CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

March 18, 2013

NEGATIVE DECLARATION

Project Identification
CEQR No. 13DCP081Q
ULURP No. 130170ZMQ
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

St. Francis Preparatory School Rezoning

The applicant, St. Francis Preparatory School, is proposing a zoning map amendment from R3-2 to R4 on a portion of a block located at the southwest corner of Francis Lewis Boulevard and the Long Island Expressway Eastbound Service Road, within the Fresh Meadows neighborhood of Queens, Community District 8 (Block 7128, Lots 2, 10 and p/o 100). The proposed action would facilitate a proposal by the applicant to enlarge an existing, 247,979 gross square foot (gsf) community facility building, the St. Francis Preparatory School (Block 7128, Lot 2), by approximately 58,000 gross square feet.

The subject site (Block 7128, Lot 2), owned by the applicant, is zoned R3-2, which allows residential uses at a floor area ratio (FAR) of .60 and community facility uses at an FAR of 1.0. The proposed rezoning would establish an R4 zone over the subject site, permitting residential uses with an FAR of .75 and community facility uses with an FAR of 2.0. The adjacent sites, not under the applicant's control, also currently zoned R3-2, contain the 115,000 gsf, Special Education Public School 4Q (Lot 10) and an approximately 500,000 gsf city mapped public park (p/o Lot 100). Absent the proposed action, the entire affected area would remain as in existing conditions.

The analysis year for the proposed action is 2014.

To avoid the potential for significant adverse impacts related to noise, an (E) designation (E-301) has been incorporated into the proposed action, as described below.

The (E) designation requirements related to noise would apply to the following development sites:

Block 7128, Lot 2

The (E) designation text related to noise is as follows:

> In order to ensure an acceptable interior noise environment, future institutional expansions must provide a closed window condition with minimum attenuation of 28 dB(A) window/wall attenuation on facades facing the Francis Lewis Boulevard and the Long Island Expressway Service Road in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.

With this (E) designation in place, no significant adverse impacts related to noise are expected.

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 15, 2013, prepared in connection with the ULURP Application (No. 130170ZMQ). 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:

1. The (E) designation for noise would ensure that the proposed actions would not result in significant adverse impacts.

2. 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 Olga Abinader at (212) 720-3493.

Celeste Evans

Date: March 15, 2013

Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: March 18, 2013

Amanda M. Burden, FAICP, Chair
City Planning Commission

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Date: March 15, 2013

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