

E-93



The City of New York

# CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
59-17 Junction Boulevard, 11th Floor  
Elmhurst, NY 11373-5107  
(718) 595-4409

DEPARTMENT OF CITY PLANNING  
22 Reade Street, Room 4-E  
New York, NY 10007-1216  
(212) 720-3420

Vincent L. Petraro, Attorney  
Sheldon Lobel & Associates  
101 Park Avenue - Suite 2500  
New York, NY 10178

Re: CEQR No. 91-152Q  
ULURP No. 910331 MMQ  
ULURP No. 910332 ZMQ  
Lindenwood Commons

Dear Mr. Petraro:

Under Environmental Quality Review, it is required that if the lead agencies determine that a proposed action may have a significant effect on the environment, they shall issue a Positive Declaration and request the applicant to prepare a Draft Environmental Impact Statement.

Based on preliminary review, the above action has been found to fall within this category. Accordingly, enclosed is the Positive Declaration for CEQR No. 91-152Q, Lindenwood Commons, the proposed demapping of 79th Street between Linden Boulevard and South Conduit Avenue, and Dumont Avenue between Sapphire Street/78th Street and South Conduit Avenue, and the proposed rezoning of the area bounded by Linden Boulevard, Sapphire Street/78th Street, and South Conduit Avenue (Block 11358 - entire, Block 11359 - entire, Block 11376 - entire, and Block 11377 - entire) from R4 to R4 with a C2-2 overlay to facilitate the construction of an area shopping center in Community Board 10, Queens, and the reasons for its issuance.

Sincerely,

Annette M. Barbaccia  
Director  
Environmental Assessment &  
Review Division  
Department of City Planning

Joseph W. Ketas  
Assistant Commissioner  
Department of  
Environmental Protection



Vincent L. Petraro, Attorney  
CEQR No. 91-152Q  
Positive Declaration  
Page 2

c: Richard Schaffer  
City Planning Commissioners  
Thomas Jorling  
Claire Shulman  
Suzanne Beilenson  
Gail Benjamin  
Elizabeth Braton  
Doug Brooks  
Marjorie Bryant  
Luann Codispoti  
Henry Colon  
Carlos Cuevas  
Robert Dobruskin  
Magdi Farag  
Martin Englehardt  
Fred Gross  
Anne Grossberg  
Chris Haas  
Ed Helenius  
Ismail Khan

Eric Kober  
Marilyn Mammano  
Lance Michaels  
Marilyn Pfeifer  
Larry Parnes  
Barbara Rinaldi  
Gina Santucci  
William Valletta  
Ed Wagner



The City of New York

# CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
59-17 Junction Boulevard, 11th Floor  
Elmhurst, NY 11373-5107  
(718) 595-4409

DEPARTMENT OF CITY PLANNING  
22 Reade Street, Room 4-E  
New York, NY 10007-1216  
(212) 720-3420

## POSITIVE DECLARATION

Proposal No. 91-152Q

Date Sent: \_\_\_\_\_

### Name, Description and Location of Proposal:

Lindenwood Commons: The proposed actions would demap 79th Street between Linden Boulevard and South Conduit Avenue, and Dumont Avenue between Sapphire Street/78th Street and South Conduit Avenue, and rezone the area bounded by Linden Boulevard, Sapphire Street/78th Street, and South Conduit Avenue (Block 11358 - entire, Block 11359 - entire, Block 11376 - entire, and Block 11377 - entire) from R4 to R4 with a C2-2 overlay to facilitate the construction of Lindenwood Commons, an area shopping center, in Community Board 10, Queens.

### STATEMENT OF SIGNIFICANT EFFECT:

1. The proposed actions have the potential to create significant land use impacts in neighboring commercial areas.
2. The proposed actions have the potential to create significant traffic and transportation impacts.
3. The proposed actions have the potential to create significant mobile source air quality impacts.
4. Further review of the proposed actions may disclose other potentially significant environmental impacts unforeseen at this time.

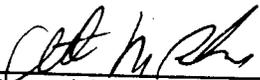
### SUPPORTING STATEMENT:

1. Statement #1 above is based on a preliminary review of the potential of the proposed actions to result in significant retail vacancies in competing shopping areas.
2. Statement #2 above is based on a preliminary review of the traffic study submitted for the proposed actions.



Positive Declaration  
CEQR No. 91-152Q  
Page 2

3. Statement #3 above is supported by the increased number of project-generated vehicular trips, which may result in significant increases in carbon monoxide concentrations.

  
\_\_\_\_\_  
Annette M. Barbaccia  
Director  
Environmental Assessment &  
Review Division

\_\_\_\_\_  
Joseph W. Ketas  
Assistant Commissioner  
Department of  
Environmental Protection