



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

OFFICE OF THE CHAIR

June 2, 2008

**NEGATIVE DECLARATION**

**Project Identification**

CEQR No. 08DCP074Q  
ULURP Nos. 080457ZMQ  
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:**

Waldheim Rezoning

The Department of City Planning proposes to amend the Zoning Map affecting 44 blocks in the central Queens neighborhood of Waldheim, Queens Community District 7, to change existing R3-2, R4, R6, R7-1, C1-2, and C2-2 zoning districts to R3X, R4-1, R4A, R6A, R7B, and C1-3 where appropriate. The rezoning area is generally bounded to the north by Sanford and Franklin Avenues; to the east by 156<sup>th</sup> Street; to the south by 45<sup>th</sup> Avenue; and to the west by Colden Street and Kissena Boulevard. The rezoning area is immediately southeast of the downtown Flushing commercial core, and adjacent to the Kissena park and East Flushing neighborhoods rezoned by the Department in 2005.

The proposed rezoning and changes to commercial overlays aim to better reflect existing development patterns and ensure that future residential development is consistent with the surrounding neighborhood. Additionally, the proposed rezoning would extend existing medium-density residential districts over one block and two lots in order to provide limited opportunity for new housing units near major corridors.

The Waldheim proposal is comprised of three components:

- **Lower-density Contextual Rezoning:** Rezoning all or portions of 36 blocks from R3-2 to lower-density contextual Zoning Districts (R3X, R4A, R4-1, and R4);
- **Medium-density Contextual Rezoning:** Rezoning of 7 partial blocks from R6 and R7-1 "tower" zones to contextual "streetwall" zoning districts (R6A and R7B). Also rezoning 1 block from R6 to R7-1 and 2 lots from R3-2 to R6A in order to permit moderate growth in housing opportunities in areas best able to support it; and

- **Commercial Overlay Rezoning and Changes to Existing Commercial Overlays:** Rezoning C1-2 commercial overlays to C1-3 and reducing the overlay depth from 150' to 100' on three blockfronts near the intersection of Parsons Boulevard and 45<sup>th</sup> Avenue to bring existing commercial uses into conformance.

These actions are intended to preserve the character of the Waldheim neighborhood; ensure that future development be consistent with existing development patterns; reformulate commercial zoning to be more reflective of existing development patterns; and provide limited opportunities for a new housing development in areas most able to support it.

As a result of the environmental review, (E) designations have been mapped on selected development sites in order to preclude future air quality impacts which could occur as a result of the proposed action.

To avoid any potential impacts associated with air quality, as part of the proposed rezoning, (E) designations for air quality would be placed on the following blocks and lots:

Block 5145, Lot 90

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

**Block 5145, Lot 90 (Projected Development Site 1)**

**Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning (HVAC) stack(s) are located at least 174, 125, and 33 feet for Oil No. 4, Oil No. 2, and Natural Gas from the lot line facing Kissena Boulevard to avoid any potential significant adverse air quality impacts.**

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

**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, have completed its technical review of the Environmental Assessment Statement, dated June 2, 2008, prepared in connection with the ULURP Application (080457ZMQ). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

**Supporting Statement:**

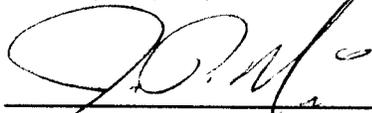
The above determination is based on an environmental assessment which finds that:

1. The (E) designations for air quality would ensure that the proposed action would not result in significant adverse impacts due to air quality
2. No other significant adverse 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.

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 Devesh Doobay at (212) 720-3419.



Date: June 2, 2008

James P. Merani, R.A., Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning



Date: June 2, 2008

Amanda M. Burden, FAICP, Chair  
City Planning Commission

