DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

September 2, 2016

Hilary Semel, Director
Mayor's Office of Sustainability
253 Broadway, 14th Floor
New York, New York 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **116 Bedford Avenue Rezoning**
CEQR No. 17DCP021K
ULURP No. Pending
Brooklyn, Community District 1
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. The 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, Brooklyn Standard Properties, is seeking a rezoning to map a C1-4 commercial overlay over an existing R6A zoning district (the "Proposed Action") on a portion of a block (Block 2297, Lots 13, 14, 15, 16, 17, 18, 19, 20 and 120, the "Rezoning Area") located in the Williamsburg neighborhood of Brooklyn Community District 1. The Proposed Action would facilitate a proposal by the Applicant to convert and horizontally expand the ground floor of an existing 6,091 gross square feet (gsf) residential building located at 116 Bedford Avenue (Block 2297, Lot 16, the "Project Site") from residential use (Use Group 2) to commercial use (Use Group 6). The Proposed Action would also bring existing legal, non-conforming commercial uses on three other properties (Block 2297, Lots 13, 18, and 20) into conformance with use regulations of the underlying zoning district, and allow two other sites (Block 2297, Lots 17 and 19) with vacant ground floors to be occupied with commercial uses.

The Project Site is currently developed with a four-story 6,091 gsf residential building containing eight dwelling units. In addition to the Project Site, the Rezoning Area is also occupied with seven other multi-family residential buildings totaling 30,975 gsf and 52 dwelling units (Block 2297, Lots 13, 14, 15, 17, 18,

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19, 20), three ground floor commercial-retail establishments totaling 7,425 gsf (Block 2297, Lots 13, 18, 20), and a single-story 550 gsf parking garage (Block 2297, Lot 120). The existing R6A district allows for a maximum residential FAR of 3 (Use Groups 1 and 2).

The proposed C1-4 commercial overlay would permit a variety of commercial uses (Use Groups 5-9) that are not currently allowed under the existing zoning, to a maximum FAR of 1. The Proposed Action would facilitate the Applicant's proposal to convert and horizontally expand the ground floor of the existing building on the Project Site, from 1,125 gsf of vacant residential use (Use Group 2) to 2,500 gsf of commercial use (Use Group 6).

For the purposes of presenting a conservative analysis, the Reasonable Worst Case Development Scenario included in the Environmental Assessment Statement (EAS) assumes that, in addition to facilitating the Applicant's proposed project, the proposed C1-2 commercial overlay would also facilitate: (1) the conversion from residential to commercial and expansion of existing ground floors on two lots (Block 2297, Lots 14 and 15), (2) the expansion of two existing legal non-conforming commercial establishments (Block 2297, Lots 13 and 18), and (3) the reoccupation of commercial uses on vacant ground floors of two existing residential buildings (Block 2297, Lots 17 and 19), for a total of 14,450 gsf of additional commercial use.

The analysis year is 2020. Absent the Proposed Action, it is assumed that two sites within the Rezoning Area (Block 2297, Lots 17 and 19), which are currently vacant and were previously occupied with ground-floor commercial uses, would be converted to residential use. The Project Site, as well as other sites within the Rezoning Area, would remain in their existing condition.

An Environmental Assessment Statement is attached. Please contact Christopher Lee of the Department of City Planning at (212) 720-3429 if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
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