NEGATIVE DECLARATION (Use of this form is optional)

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 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 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 that the proposed 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. The proposed actions are classified as an Unlisted Action.

Land Use, Zoning, and Public Policy

The proposed actions include a Zoning Map Amendment to rezone the project area from M1-1 to R7A/C2-4 and a Zoning Text Amendment to establish an Mandatory Inclusionary Housing area coterminous with the rezoning area to facilitate the development of three new residential buildings with ground floor retail. The project area consists of 20 lots fronting on 60th Street between 15th Avenue and 16th Avenue and one lot fronting on 15th Avenue in the Borough Park neighborhood of Brooklyn Community District 12. The project area is predominantly developed with industrial, commercial, and residential uses. The proposed actions would bring the existing residential uses into conformance with zoning and result in the redevelopment of parts of the project area with new residential uses. The project area is not within an industrial business zone and the displacement of existing industrial uses would not adversely affect surrounding land uses. While the proposed actions would result in changes to land use and zoning those changes would not result in a significant adverse impact.

Open Space

The proposed actions would introduce approximately 428 residents in an area currently underserved by open space. The additional residents introduced as a result of the proposed actions would be expected to result in a 0.49% decrease in the open space ratio, from 0.201 acres per 1,000 residents to 0.200 acres per 1,000 residents, as compared to No-Action conditions. While the study area open space ratio would be substantially below the CEQR guideline of 2.5 acres per 1,000 residents and the city-wide community district average of 1.5 acres per 1,000 residents, the magnitude of additional population introduced by the proposed actions would not be substantial enough to result in a significant adverse impact on the ability of open space resources to serve area residents.

Transportation

The proposed actions would not generate vehicular, bus, or subway trips exceeding the threshold for detailed analysis. A detailed analysis was performed for pedestrian trips at sidewalks along 60th Street as trips generated by the proposed actions exceed screening thresholds. The detailed analysis concluded that trips generated by the proposed actions would not result in a change in the level of service (LOS) at the analyzed sidewalk and that those sidewalks would operate at LOS B or better during all peak hours. Therefore, the proposed actions would not result in significant adverse transportation impacts.

Hazardous Materials, Air Quality, and Noise

To ensure that the proposed actions would not result in significant adverse hazardous materials, air quality, and noise impacts an (E) designation (E-556) 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, air quality, and noise analyses concluded that with the (E) designation requirements in place, the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise.

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 please contact Matthew Katz at 212-720-3507

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NAME Stephanie Shellooe	DATE January 3, 2020
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TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE January 6, 2020
SIGNATURE	

Project Name: 1501-1555 60th Street Rezoning
CEQR #: 18DCP038K
SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation

To ensure that the proposed actions would not result in significant adverse hazardous materials, air quality, and noise impacts an (E) designation **(E-556)** would be established as described below:

Hazardous Materials

The (E) designation requirements for hazardous materials would apply to **Projected Development Site A (Block 5509, Lot 58); Projected Development Site B (Block 5509, Lots 64, 65,68, 70); Projected Development Site C (Block 5516, Lots 14, 17, 20, and 21); and Projected Development Site 1 (Block 5509, Lot 62)** 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.

Air Quality

The (E) designation requirements for air quality are as follows:

Proposed Development Site A (Block 5509, Lot 58) and Proposed Development Site B (Block 5509, Lots: 64, 65, 68 and 70): *Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilations, and air conditioning (HVAC) systems and/or the hot water equipment stack(s) is located at the building's highest level and at least 78 feet above grade to avoid any potential significant adverse air quality impacts.*

Projected Development Site 1 (Block 5509, Lot 62): *Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilations, and air conditioning (HVAC) systems and/or the hot water equipment stack(s) and ensure the stack(s) is located at the building's highest level and at least 78 feet above grade to avoid any potential significant adverse air quality impacts.*

Proposed Development Site C (Block 5516, Lots: 14, 17, 20, and 21): *Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilations, and air conditioning (HVAC) systems and/or the hot water equipment stack(s) is located at the building's highest level and at least 88 feet above grade to avoid any potential significant adverse air quality impacts.*

Noise

The (E) designation requirements for noise would apply to **Projected Development Site A (Block 5509, Lot 58); Projected Development Site B (Block 5509, Lots 64, 65,68, 70); Projected Development Site C (Block 5516, Lots 14, 17, 20, and 21); and Projected Development Site 1 (Block 5509, Lot 62)** as follows:

In order to ensure an acceptable interior noise environment, future residential/community facility/commercial uses must provide a closed window condition with a minimum of 31 dBA window/wall attenuation on all facades to maintain an interior noise level of 45 dBA. 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.