

NEGATIVE DECLARATION (Use of this form is optional)

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 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission 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 lead agency 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, which finds that the proposed project: and related actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this Determination are noted below.


Noise:

1. An (E) designation (E-482) for noise has been incorporated into the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of sites affected by the revised (E) designation and applicable (E) designation requirements. This (E) designation will supersede the (E) designation (E-124) for noise placed on multiple lots in the project area as part of the Special Downtown Brooklyn District Rezoning (CEQR No. 03DME016K). With these measures in place, the proposed actions would not result in significant adverse impacts to noise or hazardous materials.

Land Use, Zoning and Public Policy

3. This EAS includes a detailed Land Use, Zoning and Public Policy section, which analyzes the potential significance of the proposed action on land use, zoning and public policy in the study area. The proposed text amendment would modify the Ground Floor Use Regulations of the Special Downtown Brooklyn District to allow any non-residential use permitted by underlying zoning at the ground floor level on the three Project Sites. The proposed action would facilitate a change of use from commercial to community facility in an area characterized by diverse uses including residential, commercial, mixed residential/commercial and community facility uses. The analysis concludes that no significant adverse impacts related to Land Use, Zoning and Public Policy would result from the proposed action.

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 Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE 5/18/2018
SIGNATURE 	

TITLE Chair, Department of City Planning	
NAME Marisa Lago	DATE 5/21/2018
SIGNATURE	

Determination of Significance Appendix: (E) Designation

An (E) Designation (**E-482**) related to noise will be assigned to 81 Fleet Place (Block 2061, Lot 110) and 218 Myrtle Avenue (Block 2061, Lot 101) in order to preclude significant adverse impacts, as noted below. The (E) designation (E-482) supersedes a previously-assigned (E) designation (E-124) assigned to the affected sites in connection with the Special Downtown Brooklyn District Rezoning (CEQR Number 03DME016K). The (E) Designation requirements are as follows:

81 Fleet Place (Block 2061, Lot 110)

In order to ensure an acceptable interior noise environment, future ground-floor community facility uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on all facades 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.

218 Myrtle Avenue (Block 2061, Lot 101)

In order to ensure an acceptable interior noise environment, future ground-floor community facility uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on all facades 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.