DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

M E M O R A N D U M

TO: Sara Avila and Lin Zeng

FROM: Evren Ulker-Kacar

DATE: January 29, 2025

RE: **TYPE II**

CEQR No.	26DCP091Q
Land Use Application No.	260147ZMQ, N260148ZRQ
Project Name	47-03 108th Street Rezoning

We have reviewed the above referenced application and determined that, pursuant to 6 NYCRR 617.5, it is a Type II action and not subject to SEQRA/CEQR:

- ☐ **617.5(9)** Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or use variance, and consistent with local land use controls, but not radio communication or microwave transmission facilities.

- ☐ **617.5(11)** construction or expansion of a single-family, a two-family or a three-family residence on an approved lot.

- ☐ **617.5(12)** Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.

- **617.5(25)** Official acts of a ministerial nature involving no exercise of discretion:

  ☐ Special Permits pursuant to Zoning Resolution Section 74-78 (Conversions of Non-Residential Floor Area), for modifications to the requirements relating to the location of loft dwellings or joint living-work quarters for artists and use restrictions.

  ☐ Authorizations pursuant to Zoning Resolution Sections 105-421 (Modification of topographic features on Tier I sites), 105-422 (Authorization of a development, enlargement or site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer), 105-423 (Relocation of erratic boulders), 105-424 (Alteration of rock outcrops), 105-425 (Modification of botanic environment and tree preservation and planting requirements), 105-426 (Alteration of aquatic features), 105-91 (Special District Designation on Public Parks), 107-64 (Future Subdivision of Certain Plan Review Site), 107-65 (Authorization for Modifications of Natural Features), 119-311 (Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer), 119-313 (Modification of landscaping, tree preservation and tree planting requirements), and 119-319 (Authorization to allow site alterations, the construction of new park-related facilities and improvements to existing park-related facilities within public parks).

☐ Other Authorizations*

☐ City Planning Commission and Chair Certifications.

☐ Actions pursuant to Zoning Resolution Sections 93-65, 95-04 and 95-05 relating to transit easements.

- **617.5(32)** License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities:

  ☐ Renewal of Special Permit or Authorization.

- **617.5(b)** Residential Development Type II Actions (Green Fast Track) adopted as Section 5-05(e) and (f) of Chapter 5 of Title 62 of the Rules of the City of New York:

  ☑ Green Fast Track for Housing eligible.

- ☐ **Other*** _____

*As determined by DCP's Environmental Assessment and Review Division and Counsel's Office

cc:

City Planning Commissioners

City Environmental Quality Review

GREEN FAST TRACK FOR HOUSING TYPE II: ELIGIBILITY CHECKLIST

FOR GREEN FAST TRACK TYPE II ACTIONS ONLY

Part I: Project Summary

Project Summary	The Applicant, 108 Realty Group Inc., seeks the following actions: a Zoning Map Amendment to rezone from R6B zoning district to an R7X/C2-4 zoning district on Queens Block 2003, Lot 1 in the Corona neighborhood of Queens Community District 4 (the "Rezoning Area"); and a Zoning Text Amendment to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area (together, the "Proposed Actions"). The Proposed Actions would facilitate the development of a 145 foot, 13-story mixed residential, commercial and community facility building. The proposed development would have 148,852 gross square feet (gsf), including 9,629 gsf of commercial floor area, 19,485 gsf of community facility floor area, 100,555 gsf of residential floor area, and 19,951 gsf of enclosed accessory parking. There would be 119 dwelling units, of which 30 would be affordable per Mandatory Inclusionary Housing (MIH) requirements Option 1. The community facility space would consist of an indoor soccer field and associated space (e.g., changing rooms) totaling 6,889 gsf and an 8,996 gsf adult day care center, the latter operated by local non-profit Commonpoint Queens. The commercial use would be local retail space. The retail space, the soccer field, and the residential lobby would occupy the first floor; the adult day care center would occupy the second floor, and residential units would occupy the upper floors. The cellar would contain 45 accessory parking spaces for building residents, accessible via a curb cut onto 48th Avenue.
Development Site Blocks and Lots *"Development site" means the zoning lot all or part of which the applicant proposes to develop through the action.*	Queens Block 2003, Lot 1
Developable Site Blocks and Lots *"Developable site" means a zoning lot, including the development site, within the area that is the subject of the action that the lead agency determines is likely to be developed as a result of the action.*	Queens Block 2003, Lot 1

Part II: Package Requirements

II.1 Agency Sign-offs	Required Agency Sign-offs and their determinations ***attached.*** List of required agencies include: Landmarks Preservation Commission; Department of Environmental Protection	✔
II.2 Restrictive Declarations & E-Designations	Required Restrictive Declarations & E-Designations ***attached.***	✔
II.3 Development Increment Table	Development Increment Table ***attached.***	✔
II.4 Project Area Map	Project Area Map (with development sites) ***attached.***	✔

Part III: Eligibility Checklist

§ 3. Section 5-05 of Chapter 5 of Title 62 of the Rules of the City of New York: Subdivisions (e) and (f)

