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

The Applicant, 206 Kent LLC & 206 Kent Investor LLC, is seeking a zoning map amendment to rezone an existing M1-4 zoning district mapped on Brooklyn Block 2356, Lot 1 (the "Project Area") to an M1-4A/R7X (MX-8) district and a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert the existing 5-story commercial building into an approximately 202,552-gross-square-foot ("gsf"), 14-story (193.75-foot-tall) mixed-use residential and commercial building. The Proposed Development would include approximately 64,049-gsf of commercial retail space and 121,572-gsf of residential space, comprised of approximately 143 dwelling units (DUs), of which approximately 29 to 43 would be affordable at 40 to 80 percent of AMI pursuant to MIH Options 1, 2, or 3. The existing 43 below grade accessory parking spaces located at the cellar level (16,930-sf) would be retained. The Proposed Actions would not alter development trends or patterns in the study area and would not result in significant adverse impacts to land use. The study area, which includes a diverse assortment of existing land uses, would not undergo any direct land use changes as a result of the Proposed Actions; the proposed changes would be limited to the Project Area and would introduce residential uses complementary to existing study area land uses. As such, the Proposed Actions would support existing land use trends in the study area and would not introduce any new land uses that would be incompatible with their surroundings. While the Proposed Actions would result in a change to zoning, mapping a special mixed-use district (M1-4A/R7X) on Block 2356, Lot 1 would result in the enlargement and conversion of the existing building to be consistent with existing and planned development surrounding it. As such, the Proposed Actions would not result in significant adverse zoning impacts. The Proposed Actions would be consistent with the City's Housing New York and Housing our Neighbors: A New York City Blueprint for Housing and Homelessness plans, as they would result in new affordable housing units and would support the city's efforts to increase the overall amount of permanently affordable housing. The Proposed Actions would also be consistent with the Williamsburg Waterfront 197-a Plan, as they would capitalize on development opportunities near the waterfront, supporting new demand for residential and commercial uses in the area. The Project Area is located within New York City's coastal zone and, is subject to review for its consistency with the City's Waterfront Revitalization Program ("WRP"). An assessment was conducted, and the development facilitated by the Proposed Actions was found to be consistent with the policies outlined in the WRP (#25-030). Therefore, the Proposed Actions would not result in significant adverse impacts to land use, zoning or public policy, and no further analysis is warranted.

Shadows

A detailed analysis related to shadows is included in this EAS. The Proposed Actions would cast incremental shadows of limited extent and duration on two sunlight-sensitive resources: the East River and the proposed open space at River Ring. Incremental shadow durations on the River Ring open space would range from 1 hour and 54 minutes (March 21/Sept. 21) to 2 hours and 42 minutes (May 6/August 6). The duration of incremental shadows on the East River would range from 24 minutes (May 6/August 6) to 1 hour and 31 minutes (March 21/Sept. 21). Incremental shadow coverage would be limited to the early morning hours on both resources. During the growing season, incremental shadows would not be cast on any part of the resources for an extended period of time. As a result, the resources' sunlight-sensitive features would continue to receive adequate direct sunlight throughout the day (at least six-to eight-hour minimum). The extent and duration of the incremental shadows would not significantly reduce or completely eliminate direct sunlight exposure on any of the sunlight-sensitive resources and would not significantly alter the public's use of the passive seating areas or threaten the viability of vegetation or other resources located within the resources. Therefore, the Proposed Actions would not result in significant adverse impacts to shadows.

Disadvantaged Community Assessment

The Proposed Actions are located within the ½ mile to a disadvantaged community according to the New York State Department of Environmental Conservation Disadvantaged Community Assessment Tool (DACAT) and an assessment of the Proposed Actions' potential effects on disadvantaged communities is included in the EAS. The Proposed Actions would not result in significant adverse impacts on the following technical areas analyzed in the EAS: land use, zoning, and public policy; socioeconomic; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; air quality; noise; neighborhood character; or construction. As such, the Proposed Actions would not disproportionately affect any disadvantaged communities, nor would it cause or increase a disproportionate pollution burden.

Air Quality

An (E) designation (E-887) related to 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 air quality analysis concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality.

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 Ibrahim Jobe at ijobe@planning.nyc.gov.

Project Name: 200 Kent Avenue Rezoning
CEQR # 26DCP047K
SEQRA Classification: Type I

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TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 3/2/2026
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
Proposed Development Site	Brooklyn	Block 2356, 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-887**) would be established as part of approval of the proposed actions on **Proposed Development Site** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Proposed Development Site		X	

Air Quality

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

> ***Proposed Development Site:*** *Any new residential and/or commercial development on the above-referenced property must ensure the heating, ventilation and air conditioning (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.*