NEGATIVE DECLARATION (Use of this form is optional)

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 that finds the proposed project:
and related 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 Material, Air Quality, and Noise

1. A proposed new (E) designation (E-480) has been incorporated to the proposed project to ensure that the proposed actions will not result in significant adverse impacts related to hazardous material, air quality, or noise. Refer to "Appendix 1: (E) Designations" for a list of the sites affected by the proposed (E) designations and applicable (E) designation requirements.

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 rezoning and text amendment on land use, zoning and public policy in the study area. The proposed actions would rezone the area from an R5 zoning district to an R6A/C1-3 zoning district for mixed-use residential and commercial development. The zoning text amendment to designate the area a Mandatory Inclustionary Housing (MIH) designated area will allow an increased FAR on the project sites and would allow for affordable dwelling units on the sites. 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 the potential significance of the proposed rezoning and text amendment on open space resources in the study area. The Proposed Actions would not result in the direct displacement or alteration of existing public open space resources in the study area. The passive open space ratio for the residential study area would remain above the City's guidelines ratio of 0.5 acres of passive open space per 1,000 residents, and residents in the half-mile study area would continue to be well-serve by passive open space resources. The analysis concludes that the proposed actions would not result in significant adverse impacts on open space.

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).

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME: Olga Abinader	DATE: 5/04/2018
SIGNATURE: Olga Abinader	
TITLE: Chair, Department of City Planning	
NAME: Marisa Lago	DATE: 5/07/2018
SIGNATURE: Marisa Lago	

Appendix 1: (E) Designations

To ensure that there would be no significant adverse hazardous material, air quality or noise impacts associated with the proposed project, an E designation (E-480) will be placed on the project sites as follows:

The E designation requirements related to hazardous materials and air quality would apply to:

Projected Development Site 1:
Block 331, Lot 27

Projected Development Site 2:
Block 331, Lot 38

Projected Development Site 3:
Block 331, Lot 50

Hazardous Material

Task 1
The fee owners of the lot restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to the OER for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.
No sampling program may begin until written approval of a work plan and sampling protocol is received from the OER. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by OER upon request.

Task 2
A written report with findings and a summary of the data must be presented to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided 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 necessary according to test results, a proposed remediation plan must be submitted to OER for review and approval. The fee owners of the lot restricted by this

(E) designation must perform such remediation as determined necessary by OER. After completing the remediation, the fee owners of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction 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.

Air Quality

Any new residential and/or commercial development on the above-referenced properties in the Ravenswood neighborhood of Queens must exclusively use natural gas as the type of fuel for heating, ventilating, and air conditioning systems, and ensure that the HVAC stacks are located at the highest tier or at least 88 feet above grade to avoid any potential significant adverse air quality impacts.

The E designation requirements related to noise would apply to:

Noise

Projected Development Site 3:
Block 331, Lot 50

In order to ensure an acceptable interior noise environment, future residential and/or commercial uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dBA. The minimum required composite window/wall attenuation for future commercial uses would be 5 dBA less than that for residential 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, central air conditioning.