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 Applicant, 236 Gold LLC (Gold LLC), seeks a zoning map amendment and a zoning text amendment (the "Proposed Actions") of approximately 11,776 square feet comprising Brooklyn Block 121 Lots 33, 35, 36, 37, and p/o Lots 14, 15, 16, 17, and Condo Lot 7501 (Tax Lots 1001-1021) (the "Affected Area") in the Downtown Brooklyn neighborhood of Brooklyn Community District 2. The Proposed Actions would rezone the Affected Area from an R6B district to a C6-2A district and establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area in Appendix F of the Zoning Resolution. The Proposed Actions would facilitate the development of Block 121 Lots 33, 35, 36, and 37 (the "Project Site") with a new 88,591-gross-square-foot (GSF), 14-story, 145-foot-tall mixed-use building consisting of 2,115 GSF of commercial space and approximately 86,476 GSF of residential floor area with 114 dwelling units, including approximately 29 to 35 income-restricted dwelling units pursuant to MIH (the "Proposed Project"). For a conservative analysis under CEQR, a Reasonable Worst-Case Development Scenario (RWCDS) was identified that differed from the Applicant's Proposed Project. The EAS presented the analysis of Projected Development Site 1 as an 88,591-GSF, 14-story, 145-foot-tall mixed-use building consisting of 1,770 GSF of commercial space, 1,770 GSF of community facility space, and 85,051 GSF of residential floor area with 117 dwelling units, including approximately 29 to 35 income-restricted units pursuant to MIH.

The Proposed Actions would not result in significant adverse impacts to Land Use, Zoning, and Public Policy. The development and uses facilitated by the Proposed Actions would be compatible with existing high-density residential and mixed-use developments found throughout the surrounding area, including the 13-story mixed-use and residential buildings directly east and south of the Project Site, respectively. The proposed C6-2A district would be compatible with the high-density C6-2 district mapped to the south and east of the Affected Area. The Proposed Actions would be supportive of applicable public policies including *Housing Our Neighbors: A Blueprint for Housing and Homelessness* by facilitating the development of income-restricted dwelling units pursuant to MIH. Therefore, the analysis concludes that the Proposed Actions would not result in significant adverse impacts to Land Use, Zoning, and Public Policy.

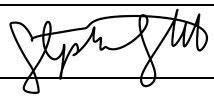
Shadows

A detailed analysis related to shadows is included in this EAS. There are two sunlight-sensitive resources located near the Affected Area that required more detailed analysis, McLaughlin Park and Golconda Playground. Initial screening indicated the shadows cast from the Proposed Development would reach McLaughlin Park during the May 6th /August 6th and June 21st analysis periods. However, detailed analysis determined that intervening structures would result in no incremental shadows cast during these analysis periods. For the December 21st analysis period, the shadows cast from the Development Site would affect Golconda Playground for limited extent and duration. The incremental shadow duration on Golconda Playground is 2 hours and 18 minutes, which would not jeopardize the viability of vegetation at, or usability of, the open space resource. Therefore, no significant adverse shadows impacts would occur, and no further analysis is warranted.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-820) related to hazardous materials, 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 hazardous materials, 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 hazardous materials, air quality or noise. This (E) designation will supersede the (E) designation (E-117) for hazardous materials and noise placed on the lots comprising the Project Site as part of the Bridge Plaza Rezoning (CEQR No. 03DCP035K).

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 Katherine Nessel at knessel@planning.nyc.gov.

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE 1/31/2025
SIGNATURE 	

Project Name: 236 Gold Street Rezoning
CEQR # 24DCP136K
SEQRA Classification: Unlisted

TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 2/3/2025
SIGNATURE	

Project Name: 236 Gold Street Rezoning
CEQR # 24DCP136K
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Actions 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 121, Lots 33, 35, 36, and 37

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality, an (E) designation (**E-820**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below. This (E) designation will supersede the (E) designation (E-117) for hazardous materials and noise placed on the lots comprising the Project Site as part of the Bridge Plaza Rezoning (CEQR No. 03DCP035K).

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

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum 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-Remediation Determination and Protocol

A written report with findings and a summary of the data must he 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 test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Air Quality

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

Projected Development Site 1: *Any new residential development on the above-referenced property must ensure the HVAC system and hot water equipment are powered by electricity only with no venting or stacks, 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 use must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dB(A). 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.*