NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

300 Huntington Street LLC
c/o Goldman Harris, LLC
Attn: Zach Longmore
155 3rd Street
Brooklyn, NY, 11231

| | |
|---|---|
| **Re:** | **300 Huntington Street** |
| CEQR No. | 20DCP080K |
| ULURP No(s). | 210049ZMK, N210051ZAK, N210050ZCK, N210056LDK |
| SEQRA Classification: | Unlisted |
| Brooklyn Community District: | BK06 |

Dear Zach Longmore,

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. 20DCP080K, 300 Huntington Street, 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 16, 2020.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

November 18, 2020
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Eric Adams, Brooklyn Borough President
Brooklyn Community Board BK06

## 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, 300 Huntington LLC, seeks a Zoning Map Amendment to rezone the Project Area from an M2-1 to an M2-3 district and several zoning authorizations related to design and planting requirements to facilitate the development of a 6-story building, which would include office space, ground-level retail space, and a contractor shop and yard. The proposed project is located at 300 Huntington Street (Block 477, Lot 8) in the Gowanus neighborhood of Brooklyn Community District 6. The proposed project is also seeking a zoning certification in connection with its proposed approximately 7,548-square-foot shore public walkway along the portion of the building fronting the Gowanus Canal. The analysis concludes that the proposed actions would not introduce a new land use, nor affect the existing mixed-use character of the area, nor affect public policy, which represent the thresholds of impact significance in the 2014 CEQR Technical Manual. Therefore, no significant adverse impacts related to Land Use, Zoning, and Public Policy would result from the proposed actions.

**Shadows**

A shadows analysis was prepared for the EAS. According to the 2014 CEQR Technical Manual, an adverse shadow impact is considered to occur when the shadow from a proposed project falls upon a publicly accessible open space, a historic landscape, or other resource if the features that make the resource significant depend on sunlight, or if the shadow falls on an important natural feature and adversely affects its uses or threatens the survival of important vegetation. Shadows projected as a result of the proposed project could be cast on one sunlight- sensitive resource, St. Mary's Park. In addition, shadow increments on the Gowanus Canal were considered. Shadows cast on St. Mary's Park would be limited to the morning on the December analysis day and would not result in significant adverse impacts to the resource. Shadows cast on the Gowanus Canal would be long in duration during the May 6 and June 21 analysis days but would cover relatively small areas of the canal and would not pose a threat to potential aquatic habitats within the canal. Therefore, the Proposed Actions would not result in any significant shadows impacts.

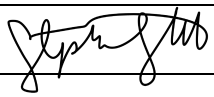
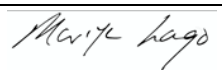
**Transportation**

The proposed project would generate traffic volumes exceeding transportation screening thresholds and, as a result, a detailed traffic analysis was performed at the intersection of Smith Street and Huntington Street. The assessment of potential significant traffic impacts of a proposed project is based on significant impact criteria defined in the *2014 CEQR Technical Manual*; No-Action Level of Service A, B, or C conditions that deteriorate to unacceptable Level of Service D, E, or F in the future With-Action condition are considered a significant traffic impact. The intersection would operate at overall acceptable Level of Service A and traffic improvements would not be needed. No accessory parking would be provided on-site for the retail and office uses. An off-street parking survey was conducted within the vicinity of the project area, and determined that the project-generated parking demand of 69 spaces could be accommodated by four nearby off-street parking facilities. The screening thresholds would be exceeded for pedestrians and, as a result, a detailed pedestrian analysis was performed at three pedestrian sidewalk elements during the weekday AM, midday, PM, and Saturday midday peak hours. Pedestrian improvements were not required for these elements; all pedestrian elements would operate at acceptable levels of service. The screening thresholds would not be exceeded for transit and additional analyses were not required. Therefore, the proposed project would not result in significant adverse transportation impacts.

**Hazardous Materials, Air Quality, and Noise**

An (E) designation (E-563) related to hazardous materials, air quality, 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, air quality, and noise analyses concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials, air quality 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 Katherine Glass at kglass@planning.nyc.gov.*

| TITLE | LEAD AGENCY |
|---|---|
| Deputy Director, Environmental Assessment and Review Division | Department of City Planning on behalf of the City Planning Commission<br>120 Broadway, 31st Fl. New York, NY 10271 \| 212.720.3328 |
| NAME<br>Stephanie Shellooe | DATE<br>November 13, 2020 |
| SIGNATURE  | |
| TITLE<br>Chair, City Planning Commission | |
| NAME<br>Marisa Lago | DATE<br>November 16, 2020 |
| SIGNATURE  | |

**Project Name: 300 Huntington Street**
**CEQR # 20DCP080K**
**SEQRA Classification: Unlisted**

Determination of Significance Appendix: (E) Designation

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 | Block 477, Lot 8 |

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality or noise, an (E) designation (**E-563**) 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** | **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.*

*Air Quality*

The (E) designation requirements applicable to **Projected Development Site 1** for air quality would apply as follows:

*In the event that the Gowanus Neighborhood Rezoning is approved, any new commercial development on the proposed property must ensure that the HVAC stack(s) is located no less than 22 feet from the lot line facing Huntington Street to avoid any significant adverse air quality impacts.*

*Noise*

The (E) designation requirements applicable to **Projected Development Site 1** for noise would apply as follows:

*In order to ensure an acceptable interior noise environment, future commercial office uses must provide a closed-window condition with a minimum of 26 dBA window/wall attenuation on all facades in order to maintain an interior noise level not greater than 50 dBA for commercial office uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.*