NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *Director*
Department of City Planning

Trylon, LLC
c/o Eric Palatnik
Eric Palatnik, P.C.
32 Broadway
New York, NY 10004

Re:	**98-81 Queens Boulevard Rezoning**
CEQR No.	20DCP160Q
ULURP No(s).	C210161ZMQ, N210162ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN06

Dear Eric Palatnik,

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 actions would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 20DCP160Q, 98-81 Queens Boulevard 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 October 4, 2021.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

October 4, 2021
Date

cc: Project File
Anita Laremont, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Donovan Richards, Queens Borough President
Queens Community Board QN06

Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
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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 actions are a Zoning Map Amendment to rezone the Project Area (Queens Block 2105, Lots 1, 10, 14, and 16) from an R7-1/C1-2 district to an R8X/C2-4 and a Zoning Text Amendment to establish a Mandatory Inclusionary Housing area coterminous with the rezoning area at 98-81 Queens Boulevard in Queens, Community District 6. The proposed actions would facilitate the development of a new 15-story mixed use building on the Project Area, containing approximately 158 residential units, 18,000 square feet of ground floor commercial retail space, and 45 accessory residential parking spaces. The proposed actions are anticipated to result in a change in land use and zoning in the Project Area, however, given the existing mixed use character and medium-density contextual zoning districts in the surrounding area, the change in land use and zoning would not constitute a significant adverse impact. Additionally, the proposed actions would not affect public policy.

Community Facilities

Schools - A significant adverse school's impact may result if the Proposed Actions would result in both a collective utilization rate of 100% or more in the With-Action condition, and an increase of five percentage points or more between the No-Action and With-Action conditions. It is estimated that the addition of 37 project-generated Elementary School students to the study area would cause an approximate one percent increase compared to the No-Action utilization rate of Elementary Schools in the study area. The No-Action utilization rate would be approximately 120% while the With-Action utilization rate would be approximately 121%. The increase in utilization rate would be below the threshold of 5%, and therefore would not result in a significant adverse impact. For Middle School students, it is estimated that the addition of approximately 13 project-generated Middle School students to the study area would cause an approximate one (1) percent increase compared to the No-Action utilization rate of Middle Schools in the study area. The No-Action utilization rate would be approximately 104% while the With-Action utilization rate would be approximately 105%. As with Elementary School students, the increase in utilization rate would be below the threshold of 5%, and therefore would not result in a significant adverse impact.

Air Quality and Noise

An (E) designation (E-634) related to 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 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 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 Rachel Antelmi at +1 212-720-3621.

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 October 1, 2021
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Anita Laremont	DATE October 4, 2021
SIGNATURE	

Project Name: 98-81 Queens Boulevard Rezoning
CEQR # 20DCP160Q
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 2105 / Lots 1, 10, 14, 16

(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-634**) 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

Air Quality

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

> ***Projected Development Site 1:*** *Any new commercial and/or community facility development on the above-referenced property must ensure the heating, ventilating, and air conditioning (HVAC) system and hot water equipment stack is located at the Proposed Development's highest tier and at least 177 feet above grade to avoid any potential significant adverse air quality impacts.*

Noise

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

> ***Projected Development Site 1:*** *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential uses. 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.*