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NEW YORK CITY ENVIRONMENTAL QUALITY REVIEW
ENVIRONMENTAL ASSESSMENT STATEMENT AND SUPPLEMENTAL STUDIES

TRYLON, LLC

98-81 Queens Boulevard Rezoning
CEQR #20DCP160Q

Rego Park, NY 11374

Lead Agency:
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Prepared for:
Trylon, LLC
98-81 Queens Boulevard
Rego Park, NY 11374

Prepared by:
HydroTech Environmental
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405 Lexington Ave, 8th Floor
New York, NY 10174

October 1, 2021

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INTRODUCTION

A review of the New York City Environmental Quality Review (CEQR) guidelines indicates that the Proposed Development is subject to environmental review pursuant to New York City's Executive Order 91 of 1977 and its amendments under CEQR. Where a State agency or another locality is involved, 6 NYCRR Part 617 also applies. Project activities associated with the Proposed Development require preparation of an Environmental Assessment Statement (EAS) and supplemental environmental documents necessary to fulfill the requirements of CEQR. This EAS comprises three sections:

Introduction
Completed CEQR Environmental Assessment Statement Long Form
Environmental Analysis

The following supplemental studies included in this EAS focused on impacts associated with the implementation of the Proposed Development.

Chapter 4: Land Use, Zoning and Public Policy
Chapter 6: Community Facilities and Services
Chapter 7: Open Space
Chapter 8: Shadows
Chapter 9: Historic and Cultural Resources
Chapter 10: Urban Design and Visual Resources
Chapter 12: Hazardous Materials
Chapter 17: Air Quality
Chapter 19: Noise

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 98-81 Queens Boulevard Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
20DCP160Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
210161 ZMQ, N 210162 ZRQ	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Trylon, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Deputy Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Tarek Khouri, PE - HydroTech Environmental		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 15 Ocean Avenue, Suite 2B		
CITY New York	STATE NY	ZIP 10271	CITY Brooklyn	STATE NY	ZIP 11225
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 718-636-0800	EMAIL tkhouri@hydrotechenvironmental.com	

5. *Project Description*

The Applicant, Trylon LLC, seeks a zoning map amendment to rezone Queens Block 2105, Lots 1, 10, 14, and 16 from R7-1/C1-2 to R8X/C2-4, and a zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions") to facilitate the development of a new fifteen story, mixed use (residential-commercial) building that would rise to a height of 174 feet after a setback and include approximately 184,718 gross square feet (gsf) of floor area (7.19 FAR) (the "Proposed Development"). There would be 158 dwelling units, 110 of which would be market rate and 48 would be affordable, pursuant to MIH. The Proposed Development would contain 166,718 gsf of residential floor area and 18,000 gsf of commercial retail on the ground floor level. The Proposed Development would provide 45 residential parking spaces at the 2nd Floor Level.

The Proposed Development site is privately owned and is located at 98-81 Queens Boulevard. The Proposed Development project area will capture the following lots: Block 2105, Lots 1, 10, 14, and 16) (the "Rezoning Area"). The Proposed Development site will be comprised of the same block and lots and the client controls the entirety of the Proposed Development site. The block upon which the Proposed Development site is located is generally bounded by 99th Street to the north and east, Queens Boulevard to the south and 66th Avenue to the west and 66th Road to the east. The Proposed Development site is triangular in shape and measures approximately 21,472 square feet (sf) in lot area.

The Proposed Development site is located in Community District 6 in the Borough of Queens.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 6	STREET ADDRESS 98-81 Queens Boulevard
TAX BLOCK(S) AND LOT(S) Block 2105, Lots, 1, 10, 14 and 16		ZIP CODE 11374
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Block surrounded by Queens Boulevard, 99th Street and 66th Avenue		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7-1/C1-2		ZONING SECTIONAL MAP NUMBER 14a

6. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT ☐ ZONING CERTIFICATION ☐ CONCESSION
☒ ZONING MAP AMENDMENT ☐ ZONING AUTHORIZATION ☐ UDAAP
☒ ZONING TEXT AMENDMENT ☐ ACQUISITION—REAL PROPERTY ☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY ☐ DISPOSITION—REAL PROPERTY ☐ FRANCHISE
☐ HOUSING PLAN & PROJECT ☐ OTHER, explain:
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION ☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING ☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:
☐ OTHER, explain:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 21,472 sf
Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 19,964 gsf of floor area
Other, describe (sq. ft.): N/A

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): The Proposed Development would include approximately 184,718 gsf of floor area on a lot area of 21,472 sf.

NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): The Proposed Development would include approximately 184,718 gsf of floor area on a lot area of 21,472 sf.
HEIGHT OF EACH BUILDING (ft.): 174
NUMBER OF STORIES OF EACH BUILDING: 15

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 21,472 sf of lot area
The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: 300,608 cubic ft. (width x length x

depth)

AREA OF PERMANENT DISTURBANCE: 21,472 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	166,718	18,000		
Type (*e.g.,* retail, office, school)	158 units	Ground floor retail		

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 419 NUMBER OF ADDITIONAL WORKERS: 18

Provide a brief explanation of how these numbers were determined: The Proposed Development would result in approximately 419 residents (source: American Community Survey; Avg. 2.65 persons/HH in Queens CD 6) and 18 employees (US Energy Adminstration Estimate of 1,000 square feet per empoyee).

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: The No-Action scenario encompasses the existing conditions under the current R7-1/C1-2 zoning district.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2024

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Up to 23 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Public Facilities/Institutional Uses.

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☒	☐

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: The historic use of the Subject Property as a dry cleaner, the suspect presence of lead-based paint, the suspect presence of mold growth.	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney	☐	☒

	YES	NO
Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?		
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 8,732		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 24.9 billion		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒

	YES	NO
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☐	☒
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Tarek Z. Khouri, P.E.	October 1, 2021

SIGNATURE 

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

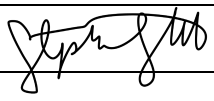
☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Stephanie Shellooe	October 1, 2021

SIGNATURE



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 Map Amendment to rezone the Project Area (Queens Block 2105, Lots 1, 10, 14, and 16) from an R7-1/C1-2 district to an R8X/C2-4 and a Zoning Text Amendment to establish a Mandatory Inclusionary Housing area coterminous with the rezoning area at 98-81 Queens Boulevard in Queens, Community District 6. The proposed actions would facilitate the development of a new 15-story mixed use building on the Project Area, containing approximately 158 residential units, 18,000 square feet of ground floor commercial retail space, and 45 accessory residential parking spaces. The proposed actions are anticipated to result in a change in land use and zoning in the Project Area, however, given the existing mixed use character and medium-density contextual zoning districts in the surrounding area, the change in land use and zoning would not constitute a significant adverse impact. Additionally, the proposed actions would not affect public policy.

Community Facilities

Schools - A significant adverse school's impact may result if the Proposed Actions would result in both a collective utilization rate of 100% or more in the With-Action condition, and an increase of five percentage points or more between the No-Action and With-Action conditions. It is estimated that the addition of 37 project-generated Elementary School students to the study area would cause an approximate one percent increase compared to the No-Action utilization rate of Elementary Schools in the study area. The No-Action utilization rate would be approximately 120% while the With-Action utilization rate would be approximately 121%. The increase in utilization rate would be below the threshold of 5%, and therefore would not result in a significant adverse impact. For Middle School students, it is estimated that the addition of approximately 13 project-generated Middle School students to the study area would cause an approximate one (1) percent increase compared to the No-Action utilization rate of Middle Schools in the study area. The No-Action utilization rate would be approximately 104% while the With-Action utilization rate would be approximately 105%. As with Elementary School students, the increase in utilization rate would be below the threshold of 5%, and therefore would not result in a significant adverse impact.

Air Quality and Noise

An (E) designation (E-634) related to air quality and noise 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 air quality and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality or noise.

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 +1 212-720-3621.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME	DATE
Stephanie Shellooe	October 1, 2021
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME	DATE
Anita Laremont	October 4, 2021
SIGNATURE	

Project Name: 98-81 Queens Boulevard Rezoning
CEQR # 20DCP160Q
SEQRA Classification: Unlisted

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 2105 / Lots 1, 10, 14, 16

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-634**) 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

Air Quality

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

> ***Projected Development Site 1:*** *Any new commercial and/or community facility development on the above-referenced property must ensure the heating, ventilating, and air conditioning (HVAC) system and hot water equipment stack is located at the Proposed Development's highest tier and at least 177 feet above grade to avoid any potential significant adverse air quality impacts.*

Noise

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

> ***Projected Development Site 1:*** *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential uses. 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, air conditioning.*

Table 1 - Increment of Analysis

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

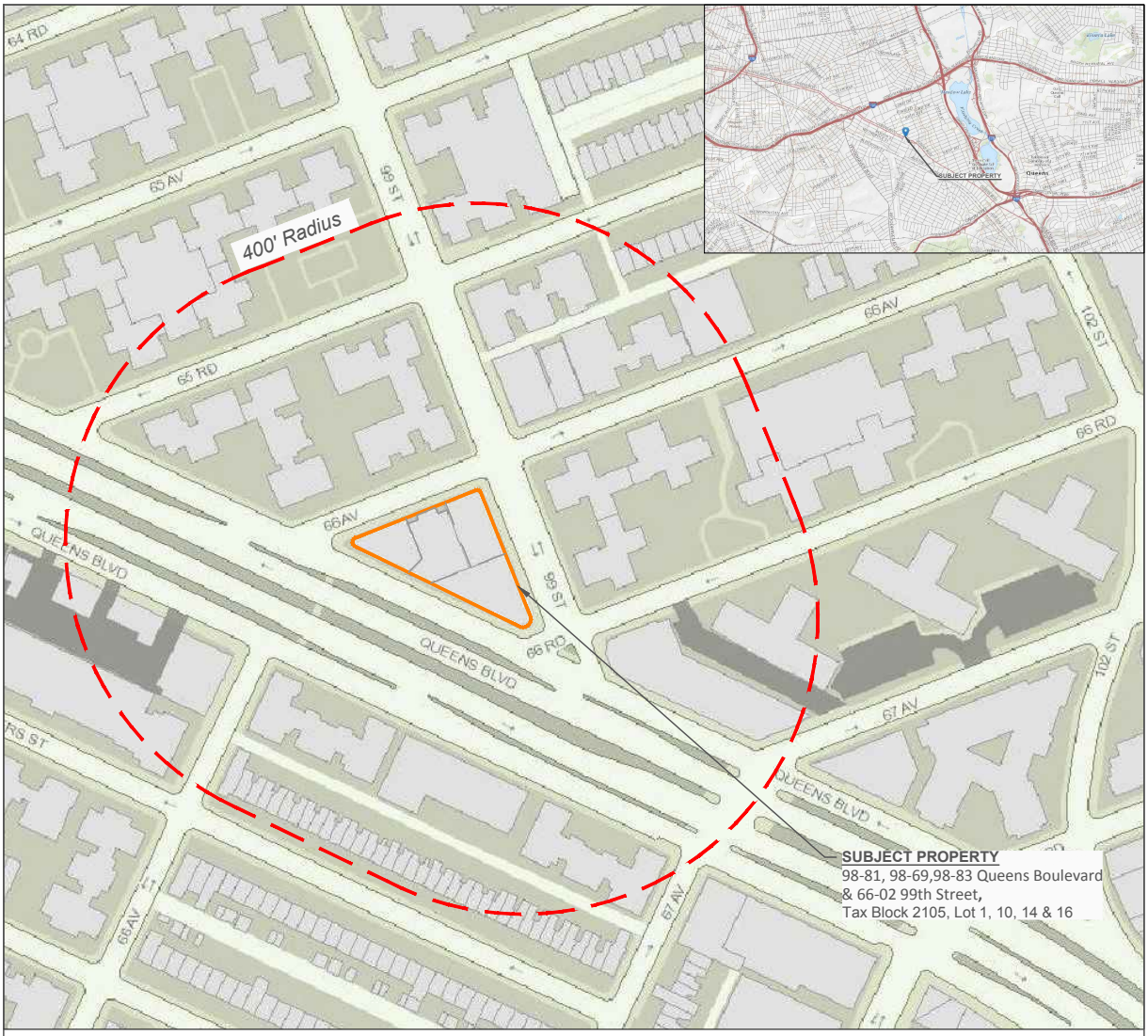
	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	Multi-family Residential Buildings	Multi-Family Residential Buildings
No. of dwelling units	N/A	N/A	162	162
No. of low- to moderate-income units	N/A	N/A	49	49
Gross floor area (sq. ft.)	0	0	166,000	166,000
Commercial	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:			FALSE	
Describe type (retail, office, other)	Retail - Supermarket, pharmacy, stores, pharmacy, law offices, tax office.	Retail - Supermarket, pharmacy, stores, pharmacy, law offices, tax office.	Ground floor retail	
Gross floor area (sq. ft.)	19,964	19,964	18,000	-1,964
Manufacturing/Industrial	0	0	0	0
If "yes," specify the following:				
Type of Use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any enclosed activities, specify:				
Community Facility	☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☑ No	
If "yes," specify the following:			TRUE	
Type of Use	House of Worship	House of Worship	N/A	
Gross floor area (sq. ft.)	5,700	5,700	0	-5,700
Vacant Land	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:				
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:				
Parking				
Garages	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	0	0	45	45
Operating hours	N/A	N/A	24 hours	
Attended or non-attended	N/A	N/A	Attended	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Lots	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	0	0	0	0
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Population				
Residents	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify number:			430	430
Briefly explain how the number of residents was calculated:	Avg. 2.65 persons/HH in Queens CD 6			
Businesses	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☑ No	
If "yes," specify the following:				
No. and type	10 businesses including law offices, supermarket, pharmacy, diner, computer repair shop, bicycle shop, carpet store, liquor store and a tax office.	10 businesses including law offices, supermarket, pharmacy, diner, computer repair shop, bicycle shop, carpet store, liquor store and a tax office.	Retail stores (TBD)	
No. and type of workers by business	14	14	10	-4
No. and type of non-residents who are not workers	N/A	N/A	N/A	
Briefly explain how the number of businesses was calculated:	US Energy Adminstration Estimate of 1,450 square feet per empoyee.			
Other (students, visitors, concert-goers, *etc* .)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				
Zoning classification	R7-1/C1-2	R7-1/C1-2	R8X/C2-4	
Maximum amount of floor area that can be developed	0.87-3.44	0.87-3.44	Residential - 6.02 (Basic), 7.2 (Inclusionary); Commercial - 2.0 in the commercial overlay. Community facility - 4.8.	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Predominantly R7-1, R4B, C4-2 and C2-1 commercial overlay. Land use includes one and two family buildings, multi-family walkup buildings and multi family elevator buildings as well as mixed residential/commercial facilities, standalone commercial buildings and public facilities/institutions.	Predominantly R7-1, R4B, C4-2 and C2-1 commercial overlay. Land use includes one and two family buildings, multi-family walkup buildings and multi family elevator buildings as well as mixed residential/commercial facilities, standalone commercial buildings and public facilities/institutions.	Predominantly R7-1, R4B, C4-2 and C2-1 commercial overlay. Land use includes one and two family buildings, multi-family walkup buildings and multi family elevator buildings as well as mixed residential/commercial facilities, standalone commercial buildings and public facilities/institutions.	

Attach any additional information that may be needed to describe the project.

If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.



Development Site

400' Radius

N
W E
S

0 100 200 400 feet

HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

Site Location Map

98-81 Queens Boulevard, 98-69 Queens Boulevard, 98-83 Queens Boulevard and 66-02 99th Street
Tax Block 2105, Lot 1, 10, 14 & 16
Queens County, State of New York

Date: July 10, 2019	Scale 1" : 200'	**Source** Zoning and Land Use	Figure No: 1

400' Radius

Development Site

N
W
E
S

0 100 200 400 feet

Prepared by:

HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

Tax Map

98-81 Queens Boulevard, 98-69 Queens Boulevard, 98-83 Queens Boulevard and 66-02 99th Street
Tax Block 2105, Lot 1, 10, 14 & 16
Queens County, State of New York

Date: November 14, 2019	Scale 1" : 200'	**Source** Department of Finance	Figure No: 2

Prepared by:

HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

Photo Location Map

98-81 Queens Boulevard, 98-69 Queens Boulevard, 98-83 Queens Boulevard and 66-02 99th Street
Tax Block 2105, Lot 1, 10, 14 & 16
Queens County, State of New York

Date: November 14, 2019	Scale 1" : 100'	**Source** Zoning and Land Use	Figure No: 3

Figure 4 - Photographs of the Site

1. View east along Queens Boulevard from 66th Road.

2. View north east along 99th Street.

3. View north along 66th Avenue from 99th Street.

4. View north along 66th Avenue from 99th Street.

5. View north along 66th Avenue from 99th Street.

6. View northwest along 99th Street from 66th Road.

7. View northwest along 66th Avenue from 99th Street.

8. View west along Queens Boulevard.

9. View of the west side of the subject site along Queens Boulevard.

10. View of east of the subject site from across 66th Avenue.

11. Front view of the eastern part of the subject along Queens Boulevard.

12. View south along 66th Avenue from 99th Street.

13. View south across Queens Boulevard from the subject site.

14. View west along Queens Boulevard from 66th Avenue.

15. View northeast along 66th Road Queens Boulevard.

16. View of the front of the subject site along Queens Boulevard.

17. View of the front of the subject site along Queens Boulevard.

18. View of the front of the subject site along 66th Avenue.

19. View southeast of the subject site from across 99th Street.

20. View southeast of the subject site from across 99th Street.

21. View northwest of the subject site along Queens Blvd from 66th Avenue.

22. View northwest of the subject site along Queens Boulevard.

23. View southeast of the subject site along Queens Boulevard from 66th Road.

1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant, Trylon LLC, seeks a zoning map amendment to rezone Queens Block 2105, Lots 1, 10, 14, and 16 from R7-1/C1-2 to R8X/C2-4, and a zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) area (the Proposed Actions) to facilitate the development of a new fifteen story, mixed use (residential-commercial) building that would rise to a height of 174 feet after a setback and include approximately 184,718 gross square feet (gsf) of floor area (7.19 FAR) (the "Proposed Development"). There would be 158 dwelling units, 110 of which would be market rate and 48 would be affordable, pursuant to MIH. The Proposed Development would contain 166,718 gsf of residential floor area and 18,000 gsf of commercial retail on the ground floor level. The Proposed Development would provide 45 residential parking spaces at the 2nd Floor Level.

1.2 Description of the Affected Area and Proposed Development Site

The Proposed Development site is privately owned and is located at 98-81 Queens Boulevard. The Proposed Development will capture the following lots: Block 2105, Lots 1, 10, 14, and 16) ("Rezoning Area"). The Proposed Development site will be comprised of the same block and lots and the client controls the entirety of the Proposed Development site. The block upon which the Proposed Development site is located is generally bounded by 99th Street to the north and east, Queens Boulevard to the south and 66th Avenue to the west and 66th Road to the east. The site is triangular in shape and measures approximately 21,472 square feet (sf) in lot area. The Proposed Development is located in Community District 6 in the Borough of Queens.

1.3 Description of the Surrounding Area

On September 25, 2002 pursuant to ULURP Number 020629 ZMQ, a zoning map change was enacted for all or parts of 61 blocks in the Forest Hills and Rego Park neighborhoods in Queens Community District 6. The Forest Hills-Rego Park rezoning area changed zoning designations from R7-1 to R4B; from R4 to R4B; from R4 to R3A; from R3-2 to R3-1; and from R3-2 to R2. A C1-2 commercial overlay district would be established for the westerly blockfront of 69th Avenue between Groton and Harrow Streets at a depth of 100 feet (it should be noted that the affected area of the 2002 Forest Hills/Rego Park rezoning does not include the Proposed Development site/area as part of the Proposed Actions).

