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.

Hazardous Materials, Air Quality, Noise

An (E) designation (E-505) 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 the 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.

Community Facilities and Services

A detailed analysis of Community Facilities and Services was conducted for Public School and Child Care, an no significant adverse impacts are expected as a result of the Proposed Actions.

Public Schools

Pursuant to CEQR Technical Manual methodology, a significant impact on schools may occur if the collective utilization rate of the elementary and/or intermediate schools in the Sub-district study that is equal to or greater than 100 percent in the With-Action Condition, and if the project results in an increase of five percent or more in the collective utilization rate between the No-Action and the With-Action conditions. With the Proposed Actions, the intermediate schools in Sub-district 1 would be slightly above 100 percent utilization (100.5 percent, a 1.3 percent increase from the No-Action Condition) while the elementary schools would be substantially more than 100 percent utilization (144.3 percent, a 1.4 percent increase from the No-Action Condition). Therefore, based on *CEQR Technical Manual* methodology, the Proposed Actions would not be expected to result in a significant adverse impacts on elementary or intermediate schools, and no further analysis of the Proposed Actions on public schools is required.

Project Name: Blondell Commons
CEQR #: 17DCP194X
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Child Care

The Proposed Actions would result in an increase of 9 percent in the collective utilization rate of the child care/Head Start centers in the study area, to 98.6 percent. Based on *CEQR Technical Manual* methodology, a significant adverse impact related to Child Care may occur if the collective utilization rate would be above 100 percent in the With-Action Condition and the increase would be greater than 5 percent. As the With-Action Condition would not meet both of these criteria, the Proposed Actions would not be expected to result in significant adverse impacts on publicly-finances child care facilities and no further analysis is required.

Open Space

A detailed analysis of Open Space was conducted. The Open Space analysis determines that the Proposed Actions would decrease the Open Space Ratio by 4.9 percent between No-Action and With-Action conditions. While this is below the CEQR Technical Manual threshold of a 5 percent decrease, a qualitative analysis was included and concludes that there are additional open space resources directly adjacent to the .5-mile Open Space study area that were not incorporated into the quantitative analysis. This includes approximately 207.4 acres of primarily passive open space part of the Hutchinson River Parkway Greenway extending between the Whitestone Bridge approach and the NYC border with Westchester County. Additionally, Bufano Park, a 1.9-acre playground and primarily active recreational resource, is adjacent to the Open Space study area and would be expected to be utilized by area residents in the With-Action condition. The Open Space analysis concludes that the Proposed Actions would not have any potentially significant adverse open space impacts and further assessment is not warranted.

Urban Design and Visual Resources

A detailed Urban Design analysis is included in the EAS. The analysis concludes that the Proposed Actions would not result in significant adverse impacts related to Urban Design and Visual Resources. There are two Open Space visual resources (Owen F. Dolen Park and Samuel H. Young Park) located within the rezoning area, neither of which would be affected by the Proposed Actions. The Proposed Actions also would not partially or totally block a view corridor or a natural or built resource that is rare in the area or considered a defining feature of the neighborhood.

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	10/12/2018
SIGNATURE	

Project Name: Blondell Commons
CEQR #: 17DCP194X
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TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 10/15/18
SIGNATURE Marisa Lago	

Project Name: Blondell Commons
CEQR #: 17DCP194X
SEQRA Classification: Unlisted

Appendix 1: (E) Designations

Hazardous Materials

The (E) Designation requirements for Hazardous Materials are as follows:

Block 4134, Lot 1, and Block 4133, Lots 1, 2, 10, 61, 62, and 63

Task 1- Sampling Protocol

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

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER. If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

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

Block 4134, Lot 1 (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, ventilating, air

conditioning (HVAC) systems and ensure that the HVAC stack(s) is located at the highest tier and at least 98 feet above the grade to avoid any potential significant adverse air quality impacts.

