## 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, Providence House Inc., is seeking a Zoning Map Amendment to rezone Brooklyn Block 1621, Lots 76, 80 from an existing R6B district to an R6A district (the "Rezoning Area") and a Zoning Text Amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing (collectively, the "Proposed Actions") area coterminous with the Rezoning Area in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3. The Project Area is the north blockfront along Lexington Avenue, between Stuyvesant Avenue and Malcolm X Boulevard. The Proposed Actions would facilitate the development of a mixed-use building on the applicant owned Brooklyn Block 1621, Lots 76, 80, and 81 (the "Development Site"), containing 85 transitional housing units and community facility space (the "Proposed Development"). The Development Site is currently improved with three buildings used by the Applicant's transitional housing program for the past 40 years, while the Proposed Actions would allow for the increased density necessary to meet Department of Homeless Services (DHS) requirements to secure financing. The R6A zoning allows for greater density on the Development Site than R6B due to a higher floor area ratio for residential and community facility uses and a greater maximum height before setbacks are required, which would be consistent with zoning already seen on many mid-blocks in the neighborhood. The increased density created by the Proposed Actions would allow for Providence House to provide transitional housing units, consistent with the public policy goals set out by the NYC Mayor's Office of Criminal Justice. The Proposed Actions would not result in significant adverse impacts to land use, zoning, or public policy.

### Historical and Cultural Resources

A detailed analysis of historic and cultural resources is conducted in coordination with the Landmarks Preservation Commission ("LPC") and is included in the EAS. The assessment shows that the Proposed Development would be located within 400-feet of the Bedford-Stuyvesant Central-East Historic District, a State and National Register Eligible ("S/NR") Historic District, as well as the S/NR eligible Stuyvesant Gardens I (NYCHA campus. Due to the Proposed Development's immediate adjacency to the Bedford-Stuyvesant Central-East Historic District, an LPC-approved Construction Protection Plan ("CPP") will be developed by the Applicant, recorded in a Restrictive Declaration and implemented as a Project Component Related to the Environment ("PCRE"). With the implementation of a CPP, no significant adverse historic and cultural resources impacts would occur and no further analysis is warranted.

### Urban Design and Visual Resources

An assessment of Urban Design and Visual Resources is included in the EAS. The Proposed Development would not block any view corridors or views of any visual resources, including the State/National Register Eligible Bedford Stuyvesant East Central Historic District and Stuyvesant Gardens I apartment complex along Quincy Street. Some buildings within the Bedford Stuyvesant East Central Historic District abut the Development Site, but only on their backsides, leaving the facades visible. The Proposed Development would not change urban design features so that the context of a natural or built resource is adversely altered and would not partially or totally block any significant views to a visual resource, therefore, the Proposed Project would not result in significant adverse impacts to visual resources or urban design.

### Construction

An assessment related to construction is included in the EAS. In order to protect identified architectural resources within 90 feet of the Proposed Development, an LPC-approved Construction Protection Plan will be recorded in a Restrictive Declaration and implemented as a PCRE to ensure the integrity of historic resources adjacent to the Development Site. Standard practices would be used in order to avoid transportation impacts by ensuring safe pedestrian and vehicular access to nearby buildings, streets, and sidewalks. In addition, the Proposed Actions would not result in adverse construction impacts related to transportation, air quality, or noise. Therefore, the Proposed Project would not result in significant adverse impacts during construction and no further analysis is warranted.

### 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 lower burdens and vulnerabilities. As the CEQR Technical Manual has not been updated to include guidance for an assessment of Effects of Disadvantaged Communities, the SEQRA Environmental Assessment for (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 this EAS: land use, zoning and public policy; shadows; historical resources; urban design and visual resources; transportation; noise; construction; and hazardous materials and air quality. Based on this assessment, the Proposed Actions would not disproportionately affect disadvantages communities, nor cause or increase a disproportionate pollution burden.

**Project Name: 699 - 703 Lexington Avenue Rezoning**
**CEQR # 25DCP071K**
**SEQRA Classification: Unlisted**

**Hazardous Materials and Air Quality**

An (E) designation (E-846) 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 Alexander Plackis at +1 212-720-3332.*

| TITLE | LEAD AGENCY |
|---|---|
| Deputy Director, Environmental Assessment and Review Division | Department of City Planning on behalf of the City Planning Commission<br>120 Broadway, 31st Fl. New York, NY 10271 \| 212.720.3493 |
| NAME<br>Evren Ulker-Kacar, AICP | DATE<br>5/2/2025 |
| SIGNATURE<br>Evren Ulker Kacar | |
| Title,<br>Chair, City Planning Commission | |
| Name,<br>Daniel R. Garodnick | Date<br>5/5/2025 |
| 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 1621, Lots 76, 80, 81 |

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality an (E) designation (**E-846**) 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 | |

*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:*** *Any new community facility 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.*