



City Environmental Quality Review ENVIRONMENTAL ASSESSMENT STATEMENT SHORT FORM • FOR UNLISTED ACTIONS ONLY
Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

1. Does Action Exceed Any Type I Threshold In 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?

Yes No

If yes, **STOP**, and **complete the FULL EAS**

2. **Project Name** 158 Dikeman Street; Map Change

3. **Reference Numbers**

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)
12DCP026K

BSA REFERENCE NUMBER (If Applicable)

ULURP REFERENCE NUMBER (If Applicable)
ULURP #120093MMK

OTHER REFERENCE NUMBER(S) (If Applicable)
(e.g. Legislative Intro, CAPA, etc)

4a. **Lead Agency Information**

NAME OF LEAD AGENCY
Department of City Planning

4b. **Applicant Information**

NAME OF APPLICANT
Dikeman Realty Corp.

NAME OF LEAD AGENCY CONTACT PERSON
Robert Dobruskin

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Anthony G. Mango, Esq.

ADDRESS 22 Reade Street

ADDRESS Mango & Iacoviello, LLP; 14 Penn Plaza, Suite 1919

CITY New York STATE NY ZIP 10007

CITY New York STATE NY ZIP 10122

TELEPHONE 212-720-3423 FAX 212-720-3219

TELEPHONE 212-695-5454 FAX 212-695-0797

EMAIL ADDRESS rdobrus@planning.nyc.gov

EMAIL ADDRESS amango@mandilaw.com

5. **Project Description:**

See attached description.

6a. **Project Location: Single Site** (for a project at a single site, complete all the information below)

ADDRESS 158 Dikeman Street

NEIGHBORHOOD NAME Red Hook

TAX BLOCK AND LOT Block 574; Lot 34

BOROUGH Brooklyn

COMMUNITY DISTRICT 6

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
Southwesterly side of Dikeman Street, between Conover and Ferris Streets

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: M2-1

ZONING SECTIONAL MAP NO: 16a

6b. **Project Location: Multiple Sites** (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)

7. **REQUIRED ACTIONS OR APPROVALS** (check all that apply)

City Planning Commission: YES NO

Board of Standards and Appeals: YES NO

- CITY MAP AMENDMENT
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT
- UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
- CONCESSION
- UDAAP
- REVOCABLE CONSENT
- ZONING CERTIFICATION
- ZONING AUTHORIZATION
- HOUSING PLAN & PROJECT
- SITE SELECTION — PUBLIC FACILITY
- FRANCHISE
- DISPOSITION — REAL PROPERTY

- SPECIAL PERMIT
- EXPIRATION DATE MONTH DAY YEAR
- VARIANCE (USE)
- VARIANCE (BULK)

ZONING SPECIAL PERMIT, SPECIFY TYPE:

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

- MODIFICATION OF
- RENEWAL OF
- OTHER

Department of Environmental Protection: YES NO IF YES, IDENTIFY:

Other City Approvals: YES NO

LEGISLATION RULEMAKING
 FUNDING OF CONSTRUCTION; SPECIFY: CONSTRUCTION OF PUBLIC FACILITIES
 POLICY OR PLAN; SPECIFY: FUNDING OF PROGRAMS; SPECIFY:
 LANDMARKS PRESERVATION COMMISSION APPROVAL (*not subject to CEQR*) PERMITS; SPECIFY:
 384(b)(4) APPROVAL OTHER; EXPLAIN
 PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) (*not subject to CEQR*)

State or Federal Actions/Approvals/Funding: YES NO IF "YES," IDENTIFY:

8. Site Description: *Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls.*

GRAPHICS *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5 x 11 inches for submission*

Site location map Zoning map Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map
 Sanborn or other land use map Tax map For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING (*both developed and undeveloped areas*)

Total directly affected area (sq. ft.): 17.84	Type of Waterbody and surface area (sq. ft.): n/a	Roads, building and other paved surfaces (sq. ft.) n/a
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Other, describe (sq. ft.): n/a

9. Physical Dimensions and Scale of Project (*if the project affects multiple sites, provide the total development below facilitated by the action*)

Size of project to be developed: 17.84 (gross sq. ft.)

Does the proposed project involve changes in zoning on one or more sites? YES NO

If 'Yes,' identify the total square feet owned or controlled by the applicant: _____ Total square feet of non-applicant owned development: _____

Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES NO

If 'Yes,' indicate the estimated area and volume dimensions of subsurface disturbance (if known):

Area: _____ sq. ft. (width x length) Volume: _____ cubic feet (width x length x depth)

DESCRIPTION OF PROPOSED USES (*please complete the following information as appropriate*)

	Residential	Commercial	Community Facility	Industrial/Manufacturing
Size (in gross sq. ft.)				
Type (e.g. retail, office, school)	units			

Does the proposed project increase the population of residents and/or on-site workers? YES NO Number of additional residents? _____ Number of additional workers? _____

Provide a brief explanation of how these numbers were determined: _____

Does the project create new open space? YES NO if Yes _____ (sq. ft)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: _____ (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: _____ (annual BTUs)

Has a No-Action scenario been defined for this project that differs from the existing condition? YES NO If 'Yes,' see Chapter 2, "Establishing the Analysis Framework" and describe briefly: _____

10. Analysis Year CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2014

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: n/a

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES NO IF MULTIPLE PHASES, HOW MANY PHASES:

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

11. What is the Predominant Land Use in Vicinity of Project? (Check all that apply)

RESIDENTIAL MANUFACTURING COMMERCIAL PARK/FOREST/OPEN SPACE OTHER, Describe:

PART II: TECHNICAL ANALYSES

INSTRUCTIONS: The questions in the following table refer to the thresholds for each analysis area in the respective chapter of the CEQR Technical Manual.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the 'NO' box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the 'YES' box.
- Often, a 'Yes' answer will result in a preliminary analysis to determine whether further analysis is needed. For each 'Yes' response, consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether detailed analysis is needed. Please note that a 'Yes' answer does not mean that an EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant either to provide additional information to support this Short EAS Form or complete a Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response. In addition, if a large number of the questions are marked 'Yes,' the lead agency may determine that it is appropriate to require completion of the Full EAS Form.

