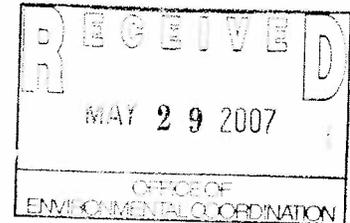




DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION



May 21, 2007

Project Identification

CEQR No. 07DCP075Q
ULURP No. 070472 ZMQ
SEQRA Classification: Type I

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin

Name, Description, and Location of Proposal:

St. Albans – Hollis Rezoning

The New York City Department of City Planning (NYCDCP) proposes to amend the zoning map affecting all or portions of 317 blocks in the southeastern Queens neighborhoods of St. Albans and Hollis in Queens Community District 12. The rezoning area is generally bounded by the Merrick Boulevard to the west and south; Springfield Boulevard and Francis Lewis Boulevard to the east; and 99th Avenue, Farmers Boulevard, and Brinkerhoff Avenue to the north.

The amendments to the Zoning Map are as follows:

- A change from an R3-2 district to an R2 district;
- A change from an R4 district to an R2 district;
- A change from an R3-2 district to an R3A district;
- A change from an R4 district to an R3A district;
- A change from an R3-2 district to an R3X district;
- A change from an R4 district to an R3X district;
- A change from an R4 district to an R4A district;
- A change from an R3-2 district to an R4B district;
- A change from an R4 district to an R4B district;
- A change from an R4 district to an R4-1 district;
- A change from an R3-2 district to an R5B district;
- A change from an R6B district to an R5D district;
- A change from an R2 district to an R6A district;
- A change from an R3-2 district to an R6A district;
- A change from a C1-2 commercial overlay to a C1-3 commercial overlay including the modification of the depth of an existing overlay on nine blocks;

The proposed action is projected to result in a net increase of 261 residential units, a decrease of 22,444 square feet of commercial space and a decrease of 21,813 square feet of community facility space. A total of twelve projected development sites and thirty-one potential development sites have been identified in the area.

The proposed rezonings are intended to preserve the communities' low-density context of detached and semi-detached single- and two-family homes in the inner blocks while promoting increased development along the commercial corridors of Linden Boulevard, Farmers Boulevard, Merrick Boulevard, and Hollis Avenue.

To avoid the potential for impacts related to hazardous materials and air quality, the proposed rezoning includes (E) designations (E-186).

The (E) designations for hazardous materials would be placed on all of the development sites. These sites are comprised of the following parcels:

Block 10287, Lots 1, 62 and 82
Block 10393, Lots 48, 54, 58, and 60
Block 10395, Lot 44
Block 10436, Lot 27
Block 10440, Lot 15
Block 10893, Lots 32 and 41
Block 10899, Lot 35
Block 10901, Lots 26, 28, 30, and 127
Block 10905, Lots 24 and 33
Block 10906, Lots 33, 35
Block 10907, Lots 28, 29, and 129
Block 10912, Lots 30 and 35
Block 10925, Lot 1
Block 10940, Lots 104 and 107
Block 10941, Lot 201
Block 10954, Lot 110
Block 10969, Lot 92
Block 11007, Lot 5
Block 11068, Lots 66, 68, 70, and 115
Block 11069, Lots 75 and 83
Block 11071, Lot 6
Block 11075, Lots 1, 6, and 55
Block 11078, Lot 1
Block 12326, Lot 21
Block 12334, Lots 299 and 300
Block 12345, Lot 34
Block 12393, Lots 34, 39, 47, 49, 50, and 52
Block 12402, Lots 4, 7, 14, 17, 19, 21, and 28
Block 12406, Lot 101

Block 12635, Lot 4

On the sites receiving (E) designations for hazardous materials, the contamination can be classified as petroleum based, non-petroleum based or both. The NYCDEP has developed protocols for both petroleum and non-petroleum based, or both. The NYCDEP has developed protocols for both petroleum- and non-petroleum-based (E) designated sites that are required to be followed in order to address possible contamination. The placement of the (E) designation on the zoning map would eliminate the potential for significant adverse impacts from hazardous materials and would ensure that appropriate testing and remediation, if needed, would be undertaken. The text of the (E) designation is as follows:

Task 1-Sampling Protocol

A. Petroleum

A soil, soil gas, and groundwater testing protocol (including a description of methods), and a site map with all sampling location represented clearly and precisely, must be submitted to the NYCDEP by the fee owner(s) of the lot which is restricted by this (E) designation, for review and approval.

