DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

January 17, 2013

Robert R. Kulikowski, Ph.D,, Director
New York City Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: 2713-2735 Knapp Street
CEQR No. 12DCP160K
ULURP No. M840631(B) ZMK
Brooklyn, Community District 15
Unlisted Action

Dear Dr. Kulikowski:

The above-referenced application involves a discretionary action subject to City Planning Commission (CPC) approval. The action is subject to review under City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the CPC, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, Metro Storage NY, LLC, is seeking cancelation of a Restrictive Declaration (D-100) recorded against and governing the future redevelopment of a waterfront property located at 2713-2735 Knapp Street, in the Sheepshead Bay neighborhood of Brooklyn Community District 15. The affected property, located at the southeast corner of Knapp Street and Voorhies Avenue, is approximately 200,000 square feet in size and includes areas which are underwater. The property is comprised of Block 8839, Lots 11, 14, 53 and p/o Lot 20; Block 8840, Lots 70, 77, 84 and p/o 90; and Block 8841, Lots 450, 535 and p/o 525.

The Restrictive Declaration was recorded against the property in 1984 in connection with the approval of a zoning map amendment to rezone the property from a C3 district to a C8-

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1 district (C 840631 ZMK) and a city map amendment (C 840632 MMK) to eliminate three existing streets on the property. These actions were intended to facilitate a proposal by MJM Distributors, Inc. to develop the property with a retail store and public promenade in conjunction with an existing marina along the waterfront of the property. This proposal was reviewed under CEQR No. 83-342K.

The Restrictive Declaration requires that redevelopment of the property be in accordance with a specific site plan for a commercial development consisting of a store, marina, and promenade. In addition, the Restrictive Declaration includes provisions concerning security; use restrictions limiting development to Use Groups 6A, 6C, and 10A; bulk restrictions limiting total zoning floor area on the upland portion of the subject property to 65,000 square feet; and environmental conditions regarding a traffic signal timing change and the installation of stop signs at the project's exits. The proposed cancellation of the Restrictive Declaration would allow the property to be redeveloped as-of-right pursuant to the underlying C8-1 district regulations, facilitating a proposal by the current applicant, Metro Storage NY, LLC, to construct a four-story approximately 99,670 zoning square foot (zsf) self-storage facility (Use Group 16), with 58 accessory parking spaces. The proposed project site includes only land above water on a zoning lot consisting of Block 8839, Lots 11, 14, 53 and the westerly one-half of demapped Plumb 1st Street adjoining said block; Block 8840, Lots 70, 84, p/o 77 and the easterly one-half of demapped Plumb 1st Street adjoining said block; and Block 8841, Lot 8900 (formerly a portion of demapped Plumb 2nd Street). The zoning lot area is approximately 99,670 sf. Publicly accessible waterfront access is not required for general services uses (i.e., Use Group 16) and is not part of the current proposal. The applicant expects to complete construction of the project in 2014.

While the proposed action would facilitate the development of the applicant's proposed self-storage facility, for purposes of the environmental review a reasonable worst-case development scenario (RWCDS) consisting of a 25,000 gross square foot (gsf) one-story retail facility with 84 accessory parking spaces and a 40-foot wide public esplanade is analyzed in the Environmental Assessment Statement. This RWCDS maximizes the usable retail square footage while satisfying the underlying C8-1 zoning regulations for parking, building height and setback. It is anticipated that the RWCDS project would be completed by 2014.

The project site is currently undeveloped, unpaved vacant land with chain link fencing running along the northern and western boundaries of the site. The marina that existed at the time of the 1984 approval appears to have closed in or around 1999. The project site also has frontage on the Shell Bank Creek to the south and east. Nearby uses include a service station, a vehicle rental lot, a yacht club, a convenience store, residential apartments, a private school campus and the Coney Island Wastewater Treatment Plant.

Absent the proposed action, the Restrictive Declaration would remain in place. It is not expected that the property would be redeveloped under the Restrictive Declaration, and it would therefore remain vacant.

An Environmental Assessment Statement is attached. If you have any questions regarding this application, please contact the project manager, Diane McCarthy, at (212) 720-3417.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: The Hon. Marty Markowitz,
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