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, Noll Street Realty USA, LLC, seeks a zoning map amendment (the "Proposed Action") to map a C2-4 overlay on an existing R6 zoning district in the Bushwick neighborhood of Brooklyn Community District 4. The proposed map amendment would affect the applicant-owned Block 3154, Lot 7501 ("Projected Development Site 1"), as well as Block 3154, Lots 29-33, 35, and 36, which are not owned or controlled by the Applicant. Collectively, these lots comprise the "Project Area." The Proposed Action is sought to facilitate ground floor commercial use within the existing building on Projected Development Site 1, where such uses are currently not permitted on an as-of-right basis. The Proposed Action is not anticipated to result in any additional development, though it would bring existing commercial uses within the Project Area into conformance. The Proposed Action would not result in land uses inconsistent with the character of the surrounding area, but would help to encourage, preserve, and legalize existing land uses in the Project Area. The change in zoning would allow for both commercial and community facility uses at the ground level within the Project Area. Ground-floor commercial uses in this location would be consistent with surrounding land use and zoning patterns, and would be consistent with relevant public policies, potentially providing additional goods and services to residents in the surrounding neighborhood. As a result, the Proposed Actions would not result in significant adverse impacts related to land use, zoning, and public policy, and no further analysis is warranted.

Disadvantaged Communities Assessment

Projected Development Site 1 is located within a disadvantaged community identified as having comparatively lower burdens and vulnerabilities according to the New York State Department of Environmental Conservation Disadvantaged Community Assessment Tool (DACAT), while the rest of the roject Area is within a ½ mile of a disadvantaged community identified as having comparatively higher burdens and vulnerabilities. As a result, an assessment of the Proposed Action's potential effects on disadvantaged communities is included in the EAS. The Proposed Action would not result in significant adverse impacts to the following technical areas analyzed in the EAS: land use, zoning, and public policy; transportation. As a result, the Proposed Action would not disproportionately affect any disadvantaged communities, nor would it cause or increase a disproportionate pollution burden.

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 Jameson Mitchell at jmitchell@planning.nyc.gov

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