DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

10/15/2019

90 Sands Street Housing Development Fund c/o Judith Gallent
505 Eighth Avenue, 5th Floor
New York, NY, 10018

Re: 90 Sands Street
CEQR No. 20DCP018K
ULURP No(s). 200059ZMK, 200060ZRK
Brooklyn, Community District BK02

Dear Ms. Gallent:

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission had determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 20DCP018K, 90 Sands Street, including supporting statements for the finding that the proposed action will not have a significant effect. The Negative Declaration was issued on 10/15/2019.

Sincerely,

Olga Abinader

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, City Council
Eric Adams, Brooklyn Borough President
Brooklyn Community District BK02

Olga Abinader, *Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
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NEGATIVE DECLARATION (Use of this form is optional)

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 project. 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 project 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 have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

The EAS includes an analysis of the effects of the proposed actions on Land Use, Zoning, and Public Policy and determined that no significant impacts would occur. The proposed zoning map amendment from M1-6 to MX (M1-6/R10), establishment of a Special Mixed Use District (MX-2), and designation of Mandatory Inclusionary Housing (MIH) Area would facilitate the conversion of an existing building to a mixed-use community facility and manufacturing building with supportive and affordable housing. The proposed MX-2 district extension would allow for the uses permitted in the M1-6 district along with those permitted in R10 residential districts. The proposed project would provide supportive and affordable housing to the area and would maintain the available manufacturing space by adopting the MX-2 Special Mixed Use District. The analysis concludes that the proposed action would not result in any significant adverse Land Use, Zoning, and Public Policy impacts.

Community Facilities

The EAS includes a detailed analysis related to Community Facilities - child care and determined that no significant impacts would occur. According to the CEQR Technical Manual, a significant adverse impact for child care occurs if the collective utilization rate in the study area that is greater than 100% in the With Action condition and an increase in 5% or more in the collective utilization rate between the future No-Action and future With-Action conditions. The proposed project would not result in a collective utilization rate of greater than 100% and would result in an increase of 2% in the collective utilization rate between the future No-Action and future With-Action conditions. For all other Community Facilities categories (police/fire services, health care facilities, public schools, and libraries), the proposed project would not exceed CEQR thresholds. As such, the proposed project would not result in significant adverse impacts to child care centers within the study area.

Open Space

The EAS includes an analysis related to Open Space and determined that no significant impacts would occur. According to the CEQR Technical Manual, a significant adverse open space impact may occur if a proposed action would reduce the open space ratio by more than five percent in areas that are currently below the City's median community district open space ratio 1.5 acres per 1,000 residents. In areas that are extremely lacking in open space, a reduction as little as one percent may be considered significant. In the With-Action condition, the total open space ratio for the residential population would decrease by 2.2% compared to the No-Action condition open space ratio. The total open space ratio would decrease to 1.87 acres per 1,000 residents and would remain below the guidelines of 2.5 acres per 1,000 residents, but above the citywide average of 1.5 acres per 1,000 residents. The passive open space ratio would decrease to 1.22 acres per 1,00 residents which is above the guideline of 0.5 acres per 1,000 residents. There are also many open space just outside the study area, such as a large portion of Brooklyn Bridge Park, Commodore Barry Park, Fort Greene Park, and the rest of the Brooklyn Bridge Promenade. Overall, the proposed project would not result in a greater than five percent decrease in the open space ratio, and therefore would not result in significant adverse impacts to open space resources.

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 Rupsha Ghosh at (212) 720-3250.

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | (212) 720-3493
NAME Olga Abinader	DATE October 11, 2019
SIGNATURE Olga Abinader	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE October 15, 2019
SIGNATURE Marisa Lago	