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, RXR 9-47 Hall Street Owner, LLC, is seeking a zoning map amendment and a zoning text amendment affecting Block 1876, Lot 1 (the "Affected Area" or "Development Site") f at 47 Hall Street in the Wallabout neighborhood in Brooklyn Community District (CD) 2. Specifically, the Proposed Actions would rezone the Development Site from M1-2 to M1-5 and M1-6A/R8 (MX-27) districts, and also map a mandatory inclusionary housing (MIH) area over the M1-6A/R8 portion of the Development Site and amend section 123-90 (Special Mixed Use Districts specified) to facilitate the redevelopment of Applicant-owned Development Site into an active mixed-use campus, introducing new residential uses with affordable housing, a variety of commercial spaces including ground-floor retail to activate the street frontages, a parking facility, and a self-storage facility (the "Proposed Project"). The Proposed Project would consist of nine buildings (one new building, one existing building to be converted to residential use, and seven existing buildings to be renovated and reoccupied) with a total of 933,422 gross square feet (gsf), and would provide 611 total dwelling units (DUs), including 153 to 183 permanently affordable housing units pursuant to applicable requirements of the City's MIH program and up to 60 accessory parking spaces. The Affected 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# 23-216). The Proposed Actions would result in a change in land use and zoning, including the introduction of a mixed residential uses to a commercial and industrial area, however, the change serves as a transition area between the neighboring Navy Yard and adjacent residential uses within the Wallabout neighborhood. Overall, the Proposed Actions would facilitate the development of new housing opportunities while preserving existing commercial uses that are compatible with uses found within the study area. In addition, the Proposed Project would be consistent with public policies such as PlaNYC, the New York City Landmarks Laws, the Housing Blueprint, the Waterfront Revitalization Program, the Brooklyn Navy Yard IBZ, and the Green Economy Action Plan. Therefore, the Proposed Actions would not result in any significant adverse impacts to land use, zoning, or public policy.

Socioeconomic Conditions

A detailed analysis related to socioeconomic conditions is included in this EAS. The Proposed Actions would not result in the direct displacement of any residents or businesses or in adverse effects on specific industries or indirect business displacement. With respect to potential indirect residential displacement, the Proposed Actions would spur development of both affordable and market-rate housing units. The estimated weighted average incomes of the new population are expected to be higher than the average incomes of the study area populations. However, the estimated new population would represent an increase of approximately 2.7 percent which would not be expected to introduce or accelerate a trend that would potentially lead to the displacement of vulnerable populations or create a significant indirect residential displacement adverse impact. Therefore, the Proposed Actions would not result in a significant adverse impact related to socioeconomic conditions.

Community Facilities and Services

A detailed analysis related to community facilities and services is included in this EAS. The Proposed Actions would not directly affect any community facilities, or result in an indirect effect (as a result of increased residential population) to public schools, libraries, police, fire or medical services. In the With-Action condition, childcare facilities in the study area would operate with a surplus of 529 seats and would operate under capacity at 62.3 percent utilization, an increase of 2.3 percent utilization over the No-Action condition. Since the future With-Action condition collective utilization rate would not exceed 100 percent and would result in an increase of less than 5 percentage points, the Proposed Actions would not result in significant adverse impacts to childcare facilities. Therefore, the Proposed Actions would not result in a significant adverse impact related to community facilities and services.

Open Space

A detailed analysis related to open space is included in this EAS. Under the With-Action condition, the total Open Space Ratio (OSR) for the residential population would decrease by 2.6 percent compared to the No-Action condition OSR: 0.656 to 0.639 acres per 1,000 residents. The open space study area would continue to have OSRs below the City guideline of 2.50 acres per 1,000 residents and below the citywide median of 1.50 acres per 1,000 residents. The passive and active OSRs would also decrease by 2.6 percent each. Additionally, the existing open space resources located within a half mile from the Development Site were not included in the quantitative analysis as they are located outside the open space study area (such as the Fort Greene Park, which is a major regional resource that provides 30.2 acres of passive and active space and is rich in amenities) but would have the capacity to serve the new residents from the Development Site. While the study area is below the median OSR and exceeds the percent change that signifies a possible adverse total and active open space impact, the Proposed Actions would have minimal effects on the OSR for residents in the study area. The Affected Area is within the Walk-to-a-Park service area. The Proposed Project is located in an area where the existing open space resources generally have low to moderate utilization and are in good or fair condition. Therefore, the Proposed Actions would not result in any significant adverse impacts on open space resources.