The study area near the Proposed Development site is a mix of residential uses including one and two-family residential uses, multi-family residential walkup buildings and multi-family residential elevator buildings, mixed residential/commercial uses, standalone commercial uses, public facilities/institutional uses and a major thoroughfare (Queens Boulevard). The Proposed Development would front on Queens Boulevard, 99th Street, 66th Avenue and 66th Road. The Proposed Development site is coterminous with the Rezoning Area and occupies the entirety of Block 2105. It is comprised of four tax lots (Lots 1, 10, 14, and 16) in Queens Community Board #6. It contains 21,472 square feet of lot area with frontage along four streets: Queens Boulevard; 66th Road; 99th Street and 66th Avenue. On the northwest comer of Queens Boulevard and 66th Road is Lot 1 (98-81 Queens Boulevard) which is occupied with several commercial tenants which include a liquor store, law office, computer repair store, a tax

office and a diner. On the southeast comer of Queens Boulevard and 66th Avenue is Lot 10 (98-69 Queens Boulevard) which is occupied by a carpet store, a law office, a laser skin center and a spin studio. On the southwest comer of 66th Avenue and 99th Street is Lot 16 (66-02 99th Street) which is occupied by a supermarket and novelty store. The surrounding area is predominantly residential consisting of multi-family buildings ranging in height from six stories to thirty stories with pockets of lower scale residential one and two-family homes. The thirty-story building is located one block to the east of the Proposed Development site at 102-10 66th Road (Block 2133, Lot 16). An underground subway line is located two blocks to the east of the Proposed Development site. The 67th Avenue MTA station provides "M" & "R" train service. The Proposed Development site is also near NYCT bus lines with Q60 and QM18 service available on Queens Boulevard.

The study area for the Proposed Development site extends to the north approximately 59 feet north of 65th Road, to the south approximately 107 feet north of Saunders Street, to the east right at 66th Road, and to the west right into Queens Boulevard. In general, east of the subject site towards 99th Street are commercial uses. Further east across 99th Street there are mixed residential/commercial uses. To the north of the site across 66th Avenue, west of 99th Street, there are predominantly mixed residential/commercial uses. East of 99th Street there are residential uses including one- and two-family buildings, multi-family residential walkup buildings and multi-family residential elevator buildings. There are also mixed residential and commercial uses, standalone commercial facilities and public facility/institutional uses. To the south across Queens Boulevard there are residential uses including one- and two-family buildings, multi-family residential walkup buildings and multi-family residential elevator buildings. There are also mixed residential and commercial uses, standalone commercial facilities and vacant land. To the west across 66th Avenue there are predominantly mixed-use residential and commercial buildings (See Figure 1, Site Location Map). The block and lot of the subject property are depicted on the attached tax map (Figure 2). Photograph locations are depicted on Figure 3. Photographs of the site are included as Figure 4.

1.4 Description of the Proposed Development

As stated, the Proposed Development involves an application to the New York City Department of City Planning on behalf of the project sponsor, Trylon, LLC for an approval to develop a new fifteen story, mixed use (residential-commercial) building that would rise to a height of 174 feet after a setback and include approximately 184,718 gross square feet of floor area (7.16 FAR). There would be 158 dwelling units, 110 of which would be market rate and 48 would be affordable, pursuant to MIH. The Proposed Development would contain 166,718 gross square feet of residential floor area and 18,000 square feet of commercial retail on the ground floor level. The Proposed Development would provide 45 residential parking spaces at the 2nd Floor Level.

The Applicant is seeking a zoning map amendment to an R8X/C2-4 District. The Project Area consists of Block 2105, Lots 1, 10, 14, and 16. The project area will capture the following lots: Block 2105, Lots 1, 10, 14, and 16 ("Rezoning Area"). The Proposed Development site will be comprised of the entire rezoning area which the client has full control over. In connection

with the proposed zoning map amendment, the proposed Rezoning Area would also be made applicable to MIH. Under MIH, the proposed R8X/C2-4 zoning district would require at least 25-30% of the proposed new residential floor area to be made affordable. The R8X residential district allows for buildings up to 7.2 FAR (with MIH). Maximum lot coverage is 70% for interior and through lots and 100% on corner lots. Above a base height of 105 feet, the building must set back before rising to a maximum of 175 feet or 17-stories (with MIH). Parking is required for 40% of all dwelling units and is not required for affordable units in the underlying transit zone. C2-4 districts permit Use Groups 5-9 & 14 at a maximum FAR of 2.0 when mapped within R8X districts. Parking is required for every 1,000 square feet of commercial floor area, with some variation for certain uses.

1.5 Purpose and Need

Due the existing bulk and use restrictions under the existing R7-1/C1-2 zoning district that limits FAR to 3.44 and building heights to 13 stories (or 135 feet), the Applicant is requesting a rezoning to R8X/C2-4 zoning district to provide a larger building envelope and facilitate the development of the Applicant's Proposed Development. Through the requested zoning map amendment and zoning text amendment to map a Mandatory Inclusionary Housing Area, it is the Applicant's belief that the Proposed Development will expand commercial options for the community in addition to providing a greater number of housing units that advances the City's affordable housing program outlined in the Mayor's "Housing New York" and "Housing New York 2.0" policies.

1.6 Actions Necessary to Facilitate the Project

Pursuant to New York City Environmental Quality Review (CEQR) regulations and procedures, this environmental assessment has been prepared to identify and discuss the potential environmental consequences of the Proposed Actions which involves a-Zoning Map Amendment from R7-1/C1-2 to R8X/C2-4, affecting the Proposed Development site (Block 2105, Lots 1, 10, 14 and 16), a Zoning Text Amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Proposed Development site. The client intends to comply with MIH Option 2 (421a Option C) which would include 49 affordable units. The regulations are intended to permit the analysis of environmental factors and to clarify social and environmental issues related to the site. This assessment provides a way to systematically consider environmental effects with other aspects of project planning and design.

1.7 Analysis Framework

Introduction

In order to assess the potential implications of the Proposed Actions, a Reasonable Worst Case Development Scenario (RWCDS) was established to compare the future with (With-Action Scenario) and without (No-Action Scenario) the Proposed Actions. The incremental difference between the two scenarios will be used to determine if there are any significant impacts that would result from the Proposed Development for each of the CEQR Technical Manual areas that will be analyzed below.

Existing Conditions

The Proposed Development site is coterminous with the Rezoning Area and occupies the entirety of Block 2105. It is comprised of four tax lots (Lots 1, 10, 14, and 16) in Queens Community Board #6. It contains 21,472 square feet of lot area with frontage along four streets: Queens Boulevard; 66th Road; 99th Street and 66th Avenue. On the northwest comer of Queens Boulevard and 66th Road is Lot 1 (98-81 Queens Boulevard) which is occupied with several commercial tenants which include a liquor store, law office, computer repair store, a tax office and a diner. On southeast comer of Queens Boulevard and 66th Avenue is Lot 10 (98-69 Queens Boulevard) which is occupied by a carpet store, a law office, a laser skin center and a spin studio. On the southwest comer of 66th Avenue and 99th Street is Lot 16 (66-02 99th Street) which is occupied by a supermarket and novelty store.

No-Action Scenario

For the purposes of the analysis, the existing conditions will remain the same in the No-Action scenario.

With-Action Scenario

The With-Action scenario, for analysis purposes, would consist of a new fifteen story, mixed use (residential-commercial) building that would rise to a height of 174 feet after a setback and include approximately 184,718 gross square feet of floor area (7.16 FAR). There would be 162 dwelling units, 113 of which would be market rate and 49 would be affordable. The With-Action Scenario would encompass 166,718 gross square feet of residential floor area and 18,000 square feet of commercial retail on the ground floor level. There would be 45 residential parking spaces at the 2nd Floor Level, which would comprise 23,117 gross square feet. The Proposed Development would be fully compliant with the proposed R8X/C2-4 district. While the Proposed Development would result in 158 dwelling units, 162 are analyzed for a conservative analysis.

2.0 ENVIRONMENTAL REVIEW

Part II of the EAS short form includes lists for each of the analysis categories for environmental review, to assess a proposed project's potential impacts based on the thresholds and criteria presented in the City's Office of Environmental Coordination's *CEQR Technical Manual.* For a Proposed Action that does not meet or exceed the threshold, the "NO" box in that section is checked on the EAS Form; thus, additional analyses are not needed. For a Proposed Action that is determined to meet or exceed the threshold, or if this was not able to be determined, the "YES" box is checked on the EAS form, indicating that further analysis is needed to determine whether there is a potential for significant adverse impacts.

Further analyses are included with regard to the following technical areas of the CEQR.

- Land Use, Zoning and Public Policy
- Community Facilities and Services
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design & Visual Resources
- Hazardous Materials
- Transportation
- Air Quality
- Noise

2.1 LAND USE, ZONING AND PUBLIC POLICY

The Proposed Development site is located at 98-81 Queens Boulevard, Rego Park, NY, Block 2105, Lots 1, 10, 14, and 16. The "Rezoning" area encompasses the entire Proposed Development site. The Proposed Development site is located in an R7-1/C1-2 district. R7 districts are medium-density apartment house districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage. Regulations for residential development in R7-1 and R7-2 districts are essentially the same except that R7-2 districts, which are mapped primarily in upper Manhattan, have lower parking requirements.

C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and

occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

As part of the Proposed Actions, the Applicant seeks a rezoning to a R8X/C2-4. R8X contextual districts are governed by Quality Housing bulk regulations. R8X districts are similar to R8A districts but permit a higher building height that typically produces 15- to 17-story apartment buildings that replicate the building envelope of the older, traditional buildings in Prospect Heights and Park Slope that surround Grand Army Plaza.

The study area near the Proposed Development site is a mix of residential uses including one and two-family residential uses, multi-family residential walkup buildings and multi-family residential elevator buildings, mixed residential/commercial uses, standalone commercial uses, public facilities/institutional uses and a major thoroughfare (Queens Boulevard).

According to the CEQR Technical Manual, a preliminary assessment of land use, zoning and public policy is required for projects that would affect land use or change the zoning on a site. The Proposed Development does not significantly affect land use, though it does require a change in zoning.

The Proposed Development site is not located in a New York City Waterfront Revitalization Program (WRP) Zone as defined by the New York City Department of City Planning (NYCDCP). The New York City WRP establishes the City's policies for development and use of the waterfront and provides a framework for assessing the consistency of discretionary actions in the coastal zone with those polices. Thus, no further assessment is required.

The Proposed Development site is neither located in a New York State Coastal Zone, as part of the Federal Coastal Zone Management Program defined by the New York State Department of State (NYSDOS). The NYSDOS has established coastal zone boundaries within which all discretionary actions must be reviewed for consistency with the State's coastal management policies. The coastal zone is defined as the geographical areas of coastal water and shore lands that have a significant effect on coastal waters. The NYSDOS administers the State's Coastal Zone Management Program (CZMP) as approved by the U.S. Department of Commerce in September 1982. The program is a response to local, state, and federal concerns about the deterioration and inappropriate use of the waterfront. Thus, an assessment of impacts to land use, zoning and public policy and an assessment of consistency with the New York City WRP Zone and the NYS Coastal Zone Program is unwarranted for the Proposed Development.

2.1.1 Land Use

Existing Conditions

As stated in section 1.1, the Proposed Development site is privately owned and is located at 98-81 Queens Boulevard. The Rezoning Area captures the following lots: Block 2105, Lots 1, 10, 14, and 16) ("Rezoning Area"). The Proposed Development site will be comprised of the same block and lots and the client controls the entirety of the Proposed Development site. The block upon which the Proposed Development site located is generally bounded by 99th Street to the north and east, Queens Boulevard to the south and 66th Avenue to the west and 66th Road to the east. The site is regular in shape, measures approximately 21,472 square feet in lot area, and is currently occupied.

East of the subject site towards 99th Street are commercial uses. Further east across 99th Street there are mixed residential/commercial uses. To the north of the site across 66th Avenue, west of 99th Street, there are predominantly mixed residential/commercial uses. East of 99th Street there are residential uses including one- and two-family buildings, multi-family residential walkup buildings and multi-family residential elevator buildings. There are also mixed residential and commercial uses, standalone commercial facilities and public facility/institutional uses. To the south across Queens Boulevard there are residential uses including one- and two-family buildings, multi-family residential walkup buildings and multi-family residential elevator buildings. There are also mixed residential and commercial uses, standalone commercial facilities and vacant land. To the west across 66th Avenue there are predominantly mixed-use residential and commercial buildings.

As stated, land uses within 400 feet of the site boundary is a mix of residential uses including one and two-family residential uses, multi-family residential walkup buildings and multi-family residential elevator buildings, mixed residential/commercial uses, standalone commercial uses, public facilities/institutional uses and a major thoroughfare (Queens Boulevard). The Proposed Development would front on Queens Boulevard, 99th Street, 66th Avenue and 66th Road.

According to the New York City Department of City Planning/Community District 6 Profile, the mix of land uses in the project study area generally reflects the distribution of land uses that occur throughout Community District 6, which is summarized below in Table 2. The most prominent land uses within Community District 6 are 1-2 family residential multi-family residential elevator buildings.

Table 2: Land Use Distribution for Queens Community District 6 (2017)

LAND USES	PERCENT OF TOTAL
Residential Uses	
1-2 Family	48
Multi-Family Walkup	5
Multi-Family Elevator	19
Mixed Residential/Commercial	7
Subtotal of Residential Uses	79
Non-Residential Uses	
Commercial	7
Industrial	0
Transportation/Utility	3
Public/Institutional	6
Open Space	2
Parking	1
Vacant	1
Other	0
Subtotal of Non-Residential Uses	20
TOTAL	100.0

The Proposed Development would be compatible with the surrounding land uses. The Proposed Development would appear and operate like other residential buildings in the neighborhood.

Future Without The Proposed Actions

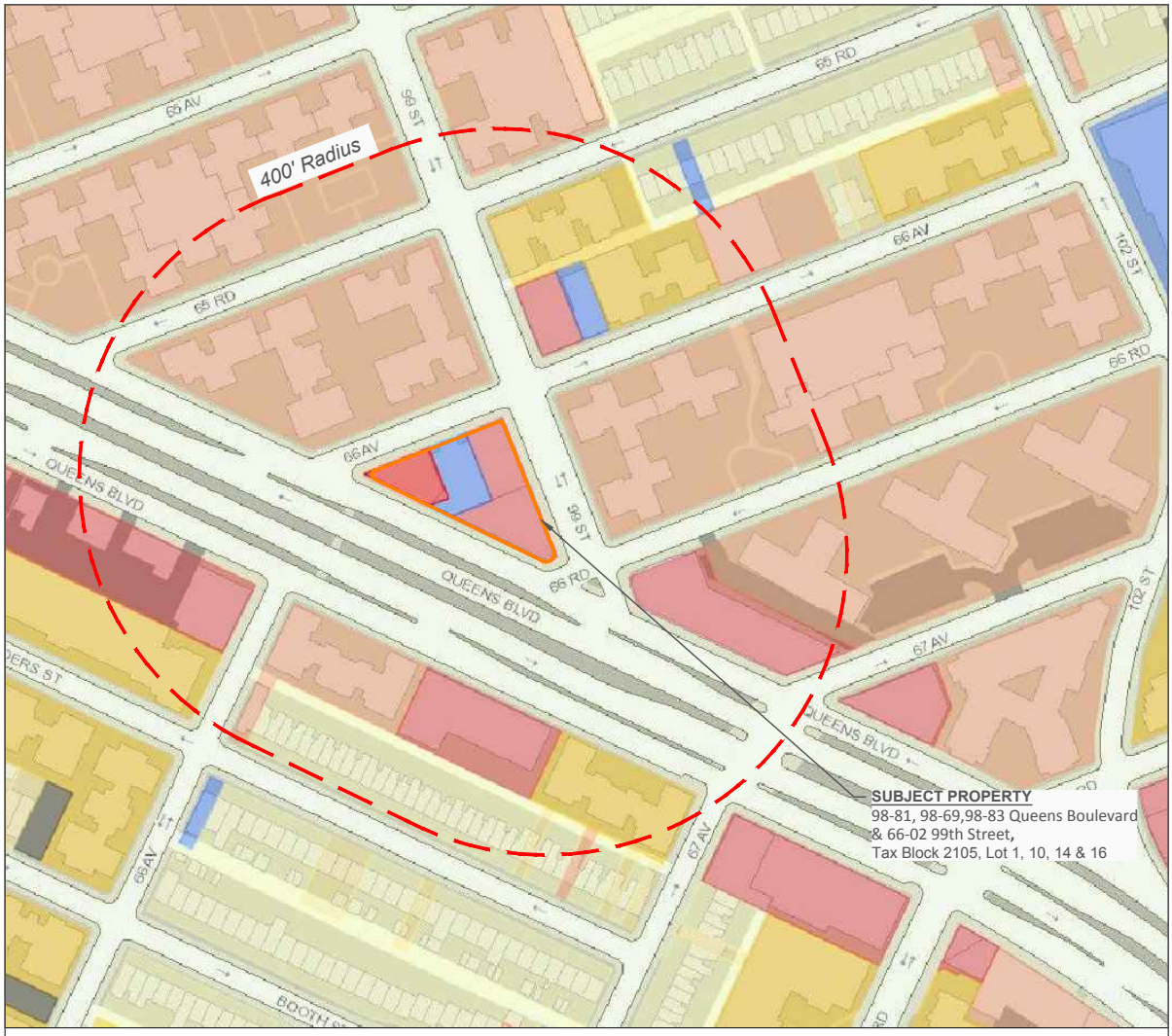
Absent the Proposed Actions (the No-Action condition), it is anticipated that no changes to land use would occur by the build year.

Future With The Proposed Actions

For the purposes of CEQR analysis, a preliminary assessment should be provided for all projects that would affect land use. As stated, the Proposed Development site would involve the rezoning of Queens Block 2105, Lots 1, 10, 14, and 16 from R7-1/C1-2 to R8X/C2-4 which would allow the construction of taller (15- to 17-story) apartment buildings as compared to the No-Action condition (R7) which would only encourage lower apartment buildings on smaller zoning lots.

Conclusion

The Proposed Rezoning would result in the Proposed Development of a fifteen story, mixed use (residential-commercial) residential building with ground floor commercial uses. The Proposed Development resulting from the Proposed Actions would be consistent with existing land use character within the Study Area. The Proposed Development's ground floor commercial space would help activate the Queens Boulevard, 66th Avenue and 99th Street frontages. The provision of higher density affordable housing near mass transit further contributes to the mission and purpose of integrated housing with transportation and jobs, thus encouraging live-work communities and transit-oriented development. No other changes to land use within the Affected Area or parcels adjacent to the Affected Area or within the 400-foot Study Area are expected as a result of the Proposed Actions. Therefore, the Proposed Development would not result in any significant adverse impacts to land use.



Legend

- One & Two Family Residence
- Multi-Family Residence (Walkup)
- Multi-Family Residence (Elevator)
- Mixed Residential & Commercial
- Commercial Use
- Industrial / Manufacturing
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities and Institutions
- Open Space & Recreation
- Parking
- Vacant Land

Development Site
400' Radius

N W E S

0 100 200 400 feet

HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

Land Usage Map

98-81 Queens Boulevard, 98-69 Queens Boulevard, 98-83 Queens Boulevard and 66-02 99th Street
Tax Block 2105, Lot 1, 10, 14 & 16
Queens County, State of New York

Date: July 10, 2019	Scale 1" : 200'	**Source** Zoning and Land Use	Figure No: 5

2.1.2 Zoning

New York City's Zoning Resolution controls the use, density and bulk of development in the City, with the exception of parkland, which does not have a zoning designation. The City is divided into three basic zoning districts: residential (R), commercial (C) and manufacturing (M). These are further subdivided into lower, medium and higher-density residential, commercial and manufacturing districts.

Existing Conditions

The zoning designations in the vicinity of the Proposed Development site are shown on Figure 6. Allowable use groups, floor area ratio (FAR) and parking requirements for the zoning districts in the study area are provided in Table 3. According to the New York City Zoning Map, the Proposed Development site is located in an R7-1/C1-2 District, as identified on zoning map 14a. The other zoning districts within close proximity to the Proposed Development site are R4B, R5, R7B and C4-2.

