DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

February 3, 2015

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 15DCP102K)

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 East New York Rezoning Proposal (CEQR No. 15DCP102K).

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 Thursday, March 5th, 2015, at 5:30pm and will be held at Brooklyn Community Board 5, 127 Pennsylvania Avenue, Brooklyn, New York 11207. Written comments will be accepted by the lead agency until the close of business on Monday, March 16, 2015.

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), are proposing a zoning map amendment, zoning text amendments, and an amendment to the Dinsmore-Chestnut Urban Renewal Plan (collectively, the "Proposed Actions") affecting an approximately 191-block area of East New York, Cypress Hills and Ocean Hill neighborhoods of Brooklyn, Community Districts 5 and 16.

The Proposed Actions include:

- 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.

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- 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.

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.

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, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Nilda Mesa, Director (212) 788-7772. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning. Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.