Chapter 1: Project Description

A. INTRODUCTION

The co-Applicants, the New York City Educational Construction Fund (ECF) and 240 Nassau Street Holdings, LLC, are seeking zoning approvals from the New York City Planning Commission (CPC) and New York City Council, and other City and State approvals and potential future U.S. Department of Housing and Urban Development (HUD) actions (the "Proposed Actions") to facilitate the construction of a proposed mixed-use development on Block 110, Lot 25 and Block 111, Lot 1 (the "Project Site") in Downtown Brooklyn, Community District (CD) 2 (see **Figures 1-1 and 1-2**).

The Proposed Actions include the following land use approvals: a zoning map amendment to change the zoning on the Project Site from an R6 zoning district to a C6-12 zoning district; a zoning text amendment to map the rezoned Project Site as a Mandatory Inclusionary Housing (MIH) Area in Appendix F of the Zoning Resolution (ZR); a zoning text amendment to modify ZR Section 74-752 to make the provisions applicable to the Project Site and to allow modification of ZR Section 27-10 (Administration of Affordable Housing); and a special permit pursuant to ZR Section 74-752 to allow modification of certain bulk, loading, and affordable housing requirements.

The co-Applicants propose a mixed-use development with four new buildings totaling approximately 1.7 million gross square feet (gsf), including approximately 1.5 million gsf of residential space (approximately 1,502 mixed-income dwelling units [DUs], of which approximately 302 DUs are expected to be affordable), 34,000 gsf of retail space, 166,000 gsf of community facility space, inclusive of 121,000 gsf of public school space (approximately 931 seats), approximately 15,000 gsf of cultural center space, and 30,000 gsf of community facility space (the "Proposed Project").

The Proposed Project would occupy an approximately 80,000-square-foot (sf) portion of Blocks 110 and 111, bounded by Nassau Street to the north, Navy Street to the east, Concord Street to the south, and Golconda Playground, a public park maintained by the New York City Department of Parks and Recreation (NYC Parks) to the west. Elevated above a portion of Golconda Playground is the Brooklyn-Queens Expressway (BQE).

In addition to the above discretionary approvals subject to approval by the CPC and New York City Council, the Proposed Actions also include the transfer, reallocation, and lease of property among 240 Nassau Street Holdings, LLC, ECF, and the City of New York to allow for the Proposed Project and ECF financing. A determination from NYC Parks pursuant to ZR Section 23-381 is also being sought to permit light and air for the legally required windows at the abutting lot lines between Buildings 1 and 4 and the abutting lot lines of Golconda Playground. As described below, the Proposed Project could also require additional approvals.

