



E-67

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

Joseph B. Rose, *Director*
Department of City Planning

MEMORANDUM

TO: Members of the City Planning Commission

FROM: Jeremiah H. Candreva *JHC*
David Zagor

DATE: January 20, 1995

RE: East Elmhurst Care Center
(CEQR No. 94DCP032Q)

The Environmental Assessment and Review Division has reviewed the Environmental Assessment Statement for the above-referenced CEQR application. Based on our review, pursuant to the City's Environmental Quality Review process and 6 NYCRR 617 we have come to the conclusion that the proposed action will not have a significant effect on the quality of the environment.

Attached are copies of the Environmental Assessment Statement and the Negative Declaration.

JHC/dz/cn

attachment

c: Lance Michaels





CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

DCP CEQR No. 94DCP0320
ULURP No's 950080ZMO, 950081ZSO

Date: 7/10/95

Name, Description and Location of Proposal: East Elmhurst Care Center, Zoning Map Amendment and Special Permit.

The proposed action includes a zoning map amendment on Block 1632 from R3-2 to R6 and a Special Permit Application pursuant to Section 74-902 affecting Lots 9, 23 and 28 located at 100-30 Ditmars Blvd., Queens. The proposed action would facilitate the construction of a six story two hundred forty bed nursing home. To protect future residents from high ambient noise levels in the vicinity of the project, the proposed Zoning Map Amendment for Block 1632 includes an E designation for noise. In order to ensure an acceptable interior noise environment, a closed window condition with a minimum of 30 dB(A) window/wall attenuation must be provided in order to maintain an interior noise level of 45 dB(A) for the worst-case hour (L10). In order to maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes but is not limited to central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

STATEMENT OF NO SIGNIFICANT EFFECT

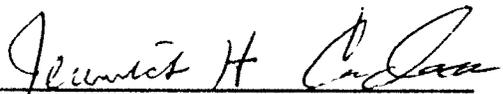
The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement. The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

SUPPORTING STATEMENT:

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

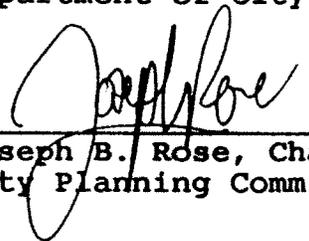
1. No other significant effects upon the environment which

would require an Environmental Impact Statement are
foreseeable.



Jeremiah H. Candrea, Director
Environmental Assessment
and Review Division
Department of City Planning

Date: January 23, 1995



Joseph B. Rose, Chairman
City Planning Commission

Date: 7/10/95

cc: David Zagor