DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

December 22, 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: **1601 DeKalb Avenue Rezoning**
CEQR No. 18DCP061K
ULURP Nos. 180148ZMK, and N180149ZRK
Brooklyn, Community District 4
SEQRA Classification: Unlisted

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, 1601 DeKalb Owner, LLC, is seeking a zoning map amendment to rezone R6 and M1-1 zoning districts to R6B, R7A, and R7A/C2-3 districts, and a zoning text amendment (the "Proposed Actions") to Appendix F of the New York City Zoning Resolution ("ZR") to establish a Mandatory Inclusionary Housing ("MIH") area mapped over a portion of the rezoning area. The Proposed Actions would affect the northern portion of Brooklyn Block 3237, Lots 21, 22, 23, 27, 31, 33, 38, 41, 47, and 48 (the "Proposed Rezoning Area,") bounded by DeKalb Avenue to the east, Wyckoff Avenue to the north, Hart Street to the west, and Irving Avenue to the south in the Bushwick neighborhood of Brooklyn, Community District 4. The Proposed Actions would facilitate a proposal by the Applicant to redevelop an existing public parking lot located at 1601 De Kalb Avenue (Block 3237, Lots 23, 47 and 48, the "Proposed Development Site") with two nine-story residential buildings totaling approximately 125,252 gross square feet (gsf).

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In addition, the Proposed Actions could result in additional residential and commercial development on two properties not controlled by the Applicant. One property is located at 958 Hart Street (Block 3237, Lot 31) and is currently improved with a 2-story retail and office building, and could be developed with a mixed residential and commercial building containing approximately 26,032 gsf of residential and commercial uses. The other property is located at 1615 De Kalb Avenue (Block 3237, Lot 41) and currently improved with a three-story residential building, could be developed a new residential building containing approximately 40,480 gsf of residential uses. In total, the Proposed Actions could facilitate the development of 180,808 gsf of residential uses (193 dwelling units, "DUs,") and 4,082 gsf of commercial uses within the Proposed Development Site and the Projected Development Sites.

The Proposed Development Site would contain 112 DUs, 27 of which would be affordable pursuant to Option 2 of the MIH program. These DUs would be constructed within two nine-story, entirely residential buildings. The Proposed Development Site would also contain 46 accessory parking spaces for the market-rate units. As the Proposed Development is located in a Designated Transit Zone, no accessory parking is required for the MIH units. Projected Development Site 1, assumed to be developed with a residential and commercial building, would contain approximately 24 DUs (5 of which would be affordable pursuant to MIH), and 4,082 gsf of local retail uses on the ground floor, at an overall FAR of 4.6. Residential and commercial parking requirements would be waived, pursuant to ZR Sections 25-261 and 36-232, respectively. Projected Development Site 2 would be developed with an approximately 40,480 gsf residential building containing 47 DUs, 9 of which would be affordable pursuant to MIH. Parking requirements would be waived pursuant to ZR Section 25-261.

The Proposed Rezoning Area is currently built with mixture of public surface parking, conforming and nonconforming residential uses ranging from 2-4 stories, commercial uses ranging from 1-2 stories, and a two-story public facility. The Proposed Development Site is an approximately 25,000 sf through-lot with frontages on Hart Street and DeKalb Avenue, currently occupied by a 100-space surface public parking lot. Lots 27 and 41 each contain three-story residential buildings, both illegally converted to residential uses. Lot 27 is in the process of legalization pursuant to the New York City Loft Law. Lot 21 is occupied by a two-story residential building containing four DUs. Lot 22 is occupied by a two-story two-family residential building. Lot 31 is occupied by a two-story commercial building, containing a laundromat and a community center. Lot 33 is an irregularly-shaped lot with frontages on both Wyckoff and DeKalb Avenues and is occupied by a two-story United States Postal Service post office. Lot 38 is a corner lot occupied by a one story commercial building that houses a restaurant.

Absent the Proposed Actions, the existing conditions of the Proposed Rezoning Area are expected to remain with the exception of Projected Development Site 2. While this site currently contains an illegal nonconforming residential use, it is expected in the future absent the Proposed Actions that the existing building would be converted to a legal, conforming use, specifically, an 8,000 gsf commercial (office) use.

The analysis year for the Proposed Actions is 2022.

1601 DeKalb Avenue Rezoning
CEQR No. 18DCP061K

An Environmental Assessment Statement is attached. Please contact Anthony Howard of the Department of City Planning at (212) 720-3422, if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin AICP, Director
Environmental Assessment and Review Division
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cc:

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