

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 (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 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.

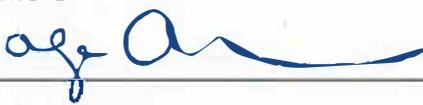
Air Quality and Noise

An (E) designation (E-552) related to air quality and noise has been assigned to the site 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 air quality and noise.

Urban Design

A detailed analysis related to urban design is included in this EAS. The 2014 CEQR Technical Manual considers a significant adverse impact for urban design to be one that has the potential to diminish the arrangement, appearance, and functionality of the built and natural environment. The special permit pursuant to Zoning Resolution (ZR) Section 74-79 proposed by the Applicant would: (a) transfer approximately 8,386 gross square feet (gsf) of floor area from the Landmark Site at 4 St. Marks Place to the Development Site at 3 St Marks Place; and (b) modify ZR Section 33-432 to allow the proposed building on the Development Site to encroach within the required setback distance above a maximum front wall height of 85 feet on St. Marks Place. The analysis considered the proposed development as the reasonable worst case development scenario. The proposed building that would be facilitated by the Proposed Action on the Development Site would not be incompatible with the existing character of the surrounding area. Additional height and density would be in keeping with the existing built environment of the study area. Therefore, the analysis concludes that the proposed action would not result in impacts to urban design or visual resources.

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.

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 29, 2019
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE November 29, 2019
SIGNATURE	

Project Name: 3 St Marks Place

CEQR #: 19DCP094M

SEQRA Classification: Unlisted

EAS SHORT FORM PAGE 9

Determination of Significance Appendix: (E) Designation

To ensure that there would be no significant adverse air quality and noise impacts associated with the proposed project, an (E) designation (E-552) will be assigned to projected sites as explained below.

Projected Development Site 1:

Block 464, Lots 1, 3, and 59

Air Quality

Any new commercial development or enlargement on the above-referenced property must ensure that the HVAC stack is located at the highest tier or at least 179 feet above grade to avoid any potential significant adverse air quality impacts.

Noise

To ensure an acceptable interior noise environment, future commercial office uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all façades facing Third Avenue or portions of facades facing St. Marks Place within 50 feet from Third Avenue, and 23 dBA of attenuation on all other façades to maintain an interior noise level not greater than 50 dBA for commercial office uses. 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, air conditioning.