## 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, 1900 Acquisition LLC, is seeking a Zoning Map Amendment (the Proposed Action) to facilitate the development of an improved site plan and circulation for a planned last mile distribution facility (the Proposed Development) on Block 6943, Lots 130, 162, 163, 242 and 427 (the Development Site), at 1900 Shore Parkway in the Gravesend neighborhood of Brooklyn, Community District 11. The Proposed Action would rezone a 25-foot, 11-inch wide, 27,821 square-foot (sf) portion of the Development Site (the Rezoning Area) from R4 and C3 to a M1-1 zoning district allowing the Applicant to fully utilize the entire width of the Shore Parkway curb cut for access to and from the Proposed Development.

The Proposed Development would be a 552,192 gross-square-feet (gsf), 4-story, 104-foot-tall last mile distribution facility and would include approximately 262,000-gsf of warehouse and distribution space and approximately 290,000-gsf allocated to trailer and van storage and parking, ramps, and circulation space. Vehicular access would be via existing curb cuts on Shore Parkway at 26th Avenue and Bay 41st Street. As per Zoning Resolution (ZR) section 62-31, development would take place on a 741,043 square-foot upland lot portion of the Development Site.

The Development Site is surrounded by uses that are complementary to industrial and manufacturing uses (transportation/utility and vacant uses), and the Proposed Action would not introduce a new use on the Development Site (a 499,898-gsf last mile distribution facility would be developed as-of-right). Therefore, there would be no significant adverse impacts related to land use. The Proposed Action would extend the M1-1 zoning district 25-feet, 11-inches south into the existing R4 and C3 districts and would be consistent with the existing M1-1 zoning district already mapped on a significant portion of the Development Site. The Proposed Action would apply the M1-1 zoning district to the entirety of the Development Site, allowing manufacturing use to occur within the Rezoning Area. Therefore, there would be no significant adverse impacts related to zoning. The Proposed Action would be consistent with public policies such as the New York City Waterfront Revitalization Program (WRP #22-088). Therefore, there would be no significant adverse impacts related to public policy. Therefore, there would be no significant adverse impacts on land use, zoning or public policy.

### Natural Resources

A detailed analysis related to natural resources is included in this EAS. The Development Site is comprised of impervious surfaces and is virtually devoid of vegetation. It is not a source of vegetated habitat, native plant diversity, or natural ecological communities, and therefore, largely insignificant from an ecological perspective. Gravesend Bay, located adjacent to the Development Site, is an aquatic natural resource, supports fish and bird species, and is classified by the New York State Department of Environmental Conservation as a Littoral Zone tidal wetland. Both the No-Action condition and the future with the Proposed Action would result in the construction of similar, four-story distribution facilities at the Development Site that would be limited to areas landward of the waterfront bulkhead. Therefore, in both the No-Action and With-Action conditions, the Development Site would continue to function as an active commercial/industrial property characterized by developed and unvegetated impervious surfaces and high levels of human presence and activity, with no direct effects to existing habitats and fauna within Gravesend Bay. Given the similar development programs for the No-Action and With-Action conditions, potential incremental impacts to Gravesend Bay due to shadows would not occur, and construction-related water quality impacts would be avoided through adherence to an approved Stormwater Pollution Prevention Plan and NYC Department of Environmental Protection Stormwater Construction Permit. Therefore, the Proposed Actions would not result in direct or indirect significant adverse natural resources impacts.

### Disadvantaged Communities Assessment

An assessment of the Proposed Action's potential effects on Disadvantaged Communities is included in the EAS. The Development Site is located within a disadvantaged community (DAC) identified as having comparatively lower burdens and vulnerabilities — Census Tract 314.01. Census tracts within, or partially within a half-mile radius of the Development Site identified as having comparatively lower burdens and vulnerabilities include Census tracts 292, 294, 300, 304, 306, 308, 314,02 and 348. Census Tracts 330 and 382 are partially within the half-mile radius and identified as having comparatively higher burdens and vulnerabilities. The Proposed Actions would include the placement of an (E)-designation for hazardous materials and air quality, and would not introduce any sensitive noise receptors or new stationary or mobile noise sources. The Proposed Actions would not meet the relevant development thresholds that would warrant water and sewer infrastructure or solid waste and sanitation services analyses. As the Proposed Actions would not result in significant adverse impacts to any of the technical areas pertaining to pollution burdens on DACs, there would be no combination of moderate effects from multiple CEQR areas that could cause a disproportionate pollution burden on a DAC. Therefore, the Proposed Actions would not result in a disproportionate pollution burden on DACs.

### Hazardous Materials and Air Quality

An (E) designation (E-958) 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.

**Project Name: 1900 Shore Parkway Rezoning**
**CEQR # 26DCP134K**
**SEQRA Classification: Type I**

*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 Max Marinoff at +1 212-720-3621.*

| | |
|---|---|
| TITLE<br>Director, Environmental Assessment and Review Division | LEAD AGENCY<br>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, AICP | DATE<br>10/22/2026 |
| SIGNATURE | |
| TITLE<br>Chair, City Planning Commission | |
| NAME<br>Sideya Sherman | DATE<br>10/26/2026 |
| SIGNATURE | |

**Project Name: 1900 Shore Parkway Rezoning**
**CEQR # 26DCP134K**
**SEQRA Classification: Type I**

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 |
|---|---|---|
| Development Site | Brooklyn | Block 6943, Lots 130, 162, 163, 242, 427 |

(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-958**) would be established as part of approval of the proposed actions on the **Development Site** as described below:

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

*Hazardous Materials*

The (E) designation requirements applicable to the **Development Site** 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.*

**Project Name: 1900 Shore Parkway Rezoning**
**CEQR # 26DCP134K**
**SEQRA Classification: Type I**

*Air Quality*

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

> ***Development Site:*** *Any new commercial (distribution facility) 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, or an equally protective alternative (e.g. steam), to avoid any potential significant adverse air quality impacts.*