DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

M E M O R A N D U M

TO: Sara Avila and Lin Zeng

FROM: Evren Ulker-Kacar

DATE: April 23, 2025

RE: **TYPE II**

CEQR No.	26DCP064Q
Land Use Application No.	260186ZMQ, 260187ZRQ
Project Name	69-67 108th Street Rezoning

We have reviewed the above referenced application and determined that, pursuant to 6 NYCRR 617.5, it is a Type II action and not subject to SEQRA/CEQR:

- ☐ **617.5(9)** Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or use variance, and consistent with local land use controls, but not radio communication or microwave transmission facilities.

- ☐ **617.5(11)** construction or expansion of a single-family, a two-family or a three-family residence on an approved lot.

- ☐ **617.5(12)** Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.

- **617.5(25)** Official acts of a ministerial nature involving no exercise of discretion:

  ☐ Special Permits pursuant to Zoning Resolution Section 74-78 (Conversions of Non-Residential Floor Area), for modifications to the requirements relating to the location of loft dwellings or joint living-work quarters for artists and use restrictions.

  ☐ Authorizations pursuant to Zoning Resolution Sections 105-421 (Modification of topographic features on Tier I sites), 105-422 (Authorization of a development, enlargement or site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer), 105-423 (Relocation of erratic boulders), 105-424 (Alteration of rock outcrops), 105-425 (Modification of botanic environment and tree preservation and planting requirements), 105-426 (Alteration of aquatic features), 105-91 (Special District Designation on Public Parks), 107-64 (Future Subdivision of Certain Plan Review Site), 107-65 (Authorization for Modifications of Natural Features), 119-311 (Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer), 119-313 (Modification of landscaping, tree preservation and tree planting requirements), and 119-319 (Authorization to allow site alterations, the construction of new park-related facilities and improvements to existing park-related facilities within public parks).

☐ Other Authorizations*

☐ City Planning Commission and Chair Certifications.

☐ Actions pursuant to Zoning Resolution Sections 93-65, 95-04 and 95-05 relating to transit easements.

- **617.5(32)** License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities:

  ☐ Renewal of Special Permit or Authorization.

- **617.5(b)** Residential Development Type II Actions (Green Fast Track) adopted as Section 5-05(e) and (f) of Chapter 5 of Title 62 of the Rules of the City of New York:

  ☑ Green Fast Track for Housing eligible.

- ☐ **Other*** _____

*As determined by DCP's Environmental Assessment and Review Division and Counsel's Office

cc:

City Planning Commissioners

City Environmental Quality Review

GREEN FAST TRACK FOR HOUSING TYPE II: ELIGIBILITY CHECKLIST

FOR GREEN FAST TRACK TYPE II ACTIONS ONLY

Part I: Project Summary

Project Summary	The Applicant, Gavriel Soolaev, seeks the following actions: a Zoning Map Amendment to rezone from an R1-2A zoning district to an R7D/C2-4 zoning district on Queens Block 2221, Lots 1 & 6 in the Forest Hills neighborhood of Queens Community District 6 (the "Rezoning Area"); and a Zoning Text Amendment to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area. The Proposed Actions would facilitate the development of an 11-story, 115 foot tall mixed-use residential and commercial building. The proposed development would have 68,652 gross floor area (GSF), including 4,153 GSF of ground floor commercial floor area, 64,499 GSF of residential floor area. There would be 59 dwelling units, of which 12-18 units would be affordable pursuant to Mandatory Inclusionary Housing (MIH) Option 1, 2, or 3. No curb cut would be provided as no off-street parking spaces would be provided as accessory to the residential uses or commercial uses.
Development Site Blocks and Lots *"Development site" means the zoning lot all or part of which the applicant proposes to develop through the action.*	Queens Block 2221, Lot 1
Developable Site Blocks and Lots *"Developable site" means a zoning lot, including the development site, within the area that is the subject of the action that the lead agency determines is likely to be developed as a result of the action.*	Queens Block 2221, Lot 1

Part II: Package Requirements

II.1 Agency Sign-offs	Required Agency Sign-offs and their determinations ***attached.*** List of required agencies include: Landmarks Preservation Commission; Department of Environmental Protection	✔
II.2 Restrictive Declarations & E-Designations	Required Restrictive Declarations & E-Designations ***attached.***	✔
II.3 Development Increment Table	Development Increment Table ***attached.***	✔
II.4 Project Area Map	Project Area Map (with development sites) ***attached.***	✔

