



# CITY ENVIRONMENTAL QUALITY REVIEW

E-17

**GAIL BENJAMIN, Director, OEI**  
Department of Environmental Protection  
Municipal Building, 1 Centre Street, Room 2420  
New York, NY 10007, (212) 669-8110

**MARK LONDON, Director, ERD**  
Department of City Planning  
22 Reade Street, Room 4E  
New York, NY 10007-1216, (212) 720-3420

November 9, 1988

Mr. Irving Minkin  
Stroock, Stroock and Lavan  
7 Hanover Square  
New York, NY 10004-2594

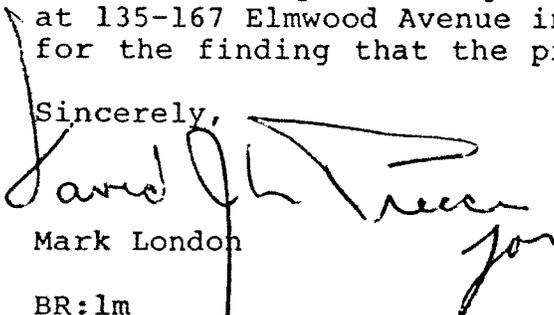
Re: CEQR No. 88-117K  
ULURP No. 880406ZMK  
BSA No. Pending  
The Elmwood Project  
Brooklyn

Dear Mr. Minkin:

Under City Environmental Quality Review, the lead agencies are required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the Departments of City Planning and Environmental Protection, as CEQR co-lead agencies, have determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 88-117K, the proposed rezoning of a portion of an irregularly shaped lot from M1-1 and R3-1 to R5 zoning in order to construct 4 two-family and 5 three-family dwellings with 19 accessory parking spaces located at 135-167 Elmwood Avenue in Brooklyn, including supporting statements for the finding that the project will not have a significant effect.

Sincerely,

  
Mark London

Gail Benjamin

BR:lm

- |                    |                   |                  |                  |
|--------------------|-------------------|------------------|------------------|
| cc: Sylvia Deutsch | Jonathan Lindsey  | Bonnie Buch      | Wilbur Woods     |
| Gail Benjamin      | Rosalind Silver   | Doug Brooks      | Eric Kober       |
| Lance Michaels     | Beverley Richards | Ismail Khan      | Jeff Sommer      |
| Harold Nudelman    | Judy Wattstein    | Howard Golden    | Ed Wagner        |
| John DiMartino     | Edward Rappaport  | Michael Levine   | Priscilla Celano |
| Roger Bennett      | Diana Elrod       | Stuart Beckerman |                  |



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## NEGATIVE DECLARATION

Proposal No. 88-117K

Date Sent: November 9, 1988

ULURP No. 880406ZMR, BSA No. Pending

Name, Description and Location of Proposal:

Proposed rezoning of a portion of an irregularly shaped lot from M1-1 and R3-1 to R5 zoning in order to construct 4 two-family and 5 three-family dwellings with 19 accessory parking spaces located at 135-167 Elmwood Avenue in Brooklyn, (Block 6499, Lot 58).

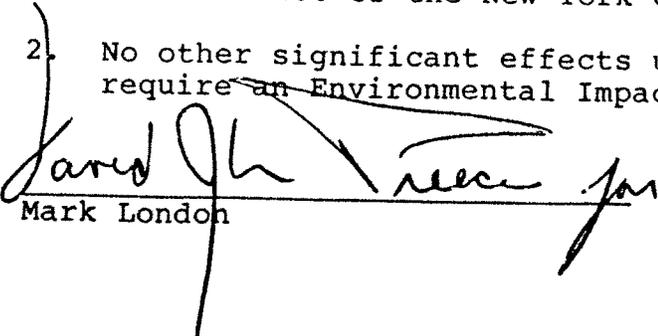
## STATEMENT OF SIGNIFICANT EFFECT:

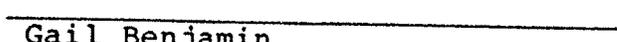
The Departments of City Planning and Environmental protection as CEQR Lead Agencies have determined that the proposed action will have no significant effect on the quality of the human environment.

## SUPPORTING STATEMENT:

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

1. DEP's Division of Noise Assessment has determined that an "E" Zoning Designation is required for the proposed project area in order to avoid significant adverse environmental impacts to the residential portions of any proposed development. This determination is based on field observations in conjunction with other source materials which found the site in the "Marginally Unacceptable" category. Accordingly, in order to achieve an acceptable indoor noise environment, a closed window environment with 35 dB(A) window wall attenuation is required and therefore, provisions for alternate means of ventilation conforming to Sub-Article 1206 of the New York City Building Code.
2. No other significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.

  
Mark London

  
Gail Benjamin