DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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September 16, 2009

Robert Kulikowski, Director
New York City Office of Environmental Coordination
253 Broadway, 14th Floor
New York, New York 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **1752 Shore Parkway**
CEQR No. 10DCP002K
ULURP No. Pending
Brooklyn, Community District 11
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review. A coordinated environmental review will be conducted, with the New York State Department of Environmental Conservation (NYSDEC) participating as an involved agency.

The applicant, Thor Shore Parkway Developers, LLC, is proposing the following discretionary actions in connection with the proposed redevelopment of a 363,737 square foot parcel located at 1752 Shore Parkway (Block 6491, Lots 207 and 292) along the western shore of Gravesend Bay (Lower New York Bay) in the Bensonhurst neighborhood of Brooklyn, Community District 11:

- A zoning map amendment to rezone 1752 Shore Parkway from M3-1 to M1-1. The existing M3-1 district is a medium density manufacturing district that allows industrial uses at a maximum FAR of 2.0 and includes performance standards. The proposed M1-1 district is a manufacturing district that allows light industrial and certain commercial uses at a maximum FAR of 1.0.

Robert Dobruskin, AICP, *Director*
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- A special permit pursuant to ZR 74-922 to permit certain commercial establishments over 10,000 square feet in an M1 zoning district;

- A special permit pursuant to ZR 62-836 to permit bulk modifications on waterfront blocks;

- A special permit pursuant to ZR 74-744 to permit modification of signage requirements in General Large-Scale Developments;

- A Chairperson certification pursuant to ZR 62-811 for public access to the waterfront and visual corridor; and

- A City Planning Commission authorization pursuant to ZR 62-822, paragraph (a), for modification of the provision of ZR 62-56 that requires that an upland connection be provided at least every 600 feet along a shore public walkway.

Additionally, the following discretionary approval may be sought:

- A City Planning Commission authorization pursuant to ZR 62-822, paragraph (b), to modify certain requirements of ZR 62-60 (design requirements for waterfront public access areas).

The proposed project would also require the following permits: a Joint Permit Application from the New York State Department of Environmental Conservation (NYSDEC) and Army Corps of Engineers to permit an in-water work, stabilization of riprap, outfalls, upland building and esplanade coverage; a State Pollutant Discharge Elimination System (SPDES) Permit from NYSDEC, to permit the discharge of stormwater during and after construction; and a Beneficial Use Determination (BUD), including a Soil Management Plan (SMP) from NYSDEC to permit the on-site reuse of soil from the western half of the project site to the eastern half of the project site.

The proposed actions would facilitate a proposal by the applicant to redevelop the project site with a two-story commercial building containing 214,000 gross square feet of Use Group 6 and 10 retail uses; 97,000 square feet of publicly accessible waterfront open space, and an unattended 690-space above-grade accessory parking garage. The project site is currently occupied by a bus storage facility and is developed with a two-story building, a one-story storage building and an accessory parking lot. Absent the proposed actions, the applicant has stated that the site would remain a bus storage operation.

Construction of the proposed project is anticipated to be completed by 2013.

An Environmental Assessment Statement and Draft Scope of Work for an Environmental Impact Statement are attached. Please contact Olga Abinader of the Department of City Planning at (212) 720-3493 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
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cc: Laurence Parnes
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