Part III: Eligibility Checklist

§ 3. Section 5-05 of Chapter 5 of Title 62 of the Rules of the City of New York: Subdivisions (e) and (f)

		Eligible?
(e)	**Residential Development Type II Actions. The following actions are not subject to review under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to subdivision (f) of this section:**	
(e) (1)	Actions that enable incremental development of at least 1 and no more than 250 new dwelling units or new income-restricted dwelling units, and no more than 35,000 gross square feet of space for non-residential uses, which includes no more than 25,000 gross square feet of space for commercial uses and no more than 25,000 gross square feet of community facility space, and which at the time of the environmental determination are:	☐
(i)	Located wholly within an existing R5 through R10 Residence zoning district, provided that such action does not include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district; or	☐
(ii)	Located in an existing stand-alone Commercial zoning or Manufacturing zoning district and are being developed pursuant to a regulatory agreement or lease with a government agency to develop housing or a decision by the Board of Standards and Appeals authorizing residential development; or	☐
(e) (2)	Actions that enable incremental development of at least 1 and no more than 175 new dwelling units or new income restricted dwelling units, and no more than 20,000 gross square feet of space for non-residential uses, which includes no more than 10,000 gross square feet of space for commercial uses, and no more than 10,000 gross square feet of community facility space, and which at the time of the environmental determination, are located at least partially within an existing R1 through R4 Residence zoning district, provided that such action shall not include actions that include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district.	☑
(f)	**Type II Residential Development Prerequisites. An action listed in subdivision (e) of this section must also comply with all of the following to be a Type II action, at or before the time environmental review is required to be completed:**	**Eligible?**
(f) (1)	Any new building or any enlargement of an existing building on the development site shall not burn fossil fuels to supply heat or hot water;	☑
(f) (2)	The applicant or development site owner shall have complied with the following site-specific requirements:	☑
(i)	For developable sites that include one or more tax lots that do not have an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution at the time of the environmental determination, completed a Phase I Environmental Site Assessment for the development site and either:	☑
(A)	Obtained a written signoff from the lead agency that no further environmental investigation is required or that a plan to address any hazardous materials is acceptable; or	☑
(B)	Consented to the establishment of an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution and 15 RCNY Chapter 24 on the developable sites, provided that where an (E) designation is not available and the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections and development oversight requirements equivalent to an (E) designation found in 15 RCNY Chapter 24 in such regulatory agreement; and	☐
(ii)	Obtained a determination from the New York City Landmarks Preservation Commission (LPC) stating whether any developable site is within an archaeologically sensitive area, is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District, is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, or is substantially contiguous to a sunlight sensitive architectural resource, and	☑
(A)	If LPC determines a developable site is within an archaeologically sensitive area, completed an archaeological document study for the development site and obtained a writing from LPC that the development of such development site does not raise archaeological concerns; and	☐
(B)	If LPC determines a developable site is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District or is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, obtained a writing from LPC that the development of such development site does not raise historic preservation concerns;	☐
