NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

August 6, 2020

Munir Islam
c/o Richard Lobel
Sheldon Lobel, P.C.
18 E 41st St, 5th Fl.
New York, NY 10017

Re:	**214-32 Hillside Avenue Rezoning**
CEQR No.	20DCP082Q
ULURP No(s).	200190ZMQ
SEQRA Classification:	Unlisted
Queens Community District:	QN13

Dear Richard Lobel,

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. 20DCP082Q, 214-32 Hillside Avenue Rezoning, including supporting statements for the finding that the proposed action would not have a significant adverse impact on the environment. The Negative Declaration was issued on August 3rd, 2020.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

August 7, 2020
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Sharon Lee, Acting Queens Borough President
Queens Community Board QN13

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

Project Name: 214-32 Hillside Avenue Rezoning
CEQR #: 20DCP082Q
SEQRA Classification: Unlisted

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 (EAS) 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 the proposed action 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 Noise

An (E) designation (E-574) for hazardous materials and air quality has been incorporated into the proposed action. Refer to "Determination of Significance Appendix: (E) Designation" for a list of the sites affected by the proposed (E) designation and applicable (E) designation requirements. With these measures in place, the proposed action would not result in significant adverse impacts to hazardous materials, air quality, or noise.

Land Use, Zoning, and Public Policy

The EAS includes a detailed analysis of Land Use, Zoning, and Public Policy and that analysis determined that no significant adverse impacts would occur. A significant adverse impact would occur if a proposed action would generate a land use incompatible with the surrounding area. The proposed action is a zoning map amendment from R2 to R2/C2-3 to facilitate the development of Block 10673, Lot 3 with a two-story 16,750 gross-square-foot commercial office and retail building within the neighborhood of Jamaica, Queens, Community District 13. The rezoning area would also include lots 8, 9, 10, 11, 12, and a portion of Lot 15, bringing existing legally non-conforming commercial uses on these properties into conformance. The surrounding area includes mainly residential uses with ground floor commercial uses along Hillside Avenue. As such, the proposed action would not introduce a new land use, nor affect the existing mixed-use character of the area, which represent the thresholds of impact significance as defined in the CEQR Technical Manual. Furthermore, the proposed action would have no adverse effect on zoning or public policy.

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 Rachel Antelmi at (212) 720-3621.

TITLE	**LEAD AGENCY**
Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	**DATE**
Olga Abinader	July 31, 2020
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME	**DATE**
Marisa Lago	August 3, 2020
SIGNATURE	

Project Name: 214-32 Hillside Avenue Rezoning
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Determination of Significance Appendix: (E) Designation (E-574)

Hazardous Materials

To ensure that there would be no significant adverse hazardous materials impacts associated with the proposed project, an E designation (E-574) will be placed on the project site as follows:

Block 10673, Lot 3 (Projected Development Site 1)

Task 1 - Sampling Protocol

The applicant submits to OER, for review and approval, a Phase 1 of the site along with a soil and groundwater 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 sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and nonpetroleum 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 be 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 the 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. An OER-approved construction-related health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

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Air Quality

To ensure that there would be no significant adverse air quality impacts associated with the proposed project, an E designation (E-574) will be placed on the project site as follows:

Block 10673, Lot 3 (Projected Development Site 1)

Any new development or enlargement on Block 10673, Lot 3 must ensure that the heating and hot water system stack is located at the highest tier and at least 27 feet above grade to prevent any potential significant adverse air quality impacts.

Noise

To ensure that there would be no significant adverse noise impacts associated with the proposed project, an E designation (E-574) will be placed on the project site as follows:

Block 10673, Lot 3 (Projected Development Site 1)

To ensure an acceptable interior noise environment, future commercial office uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all facades facing Hillside Avenue and the facades facing 215th Street within 50 feet of Hillside Avenue and the facades facing Vanderveer Street within 50 feet of Hillside Avenue to maintain an interior noise level not greater than 50 dBA for commercial office uses as illustrated in the EAS. 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.