Proposed Conditions

As part of the Proposed Actions, the Applicant seeks a rezoning from R7-1/C1-2 to R8X/C2-4 and a text amendment to establish an MIH area coterminous with the Rezoning Area.

Table 3: Summary of Zoning Regulations

Zoning District	Use and Allowable Use Groups (UG)	Floor Area Ratio	Parking (required spaces)
R7-1	Residential UGs 1-4, 6C	3.44 - 4.6	Accessory parking is required for 60% of dwelling units.
R8X	Residential UGs 1-4, 6C	6.02 – 7.2	Accessory parking is required for 40% of dwelling units.
C1-2	Commercial UGs 1-6	1.0 – 2.0	One accessory parking space is require per 300 sf.
C2--4	Commercial UGs 1-9, 14	1.0 – 2.0	One accessory parking space is required per 1,000 sf.
R4B	Residential UGs 1-4	0.9	One accessory parking space is required per dwelling unit.
R5	Residential UGs 1-4	1.25	Accessory parking is required for 85% of dwelling units.
R7B	Residential UGs 1-4, 6C	3.44 – 4.6	Accessory parking is required for 50% of dwelling units.
C4-2	Commercial UGs 1-6, 8-10, 12	3.4	One accessory parking space is required per 300 sf.

Source: NYC Department of City Planning, Zoning Handbook (web version), as amended through 3-22-16

According to the NYC Department of City Planning Zoning Districts and Tools Overview, R7 districts are medium-density apartment house districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage. Regulations for residential development in R7-1 and R7-2 districts are essentially the same except that R7-2 districts, which are mapped primarily in upper Manhattan, have lower parking requirements. The maximum FAR ranges from 3.44 – 4.6 and off-street parking is generally required for 60% of a building's dwelling units in an R7-1 district.

As part of the Proposed Actions, the Applicant seeks a rezoning to a R8X/C2-4. R8X contextual districts are governed by Quality Housing bulk regulations. R8X districts are similar to R8A districts but permit a higher building height that typically produces 15- to 17-story apartment buildings that replicate the building envelope of the older, traditional buildings in Prospect Heights and Park Slope that surround Grand Army Plaza. The maximum FAR ranges from 6.02 – 7.2 and off-street parking is generally required for 40% of a building's dwelling units.

C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules. For a C1-2 commercial overlay area, one accessory parking space is required per 300 sf. For a C2-4 commercial overlay area, one accessory parking space is required per 1,000 sf.

Primarily a contextual rowhouse district limited to low-rise, one- and two-family attached residences, R4B districts also permit detached and semi-detached buildings. However, the floor area ratio (FAR) of 0.9 and maximum building height of 24 feet typically produce a two-story, flat-roofed rowhouse. Parts of Bay Ridge in Brooklyn and Middle Village and Brookville in Queens are mapped R4B. The maximum FAR is 0.9 and one accessory parking space is required per dwelling unit.

R5 districts allow a variety of housing at a higher density than permitted in R3-2 and R4 districts. The floor area ratio (FAR) of 1.25 typically produces three-and four-story attached houses and small apartment houses. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods and are widely mapped in Brooklyn, Queens and the Bronx.

Portions of Windsor Terrace and Ocean Parkway in Brooklyn are R5 districts. The maximum FAR is 1.25 and accessory parking is required for 85% of dwelling units.

In contextual R7B districts, the mandatory Quality Housing regulations are similar to those of R6B districts but the higher floor area ratio (FAR) and height limit generally produce six- to seven-story apartment buildings rather than the rowhouses typical of R6B districts. There are R7B districts in Brooklyn and throughout Queens, including portions of Rego Park. Parts of the East Village in Manhattan are also mapped R7B. The maximum FAR ranges from 3.44 – 4.6 and off-street parking is generally required for 50% of a building's dwelling units.

C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. The maximum FAR is 3.4 and one accessory parking space is required per 300 sf.

Future Without The Proposed Actions

Absent the Proposed Actions (the No-Action condition), it is anticipated that no changes to existing zoning designations would occur by the build year. The rezoning area would remain mapped as an R7-1/C1-2 District.

Future With The Proposed Actions

As stated, the Applicant seeks a rezoning from R7-1/C1-2 to R8X/C2-4 and a text amendment to establish an MIH area coterminous with the Rezoning Area. R8X contextual districts are governed by Quality Housing bulk regulations. They are similar to R8A districts but permit a higher building height that typically produces 15- to 17-story apartment buildings that replicate the building envelope of the older, traditional buildings in Prospect Heights and Park Slope that surround Grand Army Plaza. The maximum FAR ranges from 6.02 – 7.2 and off-street parking is generally required for 40% of a building's dwelling units.

C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules. For a C1-2 commercial overlay area, one accessory parking space is required per 300 sf. For a C2-4 commercial overlay area, one accessory parking space is required per 1,000 sf.

The proposed R8X/C2-4 zoning district permits a residential FAR of 7.2 (with Inclusionary Housing Program), and a commercial FAR of 2.0. If providing a qualifying ground floor, the maximum base height is 95 feet, and the maximum height is 155 feet (with

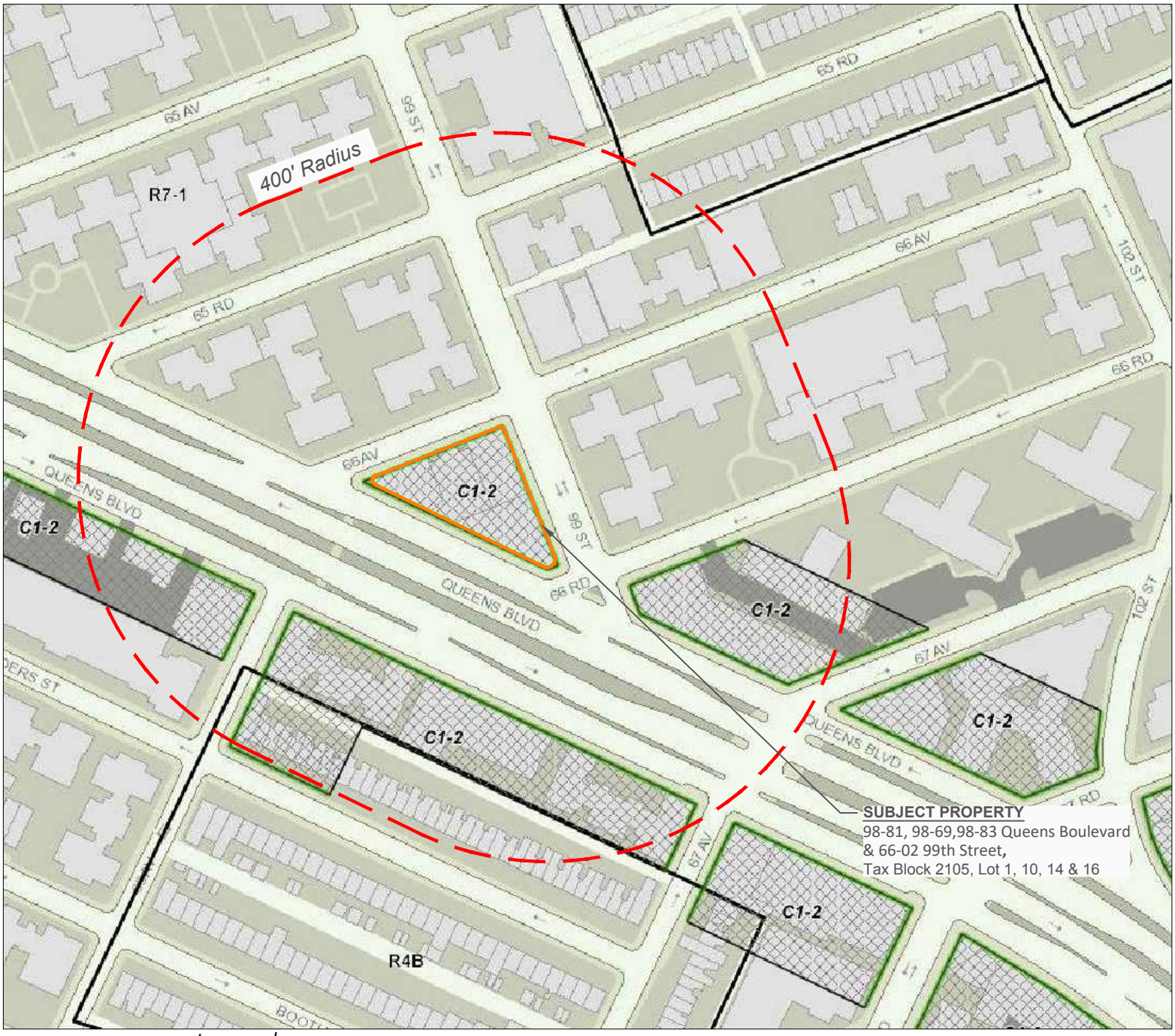
Inclusionary Housing Program and a qualifying ground floor).

Above a base height of 60 to 85 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum building height of 150 feet. Parking is required for 40 percent of market rate dwelling units and 12 percent of MIH units. The proposed zoning district would introduce UGs 7,8,9 and 14 (all commercial uses) and would include retail or service establishments as well as wholesale establishments.

The proposed Zoning Text Amendment would establish an MIH area coterminous with the rezoning area through ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 6, Queens. The proposed text amendment would require the Applicant to develop in accordance with the MIH program. Future qualifying development of all sites within the Affected Area would also be required to adhere to the requirements of the MIH program. For purposes of environmental review and per NYC DCP guidance, it is assumed that 20% of the dwelling units would be affordable at 80% AMI. The proposed affordable housing set asides ensure that the Proposed Development within the Affected Area would address the need for housing to serve a broad range of the City's diverse incomes.

Conclusion

The proposed text amendment would require the Applicant to develop in accordance with the MIH program. This new Proposed Development would be consistent with land use in surrounding areas zoned with medium- density contextual zoning districts (R4B, R5, R7B and C4-2). The Proposed Actions would extend these residential areas and allow redevelopment of underutilized land for new market rate and affordable housing in an area that is well served by transit as well as local commercial and community facility services. The Proposed Development resulting from the Proposed Actions would not result in significant adverse impacts; therefore, no further analysis is required.



Legend

Zoning

Commercial Overlay
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

Zoning Districts

Zoning Districts Thematic
- Residence District (Medium and Higher Density)
- Residence District (Lower Density)
- Commercial District
- Mixed Use District
- Manufacturing District
- Battery Park City
- Park

Development Site

400' Radius

N W E S

0 100 200 400 feet

Prepared by:

HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

Zoning Map

98-81 Queens Boulevard, 98-69 Queens Boulevard, 98-83 Queens Boulevard and 66-02 99th Street
Tax Block 2105, Lot 1, 10, 14 & 16
Queens County, State of New York

Date: November 14, 2019 | Scale 1" : 200' | **Source** NYCDCP Zoning Sectional Map Number 3b | Figure No: 6

2.1.3 Public Policy

Based on a review of available documentation, the site is not part of or subject to an Urban Renewal Plan (URP), adopted community 197-a Plan or Business Improvement District (BID). It is not on the list of Industrial Business Zones available on the NYC Economic Development Commission website. The Proposed Actions is also not a large publicly sponsored project, and as such, consistency with the City's OneNYC 2050 for sustainability is not warranted, though it is being constructed in the spirit of the initiative which calls for "Thriving Neighborhoods: Communities that have safe and affordable housing and are well-served by parks, cultural resources, and shared spaces". It is also consistent with "Housing New York 2.0: A roadmap for how the City will help reach a new goal of 300,000 homes by 2026".

The Proposed Development site is not located in either a New York City Waterfront Revitalization Program Zone nor a New York State Coastal Zone. Thus, an assessment of consistency with the City's Waterfront Revitalization Program and the NY State Coastal Zone is not required for the project. The Proposed Development is in keeping with public policy for the development of moderate-income housing in an urban renewal area. In accordance with the CEQR Technical no further analysis is necessary.

Conclusion

The Proposed Development site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Coastal Zone Boundary, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Actions are also not a large publicly sponsored project, and as such, consistency with the City's PlaNYC 2030 for sustainability is not warranted. The project area is also not located within a transit zone or a FRESH Zone. As such, the Proposed Actions would not result in a significant adverse impact to public policy.

2.2 COMMUNITY FACILITIES AND SERVICES

As defined for CEQR analysis, community facilities are public or publicly funded schools, libraries, child care centers, health care facilities, and fire and police protection. The CEQR analysis looks at a project's potential effect on the services provided by these facilities. A project can affect facility services when it physically displaces or alters a community facility or causes a change in population that may affect the services delivered by a community facility, as might happen if a facility is already over-utilized, or if a project is large enough to create a demand that could not be met by the existing facility.

Pursuant to CEQR guidelines, direct effects to community facilities must be assessed when a project would physically alter a community facility, whether by displacement of the facility or other physical change. Indirect effects must be assessed when a project generates a sufficient increase in population to place significant additional demands on community services.

The RWCDS No-Action Scenario would not involve the construction of any residential units. Thresholds for detailed analyses of

impacts to publicly funded child care centers, libraries, police/fire services and health care facilities are provided in Table 6-1 of the *CEQR Technical Manual* and are summarized below in Table 4. Populations may be estimated based on the numbers of residential units as described in the CEQR *Technical Manual*.

Table 4: Thresholds for Detailed Analyses of Community Facilities and Services

	Public Schools	Group Child Care and Head Start Centers (publicly funded)	Libraries	Police/Fire Services and Health Care Facilities
Thresholds for Detailed Analyses	50 or more elementary/ middle school students (total of elementary and intermediate) or 150 or more high school students based on # of residential units (based on Table 6-1a) OR Direct Effect	20 or more eligible children under age 6 based on # of low or low/moderate income residential units (based on Table 6-1b) OR Direct Effect	More than 5% increase in ratio of residential units to library branches (see below) OR Direct Effect	Introduction of Sizeable New Neighborhood (*e.g.* Hunters' Point South) OR Direct Effect

No community facilities would be directly displaced by the Proposed Actions. As of December 1, 2020, the Proposed Development location is predominantly occupied with commercial retail uses.

As stated, the With-Action Scenario would include 162 residential units with room for approximately 430 residents. Of the 162 residential units, 49 would be considered low-to-moderate income units. No community facilities would be directly displaced by the Proposed Development. It can be estimated that the Proposed Actions (based on 162 residential units) could involve approximately 10 children younger than 6 that are eligible for publicly-funded group child care and head start centers using the multiplier found in Table 6-1b of the CEQR Technical Manual, which for residential facilities in Queens is 0.140 children under 6 per unit (for low-to-moderate income units only). The estimated number of children younger than 6 that are eligible for publicly-funded group child care and head start centers (7) is below the threshold of twenty (20) for a detailed analysis, thus a detailed analysis of community facilities due to indirect effects to Child Care Centers is not required.

Public Elementary and Intermediate Schools

Methodology

According to the CEQR Technical Manual as found in Table 6-1, a more detailed analysis would be required for public schools if the Proposed Actions would result in 50 or more elementary and middle school students and/or 150 high school students. Utilizing the CEQR App, it can be estimated that a residential building containing 162 units would generate approximately 37 elementary school students and 13 middle school students for a total of 50 elementary and middle school students which meets the threshold

for a detailed analysis. In addition, according to the CEQR App, a residential building containing 162 units would generate approximately 17 high school students which would be below the threshold for a detailed analysis.

Existing Conditions

According to the New York City Department of Education, as indicated in Table 5, there are seventeen (17) Elementary Schools within New York City School District 28, Sub District 2, which is defined by the *CEQR Technical Manual* as the appropriate Elementary Schools study area (see Figure 7). Table 5 also shows the current capacity and enrollment for each of these facilities. Additionally, as indicated in Table 6, there are nine (9) Middle Schools within New York City School District 28, Sub District 2 (see Figure 7). Tables 5 and 6 detail the enrollment and capacity numbers for each school based on the latest SCA figures as of December 30, 2019.

Future Without The Proposed Actions

Absent the Proposed Actions (the No-Action condition), it is anticipated that no changes to land use would occur and no additional elementary and/or intermediate school children would be added to the school district.

Future With The Proposed Actions

The With-Action Condition would result in the addition of 37 elementary school students and 13 middle school students for a total of 50 elementary and middle school students.

Conclusion

For the purposes of CEQR analysis, a utilization rate of 100 percent is the threshold for overcrowding. A significant adverse school's impact may result if the Proposed Actions would result in both a collective utilization rate of 100% or more in the With-Action condition, and an increase of five percentage points or more between the No-Action and With-Action conditions. It is estimated that the addition of thirty-seven (37) project generated Elementary School children to the study area would cause an approximate one (1) percent increase in demand over the current utilization rate of Elementary Schools in the study area. The No-Action utilization rate would be approximately 120% while the With-Action utilization rate would be approximately 121%. The increase in demand would be below the threshold of 5%, and therefore would not result in a significant adverse impact.

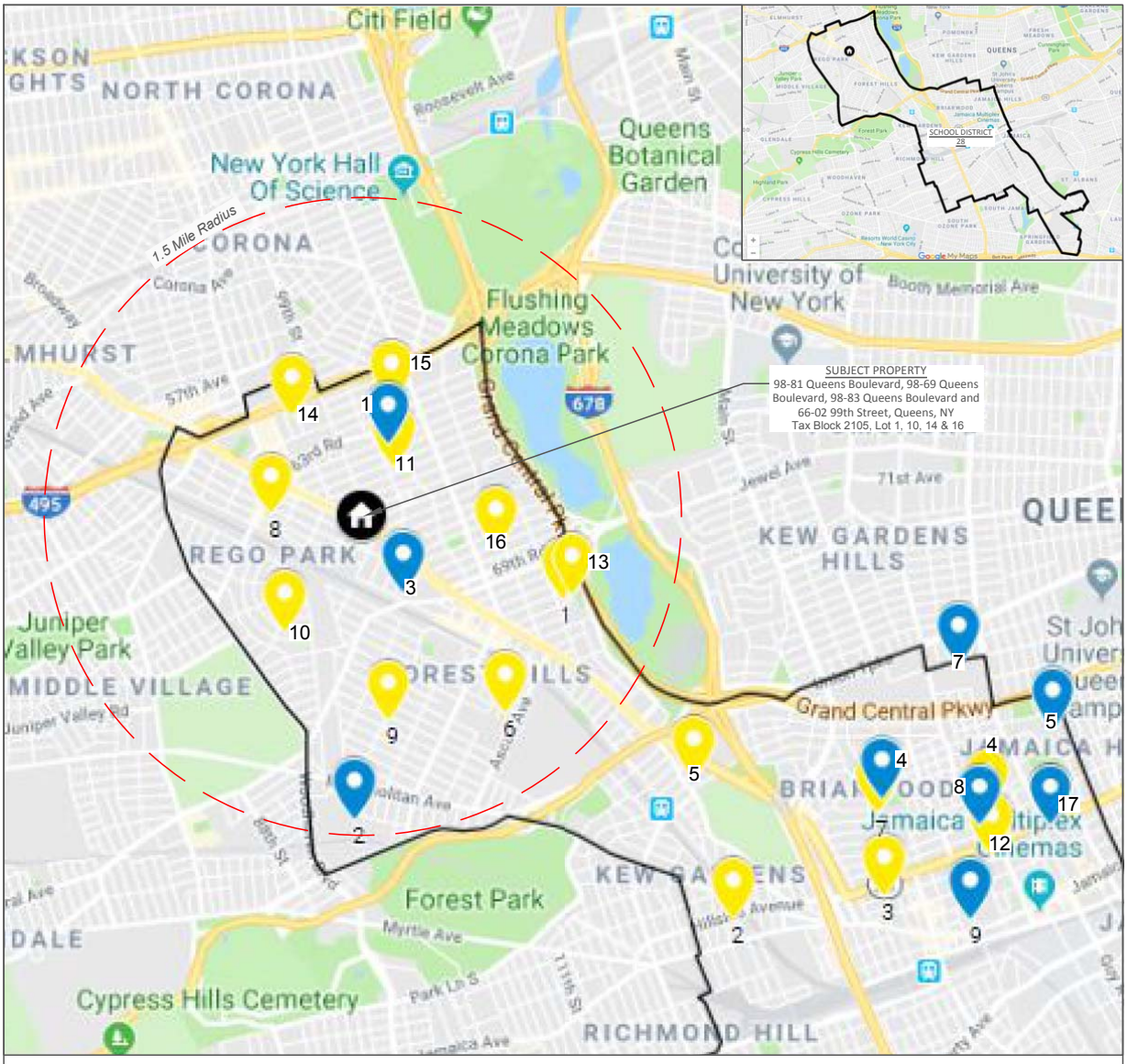
For Middle School children, it is estimated that the addition of approximately thirteen (13) project generated Middle School children to the study area would cause an approximate one (1) percent increase in demand over the current utilization rate of Middle Schools in the study area. The No-Action utilization rate would be approximately 104% while the With-Action utilization rate would be approximately 105%. As with Elementary School children, the increase in demand would be below the threshold of 5%, and therefore would not result in a significant adverse impact.

