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 the proposed 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.

Community Facilities and Services

A detailed analysis of community facilities was conducted for public schools. The analysis concludes that in the future With-Action Condition, the collective utilization rate for both elementary and intermediate schools would be below 100 percent. Further, the Proposed Action would result in a one percent increase in utilization from the No-Action Condition for elementary school, and a 1.6 percent increase in utilization from the No-Action conditions for intermediate school. Therefore, pursuant to *CEQR Technical Manual* methodology, the Proposed Action would not result in significant adverse impacts related to elementary or intermediate school utilization.

Urban Design and Visual Resources

A detailed analysis of urban design and visual resources included in this EAS. The analysis concludes that the Proposed Actions would not result in significant adverse impacts related to urban design and visual resources. Development under the Proposed Actions would allow new multi-story mixed-use buildings of up to 95 feet in height in the Affected Area, which would be consistent with the surrounding area's built form, and would not affect street hierarchy, streetwall, curb cuts, or pedestrian activity. There are no visual resources identified in the Affected Area.

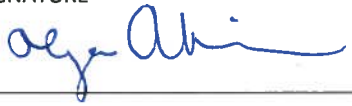
Hazardous Materials, Air Quality, and Noise

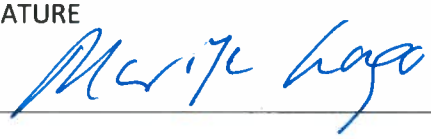
An (E) designation (E-510) for Hazardous Materials, Air Quality, and Noise has been incorporated into the sites affected by the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of sites affected by the proposed (E) designation and applicable requirements. With these measures in place, the proposed actions would not result in significant adverse impacts related to hazardous materials, 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)

TITLE	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	10/26/2018

SIGNATURE



TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 10/29/2018
SIGNATURE 	

Appendix 1: (E) Designations

To ensure that there would be no significant adverse hazardous material impacts associated with the proposed project, an E designation (E-510) will be placed on the project sites as follows:

The E designation requirements related to hazardous materials, air quality, and noise would apply to:

Projected Development Site 1: Block 1134, Lot 12

Projected Development Site 2: Block 1134, Lots 5, 7, 8, 9, and 11

Potential Development Site 3: Block 1134, Lots 2, 4, 96, and 97

Hazardous Materials

The (E) Designation language is as follows:

Task 1

The applicant submits to OER, for review and approval, a Phase I ESA of the site along with a soil and groundwater testing protocol (a.k.a. Remedial Investigation Work Plan [RIWP] along with a site-specific Health and Safety Plan (HASP), including a description of methods and a project site map with all sampling locations clearly and precisely represented. If site sampling is required, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and nonpetroleum 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

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

If remediation is indicated from the test results, a proposed Remedial Action Plan (RAP) must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER in accordance with the approved RAWP. The applicant should then provide proper documentation that remedial action 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 language is as follows:

Block 1134, Lot 12 (Projected Development Site 1): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilation, air conditioning (HVAC) systems and hot water systems, ensure that the stack(s) is located at the highest tier and at least 85 feet above grade, and at least 82 feet from the lot line facing Classon Avenue, and 129 feet from the lot line facing Pacific Street to avoid an potential significant air quality impacts.

Block 1134, Lots 5, 7, 8, 9, 11 (Projected Development Site 2): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water systems, ensure that the stack is located at the highest tier and at least 98 feet above the grade, and is at least 36 feet from the lot line facing Classon Avenue to avoid any potential significant air quality impacts.

Block 1134, Lots 2, 4, 96, 97 (Potential Development Site 1): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilation, air conditioning (HVAC), and hot water systems, ensure that the stack(s) is located at the highest tier and at least 98 feet above grade, and is at least 36 feet from the lot line facing Classon Avenue to avoid any potential significant adverse air quality impacts.

Noise

The (E) Designation language is as follows:

Block 1134, Lot 12 (Projected Development Site 1): To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all facades facing south (Dean Street) and 28 dB(A) of attenuation on all other facades to maintain an interior noise level of 45 dB(A). 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, central air conditioning.

Block 1134, Lots 5, 7, 8, 9, and 11 (Projected Development Site 2): To ensure an acceptable interior noise environment, future residential/commercial uses most provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all

facades facing west (Classon Avenue) and 28 dB(A) of attenuation on all other facades to maintain an interior noise level of 45 dB(A). 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, central air conditioning.

Block 1134, Lots 2, 4, 96, and 97 (Potential Development Site 1): To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window conditions with a minimum of 31 dB(A) window/wall attenuation on all facades facing south (Dean Street) or west (Classon Avenue) and 28 dB(A) of attenuation on all facades facing east (Franklin Avenue) or north (Pacific Street) to maintain an interior noise level of 45 dB(A). To maintain a closed-window conditions, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.