



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

May 21, 2007

Project Identification

CEQR No. 07DCP075Q
ULURP No. 070472 ZMQ
SEQRA Classification: Type I

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin

Name, Description, and Location of Proposal:

St. Albans – Hollis Rezoning

The New York City Department of City Planning (NYCDCP) proposes to amend the zoning map affecting all or portions of 317 blocks in the southeastern Queens neighborhoods of St. Albans and Hollis in Queens Community District 12. The rezoning area is generally bounded by the Merrick Boulevard to the west and south; Springfield Boulevard and Francis Lewis Boulevard to the east; and 99th Avenue, Farmers Boulevard, and Brinkerhoff Avenue to the north.

The amendments to the Zoning Map are as follows:

- A change from an R3-2 district to an R2 district;
- A change from an R4 district to an R2 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 R3X district;
- A change from an R4 district to an R3X district;
- A change from an R4 district to an R4A district;
- A change from an R3-2 district to an R4B district;
- A change from an R4 district to an R4B district;
- A change from an R4 district to an R4-1 district;
- A change from an R3-2 district to an R5B district;
- A change from an R6B district to an R5D district;
- A change from an R2 district to an R6A district;
- A change from an R3-2 district to an R6A district;
- A change from a C1-2 commercial overlay to a C1-3 commercial overlays including the modification of the depth of an existing overlay on nine blocks;

Block 12635, Lot 4

On the sites receiving (E) designations 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, 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:

Task 1-Sampling Protocol

A. Petroleum

A soil, soil gas, and groundwater testing protocol (including a description of methods), and a site map with all sampling location represented clearly and precisely, must be submitted to the NYCDEP by the fee owner(s) of the lot which is restricted by this (E) designation, for review and approval.

A site map with the sampling locations clearly identified and a testing protocol with a description of methods, for soil, soil gas, and groundwater, must be submitted by the fee owner(s), of the lot which is restricted by the (E) designation, to the NYCDEP for review and approval.

B. Non-Petroleum

The fee owner(s) of the lot restricted by this (E) designation will be required to prepare a scope of work for any sampling and testing needed to determine if contamination exists 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 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.

A scope of work for any sampling and testing to be completed, which will determine the extent of on-site contamination and the required remediation, must be prepared by the fee owner(s) of the lot restricted by this (E) designation. The scope of work will include the following: site plans, sampling locations, and all other relevant supporting documentation. The scope of work must be submitted to the NYCDEP for review and confirmation that an adequate testing protocol (i.e., number of samples collected, appropriate parameters for laboratory analysis) has been

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

To avoid the potential for impacts related to air quality, the proposed rezoning includes (E) designations for air quality on ten potential development sites. Accordingly, (E) designations will be mapped on the following parcels:

- Block 10287, Lots 1, 62, and 82**
- Block 10393, Lots 48, 54, 58, and 60**
- Block 10905, Lots 24 and 33**
- Block 10912, Lots 30 and 35**
- Block 11068, Lots 66, 68, 70, and 115**
- Block 11069, Lots 75 and 83**
- Block 11075, Lot 1, 6, and 55**
- Block 12334, Lot 299 and 300**
- Block 12393, Lots 34, 39, 47, 49, 50, and 52**
- Block 12402, Lots 14, 17, 19, and 21**

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

Block 10287, Lots 62, 82 (Projected Development Site 1)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 160 and 145 feet for Oil No. 4 and No. 2 from the lot line facing Merrick Boulevard, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 10393, Lots 48, 54 (Projected Development Site 2)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 60 and 45 feet for Oil No. 4 and Oil No.2 from the lot line facing Dormans Road, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 10393, Lots 58, 60 (Projected Development Site 3)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 55 and 40 feet for Oil No.4 and Oil No. 2 from the lot line facing 114th Drive, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 10905, Lot 24 (Projected Development Site 6)

Any new residential and/or commercial development on the above-referenced

systems, to avoid any potential significant adverse air quality impacts.

Block 10912, Lot 35 (Potential Development Site 24)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 50 and 30 feet for Oil No.4 and Oil No. 2 from the lot line facing Francis Lewis Boulevard, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11068, Lot 115 (Potential Development Site 30)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 65 and 55 feet for Oil No. 4 and No. 2 from the lot line facing 196th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11069, Lot 83 (Potential Development Site 31)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 55 and 30 feet for Oil No.4 and Oil No. 2 from the lot line facing 198th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11068, Lots 66, 68, 70 (Potential Development Site 32)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 55 feet for Oil No. 4 from the lot line facing 197th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11075, Lot 1 (Potential Development Site 34)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 45 and 30 feet for Oil No. 4 and No.2 from the lot line facing 203rd Street and/or 116th Avenue, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11075, Lot 6 (Potential Development Site 35)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 60 and 45 feet for Oil No.4 and Oil No. 2 from the lot line facing 204th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

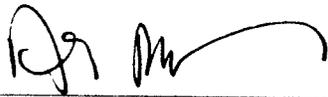
Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Adam Lynn at (212) 720-3493.



James Merani, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: May 18, 2007



Amanda M. Burden, AICP, Chair
City Planning Commission

Date: May 21, 2007

