NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

48-18 Property Holdings, LLC
c/o Eric Palatnik
32 Broadway Suite 114
New York, NY, 10004

Re:	**48-18 Van Dam Teamsters Rezoning**
CEQR No.	20DCP096Q
ULURP No(s).	C190260ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN02

Dear Eric Palatnik,

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 Conditional Negative Declaration for CEQR No. 20DCP096Q, 48-18 Van Dam Teamsters Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Conditional Negative Declaration was issued on August 18, 2021.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

August 30, 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

CITY PLANNING COMMISSION CITY OF NEW YORK
OFFICE OF THE CHAIR

CONDITIONAL NEGATIVE DECLARATION

Project Identification
CEQR No. 20DCP096Q
ULURP No. 190260ZMQ
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal

48-18 Van Dam Teamsters Rezoning

The applicant, 48-18 Van Dam Property Holdings, LLC, is seeking a zoning map amendment to Queens Block 284 from M2-1 to M1-5, to facilitate a proposed development at 48-18 Van Dam Street (Block 284, Lot 1), a 29,783- square-foot (sf) trapezoidal lot that occupies the northwest corner of Van Dam Street and Hunters Point Avenue in Long Island City, Queens Community District 2. The reasonable worst case development scenario (RWCDS) for this site is the expansion of the existing two-story, approximately 56,632 gsf (53,800 zsf) building on the proposed development site, adding six stories and approximately 127,510 gsf, which would house the headquarters of the two labor-management pension trust funds and five related trust funds and the International Brotherhood of Teamsters Local 813 and related functions. The development also would include 877 sf of on-site private open space. In addition to the proposed development site, under the RWCDS, the project area also includes two other sites that are not owned or controlled by the applicant but which are considered likely to be redeveloped as a result of the proposed action. These projected development sites include Block 284, Lot 6, and Block 284, Lot 14. The analysis build year for the proposed action is 2023.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated April 1, 2021, prepared in connection with the ULURP Application (No. 190260ZMQ). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

> The applicant will enter into a Restrictive Declaration (RD) to ensure the implementation of mitigation relating to transportation and open space which would avoid the potential for any significant adverse impacts. The applicant would be responsible for the design, required approvals, and implementation of the mitigation measures. The mitigation measures are as follows:

- Transportation
  - i. *48th Avenue and Van Dam Street (Northbound/Southbound)*
    Transfer 3 seconds of green time from Northbound/Southbound to Eastbound/Westbound in the AM and PM
  - ii. *Hunters Point Ave Eastbound/Westbound and Van Dam Street (Northbound/Southbound)*
    Transfer 2 seconds of green time from Northbound/Southbound to Eastbound/Westbound in the AM and PM, respectively.
  - iii. *Gale Avenue (Westbound) and Van Dam Street (Northbound/Southbound)*
    Transfer 2 seconds and 4 seconds of green time from Northbound to Eastbound/Westbound in the AM and PM
  - iv. *Borden Avenue (Westbound) and Van Dam Street (Northbound/Southbound)*
    Transfer 1 second of green time from Northbound/Southbound to Westbound in the AM.

- Open Space
  - i. Under CEQR, an analysis of open space is conducted to determine whether or not a proposed project would have a direct impact resulting from the elimination or alteration of open space and/or an indirect impact resulting from overtaxing available open space. A direct effect would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value." An indirect effect may occur when the population generated by a proposed action would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population. The proposed action would be located in an "underserved" area in Queens and will would generate more than 125 additional employees. Based on the analysis provided in the EAS, the proposed action would have the potential to result in a significant adverse open space impact, however, in consultation with the lead agency and the NYC Department of Parks and Recreation, the applicant has committed to implementing a measure that would preclude this impact. This measure consists of the creation of 877 sf of private open space accessible to employees on the proposed development site and employees of the projected developments

To avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise, an (E) designation, (E-608), has been incorporated into the Proposed Actions as described below.