Table 5: Elementary Schools within the Study Area

Name	Address	Capacity	Enrollment	Available Slots	Utilization Rate (%)
1. P.S. 16	112-15 71 Road	78	112	-34	144%
2. P.S. 54	86-02 127 Street	380	536	-156	141%
3. P.S. 82	88-02 144 Street	554	653	-99	118%
4. P.S. 86	87-41 Parsons Boulevard	800	854	-54	107%
5. P.S. 99	82-37 Kew Gardens Road	819	781	38	95%
6. P.S. 101	2 Russell Place	410	672	-262	164%
7. P.S. 117	85-15 143rd Street	984	974	-10	99%
8. P.S. 139	93-06 63 Drive	685	732	-47	107%
9. P.S. 144	93-02 69 Avenue	550	905	-355	165%
10. P.S. 174	65-10 Dieterle Crescent	530	681	-151	128%
11. P.S. 175	64-35 102 Street	643	813	-170	126%
12. P.S. 182	153-27 88TH Avenue	776	718	-58	93%
13. P.S. 196	71-25 113 Street	861	1,022	-161	119%
14. P.S. 206	61-21 97TH Place	469	611	-142	130%
15. P.S. 220	62-10 108 Street	514	703	-189	137%
16. P.S. 303	108-55 69TH Avenue	112	211	-99	188%
17. The Queens School for Leadership and Excellence	88-08 164 Street	319	427	-108	134%
	TOTAL	9,484	11,405	-1,921	120%

Table 6: Middle Schools within the Study Area

Name	Address	Capacity	Enrollment	Available Slots	Utilization Rate (%)
1. J.H.S. 157	63-55 102ND Street	1,417	1,651	-234	117%
2. I.S. 167	91-30 Metropolitan Avenue	833	832	1	100%
3. J.H.S. 190	68-17 Austin Street	1,059	1,082	-23	102%
4. I.S. 217	85-05 144 Street	1,621	1,666	-45	103%
5. Queens Collegiate School	167-01 Gothic Drive	742	669	73	90%
6. M.S. 358	88-08 164 Street	269	362	-93	135%
7. Queens Gateway to Health Sciences Secondary School	160-20 Goethals Avenue	658	711	-53	108%
8. Young Women's Leadership School	150-91 87 Road	499	547	-48	110%
9. Alternative Learning Center	90-40 150 Street	110	0	110	0%
	TOTAL	7,208	7,520	-312	104%



HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

School District Map

98-81 Queens Boulevard, 98-69 Queens Boulevard, 98-83 Queens Boulevard and 66-02 99th Street
Tax Block 2105, Lot 1, 10, 14 & 16
Queens County, State of New York

Date: July 18, 2019	Scale 1" : 3500'	Source: NYC Administration for Children's Services	Figure No: 7

2.3 OPEN SPACE

Introduction

Open space is defined as publicly or privately-owned land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment.

Pursuant to Chapter 7, Section 100 of the *2020 CEQR Technical Manual*, Open Space Resources are defined as active and/or passive, and may include, but is not limited to, the following:

- Parks operated or managed by the City, State, or Federal governments and include neighborhood and regional parks, beaches, pools, golf courses, boardwalks, playgrounds, ballfields, and recreation centers that are available to the public at no cost or through a nominal fee, as in the case of recreation centers and golf courses;
- Open space designated through regulatory approvals (such as zoning), including large-scale permits that prescribe publicly accessible open space, such as public plazas;
- Outdoor schoolyards if available to the public during non-school hours;
- Publicly-accessible institutional campuses;
- Esplanades;
- Designated greenways, as shown on the City's Bike Map, and defined as multi-use pathways for non-motorized recreation and transportation along natural and manmade linear spaces such as rail and highway rights-of-way, river corridors, and waterfront spaces;
- Landscaped medians with seating;
- Housing complex grounds, if publicly accessible;
- Nature preserves, if publicly accessible;
- Gardens, if publicly accessible.

The *CEQR Technical Manual* defines the need for an open space assessment if the proposed action would have a direct or indirect effect on open space resources. Direct effects would occur if the proposed action would result in the physical loss of a public open space; change of use of an open space so that it no longer serves the same user population; limit public access to an open space; or cause increased noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness, whether temporary or permanent. Indirect effects would occur if the proposed action would result in an increase of population sufficiently large enough to noticeably diminish the ability of an area's open space to serve future population.

Direct effects to open space are addressed in the sections for those specific technical areas where warranted. Construction impacts to open space are not anticipated as there would be no physical loss of public open space, no change in existing open space so

that it no longer serves the same user population, would not limit public access, and would not increase noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness. An assessment of the effects of the Proposed Actions related to shadows on open space resources is provided in Section 2.4: Shadows.

Methodology

According to the guidelines of the City's *CEQR Technical Manual* for analysis of residential development, census tracts with at least half of their geographic area within a one-half mile radius of the Affected Area comprise the open space study area. Using current population figures, an open space ratio is calculated for both the future no-action and future with-action conditions, expressed as the amount of open space acreage per 1,000 user population. Typically, a comparison is made to the median open space ratio, which is 1.50 acres per 1,000 residents, and the city's planning goal of 2.50 acres per 1,000 residents. A reduction in the open space ratio increment of more than 5 percent over future no-action conditions generally warrants a more detailed analysis, unless the open space ratio is below the citywide average, in which case even a small reduction could be considered significant.

In addition to field surveys, information from the NYC Department of City Planning's Community District Needs Statements, NYC Parks Department website, and U.S. Census data were utilized in preparing the open space analysis.

Preliminary Open Space Assessment

The Proposed Actions would result in a net increment of 184,718 GSF of development, including 166,718 GSF of residential floor area (158 dwelling units) and 18,000 GSF of commercial floor area. The Proposed Actions are projected to result in the incremental development of 158 dwelling units within the Affected Area. Assuming an average occupancy of 2.65 persons based on the average household size within Queens Community District 6 per the 2018 ACS, 419 additional residents would be added to the study area and 18 additional workers would be added to the area. The Affected Area is within an area that is identified as neither underserved nor well-served by open space, and would pass the threshold of 200 additional residents. Therefore, a preliminary assessment of indirect effects on public open spaces is required. The Proposed Actions would introduce far fewer than 500 additional employees, as such the preliminary assessment addresses the residential population introduced by the Proposed Actions.

Study Area Definition

In accordance with the guidelines established in the City's *2020 CEQR Technical Manual*, the open space study area is defined to analyze both the nearby open spaces and the population using those open space resources. It is generally defined by a

reasonable walking distance that users would travel to reach local open spaces and recreational areas. Pursuant to the *2020 CEQR Technical Manual*, the open space study area includes all U.S. Census Tracts that have 50 percent or more of their area within a half-mile radius of the Affected Area for residential users. The following Census Tracts that have 50% or more of their area within the ½ mile study area are 693, 697.01, 711, 713,03, 713.04, 713,05, 713.06, 717,01, 719, 721, 741, and 743.

It should be noted that an approximately four-block portion of the study area, just south of the Long Island Railroad tracks, is part of an underserved open space area. Because only a small portion of the study area includes this underserved open space area, and the LIRR tracks effectively act as a divider between neighborhoods, it is not expected that this portion of the study area would be adversely impacted by the Proposed Actions. The underserved area is shown below in Figure 8.

Study Area Open Space Resources

There are 8 open space resources with regular open access to the public within the study area, as identified in Table 7. There are 8.33 acres of open spaces resources in the Study Area. The location of these resources, as well as community gardens present in the study area, is shown below in Figure 8.

Table 7: Open Space Resources

Name	Ownership	Acreage
Yellowstone Park/Katzman Playground	NYC DPR	1.75
Russell Sage Playground	NYC DOE/DPR	1.53
Federoff Triangle	NYC DPR	0.05
Plaza 67	NYC DPR	0.1
Annandale Playground	NYC DPR	1.01
Real Good Park	NYC DOE/DPR	1.6
Barrier Playground	NYC DPR	0.87
MacDonald Park	NYC DPR	1.42
Total		**8.33**

Existing Condition

Based on the 2014-2018 ACS, the study area defined above, as of 2018, had a population of 55,575 residents, as shown in Table 8 below.

Table 8: Study Area Population 2018

Census Tract	Population
693	55,575
697.01	
711	
713.03	
713.04	
713.05	
713.06	
717.01	
719	
721	
741	
743	

Source: 2014-2018 ACS

No-Action Condition

No residential development would occur in the future without the Proposed Actions within the Affected Area. As shown in Table 9, there are approximately 62 active permits and rezoning projects within the study area, with 723 proposed new dwelling units. Using the same 2.65 residents per household figure as above, the No-Action Condition would have 1,916 new residents introduced to the study area by the 2024 build year. The No-Action population would therefore be the existing population of 55,575 residents plus the 1,916 new residents introduced by the active construction projects, for a total no-action population of 57,491 residents.

Table 9: Active Permits and Rezoning Projects

Permits	GSF	Proposed DU	Projected Population
62	1,154,535	723	1916

With-Action Condition

The With-Action population would be the No-Action population of 57,491 residents described above plus the 419 residents anticipated as a result of the Proposed Actions. The With-Action population would be 57,910 residents.

Table 10: Existing, No-Action, and With-Action Open Space Ratios

Existing		No-Action		With-Action		Percent Change
Population	OSR	Population	OSR	Population	OSR	No-Action vs. With-Action
55,575	0.150	57,491	0.145	57,910	0.144	0.72%

Analysis

Existing Condition

The study area has 8.33 acres of open space and an existing residential population of 55,575. The open space ratio (OSR) under existing conditions is 0.150 acres per thousand residents.

No-Action Condition

In the future without the Proposed Actions, the population for the Study Area in the 2024 build year is forecasted to be 57,491 and is projected to be served by the same 8.33 acres of open space as in the existing condition. With this population, the OSR would be 0.145. The OSR is far below the citywide average of 1.5 acres per thousand people and reflects the area's shortfall of open spaces.

With-Action Condition

The Proposed Actions would result in an increase in the No-Action population by 419 residents by the 2024 build year. The total 2024 build year With-Action population would be 57,910. With this increase in population, the OSR would be 0.144 acres per 1,000 residents, or a 0.72 percent reduction from the No-Action OSR.

Under the existing, No-Action, and With-Action conditions, the OSR in the area would be far below 1.5 acres per thousand residents, which is the citywide average. Per the CEQR Technical Manual, a detailed analysis of open space effects on residents

is generally unnecessary if the open space ratio decreases by less than one percent. However, the existing open space ratio may be so low that even an open space ratio change of less than one percent may result in potential significant impacts. In that case, the potential for open space impacts should be further assessed.

Because of the study area's low OSR, a qualitative assessment of open space resources just outside of the study area is discussed below.

Qualitative Assessment

In the future with the Proposed Actions, the Proposed Development would not cause increased shadows, noise, or air pollutant emissions that would affect the usefulness of any open space in the study area, whether on a permanent or temporary basis. Furthermore, the Proposed Actions would not change the use of a publicly accessible open space so that it no longer serves the same user population, nor would it limit public access to any open spaces.

While not included in the calculation of OSR in the analysis above, there is an abundance of open space located .9 miles from the Proposed Development as part of the Flushing Meadows Corona Park. Flushing Meadows Corona Park is an 897-acre park that includes

- Meadow lake, which contains a boat house with rental boats available for rowing and paddle boating
- Bicycle paths extending around Meadow Lake and connecting to the Brooklyn-Queens Greenway
- Willow Lake Trail, a nature trail around Meadow Lake and is part of the Willow Lake nature preserve
- Various recreational playing fields and playgrounds

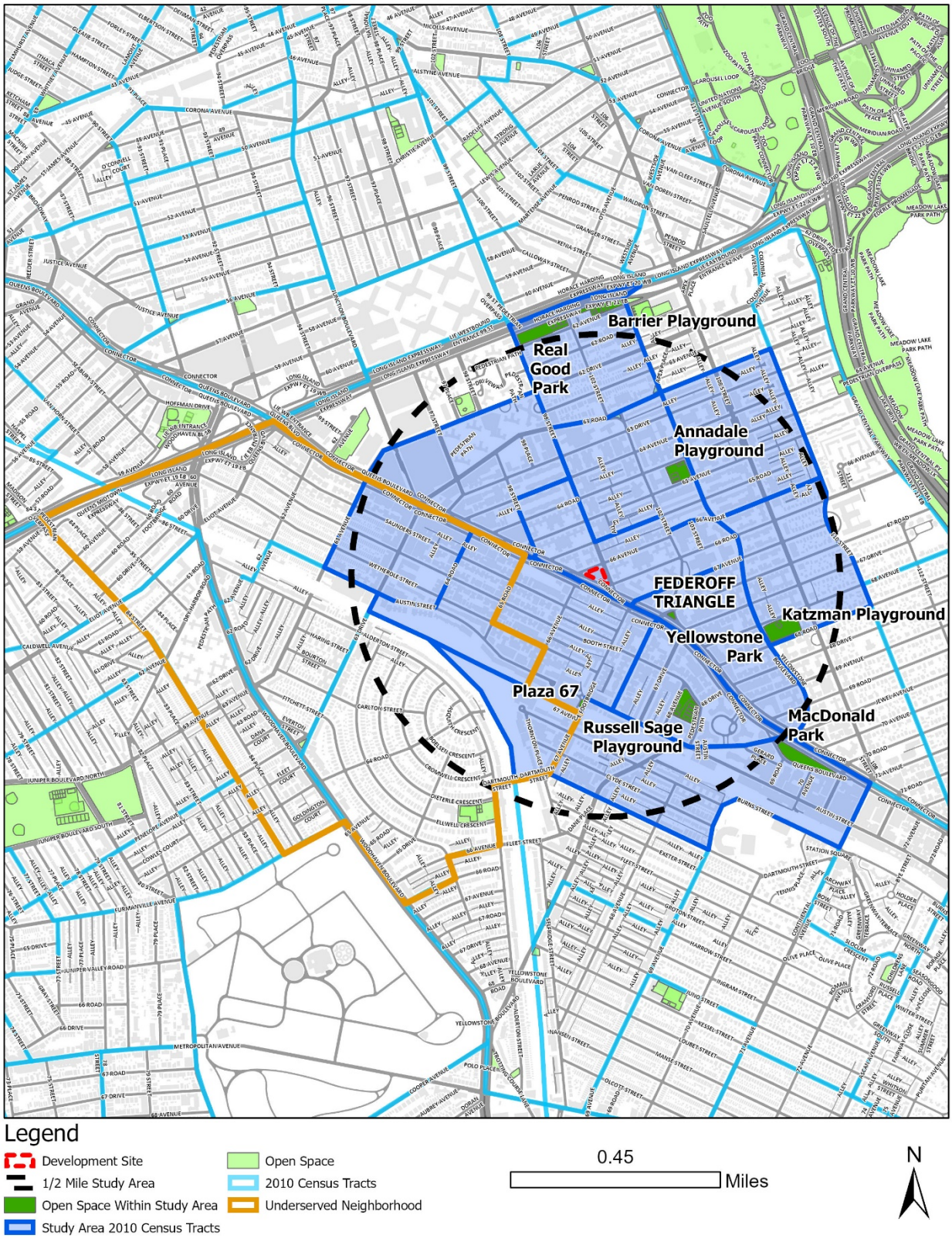
Given the short distance from the Projected Development Site to these additional open space resources, the Applicant believes that it is reasonable to assume that these open space resources could provide the residents of the study area as well as those who would reside in the future Proposed Development with high-quality and abundant open space for both active and passive outdoor activities.

Conclusion

Based on the analysis above, the Proposed Actions would reduce the OSR of the study area by .72 percent, from .145 acres per thousand residents to .144 acres per thousand residents. Although the area has a relatively low OSR and the OSR decrease by the Proposed Actions would be .72 percent, there is an abundance of open space resources located just outside of the open space study area as part of Flushing Meadows Corona Park; while not included in the OSR calculation, the entrance to the 897-acre park

is approximately .9 miles from the Projected Development Site and would be easily accessible to building occupants. Therefore, though the Proposed Actions would bring 419 additional residents to the half-mile study area, significant adverse impacts to open space resources are not expected, and further analysis is not required.

Figure 8: Open Space Study Area Census Tracts



2.4 SHADOWS

Introduction

According to the CEQR Technical Manual, a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Thus, a shadow assessment is required only if the project would either (a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more or (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. Thus, a shadow assessment is required for projects that result in new shadows long enough to reach a sunlight-sensitive resource. As stated, the Proposed Development (RWCDS With-Action Scenario) is to be located in a newly constructed building measuring approximately 174 feet tall. The RWCDS No-Action Scenario would result in the tallest building measuring approximately 32 feet. The incremental difference between the RWCDS No-Action Scenario and the With-Action Scenario is 142 feet. Thus, as the incremental difference between the RWCDS No-Action Scenario and the With-Action Scenario measures more than 50 feet, an analysis measuring the potential shadows that would be cast on sensitive receptors would be warranted and is described below.

Preliminary Assessment

The shadow assessment begins with a preliminary screening assessment to ascertain whether a project's shadow may reach any sunlight-sensitive resources at any time of the year. If the screening assessment does not eliminate this possibility, a detailed shadow analysis may be warranted to determine the extent and duration of the net incremental shadow resulting from the project. According to the methodology of the CEQR Technical Manual, potential shadow impacts are assessed using the several "tiers" of analysis, and comparing the bulk of potential as-of-right developments to the bulk that would be permitted by the Proposed Actions (a rezoning from R7-1 to R8X [MIH]). Under the Proposed Actions, and according to the Applicant's building plans, a new building could rise to a parapet wall height of 177 feet, plus a rooftop bulkhead height reaching 194 feet in total.

Tier 1 Screening Assessment

To determine the extent and duration of the net incremental shadow resulting from the project, a Tier 1 Screening Assessment was performed in accordance with the CEQR Technical Manual. A base map is developed that illustrates the Proposed Development location in relationship to any sunlight-sensitive resources. The longest shadow study area is then determined, which encompasses the site of the Proposed Development and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure that occurs on December 21st, the winter solstice. The Tier 1 analysis reveals that a small park called "Federoff Triangle" (at Queens Boulevard and 67th Road) is within the radius of potential shadow impacts see Figure 9).

Tier 2 Screening Assessment

If any portion of a sunlight-sensitive resource lies within the longest shadow study area, a more detailed screening assessment should be performed. According to the CEQR Technical Manual, because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. Despite the presence of the Federoff Triangle within the radius of potential shadow impacts, the Tier 2 analysis rules out any possible shadows from a building on the Proposed Development site onto Federoff Triangle, because it is located to the south (see Figure 10).

