Appendix II

Agency Correspondence

NYC Landmarks Preservation Commission

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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 15DCP117K
Project: PFIZER SITES REZONING
Date received: 11/22/2016

Properties with no Architectural or Archaeological significance:

1) ADDRESS: 243 WALLABOUT STREET, BBL: 3022490122
2) ADDRESS: WALTON STREET, BBL: 3022490023
3) ADDRESS: 249 WALLABOUT STREET, BBL: 3022490041
4) ADDRESS: 174 HARRISON AVENUE, BBL: 3022490037
5) ADDRESS: 334 WALLABOUT STREET, BBL: 3022650014

Gina Santucci 12/6/2016

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 30504_FSO_GS_12062016.doc

To: Robert Dobruskin, Director
Environmental Assessment & Review
NYC Department of City Planning

From: Naim Rasheed, Senior Director
Traffic Engineering & Planning

Re: Pfizer Sites Rezoning
Draft EIS
CEQR No.: 15DCP117K

Date: May 18, 2017

The Applicant, Harrison Realty LLC, is seeking a zoning map amendment and a zoning text amendment to designate a Mandatory Inclusionary Housing Area (MIHA) to facilitate a new predominantly residential mixed-use development on two blocks it owns in the South Williamsburg section of Brooklyn Community District 1. The 182,366-square foot (sf) "project area" consists of the two trapezoidal-shaped blocks, including: (1) the 71,322 sf "Northern Block," bounded on the north by a segment of Walton Street that was demapped in 1999 and continues to function as a street, on the east by Harrison Street, on the south by Wallabout Street, and on the west by Union Avenue (Block 2249, Lots 23, 37, 41, and 122); and (2) the 111,044-sf "Southern Block" bounded on the north by Wallabout Street, on the east by Harrison Street, on the south by Gerry Street, and on the west by Union Avenue (Block 2265, Lot 14). Refer to Figure 1-1, Project Area Dimensions. The project area, which is currently vacant with no buildings, would be rezoned from M3-1 to R7A, R7D, and R8A, and would have a C2-4 commercial overlay on the entire Northern and Southern Blocks. As a result, both blocks would be split into R7A/C2-4, R7D/C2-4, R8A/C2-4 districts. The Applicant also seeks a zoning text amendment to Zoning Resolution (ZR) Appendix F to establish the project area as an MIHA, which would require a share of residential floor area be reserved for affordable housing pursuant to the Mandatory Inclusionary Housing (MIH) program. Pursuant to the proposed zoning and MIHA designation, the Applicant intends to develop housing and local retail and a 26,000-sf privately-owned, publicly-accessible open space on these blocks. The open space would be provided pursuant to a legal instrument, such as a Restrictive Declaration (RD) recorded against the property.

With the proposed zoning map amendment, the proposed new zoning district boundaries would be extended to the centerline of adjoining streets, including the demapped segment of the 70-foot wide Walton Street bounding the Northern Block. As such, an approximately 8,851-sf trapezoidal area, in the bed of the former mapped street also would be rezoned as a result of the proposed action. As discussed in this attachment, the rezoning of the southern part of the demapped Walton Street would not result in any new development or change in its existing conditions.

Apart from the two blocks owned and controlled by the Applicant and the City-owned portion of Walton Street that would be rezoned, there are no other properties within the proposed rezoning area. As such, no other properties would be directly affected by the proposed action. As shown in Figure 1-2, the "rezoning area" includes the Northern and Southern Blocks and also includes this portion of demapped Walton Street; in contrast the "project area" only consists of the Northern and Southern Blocks, which are owned by the Applicant and excludes the City-owned portion of demapped Walton Street, as the proposed action would not result in any development on that area.

A legal instrument, such as a Restrictive Declaration, would be adopted as part of the proposed action. It would bind the project area to providing and maintaining the 26,000 sf of privately-owned publicly-accessible open space. As it would dedicate the location of the open space, the building footprint would be limited to areas outside the open space area.

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The New York City Department of Transportation has completed its review of the referenced Draft Environmental Impact Statement (DEIS) which identifies the need for mitigation measures at the following locations:

- Harrison Avenue and Union Avenue;
- Lorimer Street and Union Avenue;
- Flushing Avenue/Gerry Street/Marcy Avenue/Union Avenue;
- Walton Street and Harrison Avenue (unsignalized);
- Wallabout Street and Harrison Avenue (unsignalized);
- Gerry Street and Harrison Avenue:: During the weekday PM peak hour signal modifications are

Between Draft and Final EIS, the consultant will provide the following information and materials for DOT review and approval:

- Physical inventory (PI) for Union Avenue and Walton Street; sidewalk (PI) for Marcy Avenue-Union Avenue-Flushing Avenue and Gerry Street (SW, NW);
- CAD drawings for:
    - northern and southern block sidewalks surrounding the proposed development;
    - the northwest/southwest corners located at the intersection of Wallabout Street and Harrison Avenue;
    - crosswalk is proposed for implementation on the north and south legs of the Wallabout Street and Harrison Avenue.

If there are any comments I can be reached at (212) 839-7710, or you may contact Marjorie Bryant at (212) 839-7756.

c: Acting D/C E. Beaton, B/C K. Bray, S. Barkho, M. Singh, E. Athanailos, D. Nguyen, I. Nady, E. Brunner (MOEC), S. Shellooe (DCP), E. Lemonides, S. Ahmed, M. Bryant, File

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