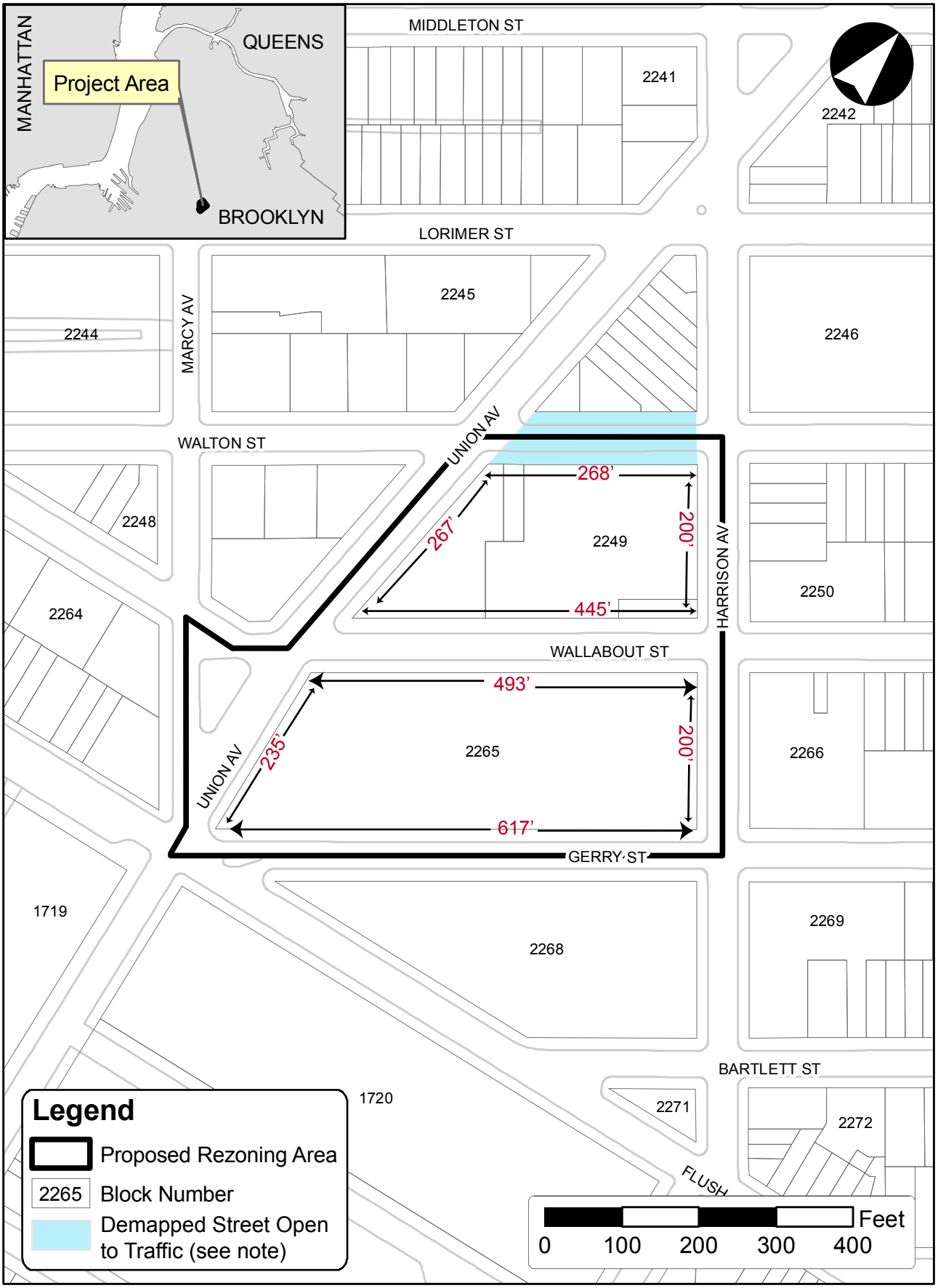
A. INTRODUCTION

The Applicant, Harrison Realty LLC, is seeking a zoning map amendment from M3-1 to R7A/C2-4, R7D/C2-4, R7D, and R8A/C2-4 zoning districts and a zoning text amendment to designate a Mandatory Inclusionary Housing Area (MIHA) to facilitate a new predominantly residential mixed-use development on two blocks it owns in the South Williamsburg section of Brooklyn Community District 1. The 182,366-square foot (sf) "project area" consists of the two trapezoidal-shaped blocks, including: (1) the 71,322 sf "Northern Block," bounded on the north by a segment of Walton Street that was demapped in 1999[1] and continues to function as a street, on the east by Harrison Avenue, on the south by Wallabout Street, and on the west by Union Avenue (Block 2249, Lots 23, 37, 41, and 122); and (2) the 111,044-sf "Southern Block" bounded on the north by Wallabout Street, on the east by Harrison Avenue, on the south by Gerry Street, and on the west by Union Avenue (Block 2265, Lot 14). Refer to Figure 1-1, Project Area Dimensions. The project area, which currently has no buildings and is used for temporary activities pursuant to short-term rental agreements, would be rezoned from M3-1 to R7A, R7D, and R8A, and would have a C2-4 commercial overlay on all of the rezoning area except for a 65-foot-wide portion located 140 feet north of the north street line of Wallabout Street and 200 feet west of the west street line of Harrison Avenue and with its northern boundary coincident with the center line of the former Walton Street (65 feet by 60 feet of this area would be within the project area). The Applicant also seeks a zoning text amendment to Zoning Resolution (ZR) Appendix F to establish the project area as a MIHA, which would require a share of residential floor area be reserved for affordable housing pursuant to the Mandatory Inclusionary Housing (MIH) program. Pursuant to the proposed zoning and MIHA designation, the Applicant intends to develop housing and local retail and a 26,000-sf privately-owned, publicly-accessible open space on these blocks. The project may seek public financing to facilitate the development of affordable housing. The open space would be provided pursuant to a legal instrument, such as a Restrictive Declaration (RD) recorded against the property.

With the proposed zoning map amendment, the proposed new zoning district boundaries would be extended to the centerline of adjoining streets, including the demapped segment of the 70-foot wide Walton Street bounding the Northern Block. As such, an approximately 8,851-sf trapezoidal area, in the bed of the former mapped street also would be rezoned as a result of the proposed action. As discussed in this chapter, the rezoning of the southern part of the demapped Walton Street would not result in any new development or change in its existing conditions.

[1] The demapping of a one block segment of Walton Street, from Harrison Avenue to Union Avenue, in accordance with Maps Nos. N-2405 and N-2406, signed by the Brooklyn Borough President on November 29, 1988, was approved by the CPC (ULURP No. 880488 MMK) on May 15, 1989 (Cal. No. 2) and by the Board of Estimate on June 29, 1989 (Cal No. 16). The maps were filed on August 25, 1999 and the map change became effective the following day. The application underwent environmental review as part of the Final Environmental Impact Statement (FEIS) for the Broadway Triangle Redevelopment Area, May 1989 (CEQR No. 86-304K).

Project Area Dimensions



Note: Walton Street from Union Avenue to Harrison Avenue demapped per Alteration Map No. N-2405 filed August 25, 1999. All dimensions rounded to the nearest whole foot.

In addition, with the new zoning district boundary extending through the centerline of streets bounding the project area blocks and following existing zoning boundaries, a raised triangle in the public right-of-way formed by the intersection of Union and Marcy avenues, and Wallabout Street would be located within the rezoning area. However, as this area is within the City-owned mapped street it is not subject to zoning, i.e., does not generate floor area, and it would not be directly affected by the proposed action.[2]

Apart from the two blocks owned and controlled by the Applicant and the City-owned portion of Walton Street that would be rezoned, there are no other properties within the proposed rezoning area. As such, no other properties would be directly affected by the proposed action. As shown in Figure 1-2, the "rezoning area" includes the Northern and Southern Blocks and also includes this portion of demapped Walton Street; in contrast the "project area" only consists of the Northern and Southern Blocks, which are owned by the Applicant and excludes the City-owned portion of demapped Walton Street, as the proposed action would not result in any development on that area.

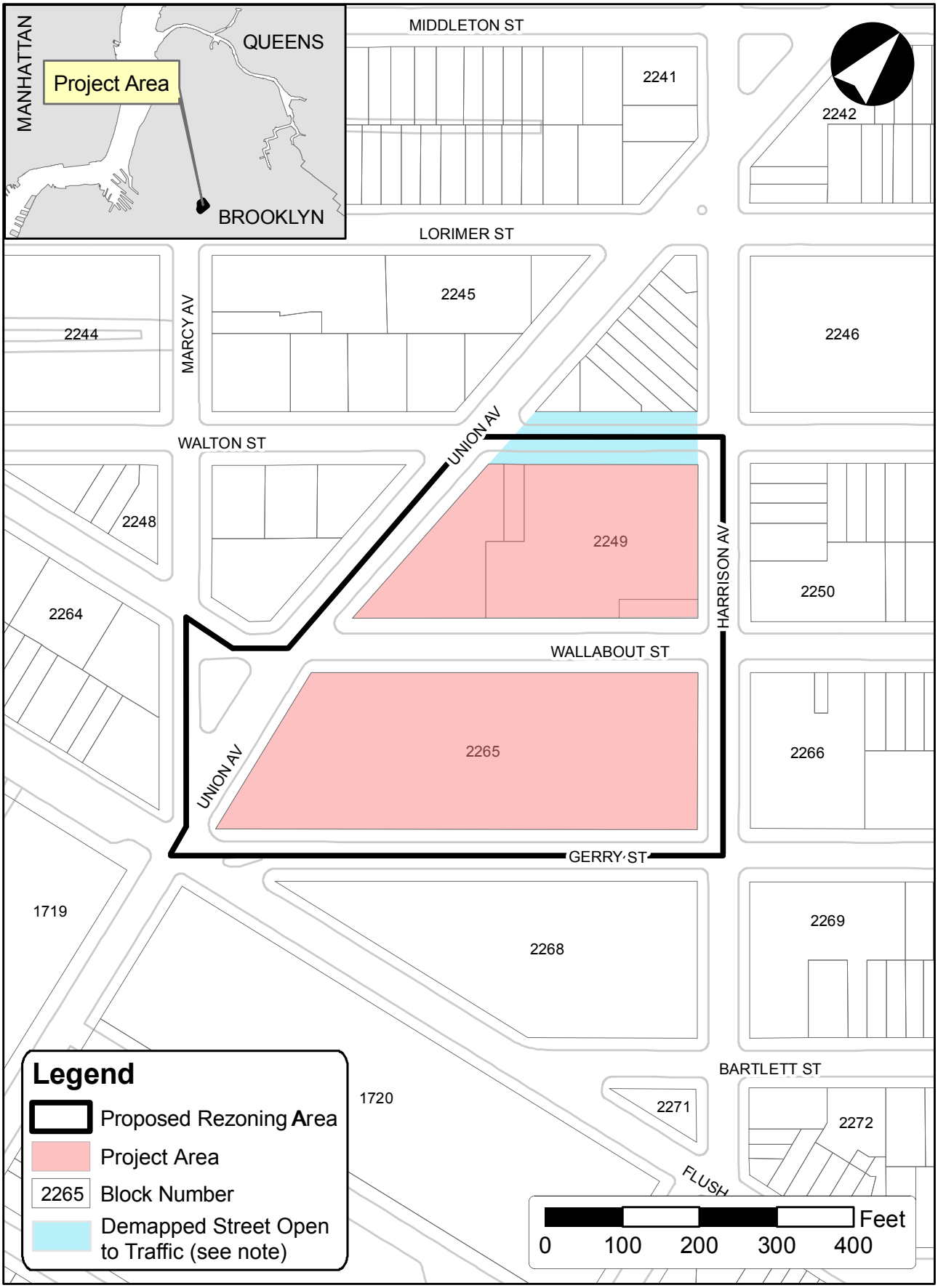
As identified in the Land Use Review application, pursuant to the proposed action, the Applicant proposes to develop the project area with a development program consisting of 1,146 DUs, of which at least 287 DUs, occupying 25 percent of the floor area excluding non-residential ground floor space, would be inclusionary housing affordable units, and 64,807 gsf of local retail space. The development would be required to provide 404 accessory parking spaces and the applicant is not proposing to provide parking beyond what is required though it would be permitted to do so subject to the provisions of the ZR. The Applicant's development would also include 26,000 sf of publicly-accessible open space, provided in midblock corridors on each block measuring 65 feet wide by 200 feet long and aligned on a north-south axis parallel to Harrison Avenue. The Applicant's development would consist of eight buildings featuring streetwalls and setbacks, reaching a maximum height of 140 feet (14 stories). As discussed below, reasonable worst-case development scenario (RWCDS) With-Actions conditions would be nearly identical to the Applicant's proposed development, with only two relatively minor differences: (1) residential program; and 2) building heights. The Applicant's development would have 1,146 DUs, instead of 1,147 DUs, the share of affordable housing would be 25 percent instead of 30 percent, and as a result of those changes, the required/provided accessory parking provided for the Applicant's development would be 404 spaces instead of 427. The Applicant's development program would have a maximum building height of 140 feet, as compared to 145 feet for the RWCDS. This is due to the RWCDS providing qualifying ground floor uses that allow maximum building heights to be 5 feet taller than otherwise permitted (the Applicant's development would not meet the qualifying ground floor criteria). The retail and publicly-accessible open space programs in the Applicant's development would be the same under the RWCDS.

