DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

February 3, 2015

Nilda Mesa, Director
New York City Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: East New York Rezoning Proposal
CEQR No. 15DCP102K
ULURP Numbers Pending
Brooklyn, Community Districts 5 & 16
Type I Action

Dear Ms. Mesa:

The above-referenced application involves discretionary actions subject to City Planning Commission (CPC) approval. These actions are subject to review under 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 CPC, is assuming lead agency status for this application and is initiating the CEQR review.

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), is proposing a series of land use actions (collectively the "Proposed Actions") to implement recommendations of the East New York Community Plan (the "Plan"), which is the subject of an ongoing community process, to create opportunities for housing, including affordable housing, community facilities, economic development and other services of an approximately 191-block area of East New York, Cypress Hills and Ocean Hill neighborhoods of Brooklyn, Community Districts 5 and 16, respectively. The affected area within the East New York and Cypress Hills section is generally bounded by Sheffield Avenue to the west, Lincoln

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Avenue to the East, Fulton Street to the north and Pitkin Avenue to the south. The affected area within Ocean Hill is generally bounded by Eastern Parkway Extension to the west, Van Sinderen Avenue to the east, Broadway to the north and East New York Avenue to the south

The Proposed Actions includes:

- Zoning map amendment to rezone all or portions of existing M1-1, M1-2, C8-1, C8-2, R5, and R6 districts with M1-4/R6A, M1-4/R7A, M1-4/R8A, M1-4/R7D, R5B, R6A, R7A, R7D, R8A, C4-4D, C4-4L and C4-5D districts. The proposed rezoning would also replace or eliminate portions of existing C1-2, C1-3, C2-2, and C2-3 overlays with C2-4 overlays and establish new C2-4 overlays.
- Zoning text amendments to:
    - Apply a new mandatory Inclusionary Housing program to portions of the proposed rezoning area, including where zoning changes are promoting new housing; and
    - Establish an Enhanced Commercial District within the rezoning area along Atlantic Avenue, Pitkin Avenue, Fulton Street and Pennsylvania Avenue in order to foster a safe and engaging pedestrian experience and to provide flexibility along transit corridors.
- Amendment to the Dinsmore-Chestnut Urban Renewal Plan to conform land use restrictions to zoning, to refresh the urban renewal plan's general provisions, and to allow disposition of the urban renewal sites in accordance with the urban renewal plan.

As noted above, DCP will be acting as lead agency on behalf of the CPC and will conduct a coordinated environmental review. HPD will be the co-applicant for the Urban Renewal Plan amendment and, as the result, will serve as an involved agency under CEQR.

Independent of the Proposed Actions described above, DCP anticipates proposing a series of zoning text amendments to eliminate unnecessary obstacles to the creation of housing, especially affordable housing. These anticipated zoning text amendments would modify building envelope controls, establish use definitions for senior and supportive housing, and modify off-street parking requirements for low-income housing. These zoning text amendments are expected to be in public review concurrent with the Proposed Actions and when adopted will affect the proposed zoning districts in the East New York rezoning area. Since these anticipated zoning changes would affect the proposed zoning districts, their effects on the East New York rezoning proposal will be analyzed as part of the environmental review in order to provide a conservative analysis.

The Proposed Actions are anticipated to facilitate new residential, commercial, community facility, and manufacturing development. The reasonable worst case development scenario (RWCDS) for the Proposed Actions identifies 81 projected development sites. On these sites, the Proposed Actions are expected to result in a net increase of 6,970 dwelling units; 902,145 square feet of commercial space; 378,987 square feet of community facility space; and 27,082 square feet of manufacturing space;

and net decreases of 137,175 square feet of auto-related space, 97,551 square feet of hotel space, 73,170 square feet of warehouse/storage space, and 3,055 square feet of garage space. The RWCDS also indentifies 106 potential development sites which are considered possible but less likely to be developed by the analysis year. The analysis year for the proposal is 2030.

The Proposed Actions reflect DCP's on-going engagement with Community Boards 5 and 16, local elected officials and community residents and stakeholders to achieve the following land use objectives: a) create opportunities for new residential development with significant amounts of permanently affordable housing and preserve existing affordability to ensure that the neighborhood continues to serve diverse housing needs; b) encourage mixed-use development on key corridors; c) enhance and revitalize major thoroughfares through new economic development; and, d) protect neighborhood character of residential core and ensure predictable future development.

An Environmental Assessment Statement is attached. If you have any questions regarding this application, please contact the project manager, Diane McCarthy, at (212) 720-3417.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: The Hon. Eric L. Adams, Brooklyn Borough President
The Hon. Rafael Espinal, New York City Council, 37th District
The Hon. Inez Barron, New York City Council, 42nd District
Brooklyn Borough Board
Andre Mitchell, Chair, Community Board 5, Brooklyn
Walter Campbell, District Manager, Community Board 5, Brooklyn
Bettie M. Kollock-Wallace, Chair, Community Board 16, Brooklyn
Viola D. Greene-Walker, District Manager, Community Board 16, Brooklyn
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Judith McClain, MTA-NYCT
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Naim Rasheed, DOT
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