REVISED NEGATIVE DECLARATION - supersedes the Negative Declaration issued September 5, 2018*

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 project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project 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 have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Hazardous Materials, Air Quality, and Noise

1. An (E) designation (E-472) for hazardous materials, air quality and noise has been incorporated into the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of the sites affected by the proposed (E) designation and applicable (E) designation requirements. This (E) designation will supersede the (E) designation (E-163) for hazardous materials, air quality and noise placed on several lots in the affected area as part of the Maspeth Woodside Rezoning (CEQR No. 06DCP065Q). With these measures in place, the proposed actions would not result in significant adverse impacts to hazardous materials, air quality or noise.

Land Use, Zoning and Public Policy

2. This EAS includes a detailed Land Use, Zoning and Public Policy section, which analyzes the potential significance of the proposed map and text amendments and special permit on land use, zoning and public policy in the study area. The proposed actions would provide the development on the Project Site relief from the maximum permitted building height (145 feet) and the maximum number of stories (14 stories) required under the R7X zoning district regulations. The analysis concludes that the proposed actions would not result in significant adverse impacts on land use, zoning or public policy.

Open Space

3. This EAS includes a detailed Open Space section, which analyzes whether the proposed actions would have the potential to affect open space resources in the study area. The project is expected to introduce new residents to the study area which may increase demand for open space resources. The analysis concludes that the proposed actions would not result in significant adverse impacts related to open space.

Urban Design and Visual Resources

4. This EAS includes a detailed Urban Design and Visual Resources section. This section analyzes whether the proposed actions, which would permit modifications of height and setback requirements on the Project Site would have the potential to affect urban design and visual resources in the study area. The analysis concludes that the proposed actions would not result in significant adverse impacts related to urban design or visual resources.

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 Rupsha Ghosh at (212) 720-3250.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Stephanie Shellooe, AICP	November 27, 2019
SIGNATURE	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE December 2, 2019
SIGNATURE	

*The City Council approved (with modifications) the related land use application (ULURP No. C180265ZMQ, C180267ZSQ, N180266ZRQ) on October 31, 2018. Subsequently, the Applicant has revised the Proposed Actions to reinstate Block 2432, Lot 8, into the Development Site and slightly alter the building footprints of the West and East Towers so that the permitted floor area would be utilized. The Revised Negative Declaration dated December 2, 2019 supersedes the Negative Declaration issued on September 5, 2018 and reflects the Revised EAS dated November 27, 2019, which assesses the changes to the application. As described in this Revised EAS Appendix J, the changes would not alter the conclusions of the Revised EAS dated August 31, 2018. Because Lot 8 has been reinstated, it would require an (E) designation for Hazardous Materials, Air Quality, and Noise. However, the inclusion of the proposed (E) designation on Lot 8 would not alter the conclusions of the EAS.

Project Name: 69-02 Queens Boulevard Minor Modifications
CEQR #: 18DCP132Q
SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation (E-472)

To ensure that there would be no significant adverse hazardous materials, air quality or noise impacts associated with the proposed project, an (E) designation (E-472) will be placed on the project site (Block 2432, Lots 8, 9, 21, 41, 44 and 50). This (E) designation will supersede the (E) designation (E-163) for hazardous materials, air quality and noise placed on Lots 9 and 21 as part of the Maspeth Woodside Rezoning (CEQR No. 06DCP065Q).

Hazardous Materials

Task 1
The applicant submits to OER, for review and approval, a Phase 1A of the site along with a soil and groundwater 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 sample sites should be selected to adequately characterize the site, the specific source 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
A written report with findings and a summary of the data must be 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 the 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.

An OER-approved construction-related health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

Project Name: 69-02 Queens Boulevard Minor Modifications
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Air Quality

Block 2432, Lots 8, 9 and 21 (West Tower):[1] Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for heating, ventilating and air conditioning systems (HVAC) and ensure that the HVAC stack is located at the highest tier or at least 164.5 feet above grade to avoid any potential significant adverse air quality impacts.

Block 2432, Lots 41, 44 and 50 (East Tower):[2] Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for heating, ventilating, and air conditioning systems (HVAC) and ensure that the HVAC stack is located at the highest tier or at least 143 feet above grade and at a setback distance of at least 126 feet from the West Tower to avoid any potential significant adverse air quality impacts.

Noise

East Tower: Block 2432, Lots 41, 44 and 50: In order to ensure an acceptable interior noise environment, future residential/commercial/community facility uses must provide a closed window condition with a minimum attenuation of 33 dB(A) window/wall attenuation on the interior southern and eastern facades facing the playground, and a minimum of 37 dB(A) window/wall attenuation on all other facades in order 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 uses. In order 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.

West Tower: Block 2432, Lots 8, 9 and 21: In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with minimum attenuation of 37 dB(A) window/wall attenuation on western, eastern and southern facades and a minimum attenuation of 33 dB(A) window/wall attenuation on northern facades for the first 100 ft. above the appropriate noise source elevation in order to maintain an interior noise level not greater than 45 dB(A) for residential uses or not greater than 50 dB(A) for commercial uses. In order 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.

[1, 2] The development site as analyzed in the EAS is assumed to be developed with two buildings in the future with the proposed actions: the West Tower is a mixed-use residential and commercial building fronting Queens Boulevard and 69th Street, and the East Tower, a residential building fronting 47th Avenue and 70th Street.