(iii)	Agreed to prepare and implement a Construction Protection Plan consistent with the requirements of the New York City Department of Buildings Technical Policy and Procedure #10/88 for a development site located at least partially within 90 feet of a building or site formally determined to be eligible for listing on the National Register of Historic Places or the New York State Register of Historic Places or of a building or site that is eligible for designation as a New York City Landmark or Historic District;	☐
(iv)	For developable sites within 1000 feet of an air emissions source that operates under a permit issued pursuant to subpart 201-5 of title 6 of the New York Codes, Rules and Regulations (New York State facility permits) or subpart 201-6 of such title (Clean Air Act Title V permits) or either within 400 feet of any existing air emission source with an active or expired industrial permit issued by the New York City Department of Environmental Protection or within 400 feet of any unpermitted industrial source, confirmed to the lead agency based on the emission limits in the permit(s) or, for any unpermitted source, the estimated emission limits from similar source permit(s) provided by the lead agency, that concentrations of any pollutant regulated by the permit(s) or identified by the lead agency for any unpermitted source will not exceed the corresponding National Ambient Air Quality Standards (including background concentrations) and Annual Guideline Concentration (AGC) and Short-term Guideline Concentration (SGC) in the New York State Department of Environmental Conservation Division of Air Resources Guidelines for Evaluation and Control of Ambient Air Contaminants (DAR-1) at such developable site, as determined in accordance with the industrial source screen in Appendix B of Chapter 5 of Title 62 of the rules of the city of New York (Industrial Air Quality Checklist).	☐
(v)	With respect to calculation of noise levels, either:	☑
(A)	Provided to the lead agency representative peak hour outdoor noise sampling showing less than 70 A-weighted decibels (dBA) L10 ambient noise levels at all developable sites, and provided outdoor noise sampling for all developable site buildings within the line of sight of any railway or elevated subway showing less than 65 dBA Ldn ambient noise levels and confirmed that all developable sites are outside the 65 Day Night Average Sound Level contours established in the Noise Exposure Map (NEM) Report for John F. Kennedy Airport and LaGuardia Airport, or	☑
(B)	Agreed to establishment of an (E) designation for noise pursuant to section 11-15 of the NYC Zoning Resolution on any developable sites that cannot meet the requirements of item (A) above, provided that where the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections equivalent to those imposed by an (E) designation for noise attenuation in such regulatory agreement.	☐
(f) (3)	The projected duration of construction at each development site shall not be greater than 24 months and no consecutive projected construction period for all substantially contiguous developable sites shall be greater than 24 months.	☑
(f) (4)	No portion of any developable site shall:	☑
(i)	Be located adjacent to an arterial highway listed in Appendix H to the New York City Zoning Resolution or a vent structure for a tunnel	☑
(ii)	Be located within in a Special Coastal Risk District mapped pursuant to Article XIII, Chapter 7 of the New York City Zoning Resolution; or	☑
(iii)	Contain a natural resource. *("Natural Resource" means surface water bodies; wetland resources; upland resources, such as beaches, shrublands, meadows, and forests; or other significant or sensitive resources.)*	☑
(f) (5)	The action shall not enable construction of a new building or other structure or enlargement of an existing building or structure with a maximum allowable height greater than 250 feet, including all rooftop bulkheads, mechanical equipment, parapets, and any other parts of the building, or with a maximum possible height greater than 50 feet if substantially contiguous to a public open space other than a street or sidewalk, natural resource or an architectural sunlight sensitive resource identified by LPC under subparagraph (ii) of paragraph (2) of this subdivision above, unless such open space, natural resource or sunlight sensitive resource is entirely within the area between -108° degrees from true north and +108 degrees from true north of the building or other structure or is an architectural resource that is located on a facade that faces directly away from a developable site.	☑

