

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. A proposed new (E) designation (E-470) has been incorporated into the proposed project. 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. This (E) Designation for air quality and noise would ensure that the proposed actions would not result in significant adverse impacts.

Historic and Cultural Resources

2. The proposed actions are designated as Type I per SEQRA 617.4 (b)(9), since the project site is within a historic district, the NoHo Historic District Extension. This EAS includes a detailed Historic and Cultural Resources analysis that accounts for the potential effects of the proposed actions on resources within the nearby historic districts, including national, state and New York City historic resources, such as the adjacent Merchant House Museum (State, National and New York City Landmark), the Samuel Tredwell Skidmore House, the DeVine Press Building, the Fire Engine Company No. 33, and the Schermerhorn Building. On April 8, 2014, the Landmarks Preservation Commission (LPC) voted to approve the demolition of the existing non-contributing one-story building on the project site and its replacement with a contextual building rising to approximately 91 feet. Prior to construction of the proposed project, final Department of Buildings drawings must be submitted to the LPC for review and approval. Upon review and approval of these materials, a Certificate of Appropriateness will be issued. Additionally, prior to the start of construction the applicant will prepare and submit to LPC a Construction Protection Plan, which would ensure the protection of nearby historic resources, including the Merchant House Museum. With the incorporation of the proposed measures, the analysis finds that the proposed actions would not result in significant adverse impacts.

Land Use, Zoning and Public Policy

3. 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 permit a change of use on the project site and allow for the development of either a hotel or commercial office space, as well as a potential ground-floor restaurant. The analysis concludes that, as the proposed uses are found widely throughout the study area, that the proposed actions would not result in significant adverse impacts on land use, zoning or public policy.

Urban Design and Visual Resources

4. This EAS includes a detailed Urban Design and Visual Resources section. This section analyzes whether the proposed actions, which would permit modifications of height and setback requirements along the East 4th Street frontage of the proposed project, have the potential to affect urban design and visual resources in the study area. As the proposed actions would facilitate the construction of a contextual street-wall building of a similar height as others in the surrounding area, the analysis concludes that the proposed actions would not result in significant adverse impacts on 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 Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Robert Dobruskin, AICP	DATE 3/23/2018
SIGNATURE <i>Robert Dobruskin</i>	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 3/26/2018
SIGNATURE	

The Department of City Planning is pleased to announce the appointment of Marisa Lago as the new Chair of the City Planning Commission. Ms. Lago has served as the Deputy Chair since 2015 and has been instrumental in leading the Commission through a period of significant change and growth. During her tenure, the Commission has approved numerous rezoning applications, including the rezoning of the Hudson River waterfront for residential and commercial development. Ms. Lago's leadership and expertise in urban planning and public policy will continue to guide the Commission as it works to shape the future of New York City.

Ms. Lago holds a Master's degree in Urban Planning from the University of Pennsylvania and a Bachelor's degree in Urban Studies from the University of California, Berkeley. She has also worked for the City of New York in various capacities, including as the Deputy Director of the Department of City Planning. Ms. Lago is a frequent speaker at industry conferences and has published several articles on urban planning and public policy.

The City Planning Commission is a five-member body that is responsible for reviewing and recommending rezoning applications to the City Council. The Commission also oversees the City Planning Department's operations and provides advice on urban planning and public policy. Ms. Lago's appointment as Chair is a testament to her leadership and expertise in the field of urban planning.

City Planning Commission Department of City Planning Planning Commission	Date: 3/26/2018
Signature:	(Signature)

Project Name: 27 East 4th Street
CEQR #: 15DCP145M
SEQRA Classification: Type I

Determination of Significance Appendix: (E) Designation (E-470)

To ensure that there would be no significant adverse air quality or noise impacts associated with the proposed project, an E designation (E-470) will be placed on the project site (Block 544, Lot 72), as follows:

Air Quality

Any new development or enlargement on the above-referenced property must use natural gas as the type of fuel for heating, ventilating, and air conditioning for the (HVAC) system and ensure that the HVAC stack is located at the highest tier or at least 102 feet above the grade to avoid any potential significant adverse air quality impacts.

Noise

For any new hotel development on Block 544, Lot 72, a closed window condition with a minimum of 28 dB(a) window/wall attenuation must be provided in order to maintain an acceptable interior noise level. Further, to ensure a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, air conditioning.

In the event that the proposed project is developed with commercial office use, rather than hotel use, noise attenuation would not be required.