



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

August 8, 2005

John Young  
Department of City Planning, Queens Office  
120-55 Queens Boulevard, Rm 201  
Kew Gardens, New York 11424

Re: **College Point Rezoning**  
CEQR No. 05DCP092Q  
ULURP No. 050482 ZMQ

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 Revised Negative Declaration for CEQR No. 05DCP092Q, College Point Rezoning, including supporting statements for the finding that the project will not have a significant effect.

The New York City Department of City Planning (DCP) is proposing Zoning Map amendments for all or portions of 161 blocks in the northern Queens neighborhood of College Point located in Community District 7. The proposed rezoning area is generally bounded by Flushing Bay on the west, the East River on the north and 132nd Street to the east, and 30th Avenue to the south.

The proposed amendments to the Zoning Map are as follows:

- a change from an R3-2 district to an R2A district;
- a change from an R3A district to an R2A district;

Robert Dobruskin, *Director*  
James Merani, *Deputy Director*  
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- a change from an R3X district to an R2A district;
- a change from an R4 district to an R2A district;
- a change from an R4-1 district to an R2A district;
- a change from an R3-2 district to an R3A district;
- a change from an R4 district to an R3A district;
- a change from an R3-2 district to an R3-1 district;
- a change from an R3-2 district to an R4A district;
- a change from an R4 district to an R4A district;
- a change from an R4-1 district to an R4A district;
- a change from an M1-1 district to an R4A district;
- a change from an R4 district to an R4-1 district;
- a change from an R3A district to an R4-1 district;
- a change from an M1-1 district to an R4-1 district;
- a change from an M1-2 district to an R4-1 district;
- a change from an R4-1 district to an R4 district; and
- a change from an R4 district to an R5B district.

In addition, the proposed Zoning Map amendment includes the following changes to commercial overlays:

- a change from C1-2 and C2-2 overlay districts on College Point Boulevard to C1-3 and C2-3 overlay districts respectively;
- an addition of an C1-3 overlay to Block 4197 on the north side of 14th Avenue between College Point Boulevard and 123rd Street;
- a change from an C2-2 overlay district to an C2-3 district on 18th Avenue; and
- elimination of the C2-2 overlay district on Blocks 4090 and 4131 located on 18th Avenue.

The objective of the proposed rezoning is to comprehensively establish contextual zoning districts for residentially-developed portions of College Point. This rezoning is intended to preserve the one- and two-family character of neighborhood and ensure that future residential development will reinforce the established character.

The College Point rezoning proposal would limit new development to a housing type and density that corresponds to the neighborhood's residential context and form. The proposed contextual zoning districts would prevent out-of-character, multiple-family, attached buildings. For five blocks or block portions within the rezoning area, the proposal would reflect the predominantly residential character of these blocks by changing the zoning designation from light manufacturing to a residential zone allowing one- or two-family housing developments. In addition, the proposed rezoning to a higher residential density with commercial overlays would reinforce the role of College Point Boulevard as the community's central corridor.

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In order to assess the potential effects of the proposed action, a reasonable worst case development scenario was considered for both the current and proposed zoning conditions for a ten-year period (build 2015). The development scenario resulted in two projected development sites in the area to be rezoned from R4 to R5B, and five potential development sites in the areas to be rezoned from R4/C2-2 to R5B/C2-2, M1-1 to R4A, M2-1 to R4-1, and M1-1 to R4-1.

Sincerely,



Robert Dobruskin, Director  
Environmental Assessment and Review Division

cc: Amanda M. Burden  
City Planning Commissioners  
Hon. Helen Marshall, Queens Borough President  
Robert Kulikowski  
Chairperson, Queens Community District 7  
District Manager, Queens Community District 7  
David Karnovsky  
Angela Licata  
James Merani  
Laurence Parnes  
Sam Voyages  
Gail Benjamin



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIR

**REVISED NEGATIVE DECLARATION**

Supercedes Negative Declaration issued on June 20, 2005

August 8, 2005

**Project Identification**

CEQR No. 05DCP092Q  
ULURP No. C050482 ZMQ  
SEQRA Classification: Type I

**Lead Agency**

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

**College Point Rezoning**

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- a change from an R4 district to an R4A district;
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- a change from an M1-1 district to an R4A district;
- a change from an R4 district to an R4-1 district;
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- a change from an M1-1 district to an R4-1 district;
- a change from an M1-2 district to an R4-1 district;

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

The (E) designations for hazardous materials would be placed on all of the development sites. These sites are comprised of the following parcels:

Projected Site 1	Block 4256, Lots 16 & 94
Projected Site 2	Block 4128, Lot 5
Potential Site 3	Block 4164, Lot 29
Potential Site 4	Block 4070, Lot 25

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Potential Site 5	Block 4046, Lots 18 & 20
Potential Site 6	Block 4048, Lots 7 & 8
Potential Site 7	Block 4048, Lot 23

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 fee owners of the lot restricted by this (E) designation prior to any demolition or excavation on the lot prior to development:

**Task 1**

The fee owner(s) of the lot restricted by this (E) designation must submit to the New York City Department of Environmental Protection (NYCDEP) for review and approval, a soil, soil gas, and ground water 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 the NYCDEP. The Number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected 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 the NYCDEP upon request.

**Task 2**

A written report with findings and a summary of the data must be presented to the NYCDEP after completion of the testing phase and laboratory analysis for the review and approval. After receiving such test results, a determination will be provided by the NYCDEP if the results indicate that remediation is necessary. Written notice shall be given by the NYCDEP if it determines that no remediation is necessary.

**(E) Designation for Non-Petroleum Based Contamination**

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**The non-petroleum based contamination protocol has been developed to address potential contamination from all other hazardous materials sources. The procedures in the non-petroleum based protocol are the same as the petroleum based protocol with the exception of the parameters for which the soil and ground water should be tested. These parameters will vary from site to site depending upon the type of non-petroleum contamination expected to be encountered.**

**In general, the following steps will be required for the non-petroleum (E) designated sites:**

**The owner of the property will be required to prepare a scope of work for any sampling and testing needed to determine if contaminations exists and to what extent remediation may be required. The scope of work will include all relevant supporting documentation including site plans and testing locations. This scope of work will be submitted to the NYCDEP 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. 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.**

With the placement of the (E) designations on the above block and lots, no impacts related to hazardous materials are anticipated.

The (E) designations for noise would be placed on four potential development sites. The (E) designations would be mapped on the following parcels:

Potential Site 4	Block 4070, Lot 25
Potential Site 5	Block 4046, Lots 18 & 20
Potential Site 6	Block 4048, Lots 7 & 8
Potential Site 7	Block 4048, Lot 23

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

**In order to ensure an acceptable interior noise environment, future**

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**residential/commercial uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation 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.**

With the placement of the (E) designations for noise on the above block and lots, no impacts related to noise are expected.

In the Negative Declaration issued on June 20, 2005, (E) designations for air quality were proposed on Potential Sites 5, 6, and 7. Based on additional technical analyses, as described in a memorandum to the CEQR project file dated August 5, 2005, the (E) designations for air quality are no longer deemed to be warranted and have therefore been eliminated from the zoning proposal.

**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 June 17, 2005, and the memorandum to the CEQR file dated August 5, 2005, prepared in connection with the ULURP Application (C050482 ZMQ). 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 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 Gwen Sheinfeld at (212) 720-3419.

Robert Dobruskin

Date: 8/5/05

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

Amanda M. Burden

Date: 8/8/05

Amanda M. Burden, AICP, Chair  
City Planning Commission