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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

MEMORANDUM

TO: Members of the City Planning Commission

FROM: Jeremiah H. Candreva JHC

DATE: March 27, 1995

RE: Briarwood Contextual Rezoning
CEQR No. 95DCP037Q
ULURP No. 950297ZMQ

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 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 Negative Declaration for CEQR No. 95DCP037Q. Included in this declaration are supporting statements for the finding that the proposed action will not have a significant effect.

Enclosure

c: Joseph B. Rose
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CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

CEQR No. 95DCP037Q
ULURP No. 950297ZMQ

NAME, DESCRIPTION, AND LOCATION OF PROPOSAL

Briarwood Contextual Rezoning: The Department of City Planning is proposing a zoning map amendment ("the proposed action") that would rezone portions of the Briarwood area in Community District #8, Queens. The Briarwood area is generally bounded by Grand Central Parkway to the north, Parsons Boulevard to the east, Hillside Avenue to the south, and the Van Wyck Expressway to the west. The proposed action would amend Section No. 14a, 14b, 14c, and 14d of the Zoning Map: (1) changing portions of the Briarwood area from R6, R5, R4, C1-2, C2-2, and C8-1 districts to R6, R6A, R6B, R4-1, R3A, R3-1, C1-4, C2-4, and C4-3A districts, and (2) modifying residential and commercial district boundaries to reflect the as-built conditions of the neighborhood. The proposed zoning changes are intended to preserve the character of the existing residential community in Briarwood, while providing opportunities for appropriate residential and commercial development.

The proposed action includes an E designation for noise on Block 9644, Lot 21; the E designation is necessary to avoid the potential for significant noise impacts on this site. The text of the E designation is as follows:

> **In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 30 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A) for the worst case hour (L_{10}). 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.**

For analysis purposes, the Briarwood area has been divided into nine sub-areas. The proposed action would rezone parcels in Sub-areas #2 through #9; no zoning changes are proposed for Sub-area #1. Sub-area #2 would be changed from an R4 district to an R3-1 district. Sub-area #2 consists of the two blocks bounded by Hoover Avenue to the north, Main Street to the east, 82nd Drive to the south, and 138th Street to the west. In Sub-area #3, bounded by

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Grand Central Parkway to the north, Parsons Boulevard to the east, Hillside Avenue to the south, and a line 100 feet to the west of Parsons Boulevard, the following changes are proposed: (1) the existing C1-2 commercial overlay district mapped within an R4 district would be changed to a C1-4 overlay district; (2) the existing C2-2 commercial overlay district mapped within an R5 district would be changed to a C2-4 overlay district; (3) the depths of the commercial overlay districts would be reduced from 150 feet to 100 feet; and (4) a C1-4 district would be mapped to a depth of 100 feet in an R4 district which currently does not have a commercial overlay designation.

In Sub-area #4, R4 and R5 districts would be changed to an R3A district; 19 full tax blocks and 15 partial tax blocks would be rezoned. In Sub-area #5, R4, R5, and R6 districts would be changed to an R4-1 district; six full tax blocks and six partial tax blocks would be rezoned. In Sub-area #6, R4, R5, and R6 districts would be changed to an R6A district. In addition, an R5 general residence district with a C1-2 commercial overlay would be changed to an R6A general residence district with a C1-4 commercial overlay. These changes would affect 18 full blocks and four partial blocks.

In Sub-area #7, two full blocks would be rezoned from a C8-1 district to an R6B district with a C1-4 commercial overlay district. In Sub-area #8, one full block would be rezoned from a C8-1 district to a C4-3A district, including an E designation for noise on Block 9644, Lot 21. In Sub-area #9, two partial blocks would be rezoned from an R5 district with a C2-2 commercial overlay to an R6 district with a C2-4 commercial overlay.

Blocks and lots to be rezoned:

Sub-area #2: Block 9670, all lots; Block 9720, all lots.

