NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Coyle Properties LLC
c/o Neil Weisbard
7 Times Square
New York, NY, 10036

Re:	**2134 COYLE STREET REZONING**
CEQR No.	21DCP123K
ULURP No(s).	210239ZMK; N21240ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK15

Dear Neil Weisbard,

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

Enclosed is the Negative Declaration for CEQR No. 21DCP123K, 2134 Coyle Street Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on August 30, 2021.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

August 30, 2021
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Eric Adams, Brooklyn Borough President
Brooklyn Community Board BK15

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
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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, Coyle Properties LLC, seeks approval of two discretionary land use actions from the City Planning Commission, including a zoning map amendment and zoning text amendment to rezone the area of Brooklyn Block 7367 Lots 11 and 29 within 100 feet of Coyle Street and beyond 100 feet of both Avenue U and Avenue V from an R4/C1‐2 district to an R6A/C2‐4 district, to facilitate a mixed-use development containing residential and commercial uses in the Sheepshead Bay neighborhood of Community District 15, Brooklyn. The Proposed Actions would facilitate the development of a five-story, 70-foot-tall (55 feet plus a 15-foot-tall bulkhead), 164,604 gsf mixed-use building containing 103,320 gsf of residential area, 32,086 gsf of ground floor retail area, and 50,600 gsf (195 spaces) of accessory parking. The Study Area is predominately residential and commercial land uses, with one- and two-family residences to the north and west, the New York City Housing Authority Nostrand Houses to the south, and commercial uses to the east. The introduction of additional housing, including affordable units, would be consistent with the mix of multifamily and one and two‐family residential uses in the Study Area. Accordingly, the Proposed Actions would not result in any significant adverse land use and zoning impacts and no further analysis is warranted.

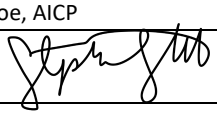
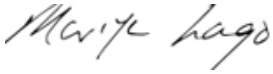
Open Space

An analysis of Open Space resources is included in the EAS. The Proposed Actions would generate 493 incremental residents in the Study Area over the No‐Action Condition, and would result in an approximately 1.738 percent decrease in the Open Space Ratio (OSR) in the Study Area compared to the No‐Action Condition. The Proposed Actions would result in less than a five percent decrease to the open space ratio that would warrant a detailed open space assessment. In the With‐Action condition, the Study Area would have an overall open space ratio of 3.291 acres per 1,000 residents, which would be more than double the City's median open space ratio of 1.5 acres per 1,000 residents and above the City's open space planning goal of 2.5 acres per 1,000 residents. Therefore, in accordance with the CEQR Technical Manual, the Proposed Actions would not result in significant adverse open space impacts, and no further analysis is warranted.

Hazardous Materials, Air Quality

An (E) designation (E-620) related to hazardous materials and 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 hazardous materials and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or 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 Katherine Glass at +1 212-720-3425.

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY 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 August 27, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE August 30, 2021
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	Bk	Projected Development Site 1 (Block 7367, Lot 11)
Projected Development Site 2	Bk	Projected Development Site 2 (Block 7367, Lot 29)

(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-620**) would be established as part of approval of the proposed actions on **Projected Development Sites 1 and 2** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Sites 1 and 2** 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 7367, Lot 11): Any new residential and/or commercial development must ensure the heating, ventilating, and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier and at least 73 feet above grade and at least 120 feet from the southern lot line facing Avenue V; if the new residential and/or commercial development use natural gas as the type of fuel for HVAC systems and hot water equipment, the stack must be located at least 73 feet above grade and at least 85 feet from the southern lot line facing Avenue V to avoid any potential significant adverse air quality impacts.

Projected Development Site 2 (Block 7367, Lot 29): Any new residential and/or commercial development must ensure the heating, ventilating, and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier and at least 88 feet above grade to avoid any potential significant adverse air quality impacts.