REVISED NEGATIVE DECLARATION - supersedes the Negative Declaration issued September 4, 2018*

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.

Hazardous Materials and Air Quality

1. An (E) designation (E-498) for hazardous materials and air quality and has been incorporated into the proposed actions. 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. The analyses conducted for hazardous materials and air quality conclude that with these (E) Designation requirements in place, the proposed actions would not result in significant adverse impacts to hazardous materials or air quality.

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 actions on land use, zoning and public policy in the study area. The proposed rezoning from C8-1 to R7A/C2-3 would facilitate a change of use from commercial to mixed residential and commercial in an area characterized by diverse uses including residential, commercial, mixed residential/commercial and industrial uses. The C8-1 zoning district is bordered by R6, R5, and R4-1 districts and would not generate new land uses that would be incompatible with existing land uses within the study area. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed actions.

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	1/25/2019
SIGNATURE	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 1/30/2019
SIGNATURE Marisa Lago	

*Following certification of the related land use application (ULURP No. 180261ZMX) on September 4, 2018, the applicant has revised the proposed actions to exclude Block 4156, Lots 43, 44, 144, and 145, collectively Projected Development Site 2, from the proposed rezoning area. This Revised Negative Declaration supersedes the Negative Declaration issued on September 4, 2018 and reflects the Revised EAS dated January 25, 2019, which assesses the change to the application. As described in the Revised EAS, the change would not alter the conclusions of the previous EAS. As Lots 43, 44, 144, and 145 have been removed from the rezoning area, these lots are no longer considered a projected development site and would therefore not require an (E) designation for Hazardous Materials or Air Quality. The removal of the proposed (E) designation from these sites would not alter the conclusions of the Negative Declaration.

Project Name: Williamsbridge Road Rezoning
CEQR #: 18DCP071X
SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation (E-498)

To ensure that there would be no significant adverse hazardous materials or air quality impacts associated with the proposed project, an (E) designation (E-498) will be placed on Projected Development Site 1 (Block 4516, Lot 8 and 46).

Hazardous Materials

Task 1
The applicant submits to OER, for review and approval, a Phase 1A of the site along with a soil and groundwater 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 sample sites should be selected to adequately characterize the site, the specific source 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 be 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 the 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 would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

Project Name: Williamsbridge Road Rezoning
CEQR #: 18DCP071X
SEQRA Classification: Unlisted

Air Quality

Projected Development Site 1 (Block 4516, Lot 8 and 46)

Any new residential/commercial development on the above referenced property must ensure HVAC stack(s) is located at the highest tier and at least 98 feet above grade, to avoid any significant adverse air quality impacts