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, 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 the 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-524) 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.

TITLE Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning
NAME Olga Abinader	DATE February 8, 2019
SIGNATURE Olga Abinader	

TITLE Chair, Department of City Planning	
NAME Marisa Lago	DATE February 11, 2019
SIGNATURE Marisa Lago	

Project Name: 38-01 23rd Ave Rezoning
CEQR #: 18DCP137Q
SEQRA Classification: Unlisted

Appendix I: (E) Designation

To ensure that there would be no significant adverse impacts associated with the proposed rezoning, an E designation (E-524) for air quality will be placed on the site.

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

Projected Development Site 1:
Block 805 Lot 61

Air Quality

To ensure that there would be no significant adverse air quality impacts associated with the proposed project, an E designation (E-524) will be placed on the Projected Development Site 2 (Block 805 Lot 61) as follows:

Block 805, Lot 61 (Projected Development Site 2): *Any new development or enlargement on the above-referenced property must ensure that the stack of the heating, ventilating, and air conditioning (HVAC) system is located at the highest tier, and is at least 35 feet from the northern lot line between Block 805, Lot 1 and Block 805, Lot 61 to avoid any potential significant adverse air quality impacts.*

Any new development or enlargement on the above-referenced property must ensure the auto spray booth exhaust stack of the Auto Body Shop on Block 805, Lot 61 be raised to 40 feet above grade to avoid any potential significant adverse air quality impacts.