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 (CPC) 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, Remica Property Group Corp., is proposing a zoning map amendment to rezone Brooklyn Block 5343, Lots 11 (p/o), 13, 19, and 26 (p/o) (the "Project Area") from a C8-2 zoning district to an R7X/C2-4 zoning district, and a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area (collectively, the "Proposed Actions") in the Flatbush/Kensington neighborhood of Brooklyn Community District 12. The Proposed Actions would facilitate the development of the Proposed Project-- an 11-story (110-feet-tall) 75,902-gross square foot (gsf) mixed residential and commercial building comprising 43 dwelling units (DUs), 25-30% (11-13 DUs) of which would be affordable pursuant to MIH depending on the Option selected; 3,547-gsf of ground-floor local retail space; and 19 accessory cellar-level parking spaces on the Applicant-owned property located at 534 Coney Island Avenue (Lot 13, "Projected Development Site 1"). Because the Proposed Project would not maximize the site's development potential with respect to height, the reasonable worst-case development scenario (RWCDS) analyzed in the EAS assumes that Projected Development Site 1 would be redeveloped with a slightly larger, 83,697 gsf, 14-story (145-foot-tall) mixed-use building 1 with 60,858 gsf of residential space (72 DUs, including 18 to 22 affordable DUs) and 3,547 gsf of ground-floor local retail space. The RWCDS also considers the redevelopment of Projected Development Site 2 (Lot 19) with a 63,057 gsf, 14-story, 145-foot-tall, mixed-use building with 1 with 52,327 gsf of residential space (62 DUs, including 16-19 affordable DUs). The Proposed Actions are intended to facilitate the redevelopment underutilized sites with mixed-use buildings that would allow for larger bulks and higher building heights in the primary study area, which would be compatible with the existing mixed-use character of Coney Island Avenue, a wide street. The proposed R7X/C2-4 district would bring into conformance two existing residential uses within the Project Area (Lots 11 and 26) and would be mapped at the confluence of Coney Island Avenue with two other wide streets, which would be appropriate for a higher-density mixed-use development while maintaining the residential character of nearby side streets. The Proposed Actions would facilitate the introduction of up to 134 DUs, including approximately 34-41 permanently affordable units, which would be supportive of public policies including *Housing New York 2.0*. Therefore, the analysis concludes that no significant adverse impacts are anticipated for land use, zoning, and public policy, and no further analysis is warranted.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-717) related to hazardous materials, air quality, and noise 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 conclude that with the (E) designation in place, the Proposed Actions would not result in a significant adverse impact related to hazardous materials, air quality, or 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, you may contact Stacey Barron, AICP, at sbarron@planning.nyc.gov.

TITLE	LEAD AGENCY
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NAME Evren Ulker-Kacar, AICP	DATE 5/19/2023
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 5/22/2023
SIGNATURE	

Project Name: 534 Coney Island Avenue
CEQR # 23DCP033K
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Actions were determined to have the potential to result in changes to development on the following sites:

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Block 5343, Lot 13
Projected Development Site 2	Brooklyn	Block 5343, Lot 19

(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-717**) would be established as part of approval of the Proposed Actions on **Projected Development Sites 1 and 2** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	X
Projected Development Site 2	X	X	X

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Sites 1 and 2** 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 commercial and/or residential development on Block 5343, Lot 13 must use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) system and hot water equipment and ensure that the HVAC and hot water equipment stack is located on a flat roof at the highest tier and at least 120 feet above grade, at least 184 feet from the southern lot line of Lot 19 facing Beverly Road, to avoid any potential significant adverse air quality impacts.*
>
> ***Projected Development Site 2:*** *Any new commercial and/or residential development on Block 5343, Lot 19 must use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) system and hot water equipment and ensure that the HVAC and hot water equipment stack is located at the highest tier and at least 145 feet above grade to avoid any potential significant adverse air quality impacts..*

Noise

The (E) designation requirements for noise would apply as follows:

> ***Projected Development Site 1:*** *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the facades facing Coney Island Avenue and the facades facing Hinckley Place within 50 feet of Coney Island Avenue and the facades facing Beverley Road within 50 feet of Coney Island Avenue to maintain an interior noise level not greater than 45 dBA for residential uses as illustrated in the EAS. 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, air conditioning.*
>
> ***Projected Development Site 2:*** *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the facades facing Coney Island Avenue and the facades facing Beverley Road and the facades facing Hinckley Place within 50 feet of Coney Island Avenue and the facades facing East 8th Street within 50 feet of Beverly Road to maintain an interior noise level not greater than 45 dBA for residential uses as illustrated in the EAS. 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, air conditioning.*