Project Name: 74 Bogart Street Rezoning
CEQR # 25DCP029K
SEQRA Classification: Type I **EAS FULL FORM PAGE #**

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, 74 Bogart LLC, is seeking a Zoning Map Amendment to rezone an existing M1-2 district to an M1-4A district on Brooklyn Block 3084, Lot 1 (the "Proposed Action") in the Bushwick neighborhood of Brooklyn Community District 1. The project area is bounded by Bogart Street to the west, Ingraham Street to the north, Morgan Avenue to the east, and Harrison Place to the south. The Proposed Action would facilitate the development of a 124-foot tall, 247,000 gross square foot (gsf) art storage facility (the "Proposed Development") on the western portion of the project site, which currently contains an open parking lot for commercial vehicle storage. The Proposed Development, which would be located immediately adjacent to an existing self-storage facility, would be compatible with existing land uses in the immediate vicinity and within the study area. The proposed zoning map amendment would allow for greater commercial and community facility density, the elimination of parking requirements, and would change height and setback requirements, but the proposed M1-4A district is compatible with the existing land use and zoning character of the study area. In addition, the Proposed Action would not hinder or conflict with and public policies. Therefore, no significant adverse impacts on land use, zoning, or public policy would occur.

Shadows

A detailed analysis of shadows is included in the EAS. Within the longest shadow area of the Proposed Development there is one sunlight sensitive resource, Justice Gilbert Ramirez Park, that was determined to require a detailed analysis. The incremental shadows coverage was measured on three analysis days of the year and analysis showed that the shadows would neither significantly reduce nor completely eliminate direct sunlight expose to any of the sunlight sensitive resources in the identified open space and would not significantly alter the public's use of the open space or threaten viability of vegetation or other sunlight sensitive features. Therefore, incremental shadows from the Proposed Development would not be considered a significant adverse impact.

Urban Design and Visual Resources

A detailed analysis of urban design and visual resources is included in the EAS. The Proposed Action has the potential to change pedestrian experiences of public space surrounding the Project Site in comparison to the No-Action scenario, making it necessary to assess the Proposed Action's potential impacts on urban design and visual resources. An assessment of urban design concluded that the Proposed Action would not constitute a significant adverse impact as it would not alter the arrangement or functionality of the neighborhood. An assessment of visual resources concluded that while the Proposed Development would represent a change from a pedestrian perspective of a State and National Register of Historic Places eligible building at 56 Bogart Street, it would not represent a significant adverse impact as the building would still be visible from already partially-obstructed viewpoints. Therefore, the Proposed Action would not result in significant adverse impacts on urban design or visual resources in the Primary or Secondary Study Areas.

Historical and Cultural Resources

This EAS includes an analysis of historic and cultural resources. NYC Landmarks and Preservation Commission (LPC) determined that there are no significant archaeological resources that exist within the Project Area. Within 400-feet of the Project area there is a State and National Register eligible building located at 56 Bogart Street (Block 3093, Lot 1). In order to avoid the potential for significant adverse impacts, the applicant will enter a restrictive declaration requiring the implementation of project components related to the environment through a construction protection plan that would preclude any potential impacts to historic resources related to construction activities. With these measures in place, the proposed actions would not result in construction-period significant adverse impacts 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 higher 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 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 this EAS: land use, zoning and public policy; shadows; urban design and visual resources; historical and cultural resources; 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.

Hazardous Materials and Air Quality

An (E) designation (E-841) 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 and air quality.

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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 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 4/18/2025
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 4/23/2025
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 3084, Lot 1

(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-841**) would be established as part of approval of the proposed actions on Block **3084, Lot 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 **Block 3084, Lot 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 be 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.

Air Quality

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

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Block 3084, Lot 1: *Any new art storage facility development on the above-referenced property, where the heating, ventilation and air conditioning (HVAC) system and hot water equipment does not utilize electricity, must ensure that the HVAC and hot water stack is located at the building's highest level and at a height of at least 92 feet above grade to avoid any potential significant adverse air quality impacts.*