Shadows

A detailed analysis related to shadows is included in this EAS. Development resulting from the Proposed Actions would cause incremental shadows to reach one open space resource, Steuben Playground. A detailed analysis of shadows on Steuben Playground found that project-generated incremental shadows would reach Steuben Playground in the late afternoon on 3 analysis days for a duration of up to 20 minutes. Incremental shadows from the Proposed Project would not inhibit the growth of

vegetation in Steuben Playground, nor would they affect the ability of the public to use or enjoy the open-space resource. Therefore, no significant adverse impacts would occur due to incremental shadows on Steuben Playground as a result of the Proposed Actions.

Historic and Cultural Resources

A detailed analysis related to historic and cultural resource is included in this EAS. In conjunction with the Landmarks Preservation Commission, it was determined that the Development Site has no archeological significance. The Development Site is not a designated New York City Landmark nor is it calendared for consideration, but is located within the Wallabout Industrial Historic District, a listed State/National Registers (S/NR) historic resource. Nine of the ten buildings located on the Development Site are considered contributing resources to the historic district. Under both the No-Action and the With-Action condition, Building A, which is listed in the State/National Register (S/NR) as a contributing resource to the Wallabout Industrial Historic District, would be demolished. Therefore, the Proposed Actions would not result in any direct or indirect impacts to any designated historic resources. In addition, the Applicant would be required to develop a Construction Protection Plan (CPP) pursuant to the New York City Department of Buildings' (DOB) Technical Policy and Procedure Notice TPPN #10/88 in consultation with Landmarks Preservation Commission. The TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCL-designated or S/NR-listed resources (within 90 feet). The CPP would avoid a potential direct impact to other historic resources located within 90 linear feet of proposed construction activities. The Proposed Actions are not expected to have indirect impacts on historic resources, such as the isolation of a property from its surrounding environment or the introduction of visual, audible, or atmospheric (i.e., pollutants) elements that are out of character with a property or that alter its historic setting and context (e.g., contextual effects). The visual context of historic properties in the study area has already been altered to some degree by the recent development of high-rise modern buildings in the surrounding area as well as the construction of the elevated Brooklyn Queens Expressway. The Proposed Project would not obstruct existing views of the surrounding historic buildings and the study area's historic buildings would continue to be visible from publicly accessible locations. As a result, the Proposed Actions would not result in a significant adverse impact on historic and cultural resources.

Disadvantaged Communities

This EAS includes an assessment for effects on Disadvantaged Communities (DAC). The Project Site is located within a census tract identified as a DAC having comparatively lower burdens and vulnerabilities. As the CEQR Technical Manual has not been updated to include guidance for an assessment of Effects of Disadvantaged Communities, the SEQRA Environmental Assessment for (EAF) has been consulted for guidance for this analysis. The Proposed Actions would not result in significant adverse impacts in any technical areas analyzed in this EAS: land use, zoning and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historical resources; urban design and visual resources; hazardous materials; water and sewer infrastructure; transportation; air quality; and noise. Based on this assessment, the Proposed Actions would not disproportionately affect disadvantages communities, nor cause or increase a disproportionate pollution burden on disadvantaged communities.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-831) 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.

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 Louise Cafiero at lcafiero@planning.nyc.gov.

TITLE	LEAD AGENCY
Deputy 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 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 6/13/2025
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 6/16/2025
SIGNATURE	

*Following issuance of the EAS and Negative Declaration on 1/21/2025, the New York State Department of Environmental Conservation (NYSDEC) proposed a rule that provides additional considerations regarding assessment of Disadvantaged Communities. This assessment has been added to this Revised Negative Declaration.

Project Name: 47 Hall Street Rezoning
CEQR # 25DCP009K
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
Projected Development Site 1	Brooklyn	Block 1876, Lot 1

(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-831**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

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.

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Air Quality

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

> ***Block 1876, Lot 1 (Building A):*** *Any new residential and/or commercial 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.*
> ***Block 1876, Lot 1 (Buildings B, C, D, E, F, G, H, and I):*** *Any new residential, commercial and/or self-storage development on the above-referenced property must ensure the hot water equipment are powered by natural gas only. The HVAC stacks must be located at the highest tier and at least 138 feet above grade on Building B, and at least 200 feet from Building A to avoid any potential significant adverse air quality impacts.*

Noise

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

> ***Block 1876, Lot 1:*** *In order to ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 39 dBA window/wall attenuation on the facade facing I-278 and Park Avenue, the eastern and western facades within 150 feet of Park Avenue, to maintain an interior noise level (Ldn) not greater than 40 dBA for residential uses; future residential uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the facade facing Flushing Avenue, the eastern and western facades within 50 feet of Flushing Avenue, to maintain an interior noise level (L10) not greater than 45 dBA for residential uses. 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, well-sealed air conditioners, package-terminal air conditioners, or central air conditioning.*