DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

December 16, 2019

Tuchman Associates, LLC c/o Richard Lobel
18 East 41st Street, 5th Floor
New York, NY, 10017

Re: 110-40 Saultell Avenue Rezoning
CEQR No. 20DCP010Q
ULURP Nos. 200103ZMQ, 200104ZRQ
Queens, Community District 4

Dear Mr. Lobel:

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission had determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 20DCP010Q, 110-40 Saultell Avenue Rezoning, including supporting statements for the finding that the proposed action will not have a significant effect. The Negative Declaration was issued on 12/16/2019.

Sincerely,

Stephanie Shellooe, AICP

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, City Council
Melinda Katz, Queens Borough President
Queens, Community District 4

Olga Abinader, *Director*
Stephanie Shellooe, AICP, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3328
sshellooe@planning.nyc.gov

NEGATIVE DECLARATION (Use of this form is optional)

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 assumed the role of lead agency for the environmental review of the proposed project. 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 project 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 have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Hazardous Materials

An (E) designation (E-558) for hazardous materials has been incorporated into the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of the sites affected by the proposed (E) designation and applicable (E) designation requirements. With these measures in place, the proposed actions would not result in significant adverse impacts to hazardous materials.

Land Use, Zoning, and Public Policy

The EAS includes an analysis of the effects of the proposed actions on Land Use, Zoning, and Public Policy and determined that no significant impacts would occur. The applicant is requesting a zoning map amendment from an R6B zoning district to an R6 district and a zoning text amendment to establish a new Mandatory Inclusionary Housing area in Appendix F to facilitate the development of a six-story mixed-use building containing residential and community facility uses in Queens Community District 4 (Block 1972, Lots 27 and 28). The EAS concludes that the proposed actions would facilitate development that is consistent with the surrounding land use patterns, zoning patterns, and public policy programs and would not result in any significant adverse Land Use, Zoning, and Public Policy impacts.

Shadows

The EAS includes a detailed analysis related to Shadows and determined that no significant impacts would occur. According to the CEQR Technical Manual, a significant adverse impact for shadows occurs when the extent, intensity, and duration of an incremental shadow from the proposed project falls on a sunlight-sensitive resource or feature, reducing its direct sunlight exposure. The sensitivity of the incremental shadow is assessed on how the resource can be affected, including the usability of an open space or the amount of vegetation present. The proposed actions would have the potential to generate incremental shadows on six sunlight-sensitive resources. However, due to the duration, which ranges from 4 minutes to 6 hours, usability of the resources, and amount of vegetation present, the incremental shadows would not adversely affect sunlight-sensitive resources. The analysis concludes that the proposed actions would not results in significant adverse Shadows impacts.

Urban Design and Visual Resources

The EAS includes an analysis related to Urban Design and Visual Resources and determined that no significant impacts would occur. According to the CEQR Technical Manual, a significant adverse urban design and visual resources impact may occur if a proposed action would result in a change to the built environment's arrangement, appearance, or functionality and if the change would negatively affect a pedestrian's experience in the area. The proposed actions would facilitate the development of a six-story residential and community facility building. While the proposed actions would allow for a larger building than the existing zoning and would modify the underlying proposed bulk restrictions, the development would relate to the zoning district and uses in the study area and would not substantially change the pedestrian experience or obstruct any views to visual resources. The analysis concludes that the proposed actions would not result in significant adverse Urban Design and Visual Resources impacts.

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 Rupsha Ghosh at (212) 720-3250.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | (212) 720-3493
NAME Stephanie Shellooe, AICP	DATE December 13, 2019
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Marisa Lago	DATE December 16, 2019
SIGNATURE	

Appendix 1: (E) Designations

To ensure that there would be no significant adverse hazardous materials impacts associated with the proposed project, an E designation (E-558) will be placed on the project sites as follows:

The E designation requirements related to hazardous materials would apply to:

Project Site:
Block 1972, Lot 28

Hazardous Material

Task 1-Sampling Protocol
The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol
A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.