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 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 the EAS. The Proposed Action is a zoning map amendment to rezone Block 6857, Lots 51, 52, 53, 61, 62, 64, 65, 67, 69, p/o 34, portion of (p/o) 36, and p/o 71 (Affected Area), in the Hillcrest neighborhood of Queens, Community District 8. The Proposed Action would rezone Block 6857, Lots p/o 61, p/o 62, 64, 65, 67, 69, and p/o 71 from an R4/C1-3 zoning district to an R4/C2-3 zoning district and Block 6857, Lots p/o 34, p/o 36, 51, 52, 53, p/o 61, and p/o 62 from an R5D/C1-3 zoning district to an R5D/C2-3 zoning district. The Proposed Action would legalize the existing second-floor, non-conforming medical laboratory on Block 6857, Lot 62 (Project Site) and permit Use Groups 7,8,9, and 14 to allow for a more diverse mix of uses in the Affected Area along Union Turnpike. The Affected Area is bounded by Union Turnpike to the north, 164th Street to the east, Goethals Avenue to the south, and 162nd Street to the west. The surrounding area is a mix of one- and two-family residential buildings, multi-family residential buildings, commercial and office buildings, mixed commercial and residential buildings, transportation and utility, and public facilities. All of the lots within the Affected Area, with exception of the Project Site, are independently owned and are not expected to be redeveloped as a result of the proposed action. The Proposed Action is anticipated to legalize the existing non-conforming medical laboratory on the Project Site. The Proposed Action to change the commercial overlay from C1-3 to C2-3 across the Affected Area would not affect allowable density, but rather would permit additional commercial use groups. The density and uses permitted by the Proposed Action would be consistent with the nearby low-rise residential, commercial, and community facility buildings. As such, the change in land use and zoning would be consistent with the existing land uses and zoning in the surrounding area and would not constitute a significant adverse impact. Additionally, there would be no significant adverse impact to public policy as a result of the Proposed Action.

Noise

An (E) designation (E-678) related to 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 noise analysis concludes that with the (E) designation in place, the Proposed Action would not result in a significant adverse impact related to 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 Stephane Pierre at +1 212-720-3298.

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	DATE May 6, 2022
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE May 9, 2022
SIGNATURE	

Project Name: 79-18 164th Street Rezoning
CEQR # 22DCP130Q
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 6857, Lot 62

(E) Designation Requirements

To ensure that the proposed action would not result in significant adverse impacts related to noise an (E) designation (**E-678**) 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

Noise

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

> ***Projected Development Site 1:*** *In order to ensure an acceptable interior noise environment, future commercial health care facility/commercial laboratory/commercial office uses must provide a closed-window condition with a minimum of 23 dB(A) window/wall attenuation on the northern façade facing Union Turnpike and on the façades facing 164th Street and the facades facing Goethals Avenue within 50 feet of 164th Street to maintain an interior noise level not greater than 50 dB(A) for commercial healthcare facility, commercial office, and commercial laboratory uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.*