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, 14-10 Beach LLC, seeks a Zoning Map Amendment to rezone an existing R5 zoning district to R6A and R6A/C2-4 districts on Block 15525, Lots 1, 40, 44, 47, 49, and 51 (the "Affected Area") in the Far Rockaway neighborhood of Queens Community District 14. The proposed Zoning Map Amendment would rezone Lots 1 and 51 to an R6A/C2-4 district and Lots 40, 44, 47, and 49 to an R6A district. In addition, the applicant is seeking a Zoning Text Amendment to Appendix F of the Zoning Resolution to add a Mandatory Inclusionary Housing ("MIH") area coterminous with the Affected Area. Together, these actions comprise the "Proposed Actions." Approval of the Proposed Actions would facilitate the development of a 9-story, 95-foot-tall mixed-use building on Block 15525, Lots 1 and 51 (Projected Development Site 1). Projected Development Site 1 would consist of 120,238 gross square feet ("gsf"), including 4,576 gsf of community facility uses, 4,013 gsf of local retail uses, and 111,649 gsf of residential space, including approximately 131 dwelling units ("DUs"). 20-30% (26 to 39) of the DUs would be permanently income-restricted pursuant to MIH Options 1, 2, or 3. The analysis finds that the Proposed Actions would result in changes to zoning, but that the development facilitated by the approval of the Proposed Actions would be compatible with existing, under-construction, and planned multi-family and mixed-use multifamily residential with commercial or community facility buildings within the surrounding area. Increases in allowable height and bulk would be compatible with nearby medium density residential zoning and commercial overlay districts. In addition, approval of the Proposed Actions was found to be consistent with relevant public policies and would support the City's housing goals identified in *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. 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 # 21-191). The Proposed Actions would not result in significant adverse impacts to land use, zoning, or public policy, and no further analysis is needed.

Open Space

A detailed analysis related Open Space is included in this EAS. Open Space ratios ("OSRs") in the Open Space Study Area would be 0.258, 0.217, and 0.215 under the Existing, No-Action, and With-Action conditions, respectively. As a result, there would be a 1.06 percent reduction from the No-Action OSR to the With-Action OSR, necessitating a detailed analysis based on the thresholds in the CEQR Technical Manual. The detailed open space analysis indicates that the existing open space resources in the Study Area were found to be in acceptable condition and contain a variety of active and passive recreation uses. Several of these open spaces either finished construction or replanting projects in recent years, such that they would be appropriately suited to handle new open space demand. Further, dedicated open spaces for residents of the Redfern Houses and the presence of the Rockaway Beach and Boardwalk slightly south of the study area alleviate its low OSR. As a result, the EAS concludes that the Proposed Actions would not have significant adverse impacts on open space resources 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 two resources: the Redfern Housing Authority Playground and Jamaica Bay Park. On December 21, incremental shadows would be cast on the Redfern Housing Authority Playground for 1 hour and 13 minutes from 1:40 to 2:53 pm, while on the March/September analysis day, incremental shadows would be cast on the playground for 44 minutes between 3:45 and 4:29 pm. Shadows affecting this resource in December would primarily move across a playground, basketball courts, and several benches during the early afternoon hours. In general, these resources have a lower utilization during the cold months. Incremental shadows on the March/September analysis date would reach the southern corner of the playground and would leave 8 hours and 53 minutes of direct sunlight. The incremental shadows would not cause a significant adverse shadows impact. In addition, Jamaica Bay Park would experience incremental shadows on December 21 for 5 minutes between 8:51 and 8:56 am. Given the short duration of the incremental shadows and the remaining 6 hours of sunlight on the resource, this would not constitute a significant adverse shadows impact. As a result, the Proposed Actions would not result in significant adverse shadows impacts and no further analysis is needed.

Disadvantaged Communities Assessment

The EAS includes an assessment of effects on Disadvantaged Communities (DAC). The Affected Area is located within a disadvantaged community identified as having comparatively 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, 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, Air Quality, and Noise

An (E) designation (E-838) related to hazardous materials, air quality, and noise 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, air quality, and noise analyses conclude that with the (E) designation in place, the Proposed Actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

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.

Project Name: 14-10 Beach Channel Drive Rezoning
CEQR # 24DCP067Q
SEQRA Classification: Unlisted

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NAME Stephanie Shellooe, AICP	DATE 7/25/2025
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TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 7/28/2025
SIGNATURE	

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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 15525, Lots 1 and 51

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-838**) 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	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.

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Air Quality

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

> ***Block 15525, Lots 1, and 51 (Projected Development Site 1):*** Any new residential, commercial, or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating and air conditioning (HVAC) system, ensure that the HVAC system and hot water equipment stack is located at the building's highest level and at a minimum of 70 feet above grade, to avoid any potential significant adverse air quality impacts.

Noise

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

> ***Block 15525, Lots 1 and 51 (Projected Development Site 1):*** In order to ensure an acceptable interior noise environment, future residential/community facility/commercial office uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the western façade facing Beach channel Drive, the southern façade facing Nameoke Avenue within 50 feet from Beach Channel Drive, and the northern façade facing Hassock Street within 50 feet from Beach Channel Drive, 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 use. An alternate means of ventilation must also be provided. In order to maintain a closed-window condition, an alternate means of ventilation includes, but is not limited to, air conditioning.