REVISED 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, Melrose Towers Corp., seeks a Zoning Map Amendment to rezone an existing M1-1 zoning district to an M1-2A/R6A (MX-22) district affecting Block 3162, Lots 20–22 and p/o Lots 16, 19, and 23 in the Bushwick neighborhood of Brooklyn Community District 4 (the "Rezoning Area"), as well as a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the development of Projected Development Site 1 on applicant-owned Block 3162, Lots 21, 22, and 23. Projected Development Site 1 would comprise an approximately 26,225-gsf (24,687 zsf; 3.90 FAR) mixed-use building containing approximately 19,643 gsf (18,358 zsf; 2.90 FAR) of residential uses and 6,582 gsf (6,329 zsf; 1.00 FAR) of local retail. The development would include approximately 23 dwelling units (assuming 850 gsf per unit), of which approximately 20 to 30 percent (5 to 7 units) would be affordable pursuant to MIH Options 1, 2, or 3. For the purposes of Early Childhood Programs analysis, approximately 20 percent of residential floor area (approximately 5 units) is assumed to be affordable at or below 80 percent of AMI. The nine-story building would be approximately 95 feet in height, with a setback of approximately 15 feet along Melrose Street above a height of 65 feet. No parking would be provided. The Proposed Actions would not introduce land uses incompatible with those in the surrounding Study Area and would be consistent with existing development patterns. Although the Proposed Actions would result in changes to zoning, the proposed district would be compatible with surrounding zoning designations and would facilitate the development of buildings similar in bulk and density to those in the surrounding area. In addition, the Proposed Actions would support applicable City policies by facilitating the development of permanently affordable housing and new commercial space. Therefore, the Proposed Actions would not result in significant adverse impacts related to land use, zoning, or public policy.

Disadvantaged Community Assessment

The Project Site is located within a ½-mile threshold of a disadvantaged community according to the New York State Department of Environmental Conservation Disadvantaged Community Assessment Tool (DACAT), and an assessment of the Proposed Actions' potential effects on disadvantaged communities is included in the EAS. The assessment concluded that the Proposed Actions would not result in significant adverse impacts in the technical areas analyzed in the EAS, including land use, zoning, and public policy; hazardous materials; and air quality. Therefore, the Proposed Actions would not disproportionately affect disadvantaged communities, nor would they cause or increase a disproportionate pollution burden.

Hazardous Materials and Air Quality

An (E) designation (E-895) related to hazardous materials and air quality would be established as part of the approval of the Proposed Actions. Refer to the Determination of Significance Appendix for the applicable (E) designation requirements. The hazardous materials and air quality analyses concluded that, with the (E) designation in place, the Proposed Actions would not result in significant adverse impacts 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 Claudia Kohn at +1 212-720-3394.

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 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 09/21/2026
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Sideya Sherman	DATE 9/23/2026
SIGNATURE Sideya	

*This Revised Negative Declaration has been issued to correct the description of the project and the E - Designation number and supersedes the Negative Declaration issued on 3/12/2026.

Project Name: 132 Melrose Street Rezoning
CEQR # 26DCP037K
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 Lots
Projected Development Site 1	Brooklyn	Block 3162, Lots 21, 22, and 23

(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-895**) 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 residential and/or commercial development on the above-referenced property must exclusively use electric grid power for heating, ventilating, and air conditioning (HVAC) system and hot water equipment with no venting stacks to avoid any potential significant adverse air quality impacts.*