E-84

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

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

August 18, 1997

David Walentas
Two Trees Development Corporation
111 West 57th Street, Suite 1000
New York, New York 10019

RE: CEQR NO.: 97DCP071K
ULURP NO.: 970753ZMK
Project Name: Main Street Rezoning

Dear Mr. Walentas:

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 97DCP071M, a proposed zoning map amendment that would rezone the two blocks bounded by Plymouth Street, Water Street, Main Street and Adams Street (Blocks 27 and 28) from M1-2 to C6-2A in the Fulton Landing area of Brooklyn, Community District 2. The proposed rezoning would facilitate a proposal by the Two Trees Development Corporation to convert a vacant 16 story office building (the Clocktower Building) to mixed residential and commercial uses. Under this proposal, the Clocktower Building would be developed with approximately 146 dwelling units and 14,100 square feet of ground floor commercial space.

The proposed zoning map amendment includes (E) designations for noise (window/wall attenuation) on Block 27, Lot 1 (eastern and western halves have different attenuation), and Block 28, Lots 23 and 26; and for air quality on Block 27, Lot 1.

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

This declaration includes the supporting statement for the finding that the project will not have a significant effect on the quality of the environment.

Sincerely,

Robert Dobruskin

Robert Dobruskin
Director
Environmental Assessment & Review Division
Department of City Planning

c: Annette M. Barbaccia
Ruth Messinger
Gail Benjamin
Melanie Meyers
John Cahill
Mitchell Korbey
Purnima Kapur
Glen Price
Eric Kober
Lawrence Parnes
Lance Michaels
Karen Johnson
Susan Wong
Pat Bussey
Phil Sperling
ENB
George Danskin
Brooklyn Community Board 2 Chairperson
Brooklyn Community Board 2 District Manager

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

CEQR NO.: 97DCP071K
ULURP NO.: 970753ZMK

DATE: August 18, 1997

Name, Description and Location of Proposal:
Main Street Rezoning, a proposed zoning map amendment that would rezone the two blocks bounded by Plymouth Street, Water Street, Main Street and Adams Street (Blocks 27 and 28) from M1-2 to C6-2A in the Fulton Landing area of Brooklyn, Community District 2. The proposed rezoning would facilitate a proposal by the Two Trees Development Corporation to convert a vacant 16 story office building (the Clocktower Building) to mixed residential and commercial uses. Under this proposal, the Clocktower Building would be developed with approximately 146 dwelling units and 14,100 square feet of ground floor commercial space.

The proposed zoning map amendment includes (E) designations for noise (window/wall attenuation) on Block 27, Lot 1 (eastern and western halves have different attenuation), and Block 28, Lots 23 and 26; and for air quality on Block 27, Lot 1.

The text for the "E" designation for noise on the western half of Block 27, Lot 1 would be as follows:

> **In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation 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 must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.**

The text for the "E" designation for noise on the eastern half of Block 27, Lot 1 would be as follows:

Joseph B. Rose, *Chairman* (212) 720-3200
22 Reade Street, New York, N.Y. 10007-1216
FAX (212) 720-3219

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 40 dB(A) window/wall attenuation 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 must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

The text for the "E" designation for noise on Block 28, Lots 23 and 26 would be as follows:

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 45 dB(A) window/wall attenuation 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 must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

The text for the "E" designation for air quality on Block 27, Lot 1 would be as follows:

In order to avoid a significant adverse impact on air quality, future development at 22-24 Washington Street must utilize either No. 2 fuel oil or natural gas for space heating and hot water needs.

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. 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 other significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.

Robert Dobruskin

Date: 8-15-97

Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

Joseph Rose

Date: 8/18/97

Joseph B. Rose, Chairman
City Planning Commission

The CEQR lead agency has prepared the Negative Declaration 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 Karen Johnson at 212-720-3417.

Project Identification
CEQR NO.: 97DCP071K
ULURP NO.: 970753ZMK
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street, Rm 1W
New York, New York 10007