DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

July 26, 2019

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 20DCP009K)

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 (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the Acme Fish Expansion project (CEQR No. 20DCP009K).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (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 Tuesday, August 27, 2019 at 4:00 PM at the senior center meeting room of the Polish and Slavic Center located at 176 Java St, Brooklyn, NY 11222. Written comments will be accepted by the lead agency until the close of business on Friday, September 6, 2019.

The Applicant, RP Inlet, LLC, is requesting several discretionary actions from the City Planning Commission (CPC) to facilitate the development of an entire block bounded by Banker Street to the east, Wythe Avenue to the south, Gem and North 15th streets to the west, and Meserole Avenue to the north (the "Development Site" or "Project Area") in the Greenpoint neighborhood of Brooklyn, Community District 1. The Development Site is the entirety of the proposed rezoning area and is comprised of Block 2615, Lots 1, 6, 19, 21, 25, 50, and 125.

The actions being sought from the CPC, as described below, include zoning map and text amendments plus a large-scale general development (LSGD) special permit. The proposed actions would facilitate the construction of a new development with approximately 637,250 gsf (the "Proposed Project") on the Development Site, comprised of a new and improved 105,600 gsf Acme Smoked Fish processing facility, and 531,650 gsf of commercial office and retail space (including parking/loading/bike storage spaces). The Acme Smoked Fish facility would be located on the northeastern portion of the block, fronting on Meserole Avenue and Banker Street. The commercial office/retail component of the Proposed Project would occupy the remainder of the block. The Proposed Project is expected to be completed by 2024.

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The actions being sought by the Applicant from the CPC include:

- Zoning Map Amendment:
  The proposed zoning map amendment, which would rezone the Project Area from M3-1 to M1-5, would increase the permitted FAR from 2.0 to 5.0 for commercial and industrial uses (and up to 6.5 FAR for community facility uses), allowing for additional development of these uses than could be provided under existing conditions.

- Zoning Text Amendment:
  The proposed zoning text amendment would allow, by special permit, modification of regulations applicable to the site in Section 44-54 of the zoning resolution that require additional loading berths for buildings which contain wholesale, manufacturing or storage space as well as other permitted uses, than otherwise would be required if the uses were located in separate buildings.

- Large-Scale General Development (LSGD) Special Permits:
  Two LSGD special permits are being sought. The first LSGD special permit, pursuant to Section 74-743(a)(2) of the Zoning Resolution of the City of New York ("ZR"), is to allow the Proposed Development to penetrate the required sky exposure plane and the required initial setback distance allowing a building height in excess of the maximum allowable height under ZR 43-43. Upon approval, the Applicant would enter into a Restrictive Declaration (RD), a legally binding mechanism tied to the Development Site that governs the provisions of the LSGD.

  The second LSGD special permit, pursuant to the new Section 74-745(d), is to waive Section 44-54 of the Zoning Resolution for the Proposed Development, thereby reducing the required number of loading berths for the Proposed Development from seven to five.

The Applicant may also seek discretionary tax incentives from the NYCIDA for the commercial office component of the Proposed Development.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director (212) 720-3493. The Draft Scope of Work and scoping protocol will also be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page. Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.