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, Weber Management, Inc and the Reform Temple of Forest Hills, is seeking a zoning map amendment to rezone Queens Block 2246, Lot 31 and p/o Lot 41 (the "affected area") from an R1-2A zoning district to an R7D zoning district, and a zoning text amendment to Zoning Resolution Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas, to establish an MIH area coterminous with the affected area (collectively, the "proposed actions") in the Forest Hills neighborhood of Queens Community District 6. The proposed actions would facilitate the development of a 10-story (and cellar), 113-foot-tall, 162,535-gross square foot (gsf) mixed-use development (the "proposed project") containing 153 dwelling units (DUs), of which 38 to 46 would be affordable pursuant to MIH, 16,600 gsf of community facility uses, and 66 accessory parking spaces on the Applicant-owned property located at 71-11 112th Street (Lot 31, "Projected Development Site 1"). The reasonable worst-case development scenario (RWCDS) assumes that the proposed actions also would facilitate the redevelopment of a portion of Lot 41 ("Projected Development Site 2") with a 9-story, 115-foot-tall (roof height), 23,800-gsf, mixed-use building containing approximately 20 DUs, of which 5 to 6 would be affordable pursuant to MIH, and 1,800 sf of community facility use. The proposed actions would create new housing development opportunities, including affordable housing, in an area where strong demand for housing exists on underutilized land formerly reserved exclusive for community facility use. The proposed actions would introduce new mixed residential and community facility development in an area with existing residential and community facility uses. Although the proposed actions would result in a change in land use at the projected development sites, this change would not be incompatible with existing local land use trends. The proposed R7D district and MIH designation would permit an increase in density within the affected area, which would be compatible with adjacent R7A, R7-1 and R7X zoning districts. The proposed actions would not conflict with relevant public policies and would support the goals of Housing New York through the provision of affordable housing, and through the MIH area designation. The analysis concludes that no significant adverse impacts related to land use, zoning and public policy are not expected to occur as a result of the proposed actions and no further analysis is required.

Open Space

A detailed analysis related to indirect residential effects on open space is included in the EAS. Under the With-Action scenario, the total open space ratio in the study area would decrease by 1.64 percent, from 0.105 acres per 1,000 residents under the No-Action scenario to 0.103 under the With-Action scenario. While the Proposed Actions would exceed guidelines detailed in the 2021 CEQR Technical Manual, actions that may result in quantitative impacts on open space can be further evaluated using qualitative assessment approach to determine the overall significance of the impact. The qualitative assessment found that the quality, usage (moderate) and number of study area open spaces, combined with the availability of open space resources located within 0.5 mile of the affected area but outside of the open space (census tract) study area, would help to ameliorate the open space shortfall in the future With-Action conditions. Resources outside of the open study area include Flushing Meadows-Corona Park, a large regional park that is accessible from both north and south of the affected area. In addition, the proposed actions would not have a direct effect on any study area open spaces due to construction or operation nor would the proposed actions result in the imposition of noise, air pollutant emissions, odors, or new shadows on public open spaces that may alter usability. The analysis concludes that the proposed actions would not result in a significant adverse open space impact, and no further analysis is required.

Urban Design and Visual Resources

A detailed analysis related to urban design and visual resources is included in the EAS. Under the RWCDS, the proposed actions would facilitate the incremental development of 173 DUs and 66 parking spaces across the two projected development sites, and a net reduction of approximately 5,600 gsf of community facility space. Projected Development Site 1 would be redeveloped with the proposed project: a 10-story (and cellar), 162,535 gsf mixed-use building with a total of 153 DUs, 16,600 gsf of community facility use and 66 accessory parking spaces in a below-grade parking garage that would be accessible via an existing curb cut on 112th Street. The existing parking lot on Projected Development Site 2 would be redeveloped with a 9-story, 23,800-gsf mixed-use building containing 20 DUs and 1,800 sf of community facility use. The proposed buildings would have base heights of 95 feet, with 15-foot setback before reaching roof heights of 113 and 115 feet, respectively. Community facility use (RFTC) would occupy the ground floor of Projected Development Site 1 and is anticipated to occupy the ground floor of Projected Development Site 2. In the With-Action scenario the streetscape would be activated with new residential uses, street trees would be planted along the affected area's street frontages, and surface parking lots would be replaced with mixed-use buildings, improving the adjacent streetscape and the pedestrian experience because views would no longer be devoted to street-level auto-oriented uses. The RWCDS buildings would enhance the pedestrian environment with new pedestrian-oriented buildings and would enliven the primary study area with new residents and visitors. Although the proposed actions would introduce additional building height and bulk, comparative massing diagrams depicting the possible development with and without the proposed actions demonstrate that the development with the proposed actions would not be incompatible with the scale and character of development within the surrounding area. In addition, the proposed actions would not result in significant adverse impacts on visual resources. Therefore, the analysis concludes that the proposed actions would not result in significant adverse impacts related to urban design or visual resources, and no further analysis is required.

Water and Sewer Infrastructure

A detailed analysis related to water and sewer infrastructure is included in the EAS. The RWCDS development facilitated by the proposed actions would result in an increase in water demand and in the amount of sewage generated. While sanitary flow in the affected area would increase, the increment represents 0.27 percent of the daily flow at the Bower Bay Water Pollution Control Plant (WPCP) and would not affect the plant's treatment efficiency or compromise its ability to properly treat wastewater before discharge. The RWCDS development would result in an increase in hard surface area relative to the No-Action scenario, and a corresponding increase in stormwater flow and runoff. However, as the affected area is well-served by sewer infrastructure, it is anticipated that the sewer infrastructure would have the capacity to accommodate

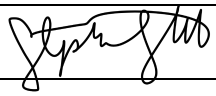
Project Name: Reform Temple of Forest Hills Rezoning
CEQR # 22DCP188Q
SEQRA Classification: Unlisted

the additional flows. In addition, development under the RWCDS would require sanitary and stormwater source control best management practices (BMPs) to reduce stormwater runoff volumes to the sewer system as part of the DEP site connection approval process. Therefore, the analysis concludes that the proposed actions would not result in significant adverse impacts related to water and sewer infrastructure, and no further analysis is required.

Hazardous Materials and Air Quality

An (E) designation (E-685) related to hazardous materials and air quality 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 and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or air quality.

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 Stacey Barron at +1 212-720-3419.

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 August 19, 2022
SIGNATURE 	
TITLE Vice Chair, City Planning Commission	
NAME Kenneth Knuckles	DATE August 22, 2022
SIGNATURE 	

Project Name: Reform Temple of Forest Hills Rezoning
CEQR # 22DCP188Q
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
Projected Development Site 1	Queens	Block 2246, Lot 31
Projected Development Site 2	Queens	Block 2246, Lot 41

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality, an (E) designation (**E-685**) would be established as part of approval of the proposed actions on **Projected Development Sites 1 and 2** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	
Projected Development Site 2	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Sites 1 and 2** 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:

Projected Development Site 1: *To avoid any potential significant adverse air quality impacts, any new residential or community facility development on Block 2246, Lot 31 must use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) systems and hot water equipment and must ensure that the hot water equipment and HVAC stack is located on the bulkhead resulting in a stack height that is at least 138 feet above grade.*

Projected Development Site 2: *To avoid any potential significant adverse air quality impacts, any new residential or community facility development on Block 2246, Lot 41 must use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) systems and hot water equipment and must ensure that the hot water equipment and HVAC stack is located on the bulkhead resulting in a stack height that is at least 138 feet above grade.*