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, BMBT LLC, is seeking approval of a zoning map amendment to rezone Block 6008, portions of Lots 84, 95, and 150 from an R1-2 district to an R6A district and a text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area, (the "Proposed Actions") in the Bay Terrace neighborhood of Queens Community District 11. The Project Area is bounded by 24th Avenue and its easterly centerline prolongation, the Cross Island Parkway, Little Neck Boulevard, and a line 225 feet south of and parallel to the 24th Avenue centerline. The Proposed Actions would facilitate the development of a new eight-story (85-foot-tall), approximately 254,171 gross square foot (gsf) residential and senior long-term care facility building at 217-14 24th Avenue (Block 6008, Lot 95; the "Proposed Development Site"). The building would contain 162,026 gsf of residential use (167 dwelling units ("DU"), 42-50 of which would be affordable pursuant to MIH, 58,194 gsf of assisted living uses (65 beds), and 33,951 gsf of below-grade parking (86 parking spaces). For a conservative analysis, the EAS assumed a smaller DU size and all assisted living space was analyzed as DUs, and thus analyzed up to 259 DUs, 65-78 of which would be affordable pursuant to MIH.

The development facilitated by the Proposed Actions would be compatible with existing mixed residential and commercial uses along 24th Avenue and the surrounding area. While the Proposed Actions would allow for an increase in development and bulk relative to the existing zoning, the proposed R6A district would allow for residential use of up to 3.6 FAR (before the adoption of City of Yes for Housing Opportunity (CHO), which is compatible with the densities to the north and west of the Project Area. A new public school and public park are planned on lots adjacent to the Proposed Development Site and are both expected to be complete in the 2027 analysis year. Additionally, consistency with the NYC Waterfront Revitalization Program (WRP) is included in the EAS. The WRP Policy Consistency Assessment Form demonstrates that the Proposed Development is consistent with the policies of the WRP (WRP# 22-141). Therefore, the Proposed Actions would not result in significant adverse impacts to land use, zoning, or public policy, and no further analysis is warranted.

Open Space

An assessment related to indirect residential effects on open space is included in the EAS. Under the With-Action conditions, the total open space ratio would decrease by 8.9%, to 2.70 acres per 1,000 residents. Although greater than the 5% threshold for a potential for an impact, this would be offset by factors including ongoing capital improvements to existing and new open space resources within the open space study area. Additionally, the EAS notes that the portion of John Golden Park that is outside the half-mile radius, along with the adjacent Crocheron Park, could also be expected to serve residents of the study area. Therefore, based on quantitative and qualitative factors, the project would not result in a significant adverse impact related to open space.

Transportation

Pursuant to the CEQR TM screening thresholds, the Proposed Actions would not result in significant impacts related to pedestrian flows or transit operations. However, the Proposed Actions exceed the screening thresholds for vehicular traffic, and therefore a detailed traffic analysis is included in this EAS. As part of the Proposed Project, an all-way stop control is proposed at the intersection of Water's Edge Drive and 24th Avenue and signal phasing/timing changes are proposed at the intersection of Bell Boulevard and 24th Avenue. Additionally, a post-opening traffic monitoring plan (TMP) will be conducted in coordination with NYCDOT once the Proposed Project is complete to determine if the project-related improvements are still the most appropriate treatments at that time. With the implementation of these components, the Proposed Actions would not result in significant adverse traffic impacts, and no further analysis is necessary. A Restrictive Declaration will be recorded at the time of approval of the Proposed Actions to ensure implementation and funding of the project related improvements and the TMP.

A parking analysis is included in the EAS which projects a deficit of on-street parking within a quarter mile radius from the Proposed Development Site. An expanded study area was analyzed, which found a surplus of parking within a half mile radius of the site. Therefore, while the Proposed Actions would result in a parking shortfall in the immediate area of the site, pursuant to the CEQR TM, the shortfall would not be considered significant due to the availability of parking outside the quarter mile radius.

An evaluation of street user safety concludes that within a quarter mile of the Proposed Development Site, no intersections have experienced five or more pedestrian/bicyclist related crashes in any one year during the three-year study period. As such, none of these intersections are identified as high-crash locations and therefore no further analysis is warranted.

Disadvantaged Communities Assessment

An assessment of the Proposed Action's potential effects on disadvantaged communities is included in this EAS. The Project Area is not located within a designated disadvantaged community according to the NYSDEC Disadvantaged Community Assessment Tool. The Proposed Actions would not result in significant adverse

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impacts on the following technical areas analyzed in the EAS: land use, zoning, and public policy, socioeconomic conditions, community facilities and services, open space, shadows, urban design and visual resources, water and sewer infrastructure, transportation, noise, or air quality. As such, the Proposed Actions would not disproportionately affect any disadvantaged communities, nor would they cause or increase a disproportionate pollution burden on disadvantaged communities.

Air Quality and Noise

An (E) designation (E-812) 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 Andrew Martini at amartini@planning.nyc.gov.

TITLE	LEAD AGENCY
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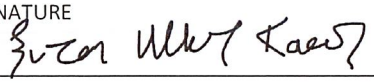
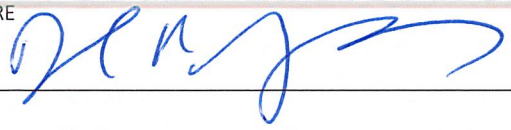
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 6/30/2025
SIGNATURE 	

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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
Proposed Development Site	Queens	Block 6008, Lot 95

(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-812**) would be established as part of approval of the proposed actions on the **Proposed Development Site** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Proposed Development Site		X	X

Air Quality

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

> ***Proposed Development Site:*** *Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilation, and air conditioning (HVAC) systems and/or the hot water equipment stack(s) is located at the building's highest level and at least 88 feet above grade to avoid any potential significant adverse air quality impacts.*

Noise

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

> ***Proposed Development Site:*** *In order to ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all façades facing 24th Avenue to maintain an interior noise level not greater than 45 dB(A) for residential 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.*