



CITY ENVIRONMENTAL QUALITY REVIEW

Det. file

E-10

GAIL BENJAMIN, Director, OEI
Department of Environmental Protection
Municipal Building, 1 Centre Street, Room 2420
New York, NY 10007, (212) 669-8110

MARK LONDON, Director, ERD
Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007-1216, (212) 720-3420

January 25, 1988

Mr. Sheldon Lobel
101 Park Avenue
Suite 2504
New York, NY 10178

Re: CEQR No. 87-047
Declaration No. E-10
15th Avenue and 112th Street
Queens

Dear Mr. Lobel:

In accordance with City Environmental Quality Review Procedures, the above project has undergone an environmental review. As you know, the review found that the project would have no significant effect on the quality of the environment upon modification.

We have received your signature on the Revised Conditional Negative Declaration for CEQR No. 87-047, the proposed rezoning of Block 4060 from M2-1 to R4 to facilitate the construction of five three story multiple dwellings with parking, on Lot 19, located at 15th Avenue and 112th Street, Queens, indicating that you are willing to comply with the conditions governing the modification. Therefore, the Declaration is herewith being returned to you, having been signed by the CEQR Directors. Copies are also being distributed to the appropriate persons, as indicated below.

Sincerely,

Gail Benjamin

Gail Benjamin

Mark London

Mark London

GB/ML:mb

cc: Jon Lindsey
Larry Parnes
Paul Bonfilio
Doug Brooks
Judy Wattstein
Thomas Jorling
Carlos Cuevas
Claire Schulman

Sylvia Pereli
Jose Moreno
Lance Michaels
Sylvia Deutsch
Ann Vanino
Barbara Rinaldo
Lynda Spielman
Fred Gross

Jack Collins
Ismail Khan
Jeff Sommer
Harold Nudelman
Jeremy Woodoff
Betty Frick
Regina Colletta



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January 25, 1988

Mr. Sheldon Lobel
101 Park Avenue
Suite 2504
New York, NY 10178

RE: CEQR No. 87-047
Declaration No. E-10
15th Avenue & 112th St., Queens

Dear Mr. Lobel:

Under City Environmental Quality Review, the lead agencies are required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the Departments of Environmental Protection and City Planning, as CEQR co-lead agencies, determined that the proposed action will have no significant effect on the environment upon modification. On October 2, 1987, we sent you the Final Conditional Negative Declaration for the proposed above mentioned project. That Declaration, however, omitted a supporting statement relating specifically to the rezoning action on the site.

Enclosed is the Revised Conditional Negative Declaration for CEQR No. 87-047, the proposed rezoning of Block 4060 from M2-J to R4 to facilitate the construction of five three-story multiple dwellings with parking, on Lot 19, located at 15th Avenue and 112th Street, Queens including the conditions under which there will be no significant effect. Provided that you are willing to comply with the conditions, you should sign the Declaration in the space provided on the reverse side and return it to this office. It will then be signed by the CEQR directors and distributed to the appropriate authorities.

Sincerely

Gail Benjamin
Gail Benjamin

Mark London
Mark London

GB/ML:mb

cc: Jose Moreno
Sylvia Pereli

Doug Brooks
Paul Bonfilio



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REVISED CONDITIONAL NEGATIVE DECLARATION

Declaration No. E-10

Proposal No. 87-047

ULURP No. 870163ZMQ

DATE: January 25, 1988

Name, Description and Location of Proposal:

Rezoning of Block 4060 from M2-1 to R4 to facilitate the construction of five three-story multiple dwellings with parking on Lot 19. The project is located at 15th Avenue and 112th Street, Queens.

STATEMENT OF NO SIGNIFICANT EFFECT UPON MODIFICATION:

The Departments of City Planning and Environmental Protection as CEQR Lead Agencies have determined that the proposed action will have no significant effect on the human environment once modified in the following areas:

Residential units must include a minimum of 35 dB(A) window-wall attenuation and alternate means of ventilation. Alternate means of ventilation includes but is not limited to:

- a. provision for central air conditioning
- b. provision for air conditioning sleeves for use with an air conditioner or HUD approved fan

SUPPORTING STATEMENTS:

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

- 1.a. The above condition is based on field measurements taken by the Division of Noise Abatement which found conditions at the site to be "Marginally Unacceptable" due to aircraft noise. The condition is necessary to provide an acceptable indoor noise environment.
- b. These requirements will be set further on Lots 19, 27, 29, 34 of Block 4060 by an E-10 designation on the appropriate zoning map in the New York City Zoning Resolution.
2. The project as proposed will not result in significant adverse impacts on the air quality of the existing environment.

It is fully agreed and understood that if the foregoing conditions, modifications and alterations are not fully incorporated into the proposed action that 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.

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

Vincent L. Perraro, Attorney 1-25-88
(Signature of Applicant or Authorized Representative) (Date)

VINCENT L. PERRARO,
Name of Applicant or Authorized Representative

Gail Benjamin
Gail Benjamin, Director, OEI

Mark London
Mark London, Director, ERM