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 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 the EAS. The Applicant, Catholic Medical Mission Board, is seeking two discretionary actions that would affect the entirety of Queens Block 317, which includes Lots 1, 16, and 18 (the "Project Area"). The proposed actions include a zoning map amendment to rezone the Project Area from an existing R5 zoning district to an M1-4/R7A (MX-23 Special Mixed Use District) district and a zoning text amendment to amend Appendix F of the Zoning Resolution to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") area (collectively, the "Proposed Actions"). Approval of the Proposed Actions would facilitate the development of a new, ten-story mixed use building (the "Proposed Development"). The Proposed Development would comprise 259,750 gsf, consisting of 258 dwelling units of which 20-30% (51-77) would be permanently income-restricted pursuant to MIH options 1, 2, or 3, 9,975 gsf of commercial retail space, 3,750 gsf of community facility space, and 15,485 of warehouse space. The Proposed Development would also contain 6,290 gsf of bicycle parking, loading, and utilizes space on the first floor, as well as 6,400 gsf of residential amenity space. No parking would be included in the Proposed Development. The analysis finds that the Proposed Actions would result in a change to zoning, but that the change would result in a development consistent with other medium-density districts and development in the surrounding area. Additionally, the land uses facilitated by the Proposed Actions would allow mixed-use development in an increasingly residential and mixed-use neighborhood with a strong demand for housing, local retail, and commercial uses, and would be consistent with relevant public policies, including the Housing Our Neighbors, A Blueprint for Housing and Homelessness program. Finally, the Project Area is located within the Coastal Zone Boundary, and the Proposed Actions would be consistent with the policies set forth in the New York City Waterfront Revitalization Program (WRP # 23-032). The Proposed Actions would not result in significant adverse impacts to land use, zoning, or public policy, and no further analysis is needed.

Shadows

A detailed analysis related to Shadows is included in this EAS. The shadows analysis indicates that the Proposed Actions would result in incremental shadows on one sunlight-sensitive resource: the Noguchi Museum Garden. On March 21st and September 21st, incremental shadows would be cast on the garden for 14 minutes between 7:36 AM and 7:50 AM. On May 6 and August 6, incremental shadows would be cast on the garden for one minute between 6:27 AM and 6:28 AM. Incremental shadows would be limited to the eastern edge of the garden and vegetation would continue to receive direct sunlight for the majority of both analysis days. In addition, incremental shadows would only affect the garden in the early morning hours, prior to the opening of the museum. Given the brief duration and extent of the incremental shadows, the Proposed Actions would not result in significant adverse shadows impacts and no further analysis is needed.

Historical and Cultural Resources

A detailed analysis related to Historical and Cultural Resources is included in this EAS. As confirmed by the Landmarks Preservation Commission, the lots comprising the Project Area do not have any archaeological significant. As the Project Area is located in close proximity to the LPC-designated Barkin, Levin & Company Office Building and the State and National Register-eligible ("S/NR") Isamu Noguchi Studio & Museum, an assessment of the potential impacts of the Proposed Actions on historic architectural resources is included in the EAS. Because the Proposed Actions are site-specific and the Project Area does not contain any designated or eligible historic resources, the Proposed Actions would not result in direct impacts to historic architectural resources. However, given the presence of the aforementioned historic architectural resources, the Proposed Actions potential for indirect (contextual) impacts, construction impacts, and shadows impacts was assessed. No incompatible visual, audible, or atmospheric elements would be introduced as a result of the Proposed Actions, nor would the Proposed Development alter the relationship of either the LPC-designated Barkin, Levin & Company Office Building or the S/NR-eligible Isamu Noguchi Studio & Museum to the streetscape. The Proposed Development would not block significant public views of either resource and no primary facades, significant architectural ornamentation, or notable features of either resource would be obstructed. Further, as the Project Area is located within 90-feet of the LPC-designated Barkin, Levin & Company Office Building, the Department of Buildings TPPN #10/88 automatically applies and requires that an LPC-approved Construction Protection Plan to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources be implemented. Finally, the Proposed Actions would not result in any significant adverse shadows impacts on historic resources. As a result, the Proposed Action would not result in significant adverse historic or cultural resources impacts and no further analysis is needed.

Transportation

A detailed transportation analysis is included in this EAS. The Proposed Actions do not warrant detailed analyses of traffic, transit, parking, or ferry service. However, the Level 1 assessment found that expected peak hour pedestrian trips would exceed the maximum of 200 provided in the CEQR Technical Manual during all peak periods. Additionally, the Level 2 screening projected an incremental increase of more than 200 pedestrian trips on one sidewalk along western frontage of the Project Site (the eastern sidewalk of 11th Street between 33rd Avenue and 33rd Road), necessitating a detailed analysis. The detailed analysis concluded that, while 470 and 544 pedestrian trips are expected to be generated by the proposed project and will traverse the sidewalk during the PM and Saturday peak hours, the analyzed sidewalk would operate at a Level of Service B in the with-action condition. As a result, the Proposed Actions would not result in significant adverse transportation impacts and no further analysis is needed.

Disadvantaged Communities Assessment

The EAS includes an assessment of effects on Disadvantaged Communities (DAC). The Project Area is located within Queens Census Tract 45, which is identified as a DAC with lower burdens and vulnerabilities. The Proposed Actions would not result in significant adverse impacts in any technical areas analyzed in the EAS, including land use, zoning, and public policy, open space, shadows, historic and cultural resources, hazardous materials, urban design and visual resources, transportation, air quality,

Project Name: 33-01 11th Street Rezoning
CEQR # 24DCP128Q
SEQRA Classification: Unlisted

noise, neighborhood character, and construction. Based on this assessment, the Proposed Actions would not disproportionately affect disadvantaged communities, nor would they cause or increase a disproportionate pollution burden on disadvantaged communities.

Hazardous Materials and Air Quality
An (E) designation (E-829) related to hazardous materials and air quality would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or air quality.

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 Jameson Mitchell at +1 212-720-3422.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Evren Ulker-Kacar, AICP	DATE 8/8/2025
SIGNATURE Evren Ulker-Kacar	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 8/11/2025
SIGNATURE 	

Project Name: 33-01 11th Street Rezoning
CEQR # 24DCP128Q
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 317, Lots 1, 16, and 18

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality an (E) designation (**E-829**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

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.

A 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.

Project Name: 33-01 11th Street Rezoning
CEQR # 24DCP128Q
SEQRA Classification: Unlisted

Air Quality

The (E) designation requirements for air quality would apply as follows:

> *Any new residential, commercial, community facility and/or warehouse development must use an electrically powered Variable Refrigerant Flow (VRF) HVAC system and hot water equipment to avoid any potential significant adverse air quality impacts.*