Conclusion

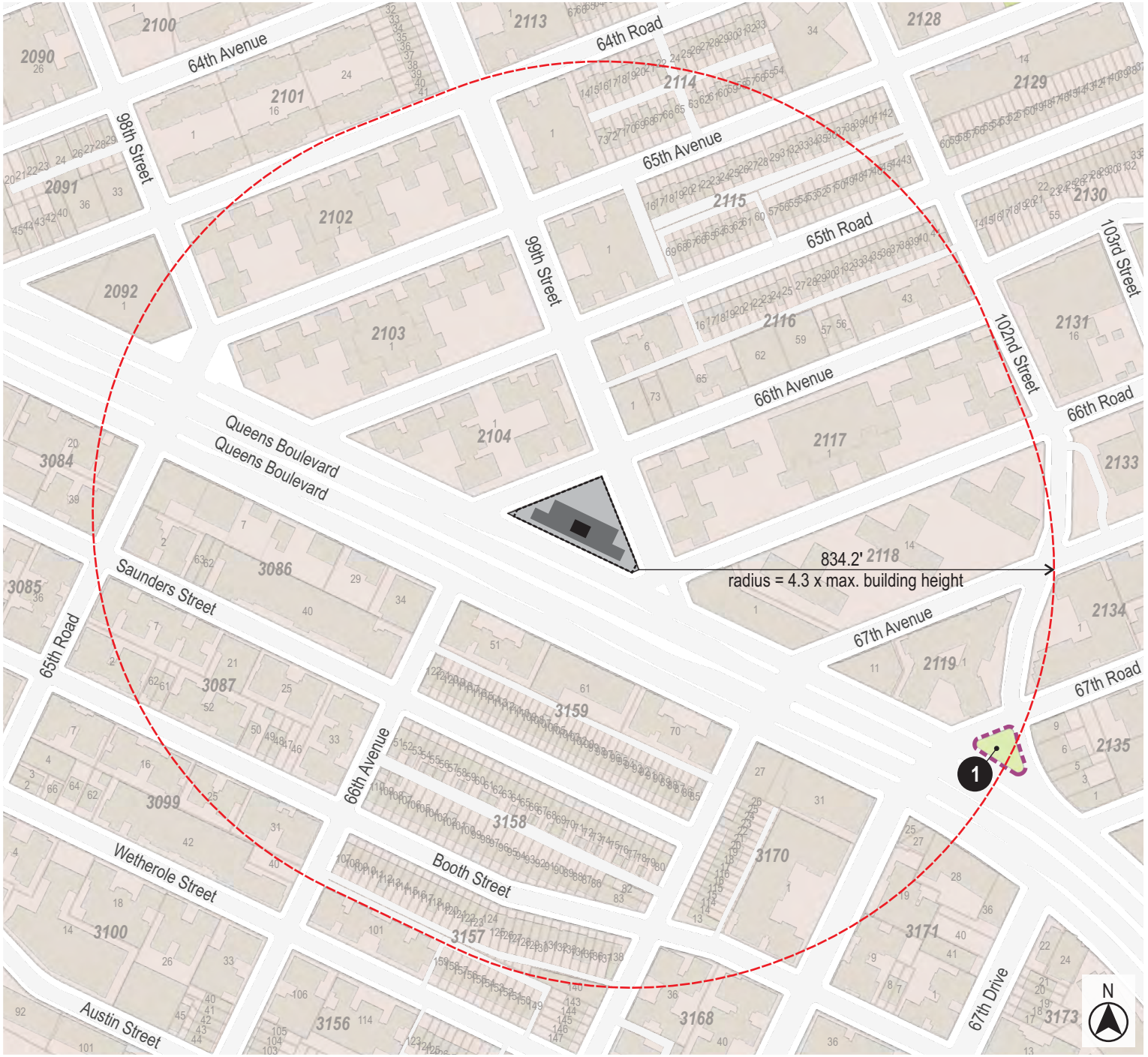
The Proposed Development will not cast new shadows on any nearby sunlight sensitive resources on any of the four analysis dates prescribed by the CEQR Technical Manual (December 21, March 21, May 6, and Jun 21); nor at any other time during the year. As discussed above, the Tier 2 analysis showed no sunlight sensitive resources within the maximum shadow cast area. Therefore, the Proposed Actions would not have the potential to result in significant adverse shadow impacts, and no further analysis is necessary.

Figure 9

98-81 Queens Boulevard, Queens

Figure 10-1b: Tier 1 Screening Assessment (With Action Bulk)

- Project Site
- With Action Building Footprint
- Parapet Above 16th Floor (177')
- Roof Above Bulkheads (194')
- Longest Shadow Study Area Boundary
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource



98-81 Queens Boulevard
Rezoning CEQR
#20DCP160Q
Rego Park, NY 11374

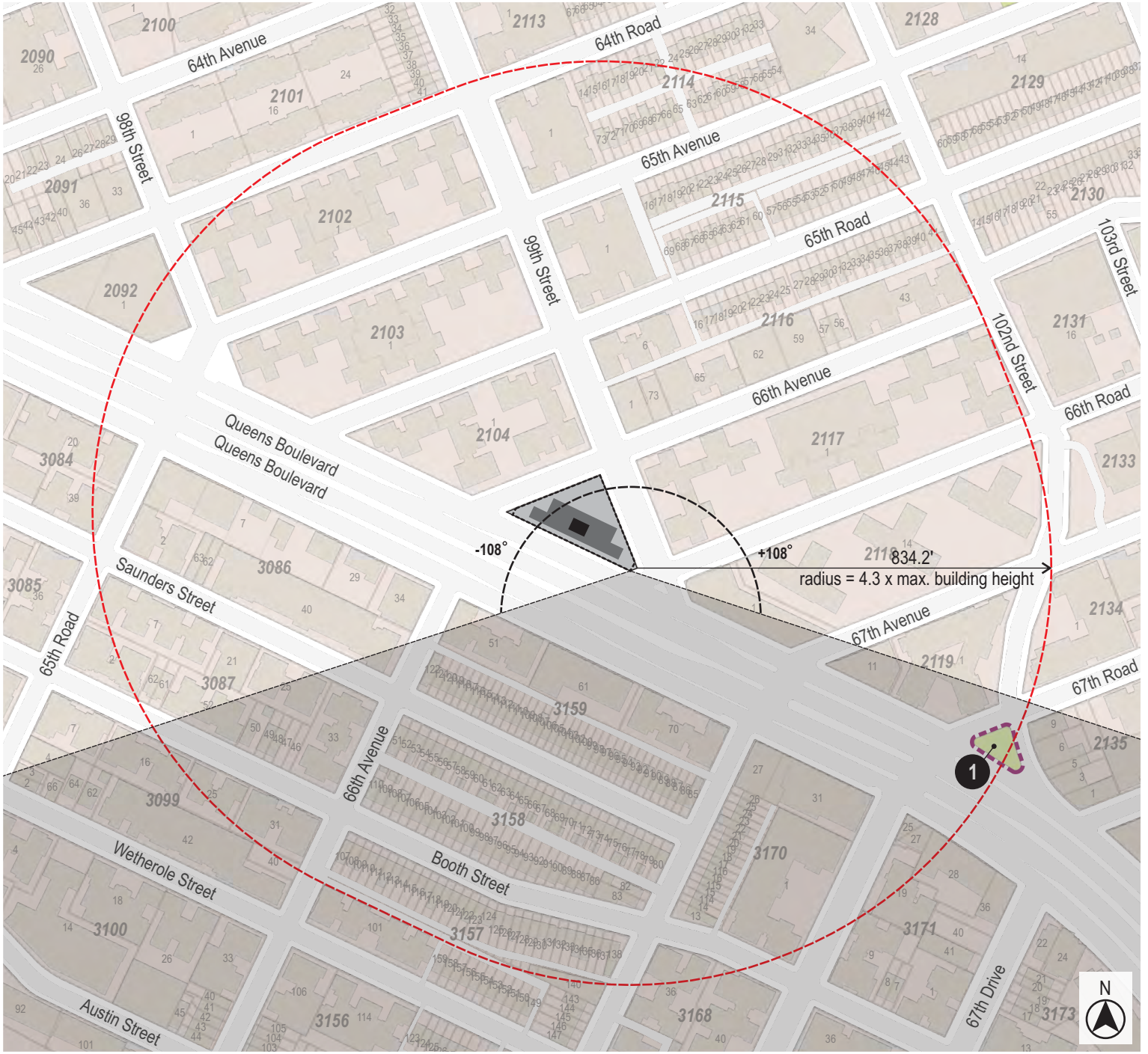
Urban Cartographics

FIGURE 10

98-81 Queens Boulevard, Queens

Figure 10-2: Tier 2 Screening Assessment (With Action Bulk)

- Project Site
- With Action Building Footprint
- Parapet Above 16th Floor (177')
- Roof Above Bulkheads (194')
- Longest Shadow Study Area Boundary
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource
- Area That Cannot Be Shaded by the Proposed Building



98-81 Queens Boulevard
Rezoning CEQR
#20DCP160Q
Rego Park, NY 11374

Urban Cartographics

2.5 HISTORIC AND CULTURAL RESOURCES

The CEQR Technical Manual defines historic and cultural resources as resources that include both architectural and archaeological resources. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. They may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground. Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. As a general rule, archaeological resources do not include 20th and 21st Century artifacts.

The analyses described in the CEQR Technical Manual identify significant adverse impacts on archaeological resources; they are physical—disturbance or destruction—and typically occur as a result of construction activities. If any potential significant archaeological resources were identified on the site of the Proposed Actions, and the Proposed Actions could disturb or destroy those resources in any way, a significant adverse impact would occur. Possible impacts can occur in such circumstances as the following:

- Construction resulting in ground disturbance, including construction of temporary roads and access facilities, grading, landscaping or;

- Below-ground construction, such as excavation or installation of utilities. If an Action would not have a physical impact on archaeological resources, no significant adverse impact would occur, and no further archaeological work is necessary.

Architectural resources should be surveyed and assessed if the Proposed Development would result in any of the following, whether or not any known historic resources are located near the site of the project:

- New construction, demolition, or significant physical alteration to any building, structure, or object.
- A change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature.
- Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects.
- Additions to or significant removal, grading, or replanting of significant historic landscape features.
- Screening or elimination of publicly accessible views.
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on an historic structure if the features that make the structure significant depend on sunlight.

The Proposed Development would be contained within the subject property and would not in any way impact any neighboring

historic districts or historic sites.

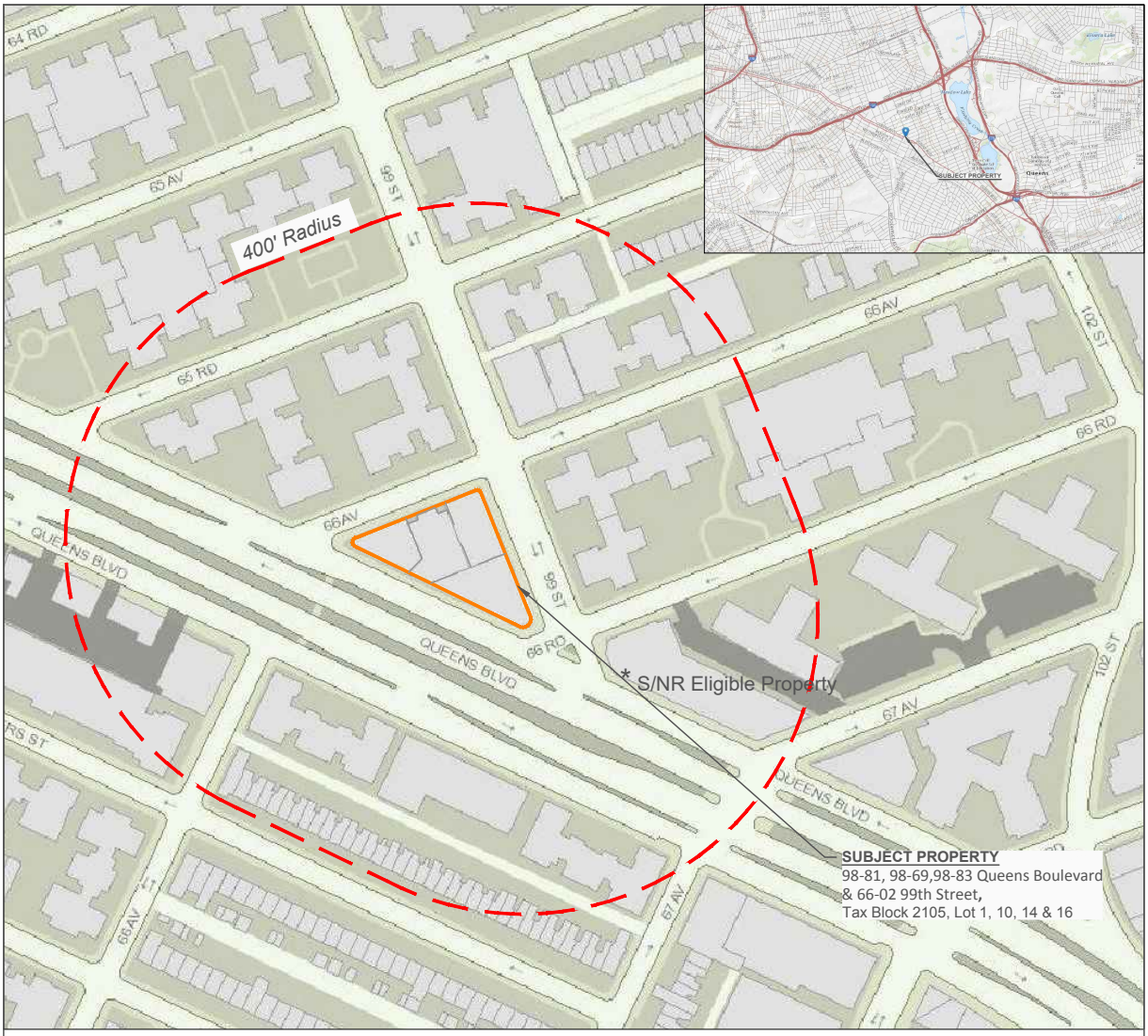
In a letter dated July 16, 2019, the New York City Landmarks Preservation Commission determined that the following properties contain "no Architectural or Archaeological Significance":

1) 98-83 QUEENS BOULEVARD
2) 98-69 QUEENS BOULEVARD
3) 98-81 QUEENS BOULEVARD
4) 66-02 99 STREET, BBL

According to the LPC, S/NR eligible properties within the study area radius include the Metropolitan Industrial Bank at 99-01 Queens Boulevard (See Figure 11). However, "No impacts anticipated" (see Appendix A). As the bank is located across the street, more than 90 feet from the Proposed Development, no proposed construction would encroach upon the resource. Additionally, as the bank is located to the southeast of the Proposed Development site, it is not anticipated that significant shadows would be cast as concluded in the Shadows analysis.

Conclusion:

The Proposed Actions would result in new in-ground construction on the Proposed Development site. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on December 13, 2018, indicating that the Project Area contains no archaeological or architectural resources (see Appendix A). The LPC has indicated that within the study area radius is the is the S/NR eligible Metropolitan Industrial Bank at 99-01 Queens Boulevard, but this building would not experience significant adverse impacts as a result of the Proposed Development, since the Project Area contains no archaeological or architectural resources. The analysis concludes that the Proposed Actions would not result in significant adverse impacts to historic and cultural resources.



* Metropolitan Industrial Bank at 99-01 Queens Boulevard

Development Site

400' Radius

N
W E
S

0 100 200 400 feet

HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC

Historical Resources Map

98-81 Queens Boulevard, 98-69 Queens Boulevard, 98-83 Queens Boulevard and 66-02 99th Street
Tax Block 2105, Lot 1, 10, 14 & 16
Queens County, State of New York

Date: June 17, 2021	Scale 1" : 200'	**Source** Zoning and Land Use	Figure No: 11

2.6 URBAN DESIGN AND VISUAL RESOURCES

Introduction

In an urban design assessment as discussed in the CEQR Technical Manual, one considers whether and how a project may change the experience of a pedestrian in the project area. The assessment focuses on the components of a Proposed Development that may have the potential to alter the arrangement, appearance, and functionality of the built environment. An area's urban design components and visual resources together comprise the "look" of an area. A preliminary assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following:

1) Projects that permit the modification of yard, height, and setback requirements;
2) Projects that result in an increase in built floor area beyond what would be allowed 'as-of- right' or in the future without the Proposed Actions.

The Urban design characteristics of a neighborhood are composed of various components that define the character of the area: building bulk, use, type and arrangement, block form and street pattern, streetscape elements, street hierarchy, and natural features.

The incremental difference between the No-Action and With-Action scenarios would not meet either of the above conditions for doing a more detailed analysis. The accompanying photos show how the Proposed Development would fit into the existing envelope within the project area.

Existing Conditions

The Proposed Development site is coterminous with the Rezoning Area and occupies the entirety of Block 2105. It is comprised of four tax lots (Lots 1, 10, 14, and 16) in Queens Community Board #6. It contains 21,472 square feet of lot area with frontage along four streets: Queens Boulevard; 66th Road; 99th Street and 66th Avenue. On the northwest comer of Queens Boulevard and 66th Road is Lot 1 (98-81 Queens Boulevard) which is occupied with several commercial tenants which include a liquor store, law office, computer repair store, a tax office and a diner. On southeast comer of Queens Boulevard and 66th Avenue is Lot 10 (98-69 Queens Boulevard) which is occupied by a carpet store, a law office, a laser skin center and a spin studio. On the southwest comer of 66th Avenue and 99th Street is Lot 16 (66-02 99th Street) which is occupied by a supermarket and novelty store.

The surrounding area is predominantly residential consisting of multi-family buildings ranging in height from six stories to thirty stories with pockets of lower scale residential one and two-family homes. The thirty-story building is located one block to the east of the Proposed Development site at 102-10 66th Road (Block 2133, Lot 16). An underground subway line is located two blocks

to the east of the Proposed Development site. The 67th Avenue MTA station provides "M" & "R" train service. The Proposed Development site is also near NYCT bus lines with Q60 and QM18 service available on Queens Boulevard. The existing conditions will remain the same in the No-Action scenario.

Block Form, Street Pattern, and Street Hierarchy

The area is generally comprised of a typical New York street grid pattern.

Streetscape Elements

The area surrounding the Project Area includes street trees, generally at regular intervals. There are no NYCT bus shelters in close proximity.

Natural Features

There are no natural features in close proximity to the Project Area. The closest area with greenspace is Yellowstone Park. This feature is not visible from the Proposed Development site due to existing intervening buildings.

Visual Resources

The Proposed Development would be located on a lot that is surrounded by structures on all sides. As noted above, there are no natural resources in proximity to the Project Area.

Analysis

The With-Action Scenario would consist of a new fifteen story, mixed use (residential-commercial) building that would rise to a height of 174 feet after a setback and include approximately 184,718 gross square feet of floor area (7.16 FAR). There would be 162 dwelling units, 113 of which would be market rate and 49 would be affordable. The Proposed Development would contain 166,718 gross square feet of residential floor area and 18,000 square feet of commercial retail on the ground floor level. The Proposed Development would provide 45 residential parking spaces at the 2nd Floor Level, which would comprise 23,117 gross square feet. The Proposed Development would be fully compliant with the proposed R8X/C2-4 district.

According to the CEQR Technical Manual:

"If the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Detailed analyses are generally appropriate for all area-wide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district or components of an historic building that contribute to the resource's historic significance.

Conditions that merit consideration for further analysis of visual resources include:

- When the project partially or totally blocks a view corridor or a natural or built visual resource, and that resource is rare in the area or considered a defining feature of the neighborhood; or
- When the project changes urban design features so that the context of a natural or built visual resource is altered (for example, if the project alters the street grid so that the approach to the resource changes; if the project changes the scale of surrounding buildings so that the context changes; if the project removes lawns or other open areas that serve as a setting for the resource)."

