CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

December 16, 2013

NEGATIVE DECLARATION

Project Identification
CEQR No. 14DCP038K
ULURP No. 140155ZMK
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Celeste Evans
(212) 720-3321

Name, Description and Location of Proposal:

1380 Rockaway Parkway Rezoning
The applicant, PFNY, LLC, is seeking a zoning map amendment to rezone an existing R5D/C1-3 district to an R5D/C2-3 district over four tax lots on Block 8165, Lot 48 (applicant owned), and portions of 147, 52 and 21(non-applicant owned lots) on Rockaway Parkway. The proposed action would facilitate a proposal by the applicant to convert a one-story, plus cellar, commercial building to a physical culture establishment totaling 15,920 gross square feet. The project site is bounded by Rockaway Parkway to the East, Glenwood Road to the South, East 95th Street to the West and Farragut Road to the North within the Canarsie neighborhood in Brooklyn, Community District 18.

Physical culture establishments (PCEs) are not permitted under the site's current C1-3 zoning district. PCEs are allowed in C2-3 districts by special permit, pursuant to ZR Section 73-36 from the Board of Standards and Appeals (the "BSA"). In anticipation of the applicant pursuing a special permit from the BSA, the project has undergone a coordinated review with that agency.

The rezoning area is located in an R5D/C1-3 district which is characterized by moderate density, multi-family housing, and the commercial overlay district accommodates retail and personal service shops, which are generally mapped along major avenues. The R5D/C1-3 district has a maximum allowable residential FAR of 2.0 and a community facility FAR of 2.0. The bulk regulations pertaining to the C2-3 overlay are the same as those for the C1-3 commercial overlay.

The area encompassing the proposed rezoning area includes the applicant owned lot (Lot 48) containing a vacant 8353 square foot 1-story plus cellar commercial building. Portions of non-applicant owned lots include: Lot 21, an irregularly shaped 723 sf lot containing a parking lot fronting East 96th Street; Lot 147, a 436 sf. vacant alleyway, and Lot 52, a 1,850 sf. parcel, which contains a 1-story plus cellar retail variety store.

Absent the proposed rezoning action, under the existing R5D/C1-3 zoning district, the applicant would retenant the existing vacant building located on lot 48 with a permitted Use Group 6 use such as a drug store, which formerly occupied the building. The proposed project is expected to be completed by 2015.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated December 12, 2013, prepared in connection with the ULURP Application (No. 140155ZMK). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The Canarsie Rezoning (CEQR # 09DCP052K) in 2009 applied an E-designation (E-230) to the applicant's site (Block 8165, Lot 48) for air quality. This project will comply with the existing requirements under the E-designation, therfore no air quality impacts will occur.

2. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Ingrid Young at (212) 720-3425.

Celeste Evans

Date: December 13, 2013

Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: December 16, 2013

Kenneth J. Knuckles, Esq., Vice Chairman
City Planning Commission