

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 applicant, Red Apple 86 Fleet Place Development LLC, seeks a Zoning Text Amendment to the Special Downtown Brooklyn District to modify the Ground Floor Use Regulations on the Project Site (86 Fleet Place; Block 2061, Lots 1001-1004) to permit any non-residential use permitted by the underlying zoning district at the ground floor level and within 50 feet of the Myrtle Avenue street wall, including a proposed community facility use. The Project Site is on a block bounded to the north by Myrtle Avenue, to the east by Fleet Place, to the south by Fair Street, and to the west by Flatbush Avenue Extension in the Downtown Brooklyn neighborhood of Brooklyn, Community District 2. The proposed action would facilitate the tenanting of an existing vacant ground floor retail space with a proposed community facility tenant. The analysis shows that while the proposed action would allow a use that is not otherwise permitted at the Project Site, the proposed text amendment is site-specific and would not result in changes to the zoning or land use patterns in the surrounding area. In addition, the proposed action would not conflict with applicable public policy goals. Therefore, although the proposed action is anticipated to result in a change in land use on the Project Site, the change would not result in significant adverse impacts to Land Use, Zoning and Public Policy given the existing mixed-use character of the surrounding area.

Noise

An (E) designation (E-595) related to noise would be established as part of the approval of the proposed action. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The noise analysis concludes that with the (E) designation in place, the proposed action would not result in a significant adverse impact related to noise.

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 Rachel Antelmi at 212-720-3621.

<p>TITLE Director, Environmental Assessment and Review Division</p>	<p>LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 212.720.3493</p>
<p>NAME Olga Abinader</p>	<p>DATE December 11, 2020</p>
<p>SIGNATURE </p>	
<p>TITLE Chair, City Planning Commission</p>	
<p>NAME Marisa Lago</p>	<p>DATE December 14, 2020</p>
<p>SIGNATURE</p>	

*All CEQR materials identify the project site location as Block 2061, Lots 1001, 1002, 1003, 1004, however, the official tax lot number is Lot 7501. Lot 7501 is the tax lot number associated with the assigned E-Designation.

Project Name: 86 Fleet Place - ZR

CEQR # 21DCP047K

SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action was determined to have the potential to result in changes to development on the following site:

Development Site	Borough	Block and Lot
Projected Development Site 1	BK	2061/1001, 1002, 1003, 1004

(E) Designation Requirements

To ensure that the proposed action would not result in significant adverse impacts related to noise an (E) designation (**E-595**) would be established as part of approval of the proposed action on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1			X

Noise

The (E) designation requirements for noise would apply as follows:

*

Projected Development Site 1 (Block 2061, Lots 1001, 1002, 1003, and 1004): To ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential and community facility uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air-conditioning.

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