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, 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 the 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, Air Quality, and Noise
An (E) designation (E-537) related to hazardous materials, air quality and noise has been assigned to site(s) affected by the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of these sites and all applicable (E) designation requirements. With the (E) designation measures in place, the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality and noise .

Land Use, Zoning, and Public Policy
An analysis of land use, zoning, and public policy is included in this EAS. The proposed action, a zoning map amendment from M1-1 to R7X/C2-4 with a zoning text amendment to map a Mandatory Inclusionary Housing designated area would facilitate the development of a mixed-use 11-story building with approximately 244 dwelling units, ground-floor retail, and parking on the Proposed Development Site, Block 704 Lots 1, 12, and 42, 44-01 Northern Boulevard. The analysis considered the full buildout of the proposed development site, which includes all lots in the rezoning area. The analysis concludes that the proposed actions would not result in any significant adverse land use, zoning, or public policy impacts to the project site or the surrounding study area.

Transportation
A detailed analysis of transportation for traffic and pedestrians is included in this EAS. A significant adverse impact related to transportation for traffic or pedestrians would result when the proposed project would impose a condition where levels of service deteriorate to levels classified as unacceptable by the 2014 CEQR Technical Manual. The analysis shows that the future with the action would not result in more than 50 vehicle trips per intersection, or a condition of less than 90 square feet per pedestrian. The analyses conclude that the proposed actions would not result in significant adverse impacts related to vehicular or pedestrian traffic.

TITLE Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning
NAME Olga Abinader	DATE May 17, 2019
SIGNATURE Olga Abinader	

TITLE Chair, Department of City Planning	
NAME Marisa Lago	DATE May 20, 2019
SIGNATURE Marisa Lago	

Project Name: 44-01 Northern Boulevard
CEQR #: 19DCP108Q
SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation

To ensure that there would be no significant adverse hazardous materials, air quality, noise impacts associated with the proposed project, an (E) designation (E-537) will be assigned to the projected site as explained below.

Projected Development Site 1:

Block 705, Lots 1, 12, 42

Hazardous Materials

Task 1

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

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

To ensure that there would be no significant adverse air quality impacts associated with the proposed project, an E designation (E-537) will be placed on the Projected Development Site 1 (Block 705, Lots 1, 12, 42) as follows:

Block 705, Lots, 1, 12, 42 (Projected Development Site a) : *Any new residential/commercial development or enlargement on the above-referenced property must ensure that the HVAC stack is located at the highest tier and at least 148 feet above grade, to avoid any potential significant adverse air quality impacts.*

Noise

To ensure that there would be no significant adverse noise impacts associated with the proposed project, an E designation (E-537) will be placed on the Projected Development Site 1 (Block 705, Lots 1, 12, 42) as follows:

Block 705, Lots, 1, 12, 42 (Projected Development Site a) : *To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on facades facing Northern Boulevard and facades facing 44th Street or 45th Street within 50 feet of Northern Boulevard to maintain an interior noise level not greater than 45 dBA for residential uses and not greater than 50 dBA 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, air conditioning.*