To preclude the potential for significant adverse air quality impacts from the emissions sources located on Blondell Avenue (1341 Blondell Avenue [Block 4072, Lot 19], 1364 Blondell Avenue [Block 4072, Lot 19], and 1345 Blondell Avenue [Block 4072, Lot 19]), no operable windows or air intakes would be permitted on certain limited areas of the western and northern façades of any new residential development located on Block 4134, Lot 1, as identified below:

Block 4134, Lot 1 (Projected Development Site 1): Blondell Avenue Façade	
Grade Level:	Restriction Location:
Ground Floor (0-15 feet above grade)	0-30 feet measuring from the southeast lot line.
Second Floor (15-25 feet above grade)	Measuring from the southeast lot line: • 0-45 feet; • 83-128 feet; and • 140-206 feet
Third Floor (25-35 feet above grade)	Measuring from the southeast lot line: • 0-35 feet; and • 160-206 feet.
Block 4134, Lot 1 (Projected Development Site 1): Ponton Avenue Façade	
Grade Level:	Restriction Location:
Second Floor (15-25 feet above grade)	0-15 feet measuring from the lot line facing Blondell Avenue.
Third Floor (25 to 35 feet above grade)	0-15 feet measuring form the lot line facing Blondell Avenue.

Block 4133, Lot 1 (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) systems and ensure that the HVAC stack(s) is located at the highest tier and at least 98 feet above the grade and at least 55 feet from the lot line facing Cooper Avenue to avoid any potential significant adverse air quality impact.

Block 4133, Lot 2 (Projected Development Site 3): 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) systems and ensure that the HVAC stack(s) is located at the highest tier and at least 98 feet above the grade and at least 55 feet from the lot line facing Cooper Avenue to avoid any potential significant adverse air quality impact.

Block 4133, Lot 63 (Projected Development Site 4): 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) systems and ensure that the HVAC stack(s) is located at the highest tier and at least 98 feet

above the grade and at least 20 feet from the lot line facing Cooper Avenue to avoid any potential significant adverse air quality impacts.

Block 4133, Lot 10 (Projected Development Site 5): 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) systems and ensure that the HVAC stack(s) is located at the highest tier and at least 98 feet above the grade and at least 55 feet from the lot line facing Cooper Avenue to avoid any potential significant adverse air quality impact.

To preclude the potential for significant adverse air quality impacts from the emissions sources located on Blondell Avenue (1341 Blondell Avenue [Block 4072, Lot 19], 1364 Blondell Avenue [Block 4072, Lot 19], and 1345 Blondell Avenue [Block 4072, Lot 19]), no operable windows or air intakes would be permitted on certain limited areas of the northern and western façades of any new residential development located on Block 4133, Lot 10, as identified below in Table 1.

Block 4133, Lot 10 (Projected Development Site 5): Blondell Avenue Façade	
Grade Level:	Restriction Location:
Ground Floor (0-15 feet above grade)	0-15 feet measuring from the northern lot line.
Second Floor (15-25 feet above grade)	Complete façade facing Blondell Avenue: from the northern lot line to the southern lot line
Block 4133, Lot 10 (Projected Development Site 5): Northern Façade	
Grade Level:	Restriction Location:
Second Floor (15-25 feet above grade)	Measuring from the lot line facing Blondell Avenue: • 25-35 feet.

Block 4133, Lots 61 and 62 (Projected Development Site 6): 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) systems and ensure that the HVAC stack(s) is located at the highest tier and at least 98 feet above the grade and at least 20 feet from the lot line facing Cooper Avenue to avoid any potential significant adverse air quality impacts.

Noise

The (E) Designation requirements for Noise are as follows:

Block 4134, Lot 1 (Projected Development Site 1): To ensure an acceptable interior noise environment, future residential/community facility/ commercial uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on all facades facing west (Blondell Avenue) and 31 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, air conditioning.

Block 4133, Lot 1 (Projected Development Site 2): In order to ensure an acceptable interior noise environment, future residential/ commercial uses must provide a closed window condition with a minimum of 38 dB(A) window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dB(A). In order 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 or air conditioning sleeves containing air conditioners.

Block 4133, Lot 2 (Projected Development Site 3): In order to ensure an acceptable interior noise environment, future residential/ commercial uses must provide a closed window condition with a minimum of 38 dB(A) window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dB(A). In order 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 or air conditioning sleeves containing air conditioners.

Block 4133, Lot 63 (Projected Development Site 4): In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 38 dB(A) window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must be provided.
Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

Block 4133, Lot 10 (Projected Development Site 5): In order to ensure an acceptable interior noise environment, future residential/ commercial uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation on all facades facing west (Blondell Avenue) and 31 dB(A) of attenuation on all other facades in order 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, air conditioning.

Block 4133, Lots 61 and 62 (Projected Development Site 6): In order to ensure an acceptable interior noise environment, future residential/ commercial uses must provide a closed-window condition with a minimum of 38 dB(A)on all building's facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.