DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

October 29, 2018

Jay Goldstein
245 East 53rd Street LLC
55 Water Mill Road
Great Neck, NY, 11021

Re: **245 East 53rd Street Rezoning**
CEQR No. 19DCP071M
ULURP Nos. 180481ZMM
Manhattan, Community District 6

Dear Mr. Goldstein:

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission had determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 19DCP071M, 245 East 53rd Street, including supporting statements for the finding that the proposed action will not have a significant effect. The Negative Declaration was issued on October 29, 2018.

Sincerely,

Olga Abinader

cc: Marisa Lago, Chair
City Planning Commissioners
Raju Mann, City Council
Gale Brewer, Manhattan Borough President
Manhattan Community District 6
Project File

Olga Abinader, *Acting Director*
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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.

Air Quality
1. An (E) designation (E-511) for air quality has been incorporated into the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of sites affected by the (E) designation and applicable (E) designation requirements. The analyses conducted for air quality conclude that with the (E) Designation requirements in place, the proposed actions would not result in significant adverse impacts to air quality.

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 Olga Abinader	DATE 10/26/2018
SIGNATURE Olga Abinader	

TITLE	
Chair, Department of City Planning	
NAME Marisa Lago	DATE 10/29/2018
SIGNATURE Marisa Lago	

Project Name: 245 East 53rd Street Rezoning
CEQR #: 19DCP071M
SEQRA Classification: Unlisted

Appendix I: (E) Designation

To ensure that there would be no significant adverse air quality impacts associated with the proposed project, an E designation (E-511) will be placed on the project sites as follows:

The E-designation requirements related to air quality would apply to:

Projected Development Site 1:
Block 1327 Lot 19

Air Quality

Projected Development Site 1 (Block 1327 Lot 19)

Any new residential or commercial development on the above-referenced property must ensure that the HVAC and/or hot water equipment is located at the highest tier or is at least 72 feet high.