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, Ford Coyle Properties, is seeking approval of a zoning map amendment to rezone the Project Site (Block 7367, Lot 36) from an R4/C1-2 to an R7A/C2-4 zoning district, and a zoning text amendment to Appendix F of the Zoning Resolution (ZR) to map a Mandatory Inclusionary Housing (MIH) area coterminous with the project site (the "Proposed Actions") in the Sheepshead Bay neighborhood of Brooklyn Community District 15. The Project Area is bounded by Ford Street to the west, Avenue V to the south, Coyle Street to the east, and Block 7367, Lots 46 and 29 to the north. The Proposed Actions would facilitate a proposal by the applicant to develop a new 9-story, 95-foot-tall, 152,840 gross square foot (gsf) mixed-use building on the Project Site (the "Proposed Development"), containing 109 dwelling units, approximately 27-33 of which would be income-restricted pursuant to MIH. The building would contain approximately 99,190 gsf of residential use, 13,650 gsf of ground floor commercial uses, while providing 109 accessory parking spaces in a 40,000 gsf garage below-grade. No other development sites were identified in the EAS.

The Proposed Development and uses facilitated by the Proposed Actions would be compatible with existing mixed residential and commercial uses on Avenue V and the surrounding area. While the Proposed Actions would allow for an increase in development and bulk relative to the existing zoning, the proposed R7A/C2-4 district would establish a medium-density district with a commercial overlay that would be compatible with the adjacent block frontages along Coyle Street to the north of the Project Site. Additionally, consistency with the NYC Waterfront Revitalization Program (WRP) is included in the appendix of this EAS. The WRP Policy Consistency Assessment Form demonstrate that the Proposed Development is consistent with the policies of the WRP (WRP# 22-139). Therefore, the Proposed Actions would not result in significant adverse impacts to land use, zoning, and public policy, and no further analysis is warranted.

Hazardous Materials and Air Quality

An (E) designation (E-752) 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 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 Andrew Martini at Amartini@planning.nyc.gov.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	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 3/15/2024
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 3/18/2024
SIGNATURE Daniel R. Garodnick	

Project Name: 3033 Avenue V Rezoning
CEQR # 24DCP052K
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 7367, Lot 36

(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-752**) 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 shall submit to OER, for review and approval, a Phase 1 of the site along with a soil and groundwater 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 sample sites should be selected to adequately characterize the site, the specific source 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, OER shall determine whether remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER and no further action shall be required.

If OER determines remediation is necessary, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation in accordance with the OER approved remediation plan. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

Project Name: 3033 Avenue V Rezoning
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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 utilize only natural gas as the type of fuel for the heating, ventilating, and air conditioning (HVAC) system and hot water equipment, and ensure the HVAC system and hot water equipment stack is located at the highest tier and at least 98 feet above grade to avoid any potential significant adverse air quality impacts.*