		Eligible?
(e)	**Residential Development Type II Actions. The following actions are not subject to review under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to subdivision (f) of this section:**	
(e) (1)	Actions that enable incremental development of at least 1 and no more than 250 new dwelling units or new income-restricted dwelling units, and no more than 35,000 gross square feet of space for non-residential uses, which includes no more than 25,000 gross square feet of space for commercial uses and no more than 25,000 gross square feet of community facility space, and which at the time of the environmental determination are:	☐
(i)	Located wholly within an existing R5 through R10 Residence zoning district, provided that such action does not include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district; or	☑
(ii)	Located in an existing stand-alone Commercial zoning or Manufacturing zoning district and are being developed pursuant to a regulatory agreement or lease with a government agency to develop housing or a decision by the Board of Standards and Appeals authorizing residential development; or	☐
(e) (2)	Actions that enable incremental development of at least 1 and no more than 175 new dwelling units or new income restricted dwelling units, and no more than 20,000 gross square feet of space for non-residential uses, which includes no more than 10,000 gross square feet of space for commercial uses, and no more than 10,000 gross square feet of community facility space, and which at the time of the environmental determination, are located at least partially within an existing R1 through R4 Residence zoning district, provided that such action shall not include actions that include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district.	☐
(f)	**Type II Residential Development Prerequisites. An action listed in subdivision (e) of this section must also comply with all of the following to be a Type II action, at or before the time environmental review is required to be completed:**	**Eligible?**
(f) (1)	Any new building or any enlargement of an existing building on the development site shall not burn fossil fuels to supply heat or hot water;	☑
(f) (2)	The applicant or development site owner shall have complied with the following site-specific requirements:	☑
(i)	For developable sites that include one or more tax lots that do not have an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution at the time of the environmental determination, completed a Phase I Environmental Site Assessment for the development site and either:	☑
(A)	Obtained a written signoff from the lead agency that no further environmental investigation is required or that a plan to address any hazardous materials is acceptable; or	☐
(B)	Consented to the establishment of an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution and 15 RCNY Chapter 24 on the developable sites, provided that where an (E) designation is not available and the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections and development oversight requirements equivalent to an (E) designation found in 15 RCNY Chapter 24 in such regulatory agreement; and	☑
(ii)	Obtained a determination from the New York City Landmarks Preservation Commission (LPC) stating whether any developable site is within an archaeologically sensitive area, is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District, is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, or is substantially contiguous to a sunlight sensitive architectural resource, and	☑
(A)	If LPC determines a developable site is within an archaeologically sensitive area, completed an archaeological document study for the development site and obtained a writing from LPC that the development of such development site does not raise archaeological concerns; and	☐
(B)	If LPC determines a developable site is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District or is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, obtained a writing from LPC that the development of such development site does not raise historic preservation concerns;	☐
(iii)	Agreed to prepare and implement a Construction Protection Plan consistent with the requirements of the New York City Department of Buildings Technical Policy and Procedure #10/88 for a development site located at least partially within 90 feet of a building or site formally determined to be eligible for listing on the National Register of Historic Places or the New York State Register of Historic Places or of a building or site that is eligible for designation as a New York City Landmark or Historic District;	☐
(iv)	For developable sites within 1000 feet of an air emissions source that operates under a permit issued pursuant to subpart 201-5 of title 6 of the New York Codes, Rules and Regulations (New York State facility permits) or subpart 201-6 of such title (Clean Air Act Title V permits) or either within 400 feet of any existing air emission source with an active or expired industrial permit issued by the New York City Department of Environmental Protection or within 400 feet of any unpermitted industrial source, confirmed to the lead agency based on the emission limits in the permit(s) or, for any unpermitted source, the estimated emission limits from similar source permit(s) provided by the lead agency, that concentrations of any pollutant regulated by the permit(s) or identified by the lead agency for any unpermitted source will not exceed the corresponding National Ambient Air Quality Standards (including background concentrations) and Annual Guideline Concentration (AGC) and Short-term Guideline Concentration (SGC) in the New York State Department of Environmental Conservation Division of Air Resources Guidelines for Evaluation and Control of Ambient Air Contaminants (DAR-1) at such developable site, as determined in accordance with the industrial source screen in Appendix B of Chapter 5 of Title 62 of the rules of the city of New York (Industrial Air Quality Checklist).	☑
(v)	With respect to calculation of noise levels, either:	☑
(A)	Provided to the lead agency representative peak hour outdoor noise sampling showing less than 70 A-weighted decibels (dBA) L10 ambient noise levels at all developable sites, and provided outdoor noise sampling for all developable site buildings within the line of sight of any railway or elevated subway showing less than 65 dBA Ldn ambient noise levels and confirmed that all developable sites are outside the 65 Day Night Average Sound Level contours established in the Noise Exposure Map (NEM) Report for John F. Kennedy Airport and LaGuardia Airport, or	☐
(B)	Agreed to establishment of an (E) designation for noise pursuant to section 11-15 of the NYC Zoning Resolution on any developable sites that cannot meet the requirements of item (A) above, provided that where the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections equivalent to those imposed by an (E) designation for noise attenuation in such regulatory agreement.	☑
(f) (3)	The projected duration of construction at each development site shall not be greater than 24 months and no consecutive projected construction period for all substantially contiguous developable sites shall be greater than 24 months.	☑
(f) (4)	No portion of any developable site shall:	☑
(i)	Be located adjacent to an arterial highway listed in Appendix H to the New York City Zoning Resolution or a vent structure for a tunnel	☑
(ii)	Be located within in a Special Coastal Risk District mapped pursuant to Article XIII, Chapter 7 of the New York City Zoning Resolution; or	☑
(iii)	Contain a natural resource. *("Natural Resource" means surface water bodies; wetland resources; upland resources, such as beaches, shrublands, meadows, and forests; or other significant or sensitive resources.)*	☑
(f) (5)	The action shall not enable construction of a new building or other structure or enlargement of an existing building or structure with a maximum allowable height greater than 250 feet, including all rooftop bulkheads, mechanical equipment, parapets, and any other parts of the building, or with a maximum possible height greater than 50 feet if substantially contiguous to a public open space other than a street or sidewalk, natural resource or an architectural sunlight sensitive resource identified by LPC under subparagraph (ii) of paragraph (2) of this subdivision above, unless such open space, natural resource or sunlight sensitive resource is entirely within the area between -108° degrees from true north and +108 degrees from true north of the building or other structure or is an architectural resource that is located on a facade that faces directly away from a developable site.	☑

47-03 108th Street Rezoning

Green Fast Track Eligibility Memo

Introduction

Proposed Actions

The Applicant, 108 Realty Group Inc., seeks the following Proposed Actions:

1. A Zoning Map Amendment to change an existing R6B zoning district to an R7X/C2-4 an approximately 20,000 square feet (sf) area (Queens Block 2003, Lot 1) in the Corona area of Queens Community District 4; and
2. A Zoning Text Amendment to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area.