Sub-area #3: Block 6717, Lots 102, 103, 104, 105; Block 6718, Lots 158-166, 266; Block 9727, Lots 34, 35, 37, 38, 41, 46; Block 9746, Lots 1, 11, 24; Block 97511, 7, 12, 14, 27; Block 9706, Lots 40, 42, 44, 58, 61; Block 9707, Lot 45.

Sub-area #4: Block 9705, all lots; Block 9725, all lots; Block 9726, all lots; Blocks 9729-9734, all lots; Block 9737, all lots; Blocks 9740-9742, all lots; Block 9744, all lots; Block 9745, all lots; Block 9747, all lots; Block 9748, all lots; Block 9750, all lots; Block 9752, all lots; Block 9702, lots 10, 12, 13, 14, 16, 17, 19, 20, 22, 24, 25, 27, 28, 30, 31, 33, 34, 36, 38, 39, 41, 42; Block 9703, all lots except: 1, 3, 4, 5, 7, 8, 9, 10; Block 9704, lots 1, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 28, 29, 31; Block 9706, lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 36, 38, 40; Block 9707, all lots except: 41, 42, 48;

Block 9715, lots 171, 173, 174, 275, 276, 277, 178, 179, 181, 182, 183, 185, 187, 188, 190, 192, 193, 196, 197, 198, 200, 201; Block 9716, lots 152, 154, 156, 158, 160, 162, 164, 165, 167, 169, 171, 173, 175, 177, 180, 82, 184, 185, 194, 196, 17, 199, 199, 201, 203, 205, 206, 208, 209, 21, 212, 213; Block 9727, all lots except: 34, 35, 37, 38, 41, 46; Block 9728, all lots except: 31, 33, 34, 35, 36, 38; Block 9735, lots 1, 3, 5, 48, 49, 50, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80; Block 9736, lots 120, 122, 124, 126, 127, 128, 130, 132, 134, 136, 138, 139, 140, 239; Block 9746, lots 11, 15, 16, 18, 20, 22; Block 9749, lot 36; Block 9751, lots 12, 14, 17, 27.

Sub-area #5: Block 9699, all lots; Block 9700, all lots; Block 9708, all lots; Block 9709, all lots; Block 9722, all lots; Block 9724, all lots; Block 9688, lots 17, 27; Block 9701, all lots except: 31, 33, 34, 35, 36, 37, 38, 39, 40; Block 9702, lots 1, 9, 10; Block 9703, lots 1, 3, 4, 5, 7, 8, 9, 10; Block 9710, lots 2, 94; Block 9723, lots 15, 17, 19, 20, 21, 23, 26, 29, 30, 32, 34, 36, 38, 40, 131, 150.

Sub-area #6: Block 6636, all lots; Block 9649, all lots; Block 9651, all lots; Block 9660, all lots; Block 9663, all lots; Block 9664, all lots; Blocks 9665-9668, all lots; Block 9669, all lots; Block 9711, all lots; Block 9712, all lots; Block 9718, all lots; Block 9719, all lots; Block 9738, all lots; Block 9710, lots 2, 15-24, 124, 25-37, 94; Block 9715, lots 102, 108, 110-135, 144, 146, 161-165, 167, 169, 171, 203, 205, 207-210, 212, 214, 220, 228; Block 9716, lots 102, 112, 114, 116, 118, 120, 122, 124, 126, 149, 151, 152; Block 9736, lots 120, 122, 124, 126, 127, 128, 130, 132, 134, 136, 138, 139, 239, 140.

Sub-area #7: Block 9645, all lots; Block 9646, all lots.

Sub-area #8: Block 9644, all lots.

Sub-area #9: Block 9702, lots 55-57, 62, 64, 67, 70, 73, 76; Block 9704, lots 43, 44, 48-53, 153, 54-57, 59, 60, 62, 63.

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 an environment 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 and Review Division
Department of City Planning

3/24/95
Date

Joseph B. Rose, Chairman
City Planning Commission

3/27/95
Date