ALUMNI PLANNING SOLUTIONS

69-67 108th Street

GREEN FAST TRACK ELIGIBIILITY MEMO

CEQR NO. 26DCP064Q

DEPARTMENT OF CITY PLANNING (DCP)

April 16, 2026

PREPARED FOR:
Gavriel Soolaev

APS

69-67 108th Street Rezoning - Green Fast Track Eligibility Memo

Location and Density

Proposed Actions

The Applicant, Gavriel Soolaev, seeks the following Proposed Actions:

1. A Zoning Map Amendment to rezone from R1-2A to R7D/C2-4 a 25,000-sf area (Queens Block 2221, Lots 1 & 6) in the Forest Hills neighborhood of Queens Community District 6; and

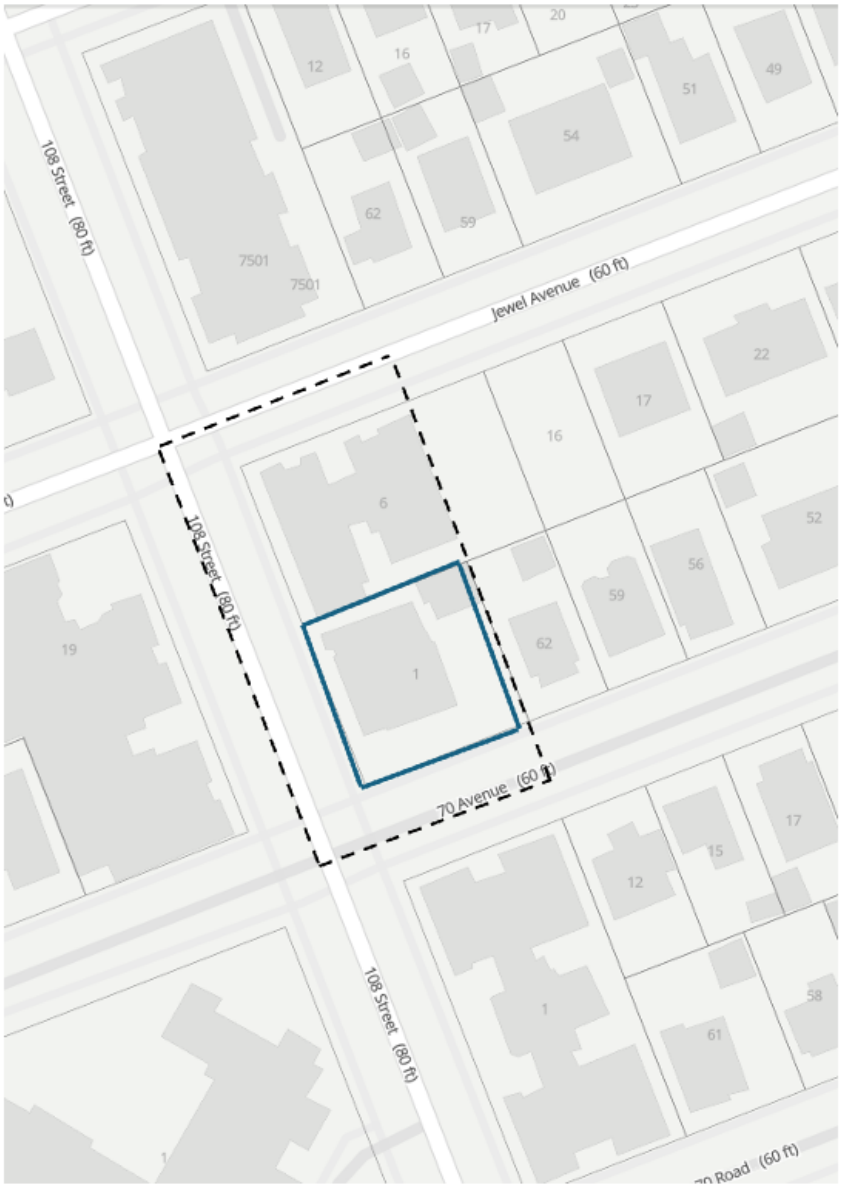
2. A Zoning Text Amendment to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area.

Affected Area

The Affected Area includes Block 2221, Lots 1 and 6 in the Forest Hills neighborhood of Queens Community District 6. The Affected Area is located within the block bounded by 70th Avenue to the south, 110th Street to the east, Jewel Avenue to the north, and 108th Street to the west.

The project area is shown in Figure 1 below.

Figure 1: Project Area Map



Proposed Development

On the Applicant-controlled Projected Development Site 1 (Block 2221, Lot 1), the Proposed Actions would facilitate the development at Projected Development Site 1, Lot 1 (69-67 108th Street). Projected Development Site 1 fronts along 108th Street to the West and along 70th Avenue to the South for a total lot area of approximately 10,000 square feet.

On Projected Development Site 1, which currently hosts a Sports Medicine and Rehabilitation Facility, the Applicant intends to construct an 11-story, 68,652 GSF / 55,970 ZSF (5.57 FAR) mixed-use building. The building would include approximately 64,499 GSF/ 51,850 ZSF (5.19 FAR) of residential floor area and 4,153 GSF/ 3,850 ZSF (0.39 FAR) of ground floor commercial floor area. The building would contain a total of 59 dwelling units. MIH Options 1, 2 or 3 would be mapped on the Project Area. The Proposed Project would include between 12 and 18 affordable units pursuant (20-30% affordable units). The building would have a maximum height of approximately 115 feet (11 stories), with an additional 10-foot rooftop bulkhead. No curb cut would be provided as no off-street parking spaces would be provided as accessory to the residential uses or commercial uses.

Future No-Action Scenario

Absent the Proposed Actions, no development is anticipated. The lots within the Rezoning Area are occupied. No development would occur in the No-Action Scenario as both Lot 1 and 6 maximize currently allowable FAR, bulk and height under the existing R1-2A zoning and are legally non-complying.

Lot 6 is not controlled by the Applicant and no development is anticipated to occur on this lot. Lot 6 contains a 6-story 45,800 GSF residential building on a 15,000 SF lot. The building contains a total of 54 DUs. The total FAR is 3.05. This building was completed in 1940. Per the CEQR TM, Residential buildings with six (6) or more units constructed before 1974 are likely to be rent-stabilized and difficult to legally demolish due to tenant relocation requirements. Further the rezoning would increase the available FAR on the site to 5.6. This increase is unlikely to be sufficient incentive for future redevelopment on this site.