RWCDS No-Action Conditions

As discussed in this chapter, a reasonable worst-case development scenario (RWCDS) for the proposed action has been identified for the future without the proposed action (RWCDS No-Action) and the future with the proposed action (RWCDS With-Action). Under RWCDS No-

[2] As discussed in Chapter 5, "Open Space," this triangle is used as a public open space under the Greenstreets program operated by the NYC Department of Parks and Recreation (NYC Parks) in cooperation with the NYC Department of Transportation (NYC DOT).

Rezoning Area and Project Area



Note: Walton Street from Union Avenue to Harrison Avenue demapped per Alteration Map No. N-2405 filed August 25, 1999

Action it is assumed that the rezoning area would not be redeveloped, the demapped Walton Street would continue to function as a public street and the project area would be vacant. As noted above, there are short-term temporary activities present in the project area, specifically vehicle and equipment storage. There are no buildings in the project area and there has been no long-term occupancy of the project area since its use by Pfizer. It is possible that unenclosed activities, such as the storage uses currently present in the project area, could continue to operate on an as-of-right basis in the future without the proposed action. Furthermore, under the existing M3-1 zoning, manufacturing and most types of commercial uses also would be allowed as-of-right (Use Groups 6-14 and 16-18), though hotels, residences, and community facilities would not be permitted. As the project area does not include any buildings, new enclosed as-of-right uses such as retail, office, or light manufacturing would require construction of new buildings. Given that the surrounding area does not have a well-established trend of new construction on large sites of light manufacturing or commercial-only development, it is assumed that these blocks would be unoccupied in the RWCDS No-Action scenario to provide a conservative framework for analysis.

RWCDS With-Action Conditions

Under RWCDS With-Action conditions, it is projected that the project area would be redeveloped with approximately 1,147 DUs[3], occupying 1,147,378 gsf of residential space. (As such, there would be one more DU under the RWCDS than with the Applicant's development program.) As the project area would be designated a MIHA, the housing affordability requirement of MIH would apply. Option 1 of MIH requires 25 percent of residential units to be affordable at 60 percent area median income (AMI), with 10 percent affordable at 40 percent AMI; Option 2 requires 30 percent of units at 80 percent AMI. While the applicant is proposing Option 1, for analysis purposes, the building program conservatively assumes 30 percent of units affordable at an average of 80 percent AMI. (Section C, below provides more details about the MIH options.) Accordingly, under the RWCDS 803 DUs would be market rate units and 344 DUs would be affordable housing units. The RWCDS With-Action also includes 64,807 gsf of local retail space. Accessory parking would be provided at the minimum level required by zoning; based on the projected market rate/affordable housing splits outlined above, the RWCDS includes approximately 427 self-park spaces.[4] As a condition for allowing a change in use for the project area, the development would include 26,000 sf (0.6 acres) of dedicated publicly-accessible open space, in a 65-foot wide, midblock linear corridor with 13,000 sf on each block, which would be located 200 feet west of and parallel to Harrison Avenue. The RWCDS With-Action would consist of eight buildings featuring streetwalls and setbacks, reaching a maximum height of 145 feet (14 stories). Similar to the No-Action condition, the demapped segment of Walton Street would continue to function as a public street.

A legal instrument, such as an RD, would be adopted as part of the proposed action. It would bind the project area to providing and maintaining the 26,000 sf of privately-owned publicly-

[3] Per CEQR guidelines, the average unit size is projected to be 1,000 gsf for analysis purposes.

[4] Residential accessory parking calculated as follows: R7A and R7D areas, 0.5 spaces required per market rate unit (424 units x 0.5 = 212 spaces), 0 spaces per affordable unit; R8A areas, 0.4 spaces required per market rate unit (379 units x 0.4 = 152 spaces), 0 spaces per affordable unit; C2-4 commercial uses, 1 space required per 1,000 sf of floor area. Parking would not be required for affordable units as the ZR permits the waiver of parking requirements for Inclusionary Housing units on sites, such as the project area, that are located in "transit zones." Commercial accessory parking calculated as follows: for R7A, R7D, and R8A, 1 space 1,000 zsf (62,863 zsf retail ÷ 1,000 = 63 spaces). 212 + 152 + 63 = 427 total accessory parking spaces.

accessible open space as a condition for the change in use, as detailed in plans included with the application. As it would dedicate the location of the open space, the building footprint would be limited to areas outside the open space area. This would also include a requirement that completion of the open space would be a condition for issuance of the first certificate of occupancy (C of O) for residential use.

It is expected that the development would be constructed over a 23-month period, with completion and occupancy expected to occur in 2019. Accordingly, the environmental review is using 2019 as the Build year for analysis of future conditions consistent with New York *City Environmental Quality Review ("CEQR") Technical Manual* guidance.[5]

B. EXISTING CONDITIONS

Rezoning Area

Site Location and Characteristics

The rezoning area comprises approximately 191,217 sf and includes two blocks (the project area-Northern and Southern Blocks) owned by the Applicant and the southern portion of an adjoining City-owned one-block-long formerly mapped street segment, in the southeastern portion of Brooklyn Community District 1. The rezoning area is generally bounded by the demapped segment of Walton Street on the north, Harrison Avenue to the east, Gerry Street to the south, and Union and Marcy Avenues to the west.

The range of addresses associated with the Northern Block include 164-174 Harrison Avenue (even numbers), 30-44 Union Avenue (even numbers), 233-247 Wallabout Street (odd numbers), and 60 Walton Street. The 71,322-sf Northern Block has approximately 200 feet of frontage along Harrison Avenue, approximately 445 feet of frontage along Wallabout Street, approximately 267 feet of frontage along Union Avenue, and approximately 268 feet of frontage along the City-owned demapped Walton Street. The range of addresses associated with the Southern Block includes 1-57 Gerry Street (odd numbers), 176-190 Harrison Avenue (even numbers), 2-28 Union Avenue (even numbers), and 322-356 Wallabout Street (even numbers). The 111,044-sf Southern Block has approximately 200 feet of frontage along Harrison Avenue, approximately 617 feet of frontage along Gerry Street, approximately 235 feet of frontage along Union Avenue, and approximately 493 feet of frontage along Wallabout Street. The 8,851-sf southern half of demapped Walton Street area is 35 feet wide. This City-owned property's northern boundary is approximately 238 feet long and its southern boundary is approximately 268 feet long. Although no longer formally a mapped street it continues to operate as the southern half of a 70-foot wide, one-way eastbound right-of-way open to vehicles and pedestrians with posted City parking regulations.

Both of the blocks are zoned M3-1 and contain no existing buildings. Each block is enclosed by chain-link fencing. The Northern Block includes remnants of a former subway entrance within

[5] The City of New York, Mayor's Office of Environmental Coordination, *City Environmental Quality Review Technical Manual*. 2014.

the property line near the intersection of Union Avenue and Walton Street. Both blocks are currently occupied by temporary activities pursuant to short-term rentals. The Northern Block is covered by grass and vegetation and the Southern Block is entirely paved. The Northern Block is vacant with no active use, although it is currently being used for temporary equipment/vehicle storage. The Southern Block is striped with parking spaces and it is currently being used for temporary equipment/vehicle storage for construction equipment and supplies, including assembled sidewalk sheds/scaffolding equipment (the current occupant is a provider of these materials to the construction industry and uses the block for on a temporary basis and maintains a permanent base elsewhere in Brooklyn).[6] On the Northern Block there is a curb cut on Wallabout Street and in addition, in many locations along the block the curb is in deteriorated condition. On the Southern Block there are curb cuts for driveways with gates on Wallabout Street and Gerry Street. Refer to Figures 1-3 and 1-4, Project Area Existing Conditions photographs and Photo Key, respectively.

The streets bounding the project area include Harrison Avenue on the east and Gerry Street on the south, which are both 70 feet wide (mapped width) and operate with two-way traffic, and Union Avenue on the west which is 80 feet wide and also operates with two-way traffic. Wallabout Street, which separates the Northern and Southern Blocks, is 70 feet wide and operates with two-way traffic although Wallabout Street east of Harrison Avenue operates one-way westbound and Wallabout Street west of Marcy Avenue operates one-way eastbound. The public sidewalks adjoining the project area are approximately 15 to 20 feet wide.[7]

The topography of the project area is generally flat. Site elevations in the area generally range from approximately +9.5 feet North American Vertical Datum of 1988 (NAVD 88) to approximately +13.5 NAVD 88.[8] The project area is located in the coastal zone boundary and is partly within a designated "shaded X" zone on the Federal Emergency Management Agency (FEMA) 2015 Preliminary Flood Insurance Rate Map (FIRM), indicating an area of moderate to low-risk flood hazard with an annual probability of flooding of 0.2 percent to 1 percent, usually defined as the area between the limits of the 100-year and 500-year floods. The portion of the project area outside the shaded X zone is located above the 500-year floodplain and considered an area of minimum flood hazard.

The rezoning area blocks were previously owned by Pfizer which housed its main plant at 630 Flushing Avenue (Block 1720, Lot 1), two blocks to the south. Pfizer operated pharmaceutical production facilities and related operations on several sites in the area beginning with its founding in a building at the corner of Harrison Avenue and Bartlett Street in 1849. Pfizer ceased its manufacturing operations at the main building in 2008. In the 1950s Pfizer began using portions of the Northern Block, which had been previously occupied by a mix of residential, commercial, industrial, and institutional buildings, for parking and warehousing activities. The block was gradually cleared of buildings in the following decades and by 1991 the entire block was vacant.

[6] Given the transient nature of these activities, this description represents a "snapshot in time" and these conditions may change to other temporary activities or the blocks may be unoccupied as the proposed action proceeds through the public review process.

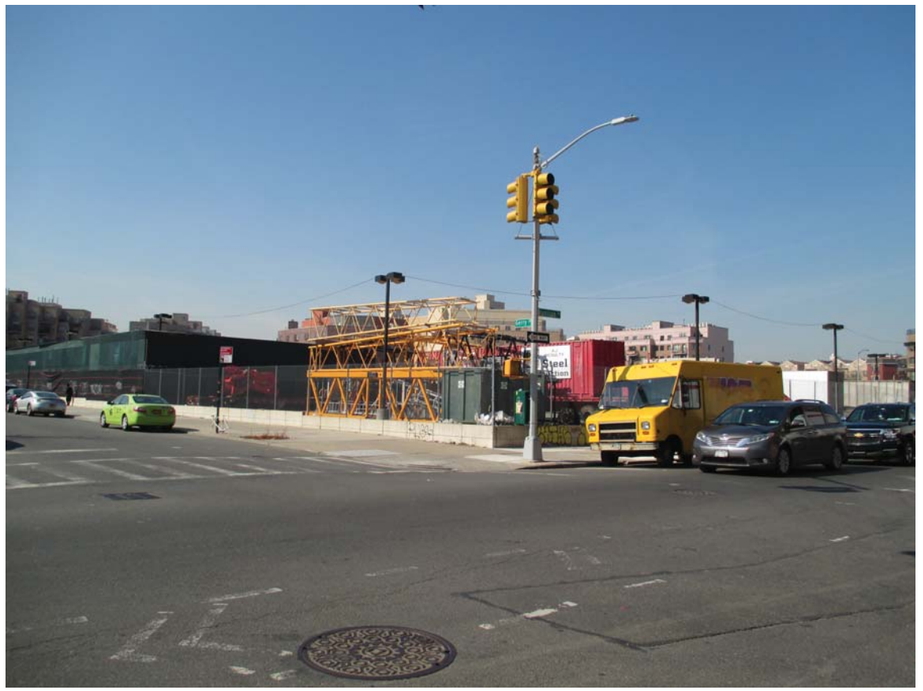
[7] "Public sidewalk" here refers to the portion of the mapped street between the curb and the property line. Along most of the Northern Block, the public sidewalk includes a ribbon sidewalk (paved concrete) flanked by unpaved planting strips along the curb and property line.

