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, Prince St. 606 LLC, is seeking a zoning map amendment to rezone existing R3-2 and R3-X districts to an R3-2 district with a C2-4 commercial overlay (the "Proposed Action"). The Proposed Action would affect Block 5513, Lots 11 (the "Development Site"), 10, 12, 22, 27, and p/o Lot 5 in the Murray Hill neighborhood of Queens Community District 11. Approval of the proposed action would facilitate the development of the Development Site as a new 3-story plus cellar 30,190 gross square foot (gsf), mixed-use commercial and community facility building, including 4,459 gsf of local retail space on the first floor, 5,202 gsf of office space on the second floor, 5,202 gsf of either daycare center or ambulatory diagnostic treatment center/senior citizen center uses on the third floor, 1,023 gsf for building mechanicals on the roof, 2,157 gsf for commercial uses in the cellar, and 26 parking spaces provided at the cellar level and first floor. The uses facilitated by the proposed action are similar to those found in the surrounding area and the rezoning would serve to bring other commercial uses on the surrounding lots into conformance. The rezoning would not result in a substantial increase in allowable bulk and the proposed actions would not have any effect on relevant public policies. As a result, no significant adverse impacts related to Land Use, Zoning, or Public Policy would occur and no further analysis is warranted.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-889) related to hazardous materials, 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 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.

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 Alexandre Ritscher at +1 212-720-3285.

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 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 3/12/2026
SIGNATURE Evren Ulker Kacar	
TITLE Vice Chair, City Planning Commission	
NAME Kenneth J. Knuckles, Esq.	DATE 3/16/2026
SIGNATURE Kenneth J. Knuckles	

Project Name: 189-10 Northern Boulevard Rezoning
CEQR # 25DCP086Q
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	Queens	Block 5513, Lot 11

(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-889**) would be established as part of approval of the proposed actions on the **Projected Development Site** 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 the **Projected Development Site** 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.

Air Quality

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

Projected Development Site (Block 5513, Lot 11): *(Projected Development Site): 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 highest tier and at least 38 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 (Block 15513, Lot 11): *In order to ensure an acceptable interior noise environment, future residential, community facility and/or commercial uses must provide a closed-window condition with a minimum of 33 dB(A) window/wall attenuation on all facades to maintain an interior noise level no greater than 45 dB(A) for residential and community facility uses or no greater than 50 dB(A) for commercial uses. To maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to central air conditioning.*