Project Name: St. Francis Prep Commercial Overlay
CEQR # 26DCP028Q
SEQRA Classification: Unlisted

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 Action is a Zoning Map Amendment to map a C1-2 commercial overlay over the existing R4 district on Block 7128, Lot 2 (the Development Site) in the Fresh Meadows neighborhood of Queens, Community District 8. The Development Site comprises 163,920 square-feet (sf) of lot area bounded by the Horace Harding Expressway southeasterly service road and Francis Lewis Boulevard and is controlled and occupied by St. Francis Preparatory School (the Applicant). The Proposed Action would facilitate the legalization of an existing, illuminated, non-flashing double-sided accessory sign (the Proposed Signage) at the Development Site, where St. Francis Preparatory School is sited. The Proposed Signage, which is not permitted in the current R4 zoning district mapped over the Development Site, is an important tool that allows St. Francis Preparatory School to communicate information to students, parents, and the community.

The existing building in the Development Site is approximately 319,231 gross-square-feet (gsf), with 167 accessory parking spaces, and utilizes 1.95 FAR of the R4 total maximum 2.0 FAR. A DOB alteration permit allowing a net 10,495-gsf enlargement of St. Francis Preparatory School was issued in July 2024. Since the development potential of the R4/C1-2 would be maximized after the DOB permitted enlargement, and because the Development Site includes a long-standing institutional use, this Reasonable Worst Case Development Scenario (RWCDS) with-action condition assumes no additional commercial development would be facilitated by the Proposed Action. The C1-2 overlay would be compatible with zoning districts mapped immediately to the north of Horace Harding Expressway and would not result in significant adverse zoning impacts. The existing St. Francis Preparatory School would continue to exist on the Development Site, and the Proposed Actions would not facilitate any new development, so there would be no change in land use or significant adverse impacts related to land use. The Proposed Actions would not affect any public policies. Therefore, there would be no significant adverse impacts related to land use, zoning or public policy.

Noise

An (E) designation (E-301) related to noise, established as part of a 2013 rezoning (C130170 ZMQ), will remain on the Development Site. There would be no development on the Development Site as a result of the Proposed Action, and with the (E) designation in place, there would be no significant adverse impacts related to 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 Max Marinoff at +1 212-720-3621.

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