Future With-Action Scenario

The With-Action Scenario assumes a development with the same uses as the proposed project but that would maximize the site's development potential under the proposed R7D/C2-4 zoning. The Proposed Actions would facilitate the development of a slightly larger building at Projected Development Site 1. The development would consist of an 12-story, 68,921 GSF / 55,926 ZSF (5.60 FAR) mixed-use building. The building would include approximately 64,770 GSF/ 52,147 ZSF (5.21 FAR) of residential floor area and 4,153 GSF/ 3,850 ZSF (0.39 FAR) of ground floor commercial floor area. The Proposed Actions would facilitate the redevelopment of Projected Development Site 1 contain a total of 59 dwelling units. MIH Options 1, 2, or 3 would be mapped on the Project Area. The Proposed Project would include between 12 and 18 affordable units

pursuant to either (20-30% affordable units). The building would have a maximum height of approximately 125 feet (12 stories), with an additional 10-foot rooftop bulkhead. No curb cut would be provided as no off-street parking spaces would be provided as accessory to the residential uses or commercial uses.

Construction would take approximately 12 months.

The average unit size of 1,097 GSF accounts for larger units typically found in the outer transit zone. This is in line with real estate trends for new developments which include residential amenity spaces (that contribute to residential GSF but not ZSF).

As discussed above, Lot 6 is not controlled by the Applicant and no development is anticipated to occur on this lot within the With-Action Scenario. As discussed above, Lot 6 contains a 6-story 45,800 GSF residential building on a 15,000 SF lot. The building contains a total of 54 DUs. The total FAR is 3.05. This building was completed in 1940. Per the CEQR TM, Residential buildings with six (6) or more units constructed before 1974 are likely to be rent-stabilized and difficult to legally demolish due to tenant relocation requirements. Further the rezoning would increase the available FAR on the site to 5.6. This increase is unlikely to be sufficient incentive for future redevelopment on this site.

Development Increment

Under the With-Action Scenario, the Proposed Actions would result in a net increase of 59 dwelling units and -5,227 gsf of non-residential floor area in the form of commercial gsf loss. This is shown in Table 1 below.

Table 1: Development Increment Table

Site	Use	No-Action	With-Action	Increment
Development Site (Lot 1)	Residential (gsf)	0	64,770	64,770
	Units	0	59	59
	Non-Residential (gsf)			
	Commercial (gsf)	9,380	4,153	-5,227
	Community Facility (gsf)	0	0	0
	Other (gsf)	0	0	0
	Total (gsf)	9,380	68,921	59,541
Total For Developable Sites	**Residential (gsf)**	**0**	**64,770**	**64,770**
	Units	**0**	**59**	**59**
	Non-Residential (gsf)			
	Commercial (gsf)	**9,380**	**4,153**	**-5,227**
	Community Facility (gsf)	**0**	**0**	**0**
	Other (gsf)	**0**	**0**	**0**
	Total (gsf)	**9,380**	**68,921**	**59,541**

Fuel Source

The development would not burn fossil fuels for heating, cooling, or hot water. To ensure that this is the case, an (E) designation (E-881) for air quality would be placed on the Development Site. The text of the (E) designation would be as follows:

Queens Block 2221 Lot 1

Any new residential, commercial, and/or community facility development on the above-referenced property must exclusively use electric grid power for heating, ventilating, and air conditioning (HVAC) system and hot water equipment with no venting or stacks to avoid any potential significant adverse air quality impacts.

Industrial Source Screening

A land use survey was conducted to determine if there are any existing manufacturing uses within the 400-foot study area containing exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project.

Existing manufacturing uses with exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project were identified by reviewing the DEP online Clean Air Tracking System (CATS) database (accessible through New York City Open Data), the NYSDEC map application (DECinfo Locator), the New York City Department of City Planning (DCP) online Land Use Map (ZoLa) application, and through a field survey performed on December 6th, 2024.

The study area encompasses all or part of Blocks 2220, 2221, 2222, 2213, 2214 and 2215 and includes properties along 108th Street, 70th Road, 70th Avenue, Jewel Avenue and others. Land uses in the study area include residential and community facility uses.

There are no properties in the Study Area that are identified as having industrial/manufacturing use in the DCP ZoLa application. In addition, no “major,” “large,” or odor-producing facility within 1,000 feet of the Premises was identified in the DECInfo Locator database. During the field survey, no potential air emission sources were identified in the study area. No other potential sources of toxic air emissions were identified in the study area in the DEP CATS database, the NYSDEC DECinfo Locator database, or during the field survey.

