NOTICE

On Wednesday, July 1, 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 Park Ave. Rezoning Partners, LLC. The Applicant is seeking CPC approval of discretionary actions including a Zoning Map Amendment and Zoning Text Amendments (the "Proposed Actions") to facilitate the residential, community facility and commercial redevelopment of Applicant-controlled lots in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District (CD) 3. The Proposed Actions would affect Brooklyn Block 1715, Lots 3, 103, and part of (p/o) 54; Block 1716, Lots 1, 2, 59, 60, 61, 66, 70, and p/o 3; Block 1717, Lots 1, p/o 2 and 60; Block 1735, Lots 1, 3, 4, 5, 11, 12, 13, 14, 58, 59, 60, 61 and 62; and Block 1736, Lots 1, 10, 11, 13, 14, 61, 62, 63, 68, and p/o 18, collectively, the "Project Area". The Project Area is bounded by a depth of 250 feet from Park Avenue on the eastern side of Block 1715 and the western side of Block 1716, a depth of 225 feet from Park Avenue on Block 1735, a depth of 100 feet from Park Avenue on the eastern side of Block 1716 and on Block 1717, and a depth of 325 feet from park Avenue on Block 1736.

The Proposed Actions specifically include; a zoning map amendment to rezone portions of existing M1-1 and M1-2 zoning districts to M1-4/R7D and M1-4/R6-1 Special Mixed-Use MX-4 (Flushing/Bedford) districts; and a zoning text amendment to establish the Project Area as a Mandatory Inclusionary Housing(MIH) area. Approval of the Proposed Actions would facilitate the redevelopment of nine Applicant-controlled Projected Development Sites within the Project Area with 391 dwelling units (DUs), 63,429 gross-square feet (gsf) of commercial space, and 202,125 gsf of private educational facilities.

For environmental analysis purposes, the Applicant's nine development sites and three non-Applicant sites are considered collectively and referred to as the total Reasonable Worst Case Development Scenario (RWCDS) for the Proposed Actions. Overall, the total RWCDS for the Proposed Actions would result in an incremental (net) increase of approximately 481 DUs, including 124 affordable units (Assuming the Applicant's proposed MIH Option 1), 201,838 gsf of private school space, 28,505 gsf of local retail space, and net decreases of approximately 40,250 gsf of medical office space, 17,969 gsf of office space, 11,400 gsf of warehouse space, 5,000 gsf of house of worship space, as well as a net decrease of 100 parking spaces. The anticipated Build Year is 2031.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00PM on Monday July 13, 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.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 24DCP124K.