NEW YORK

CITY ENVIRONMENTAL QUALITY REVIEW

E-7A

MIRA LEDMAN, Director, OEI
Department of Environmental Protection
Municipal Building, 1 Centre Street, Room 2436
New York, N.Y. 10007 / (212) 669-8930

JOSEPH W. KETAS, Director, CEQR
Department of City Planning
Two Lafayette Street, Room 2400
New York, N.Y. 10007 / (212)-566-0777

CONDITIONAL NEGATIVE DECLARATION

Proposal No. CEQR No. 85-271-K Date Sent: November 19, 1985
ULURP No. 850811ZMK
Declaration E-7A

Name, Description and Location of Proposal:
Bedford Avenue - North 3rd Street URA: Proposed rezoning of block 2359 (lots 20, 21, 22, 23, 24, 28, 29, 30 and 31), block 2365 (all lots), block 2380 (all lots) and block 2392 (lots 6, 7, 8, 13, 14, 15, 18, 20, 22, 23, 25 and 29) from M1-1 and C8-2 to R6 with a C2-3 overlay on Grand Street in Brooklyn.

STATEMENT OF NO SIGNIFICANT EFFECT UPON MODIFICATION
The Departments of City Planning and Environmental Protection as CEQR Lead Agencies have determined that the proposed action will have no significant effect on the quality of the human environment once modified in the following areas:

1. The rezoning of this area must be qualified to include provisions for sound attenuation in all residential structures established subsequent to this zoning action. Construction of new residences or conversion of existing structures to residential use must comply with the following:

   a) For residences to be located on Metropolitan Avenue between Bedford Avenue and Berry Street, a minimum of 30 dB(A) window/wall attenuation must be provided so that with windows closed the internal noise level does not exceed 45 dB(A).

   b) For the remainder of the residential sites a minimum of 25 dB(A) window wall attenuation must be provided so that with windows closed the internal noise level does not exceed 45 dB(A).

   c) For all sites an alternate means of ventilation is required. Alternative means of ventilation includes but is not limited to the following:

      i) provision for central air conditioning;
      ii) provision for air conditioner sleeves containing air conditioners or HUD approved fans.

SUPPORTING STATEMENTS:
The above determination is based on an environmental assessment which finds that:

1. Condition No. 1 is based on the recommendations of a noise assessment report prepared by the Division of Noise Abatement (DNA). The noise assessment is derived from a review of the DNA field inspection report in conjunction with other source material. In accordance with CEPO/CEQR Guidelines, sound measurements at the site place the site in the "Marginally Unacceptable" category, making the above condition necessary in order to achieve an acceptable indoor sound environment. The requirements mentioned above will be indicated by an E-7 designation on the appropriate zoning maps within the Zoning Resolution.

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SUPPORTING STATEMENTS continued

2. The project as proposed will not result in a significant adverse impact to the ambient air quality of the existing environment.

3. No other significant adverse impact on the environment which would require an Environmental Impact Statement is foreseeable.

Gerry Kelpin, Acting Director, OEI

Joseph W. Ketas