



CITY ENVIRONMENTAL QUALITY REVIEW

E-12

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

June 2, 1988

Mr. Paul Ketterer
Housing Futures Inc.
445 Fifth Avenue
New York, New York 10116

RE: CEQR Declaration E-12
CEQR No. 87-269Q
ULURP No. 870746ZMQ

Dear Mr. Ketterer:

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 the required signature on the Conditional Negative Declaration for CEQR No. 87-269Q, proposed rezoning from C7, and R5 with C1-2 overlay along the westerly side of Beach 98th Street to R6 (residential) at the area bounded by Shorefront Parkway, Beach 97th Street, Rockaway freeway and Beach 99th 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,

Mark London

Gail Benjamin

JC:gm

- | | | |
|--------------------|------------------|-----------------|
| cc: Sylvia Deutsch | Jonathan Lindsey | Larry Parnes |
| Bob Mazzucco | Eric Kober | Jed Candreva |
| Lance Michaels | Holly Haff | Claire Shulman |
| Judith Ross | Doug Brooks | Jeff Sommer |
| Harold Nudelman | Judy Wattstein | John DiMartino |
| Martin Engelhardt | Betsy Adamson | Jeremy Woodoff |
| Linda Stuurman | Sheila Metcalf | Rita Barrish |
| Irene Fanos | Thomas Jorling | Barbara Rinaldi |
| Betty Frick | Carlos Cuevas | Sallejane Seif |
| Elaine J. Castas | Fred Gross | |



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REVISED CONDITIONAL NEGATIVE DECLARATION

Proposal No. 87-269Q

Date Sent: May 31, 1988

Name, Description and Location of Proposal:

Shore Horizons: The proposed rezoning from C7, and R5 with C1-2 overlay along westerly side of Beach 98th Street to R6 (residential) of the area bounded by shorefront parkway, Beach 97th Street, Rockaway Freeway and Beach 99th Street in Queens on Blocks 16170/all Lots; Block 16171/all Lots; Block 16153/all Lots; Block 16154/all Lots.

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 quality of the human environment once modified in the following areas:

1. Any residential development must include a minimum of 35dB(A) window/wall attenuation so that with windows closed the internal noise level does not exceed 45dB(A). An alternate means of ventilation is therefore required. Alternate means of ventilation include, but are not limited to:
 - a. provision of central air conditioning
 - b. provision of air conditioner sleeves containing air conditioners or HUD-approved fans.

The above methods of ventilation should conform to sub-article 1206 of the NYC Building Code, Standards of Mechanical Ventilation.

SUPPORTING STATEMENTS:

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

1. The above condition is necessary to ensure an acceptable indoor noise environment.

2. The above requirements will be indicated by an "E" designation on the appropriate zoning map within the zoning resolution, (Blocks 16170/all Lots; Block 16171/all Lots; Block 16153/all Lots; Block 16154/all Lots.)
3. The action as proposed will not result in a significant adverse impact to the air quality of the existing environment.
4. The action as proposed will not result in a significant adverse impact to the infrastructure of the existing environment. However, the applicant should be aware that:
 - a. there are 10-inch sanitary sewers available to service connections to the site on Beach 97th, 98th, and 99th Streets; and
 - b. there are no storm sewers in the vicinity and is required to comply with Local Law 7/74 with respect to storm water disposal.
5. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

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, modification and alterations to the proposed action.



(Signature of Applicant or Authorized Representative)

6/2/88
(Date)

PAUL A KETTERER
Name of Applicant or Authorized Representative

Betsy Adamson for
Gail Benjamin

Mark London
Mark London