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 Action. 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 Action 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 Action 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 this EAS. The applicant, SWDM 57 LLC, is seeking approval of a zoning map amendment to rezone Queens Block 1906, Lot 1 ("Projected Development Site 1") from R6A/C1-2 and R6B to R6A/C1-2 and R6B/C2-4 (the "Proposed Action"), in the Corona neighborhood of Queens, Community District 4. The proposed C2-4 overlay would facilitate the demolition of the existing supermarket on Projected Development Stie 1 and the construction of a 6-story, 140,961 gross square foot (gsf) mixed-use (commercial-residential) development comprising a larger, modernized supermarket on the ground floor, approximately 78 dwelling units on floors 2 through 6, and accessory parking spaces in the cellar level (the "Proposed Project"). The height of the proposed 6-story building would range between 75 and 100 feet. The Proposed Project would be consistent with and supportive of the surrounding land uses, which include a mix of predominately residential, commercial and community facility uses. The existing supermarket use would continue in the With Action condition, and the proposed residential use would be similar to the residential uses in the study area. The Proposed Project would not represent a significant increase in built scale as compared to the surrounding buildings, and the Proposed Action would not intro introduce zoning that would be incompatible with the surrounding zoning. in addition, the Proposed Action would be consistent with Citywide and neighborhood-specific public policies. The analysis concludes that no significant adverse impacts are anticipated for land use, zoning, and public policy, and no further analysis is warranted.

Open Space

A detailed analysis related to open space is included in this EAS. The Proposed Action would not have a direct effect on open space resources; however, it would result in an increase of 253 residents, exceeding the threshold for an indirect open space analysis for the study area's residential population. The analysis results indicate that the study area has an existing low open space ratio, and that the open space ratio would decrease by less than 1% (0.38%) as a result of the Proposed Action. While the study area would experience a decrease in the open space ratio, a number of qualitative factors would help to prevent an impact to open space resources, including proximity to Flushing Meadows-Corona Park, Park of the Americas, Corona Golf Playground, William F. Moore Park, Annadale Playground, Hoffman Park, and two community gardens. The Proposed Project would provide both indoor and outdoor active/passive recreation opportunities for building residents, which also would serve to satisfy some of the open space demand created by the new residents. Although the existing open space ratio is low, the decrease is below the 5% threshold for impacts to open space, and also less than a 1% decrease that would warrant a detailed analysis. Therefore, the analysis concludes that no significant adverse impacts to open space are anticipated, and no further analysis is required.

Urban Design and Visual Resources

A detailed analysis related to urban design and visual resources is included in this EAS. Project Development Site 1 would be redeveloped with a 6-story, 140,961 gsf mixed-use building comprising 27,397 gsf of supermarket use, 66,071 gsf of residential use (78 dwelling units), 43,800 gsf of parking, and 3,693 gsf of mechanical space. The supermarket (and loading area) would be located on the ground floor, with 25 accessory parking spaces in the cellar level; and 78 dwelling units would be located on floors 2 through 6, with 39 accessory parking spaces on the 2nd floor. Due to the split R6A/R6B zoning, the height of the proposed building would range between 75 and 100 feet. The proposed building would be compatible in terms of scale, height, and bulk with the urban design of the study area, which is primarily residential in character. In the With Action scenario, the existing supermarket and parking lot would be replaced by a new mixed-use building with a transparent ground floor built to the lot lines, which would not adversely affect the pedestrian experience. Illustrative renderings of the Proposed Project showing the base and maximum building heights demonstrate that potential development under the With Action scenario would remain compatible with the scale and character of other buildings within the surrounding area in the No Action scenario. The Proposed Action would not result in development that would obstruct or eliminate public views or affect view corridors or views of visual resources. Therefore, the analysis concludes that no significant adverse impacts are anticipated for urban design or visual resources, and no further analysis is warranted.

Air Quality, and Noise

An (E) designation (E-680) related to air quality, and noise would be established as part of the approval of the Proposed Action. 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 Action 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 Stacey Barron at (212) 720-3419.

TITLE	LEAD AGENCY
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	DATE
Stephanie Shellooe, AICP	June 3, 2022
SIGNATURE	

Project Name: 97-27 57th Ave. Commercial Overlay
CEQR # 22DCP144Q
SEQRA Classification: Unlisted

TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE June 6, 2022
SIGNATURE	

Project Name: 97-27 57th Ave. Commercial Overlay
CEQR # 22DCP144Q
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action was 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 1906, Lot 1

(E) Designation Requirements

To ensure that the Proposed Action would not result in significant adverse impacts related to air quality, and noise an (E) designation (**E-680**) would be established as part of approval of the Proposed Action 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:

Central Heating and Hot Water System Design (Scenario A with one stack)

For a central heating and hot water system, any new residential and/or commercial development on Projected Development Site 1 (Block 1906, Lot 1) must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system and hot water equipment, and the HVAC system and hot water exhaust stack(s) must be located at the highest tier of the building, and located at least 78 feet above grade, to avoid potential significant adverse air quality impacts.

Separate Heating and Hot Water System Design (Scenario B with two stacks)

Residential Portion. *Any new development on Projected Development Site 1 (Block 1906, Lot 1) must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system and hot water equipment, and the HVAC system and hot water exhaust stack(s) must be located at the highest tier of the building, and located at least 78 feet above grade, to avoid potential significant adverse air quality impacts.*

Commercial Portion. *Any new development on Development Site (Block 1906, Lot 1) must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system and hot water equipment and be fitted with low NO_x burners (30 ppm), and the HVAC system and hot water exhaust stack(s) located at least 25 feet above grade, and be no further than 156 feet from the lot line facing 57th Avenue, to avoid 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 and commercial development must provide a closed-window condition with a minimum building façade attenuation of 28 dBA on the southern façade in order to maintain an interior noise level not greater than 45 dBA for residential and community facility uses or not greater than 50 dBA for commercial 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.