



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP105Q
ULURP No. 160189ZSQ
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

86-13 Lefferts Boulevard Special Permit

The Applicant, Siberian Ice, LLC, seeks a Zoning Special Permit pursuant to New York City Zoning Resolution (ZR) Section 74-711 to modify the use provisions of ZR Sections 32-10 affecting a single site located at 86-13 Lefferts Boulevard (Block 9273, Lot 89, the "project site") in the Richmond Hill neighborhood of Queens, Community District 9. The proposed Special Permit would facilitate a proposal by the Applicant to occupy the cellar level of an existing 14,610 gross square foot (gsf) two-story plus cellar building on the project site with an approximately 7,068 gsf eating and drinking establishment with dancing facility (Use Group (UG) 12A).

The building at the project site is a designated New York City Landmarks Preservation Commission (LPC) Landmark. In connection with the proposed project, the Applicant has also received approvals for repair and restoration work from the New York City Landmark Preservation Commission (LPC) in March of 2014.

The project site is located in an R4-1/C2-4 zoning district. R4-1 zoning districts are contextual residential districts that permit one- and two-family detached and semi-detached residential buildings at a maximum FAR of 0.75. When zoned with a C2-4 commercial overlay, a range of commercial uses are permitted at an FAR of 0.9 (with a 20 percent attic allowance, subject to commercial bulk regulations). In accordance with the Zoning Resolution, Use Group 12A uses are permitted in C2-4 districts by Special Permit approval.

Currently, the project site is entirely occupied with commercial banquet hall uses (UG 9A). Upon approval of the proposed Special Permit, the building's cellar would be occupied with eating and

Carl Weisbrod, *Chairman*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3200 FAX (212) 720-3488
<http://www.nyc.gov/planning>

drinking establishment with dancing uses (UG 12A), and the ground floor and second story of the building would continue to be occupied with a banquet hall (UG 9A).

Absent the proposed action, it is assumed that the existing banquet hall uses within the building at the project site would remain.

The analysis year for the proposed project is 2018.

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 May 20, 2016, prepared in connection with the ULURP Application (No. 160189ZSQ). The City Planning Commission has determined that the proposed actions will have no significant effect on the quality of the environment.

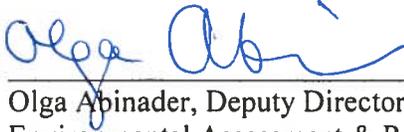
Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. Provisions have been incorporated into the Special Permit site plan in order to ensure that no significant adverse impacts related to noise would occur. To avoid the potential for significant adverse noise impacts, the site plan for the proposal notes that the masonry walls of the eating and drinking establishment with dancing at the project site shall be constructed with full height sound-attenuating partitions throughout its perimeter; the ceiling shall be constructed with sound attenuating panels; and the entrances and exits shall be constructed with self-closing doors that shall remain shut during the facility's hours of operation. The sound-attenuating partitions and panels shall be constructed such that at least 30 dBA of window-wall attenuation shall be maintained, and the noise generated by the eating and drinking establishment uses would not exceed the limits set forth in any applicable provision of the New York City Noise Control Code. With these measures in place, the proposed actions would not result in any significant adverse impacts related to noise.
2. As the project site is a NYC-designated historic landmark, the proposed project requires a Certificate of Appropriateness from LPC. A Certificate of Appropriateness was granted by LPC on March 27, 2014.
3. 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 Annabelle Meunier at (212) 720-3426.



Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: May 20, 2016

Carl Weisbrod, Chairman
City Planning Commission

Date: May 23, 2016

