DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

August 19, 2016

POSITIVE DECLARATION

Project Identification
Pfizer Sites Rezoning
CEQR No. 15DCP117K
ULURP Nos. N150277ZRK, 150278ZMK
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

Pfizer Sites Rezoning
The applicant, Harrison Realty LLC, is seeking a Zoning Map Amendment and Zoning Text Amendment to facilitate the construction of a mixed-use, 1,094,526 gross square foot (gsf) commercial and residential development on two blocks in the South Williamsburg section of Brooklyn, Community District 1. The affected area is comprised of two trapezoidal-shaped blocks, including: (1) the 71,322 sf "Northern Block" (Block 2249, Lots 23, 37, 41 and 122); (2) the 111,044 sf "Southern Block" (Block 2265, Lot 14); and (3) the 8,851 sf southern segment of Walton Street bounding the Northern Block. This portion of Walton Street was demapped as part of a previous action, but remains City-owned and open as a public street. The affected area is generally bounded by Walton Street to the North, Harrison Avenue to the East, Gerry Street to the South, and Marcy Avenue and Union Avenue to the West.

The Proposed Actions include:

1. A Zoning Map Amendment to rezone the affected area, currently zoned M3-1, to R7A/C2-4, R7D/C2-4 and R8A/C2-4. The proposed Zoning Map Amendment would be extended to the centerline of adjoining streets, including the demapped portion of Walton Street bounding the Northern Block. The proposed zoning districts would be mapped as follows:
    a. An R7A/C2-4 district would be mapped on the portion of the affected area within 100 feet of Harrison Avenue (part of Block 2265, Lot 14; parts of Block 2249, Lots 37 and 41).

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3493 FAX (212) 720-3488
oabinad@planning.nyc.gov

b. An R7D/C2-4 district would be mapped on the portion more than 100 feet from Harrison Avenue, extending 335 feet from Harrison Avenue on the Southern Block (part of Block 2265, Lot 14) and 220 feet from Harrison Avenue on the Northern Block (parts of Block 2249, Lots 37 and 41).
c. An R8A/C2-4 district would be mapped for the remaining portion of the blocks, adjacent to Union Street, beyond 335 feet from Harrison Avenue on the Southern Block (part of Block 2265, Lot 14) and beyond 220 feet from Harrison Avenue on the Northern Block (parts of Block 2249, Lots 23, 41 and 122),.

2. A Zoning Text Amendment to Appendix F (Inclusionary Housing) to establish a Mandatory Inclusionary Housing Area (MIHA), coterminous with the rezoning area. In accordance with the MIH program, both Option 1 and Option 2 would be available to all affected sites. MIH Option 1 requires at least 25% of residential units for households with incomes averaging 60% Area Median Income (AMI), including 10% of residential units intended for households with incomes averaging 40% AMI; and MIH Option 2 requires at least 30% of residential units for households with incomes averaging 80% AMI.

In addition, the project approvals would include a Restrictive Declaration to require that the Project Site be developed with 26,000 sf of publicly-accessible open space, to be provided as two 13,000 sf open space corridors on the mid-block of both the Northern and Southern Blocks. Specific elements of the Restrictive Declaration regarding programming and phasing of the required open space are unknown at this time.

Collectively, the Proposed Actions would facilitate a proposal by the applicant to develop the Project Site with eight buildings consisting of 1,146 dwelling units (at least 287 or 25% would be affordable at 60% AMI pursuant to MIH Option 1), 64,807 gsf of local retail, and 405 accessory parking spaces. The proposed development would include 1,094,526 zoning square feet (zsf). The proposed development would reach a maximum height of 140 feet in the R8A portion of the Project Site. The proposed development would also include the required 26,000 sf open space in one 13,000 sf midblock corridor on each block.

The affected area is currently zoned M3-1, which allows for heavy manufacturing and certain commercial uses up to 2.0 Floor Area Ratio (FAR). New residential and community facility uses are not permitted in M3-1 districts. The proposed R7A/C2-4, R7D/C2-4 and R8A/C2-4 zoning districts allow new residential and community facility uses to be developed. The proposed R7A district would permit residential uses up to 4.6 FAR (with inclusionary housing provided pursuant to the MIH program) and community facility uses up to 4.0 FAR, with a maximum height of 95 feet. The proposed R7D district would permit residential uses up to 5.6 FAR and community facility uses up to 4.2 FAR, with a maximum height of 115 feet. The proposed R8A district would permit residential uses up to 7.2 FAR and community facility uses up to 6.5 FAR, with a maximum height of 145 feet. The proposed C2-4 commercial overlay, which would be mapped over the entire affected area, would allow a range of commercial uses at a maximum FAR of 2.0. Permitted commercial uses include Use Groups 5-9 and 14, which allow local retail uses, grocery stores and local repair services.

Currently, the Northern and Southern Blocks are used for temporary parking and vehicular storage. The demapped segment of Walton Street between Harrison Avenue and Union Avenue

is City-owned and remains open to vehicular and pedestrian traffic.

Absent the Proposed Actions, it is expected that the affected area would remain in the existing condition.

