

**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 actions. 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 actions 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 not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

**Land Use, Zoning, and Public Policy**  
 A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, Bilyan Management LLC, is seeking a Zoning Authorization (the proposed action) to allow for a residential use in an M1-4D zoning district at 11-12 Wyckoff Avenue (Block 3542, Lot 44, the project site) in the Ridgewood Neighborhood of Queens, Community District 5. The proposed action would facilitate the demolition of an existing building at the project site and development of a new three-story, 10,693 gross square foot (gsf) mixed-use building with 1,248 gsf of ground floor commercial uses and 9,445 gsf (10 market-rate dwelling units) of residential uses above. No parking would be provided. While the proposed action would result in a change in land use that would permit residential use in a manufacturing district, the new use would be the same as an existing, legally non-conforming use on the lot that pre-dated the current zoning, and would be similar to uses on adjacent properties in the surrounding area. The proposed action would not alter the existing zoning district and the underlying zoning regulations would still be applicable. The proposed action would also not affect any relevant public policy, and would not adversely affect the neighborhood or impair existing uses or development of adjacent property in the 400' study area. Therefore, no impacts to land use, zoning, or public policy are anticipated, and no further analysis is warranted.

**Urban Design and Visual Resources**  
 A detailed analysis related to urban design and visual resources is included in this EAS. The development facilitated by the proposed action would be consistent with the context of the existing residential buildings along Wyckoff Avenue, Decatur Street, and Summerfield Street, in the surrounding area, which are predominantly one and two-family and multi-family residential buildings. There would be no increase in density or building height, and no other changes that would impact urban design. There are no potential visual resources in the 400' study area, and therefore there would be no significant adverse effects to visual resources as a result of the proposed action. The development facilitated by the Proposed Action would not significantly change the pedestrian experience, nor would it disturb the vitality, walkability, or the visual character of the surrounding area. Therefore, the Proposed Action would not result in any significant adverse impacts to urban design and visual resources, and no further analysis is warranted.

**Hazardous Materials and Noise**  
 An (E) designation (E-644) related to hazardous materials and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials and noise analyses conclude that with the (E) designation in place, the proposed action would not result in a significant adverse impact related to hazardous materials or 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 ANNABELLE MEUNIER at +1 212-720-3426.*

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 <sup>st</sup> Fl. New York, NY 10271   212.720.3328
NAME Stephanie Shellooe, AICP	DATE October 1, 2021
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Anita Laremont	DATE October 4, 2021
SIGNATURE	

**Project Name: 11-12 Wykoff Avenue Authorization**

**CEQR # 20DCP126Q**

**SEQRA Classification: Unlisted**

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	QN	Block 3542, Lot 44

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-644**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X		X

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

*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.*

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Noise

The (E) designation requirements for noise would apply as follows:

***Projected Development Site 1:*** *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 all facades to maintain 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.*