



E-19

CITY ENVIRONMENTAL QUALITY REVIEW

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 6, 1989

Mr. David Vandor
Vandor & Vandor
134 Charles Street
New York, New York 10014

Re: CEQR No. 88-120Q
Flagship Plaza

Dear Mr. Vandor:

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, have determined that the proposed action will not have significant effect on the environment.

Enclosed is the Revised Negative Declaration for CEQR No. 88-120Q, the proposed rezoning of Block 9648 in Queens, from R/5C1-2 to C6-1A, to facilitate the development of an 11-story office building with ground floor retail space at 138-30/40 Queens Boulevard, including supporting statements for the finding that the project will not have any significant effect.

This revised Negative Declaration supercedes the Negative Declaration issued July 26, 1988. This Revised Negative Declaration now reflects the entire rezoning area, as well as the proposed office building it will facilitate.

Sincerely,

Mark London

Gail Benjamin

RS:cb

cc: Sylvia Deutsch
Jonathan Lindsey
Larry Parnes
Marilyn Pfeifer
Eric Kober
Judy Wattstein
Rebecca Smith
Anabelle Glasser
Fred Gross

Doug Brooks
Ismail Khan
Lance Michaels
Jeff Sommer
Harold Nudelman
John DiMartino
Martin Engelhardt
Albert Daly

Ed Wagner
Betsy Adamson
Jeremy Woodoff
Thomas Jorling
Barbara Rinaldi
Betty Frick
Carlos Cuevas
Claire Schulman



CITY ENVIRONMENTAL QUALITY REVIEW

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

NEGATIVE DECLARATION

Proposal No. 88-1200
ULURP No. 880429 ZMQ

Date Sent January 6, 1989

Name Description and Location of Proposal:

The proposed rezoning of Block 9648 in Queen, from R5/C1-2 to C6-1A, to facilitate the development of an 11-story office building with ground floor retail space and below-grade parking garage for 97 cars, at 138-30/40 Queens Boulevard, in Queens (Block 9648, All Lots).

STATEMENT OF NO SIGNIFICANT EFFECT:

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.

SUPPORTING STATEMENT:

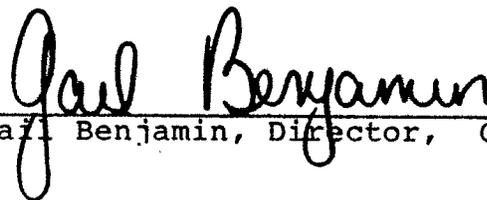
The above determination is based on an environmental assessment which finds that:

1. The project, as proposed, will not have a significant adverse impact on neighborhood character in the existing environment.
2. The project, as proposed, will not have a significant adverse impact on the air quality of the existing environment.
3. The new zoning map shall include an "E" designation for Block 9648, Lot 11, with the following condition:
 - o Future development at that location must include a minimum of 30 d.B (A) window-wall attenuation and alternate means of ventilation. Alternate means of ventilation includes, but is not limited to the following

- a) provision of central air conditioning;
 - b) provision for air conditioning sleeves for use with an air conditioner or HUD-approved fans.
- ° All air intake/exhaust openings must be directed away from adjacent residential uses, and toward Queens Blvd.
 - ° All equipment and operations must conform do all applicable provision of the NYC Noise Control Code.
4. The proposed action will not result in a significant adverse impact to the equipment or facilities regulated and operated by DEP's Bureau of Waste Water Treatment.
 5. No other significant adverse impacts which would require an Environmental Impact Statement, are foreseeable.



Mark London, Director, ERM



Gail Benjamin, Director, OEI