	YES	NO
1. LAND USE, ZONING AND PUBLIC POLICY: <u>CEQR Technical Manual Chapter 4</u>		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.	✓	
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If "Yes", complete the <u>Consistency Assessment Form</u> .		✓
2. SOCIOECONOMIC CONDITIONS: <u>CEQR Technical Manual Chapter 5</u>		
(a) Would the proposed project:		
• Generate a net increase of 200 or more residential units?		✓
• Generate a net increase of 200,000 or more square feet of commercial space?		✓
• Directly displace more than 500 residents?		✓
• Directly displace more than 100 employees?		✓
• Affect conditions in a specific industry?		✓
3. COMMUNITY FACILITIES: <u>CEQR Technical Manual Chapter 6</u>		
(a) Does the proposed project exceed any of the thresholds outlined in <u>Table 6-1 of Chapter 6</u> ?		✓
4. OPEN SPACE: <u>CEQR Technical Manual Chapter 7</u>		
(a) Would the proposed project change or eliminate existing open space?		✓
(b) Is the proposed project within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 50 or more additional residents? If "Yes," would the proposed project generate 125 or more additional employees?		✓
(c) Is the proposed project in a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 300 or more additional residents? If "Yes," would the proposed project generate 750 or more additional employees?		✓
(d) If the proposed project is not located in an underserved or well-served area, would the proposed project generate: 200 or more additional residents? 500 additional employees?		✓ ✓

	YES	NO
5. SHADOWS: <i>CEQR Technical Manual Chapter 8</i>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		✓
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
6. HISTORIC AND CULTURAL RESOURCES: <i>CEQR Technical Manual Chapter 9</i>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District?		✓
If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		✓
7. URBAN DESIGN: <i>CEQR Technical Manual Chapter 10</i>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?		✓
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
8. NATURAL RESOURCES: <i>CEQR Technical Manual Chapter 11</i>		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		✓
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in section 100 of Chapter 11? If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		✓
9. HAZARDOUS MATERIALS: <i>CEQR Technical Manual Chapter 12</i>		
(a) Would the project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Would the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		✓
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?		✓
(e) Would the project result in development where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		✓
(f) Would the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Would the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify:		✓
10. INFRASTRUCTURE: <i>CEQR Technical Manual Chapter 13</i>		
(a) Would the proposed project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a <u>separately sewer area</u> and result in the same or greater development than that listed in <u>Table 13-1 of Chapter 13</u> ?		✓
(d) Would the project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the <u>Jamaica Bay Watershed</u> or in certain <u>specific drainage areas</u> including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		✓
(f) Is the project located in an area that is partially sewer or currently unsewered?		✓
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
11. SOLID WASTE AND SANITATION SERVICES: <i>CEQR Technical Manual Chapter 14</i>		
(a) Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		✓
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓

	YES	NO
12. ENERGY: <u>CEQR Technical Manual Chapter 15</u>		
(a) Would the proposed project affect the transmission or generation of energy?		✓
13. TRANSPORTATION: <u>CEQR Technical Manual Chapter 16</u>		
(a) Would the proposed project exceed any threshold identified in <u>Table 16-1 of Chapter 16</u> ?		✓
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16, "Transportation," for information.		
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		
14. AIR QUALITY: <u>CEQR Technical Manual Chapter 17</u>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in <u>Section 210 of Chapter 17</u> ?		✓
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in <u>Section 220 of Chapter 17</u> ? If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, <u>Stationary Source Screen Graph</u> ? (attach graph as needed)		✓
(c) Does the proposed project involve multiple buildings on the project site?		✓
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
15. GREENHOUSE GAS EMISSIONS: <u>CEQR Technical Manual Chapter 18</u>		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in <u>Chapter 18</u> ?		✓
16. NOISE: <u>CEQR Technical Manual Chapter 19</u>		
(a) Would the proposed project generate or reroute vehicular traffic?		✓
(b) Would the proposed project introduce new or additional receptors (see <u>Section 124 of Chapter 19</u>) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?		✓
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		✓
(d) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
17. PUBLIC HEALTH: <u>CEQR Technical Manual Chapter 20</u>		
(a) Would the proposed project warrant a public health assessment based upon the guidance in <u>Chapter 20</u> ?		✓
18. NEIGHBORHOOD CHARACTER: <u>CEQR Technical Manual Chapter 21</u>		
(a) Based upon the analyses conducted for the following technical areas, check yes if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Shadows, Transportation, Noise If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance of in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		✓

		YES	NO
19.	CONSTRUCTION IMPACTS: <i>CEQR Technical Manual Chapter 22</i> Would the project's construction activities involve (check all that apply):		
	• Construction activities lasting longer than two years;		✓
	• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
	• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);		✓
	• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		✓
	• The operation of several pieces of diesel equipment in a single location at peak construction;		✓
	• Closure of community facilities or disruption in its service;		✓
	• Activities within 400 feet of a historic or cultural resource; or		✓
	• Disturbance of a site containing natural resources.		✓
<p>If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.</p>			

20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the
 Attorney _____ of Dikeman Realty Corp.