Affected Area

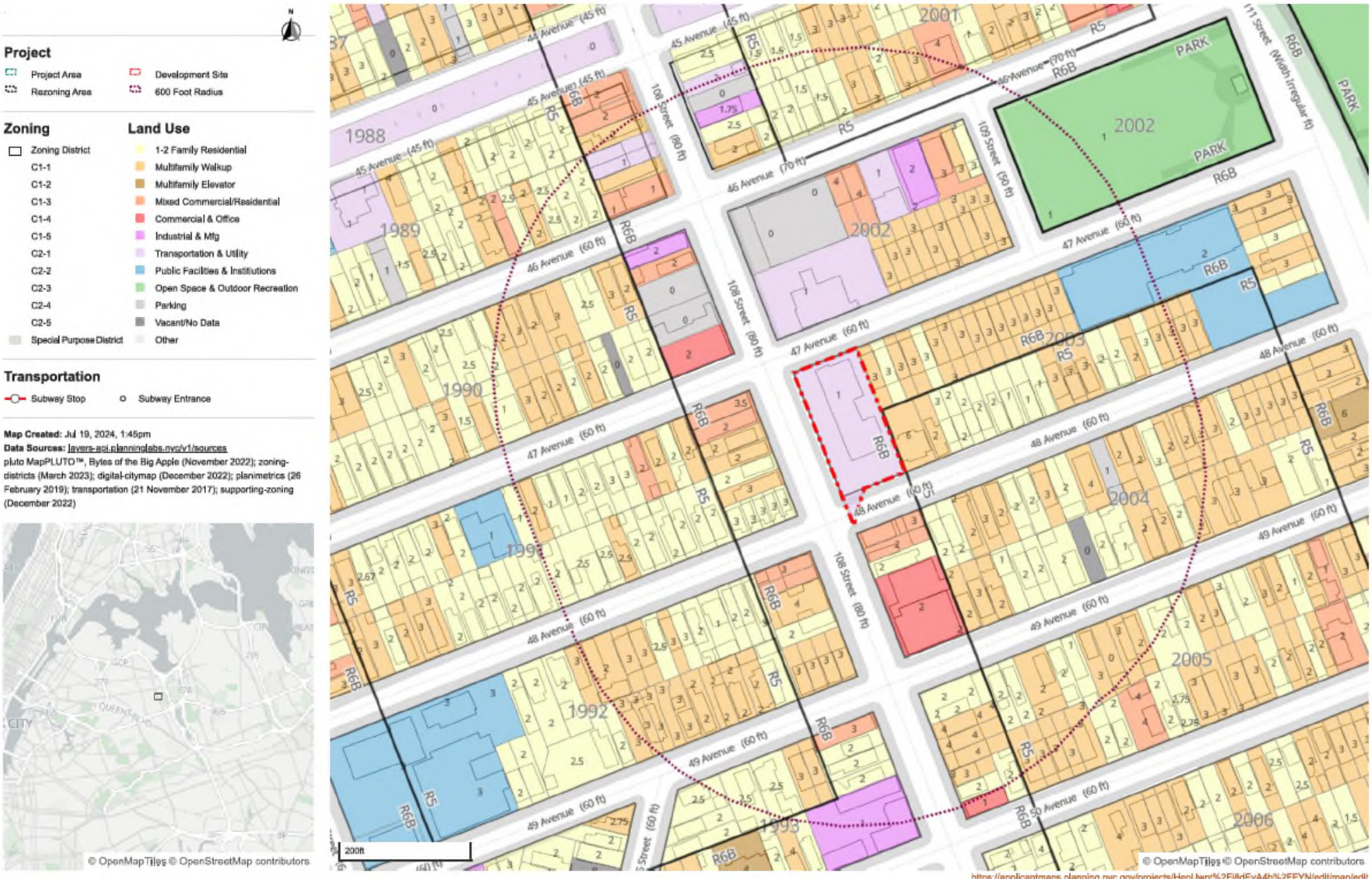
The proposed Rezoning Area is a approximately 20,000 square foot parcel with 200 feet of frontage on the east side of 108th Street and 100 feet of frontage on 47th and 48th Avenues. It consists of a single Applicant-owned lot (the Development Site) identified as Block 2003, Lot 1, with the address 47-103 108th Street. It occupies the entire 108th Street frontage of a block also bounded by 47th and 48th Avenues and 111th Street. (See **Figure 1, Site Location**.)

The Development Site is occupied by a 7,800 gross square feet (gsf) and zoning square feet (zsf), 17-foot-tall one-story building containing auto repair and auto sales uses. These are legally nonconforming uses; the auto repair establishment predates the 1961 Zoning Resolution. The FAR is 0.39, and the lot coverage is 39%. Approximately 25 cars are parked on the open part of the lot, consisting of cars awaiting repair or pick-up, cars for sale, and workers' vehicles. The curb cut is onto 108th Street.

Proposed Development

The Proposed Actions would facilitate the development of a 13-story mixed residential, commercial and community facility building. The proposed development would have 148,852 gsf (119,483 zsf), including 9,629 gsf (8,680 zsf) of commercial floor area, 19,485 gsf (17,736 zsf) of community facility floor area, 100,555 gsf (93,067 zsf) of residential floor area, and 19,951 gsf (0 zsf) of enclosed accessory parking and cellar storage and mechanical space. The FAR would be 5.97 (4.65 residential, 0.89 community facility, and 0.43 commercial). There would be 119 dwelling units, of which 30 (25%) would be affordable per Mandatory Inclusionary Housing (MIH) requirements under Option 1. The community facility space would consist of an indoor soccer field and associated space (e.g., changing rooms) totaling 6,889 gsf and an 8,996 gsf adult day care center, the latter operated by local non-profit Commonpoint Queens, and 3,600 gsf of additional space occupied by Commonpoint. The commercial use would be local retail space. The proposed development would rise to a maximum height of 145 feet with a 10-foot setback along 108th Street and 15-foot setbacks along 47th and 48th Avenues at a height of 95 feet. The retail space, the soccer field, and the residential lobby would occupy the first floor; the adult day care center would

Figure 1: Site Location



occupy the second floor, and residential units would occupy the upper floors. The cellar would contain 45 accessory parking spaces for building residents, accessible via a curb cut onto 48th Avenue.

Future No-Action Scenario

Absent the Proposed Actions, the Applicant has no plans for redevelopment of the site, which would remain in its current condition.

Future With-Action Scenario

The proposed development would fully utilize the maximum permitted FAR and building height permitted under the proposed R7X/C2-4 zoning. The only difference between the proposed development and the with-action scenario is the number of residential units.

The with-action scenario is the development of a 13-story mixed residential, commercial and community facility building. The proposed development would have 148,852 gsf (119,483 zsf), including 9,629 gsf (8,680 zsf) of commercial floor area, 19,485 gsf (17,736 zsf) of community facility floor area, 100,555 gsf (93,067 zsf) of residential floor area, and 19,951 gsf (0 zsf) of enclosed accessory parking and cellar storage and mechanical space. The FAR would be 5.97 (4.65 residential, 0.89 community facility, and 0.43 commercial). There would be 124 dwelling units, of which 25 (20%), 31(25%) or 37 (30%) would be affordable per MIH requirements, depending on whether affordability Option 1, 2 or 3 is used. The community facility space would consist of an indoor soccer field and associated space (e.g., changing rooms) totaling 6,889 gsf and an 8,996 gsf adult day care center, the latter operated by local non-profit Commonpoint Queens, and 3,600 gsf of additional space occupied by Commonpoint. The commercial use would be local retail space. The proposed development would rise to a maximum height of 145 feet with a 10-foot setback along 108th Street and 15-foot setbacks along 47th and 48th Avenues at a height of 95 feet. The retail space, the soccer field, and the residential lobby would occupy the first floor; the adult day care center would occupy the second floor, and residential units would occupy the upper floors. The cellar would contain 45 accessory parking spaces for building residents, accessible via a curb cut onto 48th Avenue.

