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, Anthony Federici, Federici Builders Corp., is seeking a Zoning Map Amendment to rezone the Project Area, identified as Block 1994, Lots 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 22, 23, 25, 30, 33, 36, 37, 40, 41, 42, and Block 1993, Lot 65, from the existing R6B and R6B/C2-3 zoning districts to R7A and R7A/C2-4 zoning districts along with a Zoning Map Amendment to Appendix F of the Zoning Resolution to establish the Project Area as a Mandatory Inclusionary Housing (MIH) area (together, the "Proposed Actions"). The Proposed Actions would facilitate the development of an 8-story building on the Applicant owned Block 1994, Lots 12, 13, 15, 16, 18, 19, 22, 23, 25, and 30 ("Projected Development Site 1") and a 7-story building on Block 1993, Lot 65 ("Projected Development Site 2"). Projected Development Site 1 would comprise 178,712 gross square feet (gsf), including 15,327 gsf of commercial use, 6,447 gsf of community facility use, 129,506 gsf of residential use, and approximately 19,389 gsf of subsurface accessory parking area including approximately 122 dwelling units, of which 24–37 would be affordable at an average of 40–80% AMI pursuant to MIH Option 1, 2, or 3. Projected Development Site 2 would comprise 93,575 gsf, including 10,198 gsf of community facility use, 70,424 gsf of residential use, and 8,400 gsf of subsurface accessory parking area including 80 dwelling units, of which 16–24 would be affordable at an average of 40–80% AMI pursuant to MIH Option 1, 2, or 3. Additionally, under the With-Action Condition, it is assumed that the Projected Development Site 3 (Block 1994, Lots 40 and 41) would be developed with an 11-story, 115-foot-tall, mixed-use building comprising 24,945 gsf, with 3,050 gsf of commercial use, 1,979 gsf of community facility use, and 19,916 gsf of residential use including 23 dwelling units, of which 5–7 would be affordable. In addition to the three projected developments in the With-Action Condition, the EAS also analyzes a Potential Development Site 1 on Block 1994, Lot 6. The analysis assumes a residential building with 12,525 gsf of floor area and approximately 15 dwelling units. Although the Proposed Actions would introduce a higher density of development than is permitted by current zoning in the Project Area, it would not facilitate any land uses that are incompatible with surrounding uses or zoning. The Project Area is located in a transit rich neighborhood that would support the increased density. Furthermore, the Proposed Actions would be supportive of PlaNYC, as they would encourage increased development in an area well served by public transportation, and would be supportive of Housing New York by providing a significant number of new permanently affordable housing units. Overall, the Proposed Actions would not result in significant adverse impacts to land use, zoning or public policy.

Community Facilities

A detailed analysis of community facilities is included in the EAS. The Proposed Actions would not directly alter or displace any community facilities. Because the Proposed Actions would result in 50 or more elementary or middle school students creating additional demand, its indirect effects on the existing community facilities and services have been assessed. The analysis concluded that the Proposed Actions would not create demand that would overtax services or facilities. Utilization rates for elementary schools and intermediate schools in the study area would remain below 100% under the With-Action Scenario. Therefore, no significant adverse impacts to community facilities would occur.

Open Space

A detailed analysis of open space is included in the EAS. The Proposed Actions would not directly alter or displace any publicly accessible open space resources. The quantitative assessment determined that the Proposed Actions would result in a 1.055% reduction in open space ratio (OSR) in the With-Action Scenario, where only 1% decrease in OSR is typically tolerated. The analysis also considered qualitative factors including the availability and conditions of other open space resources not included in the quantitative analysis. Given that the Project Area is located within a Walk-to-a-Park Service Area, and the Flushing Meadows Corona Park, located less than 0.25 miles from the Project Area, continue to be available to current and future residents of the Study Area; despite the decrease in open space ratio, the Proposed Actions would not result in significant adverse impacts related to open space.

