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.

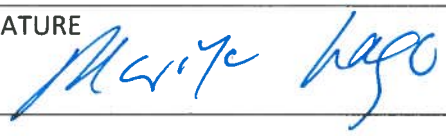
Air Quality, Noise and Hazardous Materials: An (E) designation for Hazardous Materials (E-494) has been incorporated into the proposed actions. Refer to "Appendix I: (E) Designation" for a list of the sites affected by the proposed (E) designation and applicable (E) designation requirements. With these measures in place, the proposed actions would not result in significant adverse impacts related to Air Quality, Noise or Hazardous Materials.

Shadows: A detailed analysis of shadows is included in this EAS. The analysis concludes that incremental shadows would be cast on Alley Pond Park, a sunlight sensitive resource. The incremental shadows generated by the proposed actions would be cast on the park during the morning hours of the March 21st, May 6th, and June 21st analysis days. These shadows would be cast on a wooded area of the park to the east of the Alley Pond Golf Center. This area would continue to receive over four hours of daylight during the growing season. No other open space, historic, or other resources would be affected by shadows from the proposed project. The proposed actions would not result in significant adverse shadows impacts.

Transportation: The EAS contains a detailed analysis of transportation. The EAS contains a detailed analysis of vehicle trips generated by the proposed actions. The proposed actions would generate less than 50 new vehicle trips at any one intersection in the road network. The proposed actions would not result in any significant adverse transportation impacts.

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 	

Appendix 1: (E) Designations

To ensure that there would be no significant adverse **hazardous materials** impacts associated with the proposed project, an E designation (E-494) will be placed on the project sites as follows:

Potential Development Site: Block 8092 Lot 28

Task 1-Sampling Protocol

The applicant submits 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 non-petroleum-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

---

To ensure that there would be no significant adverse **air quality** impacts associated with the proposed project, an E designation (E-494) will be placed on the project sites as follows:

Projected Development Site 1 (applicant owned): Block 8092 Lot 25

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, at a minimum of 88 feet above grade to avoid any potential significant adverse air quality impact.

Projected Development Site 2 (applicant owned): **Block 8092 Lot 39**

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, at a minimum of 78 feet above grade to avoid any potential significant adverse air quality impact.

Potential Development Site (non-applicant owned): **Block 8092, Lot 28**

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, at a minimum of 88 feet above grade to avoid any potential significant adverse air quality impact.

To ensure that there would be no significant adverse **noise** impacts associated with the proposed project, an E designation (E-494) will be placed on the project sites as follows:

Projected Development Site 1 (applicant owned): **Block 8092 Lot 25**

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order 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, central air conditioning or air conditioning sleeves containing air conditioners.

Projected Development Site 2 (applicant owned): **Block 8092 Lot 39**

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order 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, central air conditioning or air conditioning sleeves containing air conditioners.

Potential Development Site (non-applicant owned): **Block 8092, Lot 28**

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 33 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order 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, central air conditioning or air conditioning sleeves containing air conditioners.