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, 2185 Coyle Street Associates LLC, is seeking a Zoning Map Amendment to rezone Block 7368, Lots 15, 17, 65, 68, and a portion of Lot 1 in the Sheepshead Bay neighborhood of Brooklyn Community District 15 (the "Project Area") from an R4/C1-2 District to R6A/C2-4, R7A/C2-4, and R7X/C2-4 Districts; and a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area (the "Proposed Actions"). The Proposed Actions would facilitate the development of a new 9-story, approximately 92-foot-tall, 555,297 gross-square-foot (gsf), mixed-use building on the applicant-owned Block 7368, Lot 17 (the "Projected Development Site 1"), containing approximately 434,743 gsf of residential use, 435 dwelling units ("DUs"), 109-131 of which would be income-restricted pursuant to MIH. The building would contain approximately 47,375 gsf of commercial floor use, and approximately 14,000 square feet of private open space, while providing 263 accessory parking spaces in a garage on the ground and cellar levels (the "Proposed Development"). In the Shadows and Urban Design analyses, the maximum allowed roof height of 145 feet (in the R7X/C2-4 portion of the Project Area along Avenue V) was analyzed for a conservative assessment. In addition to Projected Development Site 1, one other projected development site and one potential development site were identified on properties not owned by the applicant and analyzed in the EAS. A new 9-story, 95-foot-tall, approximately 68,520-gsf mixed-use building on Lots 65 and 68 ("Projected Development Site 2"), would contain approximately 54,120 gsf of residential use, containing 64 DUs, approximately 16-19 of which would be income-restricted pursuant to MIH. The building would contain approximately 6,600 gsf of commercial use while providing 26 accessory parking spaces in the cellar level. A new 8-story, 85-foot-tall, approximately 15,840 gsf mixed-use building on Lot 15 ("Potential Development Site 1") would contain approximately 13,640 gsf of residential use, containing 16 DUs, approximately 4-5 of which would be income-restricted pursuant to MIH, approximately 2,200 gsf of ground floor commercial use and 7 accessory parking spaces. The Projected Developments and uses facilitated by the Proposed Actions would be compatible with existing mixed residential and commercial uses on Avenue V and the surrounding area. While the Proposed Actions would allow for an increase in development and bulk relative to the existing zoning, the proposed R7X/C2-4, R7A/C2-4 and R6A/C2-4 districts would establish a medium-density district with a commercial overlay that would be compatible with the adjacent block frontages along Coyle Street and Bragg Street. Additionally, the Project Area is located within the Coastal Zone Boundary, and the Proposed Actions would be consistent with the policies set forth in the New York City Waterfront Revitalization Program (WRP #21-158). Therefore, the Proposed Actions would not result in significant adverse impacts to land use, zoning, and public policy, and no further analysis is warranted.

Transportation

A detailed analysis related to Transportation (Traffic, Transit, Pedestrians, and Parking) is included in this EAS. Incremental vehicle trips generated by the Proposed Actions would have the potential to result in increases in delay at three intersections. To better accommodate new project-generated vehicle demand, minor signal timing changes are proposed at three intersections (two intersections along Avenue V and one intersection along Avenue U). For signal timing changes, the Applicant would provide notice to NYCDOT approximately six months prior to project occupancy and NYCDOT would evaluate and implement any signal timing changes at that time. With the incorporation of the recommended improvement measures, no individual movements will be significantly worse in delay to be considered significantly or adversely impacted. Additionally, Level 2 screening assessments were conducted for public transit, pedestrian elements, and parking capacity, and as demonstrated in the EAS, the Proposed Actions are not expected to result in any significant adverse impacts related to local bus capacity, pedestrian elements, or on-street parking capacity.

Hazardous Materials and Air Quality

An (E) designation (E-1004) related to hazardous materials and air quality 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 and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or air quality.

Construction

A detailed analysis related to construction is included in this EAS. Construction is expected to occur on two development sites, including the Applicant-owned Projected Development Site 1 and the non-Applicant-owned Projected Development Site 2, with the two construction schedules overlapping. Construction on Projected Development Sites 1 and 2 is expected to occur over the course of approximately 36 months and would adhere to the applicable laws, regulations, and building codes that govern construction in New York City. For Construction Air Quality, the use of best available technology ("BAT") for reducing diesel particulate matter emissions, as well as the utilization of newer equipment will be included as Project Components Related to the Environment (PCREs) under the Proposed Actions. For Construction Noise, the implementation of source controls and the prohibition of impact pile drivers, as well as path controls including the location and shielding of noisy equipment and the installation of a barrier for concrete trucks will be included as PCREs under the Proposed Actions. The Applicant will enter a Restrictive Declaration, to be recorded against Projected Development Site 1 in association with the proposed actions, codifying these PCREs. Therefore, the analysis concludes that with these measures in place the Proposed Actions would not result in significant adverse impacts related to construction, and further analysis is not warranted.

Project Name: 2185 Coyle Street
CEQR # 23DCP131K
SEQRA Classification: Unlisted

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 Andrew Martini at Amartini@planning.nyc.gov.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY 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 8/2/2024
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 8/5/2024
SIGNATURE	

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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 7368, Lot 17
Projected Development Site 2	Brooklyn	Block 7368, Lots 65 & 68
Potential Development Site 1	Brooklyn	Block 7368, Lot 15

(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-1004**) would be established as part of approval of the proposed actions on **Projected Development Site 1, Projected Development Site 2, and Potential Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	
Projected Development Site 2	X	X	
Potential Development Site 1	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1, Projected Development Site 2, and Potential Development Site 1** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

Prior to construction, the Applicant must submit to the New York City Mayor's Office of Environmental Remediation (OER), for review and approval, a Phase II Investigation protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.

No sampling should begin until written approval of a protocol is received by OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source 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 the 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 be 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 for the test results, a proposed remedial action plan (RAP) must be submitted by 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.

An OER-approved construction-related health and safety plan (CHASP) would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

Air Quality

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

Projected Development Site 1 *(Block 7368, Lot 17):*

9-Story Building

Any new development on the 9-story building on Projected Development Site 1 must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system and hot water equipment and the HVAC system and hot water exhaust stack(s) must be located at least 95 feet above grade, to avoid potential significant adverse air quality impacts.

8-Story Building

Any new development on the 8-story building on Projected Development Site 1 must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system and hot water equipment and be fitted with low NOx burners (30 ppm), and the HVAC system and hot water exhaust stack(s) located at least 97.33 feet above grade, and be located at least 73 feet from any operable windows and air intakes on Projected Development Site 2, to avoid potential significant adverse air quality impacts.

7-Story Building

Any new development on the 7-story building on Projected Development Site 1 must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system and hot water equipment and be fitted with low NOx burners (30 ppm), and the HVAC system and hot water exhaust stack(s) located at least 91.67 feet above grade, to avoid potential significant adverse air quality impacts.

Projected Development Site 2: *Any new development on the Projected Development Site 2 (Block 7368, Lots 65 and 68) must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system and the HVAC system and hot water exhaust stack(s) located at least 98 feet above grade, to avoid potential significant adverse air quality impacts.*

Potential Development Site 1: *Any new development on the Potential Development Site (Block 7368, Lot 15) must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system and hot water equipment and be fitted with low NOx burners (30 ppm), and the HVAC system and hot water exhaust stack(s) located at least 88 feet above grade, and be at least 34 feet from the lot line facing Avenue V and at least 95 feet from the lot line facing Coyle Street, to avoid potential significant adverse air quality impacts.*