Demolition and construction would take approximately 22 months.

Development Increment

Under the with-action scenario, the Proposed Actions would result in an increase of 124 housing units, 1,829 gsf of commercial space (with 9,629 gsf of retail space replacing 7,800 gsf of space devoted to automotive repairs and sales), 19,485 gsf of community facility space (an indoor recreation center and an adult day care center), and 19,951 gsf of other floor area (mechanical and storage space and enclosed accessory parking). This is shown in **Table 1** below.

Table 1: Development Increment

Site	Use	No-Action Condition	With-Action Condition	Increment
Development Site 1	Residential (gsf)	0	100,555	100,555
	Units	0	124	124
	Non-Residential (gsf)	7,800	29,114	21,314
	Commercial (gsf)	7,800	9,629	1,829
	Community Facility (gsf)	0	19,485	19,485
	Other (gsf)	0	19,951	19,951
	Total (gsf)	7,800	148,852	141,052
Total for Development Sites	**Residential (gsf)**	0	100,555	**100,555**
	Units	0	124	**124**
	Non-Residential (gsf)	7,800	29,114	**21,314**
	Commercial (gsf)	7,800	9,629	**1,829**
	Community Facility (gsf)	0	19,485	**19,485**
	Other (gsf)	0	19,951	**19,951**
	Total (gsf)	7,800	148,852	**141,052**

Air Quality

Fuel Source

The development would not burn fossil fuels for heating, cooling, or hot water. To ensure that this is the case, an (E) designation (E-863) for air quality would be placed on the Development Site. The text of the (E) designation would be as follows:

Queens Block 2003, Lot 1

Any new residential, commercial, and/or community facility development on the above-referenced property must exclusively use electric grid power for heating, ventilating, and air conditioning (HVAC) system and hot water equipment with no venting or stack(s) to avoid any potential significant adverse air quality impacts.

The Development Site is not adjacent to an arterial highway or tunnel ventilation structure or located within 1,000 feet of a Large or Major Source of air emissions. No existing air quality designation has been placed on the Development Site.

Industrial Source Screening Analysis

Per the Green Fast Track criteria, projects are not eligible for the *City Environmental Quality Review* (CEQR) Type II if they have the potential to be affected by a nearby air emissions source (industrial, large/major source). Existing manufacturing uses with exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project were identified by reviewing the New York City Department of Environmental Protection(DEP) online Clean Air Tracking System (CATS) database, the New York State Department of

Environmental Conservation (NYSDEC) map application (DECinfo Locator), the New York State Department of Motor Vehicles (NYSDMV), the New York City Department of City Planning (DCP) online Land Use Map (ZOLA) application, and through a field survey performed on April 30th, 2025.

The study area encompasses all or part of Blocks 1989, 1990, 1991, 1992, 1993, 2001, 2002, 2003, 2004, and 2005, and includes properties along 108th Street, 109th Street, 46th Avenue, 47th Avenue, 48th Avenue, 49th Avenue, and 50th Avenue. Land uses in the study area consist of a mix of residential uses, commercial/retail uses, auto-related uses, a public park, and a school.

Processing permit PA044791 was issued to Stainless Steel Collision at 45-14 108th Street (Block 1989, Lot 43). This permit was issued for an auto body spray booth/area and expired on 3/22/2022. The Stainless Steel Collision also has a NYSDEC Air Facility Registration Certificate (Registration ID: 2-6302-00045/00005) for top and body repair and paint shops (effective date: 5/20/2002, expiration date: Not Applicable), and is registered with the NYSDMV (Business Type: repair shop body (RSB)). At the time of the field survey, Stainless Steel Collision was in operation at 45-14 108th Street. The facility was included in the air toxics screening analysis.

There is an auto repair shop at 46-11 108th Street (Block 2002, Lot 30). The repair shop located at 46-11 108th Street is a general repair shop that does not perform auto body repair or painting operations. The facility has a license with the NYSDMV (Business Types: repair shop and inspection station).

The Corona Auto Tech Body and Fender facility at 108-22 46th Avenue performs auto body repair work, which includes spray painting, and mechanical work (based on a phone call dated 5/8/2025), and the facility has a license with the NYSDMV (Business Type: repair shop). No indications of auto body painting operations were observed at this location during the field survey, such as a visible paint booth, stacks, odors, or emissions. In addition, the expired DEP permit PB062401 (expiration date: 03/11/2007) is associated with the property. This DEP permit was registered to W.R. Dynamic Repair & Collision. WR Dynamic Repair & Collision, Inc. at 108-22 46th Avenue, Corona is an inactive corporation (Inactive date: 9/22/2005), according to the NYS Department of State Division of Corporations Entity Information database. The Corona Auto Tech Body and Fender facility was included in the air toxics screening analysis as it performs top and body repair, which includes painting.

Expired DEP Registration-Industrial permit PB011603 (expiration date 3/10/2023) was identified at 109-10 47th Avenue (Block 1003, Lot 23), the public school building PS 28. This DEP registration certificate is for an engine generator used for emergency power, and therefore, not included in the air toxics screening analysis.

There are four properties identified in the study area as industrial/manufacturing use in the DCP Zoning and Land Use website (ZoLa); 45-13 108th Street (Block 2001, Lot 90), 46-02 108th Street (Block 1990, Lot 38), 108-28 46th Avenue (Block 2002, Lot 8), and 49-20 108th Street (Block 1993, Lot 65). At the time of the field survey, the building at 45-13 108th Street was vacant. The building at 46-02 108th Street was occupied by a beverage distributor (Forest Hills Beverages). The property at 108-28 46th Avenue was occupied by an office/warehouse building. The property at 49-20 108th

Street was occupied by a lumber yard (108th Street Lumber). No manufacturing operations, stacks, odors, or emissions were observed at these locations during the field survey.

Air Toxics Screening Analysis

Pollutants of Concern

Emissions from the auto body facilities Stainless Steel Collision at 45-14 108th Street (Block 1989, Lot 43) and the Corona Auto Tech Body and Fender facility at 108-22 46th Avenue (Block 2002, Lot 5) are from spray-painting processing operations. Emissions from spray-painting processing comprise particulates and VOCs. The solids (particulate) bind to the sprayed article, giving it the desired look and color. However, some sprayed solids are oversprayed and could be emitted to the outside air if not captured. The VOCs evaporate during the spraying activity and while the coating substance dries. Particulates include particulate matter with varying aerodynamic diameters, including sizes less than or equal to 2.5 microns ("$PM_{2.5}$") and 10 microns ("PM_{10}"), which are criteria pollutants. Solvents are volatile organic compounds (VOCs), a subgroup of noncriteria pollutants ranging in toxicity levels.

