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, Northern 167 Property LLC, is seeking a Zoning Map Amendment to rezone the area generally bound by 14th Avenue to the south, College Point Boulevard to the west, 123rd Street to the east, and a line 100 feet north of 14th Avenue to the south, including Queens Block 3997, Lots 1 and 7 (the "Rezoning Area") from an R4A/C1-3 district to an R6A/C2-4 and a Zoning Text Amendment to establish a Mandatory Inclusionary Housing (MIH) area with MIH options 1 and 2 coterminous with the Rezoning Area (together, the "Proposed Actions"). The Applicant-owned Project Site consists of Queens Block 3997, Lots 1 and 7. The Proposed Actions would facilitate the development of a new six-story, 64' 5"- tall, 11,430 gross-square-foot (gsf) mixed-use residential and commercial building (the "Proposed Project") on the Project Site, in the College Point neighborhood of Queens, Community District (CD) 7. The Proposed Project would include 75,743-gsf residential floor area, including 103 dwelling units (DUs) of which 26 to 31 would be permanently affordable pursuant to MIH; 6,186-gsf of ground floor retail area; and 52 accessory off-street parking spaces (29,501-gsf) in a garage located in the cellar and first floor. The applicant's Proposed Project would not reach the maximum allowable base height and total height (65 feet and 85 feet, respectively), so, for a conservative analysis, this EAS analyzes the development of an eight-story, 85-foot-tall building that maximizes the permitted zoning envelope of the R6A/C2-4 zoning district (the "RWCDS Development"). The Proposed Actions would allow a new mixed-use residential and commercial development to be constructed in a neighborhood where there is a strong demand for housing and local retail, would be consistent with current land use trends and market conditions in the study area, and would be consistent with the city's public policies, including "Housing Our Neighbors" and "Where We Live NYC". Therefore, the Proposed Actions would not result in significant adverse impacts to land use, zoning or public policies.

Open Space

A detailed analysis related to open space is included in this EAS. A significant adverse impact with regards to an open space may occur if a proposed project results in the reduction of an area's open space ratio (indirect impact) by more than the general guidelines provided in the CEQR Technical Manual or if it directly eliminates or alters an open space resource (direct impact). The Proposed Actions would not directly displace any open space resources. In the No-Action condition, the open space ratio within a .5-mile study area of the Development Site is 1.45 acres of total open space, 1.10 for active recreation open space, and 0.35 of passive recreation open space for every 1,000 residents. The No-Action total, active and passive open space ratios fall below the city's goals of 2.5 total acres per 1,000 residents, 2 acres of active recreation open space per 1,000 residents, and 0.5 passive open space acres. In the With-Action condition, the total open space ratio is 1.44 acres per 1,000 residents; the active open space ratio is 1.09 acres per 1,000 residents; and the passive open space ratio is 0.35 acres per 1,000 residents. The percentage change between the No-Action and With-Action total, active, and passive open space ratios is -1.31% which is less than the impact thresholds provided in the CEQR Technical Manual and therefore the Proposed Actions would not result in direct or indirect significant adverse impacts on open space, and no further analysis is required.

Shadows

A detailed analysis related to shadows is included in this EAS. The With-Action condition analyzes a development that maximizes the base (65-feet) and maximum height (85-feet) for the R6A zoning district. The longest shadows that could be cast by the new 85-foot-tall building would be approximately 365.5-feet long. Tier 1 and Tier 2 Shadows assessments found that there is one sunlight-sensitive resource, College Point Park, within the shadow radius of the With-Action development. A Tier 3 Shadows assessment determined that shadows would be cast on College Point Park on three of the four CEQR shadows analysis days – March 21/September 21, May 6/August 6, and June 21. A detailed analysis of shadow impacts determined that the park would be cast in shadow from 7:36 AM-8:10 AM, for 34 minutes on the March21/September 21 analysis day; 6:27 AM-7:11 AM for 44 minutes on the May 6/August 6 analysis day; and 5:57 AM-6:53 AM for 56 minutes on the June 21 analysis day. Shadows would exit the open space after 8:10 AM on all analysis days, and incremental shadows would not be cast by the Development during the park's busiest hours. No single sunlight sensitive feature of College Point Park would receive sunlight for less than six to eight hours a day, which, according to the *CEQR Technical Manual,* is the general minimum requirement for the survival of vegetation during the growing season. Therefore, as the extent and duration of the incremental shadows would (1) not significantly reduce direct sunlight exposure on the natural resource, and (2) would not threaten the viability of vegetation or other resources, the Proposed Actions would not result in significant adverse impacts from shadows.

Historic and Cultural Resources

A detailed analysis related to historic and cultural resources is included in this EAS. The analysis identified seven historic architectural resources located within the 400-foot study area around the Development Site: the Queens Borough Public Library, Poppenhusen Branch; the Herman A. and Malvina Schleicher House; Firemen's Hall; Former St. Agnes Academic High School; St. Agnes Convent and School; P.S.Q336 College Point Collaborative; and St. Fidelis R.C. Church. For designated New York City Landmarks (NYCLs) and State/National Register (S/NR)-listed historic buildings located within 90 linear feet of the Project Site, the DOB's Technical Policy and Procedure Notice (TPPN) #10/88, which monitors construction adjacent to NYCL-designated or S/NR-listed historic resources, would apply. Firemen's Hall, at 13-28 123rd Street, located immediately adjacent to the Project Site, a S/NR-listed landmark constructed in 1906-1907, would be protected from construction-related impacts by TPPN #10/88. There are no designated or eligible historic resources on the Project Site, and therefore, the Proposed Actions would not result in any direct impacts to historic architectural resources. In letters dated December 26, 2023 and May 21, 2024, LPC determined that there are no archaeological resources of significance at the Project

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Site or in the Historic and Cultural Resources study area, respectively. The Proposed Project would not significantly alter the context or setting of any area historic resources as compared to the No-Action condition and would not result in significant adverse indirect impacts on historic architectural or archaeological resources.

Air Quality, and Noise

An (E) designation (E-801) related to 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 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 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 Max Marinoff at +1 212-720-3621.

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 | 212.720.3328
NAME Evren Ulker-Kacar, AICP	DATE 9/6/2024
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 9/9/2024
SIGNATURE	9/9/2024

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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 3997, Lots 1 and 7

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to air quality and noise an (E) designation (**E-801**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1		X	X

Air Quality

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

> ***Projected Development Site 1:*** *Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilation, and air conditioning (HVAC) systems and/or the hot water equipment stack(s) is located at the building's highest level and at least 64'-5" 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:*** *To ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the facades facing 14th Avenue and the facades facing 123rd Street and College Point Boulevard within 50 feet of 14th Avenue to maintain an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA 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.*