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 that 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. Hazardous Materials

The EAS includes a detailed analysis of Hazardous Materials which required Phase I and Phase II analyses, along with a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) plan reviewed and approved by the Department of Environmental Protection (DEP). The analyses conducted for hazardous materials conclude that the proposed actions would not result in significant adverse impacts to
hazardous materials.

2. Land Use, Zoning and Public Policy

The EAS includes a detailed Land Use, Zoning and Public Policy section. The proposed rezoning from R6 to R6/C2-4 district would facilitate the development of a new mixed use residential, commercial, and community facility building, and would have no significant adverse impacts related to land use, zoning, or public policy. The proposed actions would introduce a commercial overlay in an area characterized by residential, community facility uses, and open space. The surrounding neighborhood, zoned R6, is developed with multi-family elevator buildings and mixed use residential and commercial buildings. In accordance with the Waterfront Revitalization Program, a Consistency Assessment Form was completed for this project (WRP# 17-146) which stated that the project will not hinder the achievement of any Waterfront Revitalization Policy. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed actions.

3. Transportation

The EAS includes a detailed transportation analysis of pedestrian trips generated by the project. The project facilitated by the proposed actions is expected to result in an increase of more than 200 pedestrians at any intersection corner, sidewalk, or crosswalk - the threshold warranting a Level 2 analysis. As a result, an analysis was provided. The analysis concludes that the proposed actions would not result in any significant adverse impacts related to traffic flow, transit operations, pedestrian movement, or vehicular and pedestrian safety.

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**
Olga Abinader	9/20/2019
SIGNATURE	

TITLE	
Chair, Department of City Planning	
NAME	**DATE**
Marisa Lago	9/23/2019
SIGNATURE	