

Project Name: 25-01 Queens Plaza North Authorization
CEQR # 22DCP110Q
SEQRA Classification: Unlisted

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NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The proposed actions are a Zoning Authorization pursuant to ZR Section 66-51 (additional floor area for mass transit improvements) and a CPC Chair Certification pursuant to ZR Section 66-21 (certification for transit volumes) (the proposed actions) affecting block 415, Lot 4 in the Long Island City neighborhood of Queens Community District 1. The project site is in the Queens Plaza Subdistrict of the Special Long Island City Mixed Use District in an M1-5/R9 zoning district and across Queens Plaza North and State Route 25 from the subway approach to the Queensboro Bridge. The pedestrian bridge across Queens Plaza was first constructed circa 1929 with a staircase from Queens Plaza North within the bed of the mapped street. The pedestrian bridge was extended to the Project Site around 1939, when the two-story building on the Project Site was constructed. The subway stairs were moved into the building around this time and an easement was established within the building for the subway staircase. In 1961, the original pedestrian bridge was replaced with the current pedestrian bridge. The staircase in the building was closed when a temporary MTA staircase to the pedestrian bridge was opened in April 2022. The proposed actions would facilitate the development of a new 26-story building containing approximately 7,405 gsf of ground-floor commercial space, and approximately 417 dwelling units, of which approximately 124 would be affordable through the 421-a program. The existing MTA easement would be removed, and a new, larger MTA easement would be established within the project site. The transit easement would enable improved vertical circulation – including a wider staircase and an elevator – from the street level to the Queensboro Plaza station's pedestrian bridge. The introduction of a new mixed-use residential and commercial building would be consistent with recent development trends in the surrounding area. The proposed actions would use the floor area bonus to generate additional dwelling units, including affordable units, in exchange for transit improvements, supporting the goals of Housing New York 2.0. As such, the proposed actions would not result in significant adverse impacts to land use, zoning, and public policy, and further analysis is not warranted.


Shadows

The EAS includes a detailed analysis of shadows. The analysis concludes that incremental shadows from the development facilitated by the proposed actions would be cast on two sunlight-sensitive resources: Queensboro Bridge Greenway (on the June analysis day) and the Queensboro Bridge Approach Pedestrian and Bike Lane (on the May and June analysis days). Incremental shadow would be cast on the greenway on the May analysis day for 43 minutes from 8:29am to 9:12am, falling on vegetation and the bike lane. The incremental shadow on the greenway during the June analysis day would have a nominal effect on the enjoyment and usability of the greenway, which is predominately used for transportation purposes. Incremental shadow on the Queensboro Bridge Approach Pedestrian and Bike Lane would occur for 1 hour and 5 minutes, beginning at 9:00am, on the May analysis day and for 1 hour and 20 minutes, beginning at 8:29am, on the June analysis day. On both analysis days, the incremental shadow would occur in the early morning and would not affect the usability of the resource, nor the growth of vegetation. No other sunlight-sensitive resources would be affected by shadows generated by the proposed actions. As such, the proposed actions would not result in any significant adverse shadows impacts, and no further analysis is warranted.

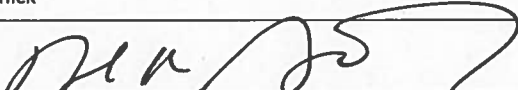
Hazardous Materials and Air Quality

An (E) designation (E-665) related to hazardous materials and air quality would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or air quality.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Rachel Antelmi at rantelmi@planning.nyc.gov.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 212.720.3328
NAME Stephanie Shellooe	DATE June 3, 2022
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TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE June 6, 2022
SIGNATURE 	

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Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 415, Lot 4

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality, an (E) designation (E-665) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse

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impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Air Quality

The (E) designation requirements for air quality would apply as follows:

Projected Development Site 1 (Block 415, Lot 4): *Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning systems and the hot water system (HVAC) stack is located at the highest tier and at least 314 feet above grade to avoid potential significant adverse air quality impacts.*