DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod , *Director*
Department of City Planning

November 22, 2016

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: 1860 Eastern Parkway Rezoning
CEQR No. 17DCP068K
ULURP Nos. 170142ZMK and 170143ZRK
Brooklyn, Community District 16
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. This action is 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, Atlantic East Affiliates LLC, seeks a zoning map amendment to rezone portions of two blocks (Block 1435, Lots 40, 42, 43 and p/o Lot 36, and Block 1436, Lots 6 and p/o Lot 11, the "Rezoning Area") from an R6 and R6/C2-3 zoning district to an R8A/C2-4 district in the Brownsville neighborhood of Brooklyn, Community District 16. The Applicant is also requesting a zoning text amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas, to establish a Mandatory Inclusionary Housing ("MIH") Area coterminous with the proposed Rezoning Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the Applicant's proposal to construct a ten-story building at 1860 Eastern Parkway (Block 1436, Lot 6, the "Project Site" or "Projected Development Site #1") containing approximately 67 dwelling units (61,304 gross square feet ("gsf") of Use Group (UG) 2 residential floor area), all of which would be set aside for residents with incomes at or below

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60% of the average median income ("AMI"), and 11,576 gsf of UG 4 community facility floor area.

In addition to the proposed zoning map and text amendment, the Applicant also seeks discretionary financing for the residential component of the proposed development from the New York City of Housing Preservation and Development (HPD), and tax credits from NYS Homes and Community Renewal (HCR). A coordinated environmental review was conducted with HPD acting as an involved agency.

The Rezoning Area is currently zoned R6 (Block 1436, Lots 6 and p/o Lot 11) and R6/C2-3 (Block 1435, Lots 40, 42, 43 and p/o Lot 36). The existing R6 district allows residential uses (UG 1 and 2) at a floor area ratio (FAR) that ranges from 0.78 to 2.43 and can reach a maximum of 3.0 with optional Quality Housing Regulations. Community facility uses (UG 3 and 4) are permitted up to a maximum FAR of 4.8. Neither commercial nor manufacturing uses are permitted within an R6 district. In R6 districts, C2-3 commercial overlays allow a maximum FAR of 2.0 (UG 1-9 and 14). Typical retail uses in such overlays include neighborhood grocery stores, restaurants and beauty parlors. C2-3 commercial overlays typically require one accessory parking space per 400 square feet (sf) of commercial floor area for general retail or service uses.

The Project Site is currently occupied with a one-story 10,554 gsf community facility building (the "True Holy Church"). The remaining lots within the affected area are developed with a five-story 16,495 gsf residential building containing 24 dwelling units (Block 1436, Lot 11), a one-story 5,110 gsf automobile repair shop (Block 1435, Lot 36), a one-story 2,992 gsf automobile repair shop (Block 1435, Lot 40), a two-story 3,650 gsf mixed-use residential and commercial building containing 2 dwelling units and ground-floor commercial use (Block 1435, Lot 42), and a three-story 2,886 gsf residential building containing 3 dwelling units (Block 1435, Lot 43).

The proposed R8A/C2-4 district would allow a maximum residential FAR of 7.2, a maximum community facility FAR of 6.5, and a maximum commercial FAR of 2.0. The proposed C2-4 commercial overlay would lower parking requirements for commercial use, with one accessory parking space per 1,000 sf of general retail or service uses. The Applicant intends to demolish the True Holy Church on the Project Site, and construct a 10-story building containing approximately 67 dwelling units (61,304 gsf of residential use) and 11,576 gsf of community facility use. All 67 dwelling units would be available to tenants with incomes at or below 60 percent of the Area Median Income (AMI).

With the proposed text amendment, the Applicant proposes mapping both MIH Option 1 and Option 2 within the Rezoning Area. Option 1 requires that at least 25% of future residential floor area be set aside for persons with incomes averaging 60% AMI (including 10% of residential units intended for persons with incomes averaging 40% AMI), while Option 2 requires that 30% of residential floor area be set aside for residents with incomes averaging 80% AMI. Pursuant to the requirements of Option 1, as well as HPD's Extremely Low and Low-Income Affordability ("ELLA") Program, the Applicant intends on developing all 67 dwelling units on the Project Site for households at or below 60% AMI.

1860 Eastern Parkway Rezoning
CEQR No. 17DCP068K

For the purposes of environmental review, it was assumed in the Environmental Assessment Statement ("EAS") that sites that are not under the applicant's control and are included within the proposed R8A/C2-4 district (Block 1435, Lots 40, 42, and 43, "Projected Development Site #2"), would be assembled to support a development of approximately 55 dwelling units (49,550 gsf of residential use), of which 14 units would be set aside for residents with incomes at or below 60% AMI, and 7,992 gsf of commercial use. The Proposed Actions would affect only portions of Block 1435, Lot 36, and Block 1346, Lot 11, and development is not anticipated on those properties.

The analysis year for the proposed project is 2021. Absent the Proposed Actions, the entire Rezoning Area is expected to remain in its existing condition.

An Environmental Assessment Statement is attached. Please contact Christopher Lee of the Department of City Planning at (212) 720-3429, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
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cc:

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