



CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 11DCP137K
ULURP Nos.: 130107ZSK, 130108ZSK,
130109ZSK, N130110ZCK
Brooklyn, Community District 13
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:

Oceanview Manor Home for Adults, Inc.

The applicant, Oceanview Manor Home for Adults, Inc., is seeking Special Permits pursuant to Sections 74-90, 74-902 and 62-836 of the New York City Zoning Resolution (ZR) to: modify the use and bulk regulations to facilitate a proposal by the applicant to enlarge an existing 5-story assisted living facility by 24 beds (12,642 square feet); add additional floor area to the first floor; add an approximately 41-foot-long, five-story extension to the existing facility; and convert their domiciliary care designation to an adult home designation. Two additional off-street parking spaces would also be provided. The applicant also seeks a certification pursuant to ZR Section 62-811 that the premises are exempt from the waterfront public access area or visual corridor requirements pursuant to ZR Sections 62-52 and 62-51.

The project site is located at 3010 West 33rd Street, and is bounded by Surf Avenue to the north, the Riegelmann Boardwalk to the south, West 33rd Street to the east, and West 35th Street to the west (Block 7066, Lot 10) in the Coney Island neighborhood of Brooklyn, Community District 13. The site, owned by the applicant, currently consists of a five-story 38,234 square foot domiciliary care facility. The existing facility contains 176 beds, accessory office space, storage, with 18 parking at-grade spaces located adjacent to the site.

Amanda M. Burden, FAICP, *Chair*
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The existing building is located in an R5 district. The maximum FAR in the R5 zone is 1.25, with a maximum lot coverage of 55 percent and a maximum permitted building height of 40 feet. These R5 zoning district regulations would be waived under the proposed Special Permits, which would allow the maximum permitted Community Facility FAR of 2.00 for R5 Districts pursuant to ZR Section 24-11.

Absent the proposed action, the applicant has stated that the site would remain unchanged.

The proposed project is expected to be completed by 2013.

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 November 9, 2012. 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 Erik Seims at (212) 720-3515.



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

Date: 11/9/12

Amanda M. Burden, FAICP, Chair
City Planning Commission

Date: 11/13/12