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, Queens Realty Holdings of NY, Ltd., seeks a Zoning Map Amendment from an R4-1 district to an R6B district within the Affected Area (Block 15785, Lots 4, 55, and portions of 7 and 54; and Block 15737, Lot 1 and 10), and a Zoning Text Amendment to establish a Mandatory Inclusionary Housing (MIH) area, Options 1 and 2, coterminous with the Affected Area within the Far Rockaway section of Queens Community District 14. The Affected Area consists of two blockfronts on the eastern side of Hartman Lane from Ocean Crest Boulevard in the north to Far Rockaway Boulevard in the south, to a depth of 115 feet on Block 15737, between Ocean Crest Boulevard and Beach Channel Drive, and to a depth of 80 feet between Beach Channel Drive and Far Rockaway Boulevard. In its entirety, the Affected Area comprises approximately 42,540 square feet (sf) of lot area. The proposed actions would facilitate the development of a 5-story, 50 foot tall plus cellar residential building on the Projected Development Site (Block 15785, Lots 4 and 55). The Projected Development Site would contain approximately 33,096 zoning square feet (ZSF) with 40 dwelling units (including 10 affordable units under MIH option 1, or 25%) on a combined 15,044 sf lot. Additionally, 20 enclosed parking spaces would be provided at cellar level (13,469 gross square foot (GSF)) parking garage. The EAS analyzed a Reasonable Worst Case Development Scenario, that maximized the development potential of 41,107 GSF (32,973 ZSF, 2.19 FAR, containing 48 DUs). The Proposed Actions are anticipated to result in a change in land use and zoning, however, given the existing character of the rezoning area, the change in land use and zoning is not anticipated to result in a significant adverse impact. The Development Site is located within the Coastal Zone Boundary, and the Proposed Actions would be consistent with the policies set forth in the New York City Waterfront Revitalization Program (WRP#21-016).

Urban Design and Visual Resources

A detailed analysis related to Urban Design and Visual Resources is included in this EAS. The Projected Development Site is Applicant owned and located at 25-46 Far Rockaway Boulevard and 25-47 Beach Channel Drive. Collectively, the two properties comprise the 15,044 lot. 25-46 Far Rockaway Boulevard has a 2,228 GSF vacant three-story residential structure that was constructed in 1931; the building has an aluminum siding façade, a large front porch facing Far Rockaway Boulevard and a large front yard, and is on a wooded corner lot. 25-47 Beach Channel Drive is a vacant parcel. Historically, this property had a single-family home, but it suffered total damage during a fire and as a result, the property had been cleared. Under the With-Action scenario, the Projected Development Site would be developed pursuant to R6B zoning with a 5-story building at a height of 50 feet. While the proposed action would result in an urban design change from the No-Action condition, the height and bulk of the Projected Development would be in character with the surrounding buildings based on comparison and contextual consideration of the surrounding area. Thus, the Proposed Actions would have no adverse or detrimental impacts on urban design and the pedestrian realm.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-676) 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 Louise Cafiero at lcafiero@planning.nyc.gov.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY 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 November 4, 2022
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE November 7, 2022
SIGNATURE	

Project Name: 25-46 Far Rockaway Blvd Rezoning
CEQR # 20DCP053Q
SEQRA Classification: Unlisted

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 15785, Lots 4 and 55

(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-676**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	X

Hazardous Materials

The (E) designation requirements applicable to the **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 (Queens, Block 15785, Lots 4 and 55):*** *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 50 feet above grade to avoid any potential significant adverse air quality impacts.*

Noise

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

> ***Projected Development Site 1 (Queens, Block 15785, Lots 4 and 55):*** *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on the facades facing Beach Channel Drive and the facades facing Hartman Lane within 50 feet of Beach Channel Drive and the facades facing Beach 25th Street within 50 feet of Beach Channel Drive to maintain an interior noise level not greater than 45 dBA 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.*