

**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 that finds 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.

- 1. Land Use, Zoning, and Public Policy:** A Land Use, Zoning and Public Policy analysis is included in this EAS. The Proposed Action involves a Special Permit pursuant to Zoning Resolution Section 13-451 to allow a 180-space below grade accessory parking garage within an otherwise as-of-right planned new mixed-use development. The analysis concludes that the Proposed Action would not present significant adverse impacts related to land use, zoning, or public policy. The Proposed Action would not directly displace any land uses so as to adversely affect surrounding land uses. The Proposed Action would not create land uses or structures that would be incompatible with the underlying zoning, nor would it cause a substantial number of existing structures to become nonconforming. The Proposed Action would not result in land uses that conflict with any applicable public policies.
- 2. Transportation:** The Proposed Action would not exceed the thresholds identified in the *CEQR Technical Manual*. The Proposed Action would not generate 50 or more vehicle trips, 200 or more transit trips, and 200 or more pedestrian trips in the weekday AM, weekday midday, weekday PM, and Saturday midday peak hours. Accordingly, the Proposed Action would be unlikely to result in any significant adverse transportation impacts.
- 3. Hazardous Materials, Air Quality, and Noise:** The development site is subject to (E) designation E-142 dated June 23, 2005, established in connection with the Special West Chelsea District Rezoning (CEQR No. 03DCP069M). The (E) designation continues to remain in full force and effect, and with the (E) designation requirements in place, the conclusions of the prior CEQR review remain unchanged that no significant adverse impacts related to hazardous materials, air quality, or noise would result from the Proposed Action.

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 Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE January 25, 2019
SIGNATURE 	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE January 28, 2019
SIGNATURE	