E-7A

NEW YORK

CITY ENVIRONMENTAL QUALITY REVIEW

MIRA LEDMAN, Director, OEI
Department of Environmental Protection
Municipal Building, 1 Centre Street, Room 2436
New York, N.Y. 10007 / (212) 669-8930

JOSEPH W. KETAS, Director, CEQR
Department of City Planning
Two Lafayette Street, Room 2400
New York, N.Y. 10007 / (212) 566-0777

November 19, 1985

Mr. Jose Moreno
Department of City Planning
16 Court Street
Brooklyn, New York 11241

Re: CEQR No. 85-271-K
Declaration E-7A
ULURP No. 850811ZMK
Bedford Avenue-North 3rd Street URA
Brooklyn

Dear Mr. Moreno:

In accordance with City Environmental Quality Review Procedures, the above project has undergone an environmental review. As you know, the review found that the project would have no significant effect on the quality of the environment upon modification.

Enclosed is the Conditional Negative Declaration for CEQR No. 85-271-K by which a rezoning is proposed for Block 2359 (Lots 20, 21, 22, 23, 24, 28, 29, 30 and 31), Block 2365 (all lots), Block 2380 (all lots), Block 2392 (Lots 6, 7, 8, 13, 14, 15, 18, 20, 22, 23, 25 and 29) from M1-1 and C8-2 to R6 with a C2-3 overlay on Grand Street, in Brooklyn, including the conditions under which there will be no significant impact and the corresponding zoning maps with an E-7 designation indicating the requirements placed on future developments in the area. Copies of the declaration are being distributed to the appropriate persons as indicated below.

Sincerely,

Joseph W. Ketas

Joseph W. Ketas

Gerry Kelpin

Gerry Kelpin, Acting Director, OEI

LO:lm

cc: Hon. Howard Golden
Wilbur L. Woods
Henry Williams
Luis Ortiz
David Dinkins
John Kulpa
Herbert Sturz
Sam Voyages
Robert Bennin
Barbara Rinaldi
Karen Votava
Phil Hess
Mark Simon
Jeff Sommer
Betty Frick
Jack Huston
Patricia Prothro
Marcy Anhouse
Harold Nudelman
Gerald A. Esposito
Vincent V. Abate

NEW YORK

CITY ENVIRONMENTAL QUALITY REVIEW

MIRA LEDMAN, Director, OEI
Department of Environmental Protection
Municipal Building, 1 Centre Street, Room 2436
New York, N.Y. 10007 / (212) 669-8930

JOSEPH W. KETAS, Director, CEQR
Department of City Planning
Two Lafayette Street, Room 2400
New York, N.Y. 10007 / (212)-566-0777

CONDITIONAL NEGATIVE DECLARATION

Proposal No. CEQR No. 85-271-K
ULURP No. 850811ZMK
Date Sent: November 19, 1985

Declaration E-7

Name, Description and Location of Proposal:
Bedford Avenue - North 3rd Street URA: Proposed rezoning of block 2359 (lots 20, 21, 22, 23, 24, 28, 29, 30 and 31), block 2365 (all lots), block 2380 (all lots) and block 2392 (lots 6, 7, 8, 13, 14, 15, 18, 20, 22, 23, 25 and 29) from M1-1 and C8-2 to R6 with a C2-3 overlay on Grand Street in Brooklyn.

STATEMENT OF NO SIGNIFICANT EFFECT UPON MODIFICATION

The Departments of City Planning and Environmental Protection as CEQR Lead Agencies have determined that the proposed action will have no significant effect on the quality of the human environment once modified in the following areas:

1. The rezoning of this area must be qualified to include provisions for sound attenuation in all residential structures established subsequent to this zoning action. Construction of new residences or conversion of existing structures to residential use must comply with the following:

   a) For residences to be located on Metropolitan Avenue between Bedford Avenue and Berry Street, a minimum of 30 dB(A) window/wall attenuation must be provided so that with windows closed the internal noise level does not exceed 45 dB(A).

   b) For the remainder of the residential sites a minimum of 25 dB(A) window wall attenuation must be provided so that with windows closed the internal noise level does not exceed 45 dB(A).

   c) For all sites an alternate means of ventilation is required. Alternative means of ventilation includes but is not limited to the following:

      i) provision for central air conditioning;
      ii) provision for air conditioner sleeves containing air conditioners or HUD approved fans.

SUPPORTING STATEMENTS:

The above determination is based on an environmental assessment which finds that:

1. Condition No. 1 is based on the recommendations of a noise assessment report prepared by the Division of Noise Abatement (DNA). The noise assessment is derived from a review of the DNA field inspection report in conjunction with other source material. In accordance with CEPO/CEQR Guidelines, sound measurements at the site place the site in the "Marginally Unacceptable" category, making the above condition necessary in order to achieve an acceptable indoor sound environment. The requirements mentioned above will be indicated by an E-7 designation on the appropriate zoning maps within the Zoning Resolution.