As outlined in the *Green Fast Track for Housing: Process Guidance for Determining Type II* Eligibility, the criteria pollutant concentrations are evaluated with the National Ambient Air Quality Standards (NAAQS). Noncriteria pollutant concentrations are evaluated with the NYSDEC DAR-1 (current publication February 12, 2021) Annual and Short-term Guideline Concentration (AGC/SGC Table).

Significant adverse air quality impact related to the criteria pollutants (PM_{10} and $PM_{2.5}$) accounts for existing pollutant concentrations in the ambient air (background concentrations). Background concentrations from the nearest NYSDEC federally-mandated monitoring station(s) were applied in the analysis. The particulates (PM_{10} and $PM_{2.5}$) background concentrations and the NAAQS are shown in **Table 2**.

Table 2: NAAQS and Background Concentrations for the Relevant Criteria Pollutants

Pollutant	Averaging Period	NAAQS	Background Concentration ($\mu g/m^3$)	Monitoring Station (1)
PM_{10}	24 Hour [2]	150 $\mu g/m^3$	36 $\mu g/m^3$	Queens College Site No. 36-081-0124
$PM_{2.5}$	24 Hour [3]	35 $\mu g/m^3$	18.9 $\mu g/m^3$	
	Annual [4]	9.0 µg/m^3	7.2 $\mu g/m^3$	

Notes:
1. Background concentration: NYSDEC. 2023. "New York State Ambient Air Quality Report 2023." dec.ny.gov/sites/default/files/2024-10/2023airqualreport.pdf.
2. Not to be exceeded more than once per year on average over 3 years.
3. Average of last 3 years' annual means.
4. Average of 98th percentile for last 3 years.
5. µg/m^3 = micrograms per cubic meter

Stainless Steel Collision

Air toxics emissions of the Stainless Steel Collision processing operation, specified in the facility's DEP permit PA044791, were used in the screening analysis. The Stainless Steel Collision at 45-14 108th Street (Block 1989, Lot 43) building is approximately 400 feet from the Development Site. Particulate emissions, specified in DEP permit PA044791, include $PM_{2.5}$, PM_{10}, and larger particles combined. Particle size distribution (46.7 percent PM_{10} and 28.6 percent $PM_{2.5}$) associated with the spray-painting processing emission specified in the EPA *AP-42 Manual Appendix B.1-12, Automobile and Light-Duty Truck Surface Coating Operations: Automobile Spray Booths (Water-Base Enamel)*, was used to derive the facility's PM_{10} and $PM_{2.5}$ emissions. The daily activity rate was used to derive the 24-hour average emissions. **Table 3** shows the Stainless Steel Collision facility's short-term and annual PM_{10} and $PM_{2.5}$ emissions. The noncriteria pollutant emission rates, specified in DEP permit PA044791, are shown in **Table 4 and Table 5.**

Corona Auto Tech Body and Fender

The Corona Auto Tech Body and Fender auto body repair activity emissions are from auto body spray-painting. Emissions, including the VOC chemical composition, associated with the Corona Auto Tech Body and Fender processing were conservatively based on the DEP permit PW001217, registered to Alex's Auto Body, and DEP permit PW003321, registered to the New Honeywell Auto facility. Pollutant emissions and coating compound (paint, clear coats, reducer, and thinner) consumption rates are specified in DEP permits PW001217 and PW003321. The Corona Auto Tech Body and Fender facility is approximately 180 feet from the Development Site.

The chemicals that make up the VOC group were derived from the chemical composition listed in the DEP permits PW001217 and DEP permit PW003321. As many of the chemicals are specified in both DEP permits, each chemical's maximum percent weight was used to derive one chemical composition database (rather than treat each DEP permit as a database). This approach yields a conservative VOC chemical composition. The noncriteria pollutant emission rates are shown in **Table 4 and Table 5.**

A particle size distribution of 46.7 percent PM_{10} and 28.6 percent $PM_{2.5}$ associated with the spray-painting processing emission specified in the EPA *AP-42 Manual Appendix B.1-12* was used to derive the facility's PM_{10} and $PM_{2.5}$ emissions. Specifications in the DEP permits were used to derive the average 24-hour emissions. **Table 3** shows the Corona Auto Tech Body and Fender facility's short-term and annual PM_{10} and $PM_{2.5}$ emissions.

Dispersion Screening

Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" methodology was used to predict pollutant concentrations. The methodology can be used to predict a pollutant concentration emitted from a single source at various distances (30 to 400 feet). The criteria pollutant dispersion screening results are presented in **Table 3**. As shown in **Table 3**, $PM_{2.5}$ and PM_{10} concentrations are within the NAAQS.

Table 3: Criteria Pollutants Dispersion Analysis Results

Criteria Pollutant	Facility (1)	Emission (g/s)	Concentration (μg/m³)			
			Increment (Modeled) (4,5)	Background	Ambient With-Action	NAAQS
$PM_{2.5}$ 24-Hour (2)	SSC	3.61E-05	0.013	18.9	20.81	35
	CATBF	1.36E-03	1.90			
$PM_{2.5}$ Annual	SSC	1.98E-05	0.0009	7.2	7.29	9.0
	CATBF (3)	5.19E-04	0.094			
PM_{10} 24-Hour (2)	SSC	5.89E-05	0.021	36	39.12	150
	CATBF	2.23E-03	3.10			

Notes:

1. Stainless Steel Collision ("SSC"); Corona Auto Tech Body and Fender ("CATBF").
2. SSC 24-hour average emissions (total particulates) based on 4-hour per day activity, CATBF 24-hour average emissions (total particulates) conservatively based on 0.91 lb/day.
3. CATBF annual emissions (total particulates) conservatively based on 126 lb/year.
4. Total particulate emissions consist of 28.6% $PM_{2.5}$ and 46.7% PM_{10}.
5. SSC concentrations were predicted by multiplying the emission by Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" value at a distance of 400 feet from the source.
6. CATBF concentrations were predicted by multiplying the emission by Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" value at a distance of 180 feet from the source.

Table 4 shows the 1-hour maximum noncriteria pollutant air dispersion screening results. **Table 5** shows the annual average noncriteria pollutant air dispersion screening results. As shown in **Table 4** and **Table 5**, the noncriteria pollutant concentrations are within the SGC/AGC standard. In addition, the inhalation risk of carcinogen pollutants is 0.06 (less than 1), and the Hazardous Index is 0.006 (less than 1) for the non-carcinogenic pollutants.