The (E) designation E-608 applying to Block 284 Lots 1, 14, and 6 related to hazardous materials is 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.

To avoid any potential impacts associated with air quality on the project area (Block 284, Lots 1, 6, and 14), as part of the proposed action, an (E) designation for air quality would be recorded against the property. The text for the (E) designation, E-608, will be as follows:

Proposed Development, Block 284 Lot 1

Any new commercial development on the above-referenced property must ensure that the heating, ventilating, and air conditioning (HVAC) and hot water stack is located at the height at least 111 feet above grade to avoid any potential significant adverse air quality impacts.

Projected Site 1, Block 284, Lot 14

Any new commercial development on the above-referenced property must use exclusively natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) and hot water equipment and ensure that the HVAC stack is located at no more than 63 feet from the lot line facing 48th Avenue, at the height at least 86.5 feet above grade to avoid any potential significant adverse air quality impacts.

Projected Site 2 Block 284, Lot 6

Any new commercial development on the above-referenced property must use exclusively natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) and hot water equipment, ensure that the heating and hot water system exhaust be routed to two roof-top stacks with equal emissions, and the two stacks be located at least 60 feet apart and at no more than 20 feet from the lot line facing 31 Place and no more than 110 feet from the lot line facing Hunter Point Avenue, at the height at least 86.5 feet above ground to avoid any potential significant adverse air quality impacts.

To avoid any potential impacts associated with noise on the project area (Block 284, Lots 1, 6, and 14), as part of the proposed action, an (E) designation for noise would be recorded against the property. The text for the (E) designation, E-608, will be as follows:

Block: 284, Lot 1 (Proposed Development Site)
In order to ensure an acceptable interior noise environment, future commercial office uses must provide a closed-window condition with a minimum of 26 dBA of window/wall attenuation on all facades facing Van Dam Street and all facades facing Hunters Point Avenue and the façades facing 48th Avenue within 50 feet of Van Dam Street and the facades facing 31st Place within 50 feet of Hunters Point Avenue to maintain an interior noise level 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.

Block: 284, Lot 14 (Projected Development Site 1)
In order to ensure an acceptable interior noise environment, future commercial office uses must provide a closed-window condition with a minimum of 28 dBA of window/wall attenuation on all facades facing 48th Avenue and the facades facing 31st Place within 50 feet of 48th Avenue and the facades facing Van Dam Street within 50 feet of 48th Avenue, and a minimum of 26 dBA of window/wall attenuation on all remaining facades facing Van Dam Street beyond 50 feet from 48th Avenue and the facades facing Hunters Point Avenue within 50 feet of Van Dam Street to maintain an interior noise level 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.

Block: 284, Lot 6 (Projected Development Site 2)
In order to ensure an acceptable interior noise environment, future commercial office uses must provide a closed-window condition with a minimum of 26 dBA of window/wall attenuation on all facades facing Hunters Point Avenue and the façades facing Van Dam Street within 50 feet of Hunters Point Avenue and the facades facing 31st Place within 50 feet of Hunters Point Avenue to maintain an interior noise level 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.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The applicant will enter into a Restrictive Declaration to ensure the implementation of project components and mitigation relating to transportation and open space which would avoid the potential for any significant adverse impacts related thereto.
2. Analysis related to land use, zoning, and public policy is included in the EAS. The assessment concludes that the proposed project would be compatible with existing land uses and planned developments in the surrounding community, and that the proposed actions would not result in any significant adverse impacts to land use, zoning, or public policy according to the 2020 CEQR Technical Manual.

3. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal

This Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

I, the Undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions to the proposed action.

Signature of Applicant or Authorized Representative — Date: 04/02/2021

ERIC PALATNIK, ESQ. — Date: 04/02/2021
Name of Applicant or Authorized Representative

Olga Abinader, Director — Date: 04/02/2021
Environmental Assessment and Review Division
Department of City Planning

Marisa Lago, Chair — Date: 8/18/2021
City Planning Commission