



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

September 25, 2006

Ethan C. Eldon  
1350 Broadway, Suite 12  
New York, NY 10018

**Re: New York Hospital Queens Expansion and Modernization**  
CEQR No. 05DCP066Q  
ULURP Nos. N060304 ZAQ, C 060305 ZSQ and  
C 060303 ZMQ  
Queens, Community District 7

Dear Mr. Eldon:

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, once modified, and issued a Conditional Negative Declaration (CND) on July 7, 2006. Subsequent to that, as described in greater detail below, the proposal was modified and the CND was revised to reflect the modification. The revised CND is attached.

The proposal involves an application by New York Hospital Queens (NYHQ) for the following actions in connection with the proposed upgrading and modernization of its Flushing Campus in Queensboro Hills, Community District 7, Queens:

1. a zoning map amendment to rezone one block from an R4 zoning district to an R6 zoning district;
2. a CPC authorization, pursuant to Zoning Resolution (ZR) Section 79-31, to permit accessory off-street parking spaces to locate anywhere within a Large Scale Community Facility Development (LSCFD); and a
3. a special permit, pursuant to ZR Section ZR 74-53, for an accessory parking garage in excess of the 150-space maximum established by ZR Section 25-13.

The NYHQ campus occupies approximately six acres (280,163 sf lot area) on two blocks bounded by 56<sup>th</sup> Avenue to the north, 141<sup>st</sup> Street to the east, 58<sup>th</sup> Avenue to the south and Main

Robert Dobruskin, *Director*  
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Street to the west. Booth Memorial Avenue separates the two hospital blocks that, together, comprise the LSCFD.

The proposed action would facilitate a proposal by NYHQ to construct: a new five-story, 97,217 square-foot (sf) West Building, which would house expanded cardiology and surgery services, consolidated acute care services and an additional 80 acute care beds; a three-level (two below-grade levels and one at-grade level), 372-space accessory parking garage on the south hospital block; and a new 2,098 square-foot hospital entrance, which would be constructed on the north hospital block at Main Street and Booth Memorial Avenue. The new entrance would include an off-street drop-off area, upgraded sidewalks, curbs and landscaping. The new entrance would serve inpatients, visitors and ambulatory outpatients and connect the West Building with the Lang Auditorium.

A Conditional Negative Declaration (CND) was issued for the proposal on July 7, 2006. At that time, the proposal consisted of the new, 5-story West Building; the new hospital entrance; a 372-space, four-level, above-grade accessory parking garage; and an enclosed pedestrian bridge over Booth Memorial Avenue, connecting the hospital to the proposed parking garage. After the issuance of the July 7, 2006 CND, the applicant modified the proposal in response to City Planning Commission (CPC) concerns associated with the proposed pedestrian bridge and parking garage.

Under the revised proposal, the enclosed pedestrian bridge over Booth Memorial Avenue has been eliminated and the four-level, above-grade parking garage has been located below-grade in a three-level garage (two below-grade levels and at-grade parking on the roof of the garage). (Due to the elimination of the proposed pedestrian bridge, the revocable consent sought under ULURP Application 060306 GFQ is no longer being requested.) In addition, fencing is proposed along the perimeter of the parking area on 141st Street and on the southern lot line to visually screen adjacent residential uses from vehicles and landscaping. Street trees would be planted along the curb line on both streets at 25-foot intervals and plantings are proposed within the open parking area at grade.

The project site is located within an existing R4 zoning district, which is a general residence district that permits Use Groups 1 through 4. NYHQ is a Use Group 4 community facility. The rezoning area, consisting of Block 5165, Lots 1 and 28 is bounded by 56th Avenue, Main Street, Booth Memorial Avenue and 141st Street, and would be rezoned from an R4 district to an R6 district.

The rezoning would increase the permitted community facility FAR from 2.0 to 4.8 and facilitate the construction of the proposed five-story, 97,219 SF West Building on Lot 1. The new West Building on Lot 1 would increase the hospital's floor area on the north block from 467,091 SF at 1.7 FAR to 566,408 SF at 2.2 FAR. Under the R6 regulations for community facilities, a total of 178 on-site parking spaces would be required for the uses on the north hospital block. The proposed authorization, pursuant to ZR Section 79-31, would allow the applicant to locate these parking spaces as part of the LSCFD on the south hospital block (Block 6401). The parking facility would consist of two-below grade levels and one at-grade rooftop level. Vehicular access to the accessory off-street parking garage would be provided via one curb-cut on Booth Memorial Avenue.

