NYC DEPARTMENT OF CITY PLANNING

CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

November 17, 2023

PUBLIC NOTICE OF A SCOPING MEETING

DRAFT ENVIRONMENTAL IMPACT STATEMENT

(CEQR No. 24DCP055K)

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, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Herkimer-Williams** project (CEQR Number 24DCP055K). The CEQR lead agency hereby requests that the applicant prepare a 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, December 19th, 2023 at 2:00 PM. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the NYC Engage site, https://www.nyc.gov/engage.

To dial in to the meeting to listen by phone, you may call any of the following numbers:

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 1-213-338-8477
- 1-253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 863 7316 7219
- Passcode: 1
- [The Participant ID can be skipped by pressing #]

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed above. 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 meeting, will be posted on the NYC Engage site on the day of the scoping meeting, no later than 1 hour prior to the scoping meeting. 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 meeting livestream can be found in the above referenced NYC Engage site and will be made available on the day of the scoping meeting.

Written comments will be accepted through December 29th, 2023. They can be submitted through the webpage below 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 Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the Herkimer-Williams Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then "Draft Scope of Work_24DCP055K" and "EAS_24DCP055K." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

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, by Thursday, December 9, 2023.

The Applicant, Broadway Junction Partners LLC, is proposing a zoning map amendment, a zoning text amendment (including establishing a Mandatory Inclusionary Housing (MIH) area), a city map amendment, and special permits to modify existing building and floor area regulations (the "Proposed Actions"). The Proposed Actions would facilitate redevelopment of the Applicant-owned Block 1555, Lot 19, Block 1576, Lots 1 and 34, and Block 1577, Lots 17, 26, 32, 35, 51, and 53, as well as and the Owner-Authorized Block 1576, Lot 9 and Block 1577, Lots 1, 7, 56, and 58 (the "Development Site") in the East New York neighborhood of Brooklyn Community District 5. The Proposed Actions would also affect several properties owned by the Metropolitan Transit Authority (MTA) (Block 1555, Lot 1 and Block 1576, Lot 13) and Amba Mata Inc. (Block 1576, Lot 32) referred to as the "Out Parcels". The Out Parcels and the Development Site are collectively referred to as the "Project Area". The Project Area is bounded by Fulton Street to the north, Van Sinderen Avenue to the west, Atlantic Avenue to the south, and East New York Avenue to the east, with both Herkimer Street and Williams Place running through the Project Area. Approval of the Proposed Actions would facilitate the development of four new buildings containing a combined total of approximately 1,667,836 gross square feet (gsf), including approximately 748,386 gsf of commercial office space, 247,848 gsf of commercial retail space, 540,114 gsf of residential space (596 dwelling units or "DUs," of which 159-365 units would be

permanently affordable pursuant to MIH depending on which option is selected), 18,985 gsf of community facility (house of worship) space, and 10,403 gsf of light industrial space, as well as approximately 250 accessory parking spaces and 24,536 sf of publicly accessible area (PAA).

The Proposed Actions are as follows:

- Zoning Map Amendment to:
  - Rezone the Project Area from an M1-2 zoning district to C6-4 and M1-6 districts.
- Zoning Text Amendment to:
  - Modify Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing Area coterminous with the boundaries of the proposed C6-4 district within Brooklyn CD 5;
  - Amend Zoning Resolution (ZR) Section 74-742 to modify Large-Scale General Development (LSGD) ownership requirements; and
  - Amend ZR Section 23-154(d)(2) to permit a maximum residential FAR of 12.0 for MIH sites in LSGD sites within Brooklyn CD 5.
- City Map Amendment to:
  - Demap Herkimer Street between Williams Place and Fulton Street.
- Special Permits to:
  - Modify certain building, height, setback, and rear yard regulations pursuant to ZR Section 74-743; and
  - Waive floor area limitations for certain retail uses in ZR Section 74-922 within M1-6 zoning districts.

Implementation of the proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The analysis year for the Proposed Actions is 2036.