APPLICANT/SPONSOR

NAME THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: APPLICANT/REPRESENTATIVE OF LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

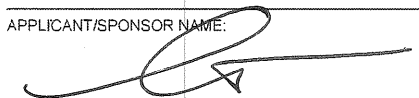
Anthony G. Mango, Esq.

APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:

DATE:



March 26, 2014

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

PART III: DETERMINATION OF SIGNIFICANCE (To Be Completed By Lead Agency)

INSTRUCTIONS:

In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY §6-06 (Executive Order 91 of 1977, as amended) which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant effect on the environment. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potential Significant Adverse Impact	
	YES	NO
Land Use, Zoning, and Public Policy		✓
Socioeconomic Conditions		✓
Community Facilities and Services		✓
Open Space		✓
Shadows		✓
Historic and Cultural Resources		✓
Urban Design/Visual Resources		✓
Natural Resources		✓
Hazardous Materials		✓
Water and Sewer Infrastructure		✓
Solid Waste and Sanitation Services		✓
Energy		✓
Transportation		✓
Air Quality		✓
Greenhouse Gas Emissions		✓
Noise		✓
Public Health		✓
Neighborhood Character		✓
Construction Impacts		✓

2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.

3. LEAD AGENCY CERTIFICATION

Deputy Director, Environmental Review Division

TITLE

Celeste Evans

NAME

Department of City Planning

LEAD AGENCY

Celeste Evans

SIGNATURE

Check this box if the lead agency has identified one or more potentially significant adverse impacts that **MAY** occur.

Issue **Conditional Negative Declaration**

A **Conditional Negative Declaration (CND)** may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements in 6 NYCRR 617.

Issue **Positive Declaration** and proceed to a draft scope of work for the Environmental Impact Statement.

If the lead agency has determined that the project may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency issues a **Positive Declaration**.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the [] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the [] has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE

LEAD AGENCY

NAME

SIGNATURE

ATTACHMENT A

PROJECT DESCRIPTION

The Applicant, Dikeman Realty Corp., (Block 574, Lot 34) is proposing a change to the City Map involving the elimination, discontinuance and closing of a portion of Dikeman Street between Ferris Street and Conover Street, in the Red Hook area of Brooklyn, Community District 6, in order to acquire from the City that portion of the street which is encroached upon by the applicant's adjacent building. Prior to filing the proposed ULURP demapping action, the Applicant filed an application with the New York City Board of Standards and Appeals. Subsequently, the BSA referred the Applicant to the New York City Department of Transportation for resolution of the issue. The DOT then referred the Applicant to the City Planning Commission with instructions to file a ULURP application for demapping.

The subject portion of Dikeman Street is City-owned, mapped to a width of 60 feet, and is open to one-way northwesterly-bound traffic. Dikeman Street is a lightly-traveled local street, with little to no foot traffic due to the lack of development and the generally industrial nature of the area. The applicant's property, Lot 34 in Block 574, located to the northeast of the subject street, is occupied by a one- and two-story commercial warehouse building used to house the applicant's HVAC contractor business, Weather Champions, Inc. Prior to the applicant's ownership of the premises, the approximately 25-foot wide building was constructed such that its front portion encroaches onto the street right-of-way by approximately 1 foot at its southerly corner, and 0.5 feet at its westerly corner. Because of this encroachment, a certificate of occupancy cannot be issued for the building. This application would facilitate the issuance of a certificate of occupancy by allowing the applicant to acquire this small portion of streetbed, thereby nullifying the encroachment. The total area of street to be eliminated and acquired by applicant and added to its existing lot is 17.84 square feet.

The site is located within an M2-1 zoning district. Neighboring zoning districts include an M3-1 on the southwesterly side of Dikeman Street, and an R5 on the southeasterly side of Conover Street. The site is surrounded by warehouses and vacant land to the southwest, and manufacturing, commercial, residential, and surface parking uses to the southeast, northeast and northwest. A few blocks due north of the site is the Red Hook Container Terminal.

