NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *Director*
Department of City Planning

Cropsey Partners LLC
c/o Richard Lobel
Sheldon Lobel, P.C.
18 E 41st St, 5th Fl.
New York, NY 10017

Re:	**2300 Cropsey Avenue**
CEQR No.	21DCP032K
ULURP No(s).	C200358ZMK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK11

Dear Richard Lobel,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 21DCP032K, 2300 Cropsey Avenue, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on December 13, 2021.

Sincerely,

Stephanie Shellooe, AICP, *Director*

December 13, 2021
Date

cc: Project File
Anita Laremont, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Eric Adams, Brooklyn Borough President
Brooklyn Community Board BK11

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

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 (CPC) assumed the role of lead agency for the environmental review of the proposed action. 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 action 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 action 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, Cropsey Partners LLC, seeks approval of a Zoning Map Amendment to rezone the affected area (Brooklyn Block 6471, Lots 109 and a portion of (p/o) Lot 13; Block 6928, p/o Lot 55) from R6 to R6/C2-4 (the "proposed action"), in the Gravesend neighborhood of Brooklyn, Community District 11. The proposed action would facilitate the development of the applicant-owned Projected Development Site 1 (Lot 109) at 2300 Cropsey Avenue with 35,247 gross square foot (gsf) of ground floor commercial use. Construction of a 23-story mixed-use residential and community facility building that conforms to and complies with the existing zoning is nearing completion on Projected Development Site 1, and will contain 329,522 gsf of floor area, including 219,755 gsf of residential floor area containing 154 dwelling units, and 109,767 gsf of community facility (ambulatory diagnostic) use. The proposed C2-4 commercial overlay would allow for the replacement of 35,247 gsf of community facility space on the ground floor with 35,247 gsf of commercial (supermarket) use. The proposed action would result in the development of locally serving commercial use to fulfill local retail needs. The site is located along a wide road that serves as a major thoroughfare, in an area that is well-served by public transit and accessible by major highways. The site is within the Coastal Zone Boundary, and the proposed action would be consistent with the policies set forth in the New York City Waterfront Revitalization Program (WRP). The proposed action would introduce a ground floor commercial use within an otherwise as-of-right mixed-use residential development and the proposed commercial use would be compatible with existing uses in the surrounding area. Therefore, the assessment concludes that no significant adverse impacts are anticipated for land use, zoning, and public policy, and no further analysis is warranted.

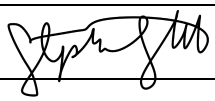
Transportation

A detailed analysis related to pedestrian and transit trips is included in this EAS. The projected pedestrian volumes for the proposed project would exceed the threshold of 200 pedestrians per hour at any sidewalk, crosswalk, or intersection corner per the 2020 CEQR Technical Manual. Accordingly, a detailed level of service analysis (LOS) was performed for pedestrian crosswalk queuing segments and sidewalk segments at two intersections --- Cropsey Avenue at Bay 34th Street, and Cropsey Avenue at 23rd Avenue. The detailed LOS assessment found that the proposed action would not have a significant adverse impact on pedestrians. Therefore, the proposed action would not result in significant adverse transportation impacts.

Air Quality

A detailed analysis related to air quality is included in this EAS. In accordance with 2020 CEQR Technical Manual guidance, a detailed assessment was performed for mobile sources because the proposed action would result in operable windows or air intakes within 200 feet of an atypical roadway, the Belt Parkway. The air pollutant dispersion analysis found that vehicular emissions from the Parkway would not have a significant adverse impact on the proposed project. The proposed project passed the stationary source screening analysis for its heating, ventilation, and air conditioning system. Therefore, based on the air quality screening and detailed analysis, the proposed action would not result in significant adverse impacts with respect to air quality.

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 at +1 212-720-3419.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Stephanie Shellooe, AICP	DATE December 10, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Anita Laremont	DATE December 13, 2021
SIGNATURE 	