Table 4: Noncriteria Pollutants 1-Hour Maximum Dispersion Screening Result

Contaminant name	CAS No.	Corona Auto Tech Body and Fender (1,2)			Stainless Steel Collision (3)		1-Hour Max Conc. (µg/m³)	SGC (µg/m³)
		Percent Weight	Emissions (g/s)	Conc. (µg/m³)	Emissions (g/s)	Conc. (µg/m³)		
Methanol ***	67-56-1	5.68%	2.07E-02	72.6			72.6	33000.0
Isopropyl Alcohol	67-63-0	1.43%	5.22E-03	18.3			18.3	98000.0
Acetone	67-64-1	16.99%	6.19E-02	217.2			217.2	180000.0
Butanol-1	71-63-3	1.36%	4.94E-03	17.3			17.3	---
Methyl Ethyl Ketone	78-93-3	7.42%	2.70E-02	94.8			94.8	13000.0
Butyl Benyzl Phthalate ***	85-68-7	0.80%	2.90E-03	10.2			10.2	---
Trimethylbenzene, 1,2,4-	95-63-6	1.48%	5.41E-03	19.0			19.0	---
Ethylbenzene ***	100-41-4	2.95%	1.07E-02	37.7			37.7	---
Propylbenzene, N-	103-65-1	6.96%	2.53E-02	88.9			88.9	54000.0
Methyl Isobutyl Ketone ***	108-10-1	3.42%	1.25E-02	43.8			43.8	31000.0
Methoxypropylacetate	108-65-6	5.17%	1.89E-02	66.1	3.53E-02	35.84	102.0	36850.0
Trimethylbenzene, 1,3,5-	108-67-8	0.36%	1.30E-03	4.5			4.5	---
Methylcyclohexane	108-87-2	2.15%	7.83E-03	27.5			27.5	---
Toluene ***	108-88-3	21.61%	7.88E-02	276.3	6.81E-02	69.12	345.4	37000.0
Isopropyl Acetate	110-19-0	2.65%	9.68E-03	33.9			33.9	71300.0
Methyl Amyl Ketone	110-43-0	0.24%	8.70E-04	3.1			3.1	---
Butoxyethyl Acetate ***	112-07-2	0.64%	2.31E-03	8.1	1.26E-02	12.80	20.9	---
N-Butyl Acetate	123-86-4	36.28%	1.32E-01	463.8	7.06E-02	71.68	535.4	71300.0
Heptane. N-	142-82-5	6.21%	2.26E-02	79.3			79.3	210000.0
Ethyl 3-Ethoxypropionate	763-69-9	1.24%	4.52E-03	15.8			15.8	140.0
Xylenes ***	1330-20-7	11.37%	4.14E-02	145.3			145.3	22000.0
Ligroine	8032-32-4	5.73%	2.09E-02	73.3			73.3	---
2-(2H-Benzotriazol-2-yl)-4,6-Ditertpentylphenol	25973-55-1	0.48%	1.74E-03	6.1			6.1	---
Solvent Naphtha Aliphatic	64742-89-8	0.95%	3.48E-03	12.2			12.2	---
Solvent Naphtha Light	64742-95-6	2.96%	1.08E-02	37.9			37.9	---

Notes:

1. Corona Auto Tech Body and Fender VOC 1-hour maximum emission based on 2.89 pounds per hour.
2. Concentration was predicted by multiplying the emission by Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" value at a distance of 180 feet from the source.
3. Concentration was predicted by multiplying the emission by Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" value at a distance of 400 feet from the source.

*** indicates a hazardous air pollutant (HAP) or potential carcinogen.

Table 5: Noncriteria Pollutants Annual Dispersion Screening Result

Contaminant name	CAS No.	Corona Auto Tech Body and Fender (1,2)			Stainless Steel Collision (3)		Annual Max Conc. (µg/m³)	AGC (µg/m³)
		Percent Weight	Emissions (g/s)	Conc. (µg/m³)	Emissions (g/s)	Conc. (µg/m³)		
Methanol ***	67-56-1	5.68%	9.24E-04	0.167			0.17	4000.0
Isopropyl Alcohol	67-63-0	1.43%	2.33E-04	0.042			0.04	7000.0
Acetone	67-64-1	16.99%	2.76E-03	0.500			0.50	30000.0
Butanol-1	71-63-3	1.36%	2.21E-04	0.040			0.04	---
Methyl Ethyl Ketone	78-93-3	7.42%	1.21E-03	0.218			0.22	5000.0
Butyl Benyzl Phthalate ***	85-68-7	0.80%	1.30E-04	0.023			0.02	0.42
Trimethylbenzene, 1,2,4-	95-63-6	1.48%	2.41E-04	0.044			0.04	60.0
Ethylbenzene ***	100-41-4	2.95%	4.79E-04	0.087			0.09	1000.0
Propylbenzene, N-	103-65-1	6.96%	1.13E-03	0.205			0.20	1000.0
Methyl Isobutyl Ketone ***	108-10-1	3.42%	5.57E-04	0.101			0.10	3000.0
Methoxypropylacetate	108-65-6	5.17%	8.41E-04	0.152	3.22E-03	0.152	0.30	2000.0
Trimethylbenzene, 1,3,5-	108-67-8	0.36%	5.78E-05	0.010			0.01	60.0
Methylcyclohexane	108-87-2	2.15%	3.49E-04	0.063			0.06	3800.0
Toluene ***	108-88-3	21.61%	3.52E-03	0.636	6.22E-03	0.292	0.93	5000.0
Isopropyl Acetate	110-19-0	2.65%	4.32E-04	0.078			0.08	565.0
Methyl Amyl Ketone	110-43-0	0.24%	3.88E-05	0.007			0.01	550.0
Butoxyethyl Acetate ***	112-07-2	0.64%	1.03E-04	0.019	1.15E-03	0.054	0.07	310.0
N-Butyl Acetate	123-86-4	36.28%	5.90E-03	1.068	6.31E-03	0.296	1.36	565.0
Heptane. N-	142-82-5	6.21%	1.01E-03	0.183			0.18	3900.0
Ethyl 3-Ethoxypropionate	763-69-9	1.24%	2.02E-04	0.036			0.04	64.0
Xylenes ***	1330-20-7	11.37%	1.85E-03	0.335			0.33	100.0
Ligroine	8032-32-4	5.73%	9.33E-04	0.169			0.17	900.0
2-(2H-Benzotriazol-2-yl)-4,6-Ditertpentylphenol	25973-55-1	0.48%	7.77E-05	0.014			0.01	---
Solvent Naphtha Aliphatic	64742-89-8	0.95%	1.55E-04	0.028			0.03	3200.0
Solvent Naphtha Light	64742-95-6	2.96%	4.82E-04	0.087			0.09	100.0

Notes:

1. Corona Auto Tech Body and Fender VOC annual emission based on 1,130 pounds per year.
2. Concentration was predicted by multiplying the emission by Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" value at a distance of 180 feet from the source.
3. Concentration was predicted by multiplying the emission by Appendix B to 62 RCNY Chapter 5's "Industrial Air Quality Checklist" value at a distance of 400 feet from the source.

