

E-144



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, AICP, *Director*
Department of City Planning

January 31, 2005

John Young
Director, Queens Office
Department of City Planning
120-55 Queens Boulevard
Kew Gardens, New York 11424

re: **CEQR No. 05DCP052Q**
ULURP No. 050277 ZMQ
East Flushing Rezoning

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 CEQR No. 05DCP052Q, East Flushing Rezoning, including supporting statements for the finding that the project will not have a significant effect. The proposed action would amend the Zoning Map on all or portions of 103 blocks in the northern Queens neighborhood of East Flushing, Community District 7. The rezoning area is generally bounded by Northern Boulevard to the north, Laburnam Avenue to the south, 166th Street to the east, and 149th Place to the west.

The amendments to the Zoning Map are as follows:

- a change from an R2 to an R1-2 district;

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cc: Amanda M. Burden
City Planning Commissioners
Hon. Helen Marshall, Queens Borough President
Queens Community Board 7
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- a change from an R3-2 to an R6B district; and
- a change from an R4 to an R6B district.

In addition, the proposed action would modify and establish C1 and C2 districts in portions of the rezoning area along Northern Boulevard and Barclay Avenue.

The purpose of the rezoning is to maintain the current character of the neighborhood, which is primarily comprised of detached- and semi-detached homes. Due to increasing pressures in East Flushing to redevelop underutilized lots in the rezoning area, there is an incentive to demolish existing housing stock to make way for out-of-scale attached or multifamily structures. The proposed action would promote development along underutilized corridors, such as Northern Boulevard and Sanford Avenue, while protecting areas that are unsuitable for continued multi-family residential development.

To avoid the potential for impacts related to hazardous materials, air quality, and noise, the proposed rezoning includes (E) designations.

The (E) designations for hazardous materials would be placed on two of the projected development sites and four of the potential development sites. These sites are comprised of the following parcels:

Block 5264	Lot 1
Block 5395	Lot 22
Block 5264	Lot 29
Block 5265	Lot 1
Block 5266	Lot 1
Block 5326	Lots 70 & 72

On the sites receiving (E) designation for hazardous materials, the contamination can be classified as petroleum based, non-petroleum based, or both. The NYCDEP has developed protocols for both petroleum and non-petroleum based (E) designated sites that are required to be followed in order to address possible contamination. The placement of the (E) designation on the zoning map would eliminate the potential for significant adverse impacts from hazardous materials and would ensure that appropriate testing and remediation, if needed, would be undertaken. The text of the (E) designation is as follows:

(E) Designation for Petroleum Based Contamination

Leakage of underground storage tanks containing petroleum products requires specific protocol and may contain parts of the near surface and subsurface protocols. To determine if contamination exists on the petroleum (E) designated sites, and to determine and perform any appropriate remediation, the following tasks must be undertaken by the

implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis. For all non-petroleum (E) designated sites, the three generic NYCDEP soil and ground water sampling protocols should be followed. These protocols are based on the following three types of releases to soil and ground water that may occur: release of a solid hazardous material to the ground surface; release of a liquid hazardous material to the ground surface; and the release of a hazardous material to the sub-surface (i.e. storage tank or piping). The type of release will define the areas of soil to be sampled (surface, near-surface, or subsurface) and will determine the need for the ground water sampling.

Upon receipt of written approval from the NYCDEP of the scope of work, the sampling program will be implemented. No site investigation work will be initiated without at Site Health and Safety Plan also approved by the NYCDEP.

The (E) designations for air quality will be placed on four projected and three potential development sites. These sites are comprised of the following parcels:

Block 5263, Lot 30
Block 5264, Lot 1
Block 5333, Lot 8
Block 5395, Lot 22
Block 5264, Lot 29
Block 5265, Lot 1
Block 5326, Lots 70 and 72

The text of the (E) designation for air quality for the above properties is as follows:

Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for space heating and hot water (HVAC) systems.

The boiler analysis for all other development sites showed no potential for impacts since there are no buildings within the minimum allowable distance from each of their boiler stacks.

With the placement of the (E) designations on the above block and lots, no impacts related to stationary source air quality would be expected.

An (E) designation for noise will be placed on one potential development site. The (E) designation will be mapped on the following parcel:

Block 5326, Lots 70 and 72

Robert Dobruski

Date: 1/26/05

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

Amanda M. Burden

Date: 1/31/05

Amanda M. Burden, AICP, Chair
City Planning Commission