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 action. 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 action 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 action 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, Bensing 250 LLC, is seeking a zoning map amendment (the "Proposed Action") to rezone the southern half of Brooklyn Block 2351, portions of (p/o) Lots 7501 and 6 (the "Project Area") in the Williamsburg neighborhood of Brooklyn Community District (CD) 1 from M1-2/R6B (MX-8) to M1-4/R6B (MX-8). The proposed zoning district boundary would be located at the center line of Block 2351, such that the rezoned area would encompass the majority of the Applicant owned Lot 7501 (the "Development Site") and a small portion of the non-Applicant controlled Lot 6 to the north. The Proposed Action would eliminate the commercial accessory parking requirement for the Development Site. The provisions of Article VII, Chapter 7 of the Zoning Resolution (ZR Section 77-11) would allow the accessory parking and loading regulations of the proposed M1-4/R6B (MX-8) district to be applied to the Applicant-owned Development Site, including the portion that would remain zoned M1-2/R6B (MX-8), under these conditions. The Proposed Action would facilitate the conversion of a portion of the existing accessory parking garage within the existing building on the Development Site to an approximately 18,000-square-foot (sf) below-grade commercial locker self-storage facility (the "Proposed Project").

The analysis finds the Proposed Action would result in a change in land use and zoning, however, it would not generate land uses that would be incompatible with surrounding uses, nor would it directly displace land uses in such a way as to adversely affect surrounding land uses. As the Proposed Action would eliminate the commercial accessory parking requirement for the Project Area while keeping all use, height and bulk regulations governing the Project Area unchanged, the Proposed Action would not result in significant adverse zoning impacts. The Proposed Action would be consistent with the goals and initiatives outlined in OneNYC 2050. It would support OneNYC 2050's initiative to achieve carbon neutrality by 2050 by eliminating parking spaces, which reduces greenhouse gas emissions. Therefore, the Proposed Action would not result in significant adverse impact to public policy.

Transportation

A detailed analysis of transportation is included in the EAS. The Proposed Action does not warrant detailed analyses of traffic, transit, pedestrians, or street user safety, and would therefore not result in any significant adverse impacts in those components of transportation. However, an analysis of parking conditions was provided in the EAS to determine whether there would be a parking shortfall as a result of the Proposed Action. As compared to the No-Action condition, the Proposed Action would result in a net decrease of 100 parking spaces in the study area's capacity. However, the parking demand would total approximately 2,717 spaces (92 percent of capacity) in the weekday midday period with a surplus of 223 available spaces and approximately 2,767 spaces (94 percent of capacity) in the weekday overnight period with a surplus of 173 available spaces. Therefore, the Proposed Action would not result in significant adverse parking impacts during the weekday midday and overnight periods.

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.

TITLE	LEAD AGENCY
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 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE 2/16/2024
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 2/20/2024
SIGNATURE	