DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

February 1, 2013

Robert Kulikowski, Director
New York City Office of Environmental Coordination
100 Gold Street 2nd Floor
New York, New York 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Pitkin Avenue Rezoning**
CEQR No. 13DCP067K
ULURP No. 130161ZMK
Brooklyn, Community District 5
SEQRA Classification: Unlisted

The above-referenced application involves discretionary action 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, Pitkin-Berriman Housing Development Fund (HDFC), is seeking a zoning map amendment to rezone R5/C1-3 to R7A/C2-4 and removal of a C1-3 overlay. The proposed action would facilitate a proposal by the applicant to develop a new seven-story mixed-use building totaling 69,413 gsf including 9,300 gsf of ground floor commercial space and 60 units of residential housing above, and 10,175 sf of open space, accessory to the residents. The project site is located on the northern side of Pitkin Avenue, west of Berriman Avenue, and east of Shepherd Avenue (Block 4005, Lots 1, 2, 28, 35 and 38) in the East New York neighborhood of Brooklyn in Community District 5.

The applicant will be constructing the residential portion of the development with affordable housing for low to very low income residents earning 30-60% of the Area Median Income, pursuant to the New York City Housing Development Corporation (NYCHDC) low income tax

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credit program. The applicant intends to seek the discretionary financing at a later date, and will undergo environmental review at that time.

The subject site, proposed for development (Block 4005 Lot 28), is owned by the applicant, and currently vacant. The existing R5 zoning district with C1-3 overlay on the proposed site, permits residential uses with an FAR of 1.25 and commercial uses with a FAR of 1. The adjacent lots (1, 2, 35 and 38) in the rezoning area are not applicant owned, and are currently occupied by residential buildings of 1-3 stories, with one (Lot 35) having ground floor retail.

The proposed R7A zoning is a Quality Housing district, which produces high lot coverage buildings with a maximum FAR of 4.0 for residential uses and 2.0 for commercial uses. Also, the Quality Housing Program requires that 20 percent of the lot coverage be open space, and the applicants proposed 10,175 sf of open space area fulfills this requirement.

Absent the proposed action, the applicant has stated that the subject site would be developed with as as-of-right, 4-story mixed-use residential, community facility and commercial building with an underground parking garage, which would be in compliance with the existing R5/C1-3 zoning requirements. The proposed project is expected to be completed in 2016.

An Environmental Assessment Statement is attached. Please contact Ingrid Young of the Department of City Planning at (212) 720-3425 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Jacquelyn Harris, Pat Bussey, Susan Wong, Robert Dobruskin, Alex Sommer, Winston Von Engel