A portion of the rezoning area is occupied by a gasoline service station (Block 5165, Lot 28) and is not controlled by the applicant. With the proposed action, the site could potentially be redeveloped with a residential building pursuant to the proposed R6 regulations.

The proposed West Building and accessory parking garage require two New York City Board of Standards and Appeals (BSA) approvals. The proposed West building requires a waiver from height, setback and rear yard equivalent requirements. Under the proposed R6 regulations, a 30-foot rear yard equivalent is required at the north end of the West Building, adjacent to a hospital property line. The building is located within this area in order to configure room at the southern end of the block to accommodate the new South entrance. In an R6 zoning district, a 15-foot setback is required for the building along a wide street. Within that setback, the building may rise to 60 feet or 6 stories, whichever is less, and then must set back. The new West building is designed to have a rooftop mechanical room along the length of the Main Street frontage that penetrates the sky exposure plane by approximately 12.5 feet. The underground parking facility requires a waiver from front and side yard requirements for the ventilation and stair bulkheads which are proposed to be located within the front and side yard areas of the parking area along 141st Street. Bulkheads are not permitted obstructions within yard areas.

In addition to the City actions described above, the proposed action includes a request for authorization of the issuance of tax-exempt, fixed-rate bonds on behalf of NYHQ as part of the Dormitory Authority of the State of New York (DASNY) Hospitals Program. A coordinated environmental review of the proposed action has been conducted with DASNY acting as an involved agency.

The proposed action includes an (E) designation for hazardous materials to avoid the potential for significant adverse impacts. The (E) designation for hazardous materials would be mapped on the potential development site located on Block 5165, Lot 28 and would ensure that adequate testing, and, if necessary, remediation would occur prior to any potential redevelopment of the site, therefore eliminating the potential for adverse hazardous material impacts.

Sincerely,



Robert Dobruskin

cc. Amanda M. Burden, AICP, Chair, City Planning Commission  
Hon. Helen Marshall, Manhattan Borough President  
Robert Kulikowski  
David Karnovsky  
Angela Licata  
Laurence Parnes  
Gail Benjamin  
Tom C. Kunkel  
Phil Sperling  
John Young  
Naim Rasheed  
Meenakshi Srinivasan  
Sam Voyages  
Kenny Ramnarine  
James Merani  
Patrick Blanchfield  
Elizabeth Errico  
Pat Bussey  
Susan Wong

Meenakshi Srinivasan  
Melinda Rachel  
Michele Samuelsen (DOT)  
Kate Demong (DEP)  
Matthew Stanley (DASNY)  
Steven Sinacori (Stadtmauer Bailkin LLP)  
Community Board 7, Queens



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

September 25, 2006

**REVISED CONDITIONAL NEGATIVE DECLARATION**  
**(Supercedes the Conditional Negative Declaration dated July 7, 2006)**

**Project Identification**

CEQR No. 05DCP066Q  
ULURP Nos. N060304 ZAQ, C 060305 ZSQ, and  
C 060303 ZMQ  
BSA Reference Nos. 41-06BZ and 42-06BZ  
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:**

**New York Hospital Queens Expansion and Modernization**

The proposal involves an application by New York Hospital Queens (NYHQ) for the following actions in connection with the proposed upgrading and modernization of its Flushing Campus in Queensboro Hills, Community District 7, Queens:

1. a zoning map amendment to rezone one block from an R4 zoning district to an R6 zoning district;
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3. a special permit, pursuant to ZR Section ZR 74-53, for an accessory parking garage in excess of the 150-space maximum established by ZR Section 25-13.

The NYHQ campus occupies approximately six acres (280,163 sf lot area) on two blocks bounded by 56<sup>th</sup> Avenue to the north, 141<sup>st</sup> Street to the east, 58<sup>th</sup> Avenue to the south and Main Street to the west. Booth Memorial Avenue separates the two hospital blocks that, together, comprise the LSCFD.

