DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

January 5, 2017

Hilary Semel
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **1350 Bedford Avenue**
CEQR No. 17DCP071K
ULURP Nos. 170070ZMK, 170071ZRK
Brooklyn, Community District 8
SEQRA Classification: Type I

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.

The Applicant, Bedford Arms, LLC is seeking a zoning map amendment to rezone Brooklyn Block 1205, Lot 28 (the "project site"), located at 1350 Bedford Avenue in the Crown Heights neighborhood of Brooklyn Community District 8, from an R6A district to an R7D district. In addition, the Applicant is requesting a zoning text amendment pursuant to New York City Zoning Resolution (ZR) Appendix F, Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas, to map a Mandatory Inclusionary Housing (MIH) designated area coterminous with the proposed rezoning area. The proposed actions would facilitate a proposal by the applicant to construct a nine-story, approximately 88,664 gross square-foot (gsf) residential building containing 94 Use Group (UG) 2 affordable dwelling units, pursuant to the proposed MIH program.

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
Direct (212) 720-3493
FAX (212) 720-3495
oabinad@planning.nyc.gov

The project site has a lot area of 36,433 square feet (sf). The southern portion of the project site is currently developed with a six-story, 82,655 gsf residential building containing 78 income-restricted dwelling units (with a Floor Area Ratio (FAR) of 1.88). This development is expected to remain unchanged in the future with the proposed action. The remainder of the project site is occupied with a 35 parking-space lot accessory to the existing residential building, and a vacant, approximately 10,000 square-foot area located to the north of the site.

In addition to the proposed zoning map and text amendment actions, the applicant is seeking a NYC Board of Standards and Appeals (BSA) waiver pursuant to ZR section 73-433 ("Reduction of existing parking spaces for income-restricted housing units") to clear the accessory parking spaces on the project site, where the Applicant's proposed development will be constructed. A coordinated review is being conducted, with the BSA acting as an involved agency.

R6A zoning districts are medium density contextual residential districts that allow residential and community facility uses at an FAR of 3.0, or 3.6 mapped within an Inclusionary Housing designated area or an MIH area. Buildings in R6A districts can reach a maximum building height of 70 feet, or 75 feet with a qualifying ground floor of at least 13 feet. Accessory parking is required for 50% of the dwelling units in residential buildings.

R7D zoning districts are greater density residential districts that promote new contextual development along transit corridors, and allow residential and community facility uses at an FAR of 4.2, and a maximum building height of 100 feet. When mapped within an MIH area, the maximum FAR is 5.6, and the maximum building height is 115 feet (eleven stories) for buildings with qualifying ground floors. Parking is required for 50% of all dwelling units affordable to families earning above 80% Area Median Income (AMI). Parking requirements may be waived pursuant to ZR section 73-433 ("Reduction of existing parking spaces for income-restricted housing units") for income-restricted units already existing on a zoning lot, to facilitate the creation or preservation of affordable housing.

The proposed actions would facilitate the construction of a nine-story, approximately 88,664 gsf residential building containing 94 residential dwelling units at the northern portion of the project site. At this time, the Applicant expects to provide 100% of the dwelling units as affordable, at an average of 80% AMI. According to the Applicant, at least 30% of the units would be made available to families earning incomes at or below 80% AMI, pursuant to MIH Option 2 as outlined in ZR section 23-154 ("Inclusionary Housing"). A total of 23 accessory surface parking spaces would be provided for the proposed residential development, in compliance with ZR section 25-23 ("Requirements where group parking facilities are provided"), for the proposed new market-rate residential units. The proposed new building would have an FAR of 2.2, for a total FAR at the project site of 4.08.

For the purpose of a presenting a conservative analysis, the Environmental Assessment Statement (EAS) prepared for the proposed project considers future development (the future "With Action Scenario") that differs from the Applicant's intended project. The EAS assumes that the proposed actions could facilitate the construction of an eleven-story, approximately 135,568 gsf residential building containing 136 dwelling units (100% of which would be made affordable to families earning at or below 80% AMI) at the project site. A total of 23 accessory parking spaces would be provided. The proposed With-Action Scenario development would be built to an FAR of 3.72, for a total FAR at the project site of 5.6.

Absent the proposed actions and under the existing R6A zoning district, the existing conditions at the project site are expected to remain.

The analysis year for the proposed project is 2020.

An Environmental Assessment Statement is attached. Please contact Annabelle Meunier of the Department of City Planning at (212) 720-3426, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

Winston Von Engel	Koren Manning	Sarit Platkin
Kevin Kraft	Jacquelyn Harris	John Mangin
Robert Dobruskin	Steven Lenard	Kenny Ramnarine
Raquel Fernandez-Gutierrez	Paul Power	Annabelle Meunier
Pat Bussey	Susan Wong	