A site map with the sampling locations clearly identified and a testing protocol with a description of methods, for soil, soil gas, and groundwater, must be submitted by the fee owner(s), of the lot which is restricted by the (E) designation, to the NYCDEP for review and approval.

B. Non-Petroleum

The fee owner(s) of the lot restricted by this (E) designation will be required to prepare a scope of work for any sampling and testing needed to determine if contamination exists and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to NYCDEP for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis. For all non-petroleum (E) designated sites, the three generic NYCDEP soil and ground-water sampling protocols should be followed.

A scope of work for any sampling and testing to be completed, which will determine the extent of on-site contamination and the required remediation, must be prepared by the fee owner(s) of the lot restricted by this (E) designation. The scope of work will include the following: site plans, sampling locations, and all other relevant supporting documentation. The scope of work must be submitted to the NYCDEP for review and confirmation that an adequate testing protocol (i.e., number of samples collected, appropriate parameters for laboratory analysis) has been

prepared. The NYCDEP must approve the scope of work before it can be implemented.

For non-petroleum (E) designated sites, one of the three generic soil and groundwater sampling protocols prepared by the NYCDEP should be followed.

The protocols are based on three types of releases to soil and groundwater sampling protocols prepared by the NYCDEP should be followed.

The protocols are based on three types of releases to soil and groundwater, including: the release of a solid hazardous material to ground surface; the release of a liquid hazardous material to the ground surface; and the release of a hazardous material to the subsurface (i.e., storage tank or piping). The type of release defines the areas of soil to be sampled from surface, near-surface, to subsurface. Additionally, it determines the need for groundwater sampling.

A written approval of the sampling protocol must be received from the NYCDEP before commencement of sampling activities. Sample site quantity and location should be determined so as to adequately characterize the site, the source of contamination, and the condition of the remainder of the site. After review of the sampling data, the characterization should have been complete enough to adequately determine what remediation strategy (if any) is necessary. Upon request, NYCDEP will provide guidelines and criteria for choosing sampling sites and performing sampling.

Finally, a Health and Safety Plan must be devised and approved by the NYCDEP before the commencement on any on-site activities.

Task 2-Remediation Determination and Protocol

After sample collection and laboratory analysis have been completed on the soil and/or groundwater samples collected in Task 1, a summary of the data and findings in the form of a written report must be presented to the NYCDEP for review and approval. The NYCDEP will provide a determination as to whether remediation is necessary.

If it is determined that no remediation activities are necessary, a written notice will be released to that effect. However, if it is the NYCDEP's determination that remediation is necessary the fee owner(s) of the lot restricted by the (E) designation must submit a proposed remediation plan to the NYCDEP for review and approval. Once approval has been obtain, and the work completed, the fee owner(s) of the lot restricted by the (E) designation must provide proof to the NYCDEP that the work has been completed satisfactorily.

With the placement of the (E) designations on the above block and lots, no impacts related to hazardous materials are anticipated.