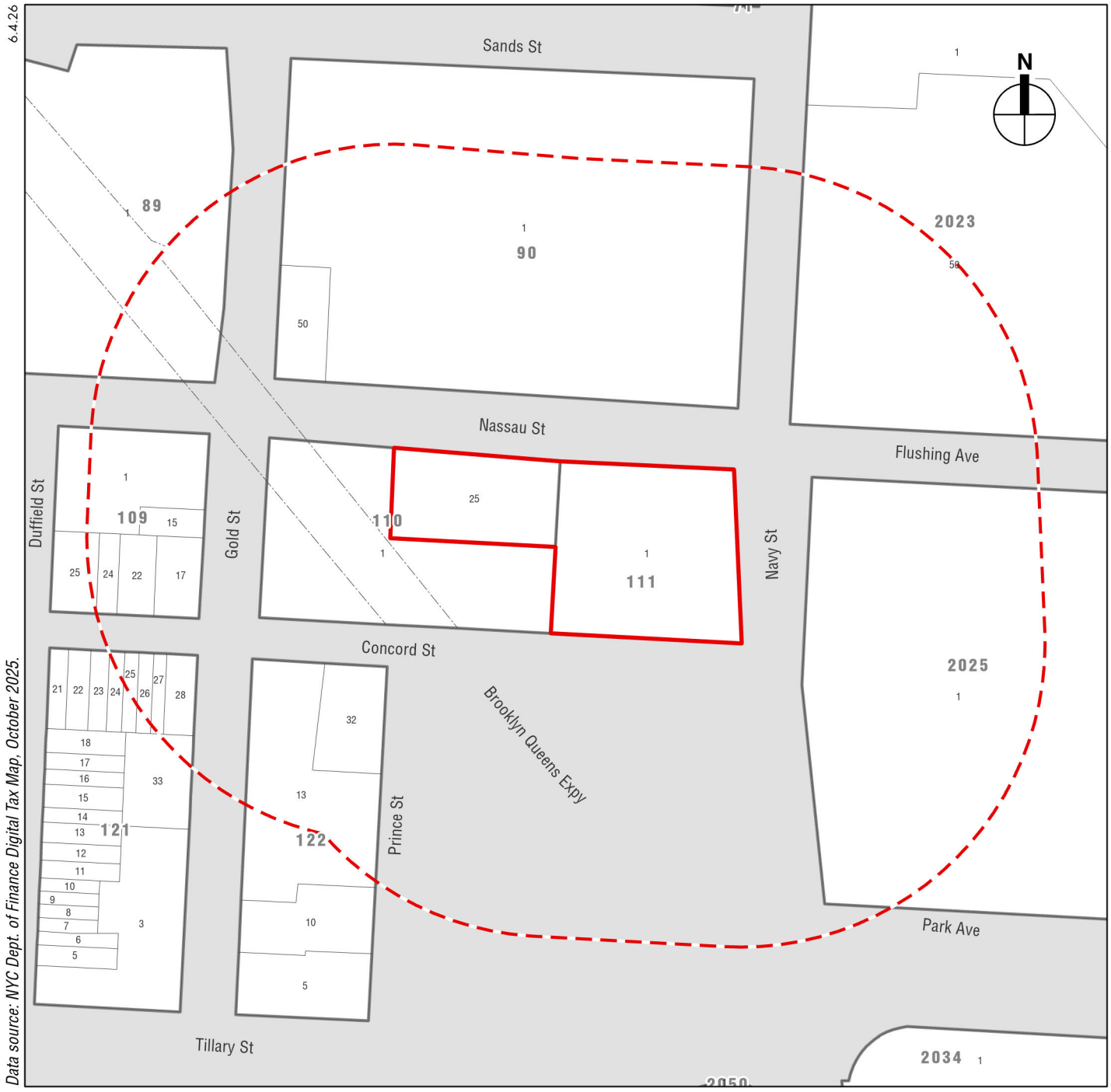


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Project Location

Figure 1-1



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Tax Map

Figure 1-2

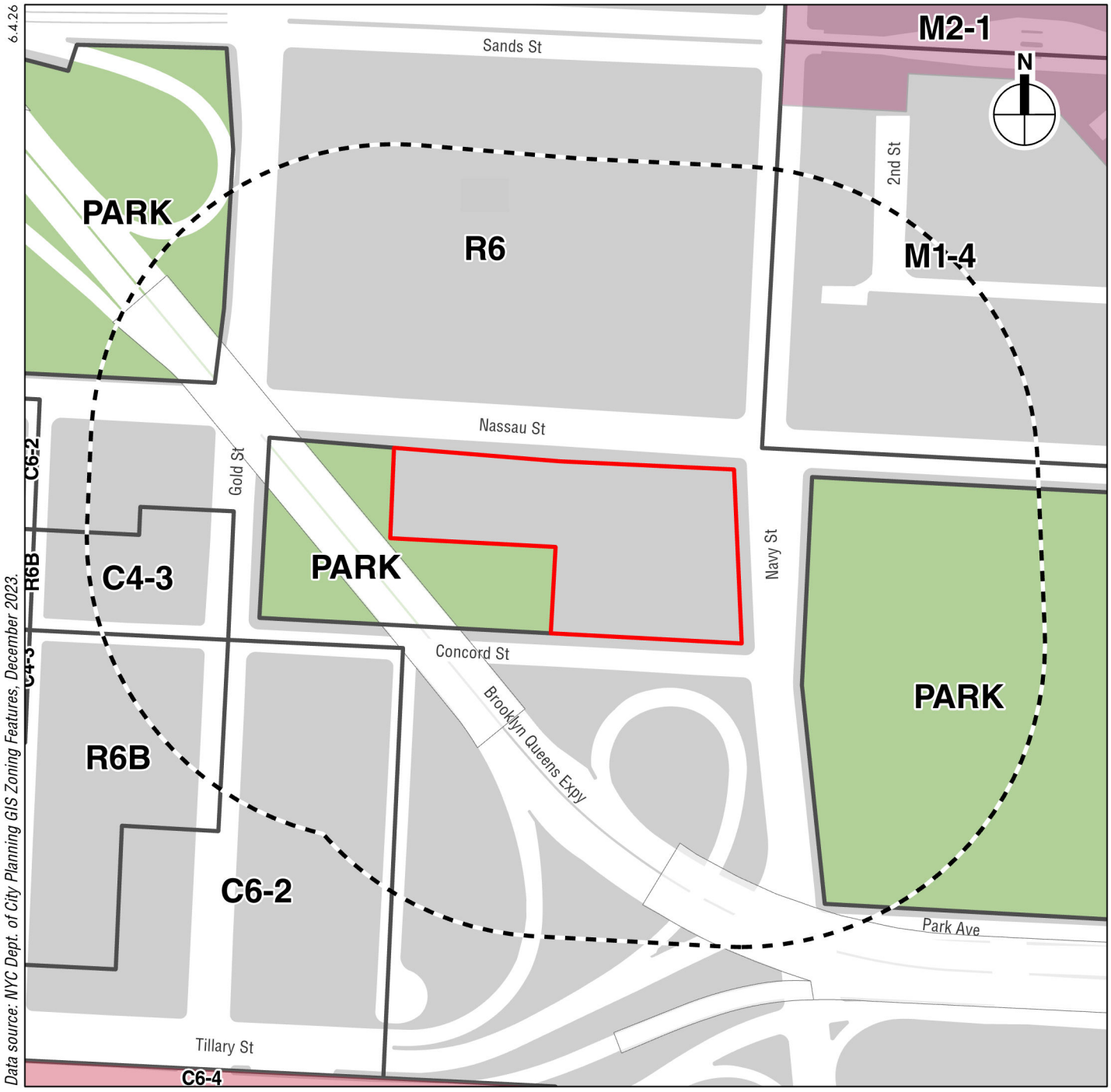
The Proposed Project also requires the relocation of Public School (P.S.) 287 by the Panel for Educational Policy (PEP). Additionally, the Proposed Project could potentially utilize the New York City Housing Authority's (NYCHA) Transfer of Assistance (TOA) program, which includes the allocation of Project Based Vouchers (PBV) to create new senior housing opportunities for existing NYCHA residents in the Proposed Project. TOA and PBV are part of HUD's Rental Assistance Demonstration (RAD) program. The Proposed Actions require review under New York State Environmental Quality Review Act (SEQRA). This Environmental Impact Statement (EIS) generally uses methodologies and follows the guidelines set forth in the 2025 New York *City Environmental Quality Review (CEQR) Technical Manual*, where applicable. These methodologies are typically considered to be the most appropriate technical analysis methods and guidelines for the environmental assessment of projects in New York City and are consistent with SEQRA. CEQR and SEQRA provides a means for decision makers and other government agencies to consider the potential environmental effects of a project, along with other aspects of project planning and design; to evaluate reasonable alternatives, and to identify, and mitigate where practicable, any significant adverse environmental impacts. As a disclosure document, this Draft EIS (DEIS) will afford stakeholders and the community the opportunity to provide meaningful comments on the potential for significant adverse impacts. ECF is serving as lead agency for the environmental review. The New York City Department of City Planning (DCP) and NYC Parks are involved agencies in the environmental review. The Mayor's Office of Environmental Coordination (OEC) and the New York City Department of Transportation (DOT) are interested agencies in the environmental review.