As shown in the accompanying figures, the Proposed Development effectuated by the Proposed Actions would be at a scale similar to surrounding uses and would be an extension of the bulk and density typical of development along the avenues. The Proposed Development would be located on a lot that is surrounded by structures on all sides and there are no natural resources in proximity to the Project Area. It would not block a view corridor or views of a natural or built visual resource. It would not have the potential to compete with icons in the skyline, nor make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. In this context, the Proposed Development would not significantly alter views from any streets. Therefore, based on the criteria in the CEQR Technical Manual, no significant impacts related to visual resources are expected.

Future Without The Proposed Actions

Absent the Proposed Actions (the No-Action condition), it is anticipated that no changes related to the pedestrian perspective of existing urban or visual resources would occur.

Future With The Proposed Actions

As stated, the Proposed Actions would result in a modest increase in density. The maximum height would be increased from 32 feet to 174 feet for the affected parcels with only a single enlargement occurring under the Proposed Actions. The location and size of the affected area is considered appropriate by the Applicant, given the range of residential and mixed-use buildings in the immediate vicinity. As shown in the accompanying figures, the Proposed Development would be slightly taller than many of the buildings in the surrounding area which are predominantly six and seven story buildings. However, the mixed residential-commercial buildings located at 99-32 66 Road measure twelve (12) stories which is only slightly shorter than the fifteen-story building that is being proposed. The Proposed Development would be in context with these existing buildings.

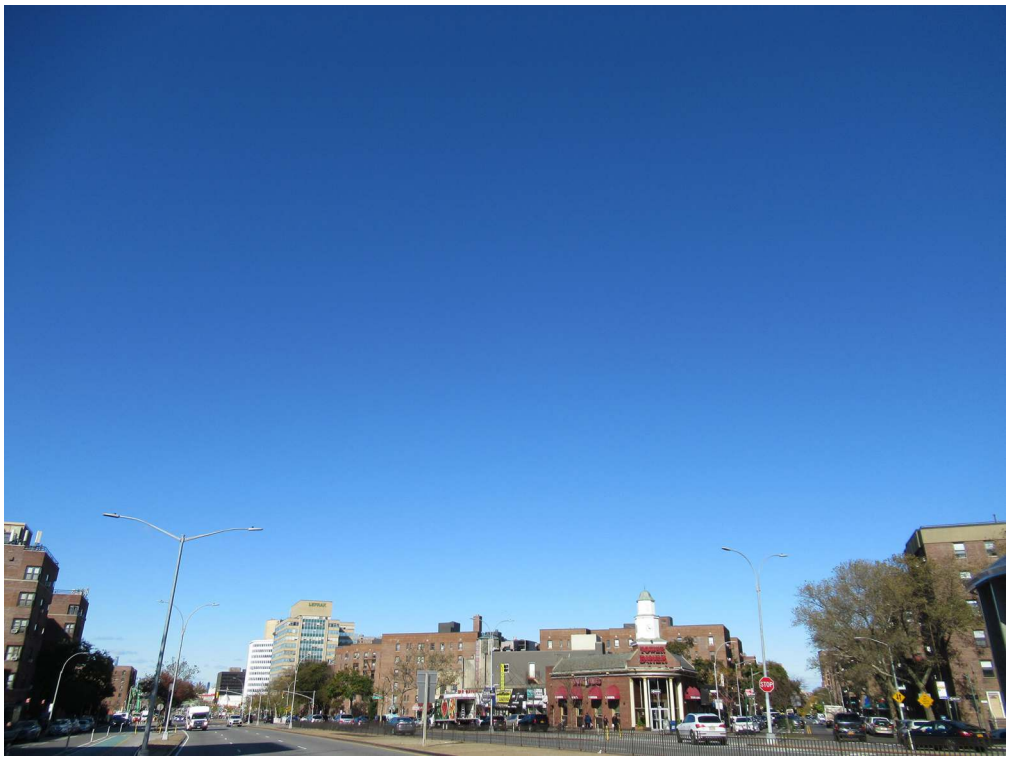
Conclusion

The Proposed Actions would not affect any natural resources or public view corridors of notable features or buildings in the immediate vicinity of the Project Area. The proposed rezoning would assist in reinforcing and complementing the relationship between development along the avenues and higher density mixed use development within the Affected Area. The Proposed Actions would facilitate the development of lots that are vacant and underutilized. The Proposed Development facilitated by the Proposed Actions would not adversely impact any of the constituent urban design elements or impact the overall character of the neighborhood.

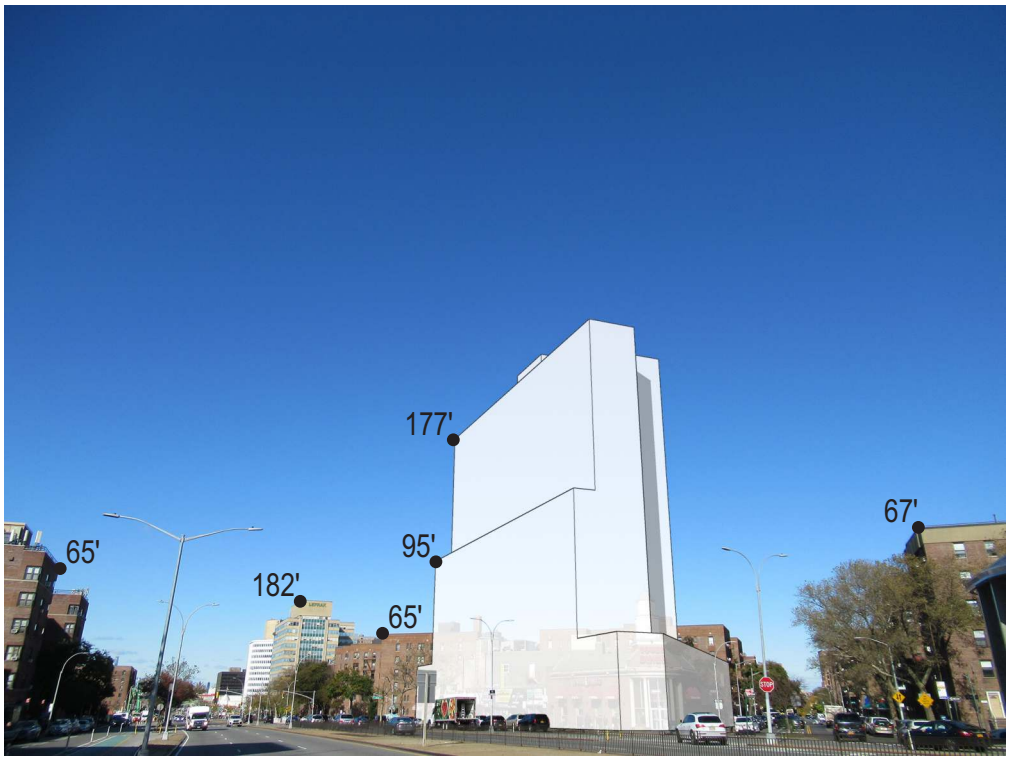
While the Proposed Development would be taller than those around it, it would not be located in an area with sensitive or rare resources or view corridors that would be affected by its placement within that area. Nor would it change urban design features, would not result in any changes to the scale of the surrounding buildings and would not remove any lawns or other open areas that serve as a setting for the resource. Therefore, the Proposed Actions would not result in any significant adverse impact to the constituent elements of Urban Design.

98-91 Queens Boulevard, Queens
Urban Design Diagram

No-Action Scenario
Queens Boulevard facing northwest (Site at right)



With-Action Scenario
Queens Boulevard facing northwest (Site at right)



98-91 Queens Boulevard, Queens
Urban Design Diagram

No-Action Scenario
Queens Boulevard facing southeast (Site at left)

With-Action Scenario
Queens Boulevard facing southeast (Site at left)

2.7 HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, the potential for significant impacts related to hazardous materials can occur when:

a. elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposure;
b. a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or
c. a project would introduce a population to potential human or environmental exposure from off-site sources.

If all these elements can be ruled out, then no further analysis is necessary. The following circumstances are examples of projects where a hazardous materials assessment is warranted:

- Rezoning (or other discretionary approvals such as a variance) allowing commercial or residential uses in an area currently or previously zoned for manufacturing uses.
- Construction requiring soil disturbance in a manufacturing zone.
- Development within close proximity to a manufacturing zone or existing facilities (including nonconforming uses) listed in the Hazardous Materials Appendix.
- Rezoning to a residential or mixed-use district, if the area may have historically stored, used, disposed of, or generated hazardous materials, such as an area in a C8 zoning district.
- Development on a vacant or underutilized site if there is a reason to suspect contamination, illegal dumping, or historic/urban fill.
- Renovation of interior existing space on a site with potential vapor intrusion from on-site or off-site sources; compromised indoor air quality; or the presence of asbestos, PCBs, mercury, or lead-based paint.
- Development in an area with fill material of unknown origin. Fill material historically used in New York City includes dredged material that may contain petroleum, heavy metal, or PCB contamination and ash from the historical burning of garbage. In addition, former wetland areas or areas with fill material containing organic wastes may produce methane.
- Development on or near a government-listed or voluntary clean-up/brownfield site (e.g., solid waste landfill site, inactive hazardous waste site, NYSDEC Brownfield Cleanup Program or Local Brownfield Cleanup Program site), current or former power generating/transmitting facilities, municipal incinerators, coal gasification or gas storage sites, current or former dry-cleaning facilities, or railroad tracks/rights-of-way.
- Development where underground and/or aboveground storage tanks (USTs or ASTs) are (or were) located on or near the site.

A Phase I Environmental Site Assessment (ESA) was prepared for the subject property by HydroTech Environmental on July 15, 2019. According to the Phase I, "HydroTech has performed a Phase I Environmental Site Assessment at the Subject Property and has revealed the following Recognized Environmental Conditions:

- The historic use of the Subject Property as a dry cleaner.

The following Non-Scope Consideration was identified:

- The suspect presence of lead-based paint.
- The suspect presence of mold growth."

"The Subject Property is located in a residential and commercial area. The following properties were identified immediately adjacent to the Subject Property:

Direction	Adjacent Parcel	Surrounding Parcels
North	Four (4) multi-story commercial/residential buildings	Residential/Commercial
South	Two (2) multi-story mixed commercial/residential buildings	Residential/Commercial
East	Nine (9) multi-story residential/commercial buildings	Residential/Commercial
West	One (1) multi-story commercial building	Residential/Commercial"

"Sanborn Fire Rate Insurance Maps for the Subject Property and its vicinity dated 1902, 1914, 1931, 1932, 1950, 1972, 1981-1983, 1986, 1988, 1991-1994, 1999, and 2001-2006 were obtained from EDR and evaluated in order to establish the history of the Site."

Date	Subject Property Shown As	Surrounding area
1914	One (1) undeveloped lot	Residential
1950	Three (3) lots developed with a 2-story brick building with a single roof utilized for five stores, a 2-story movie theater, and a 1-story brick building with a single roof utilized for 16 stores.	Commercial/Residential
1981, 1982, 1986, 1988, 1989, 1991	Three (3) lots developed with a 2-story brick building with a single roof utilized for five stores, a 2-story movie theater, and a 1-story brick building with a single roof utilized for 15 stores and a bank.	Commercial (incl. Auto Garage)/Residential
1992, 1993, 1994	Three (3) lots developed with a 2-story brick building with a single roof utilized for four commercial spaces, a 2-story movie theater, and a 1-story brick building with a single roof utilized for 11 stores, 4 commercial spaces and a bank.	Commercial (incl. Auto Garage)/Residential
1999, 2001 – 2006	Three (3) lots developed with a 2-story brick	Commercial (incl. Auto

	building with a single roof utilized for four commercial spaces, a 2-story movie theater, and a 1-story brick building with a single roof utilized for 11 stores and 5 commercial spaces.	Garage)/Residential

According to the Phase I there are currently no environmental restrictions on the site. Additionally, the Phase I does not recommend establishing an e-designation at the site in order to accomplish this aim. However, based on the findings of the Phase I and per ASTM guidance, further investigation of the RECs was warranted to assess the environmental quality of the site. The investigation was coordinated with and performed in compliance with NYCDEP requirements. An Investigation Work Plan (IWP) and Health and Safety Plan (HASP) were prepared by Hydro Tech Environmental Engineering and Geology DPC (HydroTech) in January 2020 and were submitted to NYCDEP for approval. The work plan proposed the advancement of 10 soil borings and collection of 12 soil samples and the installation and sampling of 4 groundwater monitoring wells and 7 soil vapor probes. The work plan was approved by NYCDEP in a letter dated February 27, 2020. HydroTech mobilized to the site to perform the investigation in March 2020. The findings of the investigation were documented in a Site Investigation Report (SIR) dated April 2020. The SIR concluded the following:

• The soil analytical results revealed that volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides and polychlorinated biphenyls (PCBs) were either non-detect (ND) or below their New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). One metal (lead) was detected above its NYSDEC Unrestricted Use SCO.

• The groundwater analytical results revealed that SVOCs, pesticides and PCBs were either ND or below their NYSDEC Technical and Operational Guidance Series 1.1.1 Class GA Ambient Water Quality Standards (AWQS). One VOC (tetrachloroethylene) and several metals (manganese, magnesium and sodium) were detected above their respective AWQS.

• The soil vapor analytical results revealed that several VOCs (1,1,1-trichloroethane, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,1-dichloroethane, 1,1-dichloroethylene, 1,2,4-trimethylbenzene, 1,2-dichloroethane, 1,3,5-trimethylbenzene, 1,3-butadiene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, acrylonitrile, benzene, carbon disulfide, carbon tetrachloride, chloroethane, chloroform, chloromethane, cis-1,2-dichloroethylene, cyclohexane, dichlorodifluoromethane, ethyl acetate, ethyl benzene, isopropanol, methyl methacrylate, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, styrene, tetrachloroethylene, tetrahydrofuran, toluene, trichloroethylene, trichlorofluoromethane and vinyl chloride) were detected. Tetrachloroethylene (PCE) and trichloroethylene were detected above their Air Guideline Values (September 2013 and August 2015 updates) in the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. PCE was detected at a

maximum concentration of 4,900 ug/m3. The soil vapor/indoor air matrix for PCE recommends mitigation.

Due to the residual contamination identified in soil vapor, HydroTech prepared a Remedial Action Plan (RAP) dated April 2020 to document the proposed remedy for the site. The RAP proposes: (1) the excavation, transport and disposal of soil for development purposes, (2) the installation of a 20-mil Raven Industries Vapor Block Plus 20 vapor barrier system to mitigate potential vapor intrusion into the building; and (3) the installation of an active sub-slab depressurization system (SSDS) beneath the cellar slab of the new building. HydroTech also prepared a Construction Health and Safety Plan (CHASP) to address worker and community health and safety during construction. The RAP and CHASP were submitted to NYCDEP for review and approval in April 2020 and were later approved in a letter dated June 3, 2020.

Additionally, in a letter dated February 27, 2020, the New York City Department of Environmental Protection (NYCDEP) indicated that they had reviewed the January 20, 2020 Investigation Work Plan and Health and Safety Plan prepared by HydroTech and found them both acceptable with the caveat that the NYC Department of City Planning (NYCDCP) "should instruct the Applicant to include an accident and injury report form". The Applicant should also submit a detailed Phase II report for NYCDEP review and approval (see Appendix B).

Also, in a letter dated June 3, 2020, the NYCDEP indicated that they had reviewed the April 2020 Site Investigation Report (Phase II) and the April 2020 Remedial Action Plan (RAP) and the Construction Health and Safety Plan (CHASP) prepared by HydroTech and found them acceptable. The NYCDEP did suggest that at the completion of the project a Professional Engineer certified Remedial Closure Report should be submitted to the NYCDEP for review and approval (see Appendix B).

Conclusion

With incorporation of NYC DEP's comments in the letter dated June 3, 2020, the RAP and CHASP will be implemented for the Proposed Development. With these measures in place there would be no potential for significant adverse impacts related to Hazardous Materials as a result of the Proposed Actions, and further analysis is not required.

2.8 AIR QUALITY

Introduction

Ambient air quality, or the quality of the surrounding air, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under CEQR, an air quality assessment determines both a Proposed Development's effects on ambient air quality as well as the effects of ambient air quality on the project.

The following project types may result in significant adverse air quality impacts from mobile sources, and thus, require further analyses:

- Projects that would result in placement of operable windows, balconies, air intakes, or intake vents generally within 200 feet of an atypical (e.g., not at-grade) source of vehicular pollutants, such as a highway or bridge with a total of more than two lanes.
- Projects that would result in the creation of a fully or partially covered roadway, would exacerbate traffic conditions on such a roadway, or would add new uses near such a roadway.
- Projects that would generate peak hour auto traffic or divert existing peak hour traffic, resulting in 170 or more auto trips.
- Projects that would generate peak hour heavy-duty diesel vehicle traffic or its equivalent in vehicular emissions over certain thresholds.
- Projects that would result in new sensitive uses (particularly schools, hospitals, parks, and residences) adjacent to large existing parking facilities or parking garage exhaust vents.
- Projects that would result in parking facilities or applications to the City Planning Commission requesting the grant of a special permit or authorization for parking facilities.
- Projects that would result in a sizable number of other mobile sources of pollution, such as a heliport, new railroad terminal, or trucking.

The following projects may result in potentially significant adverse impacts related to stationary sources, and thus, require stationary source analyses:

- Projects that would use fossil fuels (i.e., fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems.
- Projects that would create major or large emission sources including, but not limited to, the following: solid waste or medical waste incinerators, cogeneration facilities, asphalt and concrete plants, or power generating plants.
- Projects that would result in new uses (particularly schools, hospitals, parks, and residences) located near a major or large emission source.

- Projects that would include medical, chemical, or research labs.
- Projects that would result in new uses being located near medical, chemical, or research labs.
- Projects that would include operation of manufacturing or processing facilities.
- Projects that would result in new uses (particularly schools, hospitals, parks, and residences) within 400 feet of manufacturing or processing facilities.
- Projects that would result in potentially significant odors. This includes, but is not limited to, solid waste management facilities, water pollution control plants (i.e., sewage treatment plants), and incinerators.
- Projects that would result in new uses near an odor-producing facility.
- Projects that would create "non-point" sources, such as unpaved surfaces and storage piles that could result in fugitive dust.
- Projects that would result in new uses near non-point sources.

When assessing the potential for significant air quality impacts, the 2020 CEQR Technical Manual seeks to determine a Proposed Action's effect on ambient air quality or the quality of the surrounding air. Ambient air can be affected by air pollutants produced by motor vehicles, referred to as "mobile sources," or by fixed facilities, or usually referred to as "stationary sources," or by a combination of both. This can occur during operation and/or construction of a proposed project. The pollutants of most concern are carbon monoxide (CO), lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM_{10}), fine particulate matter ($PM_{2.5}$), and sulfur dioxide.

The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an Action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* also recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

The approval of the Proposed Development would allow demolishing of the existing buildings and replaced with a fifteen (15) story building (residential-commercial) consisting of a cellar, ground floor commercial space, with the remainder of the Proposed Development being utilized as residential. In addition, the Proposed Development will contain an underground parking lot.

A preliminary screening analysis on air quality was performed following the 2020 *CEQR Technical Manual* guidance to determine if the Proposed Actions have the potential to cause air quality impacts warranting a detailed analysis.

Potential pollutants of concern for Typical kinds of Project or Uses Surrounding Those Projects are presented below:

Type of Project/Use	Potential Issue of Concern	CO	PM	SO_2	NO_x	O_3	Pb	NC
Office, retail, Mixed-Use, or Residential Building.	Induced Traffic	X						
	Induced Trucks or Buses	X	X					
	Boilers		X	X	X			
	Near Elevated Highway/Bridge	X	X					
	Near Large Stacks		X	X	X			

Key: CO – Carbon monoxide SO_2 – Sulfur dioxide O_3 – Ozone NC – Non-criteria or malodorous pollutants
PM – Particulate matter NO_x – Nitrogen dioxide and/or nitrogen oxides Pb – Lead

POLLUTANTS OF CONCERN

Air pollutants of concern to the *CEQR Technical Manual* include those with demonstrated respiratory and toxic effects, as described below:

Carbon monoxide (CO): a colorless odorless gas that is the byproduct of incomplete combustion. CO reduces the Oxygen carrying capacity of the blood binding to hemoglobin in place of Oxygen. CO exposure may aggravate symptoms of cardiovascular disease, headaches, nausea, and lead to coma and death.

