



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

CONDITIONAL NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP100K

ULURP Nos. 150360ZMK, 160379ZRK

SEQRA Classification: Unlisted

Lead Agency

City Planning Commission

120 Broadway, 31st Floor

New York, NY 10271

Contact: Robert Dobruskin

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Name, Description and Location of Proposal

14-18 Carroll Street Rezoning

The Applicant, 14-18 Carroll LLC, is seeking a Zoning Map Amendment from an M1-1 to an R6B zoning district affecting Block 352, Lots 16, 17 and 18 (14-18 Carroll Street, the "project site"), and a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing Area (MIHA) coterminous with the rezoning area. The project site is bounded by Carroll Street to the north, Van Brunt Street to the west, Hamilton Avenue to the southwest, and Summit Street to the south, and is located in the neighborhood of Red Hook, Brooklyn, Community District 6. The proposed action would facilitate a proposal by the applicant to construct a total of 10 dwelling units within a single four-story, approximately 16,900 gross square foot (gsf) building at the project site.

The project site, which is currently vacant, is mapped with an M1-1 zoning district. M1-1 zoning districts allow light manufacturing uses and some commercial uses at a maximum permitted floor area ratio (FAR) of 1.00, as well as certain community facility uses at a maximum FAR of 2.40. Residential uses are not permitted. M1-1 districts do not specify a maximum building height, but the maximum street wall height under M1-1 is 30 feet or two stories, whichever is less. The proposed R6B zoning district is a medium density residential zone that permits residential and community facility uses at a maximum FAR of 2.20 when mapped as a MIHA. For the purpose of a conservative analysis, the Environmental Assessment Statement assumes that the proposed rezoning would facilitate the development of a four story, approximately 16,900 gsf mixed use building containing 11 dwelling units on the second through fourth floors, and approximately 3,000 gsf of community facility use on the ground floor at the project site. Six surface accessory parking spaces would be provided to the rear of the building, accessible via a ten-foot-wide covered driveway at the western edge of the site.

Absent the proposed actions, no reuse or redevelopment would occur at the proposed project site, which would remain vacant.

14-18 Carroll Street Rezoning
CEQR No. 16DCP100K
Conditional Negative Declaration



The analysis year for the proposed project is 2018.

To avoid any potential significant adverse impacts, an (E) designation (E-382) related to air quality would be assigned to the project site (Brooklyn Block 352, Lots 16, 17, and 18).

The (E) designation text related to air quality is as follows:

Any new residential development on Block 352, Lots 16, 17 and 18 must ensure that fossil fuel-fired heating and hot water equipment utilize only natural gas to avoid any potential significant air quality impacts.

With the assignment of the (E) designation on the project site, no significant air quality impacts would be expected to result from the proposed actions.

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 June 17, 2016, prepared in connection with the ULURP Application (Nos. 150360ZMK, 160379ZRK). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

1. The applicant agrees via a Restrictive Declaration to conduct archaeological identification, investigation and mitigation in accordance with the CEQR Technical Manual and New York City Landmarks Preservation Commission (LPC) Guidelines for Archaeological Work in New York City. The Restrictive Declaration also restricts the applicant from submitting any permit applications to the DOB that would allow for soil disturbance on the subject property until such time that LPC provides the necessary written notice to DOB.

Supporting Statement:

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

1. By letter dated January 26, 2015, LPC determined that the site may be archaeologically significant and that further testing would be required in order to determine if there are remains from 19th Century occupation on the project site. As such, the applicant has entered into a restrictive declaration which requires that prescribed archaeological work be conducted in accordance with CEQR Technical Manual and LPC Guidelines for Archaeological Work in New York City.

The Restrictive Declaration is binding upon the property's successors and assigns. The declaration serves as a mechanism to assure the archaeological testing be conducted and that any necessary mitigation measures be undertaken prior to any site disturbance (i.e., site grading, excavation, demolition, or building construction). The restrictive declaration was prepared in a form acceptable to the LPC and the Restrictive Declaration was executed on June 16, 2015 and recorded with the City's Department of Finance on May 5, 2016.

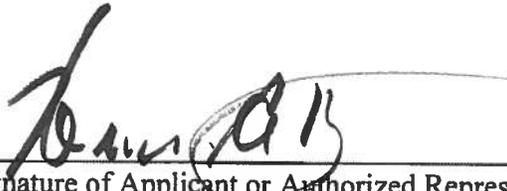
Consequently, no significant adverse impacts to archaeological resources are expected.

2. The (E) designation (E-382) for air quality on the project site (Block 352, Lots 16, 17, and 18), would ensure that the proposed action would not result in significant adverse impacts related to air quality.
3. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

This Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

I, the Undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions to the proposed action.



Signature of Applicant or Authorized Representative

Date: 6/17/16

Hiram A. Rothkrug
Name of Applicant or Authorized Representative



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

Date: June 17th, 2016

Carl Weisbrod, Chairman
City Planning Commission

Date: _____