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 Action is a Zoning Map Amendment to rezone an existing C1-2 commercial overlay to a C2-4 overlay that would affect Block 3214, Lots p/o 1 and p/o 100, a 500-foot deep rectangular area of approximately 161,000 square feet ("sf") bounded in part by Queens Boulevard to the north, 59th Street to the west, and 61st Street to the east. The Affected Area currently zoned as R7-1 and R6 zoning districts with a 150-foot deep C1-2 Commercial Overlay along Queens Boulevard. Both lots are a part of the Big Six Residential Mitchell Lama Cooperative, a 982-unit complex built in 1963. The proposed rezoning would allow the Applicant to operate an approximately 16,154-sf health and fitness establishment on a portion of the second floor of the existing 65,000 gross square foot ("gsf") shopping center located on Block 2314, Lot 100. The development effectuated as a result of the Proposed Actions would be consistent with nearby land uses, zoning, and applicable public policies. The proposed actions would not constitute a significant adverse impact to any of these areas.

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 Jameson Mitchell at +1 212-720-3422.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY 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 December 9, 2022
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE December 12, 2022
SIGNATURE	