For the purposes of presenting a conservative analysis, the Future With-Action scenario reflects the maximum allowable floor area and building height under the Proposed Actions, and therefore differs from the applicant's proposed project. The Future With-Action scenario assumes a building program on the Northern and Southern Blocks comprised of 1,147 dwelling units (343 of which would be affordable at 30% AMI, pursuant to MIH Option 2), 64,807 gsf of retail, and 427 accessory parking spaces. The Future With-Action scenario would be 909 zsf larger than the applicant's proposed development, including a total of 1,340,137 gsf of building area (1,095,435 zsf), a built FAR of 6.0. The Future With-Action scenario would reach the maximum permitted height of 145 feet (14 stories). The demapped segment of Walton Street is not anticipated to be developed as a result of the Proposed Actions. The 8,851 sf portion of Walton Street remains City-owned, and the City has indicated that there is no intention to dispose of the site for development. Therefore, the demapped segment of Walton Street will continue to function as the eastbound portion of the public street, open to vehicular and pedestrian traffic.

The analysis year for the Proposed Actions is 2019.

Statement of Significant Effect:
On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The actions, as proposed, may result in significant adverse impacts related to land use, zoning and public policy.

2. The actions, as proposed, may result in significant adverse impacts related to socioeconomic conditions.

3. The actions, as proposed, may result in significant adverse impacts related to community facilities.

4. The actions, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.

5. The actions, as proposed, may result in significant adverse shadow impacts.

6. The actions, as proposed, may result in significant adverse impacts related to historic and cultural resources.

7. The actions, as proposed, may result in significant adverse impacts related to urban design and visual resources.

8. The actions, as proposed, may result in significant adverse impacts related to

hazardous materials.

9. The actions, as proposed, may result in significant adverse impacts related to water and sewer infrastructure.

10. The actions, as proposed, may result in significant adverse impacts related to energy.

11. The actions, as proposed, may result in significant adverse impacts related to transportation.

12. The actions, as proposed, may result in significant adverse impacts to air quality.

13. The actions, as proposed, may result in significant adverse impacts to greenhouse gas emissions.

14. The actions, as proposed, may result in significant adverse noise impacts.

15. The actions, as proposed, may result in significant adverse public health impacts.

16. The actions, as proposed, may result in significant adverse impacts related to neighborhood character.

17. The actions, as proposed, may result in significant adverse construction-related impacts.

Supporting Statement:
The above determination is based on an Environmental Assessment Statement prepared for the actions which finds that:

1. Land Use, Zoning and Public Policy – The proposed actions would result in new land uses and zoning. As the Project Site is within the Coastal Zone, the project must be assessed for consistency with the City's Waterfront Revitalization Program.

2. Socioeconomic Conditions – The proposed actions could result in indirect residential displacement.

3. Community Facilities – The proposed actions could result in 1,147 residential units, of which 344 could be affordable. These new residential dwelling units could increase demand at public elementary, intermediate and high schools, local libraries and publicly funded child care facilities.

4. Open Space – The proposed actions could result in increases to the residential and worker populations and increased demand for use of publicly accessible open spaces.

5. Shadows – The proposed actions would introduce buildings with a maximum height of 145 feet, located across the street from existing sunlight-sensitive resources. Therefore, shadows cast by the proposed buildings could affect publicly accessible open spaces or

architectural resources in the study area.

6. Historic and Cultural Resources – The proposed actions could result in new construction within close proximity to known architectural resources, the former Charles Pfizer & Company buildings at 11 Bartlett Street and 630 Flushing Avenue, which were previously determined eligible for listing on the State and National Registers of Historic Places. It is possible that there may be other potential architectural resources within the study area.

7. Urban Design and Visual Resources – The proposed actions would have the potential to change the pedestrian experience or visual character of the area.

8. Hazardous Materials – The proposed actions could result in new residential development and in-ground disturbance in an area currently zoned for manufacturing, and has the potential to result in significant hazardous materials impacts.

9. Water and Sewer Infrastructure – The proposed actions would result in an incremental increase of 1,147 residential units in a combined sewer area in Brooklyn, which would result in an increased demand for water and sewer infrastructure services.

10. Energy – The proposed actions would facilitate mixed use residential and commercial buildings, which would result in increased energy consumption.

11. Transportation – The proposed actions would generate new vehicular travel and parking demand, as well as generate additional pedestrian, subway and local bus trips in the study area.

12. Air Quality – The proposed actions would allow new residential uses in an area currently zoned for manufacturing, and could have the potential to result in mobile, industrial source and stationary source air quality impacts.

13. Greenhouse Gas Emissions and Climate Change – The proposed actions could generate greenhouse gas emissions. As the project area is located within the Coastal Zone, a Climate Change assessment will be provided.

14. Noise – The proposed actions would allow new residential, community facility and commercial uses on a site that previously allowed only automotive, commercial or light industrial use and could have the potential to result in mobile and stationary source noise impacts.

15. Public Health – The proposed actions could result in effects related to air quality, hazardous materials or noise, and consequently public health may be affected.

16. Neighborhood Character – The proposed actions could affect socioeconomic conditions, urban design and visual resources, historic and cultural resources, transportation and noise; consequently, the affected area's neighborhood character may be affected.

17. Construction – Potential significant adverse impacts as a result of the proposed actions related to architectural resources, transportation, air quality, noise and hazardous materials could also result in construction impacts.

18. The Draft Environmental Impact Statement (DEIS) to be prepared for the proposed action will identify and describe any other potential effects on the environment.

Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (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 will be held on Wednesday, September 21, 2016 at 6:00PM at Intermediate School 318, 101 Walton Street, Brooklyn, NY 11206. Written comments will be accepted by the lead agency through Wednesday, October 5, 2016.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Stephanie Shellooe at (212) 720-3328.

Olga Abinader, Deputy Director
Environmental Assessment & Review Division
New York City Department of City Planning

8/19/16
Date