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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

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

To: Dennis Ferris

From: Jeremiah Candreva

**Re: CEQR No. 96DCP063Q - Negative Declaration; Skyline II Rezoning**

DATE: June 18, 1996

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

Enclosed is the Negative Declaration for CEQR No. 96DCP063Q. The Department of City Planning (DCP) is proposing the rezoning of an area in College Point, Queens from M1-1 to C3. DCP identified a 2.5-acre privately-owned property on the College Point waterfront ("Skyline II") as a potential redevelopment site in the NYC Comprehensive Waterfront Plan and the application to rezone the property reflects the Department's recommendations. The proposal would encourage development that is compatible with the adjacent residential district and the water's edge.

A portion of city-owned property, west of the site and completely underwater, will also be affected by the proposal, since the proposed C3 zoning district boundary will extend to the pierhead line.

The proposed rezoning includes an "E" designation for noise on Block 4223, Lot 21 and Block 4222, portion of Lot 5 as follows:

"E" Designation - Noise
In order to provide an acceptable interior noise environment, future residential development must provide a minimum of 30dB(A) window-wall attenuation so that with the windows closed, the internal noise level does not exceed 45dB(A). An alternative means of ventilation is therefore required. Alternate means of ventilation include, but are not limited to, the following:

a. provision of central air conditioning
b. provision of air conditioning sleeves containing air conditioners or HUD approved fans.

Jeremiah H. Candreva, *Director*
Robert Dobruskin, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495

The above methods of ventilation must conform to sub-article 1206 of the NYC Building Code, Standards of Mechanical Ventilation.

This declaration includes a supporting statement finding that the project will have not have significant effect on the quality of the environment.

c:

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| Hon. Claire Shulman | Annette Barbaccia | Pat Bussey |
| Gail Benjamin | Melanie Meyers | Susan Wong |
| Lance Michaels | Larry Parnes | Grace Wong |
| Esther Ginsberg | Deborah Carney | Queens CB 7 - District Manager |
| Michael D. Zagata | Phil Sperling | Queens CB 7 - Chairperson |
| Wilbur Woods | Marilyn Mammano | Environ. Notice Bulletin |
| Robert Dobruskin | Richard Jacobs | |

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE DIRECTOR

# NEGATIVE DECLARATION

CEQR No.: 96DCP063Q
ULURP No.: 960619ZMQ

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Name, Description and Location of Proposal:

Skyline II Rezoning:
The Department of City Planning (DCP) is proposing the rezoning of an area in College Point, Queens from M1-1 to C3. DCP identified a 2.5-acre privately-owned property (Block 4223, Lot 21) on the College Point waterfront ("Skyline II") as a potential redevelopment site in the NYC Comprehensive Waterfront Plan and the application to rezone the property reflects the Department's recommendations. The proposal would encourage development that is compatible with the adjacent residential district and the water's edge.

A city-owned property (Block 4222, portion of Lot 5), west of the site and completely underwater, will also be affected by the proposal, since the proposed C3 zoning district boundary will extend to the pierhead line.

The proposed rezoning includes an "E" designation for noise on Block 4223, Lot 21 and Block 4222, portion of Lot 5 as follows:

"E" Designation - Noise
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a. provision of central air conditioning
b. provision of air conditioning sleeves containing air conditioners or HUD approved fans.

The above methods of ventilation must conform to sub-article 1206 of the NYC Building Code, Standards of Mechanical Ventilation.

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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 pursuant to the City's Environmental Quality Review (CEQR) process and 6 NYCRR 617. The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Joseph B. Rose, *Director* (212) 720-3200
22 Reade Street, New York, N.Y. 10007-1216
FAX (212) 720-3219

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.

The CEQR lead agency has prepared the Negative Declaration in accordance with Article 8 of the Environmental Conservation Law 6 NYCRR Part 617.

Project Identification
CEQR No.: 96DCP063Q
ULURP No.: 960619ZMQ
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
22 Reade Street
New York, N. Y. 10007

Should you have any questions pertaining to this Negative Declaration, you may contact Richard Jacobs at (212) 720-3429.

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

Date: 6/11/96

Joseph B. Rose, Chairman
City Planning Commission

Date: 6/17/96