

**NEGATIVE DECLARATION**

**Statement of No Significant Effect**  
 Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

**Reasons Supporting this Determination**  
 The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

**Land Use, Zoning, and Public Policy**  
 A detailed analysis of land use, zoning, and public policy is included in the EAS. The proposed action is a special permit to allow a Use Group 16 commercial warehouse on the Project Site (Block 6995, Lot 74), pursuant to New York City Zoning Resolution (ZR) Section 106-32(a). ZR Section 106-31 (e) indicates that any new commercial uses may not be located on the Project Site, as these commercial uses are only permitted on Neptune, Stillwell, or Cropsey Avenues. The proposed warehouse, a Use Group 16D use, is not permitted along West 16th Street per the underlying zoning regulations, and therefore does not comply with the location requirement. The Project Site is located within an M1-2 Zoning District, within the Special Coney Island Mixed-Use District (CO). The proposed development consists of an approximately 10,209.6 gross square foot (gsf) commercial warehouse building which would be used for open storage. The proposed warehouse use would be consistent with the established land use pattern of the surrounding area, which is predominantly improved with one-, two-, and three- story buildings occupied by a mix of residential, light manufacturing, automotive repair, and storage uses. The proposed actions would therefore not result in significant adverse impacts to land use, zoning, or public policy.

*No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Laura Kenny at +1 212-720-3419.*

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 <sup>st</sup> Fl. New York, NY 10271   212.720.3493
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NAME Olga Abinader	DATE 12/11/20
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SIGNATURE

TITLE Chair, City Planning Commission
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NAME Marisa Lago	DATE 12/14/20
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SIGNATURE