[8] Per street elevations about Brooklyn Highway datum provided in the Brooklyn Topographic Bureau's Sectional Map 12 and converted to NAVD 88.

Photographs taken on February 28, 2017



1. Harrison Avenue & Walton Street Intersection Looking South



2. Harrison Avenue & Gerry Street Intersection Looking West



3. Union Avenue & Gerry Street Intersection Looking North



4. Union Avenue & Walton Street Intersection Looking Southeast

Photographs taken on February 28, 2017



5. Harrison Avenue & Wallabout Street Intersection Looking West



6. Union Avenue & Wallabout Street Intersection Looking East

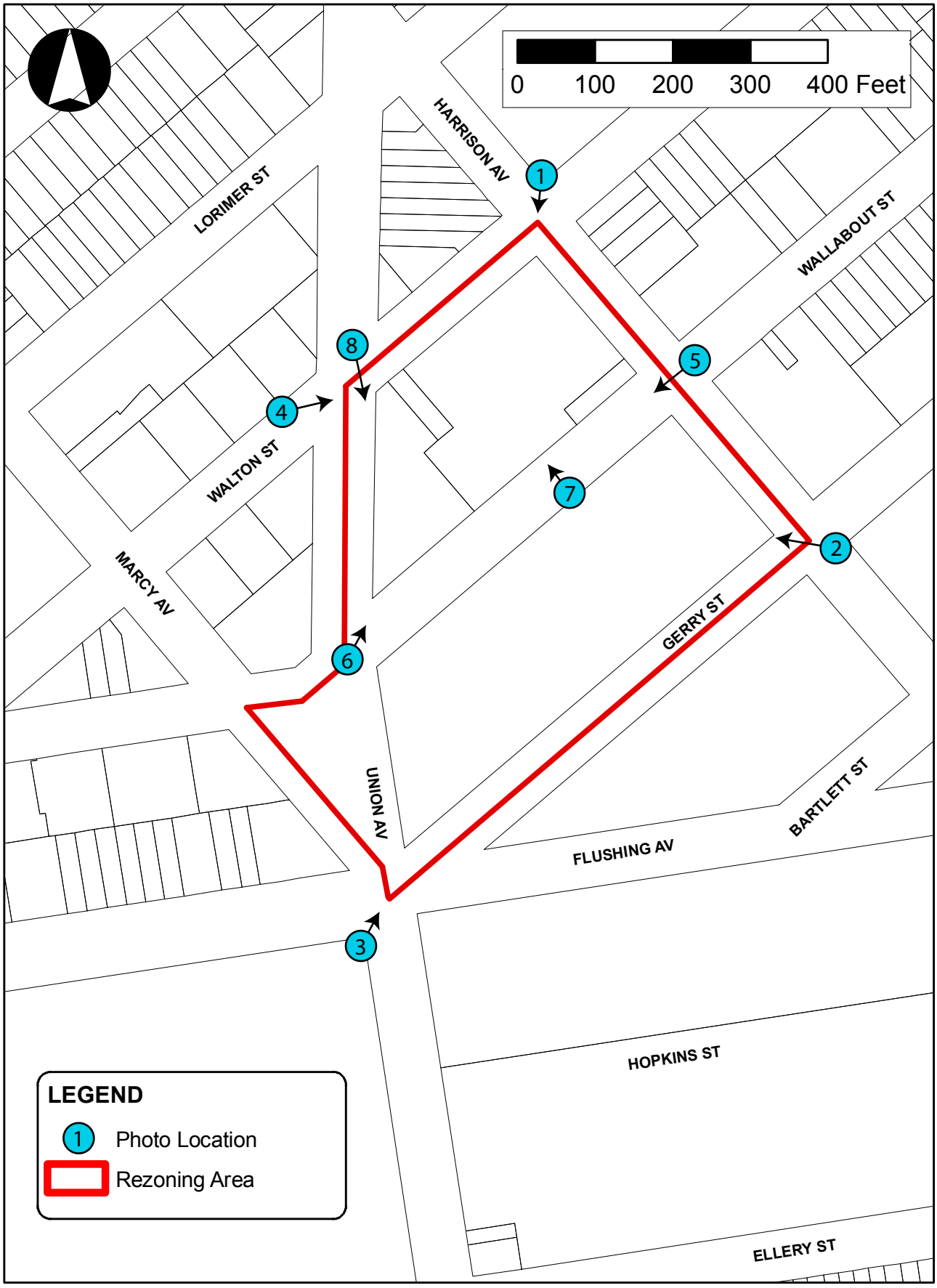


7. Wallabout Street Midblock Looking North



8. Union Avenue & Walton Street Intersection Looking South

Figure 1-4
Site Photo Key



The Southern Block was partly occupied by Pfizer operations by the late nineteenth century and by the mid-twentieth century the entire block was used by Pfizer. Uses of the site by Pfizer over the years included laboratories and manufacturing facilities. Operations on the block ended in 1989 and the buildings on the site were demolished by the mid-1990s. Sometime after that the block was paved with asphalt and a parking lot striped.

Table 1-1 summarizes existing conditions in the project area.

Neighborhood Context

Land Use and Zoning

The project area is located near the southeastern edge of Williamsburg, an area historically dominated by Pfizer and other industrial uses but which in recent years has experienced a substantial amount of residential redevelopment as traditional industrial uses have declined. Nearby neighborhoods include the northern part of Bedford-Stuyvesant, which has a concentration of large-scale public housing developments, and the western part of Bushwick, an area that historically has had a mix of residential, commercial, and industrial uses that has also been experiencing a trend of residential redevelopment of former industrial properties.

The project area is located within a M3-1 heavy manufacturing (low performance) district. This M3-1 district extends further south covering two blocks to the south. More information on zoning is provided in Chapter 2, "Land Use, Zoning, and Public Policy."

Table 1-1. Summary of Rezoning Area Existing Conditions

Addresses	Northern Block: 164-174 Harrison Ave.; 30-44 Union Ave.; 233-247 Wallabout St.; 60 Walton St. Southern Block: 1-57 Gerry St.; 176-190 Harrison Ave.; 2-28 Union Ave.; 322-356 Wallabout St.
Block and Lots	Northern Block: Block 2249, Lots 23, 37, 41, 122 Southern Block: Block 2265, Lot 14
Lot Area	Northern Block: 71,322 sf (1.64 acres) Southern Block: 111,044 sf (2.55 acres) Total Project Area: 182,366 sf (4.19 acres) Southern Portion of Demapped Walton Street Area: 8,851 sf (0.20 acres) Total Rezoning Area: 191,217 (4.39 acres)
Zoning	M3-1
Uses	Northern Block: Vacant (temporarily equipment/vehicle storage) Southern Block: Vacant (temporarily equipment/vehicle storage) Demapped Walton Street Area: Functions as part of a street open to traffic
Ownership	Northern & Southern Blocks: An affiliate of the Applicant Demapped Walton Street Area: City of New York
Public Transit Access	Subway: Flushing Ave. Station (G) adjacent to project site; Lorimer St. Station (J, M) approximately 0.2-mile walk from project area Bus: B46 (Broadway); B48 (Lorimer St.); B57 (Flushing Ave.)

C. PROPOSED ACTION

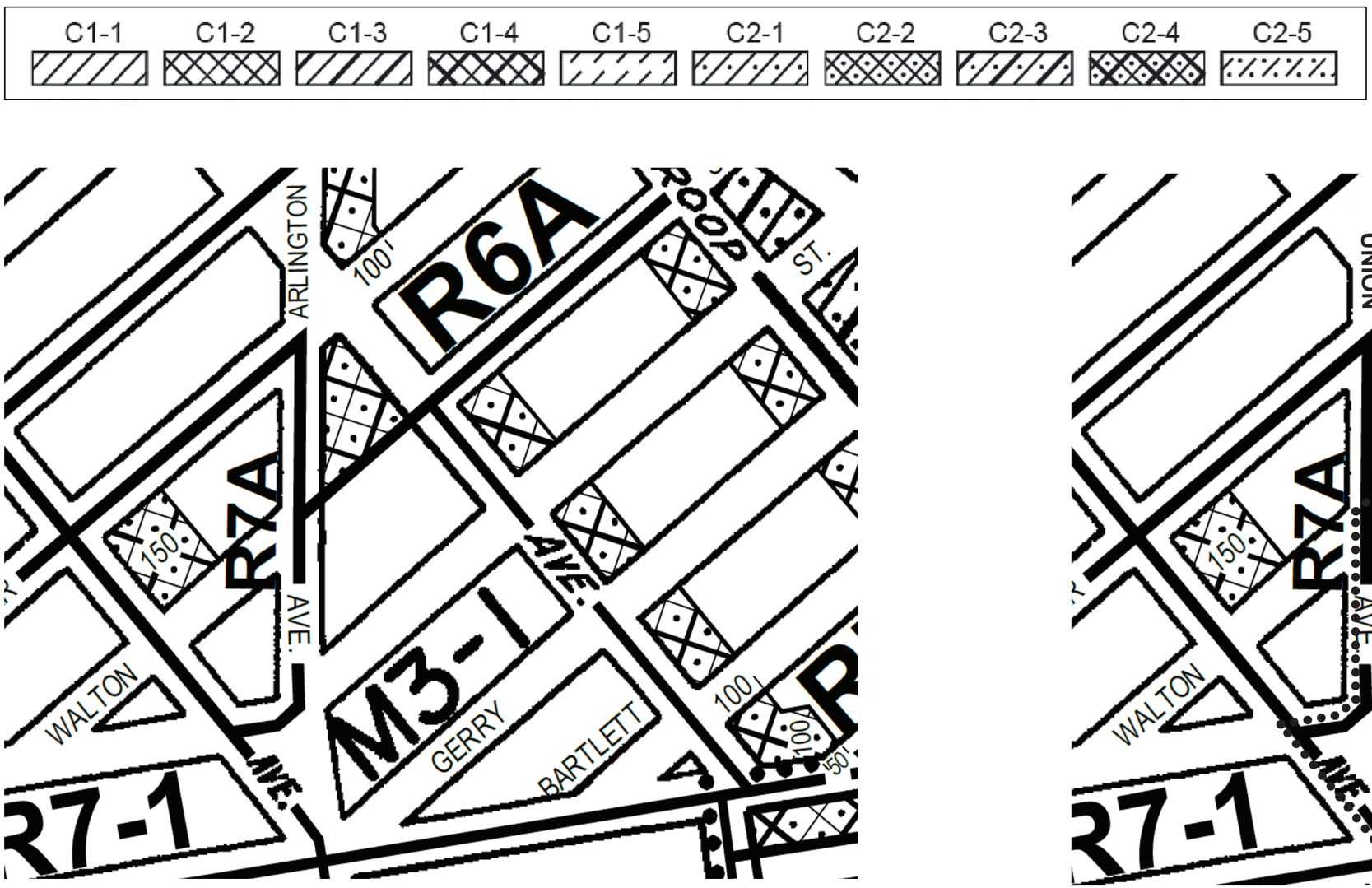
The Applicant is requesting two City Planning Commission (CPC) actions, a zoning map amendment and a zoning text amendment. Both are discretionary actions; the zoning map amendment is subject to the Uniform Land Use Review Procedure (ULURP) and the zoning text amendment is subject to public review with requirements similar to ULURP. The RD to memorialize the open space commitment also would be subject to City Planning Commission approval in connection with the approval of the zoning actions. These actions are subject to environmental review under the State Environmental Quality Review Act ("SEQRA") and the City Environmental Quality Review ("CEQR").

In addition, the project may seek public financing by the NYC Department of Housing Preservation and Development (HPD) or the New York City Housing Development Corporation (HDC) to facilitate the development of affordable housing. Such applications are also subject to environmental review requirements.

