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 (CPC) 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, Bacele Realty Corp., seeks a zoning map amendment to rezone Block 4292, portions of (p/o) Lots 10, 11, 12, 60 and 75 (the "proposed rezoning area") from an R5B zoning district to an R5B/C2-3 zoning district, and an R4 zoning district to an R5/C2-3 zoning district (the "Proposed Action"), in the College Point neighborhood of Queens Community District 7. The Proposed Action would facilitate construction of the proposed project – a one-story, 15-foot-tall, 2,541-gross-quare-foot (gsf) eating and drinking establishment (Use Group (UG) 5) with a drive-through and five accessory parking spaces in the rear, at 27-24 College Point Boulevard (Block 4292, Lot 12, "Projected Development Site 1"). Because the proposed project would not maximize the development potential, the Future With-Action Scenario analyzed in the EAS conservatively assumes that Projected Development Site 1 would be redeveloped with a two-story, 30-foot-tall, 5,765 gsf commercial building (UG 6C). The proposed zoning map amendment would permit local retail and service uses within an area that has only been occupied by commercial uses since the existing residential zoning designation was established in 1961. As such, the Proposed Action would bring the longstanding commercial uses on Lots 10 and 11 into conformity with zoning use regulations and reinforce the mixed-use character of College Point Boulevard. The Proposed Action is anticipated to result in the redevelopment of a vacant, underutilized lot with a commercial use that would be compatible with surrounding land uses, which include a mix of residential, commercial, and light industrial and uses. The Proposed Action would not conflict with public policies applicable to the proposed rezoning area, including the City's Waterfront Revitalization Program (WRP# 20-093). Therefore, the analysis concludes that the Proposed Action would not result in significant adverse impacts to land use, zoning and public policy impacts, and further analysis is not warranted.

Hazardous Materials and Air Quality

An (E) designation (E-741) related to hazardous materials and air quality 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 hazardous materials and air quality analyses concludes that with the (E) designation in place, the Proposed Action would not result in a significant adverse impact related to hazardous materials or air quality.

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, AICP at sbarron@planning.nyc.gov.

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 Stephanie Shellooe, AICP	DATE 12/29/2023
SIGNATURE	
TITLE Vice Chair, City Planning Commission	
NAME Kenneth J. Knuckles, Esq.	DATE 1/2/2024
SIGNATURE	

Project Name: 27-24 College Point Boulevard Commercial Overlay
CEQR # 23DCP106Q
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:

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 4292, Lot 12

(E) Designation Requirements

To ensure that the Proposed Action would not result in significant adverse impacts related to hazardous materials and air quality, an (E) designation (**E-741**) 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	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** 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.

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Air Quality

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

> ***Projected Development Site 1:*** *Any new commercial development on the above-referenced property must ensure that the heating, ventilation, and air conditioning (HVAC), and hot water system(s) stack is located at the building's highest level and at least 17 feet above grade, and that the stack is located at least 15 feet from the northern lot line facing 27th Avenue and at least 15 feet from the western lot line facing 119th Street to avoid any potential significant adverse air quality impacts.*