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, 50-02 Woodside Development LLC, is seeking a zoning map amendment from M1-1 district to an R7X/C2-4 and R7A/C2-4 districts and zoning text amendment to Appendix F of the Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions"), affecting Block 2283, Lots 1, 12, 22, 36, and 43 (the "Project Area") in the Sunnyside neighborhood of Community District 2, Queens. The Proposed Actions would facilitate the development of the Applicant's property located at 50-02 Queens Boulevard (Projected Development Site 1, Block 2283, Lots 1, 12, 22, and 36) with a new approximately 305,362 gross square foot (gsf) mixed-use development. The Proposed Actions would facilitate approximately 265,474 gsf of residential space (or 257 units, of which 51 to 77 would be income restricted pursuant to MIH requirements), 16,653 gsf of commercial space, 4,762 gsf of community facility (daycare) space, and 25 accessory parking spaces (the "Proposed Project"). The Proposed Project would meet the requirements of the Mandatory Inclusionary Housing program and have a height of 125 feet (excluding the bulkhead). In addition to the Applicant-owned Projected Development Site 1, the Proposed Actions would also affect the non-Applicant-owned property at Lot 43 ("Projected Development Site 2"). With approval of the Proposed Actions, Projected Development Site 2 is assumed to be redeveloped with a 14-story (145-foot-tall) mixed-use building of approximately 74,944 gsf, containing approximately 63,089 gsf of residential space (63 DUs; of which 16 to 19 would be income restricted pursuant to MIH), 3,228 gsf of commercial space, and 24 accessory parking spaces. Combined, the projected development sites would introduce approximately 328,563 gsf of residential uses (320 DUs; of which approximately 64 to 96 units would be affordable pursuant to MIH), 19,881 gsf of commercial uses, 4,762 gsf of community facility (daycare) uses, and 49 accessory parking spaces (27,100 gsf), for a total development of 380,306 gsf.

The Proposed Actions would result in a change in land use and zoning, facilitating the redevelopment of the Project Area with mixed-use buildings including residential, commercial and community facility uses in a commercial area The Proposed Actions would be consistent with existing land uses in the study area which are predominantly characterized by mixed-use, residential and commercial uses as well as some institutional and open space uses. In addition, the proposed change in zoning designation would be compatible and integrate well with recent rezonings in the area that facilitated the development of mixed use residential and commercial uses surrounding the Project Area Overall, the Proposed Actions would facilitate the development of new housing opportunities while preserving existing commercial uses that are compatible with uses found within the study area. In addition, the Proposed Project would be consistent with public policies such as PlaNYC, and the Housing Blueprint. Therefore, the Proposed Actions would not result in any 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 result in the development of 320 dwelling units, which would introduce approximately 97 primary students and 35 intermediate school students to Community School District 24, Sub-district 2. In the with action condition, primary schools in CSD 24, Subdistrict 2 would continue to operate within capacity at 74.8 percent capacity with a surplus of 956 seats. The collective utilization rate of primary schools in the With-Action condition would increase by 2.6 percent from the No-Action condition. Under the With-Action condition, the subdistrict intermediate schools would operate at approximately 72.5 percent capacity with 1,507 available seats, a 0.6 percent increase in utilization over the No-Action condition. As both primary and intermediate schools would be operating under capacity, a significant adverse impact to public schools would not occur. Therefore, the Proposed Actions would not result in any significant adverse impact related to community facilities and services.

Open Space

A detailed analysis related to open space is included in this EAS. Under the With-Action condition, the total open space ratio (OSR) for the residential population would decrease by 1.16 percent compared to the No-Action condition open space ratio, from 0.376 to 0.372 acres per 1,000 residents. The study area would continue to have OSRs below the City guideline of 2.50 acres per 1,000 residents and below the Citywide median of 1.50 acres per 1,000 residents. The passive and active open space ratios would also decrease by 1.8 percent and 1.14 percent respectively. The study area is well below the median open space ratio, and for total and active open space ratios, it has the potential to exceed the percent change that signifies a possible adverse open space impact. However, there are multiple open spaces within a half-mile of the Project Area that are not included in the quantitative analysis including Torsney Playground, Big Bush Park, Nathan Weidenbaum Park, and Woodside Memorial Plaza, Sunnyside Gardens, and the 104-acre New Calvary Cemetery that provides walking paths and is a draw to residents of the surrounding neighborhoods given its size. The Proposed Actions would also provide on-site residential amenity spaces with a mix of active and passive recreational uses, which would help meet project-generated demand on-site. Additionally, the Proposed Project is located in an area where the existing open space resources are in good or excellent condition. In addition, the Proposed Project includes the provision of 0.42 acres of on-site open space resources that would serve residents introduced by the Proposed Project and children attending the proposed daycare. These spaces would reduce the burden on open spaces in the study area. 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 any significant adverse impact related to open space resources.

