ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *Director*
Department of City Planning

Novel Medicine, P.C.
c/o Alexia Landesman
Sheldon Lobel, P.C.
18 E 41st St, 5th Fl.
New York, NY 10017

Re:	**Wetherole Street and 67th Avenue Rezoning**
CEQR No.	21DCP128Q
ULURP Nos.	C210375ZMQ, N210376ZRQ
SEQRA Classification:	Unlisted
Queens Community District:	QN06

Dear Alexia Landesman,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 21DCP128Q, Wetherole Street and 67th Avenue Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on January 31st, 2022.

Sincerely,

Stephanie Shellooe, AICP, *Director*

February 1, 2022
Date

cc: Project File
Kenneth Knuckles, Vice Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Donovan Richards Jr., Queens Borough President
Queens Community Board QN06

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

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 (CPC) 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, Novel Medicine PC, proposes a zoning map amendment to rezone Queens Block 3157, Lots 143, 144, 145, 146, 147, 149, 150, 151, and p/o 152 (the proposed rezoning area) from an R4B zoning district to an R6A zoning district; and a zoning text amendment to Zoning Resolution (ZR) Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas, to establish a MIH area coterminous with the proposed rezoning area (the proposed actions) in the Rego Park neighborhood of Queens, Community District 6. The proposed actions would facilitate the development of an 8-story, 75-foot-tall, 25,828 gross square foot (gsf) multifamily residential building containing 21 dwelling units (including 5 affordable units) and 8 accessory parking spaces (the proposed project), on the applicant-owned Projected Development Site 1 (Block 3157, Lots 149 and 150) at 66-45 and 66-47 Wetherole Street. Located within the transit zone and less than one quarter mile from the 67th Avenue subway station (M and R subway lines), the proposed rezoning area is well-served by transit. The proposed actions would allow for the construction of a medium density, mid-rise, multi-family elevator building that would be consistent with the surrounding land use pattern of mid-rise, multi-family walk-up and elevator buildings, and would not introduce a new use group or land use that would be incompatible with surrounding uses. The proposed actions also would not conflict with public policy goals and would further the City's Housing New York goals by providing permanently affordable housing, and by creating appropriate density in an area within the transit zone. The analysis concludes that no significant adverse impacts are anticipated for land use, zoning, and public policy, and no further analysis is warranted.

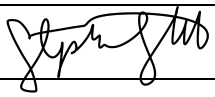
Urban Design and Visual Resources

A detailed analysis related to urban design and visual resources is included in this EAS. Under the With-Action scenario, Projected Development Site 1 would be redeveloped with an 8-story, 80-foot-tall residential building containing 30 residential units (25,828 gsf of floor area) and 12 enclosed parking spaces on the ground floor. Although the proposed actions would introduce additional building height, the comparative massing diagrams depicting the potential development under the no action and with action scenarios show that the development with the proposed actions would remain compatible with the scale and character of other buildings within the surrounding area. The with-action scenario also would not result in any adverse effects on visual resources. Therefore, the analysis concludes that the proposed actions would result in no significant adverse impacts with respect to urban design and visual resources, and no further analysis is warranted.

Air Quality

An (E) designation (E-649) related to 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 air quality analysis concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to 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 (212) 720-3419.

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 January 28, 2022
SIGNATURE 	
TITLE Vice Chair, City Planning Commission	
NAME Kenneth Knuckles	DATE January 31, 2022
SIGNATURE 	

Project Name: Wetherole Street and 67th Avenue Rezoning
CEQR # 21DCP128Q
SEQRA Classification: Unlisted

Determination of Significance Appendix

The proposed actions were determined to have the potential to result in changes to development on the following site:

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 3157, Lots 149 and 150

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related air quality, an (E) designation (**E-649**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

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

Air Quality

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

> ***Projected Development Site 1 (Block 3157, Lots 149 and 150):*** *Any new residential development on the above-referenced property must ensure that the heating, ventilation, and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier and at least 86 feet above grade to avoid any potential significant adverse air quality impacts.*