Particulate Matter: are composed of aerosolized solid particles and liquid droplets. PM10 refers to particulate matter with a nominal aerodynamic diameter of 10 micrometers; based on their aerodynamic diameter, PM10 particles typically are captured in the upper respiratory system and are readily expelled from the body. PM2.5 refers to particulate matter with an aerodynamic diameter of 2.5 micrometers or less which travel beyond the upper respiratory system and are captured deeper within the lungs (typically in the bronci and alveoli). PM exposures are associated with increased incidence of respiratory disease, cardiopulmonary disease, and cancer.

Sulfur Dioxide (SO2): is part of a highly reactive spectrum of sulfur-containing gases that are emitted from fossil fuel combustion typical of industrial processes and burning of high-sulfur containing fuels by locomotives, ships, and typically non-road equipment. High concentrations of SO_2 will lead to the formation of other sulfur oxides; with any oxide of sulfur, there is the potential for sulfur particles to react with other atmospheric compounds and form particles that may impact the lungs. SO_2 exposure may lead to respiratory disease and may aggravate existing heart disease.

Nitrogen oxides (NOX): include nitric oxide (NO) and nitrogen dioxide (NO_2) which are formed with combustion temperatures are extremely high and where atmospheric nitrogen combines with oxygen. NO is easily converted to NO_2 which is a known lung irritant and

may lead to respiratory illnesses.

METHODOLOGY

In accordance with the guidance provided in the 2020 CEQR Technical Manual, the first step in performing air quality analyses is to determine the appropriate study based on the encompassed locations where there is the potential for significant air quality impact resulting from the project, directly or indirectly. The extent of the study area is dependent on the project scope and project-specific pollutants of concern.

MOBILE SOURCES

Automobiles and vehicular traffic in general are typically considered mobile sources of air pollutants. Changes in local traffic volumes, traffic patterns, or the types of vehicles moving through a given area could result in significant adverse air quality impacts. Criteria for screening future mobile-source emissions are based on: the amount of traffic induced or diverted by the Proposed Development; creation of any other mobile sources of pollutants (e.g., diesel trains, helicopters, boats); or introduction of new uses near existing mobile sources (e.g., roadways, garages, parking lots). Vehicular traffic (i.e., local traffic along Queens Boulevard) is the predominant source of air pollutant in this area.

- Projects requiring further assessment include:
- Projects that would result in placement of operable windows, balconies, air intakes, or intake vents generally within 200 feet of an atypical (e.g., not at-grade) source of vehicular pollutants, such as a highway or bridge with a total of more than two lanes.
- Projects that would result in the creation of a fully or partially covered roadway, would exacerbate traffic conditions on such a roadway, or would add new uses near such a roadway.
- Projects that would generate peak hour auto traffic or divert existing peak hour traffic, resulting in 170 or more auto trips (in all other areas of the New York City, unless specified in Air Quality chapter of the CEQR Technical Manual).
- Projects that would generate peak hour heavy-duty diesel vehicle traffic or its equivalent in vehicular emissions over certain thresholds.
- Projects that would result in new sensitive uses (particularly schools, hospitals, parks, and residences) adjacent to large existing parking facilities or parking garage exhaust vents.
- Projects that would result in parking facilities or applications to the City Planning Commission requesting the grant of a special permit or authorization for parking facilities.
- Projects that would result in a sizable number of other mobile sources of pollution, such as a heliport, new railroad terminal, or trucking.

The Project area is located within Zoning District, R7-1/C1-2. R7 districts are classified as medium-density apartment housing districts.

The Proposed Development site is immediately bounded by Queens Boulevard to the northeast; 66th Road to the northwest; 99th Street to the southwest and 66th Avenue to the southeast. In addition, JFK International airport is approximately five (5) miles southeast of the Proposed Development site.

As part of the noise study, vehicle count was conducted for an approximate eight-hour period. During this period majority of the vehicles were passenger/light trucks gaining access to the major highways in the proximity of the project.

The Proposed Development would not exceed any of the above assessment thresholds, which requires further mobile source assessment, due to the following reasons: mixed-used commercial residential buildings.

- The mixed-used commercial residential buildings is not expected to significantly increase vehicle traffic at Queens Boulevard and the surrounding streets, therefore, air quality would not be significant impacted for the placement of new operable windows, balconies, air intakes, or intake vents.
- The subway trains are electrically powered and are not expected to emit air pollutants of concerns (i.e., CO and particulate matter [PM]).
- No creation of a fully or partially covered roadway is expected.
- Based on the project location and the access to available public transportation, it is expected that many of residents may take public transportation.
- Residents are not expected to own vehicles due to limited street parking and access to parking garages in the area.

Based on the above conditions, the project does not have the potential to generate significant adverse impacts on air quality generated by mobile sources. However, for the purposes of a conservative analysis additional screening was conducted to ensure no potential for significant adverse mobile source air quality emissions, specifically PM 2.5 emissions, is provided below.

PM Screening

A PM2.5 screening analysis was conducted using the spreadsheet referenced on page 17-12 of the CEQR Technical Manual. The algorithm uses traffic volume according to vehicular class and determines the number of HDDVs that would generate emissions. The equivalent number of HDDVs varies based on the type of road. Based on guidance from the New York City Department of Environmental Protection (DEP), the minor leg of an intersection determines its classification as a local road, collector, arterial, or expressway.

A more detailed analysis is required if a Proposed Action would meet or exceed the thresholds shown below:

- 12 HDDV for paved roads with average daily traffic fewer than 5,000 vehicles;

- 19 HDDV for collector-type roads;
- 23 HDDV for principal and minor arterial roads; and
- 23 HDDV for expressways and limited-access roads.

Per CEQR Technical Manual Section 210, the threshold for detailed CO impact analysis is 170 vehicles per hour per intersection for the proposal affected area and the threshold for detailed PM2.5 impact analysis is 12 to 23 HDDV or its equivalent vehicular emissions based on the type of the road.

While the Proposed Development would not exceed any threshold identified in CEQR TM Table 16-1, additional screening was conducted to determine whether the mobile source air quality emissions as a result of the project would have the potential to cause significant adverse impacts. Using the online CEQR App (https://www.ceqr.app/user/projects), a preliminary trip generation analysis was conducted which indicated that the With-Action project generated maximum trip increment would be 40 vehicle trips during PM peak hours.

Table 11: Vehicle Trips

Vehicle Type	In	Out	Total
Autos	20	20	40

According to the NYS DOT Highway Functional Classification, Queens Blvd, 66th Ave and 99th Street are all classified as paved roads with less than 5,000 vehicles per day. Using the worksheet provided in CEQR TM Section 210, 40 vehicle trips is equivalent to 19 HDDV trips, which fails the screening and requires further analysis, as shown in Table 12.

Table 12: Equivalent Truck Calculation Based on Total Peak Trips

Road Types	Equivalent Truck	Screen Value	PM2.5 Screen
Paved Roads <5000 veh/day	19	12	Fail
Collector Roads	8	20	Pass
Principal and minor arterials	2	23	Pass
Expressways and limited access roads	2	23	Pass

In order to determine whether a detailed mobile source impact is needed for PM2.5, a Level 2 transportation screening was conducted to show trip assignments per intersection for vehicles generated by the Proposed Development (see Figure 12). As shown on the trip assignments, there would be a maximum of only 20 project-generated vehicles at any of the nearby intersections, which is an equivalent

of 10 trucks and which passes the PM2.5 screen, as shown in Table 13, below.

Table 13: Equivalent Truck Calculation Based on Total Peak Trips by Intersection

Road Types	Equivalent Truck	Screen Value	PM2.5 Screen
Paved Roads < 5000 vehicles/day	10	12	Pass
Collector Roads	4	19	Pass
Principal and minor arterials	1	23	Pass
Expressways and limited access roads	1	23	Pass

As indicated on **Figure 12,** the intersections with the highest increments adjacent to the Proposed Development site would be 20 vehicles accessing the Proposed Development via 99th Street to access the Proposed Development's garage, and then 20 vehicles leaving the site going north to the intersection of 66th Avenue and 99th Street. The equivalent truck calculations show that the increment is equivalent to 10 trucks at each of these intersections, which passes the screen of 12 HDDV as shown in Table 13. Therefore, a detailed PM2.5 mobile analysis is not warranted, and no significant adverse mobile source air quality impacts are anticipated.

STATIONARY SOURCES

According to the CEQR Technical Manual, the following projects may result in potentially significant adverse impacts related to stationary sources requiring stationary source analyses:

- Projects that would use fossil fuels (i.e., fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems.
- Projects that would create major or large emission sources including, but not limited to, the following: solid waste or medical waste incinerators, cogeneration facilities, asphalt and concrete plants, or power generating plants.
- Projects that would result in new uses (particularly schools, hospitals, parks, and residences) located near a major or large emission source.
- Projects that would include medical, chemical, or research labs.
- Projects that would result in new uses being located near medical, chemical, or research labs.
- Projects that would include operation of manufacturing or processing facilities.
- Projects that would result in new uses (particularly schools, hospitals, parks, and residences) within 400 feet of manufacturing or processing facilities.
- Projects that would result in potentially significant odors. This includes, but is not limited to, solid waste management facilities, water pollution control plants (i.e., sewage treatment plants), and incinerators.
- Projects that would result in new uses near an odor-producing facility.

- Projects that would create "non-point" sources, such as unpaved surfaces and storage piles that could result in fugitive dust.
- Projects that would result in new uses near non-point sources.

The project would not meet or exceed any of the above criteria except for fossil fuels. Further analysis is required for the stationary source, provided below.

HVAC Analysis

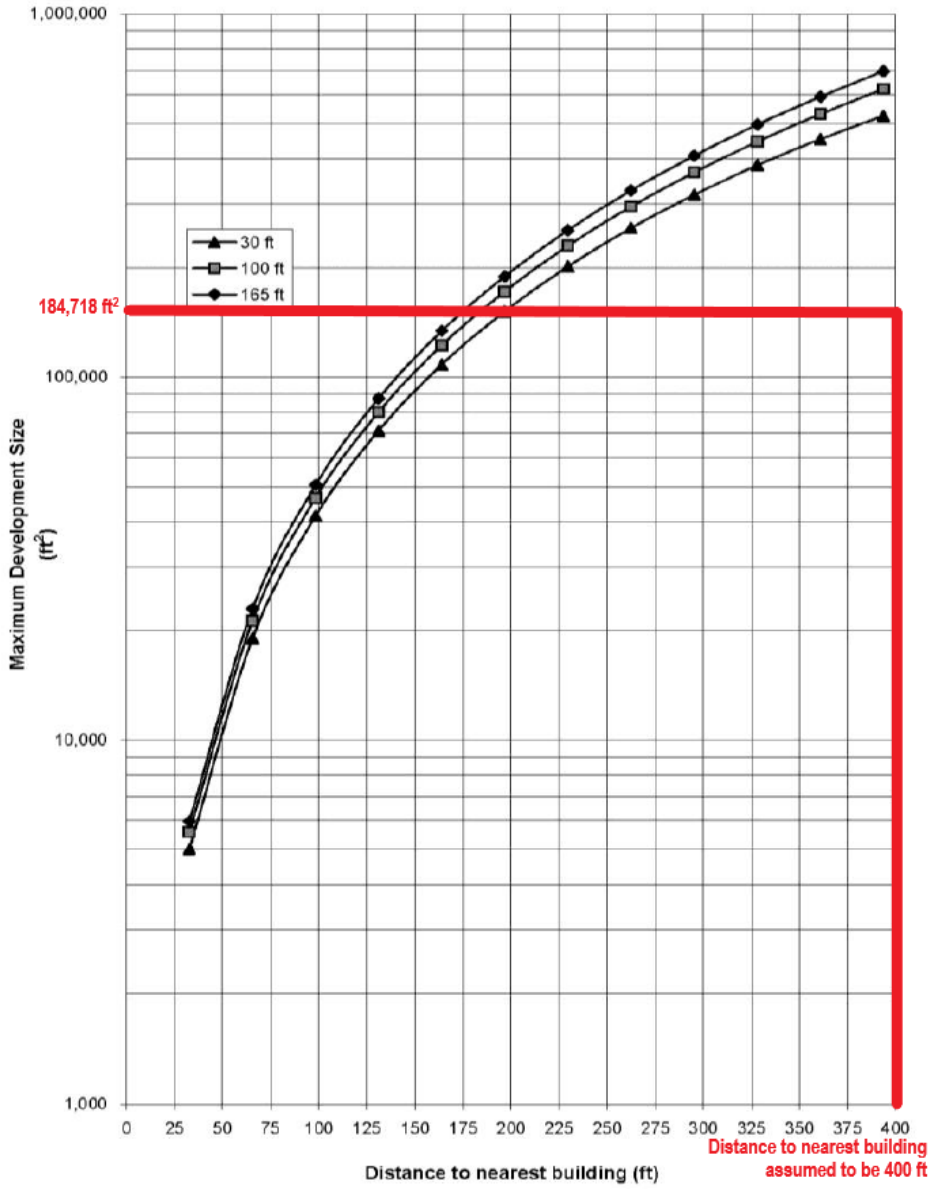
As described in Chapter 1, "Project Description," the Proposed Development would result in one new building. It is assumed that the Proposed Development would have a boiler stack used for its HVAC system. Thus, an air quality analysis is warranted to assess the potential for emissions from the HVAC system to significantly impact existing buildings.

CEQR Graphical Screening (HVAC Screening Analysis)

The Proposed Development would consist of one 174-foot-tall mixed-use building, which would total approximately 184,718 gross square feet (gsf). It is assumed that the stack would rise three feet above the roof of the Proposed Development, for a total height of 177 feet above grade.

A survey of existing residential land uses and other sensitive receptor sites within a 400-foot radius of Proposed Development was conducted. The survey indicated that there are no buildings of equal or greater height within 400 feet of the Proposed Development, and therefore a screening distance of 400 feet is used per the CEQR Technical Manual guidelines.

A screening analysis was performed for the Proposed Development assuming a distance of 400 feet between the source to the receptor and a total development size of 184,718 square feet. Based upon the proposed height and square footage, the minimum screening distance necessary to avoid potential adverse air quality impacts was determined to be approximately 175 feet assuming no. 2 fuel oil (see nomograph below). With the minimum source to receptor distance determined to be 400 feet, the screening distance requirement is met regardless of fuel type, and there would be no significant adverse stationary source impacts related to the Proposed Development's HVAC system, and no further analysis is necessary for the Proposed Development.



To ensure that there are no significant adverse impacts from HVAC system of the Proposed Actions, certain restrictions would be required through the mapping of an (E) designation for air quality regarding stack height. The (E) designation text would be as follows:

(E) Designation (E-634)

Block 2105, Lots 1, 10, 14, 16 (Proposed Development site): Any new commercial and/or community facility development on the above-referenced property must ensure the heating, ventilating, and air conditioning (HVAC) system and hot water equipment stack is located at the Proposed Development's highest tier and at least 177 feet above grade to avoid any potential significant adverse

air quality impacts.

Industrial Source Screening Analysis

Since the Proposed Actions would introduce a sensitive receptor into the area, an analysis was conducted to determine whether there are any existing industrial process emission sources within a 400-foot radius of the Proposed Development site. Based on a review of the approximately 60 parcels at least partially within a 400-foot radius of the Proposed Development site, and in consultation with the New York City Department of Environmental Protection (NYCDEP) Clean Air Tracking System (CATS) air permitting database,[1] there are four parcels with a total of five cancelled, one expired, and one active permit for industrials. The only active permit for industrials, specifically, is attributed to a 0.55 million BTU/hr natural gas generator owned by New Cingular Wireless PCS, LLC d/b/a AT&T most likely utilized only for emergency use at the existing rooftop-mounted wireless communications facility at the multi-family residential building south of the Proposed Development site, and on the south side of Queens Boulevard, at 98-76 Queens Boulevard (Block 3159 Lot 7501). Thus, there are no existing industrial process emission sources within a 400-foot radius of the Proposed Development site and, as such, no further assessment with respect to industrial sources is proposed.

Large/Major Source Screening Analysis

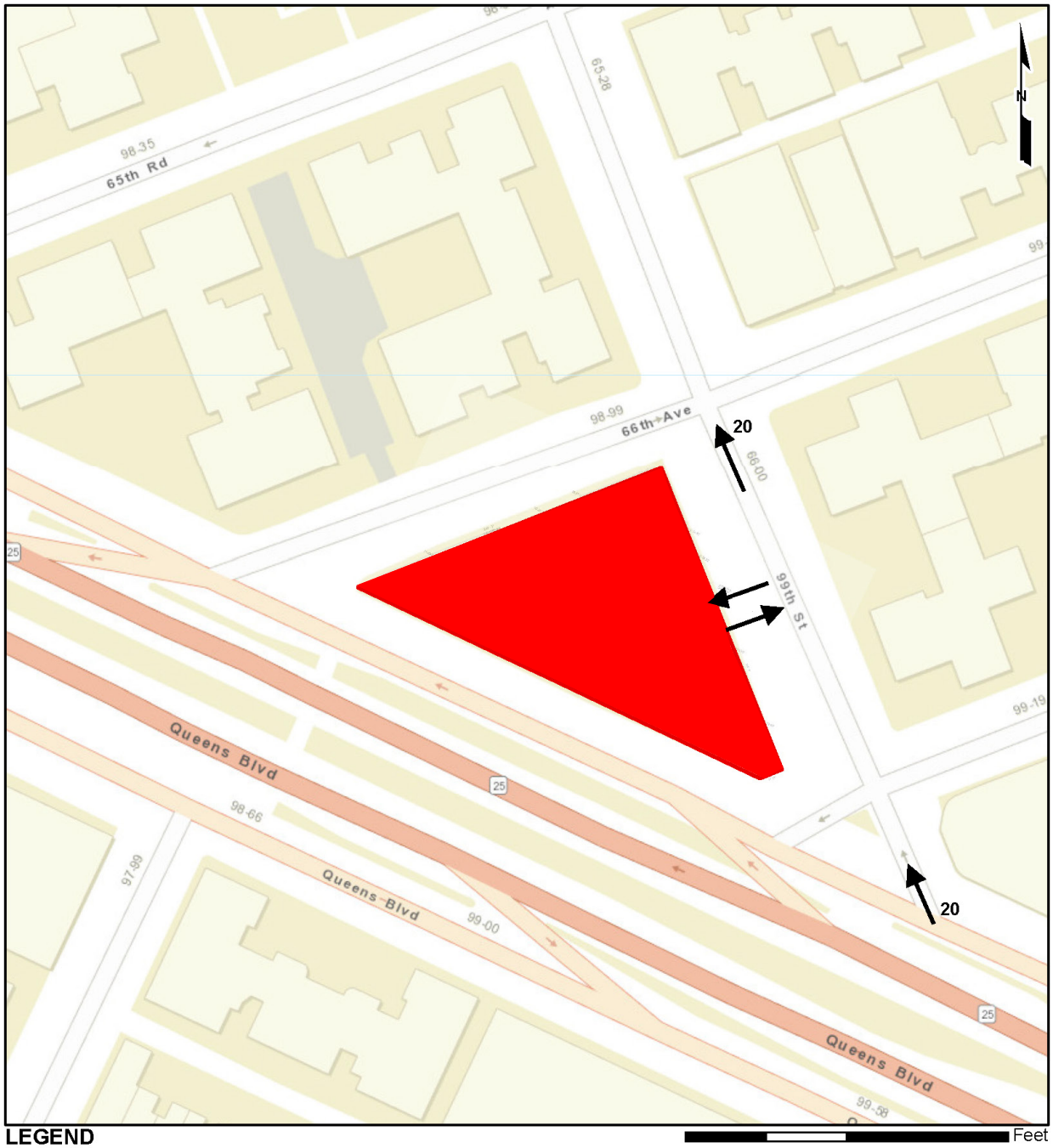
In order to determine whether any New York State Department of Environmental Conservation (NYSDEC) Title V Facility (major) and/or NYSDEC State Facility Air (large) permitted facilities are located within 1,000 feet of the Proposed Development site, the NYSDEC DECinfo Locator interactive mapper was consulted.[2] Based on a review of the DECinfo Locator, there are no existing Title V Facility or NYSDEC State Facility Air permitted facilities within 1,000 feet of the Proposed Development site. In fact, the nearest Title V Facility permitted facility is over 14,000 feet to the west in neighboring Woodside and the nearest NYSDEC State Facility Air permitted facility is over 10,000 feet to the northeast at the New York-Presbyterian/Queens Hospital. Thus, no further assessment with respect to large/major emission sources is proposed.