Shadows

A detailed analysis of shadows is included in the EAS. The Proposed Actions would result in developments that would cast shadows on William F. Moore Park, and Corona Health Sanctuary Playground, sunlight sensitive open space resources. During much of the spring and summer, most of the park would be shadow free. During the weeks near the summer solstice when shadows would cover a larger portion of the park, no shadows would be cast before 5:05 PM. These shadows would not result in a significant reduction in the park's attractiveness to users, and they would not threaten the health of its trees. The effect of incremental shadows on the children's playground would be inconsequential lasting no more than 13 minutes, and covering only the northernmost edge of the playground, a paved area where no playground equipment is located. Overall, the Proposed Actions would not result in any significant adverse impacts related to shadows.

Disadvantaged Community Assessment

The Proposed Actions are located within a designated disadvantaged community 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.

Project Name: 50-20 108th Street Rezoning
CEQR # 25DCP082Q
SEQRA Classification: Unlisted

The Proposed Actions would not result in significant adverse impacts on the following technical areas analyzed in the EAS: land use, zoning, and public policy; community facilities; open space; shadows; historical and cultural resources; urban design and visual resources; hazardous materials; transportation; air quality; noise; neighborhood character and construction. Therefore, 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-884) 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 Ibrahim Jobe at ijobe@planning.nyc.gov.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 1/15/2026
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 1/21/2026
SIGNATURE	

Project Name: 50-20 108th Street Rezoning
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SEQRA Classification: Unlisted

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 1994, Lots 12, 13, 15, 16, 18, 19, 22, 23, 25, and 30
Projected Development Site 2	Queens	Block 1993, Lot 65
Projected Development Site 3	Queens	Block 1994, Lots 40 and 41
Potential Development Site 1	Queens	Block 1994, Lot 6

(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-884**) would be established as part of approval of the proposed actions on **Projected Development Site 1, 2, 3, and Potential Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	X
Projected Development Site 2	X	X	
Projected Development Site 3	X	X	X
Potential Development Site 1	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1, 2, 3, and Potential Development Site 1** 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.

Air Quality

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

Projected Development Site 1: *Any new residential, commercial, or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) system and hot water equipment, ensure that stack is located at the building's highest level and at a minimum of 125 feet above grade, that the stack is located at least 65 feet from the northern lot line of Block 1994, Lot 12 and at least 69 feet from Block 1994, Lot 6 to avoid any potential significant adverse air quality impacts.*

Projected Development Site 2: *Any new residential or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) system and hot water equipment, ensure that stack is located at the building's highest level and at a minimum of 120 feet above grade, and that the stack is located at least 50 feet from the southern lot line of Block 1993, Lot 65 to avoid any potential significant adverse air quality impacts.*

Projected Development Site 3: *Any new residential, commercial, or community facility development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) system and hot water equipment, and ensure that stack is located at the building's highest level and at a minimum of 118 feet above grade to avoid any potential significant adverse air quality impacts.*

Potential Development Site 1: *Any new residential development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) system and hot water equipment, and ensure that stack is located at the building's highest level and at a minimum of 118 feet above grade to avoid any potential significant adverse air quality impacts.*

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/ commercial office/community facility uses must provide a closed-window condition with a minimum window wall attenuation of 28 dB(A) on all floors on the western façade facing Corona Avenue, on the southern façade facing 51st Avenue within 50 feet of Corona Avenue, and on the northern façade facing 50th Avenue within 50 feet of Corona Avenue in order to maintain an interior noise level no greater than 45 dB(A) for residential and community facility uses or no greater than 50 dB(A) for commercial office uses as illustrated in the EAS. 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.*

Projected Development Site 3: *In order 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 floors on the southern façade facing Corona Avenue, on the northern façade facing 50th Avenue, and on the eastern facade facing 108th Street within 25 feet of Corona Ave and within 25 feet of 50th Avenue, in order to maintain an interior noise level no greater than 45 dB(A) for residential and community facility uses or no greater than 50 dB(A) for commercial office uses as illustrated in the EAS. 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.*