

Project Name: 5914 Bay Parkway

CEQR #: 19DCP208K

SEQRA Classification: Unlisted

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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 (EAS) 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 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

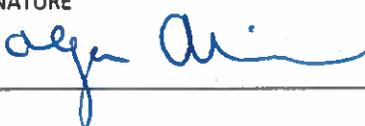
This EAS includes a detailed analysis of the effects of the proposed actions on Land Use, Zoning, and Public Policy and determined that no significant impacts would occur. The proposed actions would consist of a zoning map amendment to rezone the project site from an R5 zoning district to an R6/C2-4 zoning district, and zoning text amendment to designate the project site as an MIH area, coterminous with the rezoning area, pursuant to Appendix F of the Zoning Resolution. The EAS analyzed the proposed development as the reasonable worst case development scenario. The proposed actions would facilitate a development of 47,603 zoning square feet; the residential component of the proposed development would consist of approximately 42,569 gsf, including 42 residential units, nine of which would be permanently affordable MIH units. The proposed rezoning would extend the existing zoning district immediately to the south to the project site, and would permit neighborhood-serving commercial uses. The proposed action would not introduce any new land uses to the area that are not permitted under existing or no-action condition, which represents the thresholds of impact significance in the *CEQR Technical Manual*. The analysis concludes that the proposed action would not result in any significant adverse Land Use, Zoning, or Public Policy impacts.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-554) related to hazardous materials, air quality and noise has been assigned to site(s) affected by the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of these sites and all applicable (E) designation requirements. With the (E) designation measures in place, the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality and noise.

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). Should you have any questions pertaining to this Negative Declaration, you may contact Katherine Glass at (212) 720-3425.

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| TITLE Director, Environmental Assessment and Review Division | LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 (212) 720-3493 |
| NAME Olga Abinader | DATE November 8, 2019 |
| SIGNATURE  | |
| TITLE Vice Chair, City Planning Commission | |
| NAME Kenneth J. Knuckles, Esq. | DATE November 12, 2019 |
| SIGNATURE | |