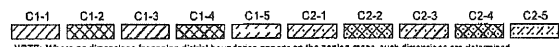
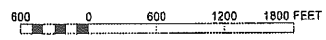
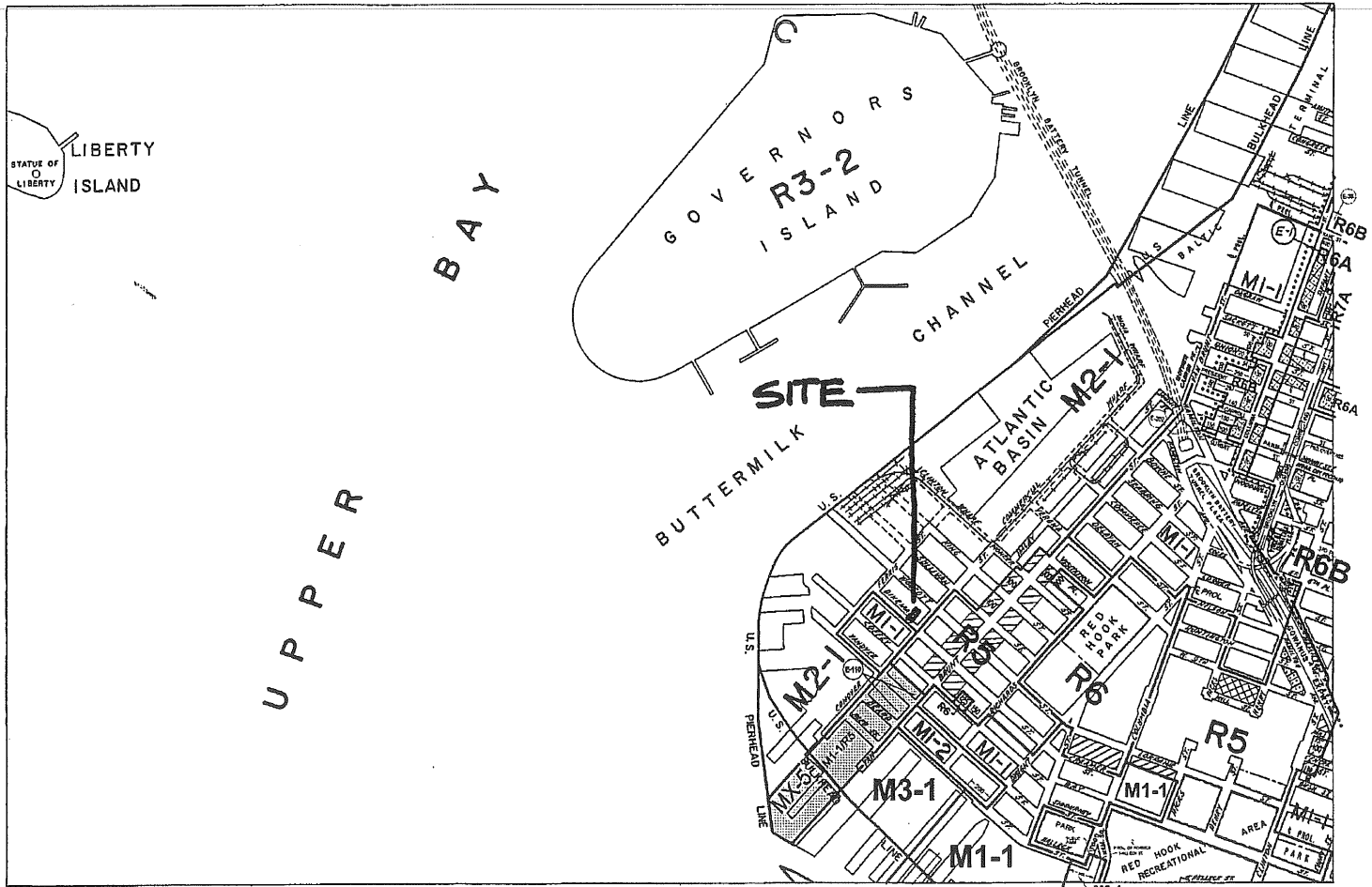
The net effect of this application would result in no change to the existing conditions of the applicant's property; the practical effect would allow the owner of the property to legalize the use in the building and obtain a certificate of occupancy. Absent the proposed demapping action, the use would not be legalized.

ATTACHMENT B

PRELIMINARY ASSESSMENT

The proposed project would not result in a significant adverse impact related to Land Use, Zoning and Public Policy. The project site is located within an M2-1 zoning district. Neighboring zoning districts include an M3-1 on the southwesterly side of Dikeman Street, and an R5 on the southeasterly side of Conover Street. The site is surrounded by warehouses and vacant land to the southwest, and manufacturing, commercial, residential and surface parking uses. The Applicant is the owner of the project area, Block 574, Lot 34, located to the northeast of the subject street, which is occupied by a one and two-story commercial warehouse building used to house the applicant's HVAC contractor business.

Under the Reasonable Worst Case Development Scenario, the proposed City Map Amendment would not change the existing conditions of the subject property, but will legalize the existing encroachment on the building's street right-of-way. In the No Action scenario the use would not be legalized. The proposed project would not have any adverse impact on Land Use, Zoning and Public Policy and a detailed assessment is not necessary.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
 10-28-2009 C 090462 ZMK

SPECIAL PURPOSE DISTRICT
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

- D - RESTRICTIVE DECLARATION
- E - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

MAP KEY

	12b	12d
	16a	16c
	16b	16d

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 16a

2007 Certified Sanborn Map



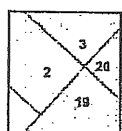
The certified Sanborn Map is a reproduction of the original Sanborn Map. The original Sanborn Map is a copyrighted work of the Sanborn Map Company. The original Sanborn Map is a copyrighted work of the Sanborn Map Company. The original Sanborn Map is a copyrighted work of the Sanborn Map Company.

