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 Actions include a Zoning Map Amendment, a Zoning Text Amendment, and a Zoning Special Permit, affecting Queens Block 425, Lots 1 and 5 (the "Project Area"). The applicant is seeking a Zoning Map Amendment to rezone the Project Area from an M1-5/R9 zoning district to an M1-6/R9 zoning district. The Zoning Text Amendment to Zoning Resolution (ZR) Section 117-50 ("Queens Plaza Subdistrict") is to establish a new Area D (coterminous with the Project Area) within the Queens Plaza Subdistrict of the Special Long Island City Mixed Use District (LIC District), to make such Area D subject to the applicable bulk regulations of the Subdistrict, and to establish the maximum permitted floor area ratios permitted by use in Area D. The Special Permit pursuant to ZR Section 117-533 ("Special Permit to Modify Use or Bulk Regulations") to modify the distance-between buildings requirements of ZR 23-711(e) ("Standard Minimum Distance Between Buildings") and the street-wall-location requirements of ZR 117-531 ("Street Wall Location"). Collectively, the Proposed Actions would facilitate the reuse and 22-story enlargement of the existing four-story former Eagle Electric building (the "Proposed Project") located on the zoning lot consisting of Queens Block 425, Lots 1 and 5 in the Long Island City neighborhood, Queens Community District 2. The Proposed Project would be developed on Lot 5 at 23-10 Queens Plaza South and would result in a 383-foot tall, 26-story commercial building. The Proposed Development would have a total of 363,136 gross square feet (gsf) of commercial space, consisting primarily of commercial office, with local retail on the ground floor and cellar level, a restaurant, community meeting space and exhibit space documenting the former Eagle Electric manufacturing business. The Project Area is particularly well-suited to the increase office and other non-residential development given its proximity to a robust transit network. The Project Area is part of the LIC District, which was adopted by the City Planning Commission in 2001 to encourage the development and density of residential, commercial, industrial and cultural uses in the neighborhood. The Proposed Actions would result in the reuse and enlargement of a long-vacant formed manufacturing and industrial building that has been vacant since 2000. The Proposed Actions would result in an increase in commercial FAR to a level appropriate for the LIC District. While the Proposed Actions would result in a change to Land Use and Zoning, the Proposed Actions are not anticipated to result in a significant adverse impact on land use, zoning, or public policy.

Open Space

A detailed analysis related to Open Space (indirect non-residential effects) is included in this EAS. Under the With-Action condition, the passive open space ratio for Non-Residents would be .0070 acres per 1,000 non-residents (a 2.96 percent decrease as compared to the No-Action condition). The combined non-residents and residents passive open space ratio for the Proposed Project would be 0.051 acres per 1,000 non-residents and residents (a 2.15 percent decrease from the No-Action condition. Additional qualitative factors serve to offset the increased demand expected from the new non-residents introduced by the Proposed Project. Queensbridge Park is located just outside of the open Space Study Area. Further, the Proposed Project includes an accessory passive landscaped terrace on roof of the existing industrial building, designed to provide an open-air greenspace for office tenants. Provision of this 16,134-sf space is expected to reduce demand from office workers on open space resources in the surrounding area. Since it would not be publicly accessible, the proposed private open space has not been included in the quantitative analysis. Based on quantitative assessment with the qualitative consideration of the proposed rooftop terrace that is expected to be well used by office tenants, the Proposed Project under the With-Action condition is not expected to have significant adverse impact, and further analysis is not warranted.

Shadows

A detailed analysis related to Shadows is included in this EAS. No significant adverse shadow impacts to the four-sunlight sensitive open space resources analyzed would be expected as a result of the Proposed Actions. The duration and size of incremental shadow that would be cast by the Proposed Project on Queensbridge Park Greenway, Dutch Kills Green and Queensbridge Houses Open Space would not be sufficient to result in significant adverse impacts and therefore no further analysis of these three open spaces is warranted. Although Queens Plaza Medians would receive incremental shading on all four analysis days, the area that would be shaded is primarily limited to a narrow, planted strip across from the Development Site along Queens Plaza South. The north half of the resource, which is larger, more heavily used and contains a bicycle greenway would receive a limited amount of shading on only two of the four analysis days. Incremental shading would not substantially reduce the enjoyment of the resource by pedestrians, cyclists and parkgoers nor would it effect the photosynthesis and other biological properties of resident trees and other vegetation. Therefore, no significant adverse impacts are anticipated, and no further analysis is warranted.

Historic and Cultural Resources

A detailed analysis related to Historic and Cultural Resources is included in this EAS. As currently proposed, the Eagle Electric Building, which has been determined eligible for listing on the National Register of Historic Places would be expanded by a 22-story enlargement that would reflect the design of the existing industrial building. In the With-Action condition, the exterior of the Eagle Electric Building would be maintained in its entirety. In the No-Action condition, the site would continue to be overbuilt, necessitating the demolition of its top two floors. The With-Action condition allows for preservation of the existing Eagle Electric Building, including the façade, which would entail consistency with the existing condition of the Development Site. Additionally, the overall context of the building would be maintained and/or improved in the immediate vicinity of the Development Site, through the following measures: new transparency would be provided on the ground floor of the existing building to enhance the relationship of the building to the sidewalk and pedestrians; current sidewalk widths would be maintained; and finally, street trees would be provided on the sidewalk surrounding the Development Site in compliance with city regulations. In addition, Landmarks Preservation Commission (LPC) reviewed the Historic and Cultural Resources assessment and confirmed that no impacts would occur and that further analysis of Historic and Cultural Resources is not warranted.