The Proposed Actions would not result in significant adverse impacts related to Air Quality.

The site is not located within line of sight to any railway or elevated subway or within an airport noise exposure zone. The Project Area is within 1500 ft of the LIRR exposed railway. There are several intervening buildings (Block 2215 & Block 2214) that prevent a direct line of site to the railway.

Mobile Source:

Pursuant to Section 111 of the *2021 CEQR Technical Manual*, mobile sources are those noise sources that move in relation to a noise-sensitive receptor—principally automobiles, buses, trucks, aircraft, and trains. Each has its own distinctive noise character, and, consequently, an associated set of noise assessment descriptors.

For Mobile Sources, an initial noise assessment may be appropriate if a proposed action would generate additional project-generated vehicular traffic in an area where roadways currently carry no or very low traffic volumes, or where a nearby receptor would potentially be impacted by high ambient noise levels.

Vehicular traffic and rail traffic are the predominant sources of noise in the area. Therefore, the noise analysis presented in this report focuses on the operational noise effects of the Proposed Action to determine the level of building attenuation necessary to ensure that interior noise levels satisfy CEQR requirements. The Proposed Action is not expected to increase existing noise passenger car equivalents (PCEs) by greater than 100% and would therefore not result in significant adverse noise impacts associated with project-generated vehicles.

Noise monitoring was conducted on Thursday, March 27th, 2025, during the morning, midday, and late afternoon peak travel periods. Readings were taken at a sidewalk location: **Table 2** and **Table 3** below contain the results for the measurements taken at Location 1 and Location 2.

1. Location 1 – adjacent to the Development Site fronting 108th Street
    a. (See Figures 1 & 2 below)

2. Location 2 – adjacent to the Development Site fronting 70th Avenue
    a. (See Figures 3 & 4 below)

Figure 1- Location #1 (108th St)



Figure 2- Location #1 (108th St)



Figure 3- Location #2 (70th Avenue)



Figure 4- Location #2 (70th Avenue)



Monitoring results are presented in Tables 2 and 3.

Table 2: Noise Levels in dB(A) at Location 1

Thursday, March 27th, 2025			
Time	**7:18am – 7:38am**	**12:19pm –12:41pm**	**4:10pm – 4:30pm**
Lmax	90.4	79.3	75.3
L10	65.5	62.0	63.0
Leq	65.5	62.0	63.0
L50	59.0	56.0	57.0
L90	52.5	51.0	51.5
Lmin	46.3	45.1	44.9

Table 3: Noise Levels in dB(A) at Location 2

Thursday, March 27th, 2025			
Time	**7:41am – 8:01am**	**12:43 pm – 1:03pm**	**4:34 pm – 4:55 pm**
Lmax	80.7	85.6	93.3
L10	63.5	66.0	64.0
Leq	63.5	66.0	64.0
L50	57.0	59.0	57.0
L90	51.5	51.0	51.0
Lmin	46.4	45.5	45.4

The highest recorded L10 level was 66.0 dB(A) . See the CEQR Technical Manual, Chapter 19, Table 19-3 (Table below for reference). This noise level is below the 70 dBA value needed for mitigation and hence an e-designation is not required.

Table 19-3
Required Attenuation Values To Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	$70<L_{10}\leq73$	$73<L_{10}\leq76$	$76<L_{10}\leq78$	$78<L_{10}\leq80$	$80<L_{10}$
Aircraft[A]	$65<DNL\leq68$	$68<DNL\leq71$	$71<DNL\leq73$	$73<DNL\leq75$	$75<DNL$
Train	$65<L_{dn}\leq68$	$68<L_{dn}\leq71$	$71<L_{dn}\leq73$	$73<L_{dn}\leq75$	$75<L_{dn}$
Attenuation[B]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	See note [C]

Note:

[A] DNL descriptor based on average values of L_{dn} over a year period.

[B] The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All of the above categories require a closed window situation and hence an alternate means of ventilation.

[C] The required attenuation value is the difference between L_{build} and $L_{interior}$, using the appropriate noise descriptor

Where:

L_{build} is the projected noise level under the build condition rounded up to the whole number

$L_{interior}$ is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)

Source: New York City Department of Environmental Protection

Stationary Source:

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels.

