NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Neil Weisbard
Pryor Cashman LLP
7 Times Square
New York, NY 10036

Re:	**606 Neptune Avenue**
CEQR No.	20DCP115K
ULURP No(s).	210033ZMK, M210034LDK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK13

Dear Neil Weisbard,

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. 20DCP115K, 606 Neptune 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 November 30, 2020.

Sincerely,

Olga Abinader, *Director*

12/1/2020
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Eric L. Adams, Brooklyn Borough President
Brooklyn Community Board BK13

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 proposed actions include a zoning map amendment from C1-2 to C2-4 affecting Brooklyn Block 2720 Lot 25 and a portion of Lot 4; and a minor modification to a restrictive declaration. The existing building on the Project Site (Lot 25) is occupied by a commercial fast-food restaurant, and accessory drive-through which are the subject of previous approvals. The development on the site is inconsistent with the prior approvals. Collectively, the Proposed Actions would legalize the existing accessory drive-through facility at the Project Site. The zoning change from a C1-2 overlay district to a C2-4 overlay district would allow for the existing drive-through facility to be an as-of-right use. The proposed minor modification would tie the Project Site to the approved site plan. Since the actions would not facilitate a new use, a change in zoning, or an effect on public policy no significant adverse impacts would result from the proposed actions.

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 Laura Kenny at +1 212-720-3419.

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Olga Abinader	DATE 11/25/2020
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Marisa Lago	DATE 11/30/2020
SIGNATURE	