zoning Resolution on any developable sites that cannot meet the requirements of item (A) above, provided that where the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections equivalent to those imposed by an (E) designation for noise attenuation in such regulatory agreement.	☑
(f) (3)	The projected duration of construction at each development site shall not be greater than 24 months and no consecutive projected construction period for all substantially contiguous developable sites shall be greater than 24 months.	☑
(f) (4)	No portion of any developable site shall:	☑
(i)	Be located adjacent to an arterial highway listed in Appendix H to the New York City Zoning Resolution or a vent structure for a tunnel	☑
(ii)	Be located within in a Special Coastal Risk District mapped pursuant to Article XIII, Chapter 7 of the New York City Zoning Resolution; or	☑
(iii)	Contain a natural resource. *("Natural Resource" means surface water bodies; wetland resources; upland resources, such as beaches, shrublands, meadows, and forests; or other significant or sensitive resources.)*	☑
(f) (5)	The action shall not enable construction of a new building or other structure or enlargement of an existing building or structure with a maximum allowable height greater than 250 feet, including all rooftop bulkheads, mechanical equipment, parapets, and any other parts of the building, or with a maximum possible height greater than 50 feet if substantially contiguous to a public open space other than a street or sidewalk, natural resource or an architectural sunlight sensitive resource identified by LPC under subparagraph (ii) of paragraph (2) of this subdivision above, unless such open space, natural resource or sunlight sensitive resource is entirely within the area between -108° degrees from true north and +108 degrees from true north of the building or other structure or is an architectural resource that is located on a facade that faces directly away from a developable site.	☑

ALUMNI PLANNING SOLUTIONS

108-05 68TH ROAD

GREEN FAST TRACK ELIGIBIILITY MEMO

CEQR NO. 78DCP110Q

DEPARTMENT OF CITY PLANNING (DCP)

September 2025

PREPARED FOR:
ALL MY CHILDREN DAYCARE

APS

108-05 68th Road, Queens

Figure 1: Site Location



Data Source: MapPLUTO 2024v3.1

Urban Cartographics

108-05 68th Road Rezoning - Green Fast Track Eligibility Memo

Location and Density

Proposed Actions

The Proposed Actions are as follows:

1. A Zoning Map Amendment to rezone from R1-2A to R7A a 20,000-sf area (Queens Block 2179, Lots 1 & 6) in the Forest Hills neighborhood of Queens Community District 6; and

2. A Zoning Text Amendment to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area.

Affected Area

The Affected Area includes Block 2179, Lots 1 and 6 in the Forest Hills neighborhood of Queens Community District 6. The Affected Area is located within the block bounded by 68th Road to the south, 110th Street to the east, 68th Avenue to the north, and 108th Street to the west.

The project area is shown in Figure 1 above.

Proposed Development

The Development Site, Lot 1 (108-05 68th Road) fronts along 68th Road and 108th Street for a total lot area of approximately 7,800 square feet. It is currently improved with a two-story community facility building of approximately 2,200 gross square feet (0.28 FAR).

The Proposed Actions would facilitate the development of a new 7-story (with cellar), 52,758 Gross Square Foot (GSF) / 35,825 Zoning Square Foot (ZSF), 4.59 FAR, mixed-use multi-family residential building with community facility uses on the 1st and 2nd floors. The building would include approximately 41,239 GSF/ 27,456 ZSF (3.52 FAR) of residential floor area and 11,519 GSF/ 8,369 ZSF (1.07 FAR) of community facility space. The proposed new building would contain a total of 29 dwelling units. MIH Options 1 ,2, and 3 could be mapped on the Project Area, however, it is the intent of the Applicant to proceed with mapping Options 1 and 2 on the Project Area.

The Proposed Development would include 20-30% (6-9 units) of residential floor area reserve for income restricted at an average of 40-80% AMI pursuant to Option MIH 1,2, or 3. The building would have a maximum height of approximately 75 feet (7 stories), with an additional 10-foot rooftop bulkhead (for a total height of 85 feet). The 1st and 2nd floor would contain "All My Children Daycare" (community facility use). One curb cut would be provided along 68th Road. 12 off-street parking spaces would be provided as accessory to the residential uses. The Proposed Development is located in the “Outer Transit Zone”, parking is required for 15% of market-rate dwelling units. Residential parking is waived because of the small number of spaces required as per ZR 25-222 and no parking is required for the community facility use.

Future No-Action Scenario

Absent the Proposed Actions, no development is anticipated. The 2,200 gsf community facility building would remain. The non-Applicant-owned lot would also not be redeveloped. The existing conditions would continue within the Rezoning Area.

Future With-Action Scenario

The With-Action Scenario assumes a development with the same uses as the Proposed Development that would maximize the site’s development potential under the proposed R7A zoning.

