ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Winston Von Engel
c/o DCP - Department of City Planning Brooklyn Office
16 Court St., Suite 705
Brooklyn, New York 11241

Re:	**Resilient Neighborhoods: Gerritsen Beach**
CEQR No.	21DCP051K
ULURP No(s).	210130ZMK, N210131ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK15

Dear Mr. Von Engel,

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. 21DCP051K, Resilient Neighborhoods: Gerritsen Beach, 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 10/19/2020.

Sincerely,

_____ _10/23/20_____
Olga Abinader, *Director* Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Eric L. 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

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

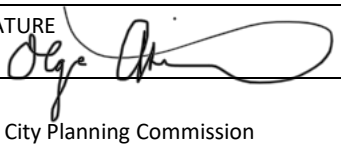
The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Department of City Planning (DCP) proposes an amendment to the Zoning Map and a text amendment to the Zoning Resolution that will affect all or portions of 20 tax blocks in Gerritsen Beach, Brooklyn, Community District 15. To reduce flood risks and plan for adaptation over time, DCP seeks to update applicable zoning code in this neighborhood to limit future development and to signal flood risk. The amendment aims to improve resiliency by rezoning from R4,C3, and C1-2/C2-2 commercial overlays to R4-1, C3A, and C2-3 commercial overlays, and by creating a new Special Coastal Risk District.1The Gerritsen Beach rezoning area is generally bounded by Gerritsen Avenue and Marine Park to the northeast, Allen Avenue to the northwest, Plumb Beach Channel to the southwest, and Shell Bank Creek to the south and south east. It is a predominantly residential area comprised mostly of single-family detached homes mixed with some semi-detached and attached two-and three-story residential buildings, and single-story commercial buildings. The change in land use and zoning would not constitute a significant adverse impact.

A separate, but related Application -the citywide text amendment, Zoning for Coastal Flood Resiliency (ZCFR) (CEQR No. 19DCP192Y), is undergoing the Uniform Land Use Procedure (ULURP) and CEQR processes simultaneously with this proposal. The ZCFR proposal, which complements this application, comprises four main objectives identified as follows: to encourage resiliency throughout the city's 1% and 0.2% annual chance floodplains; support long-term resilient design of all building types by offering flexibility in the zoning framework; allow for adaptation over time through partial resiliency strategies; and facilitate future storm recovery by reducing regulatory obstacles. The proposed ZCFR text amendment updates 2013 and 2015 flood text provisions that were adopted to aid in Superstorm Sandy recovery.

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 Laura Kenny at +1 212-720-3419.

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 | 212.720.3493
NAME Olga Abinader	DATE 10/16/20
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 10/19/20
SIGNATURE 