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The City of New York

CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 11th Floor
Elmhurst, NY 11373-5107
(718) 595-4409

DEPARTMENT OF CITY PLANNING
22 Reade Street, Room 4-E
New York, NY 10007-1216
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DEC 14 1992

Mr. Charles Pumilia
NYC Department of Housing Preservation
and Development
100 Gold Street
New York, New York 10038

Re: CEQR No. 88-270K
ULURP Nos. 910170 HUK
910171 HDK
910237 MMK
910238 ZMK

Nehemiah Homes/Brownsville I Fifth Amended Urban Renewal
Plan
Brooklyn

Dear Mr. Pumilia:

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 Environmental Protection and City Planning, as CEQR co-lead agencies, have determined that the proposed action will not have a significant effect on the environment.

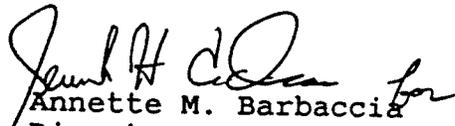
Enclosed is the Revised Negative Declaration for CEQR No. 88-270K, the proposed fifth amendment to the Brownsville I Urban Renewal Plan. This proposal will facilitate the construction of 32 two-story, single-family, attached Nehemiah Homes on Site 20A (Block 3605, Lots 1 and 29) in the Brownsville I Urban Renewal Area. This Revised Negative Declaration includes a supporting



Mr. Charles Pumilia
Nehemiah Homes/Brownsville I Fifth Amended Urban Renewal Plan

statement for the finding that the proposed action will not have a significant effect on the environment. This Declaration supersedes the Negative Declaration issued on April 18, 1991 which was later rescinded.

Sincerely,


Annette M. Barbaccia
Director
Environmental Assessment
and Review Division
Department of City Planning


Joseph W. Ketas
Assistant Commissioner
Department of
Environmental Protection

c: Richard Schaffer
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REVISED NEGATIVE DECLARATION

CEQR No. 88-270K
ULURP No. 910170 HUK
 910171 HDK
 910237 MMK
 910238 ZMK

Date Sent: DEC 14 1992

Name, Description and Location of Proposal:

NAME.. Nehemiah Homes/Brownsville I Fifth Amended Urban Renewal Plan.

DESCRIPTION. The proposed Fifth Amendment to the Brownsville I Urban Renewal Plan will facilitate the construction of 32 two-story, single-family, attached Nehemiah Homes on Site 20A in the Brownsville I Urban Renewal Area.

The proposed action will modify the terms and conditions of the Conditional Negative Declaration (CND) issued April 11, 1983 for CEQR No. 83-010K, which required that Site 20A (Block 3605, Lots 1 and 29) be retained as open space. The proposed action will accommodate the loss of Site 20A as open space by mapping two sites as Parkland and providing for the designation of two sites as open space under the Urban Renewal Plan. In addition, p/o Site 125A in the Marcus Garvey Urban Renewal Area will be retained as open space. The NYC Department of Parks and Recreation will maintain in perpetuity the existing Nehemiah Park proposed to be mapped as Parkland.

The proposed action includes the provision for an "E" designation on the zoning map. The "E" requires the following:



Any development on Block 3605, Lots 1 and 29 must provide a minimum of 30dB(A) window/wall attenuation for a distance of 39 feet from the southern terminus of Block 3605, Lot 10, and 25dB(A) window/wall attenuation for the remainder of Block 3605, Lots 1 and 29, so that with the windows closed, the internal noise level is acceptable. To achieve this closed window condition, an alternate means of ventilation is therefore required. Alternate means of ventilation include, but are not limited to, the following:

- 1) Provisions for central air conditioning;
- 2) Provisions for air conditioner sleeves containing air conditioners or HUD-approved fans.

The following discretionary actions, generally affecting the Brownsville I Urban Renewal Area, are proposed in conjunction with the above referenced proposal:

- 1) A Brownsville I Urban Renewal Plan Amendment:
 - Changing the land use designation of Block 3605, Lots 1 and 29 (Site 20A) from Playground and/or Park to Residential;
 - Creating a newly configured Site 28 from former Sites 16C and 28;
 - Changing the land use designation of Block 3617, Lot 13 (Site 27) from Industrial to Playground and/or Park, which allows for open space use;
 - Changing the land use designation of Block 3617, Lots 25, 29, 33, 36 and 40 (Site 28) from Industrial to Playground and/or Park, which allows for open space use;
 - Revising Exhibit B-1 wherein the tax lots comprising Sites 17 and 17A have been corrected; and
 - Modifying the Land Use Plan to illustrate the various land use and map changes.
- 2) The Disposition of City-owned land on Block 3605, Lots 1 and 29 (Site 20A) for the construction of 32 single-family homes.

- 3) A City Map Change incorporating:
- The demapping of 2.49 acres of mapped Parkland on Block 3605, Lots 1 and 29 (Site 20A).
 - The mapping of Osborn Street between Newport Street and Riverdale Avenue, with a sidewalk acquisition/easement of 8 feet wide by 187 feet long on the southeast corner at Riverdale Avenue (Block 3605, p/o Lot 10);
 - The mapping of Watkins Street, a cul-de-sac running north off of Newport Street;
 - The mapping of Parkland on Block 3593, Lot 1 (Nehemiah Park - p/o Site 17); and
 - The mapping of Parkland on Block 3743, Lots 18, 19, 35 and 36 (Site 121 in the Brownsville II Urban Renewal Area).
- 4) A Zoning Map Amendment changing Block 3605, Lots 1 and 29 (Site 20A) from mapped Parkland to R6.

LOCATION. The fifth amendment to the Brownsville I Urban Renewal Plan will affect the following Block(s) and Lot(s):

- 1) Block 3605, Lots 1 and 29;
- 2) Block 3605, p/o Lot 10;
- 3) Block 3617, Lots 13, 25, 29, 33, 36 and 40; and
- 4) Block 3593, Lot 1.

Actions related to the Fifth Amended Brownsville I Urban Renewal Plan will affect the following Block (s) and Lot(s):

- 1) Block 3743, Lots 18, 19, 35 and 36, a mapping action (in Brownsville II Urban Renewal Area).
- 2) Block 3566, Lot 6, to be retained as open space (in the Marcus Garvey Urban Renewal Area).

The project sites are located in the Brownsville section of Brooklyn in Community Board #16.

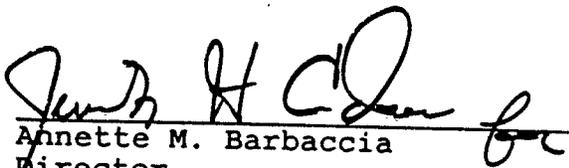
STATEMENT OF NO SIGNIFICANT EFFECT:

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 environment.

SUPPORTING STATEMENT:

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

- 1) The project, as proposed, with an "E" designation on the zoning map, would ensure acceptable interior noise levels.
- 2) No other significant effects on the environment which would require an environmental impact statement are foreseeable.


Annette M. Barbaccia
Director
Environmental Assessment and
Review Division
Department of City Planning


Joseph W. Ketas
Assistant Commissioner
Department of
Environmental Protection