DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

June 27, 2023

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 23DCP165K)

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, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **962-972 Franklin Avenue Rezoning** project (CEQR Number 23DCP165K). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, July 27, 2023 at 2:00 PM. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (https://www1.nyc.gov/site/nycengage/events/index.page).

To dial into the meeting to listen by phone you may call

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 213-338-8477
- 253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 837 6485 6437
- Password: 1
- [The Participant ID can be skipped by pressing #]

For technical support during the meeting you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted:

- Meeting ID: 618 237 7396
- Password: 1

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00 PM, Monday, August 7, 2023. They can be submitted through the above webpage or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the 962-972 Franklin Avenue Rezoning Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then "Draft Scope of Work_23DCP165K" and "EAS_23DCP165K." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Thursday, July 13, 2023.

The Applicant, Franklin Ave. Acquisition LLC, is seeking approval for three discretionary actions (the "Proposed Actions") to facilitate the development of the applicant-owned Development Site at 970 Franklin Avenue (Block 1192; Lots 63 and 66). The area affected by the Proposed Actions consists of a portion of the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. The Proposed Actions would facilitate the development of a 14-story (145-foot-tall excluding mechanical equipment), 471,495 gross square feet (gsf) mixed-use residential and commercial building (The "Proposed Project"), with 419,346 gsf residential space, 8,128 gsf local retail space, and 44,021 gsf space for parking, loading and mechanical use. The Proposed Project would include 475 dwelling units (DUs), 119 of which would be permanently affordable pursuant to MIH, and approximately 71 accessory, off-street parking spaces.

Specifically, the Proposed Actions are:

- A zoning map amendment to rezone Block 1192, parts of Lots 1, 46, 63, 66, 77 and 85.
- A zoning text amendment to ZR Appendix F to map a new MIH area coterminous with the rezoning area.
- A special permit pursuant to ZR section 74-533 to partially waive the parking requirements per ZR Section 25-23.

Absent the Proposed Actions, an as-of-right residential development would be constructed on the Development Site (Lots 63 and 66) pursuant to the existing R6A zoning district, which permits 3.0 FAR and a maximum base height of 60-feet (65-feet with a qualifying ground floor) with a maximum building height of 70-feet (75-feet with a qualifying ground floor). The Applicant would construct a seven-story residential building containing approximately 168 DUs (177,716 gsf) and 84 accessory off-street parking spaces. The 84 accessory off-street parking spaces would comply with the R6A district's requirements for parking for 50 percent of the building's market-rate units.

The analysis year of the Proposed Actions is 2026.

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