NEGATIVE DECLARATION

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.

Land Use, Zoning, and Public Policy

The EAS includes a detailed Land Use, Zoning and Public Policy section. The analysis concludes that the proposed rezoning from R2 to R2X would not result in significant adverse impacts related to land use, zoning, or public policy. The proposed actions would facilitate an increase in allowable residential floor area from 0.5 FAR for the existing R2 zoning district to 1.02 (with attic allowance) FAR for the proposed R2X zoning district. The proposed zoning would permit the enlargement of residential building footprints while maintaining the single-family residential character of the neighborhood. Under the proposed rezoning, permitted Use Groups, community facility FAR, front yard requirements, and parking requirements would remain unchanged. As such, the proposed actions would not generate new land uses that would be incompatible with existing land uses within the study area. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed actions.

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 4/19/2019
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Marisa Lago	DATE 4/22/2019
SIGNATURE	