NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Woodside 63 Management, LLC
c/o Stephen Lysohir
35-37 36th St, 2nd Floor
Astoria, NY 11106

Re:	**62-04 Roosevelt Ave Rezoning**
CEQR No.	19DCP218Q
ULURP No(s).	C200070ZMQ, N200069ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN02

Dear Stephen Lysohir,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 19DCP218Q, 62-04 Roosevelt Ave Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on April 5, 2021.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

April 5, 2021
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Donovan Richards, Queens Borough President
Queens Community Board QN02

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

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 proposed actions are a zoning map amendment and zoning text amendment affecting the southwest corner of Roosevelt Avenue and 63rd Street (Block 1294, Lots 55, portion of (p/o) 56, 58, 60, 68, p/o 73 and 76, the Project Area) in the Woodside neighborhood of Queens, Community District 2. The Proposed Actions would rezone an R6 district with a C1-4 overlay to a C4-4 zoning district. The zoning text amendment would designate the Project Area as a Mandatory Inclusionary Housing (MIH) area. The Proposed Actions would facilitate the development of a new 13-story mixed-use building on Lots 58, 60, 68 and 73 (Projected Development Site 1) to contain 307,388 gross square feet (gsf) including commercial, community facility and residential uses (213 dwelling units, up to 64 of which would be affordable pursuant to MIH). 160 accessory off-street parking spaces would be provided. Block 1294, Lots 55 and 56 are analyzed in the EAS as Projected Development Site 2. The proposed C4-4 district would increase the range of permitted uses to include a wider range of commercial uses, which are intended for commercial and transit hubs. The proposed actions are not anticipated to result in land uses that are significantly different from surrounding uses. The proposed district allows commercial and community facilities that would serve the needs of residents and fit within the context of the existing uses along and near Roosevelt Avenue, and would not constitute a significant adverse impact.

Community Facilities

A detailed analysis related to community facilities is included in this EAS. According to the CEQR Technical Manual, a significant impact on schools may occur if the following two conditions are met: (1) a significant impact may occur if the project results in a collective utilization rate of the elementary and/or intermediate schools in the Subdistrict study area that is equal to or greater than 100 percent in the With-Action Condition, and (2) if the project results in an increase of five percent or more in the collective utilization rate between the No-Action and With-Action conditions. With the Proposed Actions, the elementary schools in Sub-district 1 would be above capacity at approximately 112% utilization and the intermediate schools would be below capacity at approximately 86% utilization. The difference between the No-Action and With-Action utilization rate within Sub-district 1 of the elementary schools would be an increase of less than one percent, while that of the middle schools would also be less than a percent. Therefore, the Proposed Actions would not be expected to result in a significant adverse impact on elementary or intermediate schools.

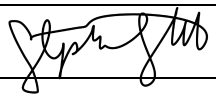
Open Space

A detailed analysis related to open space is included in this EAS. The Proposed Actions would not result in any significant direct impacts on any open space resources. While a decrease in the active open space ratio of approximately 1.4% for the Study Area population would occur in an area with a relatively low ratio of active open space, the Proposed Actions would result in new recreational space for the increased population, which would consist of residents for the Proposed Development. For passive open space, the ratio for residents would decrease by less than one percent and pursuant to the CEQR Technical Manual, would not be considered a significant adverse impact. The largest quantitative reduction in public open space would occur through the additional of a new nonresidential population to the Worker Study Area. However, as noted above, the overall ratio of 0.21 would continue to be higher than the planning goal of 0.15. As such, the Proposed Actions would not result in a significant adverse impact on open space resources for the nonresidential population.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-603) 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 Stephanie Shellooe at 212-720-3328.

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 Stephanie Shellooe, AICP	DATE April 2, 2021
SIGNATURE 	

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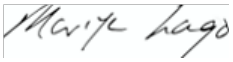
SEQRA Classification: Unlisted

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE April 5, 2021
SIGNATURE 	

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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 1294, Lots 58, 60, 68 and 73
Projected Development Site 2	Queens	Block 1294, Lots 55 and 56

(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-603**) would be established as part of approval of the proposed actions on **projected development sites** as described below:

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

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1 and Projected Development Site 2** 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:

Block 1294, Lots 58, 60, 68, and 73 (Projected Development Site 1): *Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water equipment, ensure that the stack is located at the building's highest level and at least 138 feet above the grade, and at least 30 feet from the western lot line facing 61st Street to avoid any potential significant adverse air quality impacts.*

Block 1294, Lot 55 and 56 (Projected Development Site 2): *Any new residential or commercial development on the above-referenced property must ensure that the stack is located at the building's highest level and at least 138 feet above the grade to avoid any potential significant adverse air quality impacts.*

Noise

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

Block 1294, Lots 58, 60, 68, and 73 (Projected Development Site 1): *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum window-wall attenuation of 38 dB(A) would be required for the northern façade (Roosevelt Frontage) and the western facade of the project site facing the intersection of LIRR track and MTA elevated rail above the elevated rail line. A minimum window-wall attenuation of 40 dB(A) would be required for the northern façade (Roosevelt Frontage) and the northwestern facade of the project site facing the intersection of LIRR track and MTA elevated rail below the elevated rail line. A minimum window-wall attenuation of 38 dB(A) would be required for the eastern façade (63rd St) 50 feet from the intersection with Roosevelt Avenue above the elevated rail line. A minimum window-wall attenuation of 40 dB(A) would be required for the eastern façade (63rd St) 50 feet from the intersection with Roosevelt Avenue below the elevated rail line. A minimum window-wall attenuation of 31 dB(A) would be required for the remaining eastern façade facing 63rd St above and below the elevated rail line. A minimum window-wall attenuation of 33 dB(A) would be required for the southern façades facing the LIRR elevated track above and below the elevated rail line. For commercial uses, a reduction of 5 dB(A) would be permitted to ensure interior noise levels of 50 dB(A). 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, central air conditioning.*

Block 1294, Lot 55 and 56 (Projected Development Site 2): *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with the minimum attenuation of 38 dB(A) is required for all facades above the elevated rail line and 40 dB(A) below the elevated rail line. For commercial uses, a reduction of 5 dB(A) would be permitted to ensure interior noise levels of 50 dB(A). 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, central air conditioning.*