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 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, Air Quality, & Noise
An (E) designation (E-491) for hazardous materials, air quality, and noise has been incorporated into the sites affected by 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 requirements. With these measures in place, the proposed actions would not result in significant adverse impacts related to hazardous materials.

Shadows
A Tier 1 Shadows Screening is included in this EAS because the proposed project would result in a net height increase of 50 feet or more. As a result of the proposed actions, no sunlight-sensitive resources are anticipated to experience shadows cast from the proposed project. Considering the area within the maximum affected shadow distance of 408 feet, the analysis finds that the shadows cast by the proposed project would not result in significant adverse impacts.

Urban Design
A detailed analysis of Urban Design and Visual resources is included in this EAS. The analysis concludes that the proposed actions would not result in significant adverse impacts related to urban design or 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	DATE
Olga Abinader	08/17/2018
SIGNATURE	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 08/20/2018
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-491) 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 1750, Lots 1 & 49

Projected Development Sites 2 & 3 (non-applicant owned):
Block 1750, Lots 46, 47, & 48

Hazardous Material

Projected Development Site 1(Block 1750, Lots 1 and 49)

Task 1

A proposed remediation plan will be prepared and 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. A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Projected Development Sites 2 &3 (Block 1750, Lots 46, 47, & 48)

Task 1-Sampling Protocol

The applicant will submit to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor 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 samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and nonpetroleum 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-Remediation Determination and Protocol

A written report with findings and a summary of the data must he 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 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.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Air Quality

Projected Development Site 1 (Block 1750, Lots 1 and 49)

Task 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 equipment and ensure that the HVAC and/or hot water equipment stack is located at the highest tier or at least 98 feet above the grade to avoid any potential significant adverse air quality impacts.

Projected Development Site 2 (Block 1750, Lots 46 and 47)

Task 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 equipment and ensure that the HVAC and/or hot water equipment stack is located at the highest tier or at least 98 feet above the grade to avoid any potential significant adverse air quality impacts.

Noise

Projected Development Site 1 (Block 1750, Lots 1 and 49)

Task 1

To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 33 dBA of window/wall attenuation. 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.

Projected Development Site 2 (Block 1750, Lots 46 and 47)

Task 1

To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 28 dBA of window/wall attenuation. 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.

Projected Development Site 3 (Block 1750, Lot 48)

Task 1

To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 28 dBA of window/wall attenuation. 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.