Innovative Urban Village Foreword[1]

This document is the Final Environmental Impact Statement (FEIS) for the proposed Innovative Urban Village development project (the Proposed Action). Innovative Urban Living, LLC (the Applicant) is seeking discretionary approvals from the City Planning Commission (CPC) to facilitate the proposed large-scale development of a site located on Brooklyn Block 4430, Lot 1; and Block 4434, Lots 1 and 10 in the East New York neighborhood of Brooklyn, Community District 5 (the Development Site). These approvals include a zoning map amendment that would apply to the entire Project Area, which in addition to the Development Site includes de minimis portions of the north side of Block 4434, Lot 60 and Block 4431, Lots 70 and 100, and extends to the centerlines of Flatlands Avenue, Louisiana Avenue and Pennsylvania Avenue. Additional approvals include zoning text amendments to establish the Project Area as a Mandatory Inclusionary Housing (MIH) area and to expand the boundary of the Transit Zone to include the Rezoning Area, a large-scale general development special permit, and a special permit for a public parking garage (the Proposed Actions). A portion of the site is currently occupied by the 92,784-gross-square-foot (gsf) Christian Cultural Center (CCC) facility, which would remain on the site as part of the project.

The Department of City Planning, acting as lead agency on behalf of the New York City Planning Commission (CPC), determined the Draft Environmental Impact Statement (DEIS) for the Proposed Action to be complete and issued a Notice of Completion for the DEIS on May 6, 2022.

Public notices of the DEIS public hearing were published in the City Record, the Environmental Notice Bulletin, and the New York Post on August 9, 2022. CPC held a public hearing on the DEIS on August 24, 2022, which was accessible remotely via the NYC Engage Portal in support of the City's efforts to contain the spread of COVID-19. Comments were

[1] This foreword is new to the FEIS

accepted at that hearing and throughout the public comment period, which remained open through 5:00 PM on September 6, 2022.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in **Chapter 25, Response to Comments**. Written comments on the DEIS are included in a new **Appendix D**. Changes to the text from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

Principal changes between the DEIS and this FEIS include:

- Transportation. As described in **Chapter 13, Transportation**, the Traffic Level of Service and corresponding summary tables were updated to clarify the eastbound approach at the intersection of Flatlands Avenue and Georgia Avenue. The chapter was revised to include the Applicant's commitment to conducting traffic signal and all-way stop warrant analyses at the intersection of Louisiana Avenue and the Site Driveway upon full buildout of the Proposed Project. The timing of the traffic monitoring program at the intersection of Flatlands Avenue and Sheffield Avenue was specified to be conducted after the completion of Buildings 1 through 6.
- Air Quality. As described in **Chapter 14, Air Quality**, the mobile source analysis in the FEIS was updated to reflect lower traffic speeds and more detailed links near the analyzed intersection. Additional refinements included explicit accounting for shuttle buses in the With Action fleet composition.
- Noise. As described in **Chapter 16, Noise**, the analysis was updated to include sound level measurements for the Sunday church service period. Two additional noise measurement locations were also added, and subsequent analysis was performed between the DEIS and FEIS in order to estimate noise levels generated by vehicular traffic that would traverse the interior roadway on Sundays before and after church services.
- Construction Analysis. As described in **Chapter 19, Construction**, the construction noise section has been revised to reflect that consideration of interior noise level within or above the acceptable limits has been included as part of determination of significant adverse construction noise impact. A discussion of noise reduction measures has also been included in the analysis.
- Mitigation. **Chapter 20, Mitigation**, has been revised to incorporate modifications to the transit mitigation measures identified in the DEIS and to reflect additional coordination with agencies and DCP.
- Alternatives. **Chapter 21, Alternatives**, has been revised to incorporate discussion of a third alternative, the Modified Application Before the City Planning Commission Alternative.
- Unavoidable Adverse Impacts. **Chapter 22, Unavoidable Adverse Impacts**, has been revised to reflect the revisions made to **Chapter 13, Transportation**, and **Chapter 20, Mitigation**.

- **Appendix C** has been created to include the following table, **2026 No-Action vs. With-Action vs. Mitigation Traffic Levels of Service – Flatlands Avenue and East 108th Street**.
- **Appendix D** has been created to include the comments received during the public comment period for the DEIS.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining and ~~strikethroughs~~ in this FEIS. No underlining is used for the **Foreword** or **Chapter 25, Response to Comments**, or Appendix C or D, all of which are entirely new.