



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP064K
ULURP No. 160111ZAK
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:

435 Henry Street Curb Cut Authorization

The Applicant, Andrea Compton, is seeking an authorization pursuant to New York City Zoning Resolution (ZR) Section 25-631(f)(2) ("Modification of curb cut location requirements") to permit one off-street parking space within a proposed accessory carriage house, and the installation of a curb cut (the "Proposed Project") on an existing Zoning Lot located in the Cobble Hill neighborhood of Brooklyn, Community District 6. The affected Zoning Lot (the "Project Area") is comprised of Block 323, Tax Lots 29, 31, 33, and Tax Lots 36, 37, and 38, located in an R6 zoning district in a limited height district (LH-1) within the Cobble Hill Historic District. The Project Area is generally bounded by Kane Street to the north; Strong Place to the east; Henry Street to the west; and a line roughly parallel to and approximately 100 feet from Kane Street to the south. The proposed authorization would facilitate a proposal by the Applicant to provide an accessory parking garage containing a single parking space within the ground floor level of a 726 gross square foot (gsf), future two-story carriage house structure (Use Group 2) at Lot 33 (the "Project Site") pursuant to Department of Building approved plans. The off-street parking space, to be provided in the proposed garage, would be accessory to a single family home located on the Project Site. Additionally the proposed action would facilitate the provision of an 8 foot wide curb cut at the Project Site, to provide vehicular access to the proposed parking garage.

The Project Site is identified by two addresses: 435 Henry Street, on the western portion of the site, which is currently developed with a single-family home measuring 6,391 gsf, and 158 Kane Street, on the northern portion of the site, which received DOB approvals for a future two-story residential structure (the carriage house). The affected zoning lot contains one 10 foot long curb cut adjacent to

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the Project Site along Kane Street (Block 323, Lot 36). The proposed curb cut would be installed at a distance of six feet from the existing curb cut.

R6 zoning districts permit a wide range of building types and heights and are commonly mapped in medium-density areas of Brooklyn and other boroughs. LH-1 districts have a maximum building height of 50 feet. Pursuant to ZR 25-631, in R6 districts only one curb cut, with a maximum of 12 feet, is permitted on any street frontage of a single zoning lot. Pursuant to ZR 25-631(f)(2), the City Planning Commission may authorize modification of the location and width of curb cuts as required by the provisions of ZR 25-631 provided that the Commission finds that (i) the proposed modification does not adversely affect the character of the surrounding area; and (ii) where more than one curb cut is provided, the curb cuts are arranged to foster retention of curbside parking spaces along the street frontage of the zoning lot. The proposed authorization would modify the limitation of one curb cut per zoning lot (ZR 25-631(e)) to permit a second curb cut at the Project Site.

The New York City Landmarks Preservation Commission (LPC) issued a Certificate of Appropriateness (No. 14-8316) dated September 11, 2013, expiring July 16, 2019, for the proposed project, including installation of the proposed curb cut. On October 17, 2013, the New York City Department of Transportation (DOT) approved the proposed installation of a second curb cut at the zoning lot.

Absent the proposed actions, the proposed curb cut would not be provided, and the two-story carriage house structure would be occupied with a residential unit, in accordance with the DOB approved plans.

The analysis year for the proposed project is 2016.

Statement of No Significant Effect:

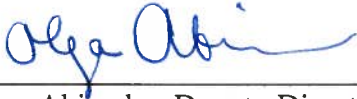
The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated November 16, 2015, prepared in connection with the ULURP Application (No. 160111 ZAK). The 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 no 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: November 25, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: November 30, 2015