Certification # 5004-4-F02-888B

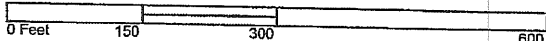
Site Name: 159 Diamond Street
 Address: 159 Diamond Street
 City, St., ZIP: Brooklyn NY 11231
 Client: ICA Associates of NY
 ESR Number: 2774784-1
 Order Date: 6/20/2010 10:04:51 PM
 Coordinates: 4084-4782-00007
 Geographic: 2007



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 1, Sheet 2
- Volume 1, Sheet 3
- Volume 1, Sheet 19
- Volume 1, Sheet 20



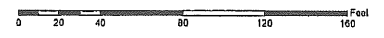
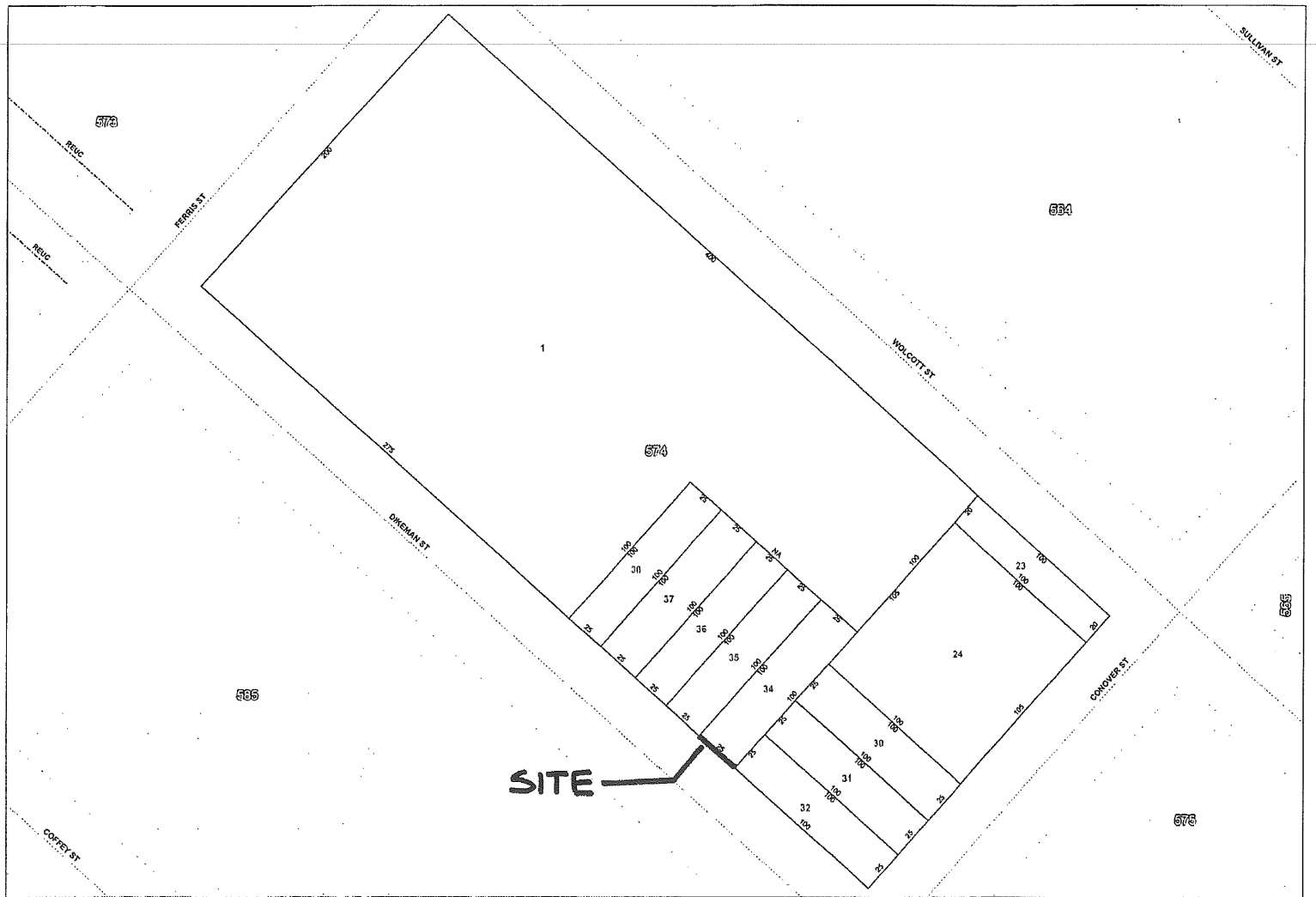


