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 proposed action is a zoning map amendment to change the commercial overlay from a C1-3 to a C2-3 in an existing R3-2 zoning district, affecting a portion of Block 13614 in the Rosedale neighborhood of Queens Community District 13. The project would rezone an area bounded by South Conduit Avenue, 245th Street, 139th Avenue, and 246th Street, affecting Lots 6, 8, 12, 14, 23, and 28 of Block 13614. The proposed actions would facilitate legalization of the existing, applicant-owned tire shop on Lots 14 and 28, which is in a Use Group not allowed by the current C1-3 commercial overlay. As this rezoning does not increase the maximum Floor Area Ratio (FAR) of any use category, the proposed action is not anticipated to induce development, and the change in zoning would not constitute a significant adverse impact.

Natural Resources

A detailed analysis of natural resources is included in the EAS. While the Affected Area is an urban environment without significant natural resources, the projected development site falls within the boundaries of the Jamaica Bay Watershed. Therefore, the applicant prepared the Jamaica Bay Watershed Protection Plan Tracking Form, included in this EAS. Due to the fact that the proposed action would not facilitate in-ground disturbance, vegetation removal, or other disturbances to natural resources listed in the Tracking Form or CEQR Technical Manual, the proposed action would not constitute a significant adverse impact.

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 Abraham Abreu at aabreu@planning.nyc.gov.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE November 4, 2022
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE November 7, 2022
SIGNATURE	