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, QBM Properties LLC, is seeking a zoning map and zoning text amendment (the "Proposed Actions") that would affect the western-most portion of Queens Block 2137, including Applicant-owned Lots 1, 6, 8, and 11 (the "Development Site"), as well as portions of Lots 13 and 46 (coterminous with the existing R7-1/C1-2 zoning district mapped on the east side of Queens Boulevard between 68th Avenue and 68th Road (the "Rezoning Area") in the Forest Hills neighborhood of Queens Community District 6. The proposed zoning district boundary would be perpendicular to 68th Road to a depth of 100 feet from the intersection of Queens Boulevard and 68th Road, which would be rezoned from R7-1/C1-2 to R8X/C2-4. The Proposed Actions would also include a zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed R8X/C2-4 zoning district, which would be mapped with Options 1 and 2. Furthermore, the proposed zoning changes would also eliminate the existing C1-2 overlay mapped beyond the 100 feet from Queens Boulevard. The Proposed Actions would facilitate the development of a new 17-story (175-feet tall, plus a 20-foot mechanical bulkhead), approximately 247,096 gross square foot (gsf) mixed-use building on the Development Site, containing 216 dwelling units, approximately 54 of which would be income-restricted pursuant to MIH Option 1. The building would contain approximately 184,118 gsf of residential use, 19,807 gsf of ground floor commercial uses, while providing 87 accessory parking spaces located in the cellar and second floors of the building. No other development sites were identified in the EAS. The Proposed Actions are anticipated to result in a change in land use on the Development Site, however, given the existing character of Queens Boulevard, a wide commercial corridor (in close proximity to transit) generally developed with buildings between six- and thirteen-stories in height, the change in land use and zoning would not constitute a significant adverse impact.

Open Space

An assessment related to indirect residential effects on open space is included in the EAS. Under the With-Action conditions, the total open space ratio would decrease by 0.45%, to 0.126 acres per 1,000 residents, which is less than the 1% threshold that would constitute a significant adverse impact pursuant to the guidance of the *CEQR Technical Manual*. Additionally, the EAS notes that the project is located less than a mile from Flushing Meadows Park, a large regional park spanning more than 897-acres. Therefore, based on quantitative and qualitative factors, the project would not result in a significant adverse impact.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-780) 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 Andrew Martini at +1 212-720-3315.

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 9/20/2024
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 9/23/2024
SIGNATURE	9/13/24

Project Name: 102-51 Queens Boulevard Rezoning
CEQR # 24DCP107Q
SEQRA Classification: Unlisted

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
Development Site	Queens	Block 2137, Lots 1, 6, 8, and 11

(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-780**) would be established as part of approval of the proposed actions on the **Development Site** as described below:

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

Hazardous Materials

The (E) designation requirements applicable to the **Development Site** 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:

> ***Development Site:*** *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 198 feet above grade to avoid any potential significant adverse air quality impacts.*

Noise

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

> ***Development Site:*** *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all façades facing Queens Boulevard and 28 dBA window/wall attenuation on the facades facing 68th Avenue within 50 feet of Queens Boulevard and facades facing 68th Road within 50 feet of Queens Boulevard to maintain an interior noise level not greater than 45 dBA for residential 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.*