

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 finds that 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. Historic and Cultural Resources

The proposed action would facilitate the two story enlargement of a contributing building in the Tribeca East Historic District. LPC has issued a Certificate of Appropriateness and agrees with the conclusion of no significant adverse impacts to Historic and Cultural Resources. An LPC Restrictive Declaration will be recorded on the property which includes a continuing maintenance plan designed to ensure that the subject building will be preserved in a sound first-class condition in perpetuity.

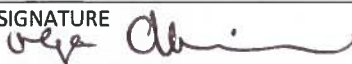
Land Use, Zoning and Public Policy

2. This EAS includes a detailed Land Use, Zoning and Public Policy section, which analyzes the potential significance of the proposed action on land use, zoning and public policy in the study area. The proposed action would modify bulk regulations to facilitate a two story enlargement and the residential use of a mezzanine level in an existing building at 51 White Street in the Tribeca East Historic District of Manhattan. The study area is characterized by diverse uses including residential, commercial, mixed residential/commercial and community facility uses. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed action.

Air Quality

3. The proposed action would not result in any significant adverse impacts related to air quality. In both the no-action and with-action scenarios, the approved DOB plans and proposed site plans include details for an electric HVAC system with no emissions stack. Accordingly, a detailed air quality analysis is not warranted.

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 Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE 8/3/2018
SIGNATURE 	

TITLE Chair, Department of City Planning	
NAME Marisa Lago	DATE 8/6/2018
SIGNATURE	