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 action 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-469) has been incorporated into the proposed action. 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 (E) Designation for air quality and hazardous materials would ensure that the proposed action would not result in significant adverse impacts related to air quality and hazardous materials.

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	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Robert Dobruskin, AICP	3/23/2018

SIGNATURE

Robert Dobruskin

TITLE	
Chair, City Planning Commission	
NAME Marisa Lago	DATE 3/26/2018
SIGNATURE Marisa Lago	

Determination of Significance Appendix: (E) Designations (E-469)

Hazardous Materials

To avoid any potential impacts associated with hazardous materials, the proposed action will place an (E) Designation for hazardous materials on the following properties:

Block 2159, Lots 13, 15, and 18 in Staten Island

The text of the (E) Designation is as follows:

Due to the possible presence of hazardous materials on the aforementioned designated site, there is potential for contamination of the soil and groundwater. To determine if contamination exists and perform the appropriate remediation, the following tasks must be undertaken by the fee owners of the lot restricted by this (E) designation prior to any demolition or disturbance of soil on the lot.

Task 1
The fee owners of the lot restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to the Mayor's Office of Environmental Remediation (OER) for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.

No sampling program may begin until written approval of a work plan and sampling protocol is received from the OER. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by OER upon request.

Task 2
A written report with findings and a summary of the data must be presented to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided 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 necessary according to test results, a proposed remediation plan must be submitted to OER for review and approval. The fee owners of the lot restricted by this (E) designation must perform such remediation as determined necessary by OER. After completing the remediation, the fee owners of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction 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.

Air Quality

An E-Designation is required to restrict the stack location of Lots 13, 15 and 18 in Staten Island, to ensure HVAC emissions would not significantly affect residential properties to the west of the proposed new facility. In addition, the existing spray booth facility on Lot 15 would be restricted. The (E) designation language is as follows:

Block 2159, Lots 13, 15 and 18:
Any new commercial development on Block 2159, Lot 13, 15 and 18 must ensure that the heating, ventilating and air conditioning stack(s) is located at the highest tier (28 feet above the grade) and at least 60 feet away from the lot line facing Jones Street, to avoid any potential significant air quality impacts.

Block 2159, Lot 15:
Any new or existing development on the above-referenced property must contain no enlargement to the existing auto body spray booth to avoid any significant adverse air quality impacts.