

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, 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 the 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.

Land Use, Zoning, and Public Policy:
 A land use, zoning, and public policy analysis was prepared. The study area contains predominately commercial, office, and transportation uses with some residential, institutional, open space, and manufacturing uses interspersed throughout. The proposed actions would allow for an expansion of the northern lobby of One Penn Plaza with a program of improvements to the public plaza area. The analysis concludes that the proposed actions would not result in any significant adverse land use, zoning, or public policy impacts to the project site or the surrounding study area.

Open Space:
 A preliminary open space analysis was prepared. The CEQR threshold for an open space impact is a 5% decrease in the ratio of population per acre of open space. The proposal would result in a 4.76% decrease in the ratio of population per acre of open space; this does not constitute a significant adverse impact because the ratio is below the threshold, and the population of the study area and the project site would continue to have access to a number of surrounding open space resources. The analysis concludes that the proposed actions would not result in any significant adverse impacts on open space resources.

Transportation:
 A preliminary transportation screening was prepared. There are no incremental uses or square footage resulting from the action that would count toward the CEQR transportation screening thresholds. The proposed pedestrian entrance on the western end of the North Plaza is not expected to draw a notable increase of pedestrians to this location or significantly alter pedestrian flow patterns. Collectively, neither this proposed lobby entrance or the other elements of the proposed project would result in an incremental increase in vehicular, transit, and pedestrian traffic. Therefore, the proposed project would not have the potential to result in any significant adverse transportation impacts.

TITLE Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning
NAME Olga Abinader	DATE March 8, 2019
SIGNATURE 	

TITLE Chair, Department of City Planning	
NAME Marisa Lago	DATE March 11, 2019
SIGNATURE	