



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 14DCP109K

ULURP No. M 030252 (A) ZAK

SEQRA Classification: Type I

Lead Agency

City Planning Commission

22 Reade Street

New York, NY 10007

Contact: Robert Dobruskin

(212) 720-3423

Name, Description and Location of Proposal:

Maimonides Medical Center

The applicant, Maimonides Medical Center (MMC), is seeking a minor modification to the previously approved site plan (Approved Site Plan) for a large-scale community facility development (LSCFD) for the MMC. The project site is located in an R6 district on the eastern side of 9th Avenue between 48th and 49th Streets (Block 5631, Lots 1, 6, 9, 10, 11, 12, 13, 74, 75, 76, 77 and 78) in the Sunset Park neighborhood of Brooklyn, Community District 12. The proposed minor modification would facilitate a proposal by the applicant to:

- expand the boundaries of the LSCFD to incorporate three out parcels, comprising approximately 7,513.5 square feet (sf) of lot area, on Parcels E and M on Block 5631 (Lots 9, 71 and 73) that were not previously included on the Approved Site Plan;
- develop a new 7-story building (the "New Building") containing 201,563 gross square feet (gsf) of Use Group 4 ambulatory diagnostic and treatment health care facilities and/or hospital related facilities and 263 accessory off-street parking and related accessory uses on a zoning lot consisting of Lots 1, 6, 9, 10, 11, 12, 13, 74, 75, 76, 77 and 78 on Block 5631 (Development Site or Parcel E) on the western edge of the LSCFD fronting 9th Avenue between 48th and 49th Streets;
- remove from the Approved Site Plan of a previously approved 10-story building containing 139,312 gsf Use Group 4 ambulatory diagnostic and treatment health care facilities, hospital related facilities, and 145 accessory off-street parking and related accessory uses (Previously

Carl Weisbrod, *Chairman*
22 Reade Street, New York, N.Y. 10007-1216
(212) 720-3200 Fax (212) 720-3219
<http://www.nyc.gov/planning>

Approved Building) that was proposed to be developed on Lots 65, 69 and part of Lot 38 on Block 5631 (PAB Site) and elimination of height and setback and rear yard waivers for the Previously Approved Building; and

- change in the approved uses of the PAB Site to allow the existing attended accessory off-street parking and Use Group 4 ambulatory diagnostic and treatment health care uses to remain.

Absent the proposed action, the applicant has stated that the project site on Parcel E would not be redeveloped and the current uses would remain. The applicant would instead construct the previously approved building on Parcel F. The project is expected to be completed by 2016.

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 24, 2014, prepared in connection with the ULURP Application (No. M 030252 (A) ZAK). 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:

1. Hazardous materials remediation on the applicant owned property will occur pursuant to a New York City Department of Environmental Protection (DEP) approved Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP), which includes the removal of all materials in accordance with New York State Department of Environmental Conservation regulations, de-watering into storm/sewer drains in accordance with DEP requirements, incorporation of a vapor barrier system into the design plan for all structures and a minimum of two feet of clean fill/top soil on any uncapped area. DEP will review the Remedial Closure Report from a certified Professional Engineer upon proper completion and implementation of the approved RAP and CHASP.
2. 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 6 NYCRR part 617. Should you have any questions pertaining to this Negative Declaration, you may contact Jonathan Keller at (212) 720-3419.

Maimonides Medical Center
CEQR No. 14DCP109K
Negative Declaration

3

Robert Dobruskin

Robert Dobruskin, Director, AICP
Environmental Assessment & Review Division
Department of City Planning

Date: March 28, 2014

Carl Weisbrod, Chairman
City Planning Commission

Date: March 31, 2014