DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

April 30, 2024

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 24DCP124K)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Park Avenue Brooklyn Rezoning** project (CEQR Number 24DCP124K). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, May 30, 2024 at 2:00 PM. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (https://www1.nyc.gov/site/nycengage/events/index.page).

To dial into the meeting to listen by phone you may call

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 213-338-8477
- 253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 835 7454 0463
- Password: 1
- [The Participant ID can be skipped by pressing #]

For technical support during the meeting you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted:

- Meeting ID: 618 237 7396
- Password: 1

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00 PM, Monday, June 10, 2024. They can be submitted through the above webpage or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the Park Avenue Brooklyn Rezoning Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then "Draft Scope of Work_24DCP124K" and "EAS_24DCP124K". To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Thursday, May 16, 2024.

The Applicant, Park Ave. Rezoning Partners, LLC., is seeking land use 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 are as follows:

- **Zoning Map Amendment** to:
  - Rezone the portion of the Project Area within 100 feet of Park Avenue from M1-1 and M1-2 to M1-4/R7D; rezone the portion of the Project Area beyond 100 feet of Park Avenue from M1-1 and M1-2 to M1-4/R6-1

- **Zoning Text Amendments** to:
  - Amend Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area program to qualifying portions of the Project Area
  - Amend Article II to establish a new R6-1 zoning district designation
  - Modify the Special Mixed Use District MX-4 (Flushing/Bedford) to include M1-4/R6-1 and M1-4/R7D zoning designations within Special Mixed Use District MX-4

In order to assess the possible effects of the Proposed Actions, a Reasonable Worst Case Development Scenario (RWCDS) was identified. The RWCDS includes nine Applicant-controlled Projected Development sites, including Block 1715, Lot 3; Block 1716, Lots 3 and 61; Block 1717, Lot 60; Block 1735, Lots 3, 5, 11, 12, 13 and 14; and Block 1736, Lots 1, 10, 11, 13 18, 61, 62, and 63, as well as three non-Applicant-controlled Projected Development sites on Block 1716, Lots 59 and 60; Block 1717, Lot 2; and Block 1735, Lot 61 and 62; (collectively, the "Projected Development Sites") within the Project Area. The Projected Development Sites are likely to be redeveloped under the Proposed Actions. In total, across the 12 Projected Development Sites, the Proposed Actions would facilitate the development of 450,662 gross-square-feet (gsf) of residential area, 80,155 gsf of local retail area, 244,088 gsf of private school area, and 11,590 gsf of medical office area, as well as approximately 150 off-street parking spaces. The residential area would include 479 dwelling units (DU), of which approximately 124 would be permanently affordable pursuant to Mandatory Inclusionary Housing (MIH).

The Proposed Actions could also result in development on four non-Applicant controlled lots within the Project Area, (collectively, the "Potential Development Sites"). The Potential Development Sites are considered less likely to be developed by the analysis year but will be analyzed in the EIS for site-specific effects such as hazardous materials, air quality, and noise.

Absent the Proposed Actions (No-Action condition), 34,966 gsf of commercial area and 40,250 gsf of medical office development is expected to occur across two lots within the Project Area. All other lots within the Project Area are expected to remain the same as under existing conditions.

The analysis year of the Proposed Actions is 2030.