



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIR

**NEGATIVE DECLARATION**

September 26, 2005

**Project Identification**  
CEQR No. 06DCP026K  
ULURP No. 060129 ZMK  
SEQRA Classification: Type I

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

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

**Homecrest Rezoning**

The New York City Department of City Planning (DCP) proposes zoning map changes for all or portions of an approximately 70 block area within the Homecrest neighborhood of Brooklyn's Community District 15. The area proposed for rezoning is a predominantly residential area bounded by Coney Island Avenue on the west, Kings Highway on the north, Ocean Avenue on the east and Avenue S on the south. In addition, the area includes both sides of Ocean Avenue between Kings Highway and Voorhies Avenue.

The amendments to the Zoning Map are as follows:

- a change from an R6 district to an R4-1 district;
- a change from an R6 district to an R5B district;
- a change from an R6 district to an R7A district;
- a change from a C4-2 district to a C4-4 district;
- a change from a C8-2 district to an R7A/C2-3 district; and
- a change from a C1-3 commercial district to a C2-3 commercial district in a two block area on Coney Island Avenue south of Kings Highway and to the south side of Avenue P, with a reduction in depth from 150 feet to 100 feet in the commercial area.

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

The proposed rezoning would limit the height of new developments in the predominantly low-rise blocks within the study area to three stories to maintain the low-rise character; limit the height of new development to eight stories after a setback at six stories consistent with the existing character along Ocean Avenue and Kings Highway, where there is an existing six-story apartment house character; along two blocks of Coney Island Avenue to the north and south of Kings Highway, allow apartment house construction where new residential construction is not currently permitted and limit the height of new development to eight stories, after a setback at six stories, consistent with the existing character; and limit community facility and mixed residential / community / commercial facility buildings to 4.0 FAR. The proposed rezoning would protect the relatively low-rise character of the neighborhood from out-of-scale development.

Without the proposed action, there could be no dwelling units built on the four projected development sites. With the proposed rezoning, there could be 117 dwelling units in the four projected development sites, for a total 771,368 square feet of new space; of that 23,474 square feet would be commercial space. The proposed action is projected to result in approximately 117 additional dwelling units on the four projected development sites.

To avoid the potential for hazardous materials impacts, the proposed zoning map amendment includes (E) designations for hazardous materials on the following properties:

|                    |  |
|--------------------|--|
| <b>Block 6774,</b> | <b>Lots 1, 57, 59, 72, 78, 80</b>              |
| <b>Block 6794,</b> | <b>Lots 64, 74</b>                             |
| <b>Block 7353,</b> | <b>Lot 69</b>                                  |
| <b>Block 7381,</b> | <b>Lots 1, 15</b>                              |
| <b>Block 7404,</b> | <b>Lots 28, 30, 31, 32, 33, 34, 35, 36, 44</b> |
| <b>Block 7421,</b> | <b>Lot 37</b>                                  |
| <b>Block 7464,</b> | <b>Lot 16</b>                                  |

The (E) designation would require that the fee owner of such a site conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the Department of Environmental Protection (DEP) before the issuance of a building permit by the Department of Buildings (DOB) (pursuant to Section 11-15 of the Zoning Resolution - Environmental Requirement). The (E) designation also includes a mandatory construction-related health and safety plan which must also be approved by the DEP.

To avoid the potential for air quality impacts associated with boiler emissions, the proposed zoning map amendment includes (E) designations on the following properties:

|                    |   |
|--------------------|---|
| <b>Block 6774,</b> | <b>Lots 1, 72, 78 and 80</b>  |
| <b>Block 6782,</b> | <b>Lots 27, 28, 30, 32, 57, 58, 59, 60, 62, 63, 64, 65, 66 and 67</b> |
| <b>Block 6803,</b> | <b>Lots 70, 71, 72, 73, 74, 75, 77, 79, 83, 84, 86, and 87</b>        |

**Block 7404, Lots 28, 30, 31, 32, 33, 34, 35, 36 and 44**

Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for space heating and hot water (HVAC) systems.

To avoid the potential for significant adverse impacts related to noise, the proposed action includes (E) designations on the following properties:

**Block 6774, Lots 1, 57, 59, 72, 78, and 80 and  
Block 6794, Lots 64, and 74**

In order to ensure an acceptable interior noise environment, future residential uses on the above referenced properties must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation on all facades 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.

With the implementation of the above (E) designations, no significant adverse impacts related to hazardous materials, air quality or noise would occur.

**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 September 23, 2005, prepared in connection with the ULURP Application (060129 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 no significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

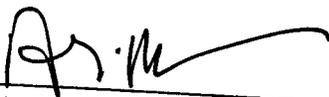
This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Gwen Sheinfeld of the Department of City Planning at (212) 720-3419.



James P. Merani, R.A., Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: 9/23/05



Amanda M. Burden, AICP, Chair  
City Planning Commission

Date: 9/26/05