

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 actions. 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 actions would not have a significant adverse impact on the environment.

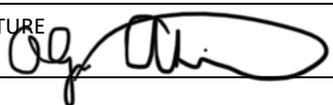
Reasons Supporting this Determination
 The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy
 A detailed analysis of land use, zoning, and public policy is included in the EAS. The applicant is seeking a zoning authorization pursuant to Zoning Resolution ("ZR") § 15-20(b) (Residential Conversion Within Existing Buildings) to convert floors 2 through the Penthouse of 25 East 21st Street (Manhattan, Block 850, Lot 7501) from the existing UG 6 commercial condominiums to UG 2 residential condominiums. The proposed action will facilitate the conversion of approximately 36,700 sf of zoning floor area, within an 11-story, 9.4 FAR building from commercial to residential in the Gramercy neighborhood of Manhattan, Community District 5. There are several buildings in the 400-foot study area with a very similar pattern of use, including buildings to the south and the east of the project site. As the proposed action would only allow for the addition of residential uses, and no other types of land use or new zoning district, the proposed action would not introduce any new type of use or density that would be non-compatible with the study area. Therefore, no significant adverse impacts related to land use or zoning are expected to occur as a result of the proposed action. The proposed action would not introduce or change public policies in the study area. Therefore, no significant adverse impacts related to public policy are expected to occur.

Historic and Cultural Resources
 An analysis related to Historic and Cultural Resources is included in this EAS. The project site had previously been disturbed and is presently improved with a structure occupying the entirety of Block 850, Lot 7501. The Landmarks Preservation Commission (LPC) has indicated that no cultural resource or archaeological significance is associated with the proposed project site. While the project site is not a designated a local or State and/or National Register historic resource or property, the site is located within the Ladies' Mile Historic District. The LPC was contacted for their review of the project's potential to impact nearby architectural resources and for whether the Project Site has potential architectural significance. LPC found that the Project Site is eligible for National Register Listing in addition to being within the LPC designated Ladies' Mile Historic District; as such, LPC review would be required if the project is filed with the DOB. With LPC's certificate of appropriateness approval, no significant adverse impacts with regards to archaeological or architectural resources are associated with this project.

Noise
 An (E) designation (E-580) related to noise would be established as part of the approval of the proposed action. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The noise analyses conclude that with the (E) designation in place, the proposed action would not result in significant adverse impacts related to 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 Diane McCarthy at 212-720-3417.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 212.720.3328
NAME Olga Abinader	DATE October 30, 2020
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE November 2, 2020
SIGNATURE	

Project Name: 25 East 21st Street - Gramercy Condominium

CEQR # 19DCP058M

SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site	MN	Block 850, Lot 7501

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to noise an (E) designation (**E-580**) would be established as part of approval of the proposed action on the **Projected Development Site** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site			X

Noise

The (E) designation requirements for noise would apply as follows:

Block 850, Lot 7501 (Projected Development Site): In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.