DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

January 10, 2020

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 20DCP100K)

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 that a draft environmental impact statement is to be prepared for the proposed actions related to the **307 Kent Avenue**, CEQR Number **20DCP100K**. The SEQRA classification for this proposal is Unlisted.

A public scoping meeting will be held on Thursday, February 13, 2020 at the New York City Department of City Planning Commission Hearing Room, 120 Broadway, Concourse Level, New York, New York, 10271. The meeting will begin at 2:00PM.

Written comments will be accepted by the lead agency until the close of business on Monday, February 24, 2020.

The Applicant, 307 Kent Associates, is seeking City Planning Commission approval of a zoning map amendment of the western half of a block (Block 2415, Lots 1, 6, 10, 7501, 7502, and p/o 16 and 38) bounded by Kent Avenue, South 2nd Street, Wythe Avenue, and South 3rd Street in the Williamsburg neighborhood of Brooklyn, Community District 1 (the "Project Area") from M3-1 to M1-5 and MX-8 (M1-4/R6A). A zoning text amendment to amend Appendix F of the Zoning Resolution (ZR) to establish Mandatory Inclusionary Housing (MIH) Area is also proposed for the portion of the Project Area proposed as MX-8 (M1-4/R6A) (together, the "Proposed Actions"). The Proposed Actions would facilitate the development of a nine-story commercial and community facility building with approximately 101,000 gross square feet (gsf) on Block 2415, Lot 1 (the "Projected Development Site 1"), comprised of 70,000 gsf of office uses, 22,000 gsf of community facility uses, and 9,000 gsf of retail uses.

The Applicant seeks the following discretionary actions to facilitate the Proposed Project:

- **Zoning Map Amendment**

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Stephanie Shellooe, AICP, *Deputy Director*
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The proposed zoning map amendment would change a portion of the Project Area within 120 feet of Kent Avenue (Block 2415, Lots 1, 10, and p/o 6, 7501, and 7502) from M3-1 to M1-5. In addition, the remainder of the Project Area (Block 2415, p/o Lots 6, 16, 38, 7501, 7502) would be rezoned from M3-1 to MX-8 (M1-4/R6A). The proposed M1-5 zoning district increases the permitted floor area ratio (FAR) from 2.0 to 5.0 for commercial and manufacturing uses (and up to 6.5 FAR for community facility uses). The proposed MX-8 (M1-4/R6A) zoning district would permit 2.0 FAR for commercial and manufacturing and 3.0 FAR for residential and community facility.

- **Zoning Text Amendment**
  The proposed zoning text amendment to Map 2 within Appendix F of the ZR would establish a MIH area on a portion of the Project Area proposed to be rezoned to MX-8 (M1-4/R6A).

The Project Area, located within an M3-1 zoning district, includes a mix of single- and multi-story
residential, commercial, retail, and warehouse uses. Lot 1, the Development Site, is currently occupied by a single-story warehouse with a mezzanine. Lot 6 is occupied by a single-story warehouse. Lot 10 is occupied by a single-story commercial building containing a restaurant and Lots 7501 and 7502 are occupied by two four-story residential condominium buildings. Lot 16 currently contains a private accessory parking lot associated with an adjacent daycare use at 56 South 2nd Street, while Lot 38 contains a four-story residential walkup with ground floor retail.

Absent the Proposed Actions, the existing M3-1 zoning would remain and no new development is anticipated to occur within the Project Area.

For the purposes of a conservative analysis, it is assumed that the Projected Development Site 1 would be redeveloped with a nine-story mixed use building with approximately 101,000 gsf, including approximately 47,000 gsf of light industrial use, 23,000 gsf of office use, 22,000 gsf of community facility use, and 9,000 gsf of retail use.

The Proposed Actions would also facilitate the development of a nine-story commercial and community facility building with approximately 80,500 gsf on Block 2415, Lot 6 (the "Projected Development Site 2") including 55,000 gsf of office uses, 17,500 gsf of community facility uses, and 8,000 gsf of retail uses.

The analysis year for the Proposed Actions is 2022.

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, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director (212) 720-3493; or from the Mayor's Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Hilary Semel,

Director (212) 676-3273. The Draft Scope of Work and scoping protocol will also be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.