

REVISED NEGATIVE DECLARATION - supersedes the Negative Declaration issued December 2, 2019 *

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.

Hazardous Materials:

An (E) designation (E-553) for hazardous materials and noise has been incorporated into the proposed actions. Refer to Appendix 1: (E) Designation”, attached to this Determination of Significance, for the site affected by the (E) designation and applicable (E) designation and applicable (E) designation requirements in place, the proposed actions would not result in significant adverse impacts to hazardous materials.

Land Use, Zoning, and Public Policy:

A detailed analysis related to Land Use, Zoning, and Public Policy is included in the EAS. A significant adverse impact related to Land Use, Zoning, and Public Policy would result if the new land use interferes with the proper functioning of the land use patterns in the area or surrounding area. The Applicant’s proposal would facilitate the development of a complex of retail spaces that would include a self-storage facility in the future with the proposed action. The analysis shows that while the action would allow a use that is otherwise not otherwise permitted at the site, the requested special permit is specific to that site and would not result in changes to the zoning or land use patterns in the surrounding area. In addition, the proposed project would not conflict with applicable public policy goals. The analysis concludes that the proposed action would not result in significant adverse impact to Land Use, Zoning, and Public Policy.

Urban Design and Visual Resources:

An assessment related urban design and visual resources is included in the EAS. In the future with the proposed action, the visual appearance within the primary study area and development site would change as the action would facilitate a building with a height increment of 53 feet for the proposed self-storage facility; however this change would not meet the 2014 CEQR Technical Manual threshold for a significant adverse urban design impact in that it would not alter the arrangement, appearance, or functionality of the primary study area such that the alteration would negatively affect a pedestrian experience of the area. The analysis concludes that the proposed actions would not result in significant adverse impacts to urban design or visual resources.

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 Stephanie Shellooe at (212) 720-3328.

Project Name: 59-02 Borden Avenue Self-Storage Special Permit

CEQR #: 19DCP219Q

SEQRA Classification: Unlisted

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 (212) 720-3328
NAME Stephanie Shellooe, AICP	DATE October 30, 2020
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE November 2, 2020
SIGNATURE	

* Following certification of the proposal in December 2019, a Revised EAS dated October 2020 was issued. The Revised EAS supersedes the EAS issued in December 2019. The Revised EAS incorporates a Technical Memorandum containing updated information related to a tax lot subdivision that has been completed at the 59- 02 Borden Avenue development site and amends the language of the E-designation (E-553) such that it would apply only to the updated tax lot number and site of the proposed self-service storage facility (Queens, Block 2657, Lot 50). This Revised Negative Declaration supersedes the Negative Declaration issued in December 2019 and is based on the October 2020 Revised EAS. The conclusions reflected in the Negative Declaration issued in December 2019, which found that the proposed action would not result in significant adverse impacts to the environment are not affected by the change in the E-designation language.

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Determination of Significance Appendix: (E) Designation

To ensure that the proposed actions would not result in significant adverse hazardous materials and noise, and (E) Designation (E-553) will be placed on the development sites as described below:

Hazardous Materials

The (E) Designation requirements for hazardous materials will be placed on the self-storage portion of the Projected Development Site (Block 2657; Lot 50).

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor 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 samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum 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 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. A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.