The proposed action would facilitate a proposal by NYHQ to construct: a new five-story, 97,217 square-foot (sf) West Building, which would house expanded cardiology and surgery services, consolidated acute care services and an additional 80 acute care beds; a three-level (two below-grade levels and one at-grade level), 372-space accessory parking garage on the south hospital

block; and a new 2,098 square-foot hospital entrance, which would be constructed on the north hospital block at Main Street and Booth Memorial Avenue. The new entrance would include an off-street drop-off area, upgraded sidewalks, curbs and landscaping. The new entrance would serve inpatients, visitors and ambulatory outpatients and connect the West Building with the Lang Auditorium.

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Under the revised proposal, the enclosed pedestrian bridge over Booth Memorial Avenue has been eliminated and the four-level, above-grade parking garage has been located below-grade in a three-level garage (two below-grade levels and at-grade parking on the roof of the garage). (Due to the elimination of the proposed pedestrian bridge, the revocable consent sought under ULURP Application 060306 GFQ is no longer being requested.) In addition, fencing is proposed along the perimeter of the parking area on 141st Street and on the southern lot line to visually screen adjacent residential uses from vehicles and landscaping. Street trees would be planted along the curb line on both streets at 25-foot intervals and plantings are proposed within the open parking area at grade.

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A portion of the rezoning area is occupied by a gasoline service station (Block 5165, Lot 28) and is not controlled by the applicant. With the proposed action, the site could potentially be redeveloped with a residential building pursuant to the proposed R6 regulations.

The proposed West Building and accessory parking garage require two New York City Board of Standards and Appeals (BSA) approvals. The proposed West building requires a waiver from height, setback and rear yard equivalent requirements. Under the proposed R6 regulations, a

30-foot rear yard equivalent is required at the north end of the West Building, adjacent to a hospital property line. The building is located within this area in order to configure room at the southern end of the block to accommodate the new South entrance. In an R6 zoning district, a 15-foot setback is required for the building along a wide street. Within that setback, the building may rise to 60 feet or 6 stories, whichever is less, and then must set back. The new West building is designed to have a rooftop mechanical room along the length of the Main Street frontage that penetrates the sky exposure plane by approximately 12.5 feet. The underground parking facility requires a waiver from front and side yard requirements for the ventilation and stair bulkheads which are proposed to be located within the front and side yard areas of the parking area along 141st Street. Bulkheads are not permitted obstructions within yard areas.

In addition to the City actions described above, the proposed action includes a request for authorization of the issuance of tax-exempt, fixed-rate bonds on behalf of NYHQ as part of the Dormitory Authority of the State of New York (DASNY) Hospitals Program. A coordinated environmental review of the proposed action has been conducted with DASNY acting as an involved agency.

The proposed action includes an (E) designation for hazardous materials to avoid the potential for significant adverse impacts. The (E) designation for hazardous materials would be mapped on the potential development site located on Block 5165, Lot 28 and would ensure that adequate testing, and, if necessary, remediation would occur prior to any potential redevelopment of the site, therefore eliminating the potential for adverse hazardous material impacts.

The text for the (E) designation would be as follows:

**Due to the possible presence of hazardous materials on the aforementioned designated site there is potential for contamination of the soil and groundwater. To determine if contamination exists and perform and appropriate remediation, the following tasks must be undertaken by the fee owners(s) of the lot restricted by this (E) designation prior to any demolition or disturbance of soil on the lot.**

**Task 1 - The fee owner(s) of the lot restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to the New York City Department of Environmental Protection (DEP) for review and approval prior to 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.**

**No sampling program may begin until written approval of a work plan and sampling protocol is received from DEP. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the 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 presented to DEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided 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 necessary according to test results, a proposed remediation plan must be submitted to DEP for review and approval. The fee owner(s) of the lot restricted by this (E) designation must perform such remediation as determined necessary by DEP. After completing the remediation, the fee owner(s) of the lot restricted by this (E) designation should 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 DEP for review and approval prior to implementation.**

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

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 September 21, 2006, prepared in connection with ULURP Applications (N060304 ZAQ, C 060305 ZSQ and C 060303 ZMQ). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

1. Traffic and Parking

In order to mitigate the significant adverse traffic impact at Main Street and Booth Memorial Avenue, the applicant agrees to notify NYCDOT prior to completion of the project so that NYCDOT can evaluate implementation of the proposed mitigation measures described below. With these measures in place, no significant adverse impacts to traffic would occur as a result of the proposed action.

