



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

**NEGATIVE DECLARATION**

November 3, 2003

**Project Identification**

CEQR No. 03DCP040K  
ULURP No. 030289 ZMK  
SEQRA Classification: Unlisted

**Lead Agency**

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

**Name, Description and Location of Proposal:**

99 Gold Street Rezoning

The applicant, 99 Gold Street Associates, is seeking an amendment to the Zoning Map to change an M1-2 zoning district to an R6A district on a property located at 99 Gold Street (Block 56, Lot 3), on the southeast corner of the intersection of Gold Street and Front Street, within the Vinegar Hill section of Brooklyn Community District 2. The site is contiguous to an existing R6A district.

99 Gold Street is developed with a five story, 87,500 square foot building which was formerly occupied by a plastic novelty manufacturing facility. The building is currently used as a warehouse and has a 16-space accessory parking lot on the site.

The proposed rezoning would facilitate a proposal by the applicant to convert the warehouse building to residential use. The conversion would create approximately 70 market rate apartments consisting of a mixture of studio, one-, two- and three-bedroom units. Also, an additional 2 parking spaces would be provided on the existing parking lot for a total of 18 accessory parking spaces for the building's residents. The anticipated completion date of the proposed residential conversion is in 2004.

To avoid any potential impacts associated with noise, as part of the proposed rezoning, an (E) designation for noise will be placed on Block 56, Lot 3. The text of the (E) designation for noise is as follows:

**In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 30 dB(A) window/wall attenuation on all façades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation would also have to be provided. Alternate means of ventilation would include, but would not be limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.**

Amanda M. Burden, AICP, Chair  
22 Reade Street, New York, N.Y. 10007-1216  
(212) 720-3200 FAX (212) 720-3219  
nyc.gov/planning

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The (E) designation will ensure that the proposed action would not result in significant adverse impacts due to noise.

**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning has completed its technical review of the Environmental Assessment Statement dated October 29, 2003, prepared in connection with ULURP No. 030289 ZMK. On behalf of the City Planning Commission, the Environmental Assessment and Review Division 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 noise would ensure that no significant adverse impacts due to noise would result from the proposed action.
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 Brad Kieves at (212) 720-3417.

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

Date: 10/31/03

A.M. Burden  
Amanda M. Burden, A.I.C.P., Chair  
City Planning Commission

Date: 11/3/03