



E-269

CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIR

**NEGATIVE DECLARATION**

January 4, 2011

**Project Identification**

CEQR No. 07DCP029Q  
ULURP No. 070210 ZMQ  
Queens, Community District 7  
SEQRA Classification: Unlisted

**Lead Agency**

City Planning Commission  
22 Reade Street  
New York, NY 10007  
Contact: Robert Dobruskin  
(212) 720-3423

**Name, Description and Location of Proposal:**

**139-01 Northern Boulevard**

The applicant, Mark Solow, proposes a zoning map amendment from an M1-1 District to an R6 District with a C2-2 overlay on an 11,970 sq. ft. parcel located at 139-01 Northern Boulevard (Block 4958, Lot 65 and Lot 67 and part of Lot 63) in the Flushing neighborhood in Queens, Community District 7. The proposed action would facilitate a proposal by the applicant to redevelop the subject property with a seven-story mixed-use building containing 53,160 sf of gross floor space, 35,550 sf of residential space (34 dwelling units), 8,610 sf of ground floor retail space, 9,000 sf of community facility space and 9,970 sf of below grade accessory parking (56 spaces including mechanical lifts).

The subject property is currently developed with three attached one-story buildings occupied by automobile parts and accessories stores, which would be demolished to accommodate the applicant's proposal. Absent the proposed action, the existing conditions of the project site will remain and will not be considered for further development. The anticipated completion date of the project is 2012.

To avoid the potential for significant adverse impacts related to air quality and noise, an (E) designation has been incorporated into the proposed action, as described below.

The (E) designation requirements related to air quality would apply to the following properties:

<u>Block</u>	<u>Lot(s)</u>
4958	65, 67 and 63

Amanda M. Burden, FAICP, Chair  
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<http://www.nyc.gov/planning>

139-01 Northern Boulevard  
CEQR No. 07DCP029Q  
*Negative Declaration*

The text for the (E) designation related to air quality is as follows:

**Any new residential and/or commercial development on the above-referenced property must use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.**

The (E) designation requirements related to noise would apply to the following properties:

**Block   Lot(s)**  
**4958   65, 67 and 63**

The text for the (E) designation related to noise is as follows:

**In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 33 dB(A) window/wall attenuation on all façades in order to maintain an interior noise level of 45 dB(A). In order 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, central air conditioning or air conditioning sleeves containing air conditioners.**

#### **Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, have completed its technical review of the Environmental Assessment Statement, dated December 30, 2010, prepared in connection with the ULURP Application (No. 070219ZMQ). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

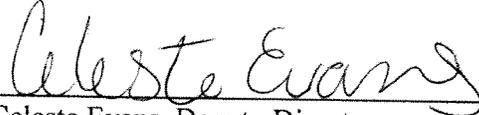
#### **Supporting Statement:**

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

1. The (E) designation for air quality and noise would ensure that the proposed action would not result in significant adverse impacts.
2. No other significant adverse 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 Fara Surrey at (212) 720-3260.

  
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Celeste Evans, Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: 12/30/10

  
\_\_\_\_\_  
Amanda M. Burden, FAICP, Chair  
City Planning Commission

Date: 1/4/11

