

**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.

1. An (E) designation (E-540) related to hazardous materials has been assigned to the site affected by the proposed action. Refer to "Determination of Significance Appendix: (E) Designation" for a list of the site 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.
2. A detailed analysis related to Land Use, Zoning, and Public Policy is included in the EAS. A significant adverse impact related to Land Use, Zoning, and Public Policy would result if the new land use interferes with the proper functioning of the land use patterns in the area or substantially does not conform or comply with underlying zoning, and if the project conflicts with public policies and goals in the surrounding area. The Applicant's proposal would facilitate the development of an air cargo and logistics facility with self-storage space in the future with the proposed action. The analysis shows that while the action would allow a use that is not otherwise permitted at the site, the requested special permit is specific to that site and would not result in changes to the zoning or land use patterns in the surrounding area. In addition, the proposed project would not conflict with applicable public policy goals. As the project area is within the Coastal Zone, a Consistency Assessment Form pursuant to the Waterfront Revitalization Program (WRP) (#18-70) is included in the EAS. The project would not hinder any of the goals or policies of the WRP. The analysis concludes that the proposed action would not result in significant adverse impacts to Land Use, Zoning, and Public Policy.
3. An analysis related to Shadows is included in the EAS. The 2014 CEQR Technical Manual indicates that a significant Shadows impact generally occurs when an incremental shadow of 10 minutes or longer falls on a sunlight sensitive resource and results in a substantial reduction in sunlight for survival of vegetation, for the enjoyment or appreciation of historic or cultural resources, for the usability of open space, or if there is a complete elimination of direct sunlight on the sunlight-sensitive resource. The proposed project shadow increment on the P.S. 124 Playground, a Schoolyard to Playground site, would be longer than 10 minutes for all analysis days. However, the shadows would be limited to small areas of the resource and would enter and fully exit the playground at the latest between 8:51am to 10:30am rather than in the after school hours when the resource is open to the public. The analysis concludes that the proposed action would not result in significant adverse impacts to Shadows.

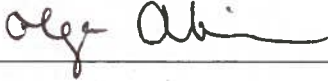
*No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Rupsha Ghosh at (212) 720-3250.*

**Project Name: 130-24 South Conduit Avenue Self-Storage**

**CEQR #: 19DCP186Q**

**SEQRA Classification: Unlisted**

**EAS SHORT FORM PAGE 10**

TITLE Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31 <sup>st</sup> Fl. New York, NY 10271   (212) 720-3493
NAME Olga Abinader	DATE May 17, 2019
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE May 20, 2019
SIGNATURE	

## Appendix 1: (E) Designations

To ensure that there would be no significant adverse hazardous materials impacts associated with the proposed project, an E designation (E-540) will be placed on the project site as follows:

The E designation requirements related to hazardous materials would apply to:

### Project Site:

Block 11884, Lot 150

## Hazardous Material

### Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

### Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.