DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

March 13, 2015

Nilda Mesa
New York City Mayor's Office of Sustainability
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Pfizer Sites Rezoning**
CEQR No. 15DCP117K
ULURP No. 150278ZMK and 150277ZRK
Brooklyn, Community District 1
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, Harrison Realty, LLC, is seeking a Zoning Map Amendment and a Zoning Text Amendment, to facilitate the development of two predominantly residential mixed-use buildings and six residential buildings comprising approximately 787,610 gross square feet with 622 market rate and 155 affordable dwelling units, and approximately 37,996 gross square feet of retail space (the "Proposed Development") on two blocks in the South Williamsburg section of Brooklyn Community District 1.

The Zoning Map Amendment would rezone the Project Area (as defined below) from R3-1 to R7A and R7D, with a C2-4 overlay mapped on the entirety of the Northern Block (as defined below), and, on the Southern Block (as defined below), mapped 100 feet deep along Harrison

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Street and 150 feet deep along Union Avenue. The Zoning Text Amendment would designate the Project Area an Inclusionary Housing designated area.

The 182,368 square foot development site and project area (the "Project Area" or Development Site") consist of two blocks: the Northern Block (Block 2249, Lots 23, 37, 41 and 122), is bounded on the north by a segment of Walton Street that was de-mapped 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 (the "Northern Block"); and the Southern Block (Block 2265, Lot 14), 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 (the "Southern Block").

The Proposed Development would contain eight new buildings: three buildings on the Northern Block and five buildings on the Southern Block. Approximately 332 accessory parking spaces would be provided as part of the Proposed Development. In addition, the Proposed Development would provide an approximately 24,000 square foot corridor of publicly-accessible open space.

The expected build year for the project is 2018. Absent the proposed action, the existing M3-1 heavy manufacturing zoning would remain in place and may be used for industrial, commercial, manufacturing, and/or recreational uses. However, the Applicant has stated that the Project Area would remain vacant as there have not been substantial new commercial, industrial or manufacturing uses in this part of Brooklyn.

An Environmental Assessment Statement is attached. Please contact Evren Ulker-Kacar, AICP of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Jacquelyn Harris, Olga Abinader, Alex Sommer, Syed Ahmed, Evren Ulker-Kacar, Pat Bussey, Susan Wong