NEGATIVE DECLARATION

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 actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions 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 not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

An analysis of land use, zoning and public policy is included in the EAS. The Applicant, Dr. Helen Kim, is seeking a zoning map amendment to change the existing R3-2 zoning district mapped on Block 6043, Lots 22, 23, 24, 26, 27, p/o 28, 32, 34, 35, and 36 (the "Affected Area") to a R6B zoning district, and a zoning text amendment modifying Appendix F of the Zoning Resolution to create a new MIH area coterminous with the Affected Area (the "Proposed Actions"). The Proposed Actions would facilitate the legalization and conversion of one building on the Applicant-controlled site (Block 6043, Lot 27, the "Development Site") at 250 86th Street. The "Proposed Development" involves the use conversion of the existing two-story, 3,090-gross-square-foot (GSF) with basement, 25-foot-tall residential building to include a 2,060-GSF community facility (a medical office/ambulatory diagnostic or treatment facility) on the basement and the first floor and retain 1,030 GSF of residential use which would allow for one (1) residential unit on the second floor. No construction would occur as a result of the Proposed Actions.

Most of the buildings within the Affected Area exceed the residential and community facility FAR required to be compliant with the existing R3-2 zoning district. The proposed actions would bring the majority of the non-conforming properties into compliance, decrease some of the properties' degree of non-compliance, and would also bring some of the properties' non-conforming community facility uses into compliance, including the existing community facility use at the applicant-owned Lot 27. The proposed actions would allow for the legalization and expansion of the existing medical office uses at the applicant-owned lot. The Reasonable Worst Case Development Scenario (RWCDS) assumes no additional development in the affected area as a result of the proposed actions, and the change in land use and zoning would not constitute a significant adverse impact.

The Proposed Actions are consistent with public policies, including *Housing New York 2.0; OneNYC; Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery*; and *Housing Our Neighbors: A Blueprint for Housing and Homelessness.* The Proposed Actions would not result in significant adverse impacts to public policies.

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). Should you have any questions pertaining to this Negative Declaration, you may contact Max Marinoff at +1 212-720-3621.

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SIGNATURE	