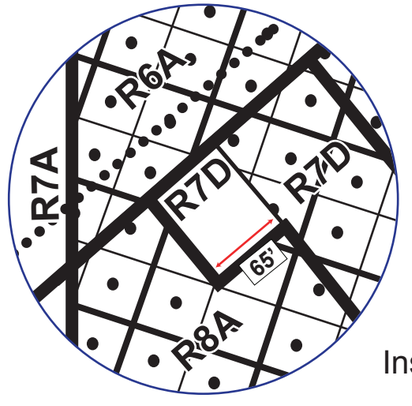
Proposed Zoning Map Amendment

The proposed zoning map amendment would change the underlying zoning of the rezoning area from an M3-1 heavy manufacturing district to R7A, R7D, and R8A contextual residence districts. An R7A district would be mapped for the portion within 100 feet of Harrison Avenue. An R7D district would be mapped for the portion more than 100 feet from Harrison Avenue and including the areas extending up to 335 feet from Harrison Avenue on the Southern Block and up to 200 feet from Harrison Avenue within 140 feet of Wallabout Street and up to 265 feet from Harrison Avenue beyond 140 feet from Wallabout Street on the Northern Block. An R8A district would be mapped for the portion more than 335 feet from Harrison Avenue on the Southern Block and more than 200 feet from Harrison Avenue within 140 feet of Wallabout Street and more than 265 feet from Harrison Avenue beyond 140 feet on the Northern Block. In addition, a C2-4 commercial overlay would be mapped over the underlying districts, covering the entirety of the Rezoning Area, except for a 65-foot wide area located 200 feet west of Harrison Avenue, 140 feet north of Wallabout Street, and with its northern boundary coincident with the center line of the former Walton Street (65 feet by 60 feet of this area would be within the project area). Refer to Figure 1-5, which shows the proposed zoning map amendment. With the proposed zoning map amendment, residential (Use Groups 1 and 2) and community facility uses (Use Groups 3 and 4), which are prohibited by the existing zoning, would be permitted. In addition, local retail uses (Use Groups 5-9 and 14), would be permitted by the commercial overlay on the ground floor of buildings, provided they are not on the same floor as or above dwelling units.

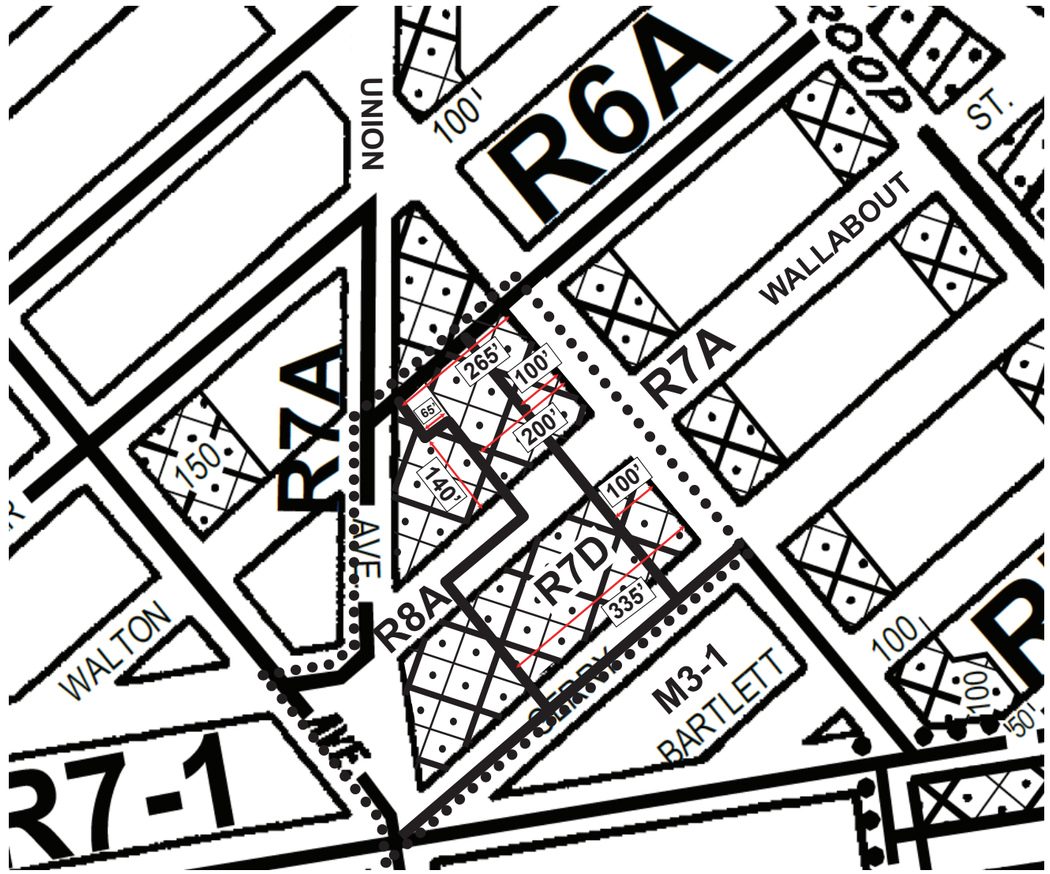
The proposed zoning map amendment would follow zoning map convention in which the proposed new zoning district boundaries would be extended to the centerline of adjoining streets. Given that the Northern Block is bounded on the north by the demapped Walton Street, the zoning boundary would extend to a prolongation of the centerline of mapped segments to the east of Harrison Avenue and west of Union Avenue, i.e., in the centerline of the demapped 70-foot wide segment of Walton Street between Harrison and Union avenues. As such, an approximately 8,851-sf trapezoidal area, in the bed of the former mapped street also would be rezoned as a result of the proposed action. Similarly, the C2-4 zoning overlay that would be mapped as part of the



Current Zoning Map



Inset Map



Proposed Zoning Map - Area being rezoned is outlined with dotted lines.
Changing a M3-1 to a R7A/C2-4
M3-1 to a R7D/C2-4
M3-1 to a R7D
M3-1 to a R8A/C2-4

proposed action would also cover the portion of the rezoning area within the demapped Walton Street, excluding the area described above.

R7A, R7D, and R8A are contextual zoning districts that allow for new medium-density residential development and community facilities. The description of these districts provided herein is based on the regulations applicable to MIHAs, as it is anticipated that the proposed zoning map amendment and the proposed zoning text amendment designating the project area an MIHA would be adopted in tandem.

In MIHAs, R7A districts allow for residential development up to 4.6 FAR and community facility uses up to 4.0 FAR. In MIHAs R7A requires a streetwall of 40 to 75 feet, a setback from the streetwall, and allows a maximum building height of 90 feet or 95 feet (with a qualifying, i.e., commercial, ground floor use), and a maximum of 9 stories.

In MIHAs, R7D districts allow for residential development up to 5.60 FAR and community facility uses up to 4.20 FAR. In MIHAs, R7D requires a streetwall of 60 to 95 feet, a setback from the streetwall, and allows a maximum building height of 110 feet or 115 feet (with a qualifying ground floor use) and a maximum of 11 stories.

In MIHAs, R8A districts allow for residential development up to 7.20 FAR and community facility uses up to 6.50 FAR. In MIHAs, R8A requires a streetwall of 60 to 105 feet, a setback from the streetwall, and allows a maximum building height of 140 feet or 145 feet (with a qualifying ground floor use) and a maximum of 14 stories.

New residences in R7A and R7D are required to provide off-street parking spaces for 50 percent of the market rate dwelling units, with no required parking for affordable housing applicable sites within the Transit Zone, as defined by the Zoning Resolution, Appendix I. New residences in R8A are required to provide parking for 40 percent of the market rate dwelling units, with no required parking for affordable housing applicable to sites within the Transit Zone.

C2-4 commercial overlays allow for local retail uses and commercial development up to 2.0 FAR. The C2-4 commercial overlay requires 1 parking space for every 1,000 sf of zoning floor area for general retail uses.

Proposed Zoning Text Amendment

The proposed zoning text amendment would amend ZR Appendix F to establish a MIHA coterminous with the rezoning area, which would require the provision of affordable housing pursuant to the MIH program.

Under MIH, a share of new housing is required to be permanently affordable when land use actions create significant new housing potential, either as part of a City neighborhood plan or private land use application. MIH consists of two alternatives: 1) 25 percent of residential floor area be must be affordable housing units affordable to households with income at a weighted average of 60 percent of area median income (AMI), with 10 percent affordable to households within an income band of 40 percent of AMI; or 2) 30 percent of residential floor area must be affordable housing units affordable to households with income at a weighted average of 80

percent of AMI. In combination with these options, two other options may be utilized. A "Deep Affordability Option" also may be utilized providing 20 percent of residential floor area must be affordable housing units affordable to households with income at a weighted average of 40 percent of AMI. Also, a "Workforce Option" also may be utilized providing 30 percent of residential floor area must be affordable housing units affordable to households with income at a weighted average of 115 percent, with 5 percent of residential floor area must be affordable housing units affordable to households within an income band of 70 percent of AMI and another 5 percent of residential floor area must be affordable housing units affordable to households within an income band of 90 percent of AMI. Other restrictions apply to the Deep Affordability and Workforce Options. The CPC and ultimately the City Council determine requirements applicable to each MIHA. Refer to Figure 1-6, which shows the proposed amendment to ZR Appendix F.

Restrictive Declaration (RD)

The proposed publicly-accessible open space that would be developed as part of the proposed action and which would remain privately-owned, would be provided pursuant to a legal instrument such as am RD recorded against the property. It would bind the project area to providing and maintaining the 26,000 sf of privately-owned publicly-accessible open space in the location indicated as a condition for the change in use, as detailed in plans included with the application. This would also include a requirement that completion of the open space would be a condition for issuance of the first certificate of occupancy (C of O) for residential use.

(E) Designation

To avoid the potential for significant adverse impacts in the areas of hazardous materials, air quality, and noise, an (E) designation (E-427) will be assigned to Block 2265, Lot 14, and Block 2249, Lots 23, 37, 41, and 122 (the project area tax lots) in conjunction with the proposed discretionary actions.

D. RWCDS/ PROPOSED PROJECT

As noted above, there are minor differences between the Applicant's proposed development and the RWCDS for With-Action conditions. The RWCDS assumes that the project area would be developed with the project area's maximum permitted floor area of 1,095,595.2, a built FAR of approximately 6.0, which reflects the maximum under the proposed split lot conditions. The Applicant's development program identified in the application is based on the use of 1,094,573.1, with 1,022.1 zsf of permitted floor area not used as it based on a design, with 529.5 zsf unused on the Northern Block and 492.6 zsf unused on the Southern Block, i.e., areas too small to use for a dwelling unit. Overall, the RWCDS would result in one more DU than the Applicant's proposal – 1,147 DUs compared 1,146 DUs – and as a worst case the RWCDS assumes 30 percent of the units would be low-moderate income affordable housing units for households earning at or below 80 percent of AMI, instead of 25 percent as indicated in the Applicant's proposal. Due to these changes in residential program and share of affordable units, the accessory parking requirements would change commensurately. The Applicant's proposed development would provide 404 accessory parking spaces but the RWCDS would provide 427 accessory

