



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

## **NEGATIVE DECLARATION**

### **Project Identification**

CEQR No. 12DCP116Q  
ULURP No. N10047ZAQ  
Queens, Community District 7  
SEQRA Classification: Unlisted

### **Lead Agency**

City Planning Commission  
22 Reade Street  
New York, NY 10007  
Contact: Robert Dobruskin  
(212) 720-3423

### **Name, Description and Location of Proposal:**

#### **30-50 Whitestone Expressway**

The applicant, Whitestone Plaza LLC, is seeking a City Planning Commission authorization pursuant to the Zoning Resolution Sections 44-21, 126-31 and 126-42 to permit the reduction of required parking. The proposed action would facilitate a proposal by the applicant to legalize an existing non-conforming commercial development. The commercial development generates a parking requirement of 697 spaces, but provides only 350 spaces. The project site is located at 30-50 Whitestone Expressway (Block 4363, Lot 100) and is bounded by Ulmer Street to the north and Whitestone Expressway to the east in the College Point neighborhood of Queens, Community District 7.

The project site is developed with a four-story 104,577-square-foot commercial building occupied by office uses and an accessory parking lot. The site is located in an M1-1 district, within the commercial area of the Special College Point District. A small portion of the site is in an M2-1 District. The project site was originally constructed subject to the requirements of the College Point Urban Renewal Plan, which, as with the current Special District regulation, requires 1 parking space for every 150 square feet of floor area. The commercial development originally totaled 62,500 square feet, which generated a parking requirement of 417 spaces, but only 316 spaces were constructed. The commercial development was later expanded to its present size of 104,577 square

Amanda M. Burden, FAICP, *Chair*  
22 Reade Street, New York, N.Y. 10007-1216  
(212) 720-3200 FAX (212) 720-3219  
<http://www.nyc.gov/planning>

feet, which generated a parking requirement of 697 spaces, but only 34 additional spaces were built, for the existing total of 350 spaces.

Absent the proposed action, parking stacker units providing an additional 347 spaces would be constructed in order to meet the parking requirements.

The applicant has stated that the existing number of spaces is sufficient for the commercial building's needs. The build year is 2013.

**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated September 20, 2012, prepared in connection with the ULURP Application (No. N10047ZQAQ). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

**Supporting Statement:**

The above determination is based on an environmental assessment which finds that no other significant effects on the environment which would require an Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Erik Seims at (212) 720-3515.

  
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Celeste Evans, Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: 10/26/12

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Amanda M. Burden, FAICP, Chair  
City Planning Commission

Date: \_\_\_\_\_