NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 24DCP055K)

Herkimer-Williams

Project Identification
CEQR No. 24DCP055K
ULURP Nos. C250287ZSK; C250285ZMK;
C250286ZSK; N250284ZRK; C250288PCK
C250286 (A) ZSK

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

SEQRA Classification: Type I

Contact Person
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Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on May 30, 2025 for a Draft Environmental Impact Statement (DEIS) for the Herkimer-Williams proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, October 8, 2025, at 10:00 AM at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York, 10271, in conjunction with the CPC's public hearing pursuant to ULURP. The public hearing will also consider a modification to the Proposed Action (ULURP No. C250286 (A) ZSK). Comments are requested on the DEIS and will be accepted through 5:00pm, October 20, 2025. To continue to allow for broad public participation, DCP will hold the public hearing accessible both in-person and remotely via the teleconferencing application Zoom.**

To join the meeting, please visit the "Calendar" page of the New York City Department of City Planning's website: https://www.nyc.gov/content/planning/pages/calendar. To comment remotely, please visit the "City Planning Commission" page on the Department's website and select "Participate and Comment:" https://www.nyc.gov/content/planning/pages/commission.

If you would like to register to testify remotely via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

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

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396
Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the DCP Calendar site on the day of the Public Hearing, no later than 1 hour prior to the hearing. 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 Public Hearing livestream can be found in the above referenced DCP Calendar site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through 5:00pm, Monday, October 20, 2025. They can be submitted via email to 24DCP055K_DL@planning.nyc.gov 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 DEIS may also be obtained by contacting the Environmental Assessment and Review Division, at the address above, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov.

In addition, the DEIS and Final Scope of Work are available for download on the project ZAP page: https://zap.planning.nyc.gov/projects/2021K0450. To view the Herkimer-Williams Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the Herkimer-Williams project page in ZAP and select Public Documents, then "Final Scope of Work," "DEIS_Notice of Completion" and "DEIS_24DCP055K".

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 by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting.

The Applicant, Broadway Junction Partners LLC, the Applicant, and the co-applicants, the New York City Economic Development Corporation (NYCEDC) and New York City Department of Citywide Administrative Services (DCAS), as representative agency of the City of New York, seek discretionary actions to facilitate the redevelopment of portions of four blocks in the East New York neighborhood of Brooklyn Community District (CD) 5. The Project Area includes Block 1555, Lots 1 and 19; Block 1576, Lots 1, 9, 13, 32, and 34; and Block 1577, Lots 1, 7, 17, 26, 32, 35, 51, 53, 56, and 58. The Applicant is seeking City Planning Commission (CPC) approval of discretionary actions, including: (i) a Zoning Map Amendment to rezone the Project Area from an M1-2 zoning district to C6-4 and M1-6 zoning districts; (ii) special permits within a Large-Scale General Development (LSGD) pursuant to Sections 74-743(a)(1) and (2) of the *Zoning Resolution of the City of New York* (ZR) to distribute floor area across the LSGD and to modify rear yard and height and setback regulations, respectively; (iii) a ZR Section 74-161 special permit to allow Use Group VI retail uses in excess of 20,000 sf of floor area in the proposed M1-6 zoning district; (iv) Zoning Text Amendments to (a) ZR Appendix F to designate a Mandatory Inclusionary Housing ("MIH") Area over the C6-4 zoning district-portion of the Project Area and (b) ZR Section 74-742 with respect to the contiguity of ownership of zoning lots in an LSGD when there is an intervening elevated rail line; and (v) a combination acquisition and site selection of real property by the City to construct a publicly accessible open space at 1519 Herkimer Street (also known as Parcel 1; Block 1555, Lot 19) within the LSGD (collectively, the "Proposed Actions"). DCAS is applicant and NYCEDC is co-applicant only for the combination acquisition and site selection action. Although located in Brooklyn CD 5, the Project Area is proximate to Brooklyn CDs 4 and 16;

Brooklyn CD 16 is located across Van Sinderen Avenue from the Project Area, while Brooklyn CD 4 is located approximately 600 feet to the north of the Project Area.

The Proposed Actions would facilitate the redevelopment of several projected development sites within the Project Area. The projected development sites are Projected Development Site 1A (Block 1555, Lot 19), Projected Development Site 1B (Block 1576, Lots 1 and 34), Projected Development Site 1C (Block 1577, Lots 17 and 26), Projected Development Site 1D (Block 1577, Lots 32, 35, 51, and 53), and Projected Development Site 1E (Block 1577, Lots 1, 7, 56, and 58). Additionally, Projected Development Site 2 comprises Block 1576, Lot 9. Projected Development Sites 1A through 1E are under the ownership or control of the Applicant and are coterminous with the LSGD. Projected Development Site 2 is owned by Calvary Church and is not under the ownership or control of the Applicant and is not included within the LSGD. Within the Project Area, no redevelopment would occur on Block 1555, Lot 1 and Block 1576, Lots 13 and 32; therefore, these lots are not considered projected development sites.

A reasonable worst-case development scenario (RWCDS) has been established for the Proposed Action for a 2036 analysis year.

Under the RWCDS the Proposed Action is expected to result in a net increase of 834,763 gross square feet ("gsf") of residential space (1,112 total dwelling units, with 222-334 permanently affordable pursuant to MIH), 541,526 gsf of commercial space consisting of 426,766 gsf of office space and 113,760 gsf of retail space, 10,081 gsf of community facility space, 48,068 gsf of light industrial space, 20,080 gsf of open space, and 143 parking spaces. In addition, pursuant to the LSGD (for Projected Development Sites 1A through 1E), floors one through four of the new building on Projected Development Site 1B could be developed with either residential, commercial office, or light industrial uses, the second floor of the new building on Projected Development Site 1C could be developed with either residential or retail uses, and floors one through eight of the new building on Projected Development Site 1D could be developed with either residential or community facility uses. Therefore, a second RWCDS (the "Alternate Community Facility Scenario") was assessed for conservative analysis purposes where deemed appropriate for technical areas in the DEIS where this development scenario serves as the more conservative RWCDS. Under the Alternate Community Facility Scenario, the Proposed Actions would be expected to result in a net increase of 688,065 gsf of residential space (911 total dwelling units, with 182-273 permanently affordable pursuant to MIH), 589,775 gsf of commercial space consisting of 452,749 gsf of office space and 137,026 gsf of retail space, 101,787 gsf of community facility space, 61,511 gsf of light industrial space, 20,080 gsf of open space, and 169 parking spaces.

The DEIS identifies significant adverse impacts related to transportation (traffic, transit, and pedestrians), air quality, and construction period traffic. Mitigation measures to address those impacts, where feasible and/or practical, are proposed in the DEIS. DCP, as the Lead Agency, will continue to further examine and refine these recommended measures between the DEIS and FEIS. If no feasible and practicable mitigation can be identified, the impacts would remain an unavoidable significant adverse impact of the Proposed Actions. The DEIS considered two alternatives – a No Action Alternative and a No Significant Adverse Impacts Alternative. Neither of these alternatives would meet the primary objectives of the Proposed Actions, and no feasible alternatives are available that would result in no unmitigated impacts without compromising the stated goals of the Proposed Actions.

Since the issuance of the Notice of Completion for the DEIS, the Applicant has prepared and filed an amended special permit application (ULURP No. C250286 (A) ZSK) intended to modify setback waiver requests for Projected Development Site 1B. A technical memorandum assessing

whether this amended application would alter the conclusions presented in the DEIS will be prepared and incorporated into the Final Environmental Impact Statement.