Hazardous Materials

Environmental Studies Corp. performed a Phase I Environmental Site Assessment (ESA) of Projected Development Site 1 and issued a report dated May 2025, included in Attachment A. The ESA did not identify any Recognized Environmental Conditions.

The Phase I ESA was reviewed by DEP on July 28, 2025, included in Attachment A.

The Phase I report did not identify potential hazardous materials concerns on-site or nearby. Therefore, no further investigation is warranted for the proposed project.

Natural Resources

The Development Site does not contain a wetland, priority waterbody, significant natural community, forever wild area, recognized ecological complex, special natural waterfront area, or beach and is not located within a wetland check zone. No unmapped natural resource has been identified on or near the site.

Historic Resources

In correspondence dated 06/13/25, the Landmark Preservation Commission (LPC) confirmed the Projected Development Site does not contain any architectural resources, is not substantially contiguous to a sunlight-sensitive architectural resource and is not within 90 feet of any architectural resource. In addition, no portion of the Projected Development Site is within an archaeologically sensitive area or is designated, calendared, or eligible for designation as a New York City Landmark or Historic District, nor has it been formally determined to be eligible for inclusion on the National or State Register of Historic Places.

Shadows

The Proposed Actions would enable development between 50 and 250 feet in height, but it would not result in development substantially contiguous to any sunlight sensitive historic resource, natural resource, nor public open space.

Attachment A- DEP Correspondence

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

July 28, 2025

Ibrahim Jobe
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 69-67 108th Street
Block 2221, Lots 1 and 6
CEQR # 78DCP162Q

Dear Mr. Jobe:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the June 2025 Green Fast Track Eligibility Memo prepared by Alumni Planning Solutions and the May 2025 Phase I Environmental Site Assessment (Phase I), prepared by Environmental Studies Corporation on behalf of Gavriel Soolaev (applicant), for the above referenced project. It is our understanding that the applicant seeks a zoning map amendment from the New York City Department of City Planning (DCP) to rezone from R1-2 to R7D/C2-4 a 25,000-square feet area in the Forest Hills neighborhood of Queens Community District 6 and a zoning text amendment to map a Mandatory Inclusionary Housing area coterminous with the Rezoning Area. The Affected Area includes Block 2221, Lots 1 and 6 and is located within the block bounded by 70th Avenue to the south, 110th Street to the east, Jewel Avenue to the north, and 108th Street to the west. In the With-Action Scenario the development would consist of an 11-story, 68,921 gross square feet (gsf) mixed-use building on the Development Site (Block 2221, Lot 1). The building would include approximately 64,770 gsf of residential floor area and 4,153 gsf of ground floor commercial floor area. No curb cut would be provided as no off-street parking spaces would be provided as accessory to the residential uses or commercial uses. Lot 6 is not controlled by the applicant and no development is anticipated to occur on this lot within the With-Action Scenario.

Block 2221, Lot 1

The May 2025 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including a mixed-use medical office and residential building, residential buildings, religious institutions, garages, a library, a bank, etc. Regulatory databases identified 9 spills within 1/8 mile; 20 underground storage tank sites, 52 aboveground storage tank sites, and 5 dry cleaners within 1/4 mile; 50 leaking storage tank sites, 3 voluntary cleanup program sites, and 1 brownfield site within 1/2 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- The Phase I report did not identify potential hazardous materials concerns on-site or nearby. Therefore, no further investigation is warranted for the proposed project.

Future correspondence and submittals related to this project should include the following CEQR # **78DCP162Q**. If DCP has any questions, you may contact Mohammad Khaja-Moinuddin at mohammadm@dep.nyc.gov.

Sincerely,

Wei Yu

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
M. Khaja-Moinuddin
T. Estesen
M. Wimbish
S. Shellooe – DCP
E. Ulker-Kacar – DCP

Attachment B- LPC Correspondence

NYC Landmarks Preservation Commission

253 Broadway
11th Floor
New York, NY 10007

Voice (212) 669-7700
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-Q
Project: GREEN FAST TRACK 108 STREET
Date Received: 6/5/2025

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with no Architectural or Archaeological significance:
1) 69-67 108 STREET, BBL: 4022210001
2) 69-81 108 STREET, BBL: 4022210006

Comments:

LPC designated Ridgewood Savings Bank, Forest Hills Branch, 107-55 Queens Blvd. within radius.

Gina Santucci 6/13/2025

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37653_FSO_DNP_06132025.docx