NYC Digital Tax Map

Effective Date : 12-08-2008 19:56:01
End Date : Current
Brooklyn Block: 574

Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon





NYC Digital Tax Map

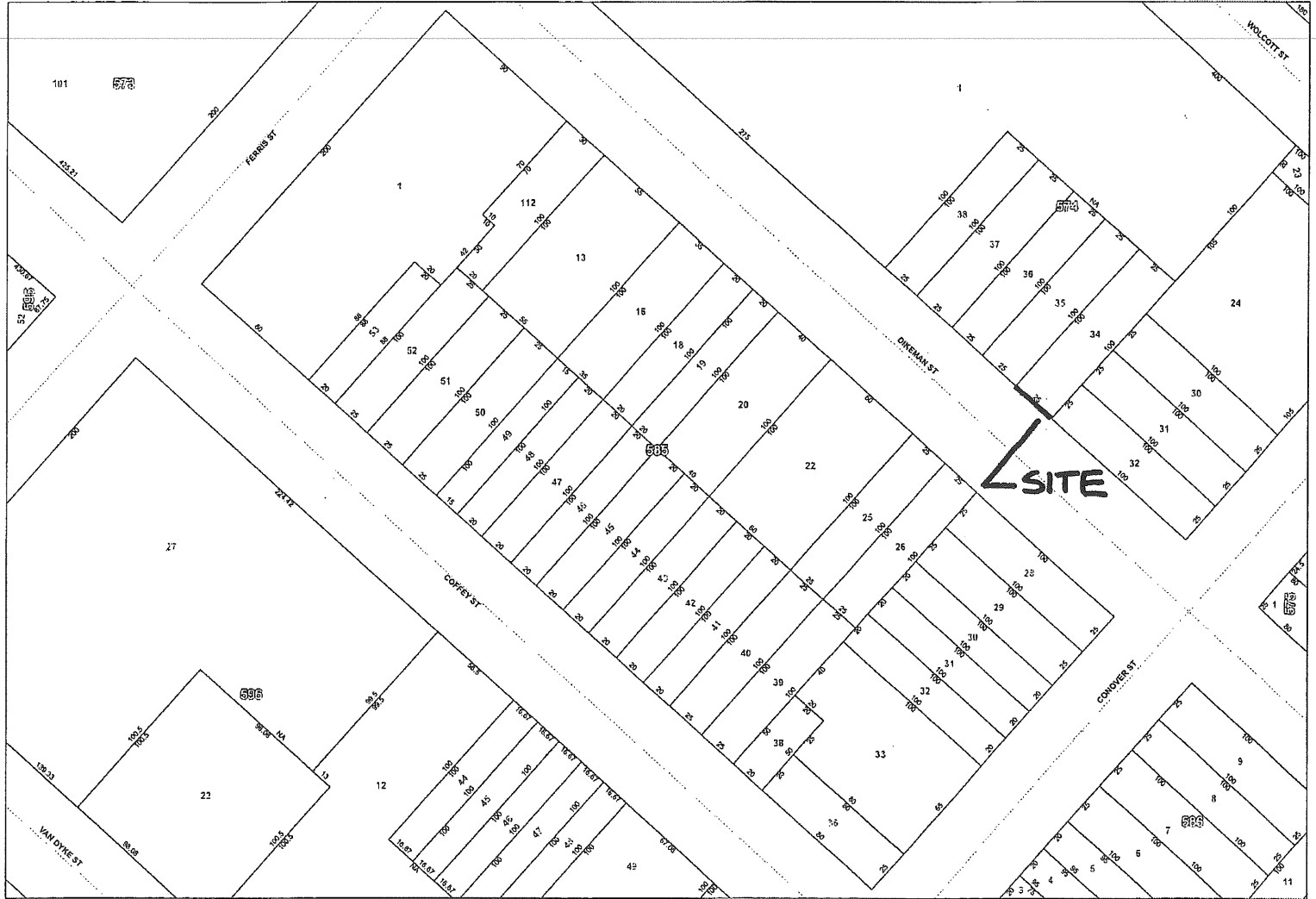
Effective Date : 07-21-2008 11:30:16

End Date : Current

Brooklyn Block:585

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



APPLICANTS INFORMATION

NAME: PAUL & MARY LAVIS
 ADDRESS: 158 DIKEMAN STREET,
 BROOKLYN, NY 11231
 TEL: 718-522-0300
 CELL: 917-843-9870

LEGEND

- Indicates street line heretofore established and hereby retained.
 - Indicates street line hereby established.
 - Indicates street line heretofore established and hereby eliminated.
 - Indicates roadway and sidewalk treatment hereby established or heretofore established and hereby retained.
 - Indicates extension lines shown for tie-in dimensions.
 - 574 Indicates block number heretofore established and hereby retained.
 - 200.00 Indicates dimension heretofore established and hereby retained.
 - 224.02 Indicates dimension hereby established.
 - 600.00 Indicates dimension heretofore established and hereby eliminated.
 - 90°-02'-25" Indicates angles heretofore established and hereby retained.
 - 91°-10'-37" Indicates angles hereby established.
 - 150 Indicates elevation heretofore established and hereby retained.
 - 250' Indicates tie-in distance heretofore established and hereby retained.
 - 15 Indicates roadway and sidewalk treatment heretofore established and hereby retained.
 - 15J Indicates roadway and sidewalk treatment hereby established.
 - 15+ Indicates roadway and sidewalk treatment heretofore established and hereby eliminated.
- Elevations apply to top of curb unless otherwise noted.
 Elevations refer to highway datum which is 2.58 feet above the N.C.S. datum at Sandy Hook, New Jersey.
 Theoretical curb lines and widths are shown for locating and computing legal grades only. Actual roadway and sidewalk widths are those determined by the department of transportation and may be different.

_____, SECRETARY OF THE CITY PLANNING COMMISSION, DO HEREBY CERTIFY THIS MAP IS ONE OF _____ SIMILAR MAPS APPROVED BY THE CITY PLANNING COMMISSION ON THE _____ DAY OF _____ (FULL MO.), WHICH ACTION COMPRISED FINAL APPROVAL, AND THAT MAP WAS FILED ON THIS DATE OF THIS CERTIFICATION AND WILL TAKE EFFECT ON THE FOLLOWING DAY.
 DATE: NEW YORK _____

