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 Environmental Assessment Statement (EAS). The applicant, Me & Morgan LLC/Hemmer 2 LLC, seeks a zoning map amendment to rezone an existing M1-1 district to a C7-1 district (the "Proposed Action") for the entirety of Block 2817 in the East Williamsburg neighborhood of Brooklyn, Community District 1 (the "Affected Area"). Block 2817 consists of one 100,750-square-foot tax lot, Lot 1, which comprises both the development site and the affected area. The Proposed Action would enable a 20,265 gross square foot (gsf) space (the "Proposed Development") within the existing East Retail Building on the development site to be re-tenanted as a supermarket, which exceeds 10,000 gsf—a use not currently permitted under M1-1 district regulations. While the Proposed Development would reduce parking requirements, the existing 110 parking spaces on the development site would remain, and the applicant proposes improvements to landscaping and bicycle parking to complement the Proposed Development. The Proposed Action would not result in significant adverse impacts on land use, zoning, or public policy. The large-scale supermarket use facilitated by the Proposed Action would be compatible with the site's location along a limited-access highway, adjacent to residential uses to the north and west, and manufacturing uses to the south and east. The proposed C7-1 district would maintain conformance with existing uses within the affected area while permitting a large supermarket. Additionally, the Proposed Action would not contradict the policies of the North Brooklyn Industrial Business Zone (IBZ), which is located directly adjacent to the affected area. Therefore, the Proposed Action would not result in significant adverse impacts on land use, zoning, or public policy, and no further analysis is warranted.

Transportation

A Level 1 and Level 2 screening for a preliminary trip generation assessment and travel demand factors (TDF) are included in the EAS. The screening determined that the Proposed Actions would not result in significant adverse traffic impacts. The Level 1 screening, which projected trip generation, indicated that expected peak-hour vehicle trips would exceed the maximum of 50 trips set by Table 16-1 in Chapter 16 of the *2021 CEQR Technical Manual*. However, the Level 2 trip assignment concluded that no intersections would exceed the 50-trip maximum during any peak hour, nor would any pedestrian element exceed the 200-trip maximum during any peak hour. As a result, the Proposed Actions would not result in any significant adverse impacts related to transportation, and no further analysis is warranted.

Disadvantaged Communities Assessment

An assessment of the Proposed Action potential effect on disadvantaged communities is included in this EAS. The Project Site is located within a census tract identifies as a DAC having comparatively higher burdens and vulnerabilities, according to the New York State Department of Environmental Conservation's Disadvantaged Community Assessment Tool (DCAT). 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 Action would not result in significant adverse impacts on land use, zoning, or public policy nor any technical area analyzed in the supplemental screening (Transportation, Hazardous Material and Noise). Therefore, the Proposed Action would not disproportionately affect any disadvantaged communities, nor would it cause or increase a disproportionate pollution burden on such communities.

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	LEAD AGENCY
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 | 212.720.3328
NAME	DATE
Stephanie Shellooe, AICP	8/8/2025
SIGNATURE	



*Shortly before the issuance of the EAS and Negative Declaration on April 4, 2025, the New York State Department of Environmental Conservation (NYSDEC) proposed a rule that provides additional considerations regarding assessment of Disadvantaged Communities. This assessment has been added to this Revised EAS

Project Name: 535 Morgan Avenue Rezoning
CEQR # 25DCP027K
SEQRA Classification: Unlisted

TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 8/11/2025
SIGNATURE	