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, Linden Canyon, LLC, is seeking a Zoning Map Amendment, a Zoning Text Amendment, and a cancelation of a restrictive declaration (the "Proposed Actions") affecting Block 11384, Lot 1 (the "Project Area") at 78-08 Linden Boulevard in the Lindenwood neighborhood of Queens Community District (CD) 10. Specifically, the Proposed Actions would rezone the Project Area from R4/C1-2 to R7D/C2-4 and R6A. The R7D/C2-4 would cover the northern portion of the lot (22,379 square feet [sf]), with a varying distance of 92-100 feet south of Linden Boulevard. The R6A district would be mapped on the southern portion of the lot (25,581 sf), to approximately 120 feet south of the southern border of the new R7D/C2-4 zone. The Proposed Actions also include a Zoning Text Amendment to modify Zoning Resolution (ZR), Appendix F to designate a Mandatory Inclusionary Housing (MIH) area, conterminous with the Project Area. Finally, the Proposed Actions include the cancelation of a restrictive declaration recorded against the Project Area in connection with a prior zoning action. The Proposed Actions would facilitate the construction of mixed-use building containing 284,164 gross square feet (gsf) of residential space (292 Dwelling Units [DUs], 55-88 affordable units pursuant to MIH Options 1, 2, or 3) and 12,108 gsf of commercial (local retail) uses (the "Projected Development"). Overall, the Proposed Actions would facilitate the development of new housing opportunities, while preserving existing commercial uses that are compatible with uses found within the study area. The Project Area is located within the Coastal Zone Boundary, and the Proposed Actions would be consistent with the policies set forth in the New York City Waterfront Revitalization Program (WRP# 22-001). Therefore, the Proposed Actions would not result in any significant adverse impacts to land use, zoning or public policy.

Socioeconomic Conditions

A detailed analysis related to socioeconomic conditions is included in this EAS. The Proposed Actions would not result in the direct displacement of any residents or businesses or in adverse effects on specific industries. With respect to the potential indirect residential displacement, the Proposed Actions would spur development of both affordable and market-rate housing units. The Proposed Actions is not expected to introduce a substantial new population with incomes higher than the area average. With respect to the potential indirect business displacement, approximately 66 employees would potentially be displaced. This is below the 100-employee threshold established by the CEQR Technical Manual. Therefore, the proposed project would not have potential impacts related to retail market saturation or constitute a development greater than 200,000 square feet with uses "markedly different than existing uses." Therefore, the Proposed Actions would not result in any significant adverse impacts related to socioeconomic conditions.

Community Facilities and Services

A detailed analysis related to community facilities and services is included in this EAS. The Proposed Actions would not directly effect any community facilities, or result in an indirect effect (as a result of an increased residential population) to public high schools, early childhood facilities, libraries, police, fire or medical services. In the with-action condition, Community School District (CSD) 27, Sub-district 4 elementary schools would operate under 100 percent capacity, and would not result in adverse impact. In the with-action condition CSD 27, Sub-district 4 intermediate schools would operate over capacity, with a utilization rate of 109%. While all 18 students will be added over 100 percent capacity, as fewer than 100 or more new students would be generated from the proposed development, the introduction of these students would not result in a significant adverse impact to intermediate schools. Therefore, the Proposed Actions would not result in any significant adverse impacts related to community facilities and services.

Open Space

A detailed analysis related to open space is included in this EAS. In the with-action condition, the open space ratio for the ½-mile radius residential study area of 2.242 acres per 1,000 residents exceeds the CEQR Technical Manual threshold of 2.01 acres per 1,000 residents, which can accommodate a five percent change in the open space ratio. The decrease from a combined active and passive open space ratio of 2.311 in the No-Action condition represents a three percentage point decrease from the No-Action Condition. As this decrease is less than the five percent threshold, this reduction in open space ratio would not constitute a significant adverse impact. In addition, private open space would be provided on the Projected Development which would also serve the open space needs of the project's residents, visitors, and employees and may serve to offset the demand of public open space resources by the project's occupants. Therefore, the Proposed Actions would not result in a significant adverse impact on open space resources.

Shadows

A detailed analysis related to shadows is included in this EAS. A screening analysis concluded that there would be incremental shadows on Gemini Field during two of the analysis days. The incremental shadow coverage on Gemini Fields would occur for 53 minutes on December 21st, the shortest day of the year in the winter, and 59 minutes on March 21/September 21, the spring and vernal equinoxes. No incremental shadows would be cast on Gemini Fields on the other analysis days. On March 21/September 21, Gemini Fields would continue to receive ample sunlight for the survival of its vegetation despite the new shadows, as shadows would be limited to the southern portion of the field below Linden Boulevard. On December 21st, the new shadow would be cast on one baseball field in the northern portion of Gemini Fields during a season where use is unlikely. Therefore, the Proposed Actions would not result in a significant adverse impact as a result of shadows.

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SEQRA Classification: Unlisted

Disadvantaged Communities Assessment

This EAS includes an assessment for effects on Disadvantaged Communities (DAC). The Project Site is located within a census tract identified as a DAC having comparatively lower burdens and vulnerabilities. As the CEQR Technical Manual has not been updated to include guidance for an assessment of Effects of Disadvantaged Communities, the SEQRA Environmental Assessment form (EAF) has been consulted for guidance for this analysis. The Proposed Actions would not result in significant adverse impacts in any technical areas analyzed in this EAS: land use, zoning and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historical resources; urban design and visual resources; hazardous materials; water and sewer infrastructure; transportation; air quality; and noise. Based on this assessment, the Proposed Actions would not disproportionately affect disadvantages communities, nor cause or increase a disproportionate pollution burden on disadvantaged communities.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-851) 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 Louise Cafiero at lcafiero@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 7/11/2025
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 7/14/2025
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 11384, Lot 1

(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-851**) 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	X

Hazardous Materials

The (E) designation requirements applicable to **Projected 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.

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Air Quality

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

> ***Projected Development Site 1:*** *Any new residential and/or commercial development on the above-referenced property must ensure the heating, ventilation, and air conditioning (HVAC) system and hot water equipment stack is located at the highest tier and at least 128 feet above grade to avoid any potential significant adverse air quality impact.*

Noise

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

> ***Projected Development Site 1:*** *To ensure an acceptable interior noise environment, future residential and commercial office uses must provide a closed window condition with a minimum of 31 dB(A) window/wall attenuation on the façade facing Linden Boulevard, the eastern façade facing 79th Street within 50 feet of Linden Boulevard, and the western façade facing 78th Street within 50 feet of Linden Boulevard to maintain an interior noise level not greater than 45 dB(A) for residential uses or not greater than 50 dB(A) for commercial office use. In order 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.*