



E-71

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
ENVIRONMENTAL ASSESSMENT AND REVIEW

Joseph B. Rose, *Director*
Department of City Planning

April 13, 1995

Mr. Mitchell Korbey
Director, Brooklyn Borough Office
New York City Department of City Planning
16 Court Street
Brooklyn, New York 11241

RE: CEQR No. 95DCP049K
Proposed Southeastern Brooklyn Rezoning

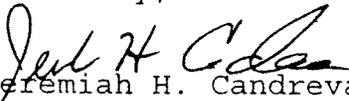
Dear Mr. Korbey:

Under City Environmental Quality Review, it is required that if the lead agency determines that a proposed action may have a significant effect on the environment, it shall issue a Positive Declaration and request the applicant to prepare a Draft Environmental Impact Statement.

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, found the above action to fall within this category. Accordingly, enclosed is the Positive Declaration for DCP CEQR No. 95DCP049K and the reasons for its issuance.

If you have any questions regarding the attached Positive Declaration, please contact Peter Valiente (212) 720-3689.

Sincerely,


Jeremiah H. Candreva, *Director*
Environmental Assessment and Review Division
Department of City Planning

c: Phil Sperling
Michael Weil
Joseph Hayman
Peter Valiente
Susan Wong
Pat Bussey
Lance Michaels

Jeremiah H. Candreva, *Director*
Robert Dobruskin, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495





DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

Joseph B. Rose, *Director*
Department of City Planning

POSITIVE DECLARATION

DCP CEQR No. 95DCP049K
SEQRA No. P2610000-00075
ULURP No. Pending

Date: April 13, 1995

Name, Description and Location of Proposal: Southeastern Brooklyn Rezoning.

The application involves the following actions: the rezoning of the property in the Project Area from M1-1, M2-1 and M3-1 to R5, R3-2, C2-2, C3, and C8-1; and the establishment of a Waterfront Access Plan in the part of the Project Area to be rezoned to R5. The area to be rezoned is divided into five (5) sub-sections (A, B, C, D, E).

Proposed Zoning Changes

Section A: Section A is proposed to be rezoned from M1-1 to C3. Section A is bounded by Strickland Avenue, the Pierhead and Bulkhead Line of Mill Basin, and by a line extending north from Strickland Avenue at East 56th Drive to the Pierhead and Bulkhead Line. Section A contains tax lots 1000, 1017, 1022, 1025 and 1028, in Block 8470.

Section B: Section B is proposed to be rezoned from M3-1 to R5. Section B is bounded by Strickland Avenue, the Pierhead and Bulkhead Line of Mill Basin, a line extending northwest from Strickland Avenue at East 56th Drive to the Pierhead and Bulkhead Line, and by a line extending northwest from Strickland Avenue at East 60th Place to the Pierhead and Bulkhead Line. Section B contains tax lots 1051, 1052, 1054, 1059, 1060, 1064, 1070, 1076, 1080, and 1085, in Block 8470.

Section C: Section C is proposed to be rezoned from M3-1 and M2-1 to R5, with a C2-2 district within the R5 district along Strickland Avenue from E 60th Place to Mill Avenue. Section C is bounded by Strickland Avenue, Mill Avenue, the Pierhead and Bulkhead Line of Mill Basin, a line extending northwest from Strickland Avenue at East 60th Place to the Pierhead and Bulkhead Line, and a line extending west from Mill Avenue, approximately 60 feet north of Strickland Avenue, to the Pierhead and Bulkhead Line. Section C contains tax lots 1090, 1091, 1100, 1110, and 1120, in Block 8470. Section C, together with Section D, contains part of a private street, indicated "R.O.W." (Right-of-Way) on the Tax Map, which extends west from Mill Avenue approximately 60 feet north of Strickland Avenue.

Jeremiah H. Candreva, *Director*

Robert Dobruskin, *Deputy Director*

22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420

FAX (212) 720-3495



Positive Declaration

CEQR No. 95DCP049K

Page 2

Section D: Section D is proposed to be rezoned from M3-1 and M2-1 to R5. Section D is bounded by Mill Avenue, the Pierhead and Bulkhead Line of Mill Basin, a line extending west from Mill Avenue approximately 60 feet north of Strickland Avenue to the Pierhead and Bulkhead Line, and a line extending from Mill Avenue 150 feet south of Avenue U to the Pierhead and Bulkhead line of Mill Basin. Section D contains tax lots 1095, 1096, 1140, 1150, and 1165, in Block 8470. Section D, together with Section C, contains part of a private street, indicated "R.O.W." (Right-of-Way) on the Tax Map, which extends west from Mill Avenue approximately 60 feet north of Strickland Avenue.

Section E and Kings Plaza: Section E within Block 8470, and Kings Plaza, are proposed to be rezoned from M3-1 to C8-1. The part of Section E lying in Block 8463 on the east side of Mill Avenue is proposed to be rezoned from M3-1 to C2-2 within an R3-2 district. Section E is bounded by Flatbush Avenue, Avenue U, the center line of Block 8463 east of Mill Avenue, a line extending east from Mill Avenue 200 feet south of Avenue U to the center line of Block 8463, a line extending west from Mill Avenue 150 feet south of Avenue U to the Pierhead and Bulkhead Line, and the Pierhead and Bulkhead Line of Mill Basin. Section E contains tax lots 1, 114, 130, 143, 1175, 1190, 1200 and 1206 within Block 8470 and lot 1, part of lot 73 and lot 76 in Block 8463. Kings Plaza consists of lots 50 and 55 in Block 8470, bounded by Flatbush Avenue, Avenue U, the Pierhead and bulkhead Line of Mill Basin, and lots 1 and 114 within Section E.

STATEMENT OF SIGNIFICANT EFFECT:

On behalf of the City Planning Commission, the Environmental Assessment and Review Division, has determined, pursuant to 6 NYCRR, Part 617.11, that the proposed action may have a significant effect on the quality of the human environment as detailed in the following environmental impact(s):

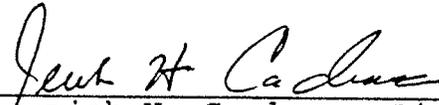
1. The action, as proposed, may result in significant adverse traffic impacts at locations within the study area.
2. The action, as proposed, may result in significant hazardous material impacts due to soil contamination.

SUPPORTING STATEMENT:

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

1. The proposed action would generate a substantial number of vehicle trips throughout the traffic study area resulting in potentially significant adverse traffic impacts.
2. There is a history of hazardous material storage and usage, both petroleum and non-petroleum, on several lots in the area to be rezoned.

The CEQR lead agency hereby requests that the applicant prepare or have prepared at his option, a Draft Targeted Environmental Impact Statement in accordance with 6 NYCRR, 617.10(c).



Jeremiah H. Candreva, Director
Environmental Assessment & Review Division
Department of City Planning

Joseph B. Rose
City Planning Commission
Michael D. Zagata
Charles Lockrow
Howard Golden
Carl Kruger
Dorothy Turano
John Ferguson
Naim Rasheed
Joseph Ketas
Larry Parnes
Annette Barbaccia
Jeremiah H. Candreva
Pat Bussey
Melanie Meyers

Andrew S. Lynn
Lance Michaels
Ed Helenius
William Bernstein
Mitchell Korbey
Michael Weil
Joseph Hayman
Wilbur Woods
Gina Santucci
Daniel Pagano
Eric Kober
Phil Sperling
Peter Valiente
Susan Wong
Gail Benjamin