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.

Air Quality

1. A proposed new (E) designation (E-471) has been incorporated into the proposed project. Refer to "Determination of Significance Appendix: (E) Designation" for a list of the sites affected by the proposed (E) designation and applicable (E) designation requirements. This (E) Designation for air quality would ensure that the proposed actions would not result in significant adverse impacts.

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 map amendment on land use, zoning and public policy in the study area. The proposed actions would allow for the legalization of existing non-residential uses, and allow for the expansion of a banquet hall on the project site. The analysis concludes that, as the proposed uses are existing that the proposed actions would not result in significant adverse impacts on land use, zoning or public policy.

Noise

3. This EAS includes a detailed Noise section, which analyzes the potential for significant adverse impacts related to noise. The section studies the potential noise effects of the expanded banquet hall, facilitated by the proposed actions on adjacent uses. The analysis concludes that the proposed actions would not result in significant adverse noise impacts.

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
Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Robert Dobruskin, AICP	3/23/2018
SIGNATURE	
Robert Dobruskin	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 3/26/2018
SIGNATURE	

Project Name: O'Neill's Rezoning
CEQR #: 18DCP075Q
SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation (E-471)

To ensure that there would be no significant adverse air quality or noise impacts associated with the proposed project, an E designation (E-471) will be placed on the project site (Block 2374, Lot 101), as follows:

Air Quality

Any new commercial and/or banquet hall development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) and ensure that the HVAC stack is located at least 31 feet above grade and at least 20 feet from the lot line facing 64th Street to avoid any potential significant adverse air quality impacts.