Department of
Housing Preservation
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Office of Development
Division of Building & Land Development
Services
100 Gold Street
New York, N.Y. 10038

August 15, 2024

NEGATIVE DECLARATION

Project Identification

Name/Location: **581 Grant Avenue**
Block 4223, Lot 1
Brooklyn, NY
Brooklyn, Community District 5
CEQR No. 21HPD001K
SEQRA Classification: Unlisted
ULURP No. 240402HAK, 240403ZMK, 240404ZRK

Name and Description of Proposed Action

581 Grant Avenue:

Thorobird Companies LLC, (the 'Project Sponsor') along with the New York City (NYC) Department of Housing Preservation and Development (HPD), through its Extremely Low and Low-Income Affordability (ELLA) program, is seeking a series of discretionary actions to facilitate development of a seven-story mixed-use building with 174 residential units the 'Proposed Project'. The Project Sponsor is seeking approvals of the following public discretionary actions: 1. Zoning Map Amendment: to rezone the project site; Lot 6 of Block 4223, a portion of (125 sf) Lot 12 of Block 4223 and portion of (1,147 sf) Lot 22 of Block 4223 ("Rezoning Area") from the existing R5 zoning district to R6. 2. Zoning Text Amendment to Appendix F (Inclusionary Housing and Mandatory Inclusionary Housing Areas) of the ZR to designate the Rezoning Area an MIH area: to designate the project site as a Mandatory Inclusionary Housing (MIH) Area, which requires that 25% of residential area be affordable at 60% of Area Median Income (AMI), with no unit targeted at a level exceeding 130% AMI. 3. Chair Certification: Pursuant to ZR Section 66-21. 4. Urban Development Action Area Program (UDAAP) Designation, including UDAAP Project Approval: the approval of business terms for disposition of City-owned property pursuant to Section 384(b)(4) of the New York City Charter through the UDAAP. These actions are collectively referred to as the 'Proposed Actions'. The proposed City of Yes for Housing Opportunity text amendment, currently in public review, would increase the maximum floor area permitted for affordable housing buildings on the site. The Project Sponsor does not intend to take advantage of the proposed text amendment as the project has already completed HPD's RFP process and review. Any changes in project scope beyond what is currently contemplated would require additional HPD review, including further environmental review of the new proposed development. The project would be located at 581 Grant Avenue (Block 4223, Lot 1) in the East New York neighborhood in Brooklyn Community District (CD) 5 (the 'Project Site').

The Proposed Project would include a seven (7) story mixed-use building with approximately 154,162 gross square feet (gsf) of residential space and approximately 10,326 gsf of community facility space, totaling approximately 164,488 gsf of mixed-use development. Additionally, 37,312 square feet (sf) of passive and active outdoor space would be included with the Proposed Project. The Project Site and the

surrounding area to the north, west, and directly south of the Project Site is currently zoned as an R5 residential district.

The Project Site is approximately 49,488 sf, located in Brooklyn CD 5 on Block 4223, Lot 1. Block 4223 is bounded by Glenmore Avenue on the north, Pitkin Avenue on the south, Eldert Lane on the east, and Grant Avenue on the west. It is currently used as a 148-space municipal parking lot operated by NYC Department of Transportation. Land uses in the surrounding area are primarily residential and transportation related.

Absent the Proposed Project, the site would remain under the existing conditions, which is a 148-space municipal parking space. The Proposed Project is expected to be complete and fully occupied by the 2026 analysis year, according to the EAS dated August 15, 2024.

Statement of No Significant Effect:

Pursuant to the CEQR rules adopted on June 6, 1991, Executive Order 91, HPD has completed its technical review of an Environmental Assessment Statement (EAS) dated August 15, 2024, and has determined that the Proposed Actions will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an EAS dated August 15, 2024, which finds that the Proposed Action would not have a significant adverse impact on the environment. Reasons supporting these determinations are noted below:

Hazardous Materials

A Hazardous Materials analysis is included in the EAS. Based on the findings of the Phase I ESA, an application will be submitted to NYSDEC to enter the Project Site into the Brownfield Cleanup Program (BCP). If the Project Site is accepted into the BCP, remedial actions performed in conjunction with the Proposed Project would be subject to approval and oversight by NYSDEC and compliance with the requirements of the BCP, which will prevent significant adverse impacts from hazardous materials in connection with the Proposed Project. On August 2020, the Phase II work plan and HASP were reviewed and approved by NYC Department of Environmental Protection (DEP) in a letter dated September 22, 2020. Should the application to enroll the Project Site in the BCP not be accepted, a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) will be submitted to DEP for review and approval. A RAP and site-specific CHASP will be prepared to establish procedures to be followed throughout all periods of construction and disturbance at the Project Site. Any Hazardous Materials remediation that is determined through a DEP approved RAP or CHASP will be required through the Land Disposition Agreement (LDA) and Regulatory Agreement (RA) between HPD and the Project Sponsor. Construction management, site-specific controls, and monitoring procedures established therein would be submitted to the DEP for review and approval. With the implementation of the RAP and CHASP, required through the LDA/RA, the Proposed Project would not result in a significant adverse impact related to Hazardous Materials.

Negative Declaration
CEQR No. 21HPD001K
581 Grant Avenue

The EAS is on file with HPD and available for public review. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR Part 617.

Anthony Howard
Director, Environmental Planning
Division of Building and Land Development Services (BLDS)
NYC Department of Housing Preservation and Development

8/15/2024
Date