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 that finds 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.

1. A detailed analysis of the potential for the proposed actions to result in significant adverse impacts related to hazardous materials, air quality and noise was included in the EAS.

To ensure that the proposed actions would not result in significant adverse hazardous materials, air quality, and noise impacts, an (E) Designation (E-538) will be placed on the Project Site (Block 1594, Lot 41). Refer to "Determination of Significance Appendix: (E) Designation" for the applicable (E) designation requirements. The analysis for hazardous materials, air quality, and noise concluded that with the (E) Designation requirements in place, the proposed actions would not result in significant adverse impacts.

2. A detailed analysis of the effects of the proposed actions on Land Use, Zoning and Public Policy was conducted and it was determined that no significant impacts would occur. The proposed zoning map amendment from R7-2/R8 district with a partial C1-4 commercial overylay to C1-9 district; proposed zoning text amendment to establish the affected area as a Mandatory Inclusionary Housing Area; and special permits to waive required parking and modify underlying bulk regulations (the Proposed Actions) would not result in impacts related to Land Use, Zoning or Public Policy. The study area primarily comprises residential and community facility uses and the development facilitated by the proposed actions would reflect those surrounding land uses. Furthermore, the proposed C1-9 zoning district would be an extension of the existing zoning immediately eat of the directly affected area. Finally, the proposed actions would facilitate the development of mixed-income affordable housing which promotes the goals defined by OneNYC and Housing New York.

3. A detailed analysis of the effects of the proposed actions on Shadows was conducted. The proposed actions would have the potential to generate incremental shadows on five sunlight-sensitive open space resources, Central Park, Lasker Pool and Rink, and three school playgrounds, and incremental shadows on one natural resource, the Harlem Meer. However, due to the duration, which ranges from 30 minutes to 3.5 hours, and time of day, largely during the morning hours, the incremental shadows would not adversely affect the enjoyment of the sunlight-sensitive resources. The analysis concludes that the proposed actions would not result in any significant adverse shadows impacts.

4. A detailed analysis of Urban Design and Visual Resources concludes that the proposed actions would not have the potential to affect urban design and visual resources in the study area. The proposed actions would facilitate the development of a mixed residential and community facility building. While the proposed actions would allow for a larger building than the existing zoning, and would modify the underlying proposed bulk restrictions, the development would not change the pedestrian experience or obstruct any views to visual resources within the study area. It is therefore concluded that the proposed actions would not result in significant adverse impacts on urban design and visual resources.

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	May 3, 2019

SIGNATURE



TITLE	
Chair, Department of City Planning	
NAME Marisa Lago	DATE May 6, 2019
SIGNATURE	

Appendix 1: (E) Designations

To ensure that there would be no significant adverse hazardous materials, air quality, or noise impacts associated with the proposed project, an E designation (E-538) will be placed on the project sites as follows:

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

Project Site:
Block 1594, Lot 41

Hazardous Material

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.

An OER-approved 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

Block 1594, Lot 41: Any new residential and/or community facility development on the above-referenced property must use natural gas as the type of fuel for heating, ventilating, and air conditioning systems (HVAC) and ensure that the HVAC stack is located at the highest tier to avoid any potential significant adverse air quality impacts.

Noise

Block 1594, Lot 41: In order to ensure an acceptable interior noise environment, future residential/commercial/community facility uses must provide a closed-window condition with a minimum of 33 dB(A) window/wall attenuation on façades in order to maintain an interior noise level not greater than 45 dB(A) for residential and community facility uses or not greater than 50 dB(A) for commercial 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, central air conditioning.