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, 147-149 LLC, seeks a zoning map amendment to rezone an existing R5 district with a C1-2 commercial overlay to an R7X district with a C2-3 commercial overlay and an R5 district with no commercial overlay affecting Queens Block 5016, Lots 18, 27, 33, 39, and 47 and portions of Lots 7 and 11 (the "Rezoning Area"), as well as zoning text amendments to establish a Mandatory Inclusionary Housing ("MIH") area coterminous to the Rezoning Area (collectively, the "Proposed Actions"). . The Proposed Actions would facilitate the development of two 11-story buildings: Project Development Site 1 (Lots 18, 27, and p/o 47) would contain 253,363 gross square feet (gsf) consisting of 179,401 gsf of residential area comprising 190 dwelling units (DUs), 26,872 gsf of commercial area, 5,390 of community facility area, and 139 accessory parking spaces on the cellar and subcellar levels. 20-30% (38-57) of the DUs would be permanently affordable pursuant to MIH depending on the option selected. Projected Development Site 2 (Lots 33, 39, and p/o 47) would contain 258,176 gsf consisting of 182,448 gsf of residential space comprising 199 DUs, 27,848 gsf of commercial area, 5,078 gsf of community facility area, and 141 accessory parking spaces on the cellar and subcellar levels. 20-30% (40-60) of the DUs would be permanently affordable pursuant to MIH depending on the option selected.

The Proposed Actions would not introduce land uses different from those in the surrounding study area, nor would they result in a concentration of residential uses dissimilar from the study area. Commercial retail and community facility uses on the development sites would be consistent with the uses in the surrounding area. Further, while the Proposed Actions would result in a change to the underlying zoning, the newly mapped district would not introduce new uses and would result in the development of buildings similar in height and density to existing buildings in the study area. Finally, the Proposed Actions would not conflict with any relevant public policies and would result in the development of dense mixed-use, mixed income buildings, consistent with relevant public policy goals. The Proposed Actions would not result in significant adverse impacts to land use, zoning, or public policy.

Community Facilities and Services

A detailed analysis related to community facilities and services is included in this EAS. The Proposed Actions would not directly affect any community facilities or result in indirect effects to public high schools, early childhood programs, libraries, police, fire, or medical services as a result of increased residential population. In the With-Action condition, Community School District (CSD) 25, Sub-district 2 middle schools would operate at above 100 percent utilization, though elementary schools would remain below 100 percent. The Proposed Actions would result in the introduction of 74 elementary school students and 25 intermediate school students, both which are below the thresholds of 100 elementary schools students or 100 intermediate school students above 100% utilization that would indicate a significant adverse impact. As a result, the Proposed Actions would not result in a significant adverse impact related to community facilities.

Open Space

A detailed analysis related to open space is included in this EAS. In the With-Action condition, the open space ratio (OSR) for the ½-mile radius residential study area would be 0.109, which would be a 2.7% decrease compared to the No-Action condition. In the With-Action condition, the active OSR would decrease by 2.6% and the passive OSR would decrease by 2.9%. As outlined in the 2021 CEQR Technical Manual, these decreases generally indicate that a significant adverse open space impacts could occur. However, as described in the qualitative open space analysis in the EAS, the development sites would incorporate private open space and there are numerous open space resources just outside of the ½-mile study area, including Bowne Park, Hart Playground, Leavitt Park, and Colden Playground. Given the proximity of these resources to the study area, as well as the inclusion of private open space on the development site, the Proposed Actions would not result in a significant adverse impact related on open space resources.

Shadows

A detailed analysis related to shadows is included in this EAS. A screening analysis concluded that the Proposed Actions would result in incremental shadows on one sunlight sensitive resource, the Voelker Orth Museum, on the May 6th and June 21st analysis days. Incremental shadows cast on May 6th would fall on the Voelker Orth Museum's façade from 5:14 PM until 5:18 PM, for a total duration of four minutes. Incremental shadows on the June 21st analysis day would be cast on the museum from 5:08 PM until 6:01 PM, for a total duration of 53 minutes. These shadows would move from east to west and cover the building's roof and eastern façade. Shadows cast by the Proposed Actions would only affect the resource for a limited period in the evening, outside of the hours of operation of the museum. These shadows are not expected to impact public use or enjoyment of the resource. As a result, the Proposed Actions would not result in a significant adverse shadows impact.

