DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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ENVIRONMENTAL COORDINATION

February 4, 2008

Dr. Robert Kulikowski, Director
Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: 363-365 Bond Street
CEQR No. 08DCP033K
ULURP No. Pending

Dear Dr. Kulikowski:

The above-referenced application involves discretionary actions subject to City Planning Commission approval. The actions are 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, Toll Brothers, Inc., is proposing discretionary actions in connection with the redevelopment of one block and a portion of a second block fronting the western shore of the Gowanus Canal in the Carroll Gardens neighborhood of Brooklyn Community District 6. The proposed development would include residential, commercial, and community facility uses. The project site comprises Block 458, Lot 1, which is bounded by 1st Street to the north, the Gowanus Canal to the east, 2nd Street to the south, and Bond Street to the west; and Block 452, Lots 1 and 15, which are bounded by Carroll Street to the north, the Gowanus Canal to the east, 1st Street to the south, and Bond Street to the west. Two city-owned parcels, located on Block 452, Lots 5 and 19, would also be rezoned as part of the proposed actions, but redevelopment on these lots would not occur as a result.

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The proposed actions consist of the following discretionary approvals:

- A zoning map amendment to change an M2-1 zoning district to Special Mixed Use District (MX): M1-2/R7-2. The existing M2-1 zoning district is a medium-density manufacturing district. It allows industrial uses at a maximum FAR of 2.0 and includes performance standards; it does not allow residential use. R7-2 districts allow residential use at a maximum FAR of 3.4. The proposed M1-2 district is a manufacturing district that allows light industrial and certain commercial uses at a maximum FAR of 2.0.

- A zoning text amendment to establish Special Mixed Use District (MX): M1-2/R7-2 on the blocks bounded by the Gowanus Canal, Carroll Street, Bond Street, and 2nd Street. In addition, *Zoning Resolution* (ZR) sections 23-922 and 23-942 would be amended to apply the Inclusionary Housing program and related floor area regulations to R7-2 zoning districts within the special district and to provide for a base FAR of 2.7 and a maximum FAR of 3.6 within the special district.

- Special permits pursuant to ZR section 74-743 to establish a General Large Scale Plan including i) a special permit to modify the height and setback regulations otherwise applicable pursuant to ZR section 123-662; ii) a special permit to modify courtyard regulations in a General Large-Scale Development otherwise applicable pursuant to ZR section 23-852; and iii) a site plan which includes building locations, uses, and heights.

- A possible demapping of the portions of 1st and 2nd Streets located between the existing street line and a line approximately 40 feet in-board of the existing mapped bulkhead line.

In addition, the proposed project may require approvals from the New York State Department of Environmental Conservation (DEC) and the U.S. Army Corps of Engineers (USACOE) for the repair and replacement of the existing bulkhead. These actions are subject to environmental review and will be conducted through a coordinated review with DCP, the lead agency. The proposed project would also require a State Pollution Discharge Elimination System (SPDES) permit from DEC for stormwater discharges during construction, as well as a Tidal Wetlands permit, a Protection of Waters permit, a Long Island Well permit. Approvals may also be necessary from city and state agencies for the allocation of funds for affordable housing.

The proposed actions would facilitate a proposal by the applicant to develop approximately 605,380 gross square feet (gsf) above grade, including 447 residential units, 130 of which would be affordable units developed pursuant to the city's Inclusionary Housing Program; 1,500 gsf of commercial space; and 1,500 gsf of community facility space. 260 accessory parking spaces would be provided below grade. The proposed residential structures would include a combination of low- and mid-rise apartments and townhouses. The accessory parking would be accessed via two proposed

curb cuts located on 1st Street between Bond Street and the Gowanus Canal. The proposed development would include the construction of a publicly accessible waterfront along the entire project site fronting the canal.

The proposed development would include two buildings with components ranging in height from four to twelve stories. The taller structures would be located at the eastern end of the project site near the Gowanus Canal. On the western end of the project site, located along Bond Street, the structures would be six stories in height.

The approximately 3.4-acre project site is currently developed with manufacturing and industrial uses. Block 458, which is entirely under the control of the applicant, contains approximately 34,000 square feet of vehicle storage, with the remaining 8,500 square feet occupied by garment distribution, dry cleaning, and telecommunications uses. The 45,800-square-foot portion of Block 452 under the control of the applicant includes warehouse and storage space and an art and music studio. The project site is adjacent to the Carroll Street Bridge, a New York City landmark and State and National Register-eligible resource. With respect to the city-owned lots, Lot 5 is occupied by a maintenance and service facility for emergency medical service vehicles; Lot 19 contains mechanical equipment and a facility supporting the adjacent historic Carroll Street Bridge.

Construction of the proposed project is anticipated to be completed by 2010.

An Environmental Assessment Statement and Draft Scope of Work for an Environmental Impact Statement are attached. If you have any questions regarding this application, please contact the project manager, Adam Lynn, at (212) 720-3493.

Sincerely,

Robert Dobruskin

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

cc:

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