Transportation

A detailed analysis related to transportation is included in this EAS. The transportation screening analysis concluded that the number of vehicle, ferry, bus, and rail trips generated by the Proposed Actions would not exceed CEQR Technical Manual Level 1 screening thresholds. While the Level 1 screening threshold for subway trips would be exceeded, an assessment of the distribution of subway trips determined that no station is expected to exceed the Level 2 screening threshold. As a result, no detailed subway station analysis is warranted and the potential for significant adverse subway impacts as a result of the Proposed Actions is not expected. The number of pedestrian

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trips generated by the Proposed Actions would exceed Level 1 trip generation and Level 2 trip assignment thresholds at the southeast corner at the intersection of Queens Boulevard and 50th Street. A detailed level of service analysis of this pedestrian element was conducted for the weekday AM and PM peak hours. The pedestrian analysis demonstrates that the southeast corner would operate at LOS A under existing conditions and would continue to operate at LOS A under No-Action and With-Action conditions. Therefore, the Proposed Actions would not result in any significant adverse impact related to transportation.

Construction

A detailed analysis related to Construction is included in the EAS. Construction activities associated with the Proposed Actions 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 and a construction noise barrier. With these measures in place, the Proposed Actions would not result in construction-period significant adverse impacts and no further analysis is warranted.

Disadvantaged Communities Assessment

The Proposed Actions are located within a disadvantaged community identified as having comparatively lower burdens and vulnerabilities according to the New York State Department of Environmental Conservation Disadvantaged Community Assessment Tool (DACAT) and an assessment of the Proposed Actions' potential effects on disadvantaged communities is included in the EAS. The Proposed Actions would not result in significant adverse impacts to the following technical areas analyzed in the EAS: land use, zoning, and public policy; socioeconomic; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; air quality; noise; neighborhood character; or construction. As such, the Proposed Actions would not disproportionately affect any disadvantaged communities, nor would it cause or increase a disproportionate pollution burden.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-914) 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.

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SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Sideya Sherman	DATE 6/1/2026
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 2283, Lots 1, 12, 22, 36
Projected Development Site 2	Queens	Block 2283, Lot 43

(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-914**) would be established as part of approval of the proposed actions on **Projected Development Sites 1 and 2** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	X
Projected Development Site 2	X	X	X

Hazardous Materials

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

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Air Quality

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

> ***Projected Development Site 1:*** *Any new residential, community facility, and/or commercial development must exclusively use natural gas for HVAC systems and hot water equipment, and ensure that the heating and hot water system stack(s) is located at the highest tier and at least 138 feet above grade, and at least 177 feet away from the eastern lot line facing 51st Street to avoid any potential significant adverse air quality impacts.*
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> ***Projected Development Site 2:*** *Any new residential and/or commercial development on the above-referenced property must ensure the HVAC system and hot water equipment stack is located at the highest tier and at least 148 feet above grade to avoid any potential significant adverse air quality impact.*

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 residential/community facility uses must provide a closed-window condition with a minimum of 35 dBA window/wall attenuation on the northern facade facing Queens Boulevard and on the western façade facing 50th Street to maintain an interior noise level (Ldn) not greater than 40 dBA for residential and community facility uses; future residential/community facility uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on the southern facade facing 47th Avenue to maintain an interior noise level (L10) not greater than 45 dBA for residential and community facility uses. For future commercial office uses, the required window/wall attenuation along each respective facade would be 5 dBA lower in order to maintain an interior noise level (L10) not greater than 50 dBA or Ldn not greater than 45 dBA. 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, well-sealed air conditioners, package-terminal air conditioners, or central air conditioning.*
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> ***Projected Development Site 2:*** *In order to ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 35 dBA window/wall attenuation on the northern facade facing Queens Boulevard to maintain an interior noise level (Ldn) not greater than 40 dBA for residential uses. For future commercial office uses, the required window/wall attenuation along the northern façade facing Queens Boulevard would be 5 dBA lower in order to maintain an interior noise level (L10) not greater than 50 dBA or Ldn not greater than 45 dBA. 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, well-sealed air conditioners, package-terminal air conditioners, or central air conditioning.*