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 that the proposed project:
and related actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this Determination are noted below.

Hazardous Materials, Air Quality, and Nosie

1. An (E) designation (E-502) for hazardous materials, air quality, and noise has been incorporated into the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of sites affected by the (E) designation and applicable (E) designation requirements. The analyses conducted for hazardous materials, air quality, and nosie conclude that with the (E) Designation requirements in place, the proposed actions would not result in significant adverse impacts to hazardous materials, air quality, or nosie.

Land Use, Zoning and Public Policy

2. The EAS includes a detailed Land Use, Zoning and Public Policy section. The analysis concludes that the proposed rezoning from R1-2A to R7A and R7X would have no significant adverse impacts related to land use, zoning, or public policy. The proposed actions would facilitate an increase in residential density in an area containing primarily residential and community facility uses, while also bringing an existing residential building into compliance, and repurposing an existing vacant hospital building with a mix of affordable residential units and community facility space. As such, the proposed actions would not generate new land uses that would be incompatible with existing land uses within the study area. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed actions.

Shadows

3. The EAS includes a detailed shadows analysis that analyzes the potential effect of the proposed actions on sunlight-sensitive resources. The analysis concludes that incremental shadows would be cast on Willow Lake Playground and Flushing Meadows Corona Park. Both sunlight-sensitive resources would receive full sunlight for no less than seven hours per day during the growing season, and a large majority of the playground is within an area that cannot be shaded by shadows generated by the proposed development. Therefore, it is concluded that no trees, vegetation, or recreational space would be adversely affected by the proposed actions. No other open space, historic, or other sun-light sensitive resources would be affected by shadows from the proposed project. The proposed actions would not result in significant adverse shadows impacts.

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: 9/21/2018
SIGNATURE: Olga Abinader	

TITLE	
Chair, Department of City Planning	
NAME: Marisa Lago	DATE: 9/24/2018
SIGNATURE: Marisa Lago	

Project Name: Former Parkway Hospital Site Rezoning
CEQR #: 18DCP021Q
SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation

Air Quality
To ensure that the proposed actions would not result in significant adverse air quality impacts, an (E) Designation (E-502) will be placed on the following site as described below:

Projected Development Site 1 (Block 2248, Lot 228)

Western portion of Lot 228, "Enlarged Parkway Hospital Building": Any new residential, commercial or community facility development on the above-referenced property must use exclusively natural gas as the type of fuel for space heating, ventilating, air conditioning (VAC) systems to avoid any potential significant adverse air quality impacts. The building's stack must be located at the building's highest tier, and at a minimum of 92 feet above grade, and at least 92 feet from the western façade at the "Proposed New Market Rate Building" to avoid any significant adverse air quality impact.

Eastern portion of Lot 228, "Proposed New Market Rate Building": Any new residential or commercial development on the above-referenced property must insure that the stack shall be located at the building's highest tier, and at a minimum of 143 feet above grade to avoid any significant adverse air quality impact.

Noise:
To ensure that the proposed actions would not result in significant adverse noise impacts, an (E) Designation (E-502) will be placed on the following site as described below:

Projected Development Site 1 (Block 2248, Lot 228)

In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

Hazardous Materials:
To ensure that the proposed actions would not result in significant adverse hazardous materials impacts, an (E) Designation (E-502) will be placed on the following sites as described below:

Projected Development Site 1 (Block 2248, Lot 228)

The (E) Designation requirements for hazardous materials are as follows:

Project Name: Former Parkway Hospital Site Rezoning
CEQR #: 18DCP021Q
SEQRA Classification: Unlisted

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.