



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP019K
ULURP Nos. 780389BZSK, 166026ZCK
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Hamilton Plaza Modification and Waterfront Cert

The Applicant, Hamilton Plaza Associates, seeks approvals in connection with a proposal to expand an existing partially vacant building, and subsequently occupy a single story within the building with a Physical Culture Establishment (PCE), located at 1-37 12th Street, (Block 1007, Lot 172 and Block 1025, Lots 1, 16, 18, 20, and 200, the "Proposed Development Site") within an M1-2 zoning district in the Gowanus neighborhood of Brooklyn, Community District 6. The proposed actions include: (1) a modification to a previously approved special permit and Restrictive Declaration ("RD") to remove certain use restrictions applicable to the Proposed Development Site, as identified in the RD; and (2) a waterfront certification that no visual corridor or waterfront public access area is required pursuant to City of New York Zoning Resolution (ZR) 62-811(a)(1).

In connection with the proposed development, the applicant also seeks a special permit from the Board of Standards and Appeals ("BSA") pursuant to ZR 73-36. A coordinated environmental review was conducted with the BSA acting as an involved agency.

A portion of the Proposed Development Site is improved with an approximately 116,643 gross square foot (gsf), one-and-four story, mixed use building (Block 1007, Lot 172), containing 46,906 gsf of supermarket uses and 26,300 gsf of local retail uses on the ground level; 14,550 gsf of medical offices on the second floor; 14,550 gsf of vacant space on the third floor; and 14,337 gsf of warehouse uses on the fourth floor. The remainder of the Proposed Development Site (Block 1025, Lots 1, 16, 18, 20, and 200) contains a parking lot with 362 accessory parking spaces.

The Proposed Development Site is zoned M1-2, which permits light industrial and commercial development at a Floor Area Ratio (FAR) of 2.0, and community facility uses at an FAR of 4.8. The

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site is located within an Industrial Business Zone (IBZ). In 1977, the City Planning Commission (CPC) approved a special permit to facilitate the development of a grocery store in excess of 10,000 square feet, pursuant to ZR 74-922, at the Proposed Development Site. In connection with the special permit, a Restrictive Declaration (RD) was recorded on October 21, 1977, which stipulated that any uses located within the third and fourth floors of the building, other than office and warehouse uses, would be permitted only by written authorization. In 1979, a new special permit replaced the existing special permit to allow 45,000 square feet of supermarket uses and 23,000 square feet of accompanying retail space on with 406 parking spaces. A modification to the special permit and related RD in 1981 reduced the parking requirement to 361 parking spaces. The proposed modification to the RD would eliminate the use restrictions applicable to the Proposed Development Site, and facilitate the applicant's proposal to occupy the third floor of the existing building with a PCE.

Absent the proposed action, it is expected that the third floor of the development site would continue to be governed by the existing Special Permit and Restrictive Declaration, and would remain vacant. The analysis year for the proposed project is 2018.

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 July 30, 2015, prepared in connection with the ULURP Application (Nos. 780389BZSK, 166026ZCK). 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 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 Annabelle Meunier at (212) 720-3426.



Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: August 14, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: August 17, 2015

