

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, WF Industrial IV LLC, is seeking a special permit, authorizations, and certification related to Waterfront Zoning regulations (collectively, the "Proposed Actions") as well as permits from the New York State Department of Environmental Conservation (DEC) and the U.S. Army Corps of Engineers (USACE) to facilitate development at 35-15 19th Avenue in Astoria neighborhood of Queens, Community District 1 (Block 814, Lot 10; the "Development Site"). The Proposed Actions would facilitate a proposal by the Applicant to construct a seven-story, 160-foot tall (to the top of the bulkhead) media production studio (Use Group 10A), totaling 715,000 gross square feet (gsf), including accessory off-street parking (310 attended parking spaces) and loading. The Applicant also intends to develop an approximately 34,620 sf publicly accessible open space, including a waterfront public access area situated along Luyster Creek ("the Proposed Development"). The analysis finds that the Proposed Development would not have any significant adverse impacts on land use, zoning, or public policy. The Proposed Development would result in a new land use on the Development Site that would be compatible with and complementary to nearby light industrial uses and would not affect zoning regulations in the study area and would be consistent with, and supportive of, public policies applicable to the Development Site, in particular the Waterfront Revitalization Program (WRP# 19-243).

Shadows

A detailed analysis of shadows is included in the EAS, which focuses on incremental shadows cast on Luyster Creek, the only sunlight sensitive resources within the study area. The detailed analysis shows that the project-generated shadows would be transient and limited in areal extent. No one area of the creek would receive incremental shadow for more than approximately 3 hours, and incremental shadow would never cover more than 6 percent of the creek at any given time. In winter, incremental shadow would move across areas of the creek over the course of the day, shading some areas in the morning and others in the afternoon. In spring, summer, and fall, incremental shadow would move across portions of the creek in the mornings and would exit completely at noon (on March 21 and September 21) and by late morning (in the late spring and summer months). The incremental shadow would not be expected to affect primary productivity of the aquatic resources (plankton), nor would shadows impede fish and benthic invertebrate movement within or use of the creek in the future with the Proposed Development. Therefore, the project-generated shadows would not result in significant adverse shadow impacts to Luyster Creek.

Transportation

A detailed analysis of traffic is included in the EAS. As the incremental increase in vehicle trips would exceed the CEQR Technical Manual threshold of 50 vehicle trips per hour, a detailed analysis of operating conditions is provided at two intersections (19th Avenue at 37th Street and 19th Avenue at 38th Street) located adjacent to the Development Site. As the lane groups at these intersections are expected to operate at level of service (LOS) D or better under the 2023 With-Action conditions and none of the analyzed intersections can be considered a high crash location, the Proposed Actions are not expected to result in significant adverse impacts.

As incremental project-generated pedestrian and transit trips would not exceed City Environmental Quality Review (CEQR) Technical Manual analysis thresholds, detailed analyses of pedestrian and transit conditions are not warranted. As part of the Proposed Development, the Applicant will enter a Restrictive Declaration, to be recorded against the Development Site in association with the Proposed Actions, requiring the implementation of project components related to the environment that would preclude any potential transportation impacts including a weekday shuttle service for employees and other studio users. Final details of the shuttle service, including location of shuttle stops and the shuttle route, shall be subject to approval by the New York City Department of Transportation (NYCDOT) and New York City Transit (NYCT).

Air Quality

An (E) designation (E-627) related to air quality 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 air quality analysis concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality.

Construction

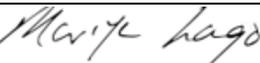
A detailed analysis related to Construction is included in this EAS. Construction would occur over an approximately 36-month period, and would adhere to the applicable laws, regulations, and building codes that govern construction in New York City. As detailed in the construction assessment in the EAS, the Proposed Project would not result in significant adverse construction impacts in the key technical areas of transportation, air quality, and noise. The applicant will enter a Restrictive Declaration, to be recorded against the Development Site in association with the Proposed Actions, requiring the implementation of project components related to the environment that would preclude any potential impacts to air quality or noise related to construction activities, including the use of best available tailpipe reduction technologies, and utilization of newer equipment, as well as the use of auger drill rigs for pile installation rather than impact pile driving during excavation and foundation. Therefore, the Proposed Project would not result in construction-period significant adverse impacts and no further analysis is warranted.

Project Name: Wildflower Studios

CEQR # 21DCP196Q

SEQRA Classification: Type I

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 Evren Ulker-Kacar, AICP at evren@planning.nyc.gov or 212-720-3493.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 212.720.3493
NAME Olga Abinader	DATE June 4, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE June 7, 2021
SIGNATURE 	

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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
Development Site	QN	Block 814, Lot 10

(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-627**) would be established as part of approval of the proposed actions on the **Development Site** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Development Site		X	

Air Quality

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

Development Site: *Any new development on Block 814, Lot 10 must utilize only natural gas in any fossil fuel fired heating and hot water equipment, be fitted with low NOx (9 ppm) burners, and have heating and hot water exhaust stacks located at least 157.5 feet above grade, at least 49 feet from any outdoor amenity spaces located on the building, to avoid potential significant adverse air quality impacts.*

Any new development on Block 814, Lot 10 must utilize a mechanical ventilation system for occupied spaces, with air intakes that include high efficiency filters having a minimum- MERV rating of 13.