



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

April 21, 2003

John Young, Director
Department of City Planning
Queens Borough Office
120-55 Queens Boulevard - Room 201
Queens, NY 11424

Re: North Corona Rezoning
CEQR No. 03DCP058M
ULURP No. 030403 ZMQ
Community District 3, Queens

Dear Mr. Young:

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for the North Corona Rezoning, CEQR No. 03DCP058M, including supporting statements for the finding that the proposed action will not have a significant effect. The proposal involves an application by the Department of City Planning to rezone all or portions of 120 blocks in North Corona, Community District 3, Queens. The zoning map amendment would affect an area generally bounded by 32nd Avenue and Astoria Boulevard to the north, 114th Street to the east, Roosevelt Avenue to the south and a western boundary defined by a stepped line beginning at 89th Street and Roosevelt Avenue and ending at 93rd Street and 32nd Avenue.

Within this area, zoning designations would be changed in several ways. In the area currently zoned R5, north of 35th Avenue, the majority of blocks would be changed to R4 and R6. The existing R6 district south of 35th Avenue would be changed to a contextual R6B district. An existing C8-1 district, comprised of several blockfronts on both sides of Northern Boulevard, east of Junction Boulevard, would be changed to R6 and R6A. A small area comprising the blockfront(s) at the

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intersection of 90th Street and 37th Avenue and 90th Street and 35th Avenue, would be changed from

R6 to R7-1. The R4, R5 and R6 districts west of Junction Boulevard would be changed to contextual R6A and R6B districts. In addition, the proposed action would map new C1-4 and C2-4 commercial overlays along Roosevelt and 37th Avenues to reflect existing land use, as well as replace existing C1-2 and C2-2 commercial overlays on parts of 103rd Street, 108th Street, 114th Street and Junction Boulevard. The proposed commercial overlays would be mapped to a depth of 100 feet and would reduce the parking requirement for local retail and service uses.

Although it is not intended to facilitate any specific development projects, the proposed action could result in additional development or different types of development on several sites within the proposed rezoning area. Compared to conditions absent the proposed action, the proposed rezoning could result in a net increase of approximately 231 dwelling units.

Sincerely,



Robert Dobruskin, Director

- c. Hon. Helen Marshall, Queens Borough President
- Robert Kulikowski
- David Karnovsky
- Angela Licata
- Laurence Parnes
- Gail Benjamin
- Tom C. Kunkel
- Phil Sperling
- Sam Voyages
- James Merani
- Pat Bussey
- Susan Wong
- Community Board 3, Queens



CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIR

April 21, 2003

NEGATIVE DECLARATION

Project Identification

CEQR No. 03DCP058M
ULURP No. 030403 ZMQ
SEQRA Classification: Type I

Lead Agency

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

Name, Description and Location of Proposal:

North Corona Rezoning:

The proposal involves an application by the Department of City Planning to amend the City zoning map to rezone all or portions of 120 blocks in North Corona, Community District 3, Queens. The zoning map amendment will affect an area generally bounded by 32nd Avenue and Astoria Boulevard to the north, 114th Street to the east, Roosevelt Avenue to the south and a western boundary defined by a stepped line beginning at 89th Street and Roosevelt Avenue and ending at 93rd Street and 32nd Avenue.

The proposed action would replace existing R5, R6 and C8-1 zoning districts with R4, R6, R6A, R6B and R7-1 zoning districts. New C1-4 and C2-4 commercial overlays would be mapped and existing C1-2 and C2-2 overlays would be changed to C1-4 and C2-4, respectively, with most commercial overlays reduced to a depth of 100 feet. The action is intended to maintain neighborhood character and prevent out-of-scale residential development.

Specifically, the following zoning changes are proposed:

- An R4 zoning district would replace the existing R5 district on portions of the blocks fronting on the south side of 32nd Avenue between Junction Boulevard and Astoria Boulevard;
- An R6 zoning district would replace the existing R5 district on Northern Boulevard from 99th Street to Astoria Boulevard, and along the south side of Astoria Boulevard, east of 108th Street. A C2-4 zoning overlay district would be mapped along the entire length of Northern Boulevard, replacing existing C1-2 and C2-2 districts;

