DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Sideya Sherman, *Director*
Department of City Planning

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 24DCP124K)

Park Avenue Brooklyn Rezoning

Project Identification
CEQR No. 24DCP124K
ULURP Nos. C240218ZMK, N240219ZRK
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Contact Person
Evren Ulker-Kacar, AICP, Deputy Director (212) 720-3493
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on March 13, 2026 for a Draft Environmental Impact Statement (DEIS) for the Park Avenue Brooklyn Rezoning proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, July 1, 2026, at 10:00 AM at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York 10271, in conjunction with the CPC's public hearing pursuant to ULURP. To continue to allow for broad public participation, the Department of City Planning (DCP) will hold the public hearing accessible both in-person and remotely via the teleconferencing application Zoom.**

To join the meeting, please visit the "Calendar" page of the New York City Department of City Planning's website: https://www.nyc.gov/content/planning/pages/calendar. To comment remotely, please visit the "City Planning Commission" page on the Department's website and select "Participate and Comment:" https://www.nyc.gov/content/planning/pages/commission.

If you would like to register to testify remotely via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)
(888) 788-0099 (Toll-free)
(213) 338-8477 (Toll)
(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the DCP Calendar site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found in the above referenced DCP Calendar site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through 5:00 PM, Monday, July 13, 2026. They can be submitted via email to 24DCP124K_DL@planning.nyc.gov or mailed to Evren Ulker-Kacar, AICP, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division at the above address, by calling (212) 720-3493 or by emailing eulker@planning.nyc.gov.

In addition, the DEIS and Final Scope of Work are available for download on the project ZAP page: https://zap.planning.nyc.gov/projects/2022K0430. To view the Park Avenue Brooklyn Rezoning Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the Park Avenue Brooklyn Rezoning project page in ZAP and select Public Documents, then "Final Scope of Work," "DEIS Notice of Completion" and "DEIS_24DCP124K".

Please inform DCP if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting.

The Applicant, Park Ave. Rezoning Partners LLC, is requesting several discretionary actions from the New York City Planning Commission (CPC) to facilitate the redevelopment of several blocks in the Bedford-Stuyvesant neighborhood of Brooklyn Community District (CD) 3. Development in the Project Area would include three new private schools, new housing, and local retail uses. The Project Area consists of portions of Blocks 1715, 1716, 1717, 1735, and 1736. The Project Area is bounded by a depth of 250 feet from Park Avenue on the eastern side of Block 1715 and the western side of Block 1716, a depth of 225 feet from Park Avenue on Block 1735, a depth of 100 feet from Park Avenue on the eastern side of Block 1716 and on Block 1717, and a depth of 325 feet from Park Avenue on Block 1736.

The Applicant seeks the following discretionary approvals (collectively, the "Proposed Actions"):

- A proposed zoning map amendment to rezone portions of existing M1-1 and M1-2 zoning districts to M1-4/R7D and M1-4/R6-1 Special Mixed-Use MX-4 (Flushing/Bedford) districts.
- A zoning text amendment to establish the Project Area as an MIH area.

The Proposed Actions would facilitate the redevelopment of nine Applicant-controlled Projected Development Sites within the Project Area. On these sites, the Applicant intends to develop 391 dwelling units (DUs), 63,429 gross-square feet (gsf) of commercial space, and 202,125 gsf of private educational facilities (the Building Program). In total, inclusive of existing floor area that would not be redeveloped, development on the Applicant-controlled Projected Development Sites in the With-Action condition would include approximately 393 DUs, of which approximately 101 would be permanently affordable pursuant to the MIH program (assuming the Applicant's proposed Option 1), approximately 65,072 gsf of ground floor local retail space, 244,088 gsf of private school space, and 11,590 gsf of medical office.

In accordance with the reasonable worst-case development scenario (RWCDS), in addition to the Applicant's nine Projected Development Sites, the Proposed Actions are expected to facilitate the redevelopment of three additional Projected Development Sites that are not controlled by the Applicant. For RWCDS purposes, it is assumed that development at these three Non-Applicant sites would total

approximately 90 DUs, 23 of which would be permanently affordable (assuming MIH Option 1), and approximately 15,083 gsf of ground floor local retail in the With-Action condition.

For environmental review analysis purposes, the Applicant's nine development sites and three non-Applicant sites are considered collectively and referred to as the total RWCDS for the Proposed Actions. In order to assess the potential effects of the Proposed Actions, a RWCDS for both the "future No Action" (No Action) and "future with the Proposed Actions" (With Action) conditions was established for the analysis year. The incremental difference between the No Action and With Action conditions serve as the basis for the impact analysis of the DEIS.

Overall, the total RWCDS for the Proposed Actions would result in a total of 483 DUs, including 124 affordable units pursuant to the Applicant's proposed MIH Option 1, 244,088 gsf of private school space, 80,155 gsf of local retail space, 11,590 gsf of medical office space, and 151 accessory parking spaces (the With-Action condition) on the twelve Projected Development Sites. Compared to No-Action conditions, the total RWCDS for the Proposed Actions would result in an incremental (net) increase of approximately 481 DUs, including 124 affordable units (assuming the Applicant's proposed MIH Option 1), 201,838 gsf of private school space, 28,505 gsf of local retail space, and net decreases of approximately 40,250 gsf of medical office space, 17,969 gsf of office space, 11,400 gsf of warehouse space, 5,000 gsf of house of worship space, as well as a net decrease of 100 parking spaces.

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The DEIS identifies significant adverse impacts related to open space (indirect effects), transportation (traffic and pedestrians), and construction (noise). Potential mitigation measures to address those impacts, where feasible and/or practical, are described in the DEIS. DCP, as the Lead Agency, will continue to further examine and refine these recommended measures between the DEIS and FEIS. If no feasible and practicable mitigation can be identified, the impacts would remain an unavoidable significant adverse impact of the Proposed Actions. In other cases, where mitigation has been proposed, but absent a commitment to implement the mitigation, the impacts may not be eliminated. Where impacts cannot be fully mitigated, they would constitute an unavoidable significant adverse impact of the Proposed Actions.

The DEIS considers two alternatives to the Proposed Actions: a No-Action Alternative, and a No Unmitigated Significant Adverse Impacts Alternative. None of these alternatives would meet the primary objectives of the Proposed Actions, and no feasible alternatives are available that would result in no unmitigated impacts and meet the Proposed Actions' goals.