



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 17DCP024K

ULURP No. 170057ZSK

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:

Red Hook Initiative Special Permit

The applicant, The Red Hook Initiative (RHI), is seeking a Special Permit pursuant to Zoning Resolution (ZR) Section 74-921(a) (“Use Groups 3A and 4A Community Facilities”) to permit an existing Community Facility use (Use Group 4A) located within an M1-1 district to remain. The proposed Special Permit affects a non-conforming and non-complying 5,379 gross square foot (gsf) Community Facility development located at 763-767 Hicks Street (Block 535, Lots 1 and 3, the “Project Site”) in the Red Hook neighborhood in Brooklyn, Community District 6. The proposed Special Permit would facilitate a proposal by the applicant to bring existing use and bulk on the Project Site into conformance and compliance with zoning, and to expand the existing development by 605 gsf, resulting in a 5,984 gsf Community Facility space. The applicant also intends to provide two additional street trees, and remove one existing curb cut.

Currently, the Project Site is developed with two Community Facility buildings totaling 5,379 gsf. A 3,625 gsf building is located at 767 Hicks Street (Lot 1); a 1,754 gsf building is located at 763 Hicks Street (Lot 3). The Community Facility development on the Project Site is non-conforming with the use regulations, and non-complying with the bulk regulations applicable to M1-1 districts. Within the mapped M1-1 zoning district, which allows Commercial and Manufacturing uses up to a maximum Floor Area Ratio (FAR) of 1.0, certain Community Facilities uses are allowed only by Special Permit. The existing development at the Project Site has an overall FAR of 1.12, resulting in a non-complying, overbuilt bulk condition. The Department of Buildings was notified of the potential violations in September of 2016.

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The proposed Special Permit would allow Community Facility Use Group 4A in an M1-1 district, bringing the existing non-conforming Community Facility use on the Project Site into conformance with zoning. The proposed Special Permit governs and determines the location and size of the proposed Community Facility use and would bring the existing bulk on the Project Site into compliance with zoning. In connection with the proposal, the applicant would expand an existing 585 sf mezzanine at 767 Hicks Street by 245 sf; and construct a 360 sf mezzanine at 763 Hicks Street. The total 5,984 gsf building area would result in a built FAR of 1.25. The applicant also intends to complete interior renovations to create doorways between the two buildings to facilitate interior access. The applicant seeks to remove an existing curb cut along Hicks Street, and proposes three new street trees, pursuant to ZR 43-02 (Street Tree Planting in Manufacturing Districts). The proposed work does not include any increase to the existing buildings' exterior envelope. Existing height, setback and lot coverage conditions will remain unchanged; no new open space or parking spaces are proposed.

Absent the proposed action, the Project Site would be re-tenanted with Commercial office uses (Use Group 6) allowed on an as-of-right basis in the underlying M1-1 district. The overbuilt condition at the Project Site would be remedied to comply with bulk regulations for Commercial uses, resulting in a 4,794 sf (1.0 FAR) development.

The proposed project is expected to be completed by 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 September 29, 2016, prepared in connection with the ULURP Application (No. 170057ZSK). 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 Stephanie Shellooe at (212) 720-3328.



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

Date: September 30, 2016

Carl Weisbrod, Chairman
City Planning Commission

Date: October 4, 2016

