

**REVISED 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 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 actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

**Land Use, Zoning, and Public Policy**

This EAS includes a detailed analysis of the effects of the proposed actions on Land Use, Zoning, and Public Policy and determined that no significant impacts would occur. The proposed Zoning Text Amendment to Z.R. Appendix F to designate the Project Areas as Mandatory Inclusionary Housing areas would facilitate the development of three mixed used buildings pursuant to MIH Option 2, containing residential units and commercial retail space. The EAS analyzed a reasonable worst case development scenario of seven projected sites with a total projected development increment of 109,650 gsf of residential space. The proposed actions apply to an area of 121,585 square feet and would facilitate the development of up to 649,580 gsf of residential and commercial floor area. The residential component would consist of 643 residential units, of which 193 would be permanently affordable under MIH Option 2. In the future with the proposed action, the underlying R7X/C2-3 zoning district would remain in place; the proposed MIH Area permits the increased FAR to 6.0 to facilitate the affordable housing that the Applicant proposes. The proposed action would not permit any new land uses that are not permitted under existing or no-action conditions. The analysis concludes that the proposed action would not result in any significant adverse Land Use, Zoning, and Public Policy impacts.

**Air Quality and Noise**

An (E) designation (E-551) related to air quality and noise has been assigned to the site affected by the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of these sites and all applicable (E) designation requirements. With the (E) designation measures in place, the proposed actions would not result in significant adverse impacts related to air quality and 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 Katherine Glass at (212) 720-3425.*

<b>TITLE</b> Director, Environmental Assessment and Review Division	<b>LEAD AGENCY</b> Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31 <sup>st</sup> Fl. New York, NY 10271   (212) 720-3493
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<b>NAME</b> Olga Abinader	<b>DATE</b> January 31, 2020
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**SIGNATURE**  


<b>TITLE</b> Chair, City Planning Commission
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<b>NAME</b> Marisa Lago	<b>DATE</b> February 3, 2020
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**SIGNATURE**

\*Following certification of the proposal in October 2019, a Revised EAS dated January 2020 was issued. The revised EAS incorporates a Technical Memorandum containing a revised schools analysis in response to new data released by the released by the NYC School Construction Authority shortly after the release of the original EAS. This Revised Negative Declaration supersedes the Negative Declaration issued in October 2019, and is based on the January 2020 Revised EAS. The original Negative Declaration Conclusions, which found that the proposed actions would not result in significant adverse impacts to the environment, remain unchanged.

Determination of Significance Appendix: (E) Designation

To ensure that there would be no significant adverse air quality and noise impacts associated with the proposed project, an (E) designation (E-551) will be assigned to projected sites as explained below.

Air Quality

**Block 1341, Lot 77 (Projected Development Site 1):** Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s), ensure that the stack is located at the building's highest level and at a minimum of 148 feet above the grade to avoid any potential significant adverse air quality impacts.

**Block 2444, Lot 40 (Projected Development Site 2):** Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s), ensure that the stack is located at the building's highest level and at a minimum of 148 feet above the grade, and that the stack is located at least 20 feet from the eastern lot line facing 72nd Street to avoid any potential significant adverse air quality impacts.

**Block 2446, Lots 1, 4, 30, 31, 36, 41 (Projected Development Site 3):** Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s), ensure that the stack is located at the building's highest level and at a minimum of 138 feet above the grade, and that the stack is located at least 25 feet from the western lot line facing 72nd Street to avoid any potential significant adverse air quality impacts.

**Block 1342, Lot 1 (Projected Development Site 4):** Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC), and hot water system(s) stack is located at the building's highest level and at a minimum of 148 feet above the grade to avoid any potential significant adverse air quality impacts.

**Block 1342, Lot 36 (Projected Development Site 5):** Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC), and hot water system(s) stack is located at the building's highest level and at a minimum of 148 feet above the grade to avoid any potential significant adverse air quality impacts.

**Block 2444, Lot 57 (Projected Development Site 6):** Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC), and hot water system(s) stack is located at the building's highest level and at a minimum of 148 feet above the grade to avoid any potential significant adverse air quality impacts.

**Block 2444, Lots 1, 2, 4, 6, 8, 10, 12, 18 (Projected Development Site 7):** Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and must be fitted with low NOx (30 ppm) burners, ensure that the stack is located at the building's highest level at a minimum of 148 feet above the grade, and that the stack is located at least 25 feet from the western lot line

facing 70th Street to avoid any potential significant adverse air quality impacts.

**Block 1342, Lot 5 (Potential Development Site):** Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC), and hot water system(s) stack is located at the building's highest level and at a minimum of 148 feet above the grade to avoid any potential significant adverse air quality impacts.

Noise

**Block 1342, Lot 77 (Projected Development Site 1):** In order to ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 33 dBA window/wall attenuation on facades facing Queens Boulevard or 65th Street or 64th Street and 28 dBA of attenuation on façade facing 43rd Avenue to ensure an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses. 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.

**Block 2446, Lots 1, 4, 30, 31, 36, and 41 (Projected Development Site 2):** In order to ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all facades to ensure an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses. 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.

**Block 2444, Lot 40 (Projected Development Site 3):** In order to ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on facades facing Queens Boulevard or 72nd Street or 70th Street and 28 dBA of attenuation on façade facing 47th Avenue to ensure an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses. 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.

**Block 1342, Lot 1 (Projected Development Site 4):** In order to ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 33 dBA window/wall attenuation on facades facing Queens Boulevard or 65th Street or 65th Place and 28 dBA of attenuation on façade facing Woodside Avenue to ensure an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses. 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.