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, Proto Property Services LLC, is requesting a Zoning Map Amendment, a Zoning Text Amendment, and a Special Permit related to a Large Scale General Development (the "Proposed Actions") to facilitate the construction of an 18-story, approximately 390,391 gross-square-foot (GSF) (334,297 zoning-square-foot [ZSF]) mixed-use residential, community facility and commercial building (the "Proposed Project") at the Project Site (Brooklyn Block 7055, Lot 13) in the Coney Island neighborhood of Brooklyn, Community District 13. The Proposed Actions would rezone R6/C1-2 and R6 districts to a R7-3, R7-3/C2-4 and R6 districts, map a Mandatory Inclusionary Housing (MIH) area, and Zoning Resolution (ZR) special permits to locate the buildings within a Large Scale General Development, to modify interior lot coverage, street wall/base height and window-to-wall minimum distance regulations, and parking requirements. The Proposed Project includes 363,398-GSF (315,617 ZSF) of residential floor area, including 410 residential dwelling units (DUs), 408 of which would be affordable, with two additional superintendent units. Between 82 to 123 DUs would be affordable pursuant to Mandatory Inclusionary Housing (MIH). The remaining 285 to 326 DUs would be affordable pursuant to the NYC Housing Preservation & Development (HPD)'s Extremely Low & Low-Income Affordability (ELLA) program, featuring regulatory agreements with both HPD and the Housing Development Corporation (HDC). The Proposed Project would also include up to 16,095 GSF (7,782 ZSF) and 10,898 GSF (10,898 ZSF) of ground floor community facility and commercial retail spaces, respectively. A proposed new curb cut along the tax lot's West 25th Street frontage would provide access to the existing parking lot at the Project Site. Under the Proposed Project, the parking lot's capacity would be reduced to 143 spaces (a loss of 20 spaces) due to required landscaping improvements. The Proposed Project also includes an active and passive recreation area, including a multi-purpose field, playground facilities, landscaping, benches, and other amenities, accessible to residents of the Project Site. While the Proposed Actions would result in a change in land use and zoning, the Project Site is already developed with a large, multi-family, affordable residential building. The Proposed Project would be similar in density and scale to the current building. Overall, the Proposed Actions would facilitate the development of new affordable housing opportunities in the area, and would complement and reinforce existing zoning districts and zoning trends in the larger Coney Island neighborhood. In addition, the Proposed Project would be consistent with public policies such as OneNYC, and the Housing Blueprint. The Project Site 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#23-035).. Therefore, the Proposed Actions would not result in any significant adverse impacts to land use, zoning, or public policy.

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 populations) to libraries, police, fire or medical services. With respect to public schools, the With Action primary school utilization rate for Community School District (CSD) 21, Subdistrict 1 would be 72.4 percent, remaining well below the maximum available primary school capacity. For intermediate schools, the utilization rate would increase to a With Action utilization rate 152.6 percent, with an increase of .6 percent from the No-Action condition. While this utilization rate is in excess of 100 percent of available capacity pursuant to the *2021 CEQR Technical Manual*, a significant adverse impact only results when 100 or more new students generated from the proposed project past the 100 percent utilization rate. The With Action condition would result in 18 new intermediate school students past the 100 percent utilization rate. In the future With Action Condition, Early Childhood programs are projected to have a With Action 89.7 percent utilization rate, well below the maximum available capacity, and the Proposed Actions would not result in a significant adverse impact to childcare facilities. Therefore, the Proposed Actions would not result in a significant adverse impact related to community facilities and services.

Shadows

A detailed analysis related to shadows is included in this EAS. Development resulting from the Proposed Actions would cause incremental shadows to one open space resource, Surf Playground. The detailed analysis of shadows on Surf Playground found that project-generated incremental shadows would reach the playground in early mornings of three analysis days for a duration of up to four hours. The analysis concluded that the incremental shadows from the Proposed Project would not inhibit the growth of vegetation on Surf Playground, nor would they affect the ability of the public to use or enjoy the open-space resource. Therefore, the Proposed Actions would not result in a significant adverse impact related to shadows.

Construction

A detailed analysis related to construction is included in this EAS. Construction of the Projected Development Site is anticipated to occur over a 36-month period which is considered long-term (i.e., greater than 24 months) according to the *2021 CEQR Technical Manual*. Construction of the Proposed Development is predicted to result in elevated noise levels at several of the analyzed receptors, which represent existing residential and community facility buildings. With the adherence to existing construction noise regulations and additional noise control measures beyond the minimum required by code, construction noise at these receptors would not rise to the level of significant adverse impact according to the impact criteria described above. A Restrictive Declaration would be recorded against the Project Site that requires implementation of the PCREs, including Source and Path controls, which would prescribe control measures to reduce construction noise levels, per New York City Noise Control Code regulations. With the inclusion of these Projects Components Related to the Environment (PCREs), the Proposed Project would not result in significant adverse construction impacts in the key technical areas of transportation, air quality, or noise. Construction of the Proposed Project would adhere to existing applicable

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laws, regulations, and building codes including those that focus on dust control, vehicle idling, clean fuel, and diesel-powered equipment. Accordingly, the With Action condition would not result in significant adverse impacts on transportation, air quality, noise, or other technical areas during construction.

Effects on 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 higher burdens and vulnerabilities according to New York State Department of Conservation's Disadvantaged Community Assessment Tool (DACAT). As the CEQR Technical Manual has not been updated to include guidance for an assessment of the Effects of Disadvantaged Communities, the SEQRA Environmental Assessment form (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 the 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 disadvantaged communities, nor cause or increase a disproportionate pollution burden on disadvantaged communities.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-868) 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 1/15/2026
SIGNATURE	

TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 1/21/2026
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
Projected Development Site 1	Brooklyn	Block 7055, Lot 13

(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-868**) 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:

> ***Projected Development Site 1 (Block 7055, Lot 13):*** *Any new residential, community facility, 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.*

Noise

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

> ***Projected Development Site 1 (Block 7055, Lot 13):*** *To ensure an acceptable interior noise environment, future residential / community facility uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation on the southern facade facing Surf Avenue, the eastern facade facing West 24th Street within 50 feet of Surf Avenue and the western facade facing West 25th Street within 50 feet of Surf Avenue to maintain an interior noise level not greater than 45 dB(A) for residential and community facility uses. In order 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, air conditioning.*