Conclusion

The number of incremental trips generated by the Proposed Development would be lower than screening thresholds identified in the CEQR Technical Manual at any given intersection surrounding the site. Therefore, traffic from the Proposed Development would not result in a significant adverse impact on mobile source air quality. The HVAC screening analyses demonstrated that there would be no potential for significant adverse stationary source air quality impacts from the Proposed Development's HVAC systems, even when assuming No. 2 fuel oil would be used. An E-Designation would be mapped on the site to ensure no significant adverse air quality impacts from HVAC operations. Lastly, no significant adverse impacts are expected from existing industrial sources (i.e., one rooftop-mounted

[1] New York City Department of Environmental Protection (NYCDEP). NYC DEP CATS Information. Accessed November 11, 2020. Available online at: https://a826-web01.nyc.gov/DEP.BoilerInformationExt/.
[2] New York State Department of Environmental Conservation (NYSDEC). DECinfo Locator. Accessed November 11, 2020. Available online at: https://gisservices.dec.ny.gov/gis/dil/.

emergency backup natural gas generator) within a 400-foot radius of the Proposed Development site, and no large or major emission sources were identified in a 1,000-foot radius of the Proposed Development site. Therefore, there would be no significant adverse air quality impacts as a result of the Proposed Actions and further analysis is not necessary.



LEGEND

Proposed Development Site

0 50 100 200 Feet

CITY ENVIRONMENTAL QUALITY REVIEW
AIR QUALITY ENVIRONMENTAL ASSESSMENT STATEMENT

BUILT PEAK HOUR TRAFFIC
INTERSECTION VOLUMES
FIGURE 12

2.9 NOISE

According to the CEQR Technical Manual, an initial assessment of mobile noise sources may be appropriate if the Proposed Actions would:

- Generate or reroute vehicular traffic;
- Introduce a new receptor near a heavily trafficked thoroughfare;
- Introduce a new receptor within one mile of an existing flight path;
- Cause aircraft to fly through existing or new flight paths over or within one mile (horizontal distance parallel to the ground) of a receptor;
- Be located within 1,500 feet of existing rail activity and have a direct line of sight to that rail facility; or
- Add rail activity to existing or new rail lines within 1,500 feet of, and have a direct line of site to, a receptor.

An initial assessment of stationary noise sources may be appropriate if the Proposed Actions would:

- Cause a substantial stationary source (e.g., unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or
- Introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses.

Indoor receptors include, but are not limited to, residences, hotels, motels, health care facilities, nursing homes, schools, houses of worship, court houses, public meeting facilities, museums, libraries, and theaters. Outdoor receptors include, but are not limited to, parks, outdoor theaters, golf courses, zoos, campgrounds, and beaches.

A Noise Assessment was conducted by Matrix New World Engineering, Land Surveying, and Landscape Architecture, P.C. (Matrix) to support the redevelopment of the Site into a mixed-use structure. The subject property is located at 98-81 Queens Boulevard, Queens, New York (Site) and is identified on the City Tax Map as Block 2105, Lots 1,10, 14, and 16. The Proposed Development includes the demolition of the current structures and construction of one (1) 15-story mixed-used (residential and commercial) building. The building will consist of a cellar, ground floor commercial space, with the remainder of the building being utilized as dwelling units.

The Site is located on the north side of Queens Boulevard. The Site is bordered by residential properties to the north, commercial properties to the east and west, and Queens Boulevard to the south. Queens Boulevard is a two-way street that connects with the Long Island Expressway (LIE) to the north and Grand Central Parkway to the east. The New York City Metro Transportation Authority (MTA) subway system runs along the center of Queens Boulevard in close proximity to the Site. Vehicular traffic (i.e., local traffic along Queens Boulevard) is the predominant source of noise in this area. According to Chapter 19, Section 200 of the

November 2020 *CEQR Technical Manual* (CEQR Manual), a noise analysis was warranted for this project due to the Site's close proximity to Queens Boulevard which causes high ambient noise levels. This noise assessment is limited to an assessment of ambient noise that could adversely affect residents of the Site. The noise assessment was conducted in general accordance with the CEQR Manual.

Noise Fundamentals

Environmental noise is defined as the summary of sound in a community originating from man-made sources such as automobiles, aircraft, trains, fixed industrial or commercial sources, and natural sources. Noise is the result of fluctuations in air pressure and is measured in logarithmic units called decibels (dB). The decibel value takes all frequencies into account. People can hear over a relative limited range of sound frequencies, generally between 2 and 20,000 hertz (Hz). The decibel measurement is weighted to account for the frequencies most audible to the human ear. The "A" weighted scale, dB(A), was developed to account for those frequencies most audible to the human ear. Since the dB(A) scale is logarithmic, generally, an increase of less than 3 dB(A) is barely perceptible to the human ear, a 5 dB(A) increase is readily noticeable and a 10 dB(A) increase is a doubling of sound pressure.

Effects of Distance on Noise

Sound levels decrease in proportion with the square of the distance from the source. This decrease is referred to as "drop off." Moving noise sources, such as automobiles, decrease 3 dB(A) for every doubling of distance between the noise source and the receptor. For stationary sources, the drop off rate is a decrease of 6 dB(A) for every doubling of distance between the noise source and the receptor.

Environmental Noise Descriptors

Since the sound pressure level (SPL) unit of dB(A) describes noise levels at one instance and few noise sources are constant, descriptors have been developed to describe the sound levels over extended periods of time. The most common descriptors used in environmental noise assessments are time-equivalent level (Leq), day-night level (Ldn), percentile level (Ln), and maximum instantaneous level (Lmax). To describe fluctuating sound levels over a specific time period as a continuous equivalent sound level, a descriptor called the equivalent sound level, Leq, can be calculated. The Leq is an energy average equivalent that must be contrasted with an average sound level. The Leq must be qualified in terms of a time of period to have meaning (e.g., 1 hour, denoted by Leq(1)). The U.S. Environmental Protection Agency (USEPA) has selected Leq as the best environmental noise descriptor, primarily because it correlates with the effects of noise on people.

The Ldn is the descriptor for cumulative 24-hour exposure to represent the day-night sound level. The Ldn descriptor is the dB(A) equivalent sound level, defined as a 24-hour continuous Leq with 10 dB(A) added to all noise level measurements recorded during nighttime hours (10:00 p.m. and 7:00 a.m.)The L_n descriptor is the percentile level, where *n* is any number between 1 and 100.

The number designated by the *n* corresponds to the percentage of the measurement time period. The statistical sound descriptors such a L_{10}, L_{50}, and L_{90} are used to indicate noise levels that are exceeded 10, 50 and 90 percent of the time, respectively. Discrete event peak levels are expressed as L_{01}.

Noise Standards

The 2020 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. The following criteria apply to residential uses:

Time Period	Marginally Acceptable	Marginally Unacceptable	Clearly Unacceptable
Daytime (7 AM – 10 PM)	$65 < L_{10} \leq 70$ dBA	$70 < L_{10} \leq 80$ dBA	$L_{10} > 80$ dBA
Nighttime (10 PM – 7 AM)	$55 < L_{10} \leq 70$ dBA		

Noise Survey

To determine the noise impacts associated with Queens Boulevard, noise measurement data from the September 18, 2008 Special Forest Hills District Rezoning (09DCP013Q) Environmental Assessment Statement, Site 1 was referenced.

Noise Survey Methodology

The predominant noise source in the area of the Proposed Development consists of vehicular traffic. Traffic counts were collected from five different locations, biased to the predominant noise sources (i.e., vehicular traffic). Based on DCP comments, data from "Site 1" found in the Special Forest Hills District Environmental Assessment Statement was utilized in place of the July 2019 and January 2021 data to account for all peak typical weekday traffic hours (i.e., the AM, midday, and/or PM peak periods). The location of Site 1 is depicted on Figure 13.

Noise Survey Results

The following table (Table 14) illustrates the Leq, Lmax, Lmin, L10, L50 and L90 measurements collected at Site 1 at Special Forest Hills District project. Although, measurements were collected for a wide range of parameters, the *CEQR Technical Manual* recommends L10 as the driving parameter for noise measurements. The L10 values that are bold fall between 70-80 dB(A) and are identified as marginally unacceptable.

Table 14: Existing Noise Levels (in dBA)

ID	Location	Time	L_{max}	L_{min}	L_{eq}	L_{10}	L_{50}	L_{90}
Site 1	Intersection of Queens and Yellowstone Blvd	7:50 am - 8:10 am	90.2	62.0	69.5	**74.7**	68.8	65.0
		11:50 am – 12:10 pm	87.2	59.4	61.6	**72.3**	66.8	63.3
		4:50 pm – 5:10 pm	94.1	60.5	68.5	**74**	68.6	65.4

There was no available vehicle counts for the Special Forest Hills District "Site 1" location, therefore the results for the July 2019 and January 2021 vehicle counts were utilized and are shown below in Table 15:

Table 15: Vehicle Counts

Vehicle Type	A2 (7:12-7:32 am) Queens Blvd	B2 (7:59-8:19 am) Queens Blvd	C2 (7:37-7:57 am) Queens Blvd	D2 (8:25-8:45 am) 99th Rd
Heavy Trucks	4	1	2	0
Buses	22	31	28	2
Medium Trucks	32	12	16	3
Passenger Vehicles/ Light Trucks	813	910	905	84
Trains	4	8	5	0
Vehicle Type	**E1 (1:32-1:52 pm) Queens Blvd**	**E1 (1:32-1:52 pm) Yellowstone Blvd**	**E2 (4:08-4:28 pm) Queens Blvd**	**E2 (4:08-4:28 pm) Yellowstone Blvd**
Heavy Trucks	3	2	0	1
Buses	6	0	9	3
Medium Trucks	8	7	6	4
Passenger Vehicles/ Light Trucks	206	147	263	247
Trains	NA	NA	NA	NA

No-Action Scenario:

Under future no-action conditions the existing conditions within the Affected Area are expected to remain.

With-Action Scenario:

Pursuant to the Proposed Actions, the applicant proposes to develop a new fifteen story, mixed use (residential-commercial) building that would rise to a height of 174 feet after a setback and include approximately 184,718 gross square feet of floor area (7.16 FAR). There would be 162 dwelling units, 113 of which would be market rate and 49 would be affordable or 30 percent under Option 2 of MIH. The development would contain 166,718 gross square feet of residential floor area and 18,000 square feet of commercial retail on the ground floor level. The Proposed Development would provide 45 residential parking spaces at the 2nd Floor Level.

As the Proposed Development would allow development of 45 residential parking spaces. With the relatively moderate to high numbers of vehicles in the immediate area, the Proposed Actions would not likely result in a doubling of traffic levels to cause a 3 dBA increase in noise levels and cause significant adverse impact to existing receptors.

The HVAC system (stationary noise source) was not designed at the time of the noise survey; however, it is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building mechanical equipment.

Conclusions

The highest recorded L10 measurement during daytime peak hours was 74.7 dB(A) and occurred at Site 1. In accordance with the *CEQR Technical Manuel,* these measurements are identified as marginally unacceptable.

Noise attenuation requirements are presented in Table 19-3 of the CEQR Technical Manual. Based on these results, façade elements providing a composite attenuation value of 31 dBA Outdoor Indoor Transmission Class (OITC) would be required for the building's façades. This will require the installation of a specific window/wall attenuation and alternate means of ventilation. To ensure that no significant adverse impacts related to noise occur as a result of the Proposed Actions, the following E-Designation would be placed:

<u>E-Designation (E-634)</u>

Block 2105, Lots 1, 10, 14, and 16: To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential uses. 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, air conditioning.

Figure 13

Noise Measurement Locations
Special Forest Hills
Intersection of Yellowstone & Queens Boulevard
Queens, New York
"Site 1"

APPENDIX A – NYCLPC LETTER

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-Q
Project: 98-81 QUEENS BOULEVARD
Date Received: 7/12/2019

Properties with no Architectural or Archaeological significance:

1) 98-83 QUEENS BOULEVARD, BBL: 4021050001
2) 98-69 QUEENS BOULEVARD, BBL: 4021050010
3) 98-81 QUEENS BOULEVARD, BBL: 4021050014
4) 66-02 99 STREET, BBL: 4021050016

Comments:

S/NR ELIGIBLE METROPOLITAN INDUSTRIAL BANK, 99-01 QUEENS BOULEVARD WITHIN RADIUS. No impacts anticipated.

7/16/2019

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 34367_FSO_DNP_07162019.docx

APPENDIX B – NYCDEP HAZARDOUS MATERIALS LETTERS

NYC Environmental Protection

Vincent Sapienza, P.E.
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4422
alicata@dep.nyc.gov

February 27, 2020

Alexander McClean
Senior Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 98-81 Queens Boulevard
Block 2105, Lots, 1, 10, 14 and 16
CEQR # 77DCP621Q

Dear Mr. McClean:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2020 Investigation Work Plan (Work Plan) and Health and Safety Plan (HASP) prepared by Hydrotech Environmental on behalf of Trylon, LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment and a zoning text amendment from the New York City Department of City Planning (DCP) to facilitate the development of a new fifteen story, mixed use (residential-commercial) building that would rise to a height of 174 feet after a setback and include approximately 184,700 gross square feet of floor area. There would be 162 dwelling units, 113 of which would be market rate and 49 would be affordable. The development would contain 166,000 gross square feet of residential floor area and 18,000 square feet of commercial retail on the ground floor level. The proposed development would provide 45 residential parking spaces at the 2nd floor level.

The January 2020 Work Plan proposes to advance 10 soil borings to depths up to 18 feet below grade surface (bgs). Two soil samples will be obtained from each soil probe. The first sample will be collected from surface to a depth of 2 feet bgs. The second one will be collected from the subsurface interval between 2 feet bgs and the deepest soil and will be based on elevated photoionization detector (PID) readings and/or visual observations. If no elevated PID readings or visual confirmation of impacted soils are noted in the subsurface soils, then the second soil sample will be collected from bottom 2 feet in each soil probe. Four monitoring wells will be installed during the investigation. All four wells will be installed along the sidewalks adjoining the site. Soil and groundwater samples will be analyzed for volatile organic compounds (VOCs) via United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds via EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls via EPA Method 8082, Target Analyte List metals (filtered and unfiltered for groundwater samples) and chromium

hexavalent/chromium trivalent. Seven soil vapor samples will be collected and analyzed for VOCs via EPA Method TO-15.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

HASP

- DCP should instruct the applicant to include an accident and injury report form.

DEP finds the January 2020 Work Plan and HASP for the proposed project acceptable, as long as the aforementioned information is incorporated into the HASP. DCP should inform the applicant that upon completion of the investigation activities, the applicant should submit a detailed Phase II report for DEP review and approval. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data and conclusions, comparison of soil, groundwater and soil vapor analytical results (i.e., New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375, NYSDEC Water Quality Regulations, and the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York), updated site plans depicting sample locations, boring logs, and remedial recommendations, if warranted.

Future correspondence and submittals related to this project should include the following CEQR # **77DCP621Q**. If you have any questions, you may contact Scott Davidow, P.G. at (718) 595-7716.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
S. Davidow
T. Estesen
M. Wimbish
R. Lucas
O. Abinader (DCP)

Environmental Protection

Vincent Sapienza, P.E.
Commissioner

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alicata@dep.nyc.gov

June 3, 2020

Rachel Antelmi
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 98-81 Queens Boulevard
Block 2105, Lots, 1, 10, 14 and 16
CEQR # 77DCP621Q

Dear Ms. Antelmi:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the April 2020 Site Investigation Report (Phase II) and the April 2020 Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) prepared by Hydrotech Environmental on behalf of Trylon, LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment and a zoning text amendment from the New York City Department of City Planning (DCP) to facilitate the development of a new fifteen story, mixed use (residential-commercial) building that would rise to a height of 174 feet after a setback and include approximately 184,700 gross square feet of floor area. There would be 162 dwelling units, 113 of which would be market rate and 49 would be affordable. The development would contain 166,000 gross square feet of residential floor area and 18,000 square feet of commercial retail on the ground floor level. The proposed development would provide 45 residential parking spaces at the 2nd floor level.

During the March 2020 fieldwork, 10 soil borings were advanced at the site to depths of 8 feet below the basement slab (or 18 feet below grade surface which is one foot below the proposed depth of excavation from grade). Two soil samples were collected from each boring. Soil samples were collected at depth intervals from 10 to 12 feet below grade (0 to 2 feet below the basement slab) and from 16 to 18 feet below grade (6 to 8 feet below the basement slab). Four groundwater samples were collected from temporary monitoring wells. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082 and Target Analyte List metals (filtered and unfiltered for groundwater samples). Seven soil vapor samples were collected and analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs, SVOCs, pesticides and PCBs were either non-detect (ND) or below their New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). One metal (lead) was detected above its NYSDEC Unrestricted Use SCO.

The groundwater analytical results revealed that SVOCs, pesticides and PCBs were either ND or below their NYSDEC Technical and Operational Guidance Series 1.1.1 Class GA Ambient Water Quality Standards (AWQS). One VOC (tetrachloroethylene) and several metals (manganese, magnesium and sodium) were detected above their respective AWQS.

The soil vapor analytical results revealed that several VOCs (1,1,1-trichloroethane, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,1-dichloroethane, 1,1-dichloroethylene, 1,2,4-trimethylbenzene, 1,2-dichloroethane, 1,3,5-trimethylbenzene, 1,3-butadiene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, acrylonitrile, benzene, carbon disulfide, carbon tetrachloride, chloroethane, chloroform, chloromethane, cis-1,2-dichloroethylene, cyclohexane, dichlorodifluoromethane, ethyl acetate, ethyl benzene, isopropanol, methyl methacrylate, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, styrene, tetrachloroethylene, tetrahydrofuran, toluene, trichloroethylene, trichlorofluoromethane and vinyl chloride) were detected. Tetrachloroethylene (PCE) and trichloroethylene were detected above their Air Guideline Values (September 2013 and August 2015 updates) in the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. PCE was detected at a maximum concentration of 4,900 ug/m^3. The soil vapor/indoor air matrix for PCE recommends mitigation.

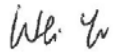
The April 2020 RAP proposes the excavation, transportation and off-site disposal of soil in accordance with all applicable federal, state and local regulations; stockpiled soil will be covered with polyethylene sheeting; dust control; air monitoring; installation of a 20-mil Raven Industries Vapor Block Plus 20 vapor barrier system beneath the cellar slab and around the foundation walls of the new building up to grade; and installation of an active sub-slab depressurization system (SSDS) beneath the cellar slab of the new building. The April 2020 CHASP addresses worker and community health and safety during construction.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

DEP finds the April 2020 RAP and CHASP for the proposed project acceptable. DCP should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with NYSDEC regulations; installation of vapor barrier, installation of an active SSDS, etc.).

Future correspondence and submittals related to this project should include the following CEQR # **77DCP621Q**. If you have any questions, you may contact Scott Davidow, P.G. at (718) 595-7716.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
S. Davidow
T. Estesen
M. Wimbish
R. Lucas
O. Abinader (DCP)