DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

March 15, 2013

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street - 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Crown Heights West Rezoning**
CEQR No. 13DCP105K
ULURP Nos. 130213 ZMK, N 130212 ZRK
Brooklyn, Community District 8
SEQR Classification: Type I

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This 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, the New York City Department of City Planning (DCP), proposes a zoning map amendment and text amendment for an approximately 55 block area in the western part of the Crown Heights neighborhood of Brooklyn, Community District 8. The rezoning area is bounded by Pacific Street, Dean Street, and Bergen Street to the north; Nostrand Avenue to the east; Eastern Parkway to the south, and Washington Avenue and Grand Avenue to the west.

The proposed action would rezone the area from the existing R6, R7-1, C4-3 and C8-2 zoning districts to R5B, R6B, R6A, R7A and R7D contextual zoning districts, which would protect the scale and character of the neighborhood while allowing opportunities for modest growth where appropriate. The existing commercial overlays within the residential area would be updated from C1-3 and C2-3 to C2-4, based on underlying land uses. The proposal would refine commercial

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321
FAX (212) 720-3495
cevans@planning.nyc.gov

overlays on the thoroughfares based on the underlying land uses and lot configurations, bringing existing establishments into conformance and protecting the side residential streets from commercial encroachment. Additionally, the proposal would establish the Inclusionary Housing program in the proposed R7D and portions of the R7A zoning districts within the rezoning area in Brooklyn Community District 8.

The proposed action seeks to maintain the existing scale and character of the neighborhood by establishing contextual zoning districts with height limits and ensure new development is in context with existing character while creating incentives and opportunities for for affordable housing development and matching commercial zoning to reflect the existing retail character and prevent commercial intrusion into residential side streets by tailoring commercial overlays to reflect existing use.

In order to assess the environmental effects of the proposed action, a Reasonable Worst-Case Development Scenario was established. Four projected development sites were identified as most likely to be developed in the future with the proposed action. As a result of the proposed action, it is anticipated that new development on those sites would consist of a net increase of 243 dwelling units, of which 74 would be affordable under the Inclusionary Housing program, a decrease of 175 square feet of commercial space, and a decrease of 11,552 square feet of community facility space. Absent the proposed action, new development would occur as-of-right and consist of 201 dwelling units, of which 15 are expected to be affordable, 59,555 square feet of commercial space and 30,272 square feet of community facility space. The affected area is currently zoned R6, R7-1, C4-3, and C8-2. The expected build year is 2023.

An Environmental Assessment Statement is attached. Please contact Jonathan Keller of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

Jacquelyn Harris	Robert Dobruskin	Purnima Kapur
Winston Von Engel	Sanmati Naik	James Miraglia
Pat Bussey	Susan Wong	Jonathan Keller