DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

February 18, 2020

Prabhat Soni
Pulmonary and Sleep Medical, P.C.
2519 Avenue O
Brooklyn, New York, 11210

Re: 2513-2523 Avenue O Rezoning
CEQR No. 19DCP015K
ULURP No(s). 190438ZMK
Brooklyn, Community District BK14

Dear Prabhat Soni:

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission had determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Revised Negative Declaration for CEQR No. 19DCP015K, 2513-2523 Avenue O Rezoning, including supporting statements for the finding that the proposed action will not have a significant effect. The original Negative Declaration was issued on 8/26/2019.

Sincerely,

Stephanie Shellooe

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, City Council
Eric Adams, Brooklyn Borough President
Brooklyn Community District BK14

Olga Abinader, *Director*
Stephanie Shellooe, AICP, *Deputy Director*
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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, assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in the EAS, which finds that the proposed project and related actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this Determination are noted below.

Noise

An (E) designation (E-541) related to noise has been assigned to site(s) affected by the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of these sites and all applicable (E) designation requirements. With the (E) designation measures in place, the proposed actions would not result in significant adverse impacts related to noise.

Land Use, Zoning, and Public Policy

An analysis of land use, zoning, and public policy is included in this EAS. The proposed action, a zoning map amendment from an R2 district to an R3-1 district would facilitate the legalization and expansion of an existing ground-floor medical facility. The analysis considered the full buildout of the community facility space allowed under the proposed rezoning. The analysis concludes that the proposed actions would not result in any significant adverse land use, zoning, or public policy impacts to the project site or the surrounding study area.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning
NAME Olga Abinader	DATE February 14, 2020
SIGNATURE Olga Abinader	
TITLE Chair, Department of City Planning	
NAME Marisa Lago	DATE February 18, 2020
SIGNATURE Marisa Lago	

*Following certification of the 2513-2523 Avenue O proposal in August 2019, a Revised EAS dated February 2020, prepared in connection with the proposal, has been issued. The proposed actions were modified from an R3-2 district rezoning, to an R3-1 district rezoning. The revised EAS incorporates a memorandum describing a modification to the proposed actions from R3-2 to R3-1. The memorandum confirms that the conclusions and analysis reflected in the August 2019 EAS have not changed based on the modification.

This Revised Negative Declaration supersedes the Negative Declaration issued in August 2019. The original Negative Declaration conclusions, which found that the proposed actions would not result in significant adverse impacts to the environment, remain unchanged.

Project Name: 2513-2523 Avenue O Rezoning
CEQR #: 19DCP071M
SEQRA Classification: Unlisted

Appendix I: (E) Designation

To ensure that there would be no significant adverse air quality impacts associated with the proposed project, an E designation (E-541) will be placed on the project sites as follows:

The E-designation requirements related to noise would apply to:

Projected Development Site 2:
Block 7679 Lot 4

Noise

In order to ensure an acceptable interior noise environment, future community facility uses must provide a closed- window condition with a minimum of 28 dB(A) window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed- window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.