CITY PLANNING
COMMISSION CITY OF
NEW YORK

OFFICE OF THE CHAIR

CONDITIONAL NEGATIVE DECLARATION

Project Identification
CEQR No. 26DCP077Q
ULURP No. 260184ZMQ; 260185ZRQ
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
Contact: Evren Ulker-Kacar
(212) 720-3493

Name, Description and Location of Proposal

100-12 Queens Boulevard Rezoning

The Applicant, 100 Queens Blvd Co. LLC, requests the approval of two discretionary actions (the "Proposed Actions") including a Zoning Map Amendment to rezone Queens Block 3170, Lots 27, 31, 24, 25, 26 and portions of Lots 1 and 23 (the "Proposed Rezoning Area") from R7-1/C1-2, R4B/C1-2, and R4B districts to R9X/C2-4, R7-1, R7-1/C2-4, and R4B districts, and a Zoning Text Amendment to modify Zoning Resolution Appendix F to designate Block 3170, Lots 27 and 31 (the "Project Site") as a Mandatory Inclusionary Housing (MIH) area in the Forest Hills neighborhood of Community District 6, Queens. The Proposed Actions would facilitate the development of a 366,074 total gross square foot (GSF), 215-foot-tall mixed-use building consisting of 322,429 GSF of residential area including 389 dwelling units (DUs), 16,685 GSF of commercial retail area, 18,429 GSF of cellar parking containing 38 accessory residential parking spaces, and 8,531 GSF of mechanical floor area on the Project Site ("Projected Development Site 1"). 20-30% of the DUs (78-117 DUs) would be affordable pursuant to MIH options 1, 2, or 3, at an average of 60%, 80%, or 40% area median income, respectively. The Build Year for the Proposed Actions is 2029.

The Environmental Assessment Statement (EAS) analyzes a Reasonable Worst Case Development Scenario (RWCDS) with a With-Action scenario consistent with the Applicant's Proposed Project, as the FAR of the site's proposed R9X/C2-4 zoning would be maximized. Without the Proposed Actions (the "No-Action Condition"), a 4.8 FAR building containing 187,202 total GSF 95,886 GSF of residential space, 27,426 GSF of retail across the cellar and ground floor, 19,216 GSF of

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community facility space (non-profit office space), and 33,700 GSF of parking with 109 attended accessory spaces would be developed.

To avoid any potential significant adverse impacts, an (E) designation (E-899) related to hazardous materials, air quality, and noise would be placed on the applicant's property (the "Project Site"), Queens Block 3170, Lots 27 and 31.

The (E) designation text related to hazardous materials is 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 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 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.

The (E) designation text related to air quality would apply as follows:

Queens Block 3170, Lots 27 and 31: Any new residential, commercial and/or community facility development on the above-referenced property must ensure the HVAC system and hot water equipment are powered by electricity only with no venting or stacks, to avoid any potential significant adverse air quality impacts.

The (E) designation text related to noise is as follows:

Block 3170, Lots 27, and 31: In order to ensure an acceptable interior noise environment, future residential, community facility and/or commercial office uses must provide a closed window condition with a minimum of 28 dBA window/wall attenuation on the northern facade facing Queens Blvd, the eastern facade facing 67th Rd within 50 feet of Queens Blvd, and the western facade facing 67th Ave within 50 feet of Queens Blvd, to maintain an interior noise level not greater than 45 dBA for residential and community facility uses or not greater than 50 dBA for commercial office use. In order 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.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated May 28, 2026, prepared in connection with the ULURP Applications (No. 260184ZMQ; No. 260185ZRQ). The City Planning Commission has determined that the Proposed Actions will have no significant effect on the quality of the environment, once it is modified as follows:

The Applicant agrees to enter into a Restrictive Declaration (RD) to ensure the implementation of Project Components Related to the Environment (PCREs) relating to construction transportation and construction noise that would avoid the potential for any significant adverse impacts. The PCREs are as follows:

1. The Applicant shall implement as part of its development of the Project Site, and at its sole cost and expense, the following construction noise PCREs:
    a. Source control and path control measures listed below that are beyond those required by New York City regulations:
        i. Auger drills will be used instead of pile drivers.
        ii. All compressors will be $\leq$ 350cfm.
        iii. Generators shall not exceed an Lmax noise level limit of 76 dBA at 23 feet.
        iv. 15-foot construction barriers around the truck stage areas and west property line.
2. The Applicant shall implement as part of its development of the Project Site, and at its sole cost and expense, the following construction transportation PCREs:
    a. If future development of the Applicant's property should occur, the property owner will be required to notify the New York City Department of Transportation (NYCDOT) that a signal timing modification would be made at the intersection of Queens Boulevard and 67th Road intersection during construction. The signal timing modification includes shifting three seconds of green time from the eastbound phase to the protected westbound left-turn phase during the morning (AM) construction peak hour. NYCDOT would make this modification.

Supporting Statement:
The above determination is based on an environmental assessment which finds that:

1. The applicant will enter into a Restrictive Declaration to ensure the implementation of project components relating to construction transportation and construction noise which would avoid the potential for any significant adverse impacts related thereto.

2. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the Proposed Actions, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

This Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

I, the Undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions to the Proposed Actions.

Rachel Loeb
Signature of Applicant or Authorized Representative

Date: May 28, 2026

Rachel Loeb
Name of Applicant or Authorized Representative

Evren Ulker-Kacar
Evren Ulker-Kacar, AICP, Deputy Director
Environmental Assessment and Review Division
Department of City Planning

Date: May 28, 2026

Sideya Sherman
Sideya Sherman, Chair
City Planning Commission

Date: 9/10/26