DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 09DCP002K)
Rheingold Rezoning

Project Identification
CEQR No. 09DCP002K
ULURP Nos. C 080322ZMK, C 070250MMK,
N 110179ZRK
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
22 Reade Street, Room1W
New York, New York 10007

Contact Person
Robert Dobruskin, AICP, Director, 212-720-3423
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on May 31, 2013 for a Draft Environmental Impact Statement (DEIS) for the proposed Rheingold Rezoning in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DEIS will be held on Wednesday, September 11, 2013, at 10:00 AM in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York 10007. Comments are requested on the DEIS and will be accepted until Monday, September 23, 2013.

The Applicant, Forrest Lots, LLC, is requesting a zoning map amendment, a zoning text amendment, and changes to the city map (collectively, the "Proposed Action") affecting an approximately 6 block area within the Bushwick neighborhood of Brooklyn, Community District 4. The affected area is generally bounded by Flushing Avenue, Evergreen Avenue, Melrose Street, Stanwix Street, Forrest Street, Garden Street, and Beaver Street. The Proposed Action would rezone all or portions of Blocks 3137, 3138, 3139, 3140, 3141 and 3152. The affected area is currently zoned M1-1 and M3-1, light and heavy manufacturing districts, respectively. The proposed zoning map amendment would rezone the area M1-2, R6A and R7A with selected C2-4 commercial overlays. The proposed zoning text amendment would establish the Inclusionary Housing program within the proposed R6A and R7A districts within the rezoning area. The City Map change would establish the section of Stanwix Street from Montieth Street to Forrest Street and the section of Noll Street between Evergreen Avenue and Stanwix Street as mapped streets.

The Proposed Action would facilitate a proposal by the Applicant to redevelop four sites with 54,182 square feet (sf) of local retail space and 977 dwelling units (DUs), of which 242 DUs would be affordable to low-to-moderate-income households, per the Inclusionary Housing

regulations (47 units would be set aside for senior housing) by 2016. For environmental analysis purposes, the DEIS projects that on the Applicant's sites the Proposed Action would result in a net increase of 54,182 sf of local retail space and 977 dwelling units (DUs), of which 195 DUs would be affordable to low-to-moderate-income households, per the Inclusionary Housing regulations. In addition, the Proposed Action could facilitate new development on four sites not under the applicant's control. On these properties, the Proposed Action could result in a net increase of 99 DUs, of which 20 DUs would be affordable per the Inclusionary Housing regulations, and 20,013 sf of local retail. In total, the Proposed Action is expected to result in development on eight (8) sites generating a net increase of approximately 1,076 DUs, of which 215 would be considered affordable, and 74,194 sf of local retail.

The DEIS has identified significant adverse impacts with regard to open space, community facilities (elementary schools) and transportation (traffic). The DEIS identifies possible measures that would fully mitigate impacts for community facilities and traffic and partially mitigate open space impacts. Measures to mitigate the community facilities and open space impacts will be further explored and evaluated in between the Draft and Final EIS in consultation with the New York City School Construction Authority (SCA), the New York City Department of Education (DOE), the New York City Department of Parks (DPR) and the lead agency, DCP. Absent the implementation of the measures identified in the DEIS, the Proposed Action could have an unmitigated significant adverse impact on elementary schools. While the identified impact to open space could be partially mitigated with the measures identified in the DEIS, it would still constitute an unavoidable significant adverse impact on open space resources. As the significant adverse impact on open space would not be fully mitigated, the Proposed Action would result in an unavoidable adverse impact on open space.

The Draft EIS evaluates three alternatives to the proposed action: a No Action Alternative, a Lower Density Alternative, and a No Impact Alternative.

Copies of the Draft Environmental Impact Statement and Final Scope of Work 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, Director (212) 720-3423; or from the Mayor's Office of Environmental Coordination, 100 Gold Street - 2nd Floor, New York, New York 10038, Robert Kulikowski, Director (212) 788-2937; and on the New York City Department of City Planning's website at

http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.