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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
ENVIRONMENTAL ASSESSMENT AND REVIEW

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

May 24, 1995

Mr. Dennis Ferris, Director
Queens Office, Department of
City Planning
29-27 41st Avenue
6th Floor
Long Island City, New York 11101

RE: DCP CEQR No. 95DCP045Q

Dear Mr. Ferris:

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. 95DCP045Q, the Long Island City Rezoning Proposal, Community Boards 1 and 2, Queens, including supporting statements for the finding that the project will not have a significant effect.

Sincerely,

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

JHC/pv

enclosure

c: Joseph B. Rose
City Planning Commission
Annette M. Barbacia
Claire Shulman
Gail Benjamin
Melanie Meyers
Phil Sperling
Peter Valiente
Penny Lee
John Ferguson

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Queens CB# 1 Chairperson
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Queens CB# 2 District Manager
Robert Dobruskin
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CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

DCP CEQR No. 95DCP045Q
ULURP Nos. N950402ZRQ
950403ZMQ
N950404ZRQ

Name, Description and Location of Proposal: Long Island City Rezoning Proposal, Community Boards 1 and 2, Long Island City Queens. The proposal consists of three actions: (1) a zoning map amendment (ULURP No. 950403 ZMQ) which would rezone approximately 175 blocks in Long Island City, Queens; (2) a zoning text amendment (ULURP No. N950402 ZRQ) which would modify the provisions and boundaries of the Special Hunters Point Mixed Use District; and (3) a zoning text amendment (ULURP No. N950404 ZRQ) which would modify parking regulations in Article I Chapter 3 and related sections. In addition, the zoning map amendment will include "E" designations for noise on 10 sites where mixed residential and commercial development could occur as a result of the proposed action. The "E" designations are needed to avoid the potential for significant adverse noise impacts at these locations. The "E" designation locations and requirements are as follows:

An "E" designation requiring window/wall attenuation and alternate means of ventilation have been incorporated into the proposed zoning map change to avoid the potential for significant impacts and to insure that interior noise levels are at or below 45 dB(A). The "E" designations would be placed on the Zoning Map and would be binding on all future development on the affected blocks and lots.

The proposed zoning map change includes the following "E" designation for Block 32, Lot 1, Block 34, Lot 1, and Block 42, Lot 20:

In order to ensure an acceptable interior noise environment, the sponsor must provide a closed window condition with a minimum of 35 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.

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The proposed zoning map change includes the following "E" designation for Block 56, Lot 51, Block 52, Lots 28, 44, and 45, and Block 78, Lots 41, 48, 50, and 54:

In order to ensure an acceptable interior noise environment, the sponsor 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.

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.

Robert Debuskin for

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

Date: 5-18-95

Joseph B. Rose
Joseph B. Rose, Chairman
City Planning Commission

Date: 5-22-95