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 action sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Hazardous Materials: A Phase II Environmental Site Assessment was conducted on the project site. The Department of Environmental Protection has identified a Remedial Action Plan (RAP) and a Construction Health and Safety Plan (CHASP) for the project site. With the implementation of the RAP and CHASP the proposed action would not result significant adverse impacts related to hazardous materials

Air Quality & Noise: An (E) designation for Air Quality & Noise **(E-493)** has been incorporated into the proposed action. 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 action would not result in significant adverse noise impacts.

Transportation: The EAS contains a detailed analysis of transportation. The EAS contains a detailed analysis of pedestrian trips generated by the proposed action. The proposed action does not result in an increase of more than 200 pedestrians at any intersection corner, sidewalk or crosswalk. It concludes that the proposed action would not result in any significant impacts on 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
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 Marisa Lago	

Appendix 1: (E) Designations

To ensure that there would be no significant adverse **air quality** impacts associated with the proposed project, an E designation (E-493) will be placed on the project sites as follows:

Projected Development Site 1: **Block 11562, Lots 106, 111, 113, and 119**

Any new multi-unit commercial development must be developed as a single building with one boiler stack for HVAC systems to avoid any potential significant adverse air quality impacts.

To ensure that there would be no significant adverse **noise** impacts associated with the proposed project, an E designation (E-493) will be placed on the project sites as follows:

Projected Development Site 1: **Block 11562, Lots 106, 111, 113, and 119**

In order to ensure an acceptable interior noise environment, future residential or community facility uses must provide a closed-window condition with a minimum of 35 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A), and future commercial uses must provide a closed-window condition with a minimum of 30 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 50 dB(A). To maintain a closed- window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, central air conditioning or air conditioning sleeves containing air conditioners.