Existing

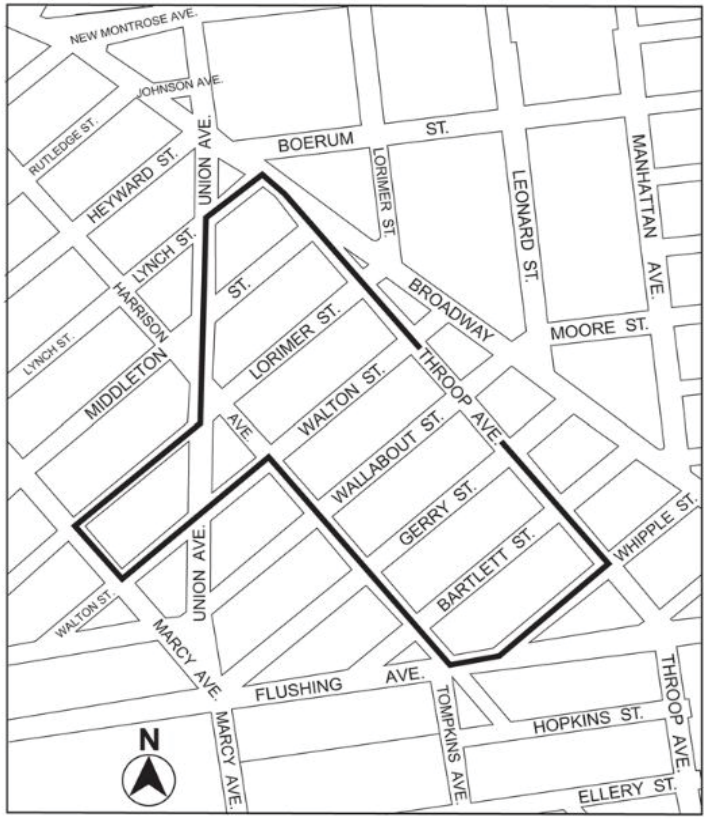
Proposed

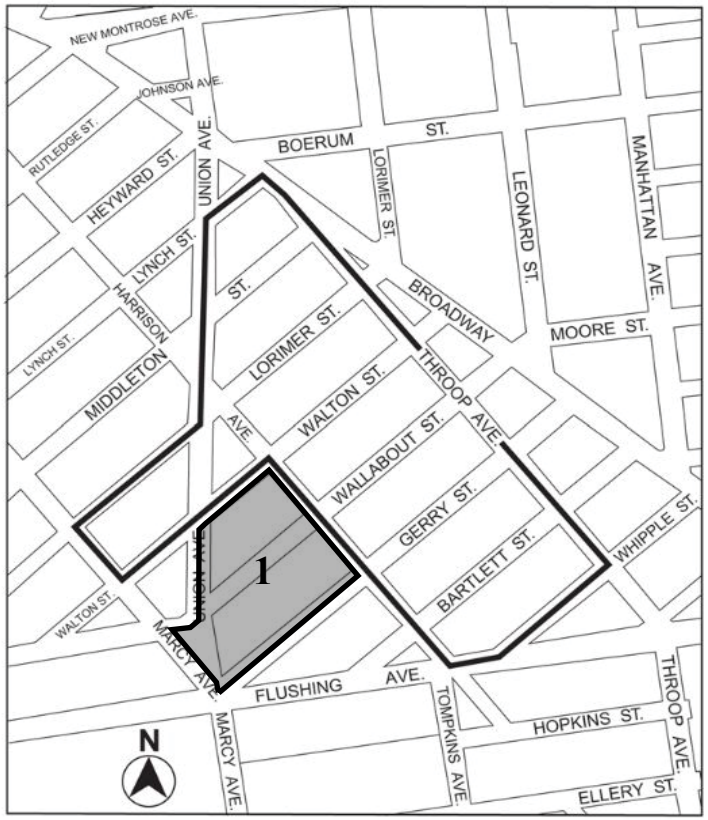
BROOKLYN

Brooklyn Community District 1

* * *

Map 4 - ~~(09/12/12)~~ [date of adoption]





Inclusionary Housing designated area

Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area **1** [date of adoption] - MIH Program Option 1

Portion of Community District 1, Brooklyn

* * *

parking spaces. In addition, the Applicant's development program would have a maximum building height of 140 feet, as compared to 145 feet for the RWCDS. This is due to the RWCDS providing qualifying ground floor uses that allow maximum building heights to be 5 feet taller than otherwise permitted (the Applicant's development would not meet the qualifying ground floor criteria). The retail and publicly-accessible open space programs in the Applicant's development would be the same under the RWCDS. Figures 1-7, 1-8, 1-9, and 1-10 provide the illustrative site plan, ground floor plan, second floor/courtyard plan, and axonometric diagram, respectively, of the Applicant's proposed development. Figure 1-11 provides illustrative renderings and Figure 1-12 provides an illustrative conceptual plan for the on-site publicly-accessible open space.

RWCDS

Pursuant to *CEQR Technical Manual* guidelines, a RWCDS has been identified in order to assess the potential environmental effects of future development that could occur as a result of the proposed action. This includes the amount, type, and location of development that is expected to occur in both future No-Action and With-Action conditions. The net incremental difference between the future With-Action and No-Action serves as the basis for the environmental impact analyses.

To determine the future With-Action and No-Action conditions, standard methodologies have been used following the *CEQR Technical Manual* guidelines employing reasonable assumptions. These methodologies have been used to identify the amount and location of future development.

Development Site Criteria for the RWCDS

In projecting the amount and location of new development in the future with and without the proposed action, several factors have been considered in identifying likely development sites in the proposed rezoning area. These include known development proposals and past development trends. The initial step in establishing the development scenario was to identify those sites where new development could reasonably occur. The Applicant's development proposal for the 182,366 sf project area, including both the Northern and Southern Blocks, is considered a known proposal likely to occur if the proposed action is approved.

In addition to the Applicant's property, the proposed rezoning area includes an approximately 8,851-sf trapezoidal area, in the bed of the former mapped street. However, this area is owned by the City and continues to function as a street, and is not located within any designated tax lots or zoning lots.

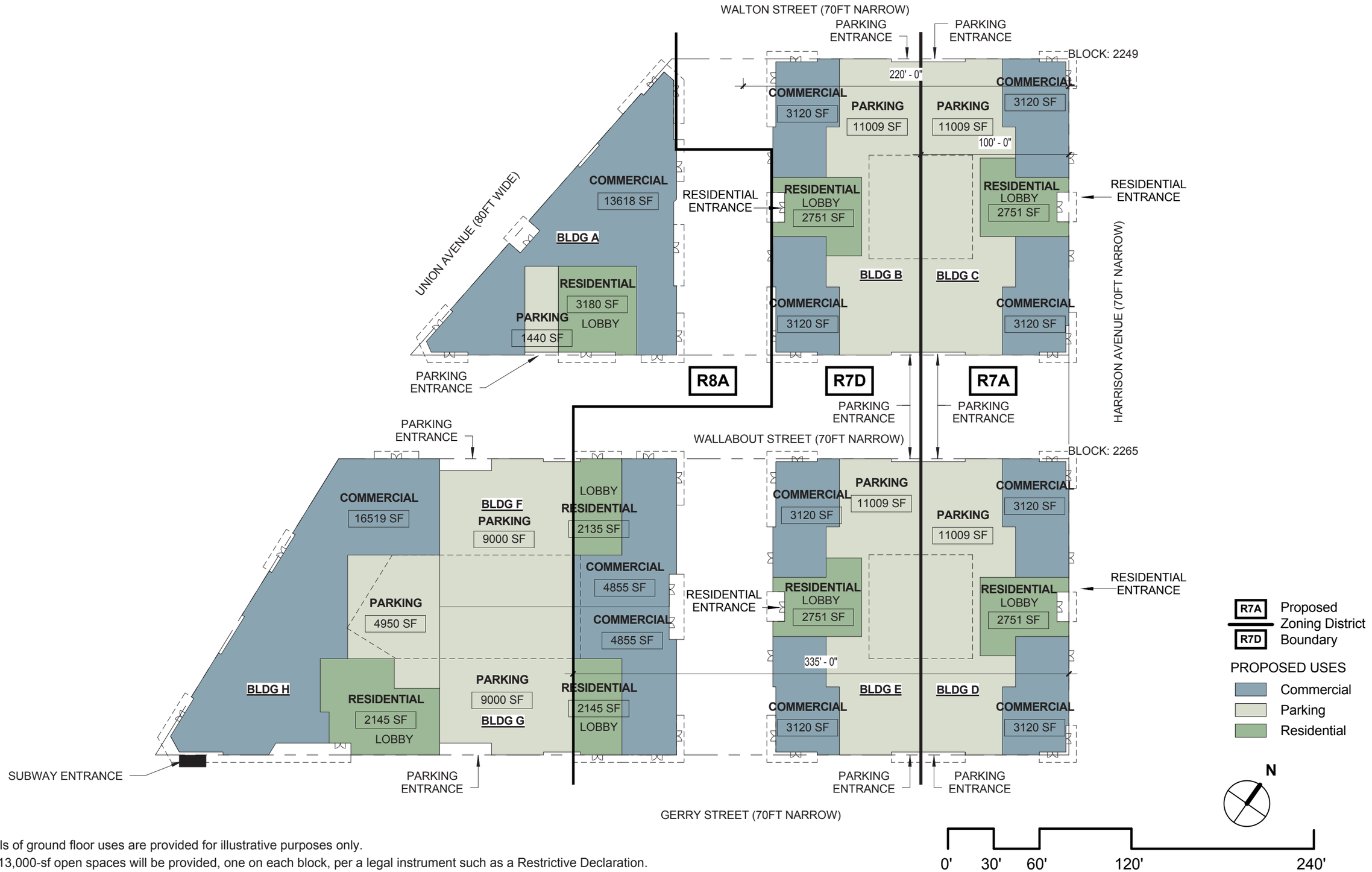
No development is expected to occur in the bed of Walton Street as a result of the proposed action, as it is expected to continue to operate as a street open to traffic similar to existing conditions. The City previously intended for this area to form part of an industrial development site (per the 1989 Broadway Triangle Urban Renewal Plan) and later to form part of a commercial development site (per a 2000 proposal that was not advanced). These development proposals, which would have involved the disposition of the demapped Walton Street to a previous property owner, are no longer active.



