NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

68-19 Rego Park LLC
c/o Akerman LLP
Attn: Frank St. Jacques
666 Fifth Avenue, 20th Floor,
New York, NY, 10103

Re:	**68-19 Woodhaven Blvd Rezoning**
CEQR No.	20DCP155Q
ULURP No(s).	200272ZMQ, N200273ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN06

Dear Frank St. Jacques,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 20DCP155Q, 68-19 Woodhaven Blvd Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on November 16, 2020.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

November 18, 2020
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Sharon Lee, Acting Queens Borough President
Queens Community Board QN06

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

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, 68-19 Rego Park LLC, seeks to amend Zoning Sectional Maps 14a and 14b as it pertains to the Project Area, Block 3148, Lots 2 (p/o) and 35 (the Affected Area) in the Rego Park neighborhood of Queens, Community District 6. The proposed Zoning Map and Text amendments would facilitate the development on the Applicant owned Projected Development Site 1 (Block 3148, Lot 2) with an up to 8-story and cellar, 121,811 gsf (100,042 zoning square feet [zsf]; 3.90 FAR) mixed-use residential, commercial, and community facility (medical offices) building with approximately 92 dwelling units, of which 28 would be reserved as income-restricted pursuant to MIH. The development would include 81 accessory parking spaces located in the cellar of the building and outside to the rear of the structure. The project would also include Affordable Independent Residences for Seniors (AIRS) units. The analysis concludes that the proposed actions would not introduce a new land use, nor affect the existing mixed-use character of the area, nor affect public policy, which represent the thresholds of impact significance in the 2014 CEQR Technical Manual. Therefore, no significant adverse impacts related to Land Use, Zoning, and Public Policy would result from the proposed actions.

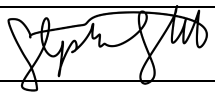
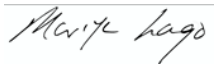
Shadows

A shadows analysis was prepared for the EAS. According to the 2014 CEQR Technical Manual, an adverse shadow impact is considered to occur when the shadow from a proposed project falls upon a publicly accessible open space, a historic landscape, or other resource if the features that make the resource significant depend on sunlight, or if the shadow falls on an important natural feature and adversely affects its uses or threatens the survival of important vegetation. A Tier 3 shadows screening assessment was performed, because as a significant portion of St. John's Cemetery and the southeast corner of Project Eden Park lie within the area that could be shaded by the proposed project. The incremental shadows impacts would not be considered significant since they would only occur during the early morning hours before 8 AM and for a duration of less than 1.5 hours. During these hours St. John's Cemetery is not open to the public and the duration of shadows is short enough that it would not affect the health of the existing vegetation in these areas. Therefore, the Proposed Actions would not result in any significant shadows impacts.

Hazardous Materials and Noise

An (E) designation (E-589) related to hazardous materials 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 and noise analyses concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials 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 Katherine Glass at kglass@planning.nyc.gov.

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 Stephanie Shellooe	DATE November 13, 2020
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE November 16, 2020
SIGNATURE 	

Project Name: 68-19 Woodhaven Boulevard Rezoning
CEQR # 20DCP155Q
SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation

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 3148, Lot 2

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials or noise, an (E) designation (**E-589**) 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.

Noise

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

To ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 33 dBA window/wall attenuation on the facades facing Woodhaven Boulevard and the facades facing 68th Avenue within 50 feet of Woodhaven Boulevard and the facades facing 68th Road within 50 feet of Woodhaven Boulevard and 28 dBA of attenuation on the facades facing 68th Road beyond 50 feet from Woodhaven Boulevard to maintain an interior noise level not greater than 45 dBA for residential and community facility 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