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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

Sheldon Lobel
Vincent Petraro
9 East 40th St.
14th Floor
New York, N.Y. 10016-0402

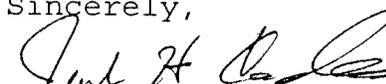
RE: DCP CEQR No. 95DCP009Q
ULURP No. 950137ZMQ
Austin St. Rezoning
Queens

Dear Mr. Petraro:

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. 95DCP009Q, the proposed zoning map amendment to rezone five lots on the south side of Austin St. from C8-1 to R7-A between 65th Rd. and 67th Rd. in Community District # 6, Queens.

Sincerely,


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

enclosure

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CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

DCP CEQR No. 95DCP0090
ULURP No. 950137ZMQ

Name, Description and Location of Proposal: **Austin St. Rezoning:**
The proposed zoning map amendment to rezone five lots on the south side of Austin St. from C8-1 to R7-A between 65th Rd. and 67th Rd. in Community District # 6, Queens. The proposed action would establish a zoning designation consistent with existing residential development. The area to be rezoned includes the following Blocks and Lots:

Blk. 3155, Lot 19;
Blk. 3104, Lots 90, 97, 101, 108 and the portion of lot 14 immediately behind lot 90.

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 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 minimum 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.

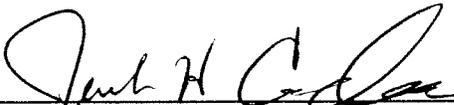
STATEMENT OF NO SIGNIFICANT EFFECT:

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 STATEMENTS:

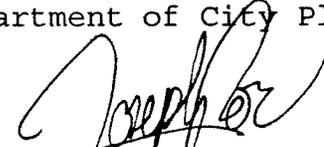
The above determination is based on a environmental assessment which finds that:

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



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

Date: 9-13-95



Joseph B. Rose, Chairman
City Planning Commission

Date: 11-27-95