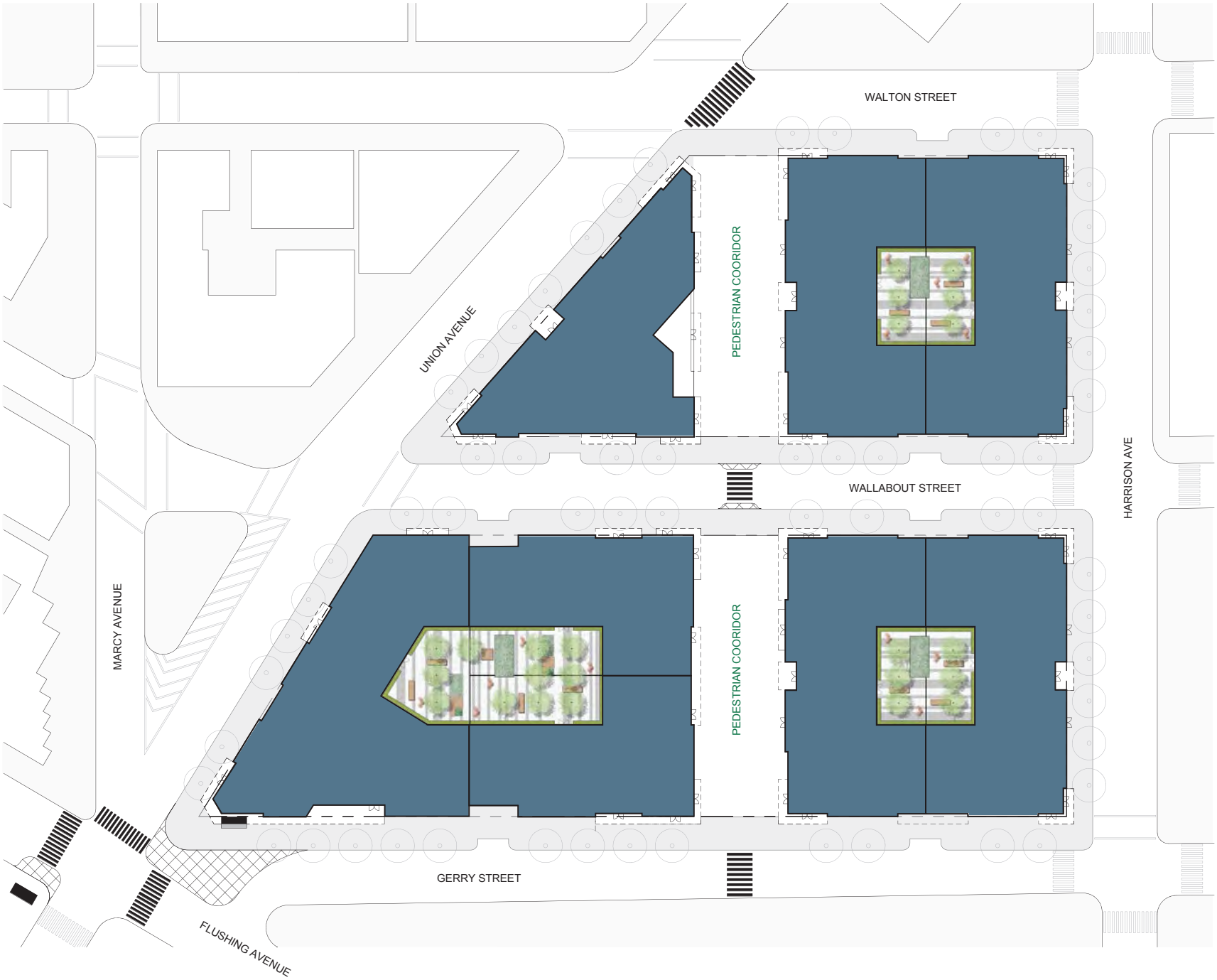
Pfizer Sites Rezoning EIS

Figure 1-7

Applicant's Proposed Development Site Plan



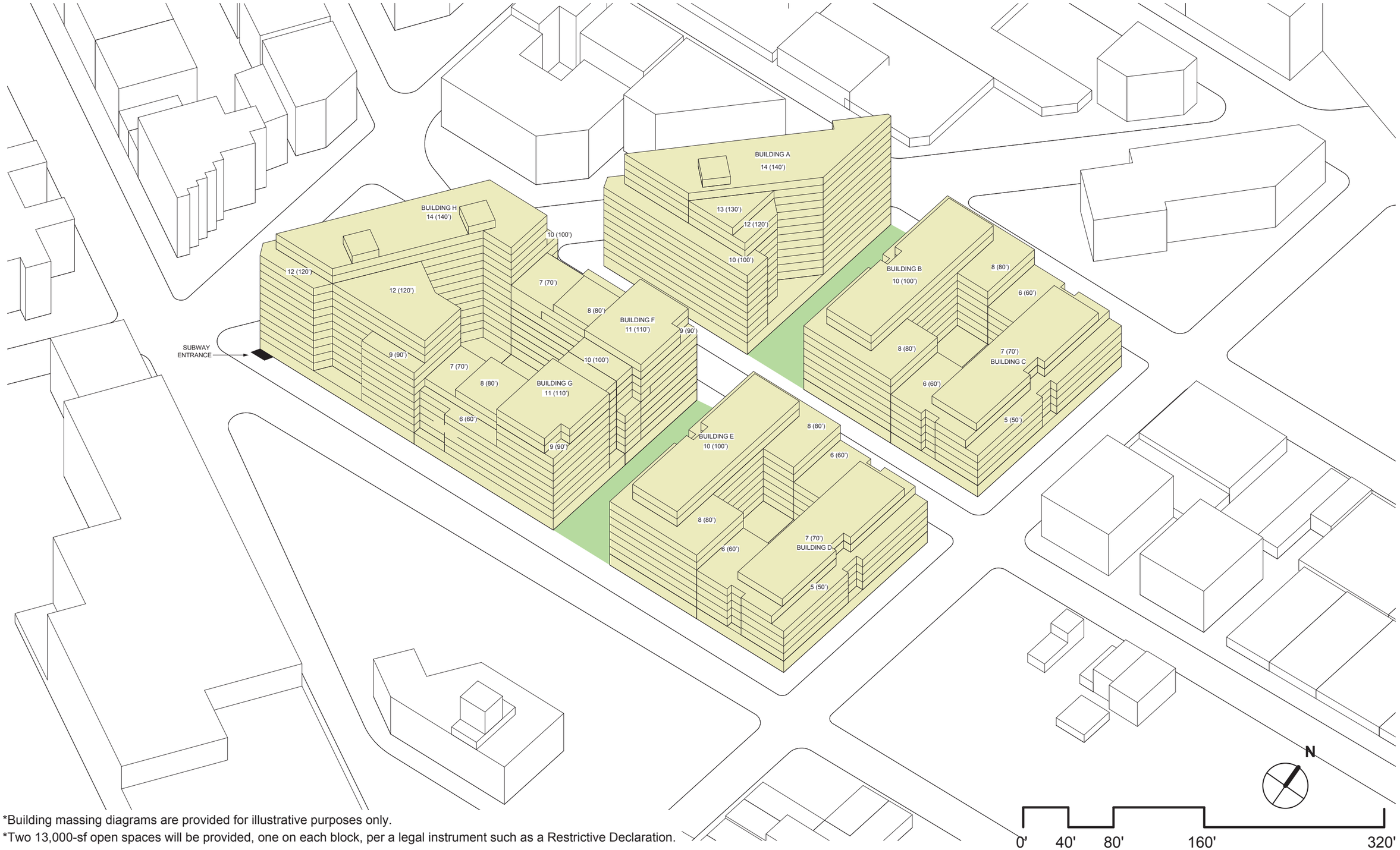
*Details of ground floor uses are provided for illustrative purposes only.
*Two 13,000-sf open spaces will be provided, one on each block, per a legal instrument such as a Restrictive Declaration.



Pfizer Sites Rezoning EIS

Figure 1-9

Second Floor/Courtyard Plan



*Building massing diagrams are provided for illustrative purposes only.
*Two 13,000-sf open spaces will be provided, one on each block, per a legal instrument such as a Restrictive Declaration.

Pfizer Sites Rezoning EIS

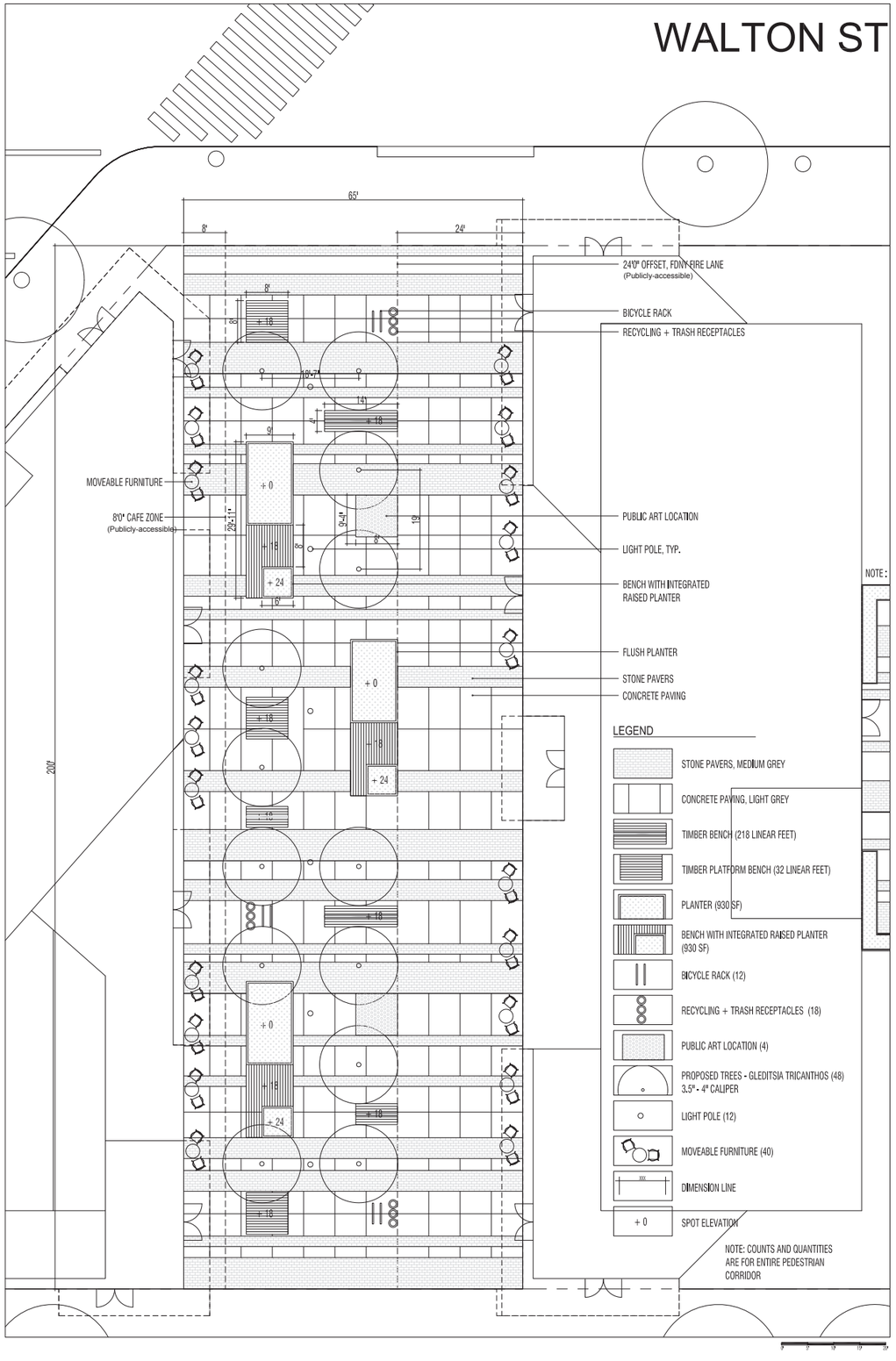
Figure 1-10

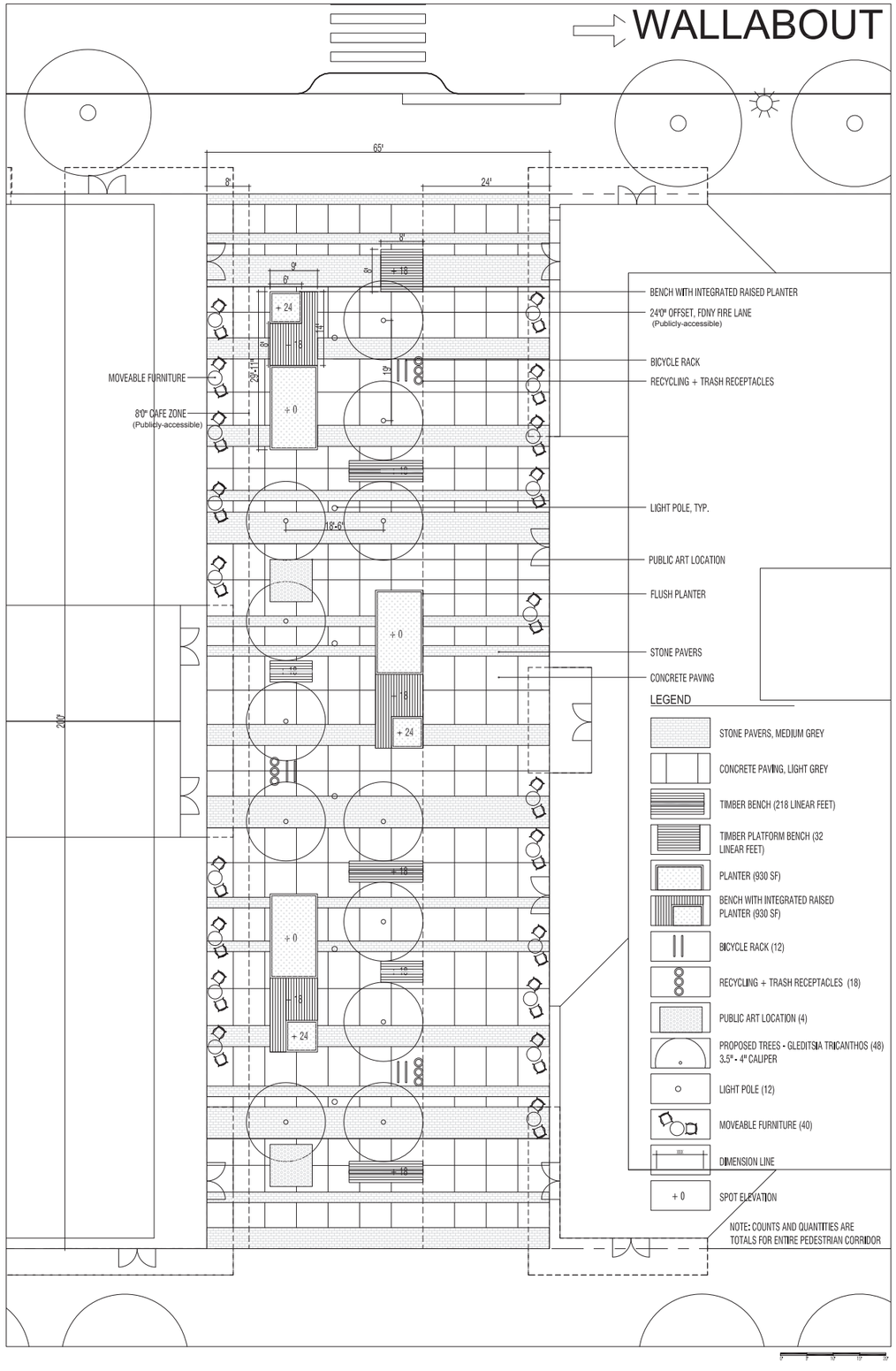
Applicant's Proposed Development Axonometric Diagram




DRAP
DRAP
COFFEE
COFFEE







Pfizer Sites Rezoning EIS

Figure 1-12

Preliminary Design of Publicly-Accessible Open Space

Disposition of the demapped portion of Walton Street or any development rights associated with the property would require a ULURP action for disposition of property owned by the City of New York, and possibly related actions subject to ULURP and CEQR such as designation as an Urban Development Action Area Plan (UDAAP). In any event, the Applicant has not proposed to purchase this property or execute a zoning lot development agreement or similar arrangement that would allow it to use floor area generated by the street on the adjoining Northern Block. Unlike the previous industrial and commercial development proposals that intended to use the bed of the demapped street to accommodate development requiring a "superblock" site plan, the Applicant is proposing a contextual mixed residential-commercial development that can be accommodated by the 200-foot wide Northern and Southern Blocks. As such, the proposed action is not expected to generate any development using the area of demapped Walton Street or development rights generated by it and it is not considered in the RWCDS.

