

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

MEMORANDUM

To: Mitchell Korbey
From: Robert Dobruskin RD
Re: CEQR No. 98DCP021K
ULURP No. 980131ZMK
Cypress Hills Rezoning - Negative Declaration

DATE: November 3, 1997

Under City Environmental Quality Review (CEQR), the lead agency is required to determine whether the proposed action may, or will not, have a significant effect on the environment. In accordance with this requirement, 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. 98DCP021K.

The Department of City Planning as co-applicant with the Cypress Hills Community Coalition is proposing a zoning map amendment from M1-1 to R4, R4/C2-4 and R5 for portions of eight (8) blocks in Cypress Hills, Brooklyn. Included in the proposed action are "E" designations for noise.

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

- | | | |
|--------------------------------|-------------------|-------------------------|
| c: City Planning Commissioners | Gail Benjamin | ENB |
| Hon. Howard Golden | Annette Barbaccia | Mitchell Korbey |
| Lance Michaels | Larry Parnes | Melanie Meyers |
| Wilbur Woods | Eric Kober | CB 5 - District Manager |
| John Cahill | Michael Weil | CB 5 - Chairperson |
| James Heineman | Richard Jacobs | Danny Coleman |
| Susan Wong | Pat Bussey | Phil Sperling |
| Mary Kriss | Esther Ginsburg | |



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

November 3, 1997

Project Identification

CEQR No.: 98DCP021K
ULURP No.: 980131ZMK
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, N. Y. 10007

Name, Description and Location of Proposal:

The Department of City Planning as co-applicant with the Cypress Hills Community Coalition is proposing a zoning map amendment from M1-1 to R4, R4/C2-4 and R5 for portions of eight (8) blocks in Cypress Hills, Brooklyn (see attached list of Blocks and Lots to be rezoned). Included in the proposed action are "E" designations for noise.

"E" Designations for Noise

To avoid any potential impacts associated with noise, as part of the proposed action, the following "E" designations for noise will be placed on Block 4108, Lot 1, 2, 3, 4, 24; and Block 4109, Lot 91.

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 30 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.

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 pursuant to the City's Environmental Quality Review (CEQR) process and 6 NYCRR 617. The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

SUPPORTING STATEMENTS:

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

1. No other significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.

The CEQR lead agency has prepared the Negative Declaration in accordance with Article 8 of the Environmental Conservation Law 6 NYCRR Part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Richard Jacobs at (718) 643-7535.

Robert Dobruskin

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

Date: 10-30-97

Joseph B. Rose
Joseph B. Rose, Chairman
City Planning Commission

Date: 11-3-97

ATTACHMENT: List of Blocks and Lots to be Rezoned:

BLOCK	LOTS TO BE REZONED
4102	p/o 12,13,14,17,18,19,27,33,35,36
4103	p/o 16,17,18,20,22,26,33,34,35,36,37,38.
4104	p/o 21,22,23,24,34,42,44
4105	25,26,27, p/o 28,32,61
4106	p/o 53,54,154,55,56,58,59,60,61,62,63,163
4108	1,3,24 p/o 2,4,14,26
4109	91