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.

Hazardous Material, Air Quality, and Noise

1. A proposed new (E) designation (E-474) has been incorporated to the proposed project to ensure that the proposed actions will not result in significant adverse impacts related to hazardous material, air quality, or noise. Refer to "Appendix 1: (E) Designations" for a list of the sites affected by the proposed (E) designations and applicable (E) designation requirements.

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 rezoning and text amendment on land use, zoning and public policy in the study area. The proposed actions would rezone the area from an R5 zoning district to an R7A/C2-4 zoning district for mixed-use residential and commercial development. The zoning text amendment to designate the area a Mandatory Inclustionary Housing (MIH) designated area will allow an increased FAR on the project sites and would allow for affordable dwelling units on the sites. The analysis concludes that the proposed actions would not result in significant adverse impacts on land use, zoning, or public policy.

Urban Design and Visual Resources

3. This EAS includes a detailed Urban Design and Visual Resources section. This section analyzes whether the proposed actions, which would permit modifications to height and bulk requirements, have the potential to affect urban design and visual resources in the study area. The proposed actions would facilitate the development of sites that would provide a buffer between the subway tracks and the surrounding low-rise residential buildings while providing local retail and affordable housing in the area. The analysis concludes that the proposed actions would not result in significant adverse impacts on urban design and visual resources.

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
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME: Olga Abinader	DATE: 4/6/2018
SIGNATURE: Olga Abinader	

TITLE	
Chair, Department of City Planning	
NAME: Marisa Lago	DATE: 4/9/2018
SIGNATURE: Marisa Lago	

Appendix 1: (E) Designations

To ensure that there would be no significant adverse hazardous material, air quality or noise impacts associated with the proposed project, an E designation (E-474) will be placed on the project sites as follows:

The E designation requirements related to hazardous materials, air quality, and noise would apply to:

Projected Development Site 1:
Block 6633, Lots 45 and 48

Projected Development Site 2:
Block 6658, Lot 1

Projected Development Site 3:
Block 6658, Lot 86

Hazardous Material

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 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

Block 6633, Lots: 45 and 48 (Projected Development Site 1): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water system to avoid any potential significant adverse air quality impacts.

Block 6658, Lot 1 (Projected Development Site 2): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water system to avoid any potential significant adverse air quality impacts. Stack shall be located at the highest tier, or at a minimum of 88 feet above grade to avoid any potential significant adverse air quality impact.

Block 6658, Lot 86 (Projected Development Site 3): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water system to avoid any potential significant adverse air quality impacts. Stack shall be located at the highest tier, or at a minimum of 88 feet above grade to avoid any potential significant adverse air quality impact.

Noise

To ensure an acceptable interior noise environment, future residential and/or commercial uses must provide a closed-window condition with a minimum of 38 dBA window/wall attenuation for all building facades to maintain an interior noise level of 45 dBA. 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.