Therefore, the only the Applicant's property, consisting of the Northern and Southern Blocks (project area), have been identified as development sites in the rezoning area. As noted above, the zoning district boundaries to be established would extend to the centerline of bounding streets and along the prolongation of the centerline of Walton Street in the demapped area north of the Northern Block, but zoning is not applicable to mapped streets and no development is projected to be located on or use development rights from the demapped area which is City-owned and functions as a street.

RWCDS No-Action Conditions

In the future without the proposed action ("RWCDS No-Action Scenario"), the existing M3-1 zoning would remain in place. As discussed above in the introduction, in this case, absent the proposed action, it is anticipated that the project area would be vacant and would not support any active uses. As noted above, there are short-term temporary activities present in the project area, specifically vehicle and equipment storage. There are no buildings in the project area and there have been no long-term occupancy of the project area since its use by Pfizer. Although short-term activities such as storage or long-term uses permitted as-of-right under the existing M3-1 zoning[9] could occur under No-Action conditions, it is assumed that these blocks would be unoccupied in the RWCDS No-Action scenario to provide a conservative framework for analysis.

Conditions within 400 Feet of the Rezoning Area

In recent years, most development in the vicinity of the rezoning area has consisted of new residential developments, some with ground floor retail. There also have been several community facility developments completed in new construction or conversion. This is part of an ongoing trend in which former industrial properties that lie vacant and underutilized to the detriment of the community are being reused to help meet the strong demand for both market-rate and affordable housing. Under No-Action conditions, residential redevelopment of the rezoning area is not permitted.

[9] Under the terms of the 2001 deed restriction executed for the Southern Block pursuant to the Voluntary Cleanup Program (VCP), that block may be used for industrial, commercial, and/or recreational uses as allowed as-of-right under zoning without any further action or oversight by NYSDEC (see Chapter 9, "Hazardous Materials, for details).

RWCDS With-Action Conditions

Maximum Allowed Development for With-Action Conditions

With the rezoning of the 182,366 sf project area from M3-1 to R7A, R7D, and R8A districts and C2-4 commercial overlays and its designation as a MIHA, residential, community facility, and local retail uses would be permitted in the project area. With the split zoning district boundaries and MIH designation, the 71,322-sf Northern Block would have a blended 5.93 maximum permitted residential FAR, allowing up to 423,278 zsf of residential floor area, up to 134,844 zsf could be commercial floor area (within the portion of the block mapped with a commercial overlay) and up to 358,623 zsf could be community facility floor area. The 111,044-sf Southern Block would have a blended 6.05 maximum permitted residential FAR, allowing up to 672,317 zsf of residential floor area, up to 222,088 zsf could be commercial floor area and up to 563,686 zsf could be community facility floor area. For the two project area blocks combined, up to 1,095,595 zsf of residential floor area would be permitted (approximately 6.01 FAR), of which up to 356,932 zsf could be commercial floor area and up to 922,309 zsf could be community facility floor area. This information is provided in Tables 1-2 and 1-3.

Although the area and the depth of excavation in the project area has not been determined, it is expected that the Applicant would excavate all or part of the site to provide space for parking and other accessory spaces. For analysis purposes, it is assumed that the cellar area of disturbance could be at any location within the project area.

With the permitted zoning and assumptions outlined above, the RWCDS With-Action scenario development program would include a total of approximately 1,340,314 gsf of total building area (1,095,595 zsf). This would include approximately 1,147,378 gsf of residential area, consisting of approximately 1,147 DUs (based on 1,000-gsf average unit size); 64,807 gsf of local retail space; approximately 128,128 gsf of parking space, consisting of 427 spaces, as required by zoning, including approximately 68,428 gsf of ground floor space and approximately 59,700 gsf of below-grade space. The development would be subject to MIH, with either 25 or 30 percent of the floor area (excluding ground floor non-residential space) allocated to affordable housing units. For analysis purposes, it is conservatively projected that the CPC and the City Council would apply the 30 percent requirement to this site and therefore approximately 344 of the 1,147 DUs would be affordable housing units. The accessory parking would include approximately 364 residential spaces and approximately 63 retail spaces.

Table 1-2, Project Area RWCDS Conditions

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures			Multi-family elevator buildings (with ground floor retail)	Multi-family elevator buildings (with ground floor retail)
No. of dwelling units			1,147	+1,147
No. of low- to moderate-income units			344	+344
Gross floor area (sq. ft.)			1,147,379	+1,147,379
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)			Local retail	Local retail
Gross floor area (sq. ft.)			64,807	+64,807
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
Vacant Land	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:	Temporarily used for parking/storage	Assumed vacant for analysis purposes		Vacant land redeveloped
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces			0	
No. of accessory spaces			427	+427
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
ZONING				
Zoning classification	M3-1	M3-1	R7A/C2-4, R7D/C2-4; R7D; R8A/C2-4	R7A/C2-4, R7D/C2-4, R7D, R8A/C2-4 replaces M3-1
Maximum amount of floor area that can be developed	364,732 zsf, commercial & manufacturing	364,732 zsf, commercial & manufacturing	1,095,595 zsf residential 922,309 zsf com. fac. 356,932 zsf commercial(see Table 1-3 for details)	+1,095,595 zsf residential +922,309 zsf com. fac. -7,800 zsf commercial -364,732 zsf manufacturing.

Table 1-3, Maximum Amount of Floor Area That Can Be Developed: With-Action Conditions

Block/Lot Number(s)	Use	With Action Conditions		
		Zoning District	FAR[1]	Max. ZSF
Northern Block Zoning Lot, R7A/C2-4 portion: 20,000 sf	Commercial	R7A/C2-4	2.0	**40,000**
	Community Facility	R7A/C2-4	4.0	**80,000**
	Residential	R7A/C2-4	4.6	**92,000**
	Manufacturing	R7A/C2-4	0.0	**0**
Northern Block Zoning Lot, R7D/C2-4 portion: 20,000 sf	Commercial	R7D/C2-4	2.0	**40,000**
	Community Facility	R7D/C2-4	4.2	**84,000**
	Residential	R7D/C2-4	5.6	**112,000**
	Manufacturing	R7D/C2-4	0.0	**0**
Northern Block Zoning Lot, R7D portion: 3,900 sf	Commercial	R7D	0.0	**0**
	Community Facility	R7D	4.2	**16,380**
	Residential	R7D	5.6	**21,840**
	Manufacturing	R7D	0.0	**0**
Northern Block Zoning Lot, R8A/C2-4 portion: 27,422 sf	Commercial	R8A/C2-4	2.0	**54,844**
	Community Facility	R8A/C2-4	6.5	**178,243**
	Residential	R8A/C2-4	7.2	**197,438**
	Manufacturing	R8A/C2-4	0.0	**0**
Northern Block Zoning Lot, Total, R7A/C2-4, R7D/C2-4, R7D, & R7D/C2-4: 71,322 sf	Commercial	R7A-R7D-R8A/C2-4	2.0	**134,844**
	Community Facility	R7A-R7D-R8A/C2-4	5.0[2]	**358,623**
	Residential	R7A-R7D-R8A/C2-4	5.9[2]	**423,278**
	Manufacturing	R7A-R7D-R8A/C2-4	0.0	**0**
Southern Block Zoning Lot, R7A/C2-4 portion: 20,000 sf	Commercial	R7A/C2-4	2.0	**40,000**
	Community Facility	R7A/C2-4	4.0	**80,000**
	Residential	R7A/C2-4	4.6	**92,000**
	Manufacturing	R7A/C2-4	0.0	**0**
Southern Block Zoning Lot, R7D/C2-4 portion: 47,000 sf	Commercial	R7D/C2-4	2.0	**94,000**
	Community Facility	R7D/C2-4	4.2	**197,400**
	Residential	R7D/C2-4	5.6	**263,200**
	Manufacturing	R7D/C2-4	0.0	**0**
Southern Block Zoning Lot, R8A/C2-4 portion: 44,044 sf	Commercial	R8A/C2-4	2.0	**88,088**
	Community Facility	R8A/C2-4	6.5	**286,286**
	Residential	R8A/C2-4	7.2	**317,117**
	Manufacturing	R8A/C2-4	0.0	**0**
Southern Block Zoning Lot, Total, R7A/C2-4, R7D/C2-4, & R7D/C2-4: 111,044 sf	Commercial	R7A-R7D-R8A/C2-4	2.0	**222,088**
	Community Facility	R7A-R7D-R8A/C2-4	5.1[2]	**563,686**
	Residential	R7A-R7D-R8A/C2-4	6.1[2]	**672,317**
	Manufacturing	R7A-R7D-R8A/C2-4	0.0	**0**
Total Project Area, R7A/C2-4, R7D/C2-4, & R7D/C2-4: 182,366 sf	Commercial	R7A-R7D-R8A/C2-4	2.0	**356,932**
	Community Facility	R7A-R7D-R8A/C2-4	5.1[2]	**922,309**
	Residential	R7A-R7D-R8A/C2-4	6.0[2]	**1,095,595**
	Manufacturing	R7A-R7D-R8A/C2-4	0.0	**0**

Notes:
[1] Residential FARs for R7A, R7D, and R8A are for MIHAs, as proposed for the project area.
[2] Residential and Community Facility FARs for Northern Block Zoning Lot, Total Block; Southern Block Zoning Lot, Total Block; and Total Projected Area are weighted averages reflecting the proposed split zoning district condition.

Tables 1-2 and 1-3 provide a summary of the RWCDS With-Action scenario development program, which also represents the Increment development program as the project area is expected to be vacant under RWCDS No-Action scenario conditions.

Under the RWCDS With-Action scenario, the project area would have approximately 4,072 residents, based on an average of approximately 3.55 residents per household (the average household size for census tracts within a quarter-mile radius of the project area, 2010 Census), approximately 194 retail employees based on an average of 3 retail employees per 1,000 gsf (a rate used in the 2009 *Broadway Triangle FEIS*, et al), and approximately 46 residential building employees based on 1 employee for every 25 DUs (a rate used in the *Atlantic Yards FEIS*, et al).

Building volumes would substantially fill the permitted building envelopes (except that there would be no buildings in the 26,000-sf midblock publicly-accessible open space) allowed by the proposed R7A, R7D, and R8A zoning districts. This would result in building heights up to 75, 115, and 145, in the respective districts. As noted above, the buildings would meet "qualifying ground floor" requirements in order to be permitted to reach these buildings heights. (Otherwise, the building heights would be 5 feet shorter than indicated, as would be the case for the Applicant's proposed development described above.) Qualifying ground floor criteria include: (1) height of the second floor must be at least 13 feet above the adjoining sidewalk, (2) a cap on the number of stories (8, 10, and 12, for R7A, R7D, and R8A, respectively, (3) limits on the widths of residential lobbies and parking entries/exits, and (4) parking wrapping and screening requirements. Refer to the illustrative site plan, which also indicates the proposed underlying zoning boundaries, and axonometric diagram in Figures 1-13 and 1-14, respectively. In addition, refer to the illustrated site plan, Figure 1-15, which shows the proposed buildings with an illustration of the proposed publicly-accessible open space. Although these are illustrative of permitted bulk under the proposed action, provision of the 26,000-sf open space would be a required element of site development. The illustrative renderings and conceptual site plan provided in Figures 1-11 and 1-12, respectively, are also applicable to RWCDS conditions.