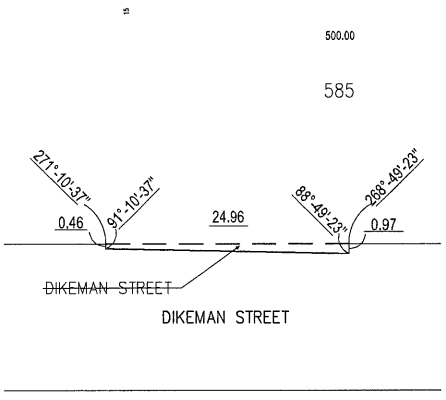
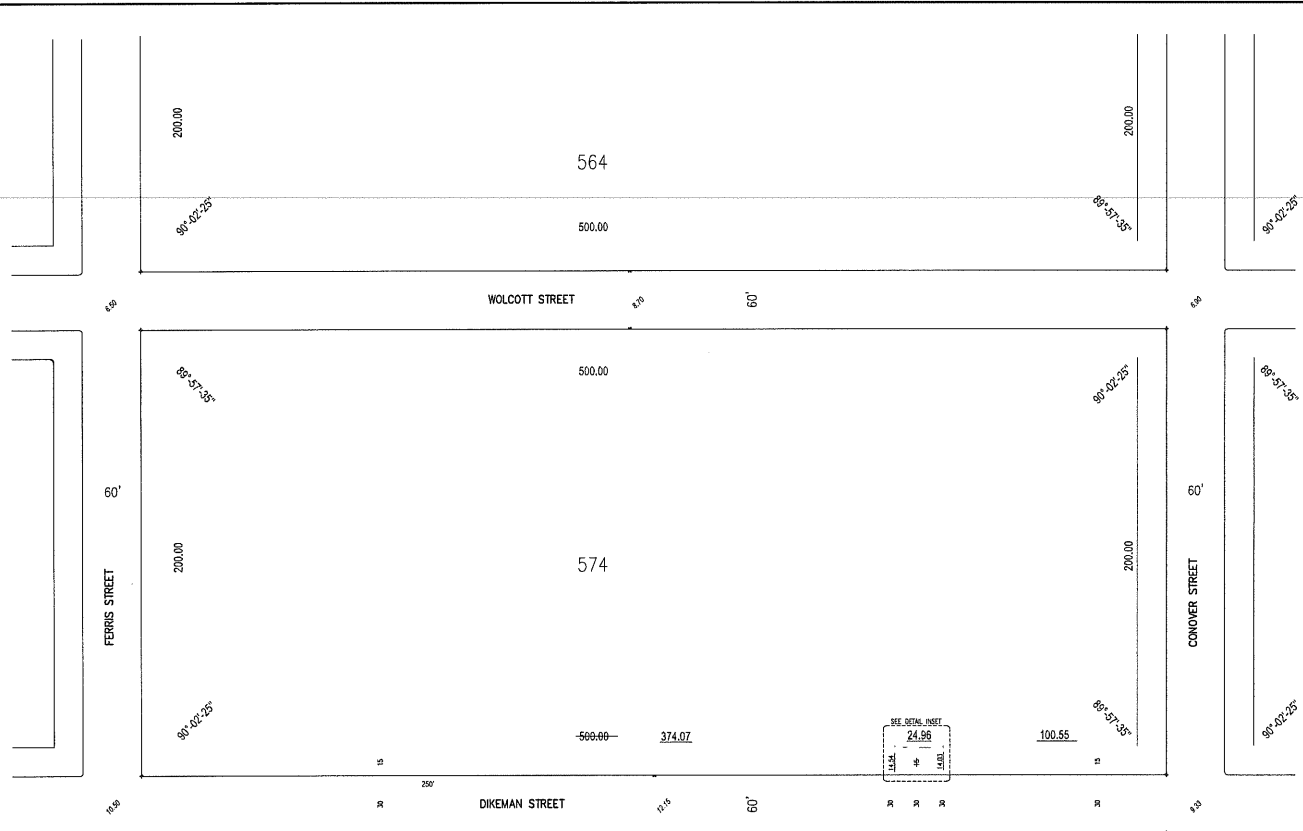
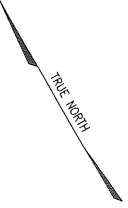
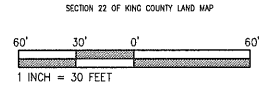
 SECRETARY, CITY PLANNING COMMISSION

CITY OF NEW YORK
 BOROUGH OF BROOKLYN
 OFFICE OF THE PRESIDENT
 TOPOGRAPHICAL BUREAU
APPLICATION MAP

SHOWING
**THE ELIMINATION, DISCONTINUANCE
 AND CLOSING**
 A PORTION OF
DIKEMAN STREET
 BETWEEN FERRIS STREET & CONOVER STREET

