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 EAS. The Applicant, St. Nicks Alliance, is seeking a Zoning Map Amendment to rezone Block 2922, Lots 1 and 3, and portions of (p/o) Lots 20 and 47 (the "Project Area") from R6B District to R7A District, R7A District to R7X District, and R7A/C2-4 District to R7X/C2-4 District; and a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area in East Williamsburg neighborhood of Brooklyn Community District 1 (the "Proposed Actions"). The Proposed Actions would facilitate the development of 167,786 gross-square-foot (gsf), 14-story, 145-foot tall, mixed-use commercial and residential development (the "Proposed Development"), which would comprise approximately 218 Affordable Independent Residences for Seniors (AIRS) units and 5,298 gsf of ground floor local retail space on the approximately 15,604 sf southern portion of the Project Area (the "Development Site", comprising Lot 1 in its entirety and approximately 10,804 sf of Lot 3). While the Proposed Development and the existing Jennings Hall would be two separate buildings as defined by ZR § 12-10("floor area") with separate mechanical and building system, the Proposed Development would serve as the third wing of the Jennings Hall complex, abutting and connecting at the ground level. Collectively the Proposed Development and existing facilities would contain 368 AIRS units. The proposed residential and commercial uses, would be consistent with the existing mixed-use character, complementing the existing one- and two-family homes, multi-unit walkup residential apartment buildings, and mixed-use residential and commercial buildings in the immediate vicinity of the rezoning area, and would support existing uses already present in the surrounding area. In addition, the proposed R7A, R7X and R7X/C2-4 Districts would be compatible with zoning in the surrounding area and would not introduce any new land uses. The proposed actions would allow greater density than what is permitted as of right but would maintain contextual zoning by capping maximum building heights and require broad street walls located near the street line. Furthermore, the Proposed Actions would further citywide goals of building new housing and increasing the availability of income-restricted housing units. As such, the Proposed Actions would not result in any significant adverse impacts to land use, zoning, and public policy and no further analysis is warranted.

Shadows: A detailed analysis of shadows is included in this EAS. The Proposed Actions would not result in significant adverse shadows impact on any sunlight sensitive resources. The analysis finds that the Proposed Development in the With-Action Scenario would cast incremental shadow on two community gardens which are sunlight-sensitive – Powers Street Garden and Olive Street Garden. The With-Action Scenario would cast incremental shadow on a portion of the Powers Street Garden for a total duration of approximately 1 hour and 12 minutes on the March 21/September 21 analysis day and 1 hour and 5 minutes on the December 21 analysis day. Given that the Powers Street Garden is currently covered in existing shadows from the adjacent buildings during the early morning and late afternoon hours, the marginal extent and relatively short duration of the incremental shadow on this analysis day, and the fact that at no point would the incremental shadow result in the complete loss of sunlight on the Powers Street Garden, the proposed actions would not result in a significant adverse shadows impact on the Powers Street Garden. Under the With-Action Scenario the Proposed Development would cast incremental shadows on the Olive Street Garden for a total duration of approximately 39 minutes on the December 21 analysis day. The incremental shadow would not adversely impact vegetation as it is outside the growing season. As such, the analysis finds that the Proposed Actions would not result in significant adverse shadows impacts on the Olive Street Garden.

Historic and Cultural Resources: A detailed analysis of historic and cultural resources is included in this EAS.
Architectural Resources: The State/National Register of Historic Places (S/NR)-listed and the New York City Landmarks Preservation Commission (LPC)-designated Williamsburg Houses is located within the 400-foot study area. The detailed analysis finds while the Proposed Actions facilitate an incremental height increase of approximately 70 feet, the newly introduced height would not eliminate, or screen public views of Williamsburg Houses as compared to the No-Action scenario, and development facilitated by the Proposed Actions would not introduce any incompatible visual, audible, or atmospheric elements to their setting.
Archaeological Resources: LPC identified the Block 2922, Lots 1 and 3 as archaeological sensitive and recommended an archaeological documentary study (Phase IA) be performed for Lots 1 and 3 on Block 2922. Phase I Archaeological Assessment determined that it is possible that an area of Lot 3 of the Project Area was equipped with a cistern and privy when it was first developed with a residence circa 1862 which was occupied by the family of Martin Kalbfleisch who served as the Mayor of Brooklyn. Phase 1A concluded that any archaeological features that might have been associated with the buildings on Lot 1 would have been destroyed in the construction of the former bank building still standing on the lot. Therefore, Lot 1 would not be sensitive to archaeological resources. The Phase 1A concluded that the portion of Lot 3 that has never been developed is potentially sensitive for archaeological remains of historic significance and further testing is required in the unbuilt portions of the lots. To ensure that the potential archaeological resources in the Project Area are not adversely impacted by construction related to the Proposed Development, the Applicant will enter a Restrictive Declaration, to be recorded against the Lot 3 in association with the Proposed Actions. The archaeological work will be overseen by LPC prior to any disturbance of the archaeological sensitive area. With the implementation of the Restrictive Declaration, the Proposed Actions would not result in any significant adverse impacts on archaeological resources.

Urban Design and Visual Resources: A detailed analysis of urban design and visual resources is included in this EAS. The Proposed Development is anticipated to enhance the pedestrian environment and enliven the streetscape with the introduction of new residents and the active ground floor retail uses which are expected to increase pedestrian activity along Grand Street, an existing mixed-use corridor. With a maximum building height of 145 feet and building square footage of 167,786 gsf, the height and bulk of the With-Action building would be taller than most surrounding developments; however, comparative massing diagrams demonstrate that the Proposed Actions would not be incompatible with the scale and character of development within the surrounding area which supports a mix of building types, scales and heights. Additionally, the Proposed Development would be constructed within an existing developed block, no view corridors would be blocked or partially obstructed. Public views of the two community gardens and Williamsburg Houses would not change in With -Action Scenario. Therefore, the analysis concludes that the Proposed Actions would not result in significant adverse impacts related to urban design or visual resources.

Project Name: Jennings Hall Expansion
CEQR # 23DCP133K
SEQRA Classification: Unlisted

Hazardous Materials and Noise: An (E) designation (E-729) related to hazardous materials 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, 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 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 Yuning Feng at +1 212-720-3426.

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TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 9/11/2023
SIGNATURE DRG	

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Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Blook 2922, Lots 1 and 3

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and noise an (E) designation (**E-729**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

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

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** 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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Noise

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

> ***Projected Development Site 1:*** *To maintain an acceptable interior noise level not greater than 45 dBA for residential and community facility uses, new future residential/community facility uses must provide a closed window condition with a minimum of 33 dBA window/wall attenuation on all façades facing Bushwick Avenue and all facades facing Grand Street and Powers Street within 50 feet of Bushwick Avenue and 31 dBA window/wall attenuation on all other facades facing Grand Street and all facades facing Olive Street within 50 feet of Grand Street. To maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but is not limited to, air conditioning.*