NEGATIVE DECLARATION (Use of this form is optional)

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 project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project 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 that the proposed project:
and related actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this Determination are noted below.

Hazardous Materials and Air Quality:
1. An (E) designation (E-498) for hazardous materials and air quality has been incorporated into the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of sites affected by the revised (E) designation and applicable (E) designation requirements. The analyses conducted for hazardous materials and air quality conclude that with the (E) Designation requirements in place, the proposed actions would not result in significant adverse impacts to hazardous materials or air quality.

Land Use, Zoning and Public Policy
2. This EAS includes a detailed Land Use, Zoning and Public Policy section, which analyzes the potential significance of the proposed actions on land use, zoning and public policy in the study area. The proposed rezoning from C8-1 to R7A/C2-3 would facilitate a change of use from commercial to mixed residential and commercial in an area characterized by diverse uses including residential, commercial, mixed residential/commercial and industrial uses. The C8-1 zoning district is boardered by R6, R5, and R4-1 disctricts and would not generate new land uses that would be incompatible with existing land uses within the study area. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed actions.

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).

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	8/31/2018
SIGNATURE	

TITLE	
Chair, Department of City Planning	
NAME	DATE
Marisa Lago	9/4/2018
SIGNATURE	

Determination of Significance Appendix: (E) Designation

An (E) Designation **(E-498)** related to hazardous materials and air quality will be assigned to Projected Development Site 1 (Block 4516, Lot 8 and 46) and Projected Site 2 (Block 4516, Lot 43, 44, 45, and 144) in order to preclude significant adverse impacts, as noted below.

Hazardous Materials:

The (E) Designation requirements for hazardous materials are as follows:

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

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

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

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Air Quality:

The (E) Designation requirements for air quality are as follows:

Projected Site 1 (Block 4516, Lot 8 and 46)
Any new residential/commercial development on the above referenced property must ensure HVAC stack(s) is located at the highest tier and at least 98 feet above grade, to avoid any significant adverse air quality impacts.

Projected Site 2 (Block 4516, Lot 43, 44, 45, and 144)
Any new residential/commercial development on the above referenced property must ensure stack(s) is located at the highest tier and at least 98 feet above grade, to avoid any significant adverse air quality impacts.