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- The existing C8-1 zoning district along Northern Boulevard between 95th Street and 99th Street would be replaced with an R6 zoning district and a C2-4 overlay district; a small portion of the C8-1 district, fronting on Junction Boulevard, would be changed to an R6A zoning district with a C2-4 overlay district;
- A contextual R6A zoning district would replace existing R5 and R6 districts along both sides of Junction Boulevard and in an area generally bounded by Warren Street, 92nd Street and 32nd Avenue. The existing C1-2 overlay districts along Junction Boulevard would be changed to C1-4 districts;
- A contextual R6B zoning district would replace the existing R6 district in an area generally bounded by 34th and 35th Avenues, 112th Street, Roosevelt Avenue, and 97th Street. The existing C1-2 and C2-2 districts on Roosevelt Avenue, 103rd Street, and 104th Street would be changed to C1-4 and C2-4 districts;
- A R7-1 zoning district would replace the R6 district on three blockfronts on 90th Street and 37th Avenue and one blockfront on 90th Street and 35th Avenue;
- New C1-4 and C2-4 districts would be established on portions of Roosevelt Avenue, Northern Boulevard, Junction Boulevard, 37th Avenue, 93rd Street, 103rd Street, 108th Street, and 114th Street.

Although it is not intended to facilitate any specific development projects, the proposed action could result in additional development or different types of development on several sites within the proposed rezoning area. Compared to conditions absent the proposed action, the proposed rezoning could result in a net increase of approximately 231 dwelling units.

To avoid the potential for hazardous materials impacts, the proposed rezoning includes (E) designations for hazardous materials, which will be mapped on the following parcels:

- Block 1424, Lot 33
- Block 1425, Lot 39
- Block 1426, Lot 33
- Block 1427, Lots 33 and 38
- Block 1700, Lot 36
- Block 1701, Lot 73
- Block 1703, Lots 44, 86, 87, 93, 94, 97, 98 and 99
- Block 1704, Lot 140
- Block 1705, Lots 1, 5, 10 and 61
- Block 1706, Lots 1, 5, 9 and 11
- Block 1707, Lots 1, 3, 6, 7, 8, 13, 15, 17, 19, 33, 34, 35, 36, 43 and 46
- Block 1713, Lot 1

The (E) designation for hazardous materials would ensure that sampling and remediation take place where hazardous material contamination may exist and would avoid any significant impacts related to hazardous materials at these locations.

The text for the (E) designation for hazardous materials is as follows:

Task 1 - The applicant must submit to the NYCDEP Office of Environmental Planning and Assessment (OEPA), for review and approval, a soil and groundwater testing protocol including a description of methods and a site map with all sampling locations clearly and precisely represented.

No sampling program should begin until written approval of a protocol is received from DEP. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected 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 choosing sampling sites and performing sampling will be provided by DEP upon request.

Task 2 - A written report with findings and a summary of the data must be submitted to DEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such tests results, a determination will be made by DEP if the results indicate that remediation is necessary.

If DEP determines that no remediation is necessary written notice shall be given by DEP.

If remediation is indicated from the test results, a proposed remediation plan must be submitted to DEP for review and approval. The applicant must perform such remediation as determined necessary by DEP. The applicant should then provide proof that the work has been satisfactorily completed.

A DEP-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to NYCDEP for review and approval prior to implementation.

To avoid any potential impacts associated with noise, as part of the proposed action, (E) designations for noise will be placed on the following parcels:

- Block 1424, Lot 33
- Block 1425, Lot 39
- Block 1426, Lot 33
- Block 1427, Lots 33 and 38
- Block 1713, Lot 1

The text for the (E) designations for noise is as follows:

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation on all facades 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 or HUD-approved fans.

The (E) designations will ensure that the proposed action would not result in significant adverse impacts due to hazardous materials or noise.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement dated April 15, 2003, prepared in connection with the ULURP Application (030403ZMQ). 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 hazardous materials would ensure that no adverse impacts due to hazardous materials would result from the proposed action.
- 2) The (E) designation for noise would ensure that no adverse impacts due to noise would result from the proposed action.
- 3) No significant effects on the environment which would require an Environmental

Impact Statement are foreseeable.

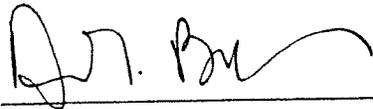
This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Patrick Blanchfield at (212) 720-3346.



Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

Date: 4/18/03



Amanda M. Burden, AICP, Chair
City Planning Commission

Date: 4/21/03

