DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marissa Lago, *Director*
Department of City Planning

March 15, 2018

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Caton Nursing Home Rezoning**
CEQR No. 18DCP118K
ULURP Nos. Pending
Brooklyn, Community District 14
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are 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, Beinefeld Architecture, seeks a zoning map amendment to rezone a property located in the Ditmas Park neighborhood of Brooklyn Community District 14 from an R3X zoning district to an R6A district. The Applicant also seeks a zoning text amendment pursuant to Appendix F of the Zoning Resolution of the City of New York (ZR) to designate a Mandatory Inclusionary Housing (MIH) area on the area to be rezoned. The property, the Caton Park Nursing Home and Rehabilitation Center, consists of portions of Lots 4 and 14 on Brooklyn Block 5074. The proposed actions would facilitate a proposal by the Applicant to add an approximately 4,830 gross square foot (gsf) extension to the fifth floor of the existing nursing home. As the nursing home is currently legally overbuilt pursuant to the underlying R3X zoning, the proposed actions would also bring the building's non-complying floor area into compliance.

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Currently, the lots affected by the proposed actions contain the Caton Park Nursing Home (on Lot 4) and a Buddhist temple (on Lot 14). R3X districts permit community facility uses with a maximum floor area ratio (FAR) of 1.0. The proposed R6A district permits community facility uses with a maximum FAR of 3.0.

In the future with the proposed actions, the Applicant would construct the proposed expansion of the nursing home's fifth floor, which would increase the floor area of the building to 39,215 gsf (2.1 FAR). For the purposes of presenting a conservative analysis, the Reasonable Worst Case Development Scenario (RWCDS) projects development that differs from the Applicant's proposed project. Lot 4 is projected to be developed with an approximately 67,118 gsf residential building, containing up to 78 dwelling units (of which up to 15 would be affordable pursuant to MIH). The existing nursing home could be demolished to facilitate the development of this residential building. As only 15% of Lot 14 would be rezoned R3X, the use on this lot is anticipated to remain.

Absent the proposed actions, it is anticipated the rezoning area would remain in its existing condition.

The analysis year for the proposed actions is 2021.

An Environmental Assessment Statement is attached. Please contact William Pugliese of the Department of City Planning at (212) 720-3250 if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: William Pugliese, Winston Von Engel, Pat Bussey, Alex Sommer, Susan Wong, Hayley Todd