The Proposed Actions would facilitate the development of an 11-story (with cellar), 56,012 GSF / 39,078 ZSF (5.01 FAR) mixed-use multi-family residential building with community facility uses on the 1st and 2nd floors. The “With-Action Condition Development” would include approximately 44,493 GSF/ 30,709 ZSF (3.94 FAR) of residential floor area and 11,519 GSF/ 8,369 ZSF (1.07 FAR) of community facility space. The projected new building would contain a total of 34 dwelling units. The Proposed Development would include 20-30% (6-9 units) of residential floor area reserve for income restricted at an average of 40-80% AMI pursuant to

Option MIH 1,2, or 3. The average unit size of 1,308 GSF accounts for larger units and the inclusion of cellar parking spaces. This is in line with real estate trends for new developments in the surrounding area. The building would have a maximum height of approximately 115 feet (11 stories), with an additional 10-foot rooftop bulkhead (for a total height of 125 feet). The 1st and 2nd floor would contain "All My Children Daycare" (community facility use). One curb cut would be provided along 68th Road. 12 off-street parking spaces would be provided as accessory to the residential uses. The Proposed Development is located in the “Outer Transit Zone”, parking is required for 15% of market-rate dwelling units. Residential parking is waived because of the small number of spaces required as per ZR 25-222 and no parking is required for the community facility use.

There would be a total of 11,519 gsf of non-residential floor area, consisting of 11,519 GSF/ 8,369 ZSF (1.07 FAR) of community facility uses.

Construction of the With-Action Condition Development would take approximately 12 months.

In the With-Action condition development is not anticipated to occur on Lot 6 as the uses on this site would continue to be subject to a BSA Variance and any development on the site would continue to require the removal or modification of this variance through an application at the BSA.

Development Increment

Under the With-Action Scenario, the Proposed Actions would result in a net increase of 34 dwelling units and 9,319 gsf of non-residential floor area. This is shown in Table 1 below.

Table 1: Development Increment Table

Site	Use	No-Action Condition	With-Action Condition	Increment
Development Site	Residential (gsf)	-	44,493	44,493
	Units	-	34	34
	Non-Residential (gsf)	2,200	11,519	9,319
	Commercial (gsf)	-	-	-
	Community Facility (gsf)	2,200	11,519	9,319
	Other (gsf)	-	-	-
	Total (gsf)	2,200	56,012	53,812
Total for Developable Sites	Residential (gsf)	-	44,493	44,493
	Units	-	34	34
	Non-Residential (gsf)	2,200	11,519	9,319
	Commercial (gsf)	-	-	-
	Community Facility (gsf)	2,200	11,519	9,319
	Other (gsf)	-	-	-
	Total (gsf)	2,200	56,012	53,812

Air Quality

Fuel Source

The development would not burn fossil fuels for heating, cooling, or hot water. To ensure that this is the case, an (E) designation (E-862) for air quality would be placed on the Development Site. The text of the (E) designation would be as follows:

Queens Block 2179 Lot 1

Any new residential, commercial, and/or community facility development on the above-referenced property must exclusively use electric grid power for heating, ventilating, and air conditioning (HVAC) system and hot water equipment with no venting or stacks to avoid any potential significant adverse air quality impacts.

Industrial Source Screening

A land use survey was conducted to determine if there are any existing manufacturing uses within the 400-foot study area containing exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project.

Existing manufacturing uses with exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project were identified by reviewing the DEP online Clean Air Tracking System (CATS) database (accessible through New York City Open Data), the NYSDEC map application (DECinfo Locator), the New York City Department of City Planning (DCP) online Land Use Map (ZoLa) application, and through a field survey performed on December 6th, 2024.

The study area encompasses all or part of Blocks 2157, 2158, 2178, 2179, 2210, 2211, 2217, and 2218 and includes properties along 108th Street 68th Road, 68th Drive, 68th Avenue and others. Land uses in the study area include residential and community facility uses.

There are no properties in the Study Area that are identified as having industrial/manufacturing use in the DCP ZoLa application. In addition, no “major,” “large,” or odor-producing facility within 1,000 feet of the Premises was identified in the DECInfo Locator database. During the field survey, no potential air emission sources were identified in the study area. No other potential sources of toxic air emissions were identified in the study area in the DEP CATS database, the NYSDEC DECinfo Locator database, or during the field survey.

The Proposed Actions would not result in significant adverse impacts related to Air Quality and no further assessment is required.

Noise

The site is not located within line of sight to any railway or elevated subway or within an airport noise exposure zone.

Stationary Source:

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building mechanical equipment.

Noise monitoring was conducted on Wednesday, February 5th, 2025, during the morning, midday, and late afternoon peak travel periods. Readings were taken at a sidewalk location:

1. Location 1 – adjacent to the Development Site fronting 108th Street

2. Location 2 – adjacent to the Development Site fronting 68th Road

Monitoring results are presented in Tables 2 and 3.

