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 (CPC) 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 this EAS. The Applicant, Mar Mar Realty Inc., is seeking a zoning map amendment from an M1-1 district to an R7A district; and a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to designate the affected area (Block 4370, Lots 1, 15, and 48) as a Mandatory Inclusionary Housing (MIH) area (collectively, the Proposed Actions). The Proposed Actions would facilitate the construction of the Proposed Project: a 468,682 gross square foot (gsf) nine-story, 95-foot-tall residential building located at 30-05 Farrington Street (Block 4370, Lots 1, 15, and 48; "Projected Development Site 1"). The Proposed Project would include 388,293 gsf of residential floor area and 415 dwelling units, 25-30% (104-125 units) of which would be of which would be affordable pursuant to MIH depending on the Option selected; 80,389 gsf of accessory parking use (200 parking spaces) in the cellar of the building; and a new Publicly Accessible Area (PAA) encompassing approximately 14,400 square feet (0.33 acre) of open space. The Reasonable Worst Case Development Scenario (RWCDS) analyzed in the EAS conservatively assumes that the proposed residential building would include 431 units, 25-30% (105-130 units) of which would be affordable. The Proposed Actions would result in a change and density in the type of land use of the Affected Area; however, the introduction of the proposed residential building would be compatible with surrounding land uses, including residential buildings in the adjacent R6 district mapped east of the Affected Area across Linden Place. The proposed R7A district also would not conflict with existing commercial and light manufacturing (warehouse) uses that currently occupy the site and the western portion of the study area. The Proposed Actions are intended to result in the development of dense, mixed income residential buildings with 25-30% of units permanently affordable pursuant to the MIH program. The Proposed Actions would be compatible with public policies applicable to the Affected Area, including the City's Housing New York 2.0 plan and the Waterfront Revitalization Program (WRP# 23-030). The analysis concludes that the Proposed Actions would not result in significant adverse impacts to land use, zoning, or public policy and further assessment is not warranted.

Open Space

A detailed analysis related to open space is included in this EAS. The Proposed Actions would result in an increase of greater than 200 residents, exceeding the threshold for an indirect open space analysis for the study area's residential population. Under the With-Action scenario, the total open space ratio in the study area would decrease by 3.8 percent, from 1.33 acres per 1,000 residents under the No-Action scenario to 1.28 under the With-Action scenario. While the Proposed Actions would exceed 2021 *CEQR Technical Manual* guidelines used to determine a possible open space impact, actions that may result in quantitative open space impacts on can be further evaluated using a qualitative assessment approach to determine overall impact significance. The Proposed Project would incorporate a 0.33 acre PAA as a Project Component Related to the Environment (PCRE), which will be codified in a Restrictive Declaration (RD) to be recorded against Projected Development Site 1 in association with the Proposed Actions. The 0.33 acre PAA, comprising 0.10 acres of active open space and 0.23 acres passive open space, would serve to satisfy some of the open space demand created by the Proposed Project. The qualitative analysis demonstrates that the PAA, combined with a few additional resources that were excluded from the quantitative analysis, would help to ameliorate the open space shortfall in the future With-Action scenario. Further, the Proposed Actions would not have a direct effect on existing open space resources. Therefore, the analysis concludes that the Proposed Actions would not result in significant adverse impacts to open space, and further analysis is not warranted.

Hazardous Materials, Air Quality, and Noise

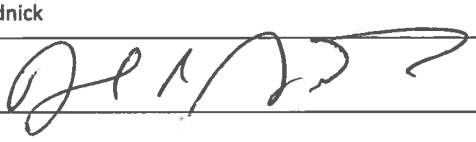
An (E) designation (E-719) related to hazardous materials, air quality, and noise would be established as part of the approval of the Proposed Action. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, air quality, 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.

Construction

A detailed analysis related to construction is included in this EAS. Construction would occur over an approximately 36-month period, and would adhere to the applicable laws, regulations, and building codes that govern construction in New York City. As detailed in the construction assessment, the Proposed Project would not result in significant adverse construction impacts in the key technical areas of transportation, air quality, and noise. The Applicant will enter a Restrictive Declaration to be recorded against Projected Development Site 1 in association with the Proposed Actions, requiring the implementation of PCREs that would preclude any potential impacts to air quality or noise related to construction activities, including the use of best available tailpipe reduction technologies and a noise barrier surrounding the construction site. Therefore, the analysis concludes that the Proposed Actions would not result in significant adverse impacts related to construction, and further analysis is not warranted.

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 Stacey Barron, AICP at sbarron@planning.nyc.gov.

Project Name: Whitestone Lanes Rezoning
CEQR # 23DCP104Q
SEQRA Classification: Unlisted

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NAME Stephanie Shellooe, AICP	DATE 7/7/2023
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 7/10/2023
SIGNATURE 	

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Determination of Significance Appendix

The Proposed Actions were determined to have the potential to result in changes to development on the following site:

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 4370, Lots 1, 15, and 48

(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-719**) 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 (Block 4370, Lots 1, 15, and 48)** 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:

> ***Projected Development Site 1 (Block 4370, Lots 1, 15, and 48):*** *Any new residential development on the above-referenced property must ensure the heating, ventilation and air conditioning (HVAC) system and hot water equipment stack is located at the highest tier and at least 98 feet above grade to avoid any potential significant adverse air quality impact.*

Noise

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

> ***Projected Development Site 1*** **(Block 4370, Lots 1, 15, and 48):** *In order to ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 33 dB(A) window/wall attenuation on the facades facing Whitestone Expressway and the facades facing Linden Place within 50 feet of Whitestone Expressway and the facades facing Farrington Street within 50 feet of Whitestone Expressway and 31 dBA of attenuation on the facades facing Linden Place beyond 50 feet of Whitestone Expressway and the facades facing Farrington Street beyond 50 feet of Whitestone Expressway and the facades facing 31st Road within 50 feet of Farrington Street and Linden Place and 28 dBA of attenuation on the remaining facades to maintain an interior L10 noise level not greater than 45 dBA for residential uses as illustrated in the EAS. 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, air conditioning.*