- *AM Peak Hour*

Readjust the existing traffic signal timing to provide three additional seconds of green time to the eastbound/westbound phase. Green time is to be reapportioned from the northbound/southbound green time. This would result in 34 seconds of green time to the eastbound/westbound approaches and 76 seconds of green time to the northbound/southbound approaches.

- *PM Peak Hour*

The proposed mitigation measures include the removal of on-street parking and an adjustment of signal timing. The existing on-street parking regulation at the

southbound approach is currently posted as "No Parking 11-12:30 PM Wednesday." The existing on-street parking regulation at the north bound approach is currently posted as "No Parking 8:30-9 AM Wednesday/1-hour Parking 9 AM-7 PM except Sunday." The proposed mitigation measure would eliminate on-street parking for the northbound approach for a distance of approximately 115 feet from the curb of Booth Memorial Avenue and the southbound approach for a distance of approximately 107 feet from the curb of Booth Memorial Avenue with new parking signage indicating "No Standing 4-7 PM Monday through Friday." With the new on-street parking requirement in place, the existing traffic signal timing would be readjusted to provide ten additional seconds of green time to the eastbound/westbound phase. This green time is to be reapportioned from the northbound/southbound green time. This would result in 47 seconds of green time to the eastbound/westbound approaches and 63 seconds of green time to the northbound/southbound approaches.

2. Transit and Pedestrians

- The applicant agrees to study pedestrian safety conditions at the intersection of Main Street and Booth Memorial Avenue when the proposed project is built and occupied. Measures such as leading pedestrian interval, leading westbound phase, high visibility crosswalks and yield to pedestrian/advance warning of pedestrian crossing signage could improve the safety at this location.
- The applicant will develop detailed plans for NYCDOT review and approval, if warranted.

**Supporting Statement:**

1. Traffic and Parking

The proposed action would result in significant adverse traffic impacts at the intersection of Main Street and Booth Memorial Avenue. Significant adverse impacts would occur in the AM and PM peak hours, as described below:

- *AM Peak Hour*  
The eastbound movement and westbound left-turn movement approaches would operate at LOS E.
- *PM Peak Hour*  
The eastbound movement and the westbound left-turn movement approaches would operate at LOS F in the PM peak hour.

2. Transit and Pedestrians

- The intersection of Main Street and Booth Memorial Avenue is a high accident location which experienced 5 or more pedestrian accidents in the most recent 3-year period (2003-2005). At the intersection of Main Street and Booth Memorial Avenue, there were 25 accidents including 5 injuries in 2003. There were 22 accidents including 9 injuries in 2004. There were 18 accidents including

8 injuries in 2005. Total injuries from 2003 to 2005 at this intersection were 22, including 12 pedestrian injuries and 10 non-pedestrian injuries.

3. The hazardous materials Phase II subsurface investigation included as a condition in the July 7, 2006 CND has been satisfied. In a letter dated August 1, 2006, the New York City Department of Environmental Protection (DEP) states that soil/groundwater and the subject site have been adequately characterized. Although the Phase II subsurface investigation revealed only a few soil/groundwater samples with limited contaminant constituents above New York State Department of Environmental Conservation Guidance Criteria, the Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) adequately mitigate the low-level constituent concentrations. As a result, the proposed project does not pose a significant potential environmental or human health risk to the future occupants/residents of the site.
4. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

This Conditional 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 Conditional Negative Declaration, you may contact Patrick Blanchfield at (212) 720-3346.

I, the Undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions, modifications, and alternation to the proposed action.

Steven M. Sinacori  
Signature of Authorized Representative

Date: 9/20/06

Steven M. Sinacori  
Name of the applicant or Authorized Representative (Print)

Date: 9/20/06

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

Date: 9/22/06

Amanda M. Burden  
Amanda M. Burden, AICP, Chair  
City Planning Commission

Date: 9/25/06