Table 2: Noise Levels in dB(A) at Location 1

Wednesday, February 5th, 2025			
Time	**8:18am – 8:43am**	**12:27pm –12:47pm**	**5:29pm – 5:49pm**
Lmax	80.9	85.2	79.4
L10	68.5	68.5	69.0
Leq	68.5	68.5	69.0
L50	63.5	63.0	64.0
L90	61.5	61.5	62.5
Lmin	58.9	59.5	60.2

Table 3: Noise Levels in dB(A) at Location 2

Wednesday, February 5th, 2025			
Time	**8:57am – 9:18am**	**12:49 pm – 1:10pm**	**5:59 pm – 6:20 pm**
Lmax	75.2	81.8	82.3
L10	62.5	69.0	63.0
Leq	62.5	69.0	63.0
L50	58.0	63.0	59.5
L90	56.5	61.5	56.5
Lmin	54.1	59.3	54.7

The highest recorded L10 level was 69.0 dB(A) This noise level is in the Marginally Acceptable range, requiring window/wall attenuation of at least 28 dB(A) to maintain an acceptable indoor noise level.

To ensure that the appropriate level of noise attenuation is provided, an (E) designation (E-862) for noise would be placed on the Development Site. The text of the (E) designation would be as follows:

Queens Block 2179, Lot 1

To ensure an acceptable interior noise environment, future residential/commercial office/community facility uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dB(A) for residential and community facility uses or not greater than 50 dB(A) for commercial office uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, air conditioning.

Hazardous Materials

Environmental Studies Corp. performed a Phase I Environmental Site Assessment (ESA) of the Development Site and issued a report dated February 2025. The ESA did not identify any Recognized Environmental Conditions.

The Phase I ESA was reviewed by DEP on April 2nd, 2025 and provided sign-off in a letter dated April 2025 (Attachment A)

Natural Resources

The Development Site does not contain a wetland, priority waterbody, significant natural community, forever wild area, recognized ecological complex, special natural waterfront area, or beach and is not located within a wetland check zone. No unmapped natural resource has been identified on or near the site.

Historic Resources

In correspondence dated November 6th, 2024, LPC confirmed that the Development Site does not contain any architecturally or archaeologically significant resources. See Appendix B. Further, there are no architecturally or archaeologically significant resources within 90ft of the Development Site.

Shadows

Under the Green Fast Track criteria, a project between 50 feet and 250 feet in height can be eligible if it is not substantially contiguous to a sunlight-sensitive open space, historic, or natural resource. The Proposed Project would rise to a height of approximately 115 feet, with a maximum height of approximately 125 feet including a rooftop bulkhead and it has been confirmed that Projected Development Site 1 is not substantially contiguous to a sunlight-sensitive open space, historic, or natural resource.

Attachment A- DEP Correspondence

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

April 2, 2025

Claudia Kohn
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 108-05 68th Road
Block 2179, Lots 1 and 6
CEQR # 78DCP110Q

Dear Ms. Kohn:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the February 2025 Green Fast Track Eligibility Memo prepared by Alumni Planning Solutions and the February 2025 Phase I Environmental Site Assessment (Phase I), prepared by Environmental Studies Corporation on behalf of All My Children Daycare (applicant), for the above referenced project. It is our understanding that the applicant seeks a zoning map amendment from the New York City Department of City Planning (DCP) to rezone from R1-2A to R7A a 20,000-square feet area in the Forest Hills neighborhood of Queens Community District 6 and a zoning text amendment to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area. The Affected Area includes Block 2179, Lots 1 and 6 and is located within the block bounded by 68th Road to the south, 110th Street to the east, 68th Avenue to the north, and 108th Street to the west. The Proposed Actions would facilitate the development of 11-story (with cellar), 56,012 gross square feet (gsf) mixed-use multi-family residential building with community facility uses on the 1st and 2nd floors on Block 2179, Lot 1 (Development Site). The With-Action Condition Development would include approximately 44,493 gsf of residential floor area and 11,519 gsf of community facility space. The projected new building would contain a total of 34 dwelling units. MIH Options 1, 2, and 3 would be mapped on the Project Area. In the With-Action condition development is not anticipated to occur on Lot 6.

The February 2025 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including a youth center, a synagogue, apartments, parking, garages, etc. Regulatory databases identified 7 spills within 1/8 mile; 20 underground storage tank sites, 49 aboveground storage tank sites, and 1 dry cleaner within 1/4 mile; 50 leaking storage tank sites and 1 brownfield site within 1/2 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- The Phase I report did not identify potential hazardous materials concerns on-site or nearby. Therefore, no further investigation is warranted for the proposed project.

Future correspondence and submittals related to this project should include the following CEQR # **78DCP110Q**. If DCP has any questions, you may contact me at weiy@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estesen
M. Wimbish
S. Shellooe – DCP
E. Ulker-Kacar – DCP

Attachment B- LPC Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-Q
Project: 68 ROAD REZONING
Date Received: 10/24/2024

Properties with no Architectural or Archaeological significance:
1) 108-05 68 ROAD, BBL: 4021790001
2) 108 STREET, BBL: 4021790006

Gina Santucci 11/6/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37490_FSO_DNP_11062024.docx