To avoid the potential for impacts related to air quality, the proposed rezoning includes (E) designations for air quality on ten potential development sites. Accordingly, (E) designations will be mapped on the following parcels:

- Block 10287, Lots 1, 62, and 82**
- Block 10393, Lots 48, 54, 58, and 60**
- Block 10905, Lots 24 and 33**
- Block 10912, Lots 30 and 35**
- Block 11068, Lots 66, 68, 70, and 115**
- Block 11069, Lots 75 and 83**
- Block 11075, Lot 1, 6, and 55**
- Block 12334, Lot 299 and 300**
- Block 12393, Lots 34, 39, 47, 49, 50, and 52**
- Block 12402, Lots 14, 17, 19, and 21**

The text for the (E) designations is as follows:

Block 10287, Lots 62, 82 (Projected Development Site 1)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 160 and 145 feet for Oil No. 4 and No. 2 from the lot line facing Merrick Boulevard, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 10393, Lots 48, 54 (Projected Development Site 2)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 60 and 45 feet for Oil No. 4 and Oil No.2 from the lot line facing Dormans Road, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 10393, Lots 58, 60 (Projected Development Site 3)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 55 and 40 feet for Oil No.4 and Oil No. 2 from the lot line facing 114th Drive, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 10905, Lot 24 (Projected Development Site 6)

Any new residential and/or commercial development on the above-referenced

properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 65 and 50 feet for Oil No. 4 and No. 2 from the lot line facing 202nd Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11069, Lot 75 (Projected Development Site 8)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 65 and 55 feet for Oil No.4 and No.2 from the lot line facing 197th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 12393, Lots 34, 39, 47, 49 (Projected Development Site 9)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 95 and 70 feet for Oil No. 4 and No. 2 from the lot line facing Linden Boulevard, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 12402, Lots 17, 19, 21 (Projected Development Site 10)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 65 and 50 feet for Oil No. 4 and Oil No.2 from the lot line facing 116th Avenue, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 10287, Lot 1 (Potential Development Site 14)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 75 and 65 feet for Oil No.4 and Oil No. 2 from the lot line facing Marne Place, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 10905, Lots 33 (Potential Development Site 20)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 40 and 30 feet for Oil No. 4 and No. 2 from the lot line facing 203rd Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 10912, Lot 30 (Potential Development Site 23)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 65 and 55 feet for Oil No. 4 and Oil No.2 from the lot line facing 205 Place, or use natural gas as the type of fuel for space heating and hot water (HVAC)

systems, to avoid any potential significant adverse air quality impacts.

Block 10912, Lot 35 (Potential Development Site 24)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 50 and 30 feet for Oil No.4 and Oil No. 2 from the lot line facing Francis Lewis Boulevard, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11068, Lot 115 (Potential Development Site 30)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 65 and 55 feet for Oil No. 4 and No. 2 from the lot line facing 196th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11069, Lot 83 (Potential Development Site 31)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 55 and 30 feet for Oil No.4 and Oil No. 2 from the lot line facing 198th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11068, Lots 66, 68, 70 (Potential Development Site 32)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 55 feet for Oil No. 4 from the lot line facing 197th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11075, Lot 1 (Potential Development Site 34)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 45 and 30 feet for Oil No. 4 and No.2 from the lot line facing 203rd Street and/or 116th Avenue, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11075, Lot 6 (Potential Development Site 35)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 60 and 45 feet for Oil No.4 and Oil No. 2 from the lot line facing 204th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 11075, Lot 55 (Potential Development Site 36)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 40 and 30 feet for Oil No. 4 and No. 2 from the lot line facing 203rd Street and/or Linden Boulevard, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 12393, Lots 50, 52 (Potential Development Site 38)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 55 and 35 feet for Oil No. 4 and Oil No.2 from the lot line facing 115th Avenue, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 12402, Lot 14 (Potential Development Site 40)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 60 and 40 feet for Oil No. 4 and No. 2 from the lot line facing 115th Avenue, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

B12334, Lot 299, 300 (Potential Development Site 43)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 95 and 65 feet for Oil No. 4 and Oil No.2 from the lot line facing 170th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

With the placement of the (E) designations on the above blocks and lots, no impacts related to stationary source air quality would be expected.

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, dated May 21, 2007 prepared in connection with the ULURP Applications (ULURP No. 070472 ZMQ). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that no significant effects on the environment which would require an Environmental Impact

Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Adam Lynn at (212) 720-3493.



James Merani, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: May 18, 2007



Amanda M. Burden, AICP, Chair
City Planning Commission

Date: May 21, 2007

