

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.

Air Quality and Noise

1. An (E) designation (E-507) for air quality and noise has been incorporated into the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of the sites affected by the proposed (E) designation and applicable (E) designation requirements. With these measures in place, the proposed actions would not result in significant adverse impacts to air quality or noise.


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 text amendment and special permits on land use, zoning and public policy in the study area. The proposed actions would establish the affected area as a new Industrial Business Incentive Area (IBIA) and modify the bulk and accessory off-street parking and loading requirements of the existing zoning. This EAS includes a consistency assessment with the Waterfront Revitalization Program (WRP). The analysis concludes that the proposed actions would not result in significant adverse impacts on land use, zoning or public policy.

Conceptual Analysis

3. This EAS includes a Conceptual Analysis section which analyzes the potential future development of two lots not owned by the applicant within the affected area. Future development on these sites subject to the proposed IBIA would require a Special Permit, which would be subject to future environmental review. Detailed and site-specific analysis of potential effects would be made at the time of a future special permit application pursuant to the IBIA.

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 Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE 10/12/2018
SIGNATURE 	

Project Name: 103 North 13th Street Special Permit

CEQR #: 18DCP182K

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SEQRA Classification: Unlisted

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 10/15/2018
SIGNATURE	

Project Name: 103 North 13th Street Special Permit

CEQR #: 18DCP182K

SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation (E-507)

To ensure that there would be no significant adverse air quality or noise impacts associated with the proposed project, an (E) designation (E-507) will be placed on the project site (Block 2279, Lot 34).

Air Quality

Heating and Cooling System

To ensure that there will be no related impact to air quality, any new commercial/industrial development on the above-mentioned lot must use variable refrigerant flow (VRF) with no venting or stacks and powered by electricity only.

Hot Water Equipment

To ensure that there will be no related impact to air quality, any new commercial/industrial development on the above-mentioned lot must exclusively use natural gas for hot water equipment. Hot water stack(s) must be located at the highest tier; at least 112.5 feet above grade and at least 76 feet from the southerly lot line facing N. 13th Street.

Industrial Uses

To preclude the potential for significant adverse air quality impacts from the industrial uses, any new commercial/industrial development on the above-mentioned lot must ensure that industrial and air toxics emission stack(s) must be located at least 52 feet from southerly lot line facing North 13th Street at the designated exhaust points on the roof, as shown on the attached architectural plan, and at least 112.5 feet above grade.

Noise

To ensure an acceptable interior noise environment, future commercial/industrial uses on Block 2279, Lot 34 must provide a closed window condition with a minimum of 26 dBA window/wall attenuation on all building's façades to maintain an interior noise level of 50 dBA. 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.