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Urban Design and Visual Resources

A detailed analysis related to Urban Design and Visual Resources is included in this EAS. Overall, the With-Action condition would be compatible with the mixed-use character of the Study Area and would be consistent with the surrounding building forms and streetscape under future With-Action conditions. The Proposed Project, which includes a 22-story enlargement to an existing four-story industrial and manufacturing building, would allow for the preservation of the existing building and for its occupation for the first time since it was vacated in about 2000. This represents an improvement over the No-Action condition, which would involve the demolition of the top two floors of the Eagle Electric building with no enlargement. In addition, the With-Action condition would not result in any significant adverse impacts on publicly accessible views to and from the one visual resource in the Study Area, the Queensboro Bridge. The Project Area is surrounded on three sides by tall, elevated transportation structures, which obscure views from proximate sidewalks. The Project Area is already occupied by large towers that obstruct potential views from the southeast and east toward the bridge. Further there is an irregular street grid in the Study Area south and east of the Project Area. Therefore, the Proposed Actions would not result in a significant adverse impact on urban design and visual resources, and no further analysis is necessary.

Transportation

A detailed analysis related to Transportation (Traffic, Subway Transit, Pedestrians, Parking and Vehicular and Pedestrian Safety) is included in this EAS. Preliminary screening analysis demonstrated that Bus Transit analysis was not warranted. The following roadway and pedestrian improvements are proposed as part of the Proposed Project and will be reviewed for approval and installation by the New York City Department of Transportation (NYCDOT) prior to opening (as detailed in the EAS and its appendices and described in a Restrictive Declaration): at the intersection of Queens Boulevard and Jackson Avenue/Northern Boulevard, adjust the signal timing and restripe the northbound approach to include two through lanes and one shared through/right-turn lane; at the intersection of 42nd Road and 23rd Street, install a traffic signal; widen the south sidewalk on Queens Plaza South between Crescent Street and 27th Street approximately 11 feet into the roadway (east of the proposed subway elevator) and approximately 4 feet into the roadway (at and west of the proposed subway elevator). This sidewalk widening would be in addition to MTA's proposed sidewalk widening included in the No-Action Condition and will need to be coordinated with NYCDOT. Additionally, a post-opening traffic monitoring plan (TMP) will be conducted in coordination with NYCDOT to assess traffic operations within the study area once the Proposed Project is complete and before the above project-related improvements are implemented to determine if the project-related improvements are still the most appropriate treatments at that time. With the implementation of these components, the Proposed Actions are not anticipated to result in a significant adverse impact on traffic or pedestrian conditions, and no further analysis is necessary. The subway stairs, subway control area, parking occupancy and utilization analysis did not exceed the significant adverse impact criteria, and no further analysis is necessary.

Air Quality and Noise

An (E) designation (E-689) related to 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 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 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 Louise Cafiero at lcafiero@planning.nyc.gov.

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NAME Stephanie Shellooe, AICP	DATE October 21, 2022
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TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE October 24, 2022
SIGNATURE	

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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	Queens	Block 425, Lot 5

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to air quality and noise an (E) designation (**E-689**) would be established as part of approval of the proposed actions on the **Projected Development Site** as described below:

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

Air Quality

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

> ***Projected Development Site (Block 425, Lot 5):*** *Any new commercial development and/or enlargement on the above-referenced property, if using fossil-fuel fired heating, ventilation, and air conditioning (HVAC) or hot water systems, must exclusively use natural gas and be fitted with low-NO_x (up to 20 ppm) burners. Stacks must be located at the highest building tier and at least 406.83 feet above grade. Additionally, HVAC stacks must be located a minimum of 100 feet away from the Lot 5 lot line facing 42nd Road to avoid any potential significant adverse air quality impacts.*

Noise

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

> ***Projected Development Site (Block 425, Lot 5):*** *In order to ensure an acceptable interior noise environment, future commercial office/exhibit uses must provide a closed-window condition with a minimum attenuation as shown in Table 12-9 in order to maintain an interior L_{10} noise level not greater than 50 dBA and an interior L_{dn} noise level not greater than 45 dBA for commercial office and exhibit spaces as illustrated in Table 12-9, Figure 12-3 and 12-4 of the EAS. To achieve up to 45 dBA of building attenuation, special design features that go beyond the normal double-glazed windows are necessary and may include using specifically designed windows (i.e., windows with small sizes, windows with air gaps, windows with thicker glazing, etc.), and additional building attenuation. In order 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.*