*** indicates a hazardous air pollutant (HAP) or potential carcinogen.

Based on the air toxics screening analysis, predicted contaminants (criteria and noncriteria pollutants) concentrations at the Development Site would not exceed the NAAQS or the SGC/AGC standard. Therefore, the Proposed Action meets the Green Fast Track industrial source screen air quality criteria.

Noise

No existing (E) designation for noise has been placed on the Development Site. The site is not within an airport noise exposure zone. The site is located within line of sight to a railway or elevated subway; noise monitoring was therefore done, as described below.

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions meet the Green Fast Track criteria related to new stationary noise sources.

Noise monitoring was conducted on Wednesday, February 5, 2025, at four locations. One was an elevated location, where monitoring was conducted for a 24-hour period and the other three were sidewalk locations where monitoring was conducted for 20-minute periods during the morning, midday, and late afternoon peak travel periods. Readings were taken at the following locations, (as shown in **Figure 2, Noise Monitoring Locations**):

1. Location 1 – on the rooftop of the building on the Development Site;
2. Location 2 – adjacent to the Development Site along the 47th Avenue frontage;
3. Location 3 – adjacent to the Development Site along the 108th Street frontage; and
4. Location 4 – adjacent to the Development Site along the 48th Avenue frontage.

Monitoring results are presented in **Tables 6 through 9**.

Figure 2: Noise Monitoring Locations



LEGEND

47-03 108TH STREET

NOISE MONITORING LOCATION

Table 6: Noise Levels in dB(A) at Location 1

Start Date & Time	LAeq	LASmin	LAF 10%	LAF 50%	LAF 90%	LASmax
2/5/2025 7:34	69.3 dB	51.1 dB	68.0 dB	58.5 dB	54.5 dB	101.1 dB
2/5/2025 8:34	66.6 dB	54.1 dB	71.5 dB	59.5 dB	56.0 dB	82.1 dB
2/5/2025 9:34	67.9 dB	52.0 dB	73.5 dB	63.0 dB	55.5 dB	80.2 dB
2/5/2025 10:34	67.7 dB	49.6 dB	72.5 dB	57.0 dB	53.0 dB	86.3 dB
2/5/2025 11:34	69.0 dB	51.9 dB	75.5 dB	59.0 dB	54.0 dB	78.6 dB
2/5/2025 12:34	67.8 dB	50.3 dB	75.0 dB	58.0 dB	53.0 dB	80.6 dB
2/5/2025 13:34	68.6 dB	51.6 dB	76.0 dB	58.5 dB	55.0 dB	77.8 dB
2/5/2025 14:34	69.3 dB	50.5 dB	76.0 dB	58.0 dB	53.5 dB	79.5 dB
2/5/2025 15:34	68.9 dB	49.6 dB	76.0 dB	57.5 dB	53.5 dB	78.9 dB
2/5/2025 16:34	66.8 dB	49.1 dB	73.0 dB	56.5 dB	52.5 dB	77.7 dB
2/5/2025 17:34	61.7 dB	45.0 dB	61.0 dB	55.0 dB	50.0 dB	76.4 dB
2/5/2025 18:34	57.0 dB	46.0 dB	60.5 dB	54.0 dB	48.5 dB	72.4 dB
2/5/2025 19:34	56.6 dB	44.3 dB	60.0 dB	54.0 dB	48.0 dB	68.4 dB
2/5/2025 20:34	58.0 dB	45.0 dB	61.5 dB	53.5 dB	48.0 dB	76.4 dB
2/5/2025 21:34	56.4 dB	44.5 dB	59.0 dB	50.5 dB	46.0 dB	79.4 dB
2/5/2025 22:34	52.6 dB	43.7 dB	55.0 dB	48.5 dB	45.5 dB	71.8 dB
2/5/2025 23:34	54.6 dB	43.8 dB	56.5 dB	54.5 dB	47.0 dB	71.5 dB
2/6/2025 0:34	52.8 dB	42.9 dB	54.5 dB	50.0 dB	45.0 dB	68.9 dB
2/6/2025 1:34	50.5 dB	41.6 dB	52.0 dB	45.0 dB	43.0 dB	69.3 dB
2/6/2025 2:34	46.9 dB	41.8 dB	48.0 dB	44.5 dB	43.0 dB	66.9 dB
2/6/2025 3:34	53.3 dB	43.8 dB	51.0 dB	47.5 dB	45.5 dB	82.4 dB
2/6/2025 4:34	52.3 dB	46.1 dB	55.5 dB	49.0 dB	47.0 dB	68.8 dB
2/6/2025 5:34	55.4 dB	47.6 dB	58.0 dB	51.5 dB	49.0 dB	75.3 dB
2/6/2025 6:34	58.9 dB	48.2 dB	62.0 dB	56.0 dB	51.5 dB	72.5 dB
LDN	65.9 dB					

Table 7: Noise Levels in dB(A) at Location 2

	Wednesday, February 5, 2025		
Time	**7:45 am – 8:05 am**	**12:01 pm – 12:21 pm**	**4:30 pm – 4:50 pm**
L_{max}	86.5	84.9	90.9
L_{10}	64.5	76.5*	81.5*
L_{eq}	63.1	71.8	74.0
L_{50}	57.0	59.0	63.5
L_{90}	52.5	53.0	57.5
L_{min}	48.0	50.2	52.5

* Field notes document that the elevated readings at Location 2 during the midday and evening periods are due to noises that emanated from the current site usage (auto body shop), which will not exist as part of the future action.

