NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

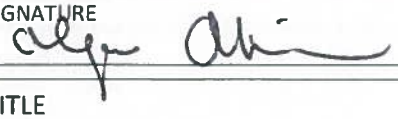
Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project 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 action sought before the NYC City Planning Commission would not have a significant adverse effect on the environment. Reasons supporting this Determination are noted below.

A preliminary assessment of the effects of the proposed action on land use, zoning, and public policy was conducted as part of this EAS. The proposed action would rezone a blockfront along 112th Street in the Forest Hills neighborhood of Queens from an R1-2A to an R3-2 district. The proposed actions would permit certain Use Group 4 community facility uses and multifamily residential buildings that are not permitted under the current underlying zoning, but would not modify the permitted bulk and density under the current zoning. The proposed action would bring into conformance an existing non-conforming medical office within the rezoning area; no other changes related to land use, zoning, and public policy are anticipated to result from the proposed actions. The effects of the proposed actions would be consistent with the land use characteristics in the surrounding area which, while predominantly residential, is also developed with several community facilities uses including schools and medical offices in both fully community facility and mixed-use buildings. The proposed actions would not result in significant adverse impacts to land use, zoning, and public policy and no further analysis is warranted.

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)

TITLE	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE 05/17/19
SIGNATURE 	

TITLE	
Chair, City Planning Commission	
NAME Marisa Lago	DATE 05/20/19
SIGNATURE 	