DATE: _____

 BROOKLYN BOROUGH PRESIDENT _____
 CHIEF ENGINEER



DETAIL INSET NOT TO SCALE

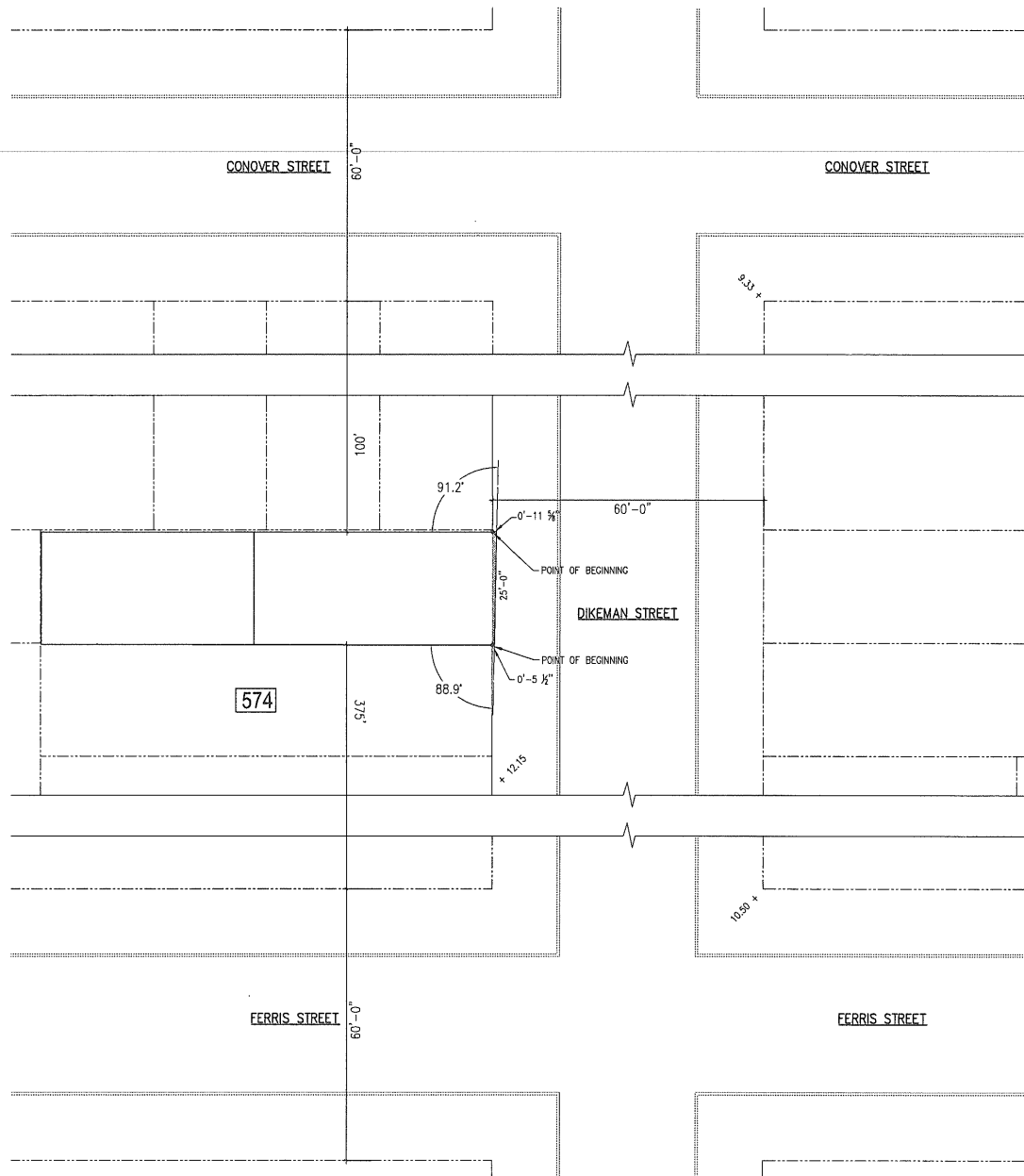
01 ISSUED TO DCP CENTRAL INTAKE	09.26.11
No. Revision	Date

CHIRO Architecture + Design, PC
 212 643 6593 office
 www.23rdstreet.com
 158 West 23rd Street, 7th Floor
 New York, NY 10011

Project:
ALTERATIONS IN THE CITY MAP
 158 DIKEMAN STREET
 BROOKLYN, NY 11231

Drawing Title:
ELIMINATION MAP

Scale	Date	06.24.09
Project No.	06092	
Drawn by	STAFF	
File No.	A-103.00	
Scale AS NOTED	Page	3 of 5



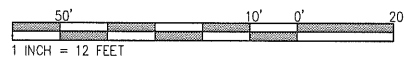
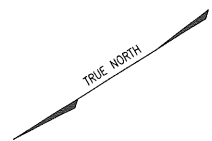
DRAWING SYMBOL LEGEND	
	INDICATES LINE OF STREET HEREBY ESTABLISHED
	BUILDING OUTLINE
	TAX LOT LINES
	BEGINNING POINT
	BLOCK NUMBER
	AREA OF SIDEWALK DISCONTINUED/CLOSED

APPLICANTS INFORMATION	
NAME:	PAUL & MARY LAWS
ADDRESS:	158 DIKEMAN STREET, BROOKLYN, NY 11231
TEL:	718-522-0300
CELL:	917-843-9870

CITY OF NEW YORK BOROUGH OF BROOKLYN OFFICE OF THE PRESIDENT TOPOGRAPHICAL BUREAU
APPLICATION MAP
 SHOWING THE
CHANGE TO SIDEWALK @
158 DIKEMAN STREET
 BETWEEN FERRIS STREET & CONOVER STREET

DATE: _____
 BROOKLYN BOROUGH PRESIDENT _____ CHIEF ENGINEER _____

_____, SECRETARY OF THE CITY PLANNING COMMISSION, DO HEREBY CERTIFY THIS MAP IS ONE OF _____ SIMILAR MAPS APPROVED BY THE CITY PLANNING COMMISSION ON THE _____ DAY OF _____ (MO. YEAR) _____ WHICH ACTION CONSTITUTES FINAL APPROVAL, AND THAT MAP WAS FILED ON THIS DATE OF THIS CERTIFICATION AND WILL TAKE EFFECT ON THE FOLLOWING DAY.



01 ISSUED TO DCP CENTRAL INTAKE		09.26.11
No. Revision	Date	
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Chirrae Architecture + Design, PC 212 643 4392 office www.chirrae.com 188 West 20th Street, 7th Floor New York, NY 10011		
Project ALTERATIONS IN THE CITY MAP 158 DIKEMAN STREET BROOKLYN, NY 11231		
Drawing Title		
DISCONTINUANCE & CLOSING MAP		
Seal	Date	09.24.09
Project No.	05092	
Drawn by	STAFF	
Proj.	A-104.00	
Scale	AS NOTED	Page 1 of 3



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NO PARKING

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