NEGATIVE DECLARATION (Use of this form is optional)

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 project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project 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 have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Hazardous Materials, Air Quality, and Noise

1. An (E) designation (E-478) for hazardous materials, air quality and noise has been incorporated into the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of the sites affected by the proposed (E) designation and applicable (E) designation requirements. This (E) designation will supersede the (E) designation (E-245) for hazardous materials and air quality placed on one lot in the affected area as part of the Astoria Rezoning (CEQR No. 10DCP019Q). With these measures in place, the proposed actions would not result in significant adverse impacts to hazardous materials, air quality or noise.

Land Use, Zoning and Public Policy

2. This EAS includes a detailed Land Use, Zoning and Public Policy section, which analyzes the potential significance of the proposed map and text amendments on land use, zoning and public policy in the study area. The proposed actions would rezone the affected area from R7A/C2-3 and R6B zoning districts to an R7X/C2-3 zoning district. The analysis 1concludes that the proposed actions would not result in significant adverse impacts on Land Use Zoning or Public Policy.

Urban Design and Visual Resources

3. This EAS includes a detailed Urban Design and Visual Resources section. This section analyzes whether the proposed actions, which would facilitate a new mixed-use residential and community facility building on the Project Site would have the potential to affect urban design and visual resources in the study area. The analysis concludes that the proposed actions would not result in significant adverse impacts related to Urban Design or Visual Resources.

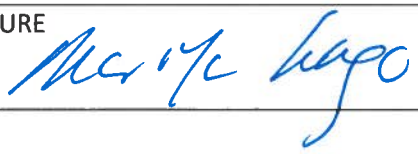
Transportation

4. This EAS includes a detailed Transportation section. This section analyzed whether the proposed actions would have the potential to affect transportation networks in the study area. The analysis indicates that the proposed actions are expected to generate 54, 86, 66, and 65 new vehicle trips per hour during the Weekday AM, Midday, PM, and Saturday Midday peak hours respectively. The project generated traffic was assigned to the local roadways, traffic from other nearby developments including the Cornell Tech project was accounted for, and a detailed intersection capacity analysis was performed at key intersections. The analysis concludes that the proposed actions would not result in significant adverse Transportation impacts.

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).

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning
NAME	DATE
Olga Abinader	5/4//2018
SIGNATURE	



TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 5/7/2018
SIGNATURE 	

Project Name: Variety Boys and Girls Club Rezoning
CEQR #: 18DCP121Q
SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation (E-478)

To ensure that there would be no significant adverse hazardous materials, air quality or noise impacts associated with the proposed project, an (E) designation (E-478) will be placed on the project site (Block 550, Lots 7 and 10). This (E) designation will supersede the (E) designation (E-245) for hazardous materials and air quality placed on Lot 7 as part of the Astoria Rezoning (CEQR No. 10DCP019Q).

Hazardous Materials

Task 1
The applicant submits to OER, for review and approval, a Phase 1A of the site along with a soil and groundwater 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 sample sites should be selected to adequately characterize the site, the specific source 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
A written report with findings and a summary of the data must be 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 the 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.

An OER-approved construction-related health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

Project Name: 69-02 Queens Boulevard Rezoning and LSGD
CEQR #: 18DCP132Q
SEQRA Classification: Unlisted

Air Quality

Block 550, Lots 7 and 10: Any new residential, commercial and/or community facility development on the property must ensure that the proposed development is limited to a single heating, ventilating, and air conditioning (HVAC) stack, which must be located at the highest tier of the proposed development, or at least 148 feet above grade, to avoid any potential significant adverse air quality impacts.

Noise

Block 550, Lots 7 and 10: In order to ensure an acceptable interior noise environment, new residential/community facility development on the above mentioned property must provide a closed-window condition with sufficient attenuation in order to maintain an interior noise level of 45 dBA; and new commercial development must provide a closed-window condition with sufficient attenuation in order to maintain an interior noise level of 50 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided.

The required attenuation for new development varies by building floor and façade; the required minimum composite building façade attenuation is shown in the following table:

Building Section	Floor	L_{10} (dBA)	Façade	CEQR Categories	Required Attenuation (dBA)
Residential	1-5	76 > L10 >= 73	Northwest, Northeast, Southwest	Marginally Unacceptable	31
	6-13	73 > L10 >= 70	Northwest, Northeast, Southwest	Marginally Unacceptable	28
	14	L10 < 70	Northwest, Northeast, Southwest	Marginally Acceptable	-
	1-9	78 > L10 >= 76	Southeast	Marginally Unacceptable	33
	10	76 > L10 >= 73	Southeast	Marginally Unacceptable	31
	11-13	73 > L10 >= 70	Southeast	Marginally Unacceptable	28
	14	L10 < 70	Southeast	Marginally Acceptable	-
Community Facility	1-5	77.1	Northwest	Marginally Unacceptable	33
	1-5	65.4	Southwest, Southeast, Northeast	Marginally Acceptable	-