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

October 2, 2009

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: Rheingold Development Rezoning
CEQR No. 09DCP002K
ULURP Nos. 080322ZMK and 070250MMK
Community District 4, Brooklyn

Dr. Kulikowski:

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under 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 proposal involves an application by Forrest Lots, LLC, for an amendment of the Zoning Map and the City Map to facilitate new residential and commercial development in an approximately six-block area in the Bushwick neighborhood of Brooklyn Community District 4. The project area is bounded by Flushing Avenue to the north, Forrest Street and Melrose Street to the south, Evergreen Avenue to the east and Stanwix Street, Garden Street and Beaver Street to the west and includes portions of Montieth, Bushwick, and Noll Streets. The project area is located within the West Bushwick Urban Renewal Area, and is developed with a mix of commercial and light manufacturing uses.

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The proposed zoning map amendment would change the existing zoning of the project area from M1-1 to R6A, R6A/C2-4, R7A, R7A/C2-4A, and from M3-1 to M1-2. The proposed city map amendment would map and formally bestow to the City the unbuilt section of Stanwix Street between Flushing Avenue and Forrest Street and the unbuilt section of Noll Street between Evergreen Avenue and Stanwix Street and open them to public traffic. The map amendment would provide new access to the existing and proposed housing on Stanwix, Forresst, and Noll Streets through the Stanwix Street extension.

The proposed actions would facilitate a proposal by the applicant to develop four 8-story mixed use buildings containing 947 residential units and approximately 28,000 sf of local retail space. According to the EAS, 24 percent of the residential units, or 227 units, would be affordable, with 47 of the units set aside for senior housing. The development sites are located on Block 3139, Lots 18-21, 23-26; Block 3141, Lots 1, 11, 12, 14, 15, 18, 20, 36; Block 3152, Lots 1, 2, 3, 45, 48, 56, 58, 62, 63, 64, and 66.

In addition, the proposed actions would facilitate additional residential and commercial development on parcels not under the control of the applicant. Four parcels have been identified as projected development sites, and four parcels have been identified as potential development sites. Development on the projected development sites could result in 87 residential units and 22,700 sf of retail space.

In total, the proposed actions would result in 1,034 residential units and 50,700 sf of local retail space. The analysis year for the proposed actions is 2012. Absent the proposed actions, the existing uses on the development sites are expected to remain.

Enclosed please find the Environmental Assessment Statement. If you have any questions regarding this application, please contact the Project Manager, Celeste Evans, at (212) 720-3321.

Sincerely,

Robert Dobruskin

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

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