

**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 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.

**Hazardous Materials**

An (E) designation (E-481) for hazardous materials has been incorporated into the site affected by the proposed actions. Refer to "Determination of Significance Appendix 1: (E) Designation" for the applicable (E) designation requirements. With these (E) designation measures in place, the proposed actions would not result in significant adverse impacts related to hazardous materials.

**Shadows**

A detailed analysis of shadows generated by the proposal is included in this EAS. As a result of the proposed actions, three sunlight-sensitive resources, including Union Square Park (State/National Register of Historic Places listed and National Historic Landmark), Park Avenue South Greenstreets and the Broadway Pedestrian Plaza, are anticipated to experience incremental shadows cast from the proposed project. Considering the following factors: the projected duration of the incremental shadows, the percentage of incremental shadow coverage on the affected resources, the availability of other sunlit areas nearby, the effect on peak usage times, and the number of analysis days a shadow is projected to reach affected sunlight-sensitive resources, the analysis finds that the shadows cast by the proposed project would not result in significant adverse impacts.


**Historic and Cultural Resources and Construction**

The proposed project is situated within a zoning lot that contains the former Century Association Building, a Landmarks and Preservation Commission (LPC) designated individual landmark and architectural resource. The design of the proposed project has been developed in coordination with the Landmarks Preservation Commission (LPC); a Construction Protection Plan (CPP) has also been developed to avoid the potential for construction-related effects on the former Century Association Building. A restoration and ongoing maintenance plan for the landmarked property has also been developed in coordination with LPC. The analysis finds that with these measures in place, the proposed project would not significantly alter or affect the setting, visual relationship, or publicly accessible views of the identified historic resources within the study area, and that no significant adverse impacts related to historic and cultural resources or construction would result from the proposed actions.

**Urban Design**

A detailed analysis of Urban Design and Visual resources is included in this EAS. The analysis concludes that the proposed actions would not result in significant adverse impacts related 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)*

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 05/18/2018
SIGNATURE 	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 05/21/2018
SIGNATURE	

## Appendix 1: (E) Designation(s)

To ensure that there would be no significant adverse hazardous materials impacts associated with the proposed project, an E designation (E-481) will be placed on the project site as follows:

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

Projected Development Site 1:

Block 871, Lot 74

### Hazardous Material

#### *Task 1*

The applicant submits to OER, for review and approval, a Phase I ESA of the site along with a soil and groundwater testing protocol (a.k.a. Remedial Investigation Work Plan [RIWP] along with a site-specific Health and Safety Plan (HASP), including a description of methods and a project site map with all sampling locations clearly and precisely represented. If site sampling is required, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and nonpetroleum 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*

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 the test results, a proposed Remedial Action Plan (RAP) must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER in accordance with the approved RAWP. The applicant should then provide proper documentation that remedial action has been satisfactorily completed. An OER-approved CHASP would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation. All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead paint and asbestos containing materials.