NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Sheepshead Nursing and Rehabilitation Center
c/o Eric Palatnik
Eric Palatnik, P.C.
32 Broadway, Suite 114
New York, NY 10004

| | |
|---|---|
| **Re:** | **2840 Knapp Street Rezoning** |
| CEQR No. | 20DCP077K |
| ULURP No(s). | C200203ZMK, N200204ZRK |
| SEQRA Classification: | Unlisted |
| Brooklyn Community District: | BK15 |

Dear Eric Palatnik,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 20DCP077K, 2840 Knapp Street Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on 4/19/2021.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

April 19, 2021
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Eric Adams, Brooklyn Borough President
Brooklyn Community Board BK15

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

## NEGATIVE DECLARATION

**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 actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions 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 not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

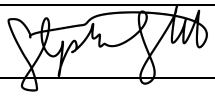
**Land Use, Zoning, and Public Policy**

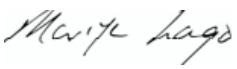
A detailed analysis of land use, zoning, and public policy is included in the EAS. The proposed actions are a Zoning Map Amendment to rezone the project area (Brooklyn Block 8808, Lot 45) from an R5 district to an R6 district and a Zoning Text Amendment to establish a Mandatory Inclusionary Housing area coterminous with the rezoning area in the Sheepshead Bay neighborhood of Brooklyn Community District 15. The proposed actions would facilitate a proposal by the applicant to resolve an existing non-complying condition and to enlarge the existing community facility building on the Development Site from approximately 83,000 gross square feet (gsf) to approximately 93,000 gsf. The modification would entail renovation to the ground floor and basement, and mechanical renovations. The proposed zoning text amendment for MIH would require any future residential development to include a portion for affordable housing. The proposed action would not adversely affect or be incompatible with surrounding land uses or zoning. The proposed rezoning area is located within the coastal zone, and the proposed action would also be consistent with all applicable policies of the Waterfront Revitalization Program (WRP #18-065). The analysis concludes that there are no significant adverse impacts are anticipated to land use, zoning and public policy.

**Air Quality and Noise**

An (E) designation (E-611) related to air quality and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The air quality and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality or noise.

*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). Should you have any questions pertaining to this Negative Declaration, you may contact Stephanie Shellooe at +1 212-720-3328.*

| TITLE | LEAD AGENCY |
|---|---|
| Deputy Director, Environmental Assessment and Review Division | Department of City Planning on behalf of the City Planning Commission<br>120 Broadway, 31st Fl. New York, NY 10271 \| 212.720.3328 |
| NAME<br>Stephanie Shellooe | DATE<br>April 16, 2021 |
| SIGNATURE  | |

| TITLE | |
|---|---|
| Chair, City Planning Commission | |
| NAME<br>Marisa Lago | DATE<br>April 19, 2021 |
| SIGNATURE  | |

**Project Name: 2840 Knapp Street Rezoning**
**CEQR # 20DCP077K**
**SEQRA Classification: Unlisted**

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

| Development Site | Borough | Block and Lot |
|---|---|---|
| Projected Development Site 1 | Brooklyn | Block 8808, Lot 45 |

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-611**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

| Development Site | Hazardous Materials | Air Quality | Noise |
|---|---|---|---|
| Projected Development Site 1 | | X | X |

*Air Quality*

The (E) designation requirements for air quality would apply as follows:

> ***Projected Development Site 1:*** *Any new residential or community facility development on the above-referenced property must ensure that HVAC stack is located at the highest tier or at least 70 feet above grade to avoid any potential significant adverse air quality impacts.*

*Noise*

The (E) designation requirements for noise would apply as follows:

> ***Projected Development Site 1:*** *In order to ensure an acceptable interior noise environment, future residential/ community facility uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level not greater than 45 dB(A) for residential and community facility uses. In order 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, air conditioning.*