Net Increment

As the project area is assumed to remain vacant under RWCDS No-Action conditions, the projected RWCDS With-Action conditions also represent the net increment for the proposed action. As such, the net increment consists of a total of 1,147 DUs, consisting of 803 market rate units and 344 affordable housing units, 64,807 gsf of local retail space, 0.6 acres (26,000 sf) of publicly-accessible open space, and 427 accessory parking spaces.

Build Year

It is anticipated that construction of the development in the project area would commence in 2018 contingent on the approval of the proposed action. An approximately 23-month construction schedule is anticipated, with completion and occupancy in 2019. Accordingly, the analysis will use a 2019 Build year.

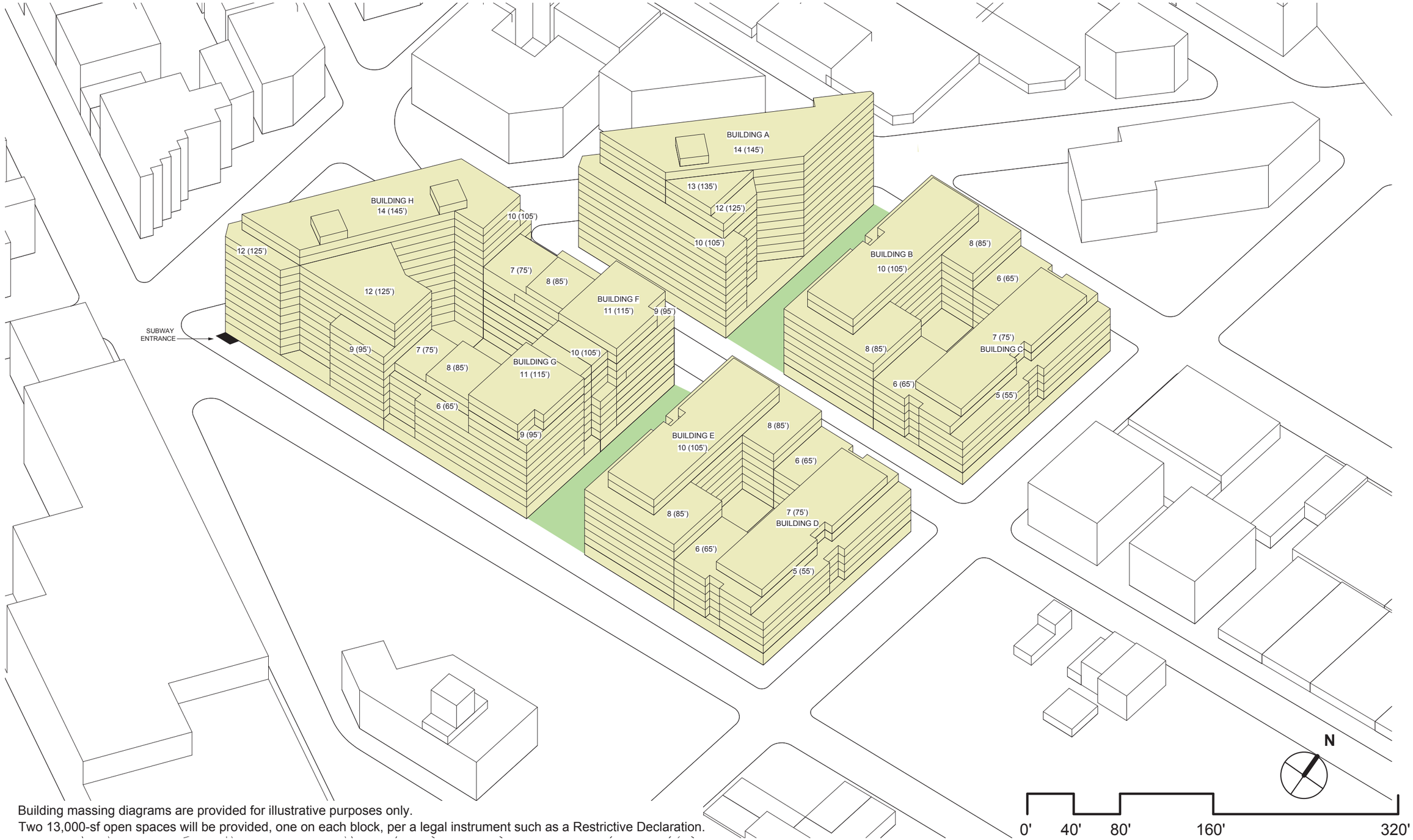
E. PURPOSE AND NEED

The area surrounding the project area has experienced a significant trend of residential, mixed-use, and neighborhood-oriented institutional development in recent years, including both market-rate and affordable housing residential developments, some with ground floor retail or community facility uses. As this area of Williamsburg and nearby areas of Bedford-Stuyvesant



Pfizer Sites Rezoning EIS

Figure 1-13
RWCDS Site Plan



Building massing diagrams are provided for illustrative purposes only.
Two 13,000-sf open spaces will be provided, one on each block, per a legal instrument such as a Restrictive Declaration.



Pfizer Sites Rezoning EIS

Figure 1-15

Illustrated Site Plan

and Bushwick have transformed, traditional industrial uses have declined substantially, as evidenced by their lack of active use of the project area blocks for more than 20 years.

The Applicant believes that the proposed action would improve the condition of the project area and surrounding neighborhood by redeveloping vacant properties with new mixed use buildings that would complement existing uses in the area. Overall, the Applicant believes that the proposed action would be consistent with and would advance the ongoing land use trends and address demand for housing and retail space in this area of the City by facilitating the construction of up to 1,147 residential units (including up to 344 affordable units) where residential uses are currently not permitted.

Under existing zoning regulations, uses permitted as-of-right on the project area include Use Groups 6-14, and 16-18, which include heavy manufacturing and industrial uses up to 2.0 FAR and certain commercial uses. With the proposed zoning map amendment, residential (Use Groups 1 and 2) and community facility uses (Use Groups 3 and 4), which are prohibited by the existing zoning, would be permitted. In addition, local retail uses (Use Groups 5-9 and 14), would be permitted on the ground floor within the commercial overlay areas.

The proposed zoning map amendment from M3-1 to R7A, R7D, and R8A with C2-4 commercial overlays covering most of the project area, together with the proposed zoning text amendment designating the project area an MIHA and the RD requiring the establishment of the 0.6-acre publicly-accessible open space as a condition for receiving a residential certificate of occupancy, would facilitate the residential, affordable housing, and open space development in the Applicant's proposal.

F. PUBLIC REVIEW PROCESS

The proposed action described above is subject to public review under ULURP, Section 200 of the City Charter, as well as CEQR procedures. The ULURP and CEQR review processes are described below.

Uniform Land Use Review Procedure (ULURP)

The City's ULURP, mandated by Sections 197-c and 197-d of the City Charter, is a process specially designed to allow public review of a proposed action at four levels: the Community Board, the Borough President and (if applicable) the Borough Board, the CPC and the City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months. The ULURP process begins with a certification by the New York City Department of City Planning (DCP) that the ULURP application is complete, which includes satisfying CEQR requirements (see the discussion below). The application is then forwarded to the applicable community board, in this case Brooklyn CB1, which has 60 days in which to review and discuss the approval, hold public hearings, and adopt recommendations regarding the application. Once this step is complete, the Borough President reviews the application for up to 30 days. The CPC then has 60 days to review the application, during which time a ULURP/CEQR public hearing is held. Comments made at the DEIS public hearing and subsequent comment period (the record for commenting remains open for ten days

after the hearing to receive written comments) are incorporated into a Final EIS (FEIS). The FEIS must be completed at least ten days before CPC makes its decision on the application. The CPC may approve, approve with modifications or deny the application. If the ULURP application is approved, or approved with modifications, it moves forward to the City Council for review. The City Council has 50 days to review the application and during this time will hold a public hearing on the proposed action, through its Land Use Subcommittee. The Council may approve, approve with modifications or deny the application. If the Council proposes a modification to the proposed action, the ULURP review process stops for 15 days, providing time for a CPC determination on whether the proposed modification is within the scope of the environmental review and ULURP review. If it is, then the Council may proceed with the modification; if not, then the Council may only vote on the actions as approved by the CPC. Following the Council's vote, the Mayor has five days in which to veto the Council's actions. The City Council may override the mayoral veto within 10 days.

City Environmental Quality Review (CEQR)

Pursuant to the SEQRA (Article 8 of the Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City has established rules for its own environmental quality review in Executive Order 91 of 1977, as amended, and 62 RCNY Chapter 5, the Rules of Procedure for CEQR. The environmental review process provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to propose reasonable alternatives, and to identify, and when practicable mitigate, significant adverse environmental effects. CEQR rules guide environmental review, as follows:

Establishing a Lead Agency: Under CEQR, a "lead agency" is the public entity responsible for conducting environmental review. Usually, the lead agency is also the entity principally responsible for carrying out, funding, or approving the proposed action(s). In accordance with CEQR rules (62 RCNY §5-03), DCP, acting on behalf of the CPC), is serving as CEQR lead agency for environmental review and will coordinate the review of the Proposed Project among the involved and interested agencies and the public.

Determination of Significance: The lead agency's first charge is to determine whether the proposed action(s) may have a significant adverse impact on the environment. To do so, DCP, in this case, evaluated an Environmental Assessment Statement (EAS) dated 19 August 2016 for the proposed action. Based on the information contained in the EAS, DCP determined that the Proposed Project may have a significant adverse impact on the environment, as defined by statute, and issued a Positive Declaration on 19 August 2016, requiring that an EIS be prepared in conformance with all applicable laws and regulations.

Scoping: Along with its issuance of a Positive Declaration, DCP issued a Draft Scope of Work for the EIS, dated 19 August 2016, marking the beginning of the comment period on the Draft Scope. "Scoping," or creating the scope of work, is the process of identifying the environmental impact analysis areas, the methodologies to be used, the key issues to be studied, and creating an opportunity for others to comment on the intended effort. CEQR requires a public scoping meeting as part of the process. A public scoping meeting was held on 9 November 2016, 10:00 AM, at Spector Hall, 22 Reade Street, New York, NY 10007. The public review period for

agencies and the public to review and comment on the Draft Scope of Work was open through 21 November 2016. Modifications to the Draft Scope of Work for the project's EIS were made as a result of public and interested agency input during the scoping process. A Final Scope of Work document for the Proposed Project was issued on [TBD].

Draft Environmental Impact Statement (DEIS): The DEIS was prepared in accordance with the Final Scope of Work, and followed the methodologies and criteria for determining significant adverse impacts in the CEQR Technical Manual. The lead agency reviewed all aspects of the document, calling on other City and state agencies to participate where the agency's expertise is relevant. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review.

Public Review: Publication of the DEIS and issuance of the Notice of Completion signal the start of the public review period. During this time, which must extend for a minimum of 30 days, the public has the opportunity to review and comment on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. When the CEQR process is coordinated with another City process that requires a public hearing, such as ULURP, the hearings may be held jointly. The lead agency must publish a notice of the hearing at least fourteen (14) days before it takes place, and must accept written comments for at least ten (10) days following the close of the hearing. All substantive comments received at the hearing become part of the CEQR record and must be summarized and responded to in the FEIS.

Final Environmental Impact Statement (FEIS): After the close of the public comment period for the DEIS, the FEIS is prepared. The FEIS must incorporate relevant comments on the DEIS, either in a separate chapter or in changes to the body of the text, graphics and tables. Once the lead agency determines the FEIS is complete, it issues a Notice of Completion and circulates the FEIS.

Findings: To document that the responsible public decision-makers have taken a hard look at the environmental consequences of a proposed project, any agency taking a discretionary action regarding a project must adopt a formal set of written findings, reflecting its conclusions about the significant adverse environmental impacts of the project, potential alternatives, and potential mitigation measures. The findings may not be adopted until ten (10) days after the Notice of Completion has been issued for the FEIS. Once findings are adopted, the lead and involved agencies may take their actions (or take "no action"). This means that the CPC must wait at least ten days after the FEIS is complete to take action on a given application.