Table 8: Noise Levels in dB(A) at Location 3

	Wednesday, February 5, 2025		
Time	**8:33 am – 8:53 am**	**12:23 pm – 12:43 pm**	**4:52 pm – 5:12 pm**
L_{max}	94.8	92.3	92.8
L_{10}	66.5	67.5	69.5
L_{eq}	66.2	65.0	68.1
L_{50}	59.5	61.0	66.0
L_{90}	55.0	52.5	64.0
L_{min}	51.5	46.3	59.6

Table 9: Noise Levels in dB(A) at Location 4

	Wednesday, February 5, 2025		
Time	**8:54 am – 9:14 am**	**12:47 pm – 1:07 pm**	**5:13 pm – 5:33 pm**
L_{max}	84.1	88.2	83.3
L_{10}	62.0	60.0	61.5
L_{eq}	60.5	59.4	58.9
L_{50}	56.0	53.0	54.5
L_{90}	54.0	49.0	49.5
L_{min}	52.2	46.5	43.1

The LDN at Location 1 was 65.9 dB(A). The highest recorded L_{10} at Location 2 was 81.5 dB(A) during the evening period, and the second highest was 76.5 dB(A) during the midday period; however, field notes document that the elevated readings at Location 2 during the midday and evening periods are due to noises that emanated from the current site usage (auto body shop), which will not exist as part of the future action. They are therefore not considered pertinent to the prediction of future With-Action ambient noise levels. The highest recorded L_{10} at Location 3 was 69.5 dB(A) during the evening period, and the highest recorded L_{10} at Location 4 was 62.0 dB(A) during the morning period. The highest recorded L_{10} relevant to a consideration of future With-Action ambient noise levels is 69.5 dB(A).

Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 40 dB(A) or lower where train traffic is the noise source. For commercial, residential, and community facility uses, an LDN of between 65 and 75 dB(A) is identified as marginally unacceptable general external exposure. An L_{10} of up to 70 dB(A) is identified as marginally acceptable general external exposure and an L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general exposure.

The LDN of 65.9 dB(A) at Location 1 is in the marginally unacceptable range. Based on these readings, window/wall attenuation of at least 28 dB(A) would be required along all facades to maintain an acceptable indoor noise level.

To ensure that the appropriate level of noise attenuation is provided, an (E) designation (E-863) for noise would be placed on the Development Site. The text of the (E) designation would be as follows:

Queens Block 2003, Lot 1

To ensure an acceptable interior noise environment, future residential/commercial office/community facility uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on all facades to ensure an interior noise level not greater than 45 dB(A) for residential and community facility uses or not greater than 50 dB(A) for commercial office uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, air conditioning.

Hazardous Materials

Middleton Environmental Inc. performed a Phase I Environmental Site Assessment (ESA) of the Development Site and issued a report dated June 17, 2025. The Phase I ESA identified evidence of a Recognized Environmental Conditions (RECs) in connection with the on-site active spill (Spill Number 9906756) that is known to have adversely impacted subsurface. An off-site REC was also identified in association with an off-site source that the NYSDEC indicated has likely migrated to the Subject Property.

After reviewing the Phase I report, the New York City Department of Environmental Protection (DEP) responded in correspondence dated August 5, 2025 (included in the Appendix) as follows:

"Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, an (E) Designation for hazardous materials should be placed on the Development Site pursuant to Section 11-15 of the New York City Zoning Resolution. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance occurs, as well as to ensure the maintenance and oversight of any required engineering controls through oversight by the Mayor's Office of Environmental Remediation (OER). Further hazardous materials assessments should be coordinated through OER."

To ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance, an (E) designation (E-863) would be placed on Development Site 1. The hazardous materials text of the (E) designation would be as follows:

Queens Block 2003, Lot 1

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.

Natural Resources

The Development Site does not contain a wetland, priority waterbody, significant natural community, forever wild area, recognized ecological complex, special natural waterfront area, or beach and is not located within a wetland check zone. No unmapped natural resource has been identified on or near the site.

Historic Resources

In correspondence dated February 10, 2025 (included in the Appendix), the Landmarks Preservation Commission (LPC) confirmed that Projected Development Site 1 does not contain any architecturally or archaeologically significant resources and that no significant architectural resources are located within 90 feet of the site.

Shadows

The Development Site is not substantially contiguous to any open space, natural resource, or historic resource.

APPENDIX: AGENCY CORRESPONDENCE

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

August 5, 2025

Ibrahim Jobe
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 47-03 108th Street Rezoning
Block 2003, Lot 1
CEQR # 78DCP157Q

Dear Mr. Jobe:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the May 2025 Green Fast Track Eligibility Memo and the June 2025 Phase I Environmental Site Assessment (Phase I) prepared by Middleton Environmental Inc. on behalf of Apex Development Group LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to rezone from R6B to RZX/C2-4 an approximately 20,000 square feet area in the Corona neighborhood of Queens Community District 4; and a zoning text amendment to map a Mandatory Inclusionary Housing area coterminous with the Rezoning Area. The proposed Rezoning Area is an approximately 20,000 square foot (sf) parcel with 200 feet of frontage on the east side of 108th Street and 100 feet of frontage on 47th and 48th Avenues. It consists of a single applicant-owned lot, Block 2003, Lot 1 (Development Site). The with-action scenario is the development of a 13-story mixed residential, commercial and community facility building. The proposed development would have 151,060 gross square feet (gsf), including 9,629 gsf of commercial floor area, 15,885 gsf of community facility floor area,105,595 gsf of residential floor area, and 19,951 gsf of enclosed accessory parking.

The June 2025 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including auto repair, auto body and collision, gas stations, a car wash, residential buildings, mixed-use buildings, etc. Regulatory databases identified 19 spills and 4 historical auto sites within 1/8 mile; 6 underground storage tank sites, 5 aboveground storage tank sites, and 1 dry cleaner within 1/4 mile; and 19 leaking storage tank sites, 1 voluntary cleanup program site, and 2 brownfield sites within 1/2 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, an (E) Designation for hazardous materials should be placed on the Development Site pursuant to Section 11-15 of the New York City Zoning Resolution. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance occurs, as well as to ensure the maintenance and oversight of any required engineering controls through oversight by the Mayor's Office of Environmental Remediation (OER). Further hazardous materials assessments should be coordinated through OER.

Future correspondence and submittals related to this project should include the following CEQR # **78DCP157Q**. If DCP has any questions, you may contact Mohammad Khaja-Moinuddin at mohammadm@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
M. Khaja-Moinuddin
T. Estesen
M. Wimbish
S. Shellooe – DCP
E. Ulker-Kacar – DCP
M. Bertini – OER

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: LA-CEQR-Q (DEPARTMENT OF CITY PLANNING)
Project: COMMONPOINT
Address: 47-03 108 STREET BBL: 4020030001
Date Received: 2/6/2025

[X**] No architectural significance**

[X**] No archaeological significance**

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

Gina Santucci

2/10/2025

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37563_FSO_DNP_02102025.docx