Urban Design and Visual Resources

A detailed analysis related to urban design and visual resources is included in this EAS. The Proposed Actions would create additional density and would allow for greater maximum height in an area along a busy commercial corridor, though the actions would not introduce new building types or uses. Instead, the Proposed Actions would introduce developments with similar heights and bulks to those found in the surrounding study area. The development facilitated by the Proposed Actions would not alter block forms, street patterns, or street hierarchies and would not affect public view corridors to notable features or buildings. As a result, no significant adverse impacts related to urban design and visual resources would occur.

Project Name: 147-14 Northern Boulevard Rezoning
CEQR # 23DCP025Q
SEQRA Classification: Unlisted

Construction

A detailed analysis related to Construction is included in the EAS. Construction associated with the two Projected Development Sites would adhere to the applicable laws, regulations, and building codes that govern construction in New York City. As detailed in the construction assessment in the EAS, the proposed actions would not result in significant adverse construction impacts in the key technical areas of historic and cultural resources, hazardous materials, transportation, air quality, and noise. The applicant will enter a Restrictive Declaration requiring the implementation of project components related to the environment (PCREs) that would preclude any potential impacts to air quality or noise related to construction activities, including emission control measures, use of specified lower noise equipment and a construction noise barrier. With these measures in place, the proposed actions would not result in construction-period significant adverse impacts.

Disadvantaged Communities Assessment

The EAS includes an assessment of effects on Disadvantaged Communities (DAC). The Project Area is located within Queens Census Tract 1163, which is identified as a DAC with comparatively lower burdens and vulnerabilities according to New York State Department of Environmental Conservation's Disadvantaged Community Assessment Tool (DCAT). As the CEQR Technical Manual has not been updated to include guidance for an assessment of effects of DACs, the SEQRA Environmental Assessment Form (EAF) has been consulted for guidance for this analysis. The Proposed Actions would not result in significant adverse impacts in any technical areas analyzed in the EAS, including land use, zoning, and public policy, open space, shadows, historic and cultural resources, hazardous materials, urban design and visual resources, transportation, air quality, noise, neighborhood character, and construction. Based on this assessment, the Proposed Actions would not disproportionately affect disadvantaged communities, nor would they cause or increase a disproportionate pollution burden on disadvantaged communities.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-765) 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 Jameson Mitchell at +1 212-720-3422.

TITLE	LEAD AGENCY
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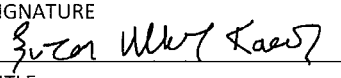
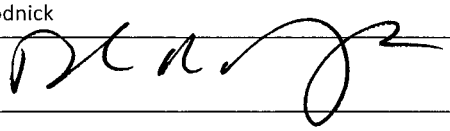
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 1/5/2026
SIGNATURE 	

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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
Projected Development Site 1	Queens	Block 5016, Lots 18, 27, and p/o 47
Projected Development Site 2	Queens	Block 5016, Lots 33, 39, and p/o 47

(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-765**) would be established as part of approval of the Proposed Actions as described below:

Block and Lot	Hazardous Materials	Air Quality	Noise
Block 5016, Lots 18, 27	X	X	X
Block 5016, p/o Lot 47	X		X
Block 5016, Lots 33, 39	X	X	X

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Sites 1 and 2** 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:

Block 5016, Lots 18 and 27 : Any new residential, commercial, or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s), ensure that the stack is located at the building's highest level at a minimum of 155 feet above grade, and that the stack is located at least 120 feet from the eastern lot line facing 149th Street to avoid any potential significant adverse air quality impacts.

Block 5016, Lots 33 and 39 : Any new residential, commercial, or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s), ensure that the stack is located at the building's highest level at a minimum of 155 feet above grade, and that the stack is located at least 120 feet from the western lot line facing 147th Street to avoid any potential significant adverse air quality impacts.

Noise

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

Block 5016, Lots 18, 27, and p/o 47 (Projected Development Site 1): In order to ensure an acceptable interior noise environment, future residential/commercial office/community facility uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on the facades facing Northern Boulevard and the facades facing 147th Street within 50 feet of Northern Boulevard and the facades facing 149th Street within 50 feet of Northern Boulevard to maintain an interior L10 noise level not greater than 45 dBA for residential and community facility uses or not greater than 50 dBA for commercial office 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.

Block 5016, Lots 33, 39 and p/o 47 (Projected Development Site 2): In order to ensure an acceptable interior noise environment, future residential/commercial office/community facility uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on the facades facing Northern Boulevard and the facades facing 147th Street within 50 feet of Northern Boulevard and the facades facing 149th Street within 50 feet of Northern Boulevard to maintain an interior L10 noise level not greater than 45 dBA for residential and community facility uses or not greater than 50 dBA for commercial office 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.