DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification
CEQR No. 12DCP160K
ULURP No. M840631(B) ZMK
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin, AICP
(212) 720-3423

Name, Description and Location of Proposal

2713-2735 Knapp Street

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 C8-1 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 was analyzed in the Environmental Assessment Statement (EAS). 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.

To avoid any potential impacts associated with hazardous materials an (E) designation (E-297) would be incorporated into the proposed zoning for 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 text for the hazardous materials (E) designation is as follows:

> **Task 1**
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> **The fee owner(s) of the lot(s) restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to the NYC Office of Environmental Remediation (OER) for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.**
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> **No sampling program may begin until written approval of a work plan and sampling protocol is received from OER. The number and location of sample sites**

should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by OER upon request.

Task 2

A written report with findings and a summary of the data must be presented to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided 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 necessary according to test results, a proposed remediation plan must be submitted to OER for review and approval. The fee owner(s) of the lot(s) restricted by this (E) designation must perform such remediation as determined necessary by OER. After completing the remediation, the fee owner(s) of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to OER for review and approval prior to implementation.

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 January 17, 2013, prepared in connection with the ULURP Application (M840631(B) ZMK). 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 (E) designation for hazardous materials would ensure that the proposed actions would not result in significant adverse impacts due to hazardous materials.
2. No 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 Diane McCarthy at (212) 720-3417.

Robert Dobruskin

Date: January 18, 2013

Robert Dobruskin, AICP
Director, Environmental Assessment & Review Division
Department of City Planning

Date: January 22, 2013

Amanda M. Burden, FAICP
Chair, City Planning Commission