E-6

CITY ENVIRONMENTAL QUALITY REVIEW

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NEGATIVE DECLARATION

Proposal No. 85-020-Q
ULURP No. 840344 ZMQ

Date Sent: August 15, 1984

Name, Description and Location of Proposal:

The project is the proposed rezoning of the south side of 47th Avenue, between 76th Street and 79th Street, in the Elmhurst section of Queens, from M1-1 to R-6 (Block-1536; Lots-16, 33, 38, and 45). The proposed rezoning is an extension of the initial ULURP action, which contemplated the rezoning of Lot 38 from M1-1 to R-6 to permit the construction of six, three-family residential buildings (reviewed under CEQR 83-295). The current proposal extends the rezoning to include an existing condominium development on Lot 16 known as the Atrium; Lot 33, which is a vacant lot; and Lot 45, which has an existing warehouse use. The proposal would result in a consolidation of the proposed R-6 zoning with that of Lot 25 (between Lot 16 and 13), which was previously rezoned to permit the construction of eight 3-family residences (reviewed under CEQR 83-031-Q).

STATEMENT OF NO SIGNIFICANT EFFECT:

The Department of City Planning and Environmental Protection as CEQR Lead Agencies have determined that the proposed action will have no significant effect on the quality of the environment.

SUPPORTING STATMENTS:

The above determination is based on an environmental assessment which finds that:

1. Noise mitigation measures for the parcels to be rezoned from manufacturing to residential are required because the area is classified as "Marginally Unacceptable". However, a zoning text change (Section 11-15) has been prepared which will incorporate such environmental requirements in the New York City Zoning Resolution, thereby insuring compliance with the following noise mitigation measures for all new construction or renovation of existing buildings for resale on the parcels to be rezoned:

   a) All dwelling units shall be required to attenuate indoor noise levels to 45 dB(A).

(Continued)

Mira Ledman

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Joseph W. Ketas

Joseph W. Ketas

Re: [illegible]-020-Q

Supporting Statements (Cont'd)

b) An alternate means of ventilation must be provided. Alternate means of ventilation includes but is not limited to the following options: i. the provision for central air conditioning; ii. the provision for air conditioner sleeves, containing air conditioners or HUD approved fans.

2. The project, as proposed, will not have a significant adverse air quality impact on the existing environment.

3. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.