



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

## **NEGATIVE DECLARATION**

### **Project Identification**

CEQR No. 12DCP026K  
ULURP No. 120093MMK  
SEQRA Classification: Unlisted

### **Lead Agency**

City Planning Commission  
22 Reade Street  
New York, NY 10007  
Contact: Celeste Evans  
(212) 720-3321

### **Name, Description and Location of Proposal:**

#### **158 Dikeman Street**

The applicant, Dikeman Reality Corporation, is seeking a City Map change involving the elimination, discontinuance and closing of a portion of Dikeman Street between Ferris Street and Conover Street. The proposed action would facilitate a proposal by the applicant to acquire from the City a portion of Dikeman Street (approximately 18 square feet in area) which is encroached upon by the applicant's building located at 158 Dikeman Street. The proposal would facilitate the issuance of a certificate of occupancy for the building. Currently, a certificate of occupancy cannot be issued due to the encroachment. The proposed project is located in an M2-1 District bounded by Wolcott Street, Conover Street and Dikeman Street (Block 574, Lot 34) in the Red Hook neighborhood of Brooklyn, Community District 6.

The subject portion of Dikeman Street is open to one-way northwesterly-bound traffic and is mapped to a width of 60 feet. The applicant's building is a two-story commercial warehouse that encroaches onto the street's right-of-way by approximately 1 foot at its southerly corner, and 0.5 feet at its westerly corner. This application would facilitate the issuance of a certificate of occupancy by allowing the applicant to acquire this small portion of street bed, thereby nullifying the encroachment. The total area of street to be eliminated and acquired by the applicant and added to its existing lot is 17.84 square feet.

Carl Weisbrod, *Chairman*  
Department of City Planning  
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<http://www.nyc.gov/planning>

Absent the proposed action, the current use in the building would not receive a certificate of occupancy. The proposed project is expected to be completed in 2014.

**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, dated March 26, 2014 prepared in connection with the ULURP Application (No. 120093MMK). 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 significant effects on the environment which would require an Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared 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 Ingrid Young at (212) 720-3425.

  
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Celeste Evans, Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: March 28, 2014

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Carl Weisbrod, Chairman  
City Planning Commission

Date: March 31, 2014