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. Historic and Cultural Resources

The proposed actions are designated as Type I per SEQRA 617.4 (b)(9), since the project site is within the LPC-designated DUMBO Historic District, and the S/NR-listed DUMBO Industrial District. This EAS includes a detailed Historic and Cultural Resources analysis that accounts for the potential effects of the proposed actions on resources within the nearby historic districts. In a memo dated May 17, 2018 LPC accepted the historic and cultural resources assessment. All new construction on the development site must obtain a Certificate of Appropriateness from LPC before construction can commence. In addition, 25 Jay Street (Block 20, Lot 6) which is part of the project area, is not expected to redevelop as a result of the proposed actions, as the building on the site is identified as a contributing resource to the DUMBO Historic District. For these reasons, no significant adverse impacts related to Historic and Cultural Resources are foreseeable as a result of the proposed actions.

2. Air Quality
An (E) designation (E-487) has been incorporated into the proposed project, restricting HVAC stack height and location for the proposed development. The requirements under E-487 are noted below. This (E) Designation for Air Quality would ensure that the proposed actions would not result in significant adverse impacts.

Residential Use- Any new residential use on Block 20, Lot 1 must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating, and air conditioning stack(s) is located at the highest tier or at least 181 feet above grade to avoid any significant adverse air quality impacts.

Commercial Use- Any new commercial development on Block 20, Lot 1 must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating, and air conditioning stack(s) is located at the highest tier or at least 151 feet above grade and at least 20 feet from the lot line facing Jay Street to avoid any potential significant adverse air quality 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	6/22/2018
SIGNATURE	
Robert Dobruskin	

TITLE	
Chair, Department of City Planning	
NAME	DATE
Marisa Lago	6/25/2018
SIGNATURE	
Marisa Lago	