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, Medident, is seeking a zoning map amendment from an R3-2 zoning district to an R3-2/C1-2 zoning district (the "Proposed Action") on Block 4748, Lot 35 in the Clearview neighborhood of Queens Community District 7 (the "Projected Development Site"). The Proposed Action would facilitate the legal use of the existing professional office building and enable the Applicant to make minor interior renovations to the site plan without the burden of returning to the Board of Standards and Appeals (BSA). No new development is proposed for the Projected Development Site. The Proposed Action would not result in new land uses inconsistent with the character of the surrounding area. Rather, the Proposed Action is intended to preserve and legalize existing land uses on the Projected Development Site, which serves the surrounding residential areas. The Proposed Action would not result in new land uses inconsistent with the character of the surrounding area. The proposed C1-2 commercial overlay would not result in adverse impacts to the underlying R3-2 zoning district. As such, no adverse impacts related to land use would occur because of the Proposed Action. Additionally, the Proposed Action would result in a change in zoning from R3-2 to R3-2/C1-2, however, the C1-2 zoning district would facilitate the legal use of the existing professional office building and the character that is affected by the existing underlying zoning would remain. Therefore, no adverse impacts related to zoning would occur due to approval of the Proposed Action. The Proposed Action would not create a land use conflict, nor would it conflict with public policies for the Development Site or surrounding area. As such, no adverse impacts related to public policy would occur as a result of the Proposed Action. Overall, the Proposed Action would not result in any significant adverse impacts related to land use, zoning, and public policy.

Disadvantaged Community Assessment

An assessment of the Proposed Action's potential effects on disadvantaged communities is included in this EAS. The Project Site is not located within nor is it within a 1/2 mile of identified disadvantaged communities. Additionally, the Proposed Action would not contribute to any significant environmental impacts. The commercial uses would serve the local population, while maintaining compliance with environmental regulations and best practices. Accordingly, the Proposed Action would not disproportionately affect disadvantaged communities and would not cause or increase a disproportionate pollution burden on disadvantaged communities.

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
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 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE 6/13/2025
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 6/16/2025
SIGNATURE	