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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

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

November 29, 1995

Mr. Fred Becker
122 East 42nd St.
Suite 2100
New York, N.Y. 10168

RE: DCP CEQR No. 95DCP004Q
ULURP Nos. 950096MMQ
950097ZMQ

Dear Mr. Becker:

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action will not have significant effect on the environment.

Enclosed is the Negative Declaration for DCP CEQR No. 95DCP004Q, the proposed: 1) demapping of the unbuilt portion of 65th Rd. between Austin St. and LOT 14, BLOCK 3104 and, 2) rezoning of the portion of the demapped bed of 65th Rd., the adjacent lot and a portion of lot 14 from C8-1 to R7-1 in Community District # 6, Queens.

Sincerely,

Jeremiah H. Candreva, Director
Environmental Assessment & Review Division
Department of City Planning

enclosure

c: Claire Shulman
Melanie Meyers
Anthony Atlas
John Cryan
Danny Coleman
Fred Gross
Lance Michaels
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Phil Sperling
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CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

DCP CEQR No. 95DCP004Q
ULURP Nos. 950096MMQ
950097ZMQ

Name, Description and Location of Proposal: **65th Road Demapping**: The proposed: 1) demapping of the unbuilt portion of 65th Rd. between Austin St. and the LIRR right-of-way and, 2) rezoning of the portion of the demapped bed of 65th Rd., the adjacent lot and a portion of lot 14 from C8-1 to R7-1 in Community District # 6, Queens. The proposed action would establish a zoning designation consistent with existing residential development.

In addition the zoning map amendment would include the following "E" designation for noise.

To protect future residents from high noise levels coming from the LIRR tracks and to avoid the potential for noise impacts, the proposed zoning map amendment incorporates "E" designations for noise. Field measurements taken as part of the environmental review indicate that current noise levels are "Marginally Unacceptable" at the entire site being demapped/rezoned.

The "E" designation would require future development to provide minimum 35 dB(A) window/wall attenuation for all units facing the railroad tracks so that with windows closed the internal noise level does not exceed 45 dB(A). For the remaining dwelling units the applicant must provide a minumum of 30 dB(A) window wall attenuation so that with windows closed, the internal noise level does not exceed 45 dB(A). In order to maintain closed window condition an alternate means of ventilation must 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.

DEMAPPING: Bed of 65th Rd. Blk. 3104, between Lot 86 and Lot 83 and from Austin St. to Lot 14 (former LIRR right-of-way now part of Blk 3104)
REZONING: BLOCK 3104; LOT 86, p/o 14(adjoining 86), western portion of bed of 65th Rd.

STATEMENT OF NO SIGNIFICANT EFFECT:

The Environmental Assessment and Review Division of the

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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.

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SUPPORTING STATEMENTS:

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

1. No other significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.

Date: 9-13-95

Jeremiah H. Candreva, Director
Environmental Assessment & Review Division
Department of City Planning

Date: 11-27-95

Joseph B. Rose, Chairman
City Planning Commission