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 proposed actions are a Zoning Map Amendment to rezone Brooklyn Block 8841 Lots 450 (p/o), 490 (p/o), 500, and 525 (p/o) and Block 8844 Lots 340, 342 (p/o), and 345 (p/o) from C3 to R3-2/C2-3. The proposed Zoning Map Amendment is not anticipated to facilitate any new development, however, it would render the longstanding existing commercial uses on Block 8841 Lot 500 as conforming. For the purpose of presenting a conservative CEQR analysis, the EAS analyzes a future With-Action scenario where the existing building would be enlarged to the maximum proposed commercial floor area. The With-Action scenario analyzes a two-story, 38-foot-tall, 37,450 gross square foot (gsf) commercial building with retail and eating and drinking establishments on Block 8841 Lot 500. Under this scenario, the building's height and uses would remain the same, but the building's first and second floors would be enlarged from 15,614 gsf to 37,450 gsf. The Proposed Actions would establish the residential equivalent of the existing C3 zoning and would not introduce a land use that is inconsistent from the surrounding area. The proposed zoning would be compatible with the uses and zoning surrounding area as the proposed district of R3-2/C2-3 is similar to a R3-2/C2-2 district adjacent to the project area and a R3-2/C2-1 district to the west of the project area. The proposed project is within the City's Waterfront Revitalization Program (WRP) boundary and is consistent with the goals of the Waterfront Revitalization Program (WRP #18-046) and other applicable policies. The Proposed action would not result in any significant adverse impacts with respect to land use, zoning, and public policy, and no further analysis is required.

Hazardous Materials

An (E) designation (E-698) related to Hazardous Materials 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 analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials.

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 Sean J. O'Rourke at sorourke@planning.nyc.gov.

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NAME Evren Ulker-Kacar, AICP	DATE 4/21/2023
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 4/24/2023
SIGNATURE	

Project Name: 2761 Plumb 2nd Street Rezoning
CEQR # 22DCP052K
SEQRA Classification: Unlisted

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 8841, Lot 500
Projected Development Site 2	Brooklyn	Block 8844, Lot 340

(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-698**) would be established as part of approval of the proposed actions on **Projected Development Site 1** and **Projected Development Site 2** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X		
Projected Development Site 2	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.