NOTICE

On Wednesday, November 18, 2026, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the co-Applicants, the New York City Educational Construction Fund (ECF) and 240 Nassau Street Holdings, LLC. The co-Applicants are seeking approval for a zoning map amendment to change the zoning on the Project Site (Brooklyn Block 110, Lot 25 and Block 111, Lot 1) from an R6 zoning district to a C6-12 zoning district; a zoning text amendment to map the rezoned Project Site as a Mandatory Inclusionary Housing (MIH) Area in Appendix F of the Zoning Resolution (ZR); a zoning text amendment to modify ZR Section 74-752 to make the provisions applicable to the Project Site and to allow modification of ZR Section 27-10 (Administration of Affordable Housing); and a special permit pursuant to ZR Section 74-752 to allow modification of certain bulk, loading, and affordable housing requirements. Since publication of the DEIS, an A-Application (ULURP No. C260397(A)ZSK) has been filed reflecting bulk modifications to the ZR Section 74-752 special permit waivers. The co-Applicants propose a mixed-use development with four new buildings totaling approximately 1.7 million gross square feet (gsf), including approximately 1.5 million gsf of residential space (approximately 1,502 mixed-income dwelling units [DUs], of which approximately 302 DUs are expected to be affordable), 34,000 gsf of retail space, 166,000 gsf of community facility space, inclusive of 121,000 gsf of public school space (approximately 931 seats), approximately 15,000 gsf of cultural center space, and 30,000 gsf of community facility space (the "Proposed Project") in Downtown Brooklyn, Community District (CD) 2. The Proposed Project would occupy an approximately 80,000-square-foot (sf) portion of Blocks 110 and 111, bounded by Nassau Street to the north, Navy Street to the east, Concord Street to the south, and Golconda Playground, a public park maintained by the New York City Department of Parks and Recreation (NYC Parks) to the west. Elevated above a portion of Golconda Playground is the Brooklyn-Queens Expressway (BQE).

The Proposed Project would also require other discretionary approvals not subject to ULURP including the transfer, reallocation, and lease of property among 240 Nassau Street Holdings, LLC, ECF, and the City of New York to allow for the Proposed Project and ECF financing. Additionally, a determination from NYC Parks pursuant to ZR Section 23-381 is being sought to permit light and air for the legally required windows at the abutting lot lines between Buildings 1 and 4 and the abutting lot lines of Golconda Playground, the relocation of P.S. 287 is subject to the approval of the Panel for Educational Policy (PEP), a voting body overseeing New York City Public Schools, and potential participation in NYCHA's Transfer of Assistance (TOA) program which includes the allocation of Project Based Vouchers (PBV) to create new senior housing opportunities for existing NYCHA residents in the Proposed Project. TOA and PBV are part of HUD's Rental Assistance Demonstration (RAD) program. The Build Year is 2033.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 PM on Monday, November 30, 2026.

For instructions on how to submit comments and participate, both in-person and remotely, please refer to the instructions at the beginning of this agenda. Comments on the DEIS can also be submitted via email to ECF@240Nassau@schools.nyc.gov.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 26ECF001K.