B. PROJECT DESCRIPTION

PROJECT SITE

The Project Site has frontage along Nassau, Navy, and Concord Streets and is currently zoned R6 (see **Figure 1-3**). Nassau and Navy Streets are considered wide streets with irregular widths that vary from 81 to 91 feet and 80 to 100 feet, respectively. Concord Street is a narrow street along a portion of the block, but a wide street where it abuts the Project Site.[1] The eastern portion of the Project Site (Block 111, Lot 1) is an approximately 55,408-sf parcel occupied by P.S. 287, the Dr. Bailey K. Ashford school, which is operated by the New York City Department of Education (DOE), and Community Roots Charter School. The western portion of the Project Site (Block 110, Lot 25) is an approximately 24,399-sf parcel occupied by the Madison Square Boys and Girls Club and owned by 240 Nassau Street Holdings, LLC. The Project Site has a combined lot area of approximately 80,000 sf. The remainder of the subject block to the west of the Project Site is occupied by the approximately 1.50-acre Golconda Playground, and contains play equipment, handball courts, basketball courts, and a skate park. The elevated BQE traverses the west side of the block above Golconda Playground.

[1] Pursuant to the definition in ZR Section 12-10, a "wide street" is any street that is 75 feet or more in width. A "narrow street" is any street that is less than 75 feet wide.



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Existing Zoning

Figure 1-3

SURROUNDING AREA

The area surrounding the Project Site includes public facilities and institutions, transportation infrastructure associated with the BQE, residential and mixed residential/commercial buildings, industrial and manufacturing buildings, parking facilities, and open space (see **Figure 1-4**).

The areas directly east and west of the Project Site are occupied by public parkland—Commodore Barry Park and Golconda Playground. The block directly north of the Project Site includes Farragut Houses, a NYCHA complex and the Church of the Open Door. The area directly west of the Project Site includes the BQE and basketball courts within Golconda Playground. Residential and mixed residential/commercial buildings, industrial and manufacturing buildings, and parking facilities are located southwest of the Project Site.

The Project Site is located in the vicinity of multiple subway stations, including the Jay Street-MetroTech Station (A, C, F, R trains), York Street Station (F train), High Street Station (A and C trains), and Dekalb Avenue Station (B, Q, R trains), and the B57, B62, B67, and B69 bus routes. The Astoria route of the NYC Ferry includes a landing at the nearby Brooklyn Navy Yard.

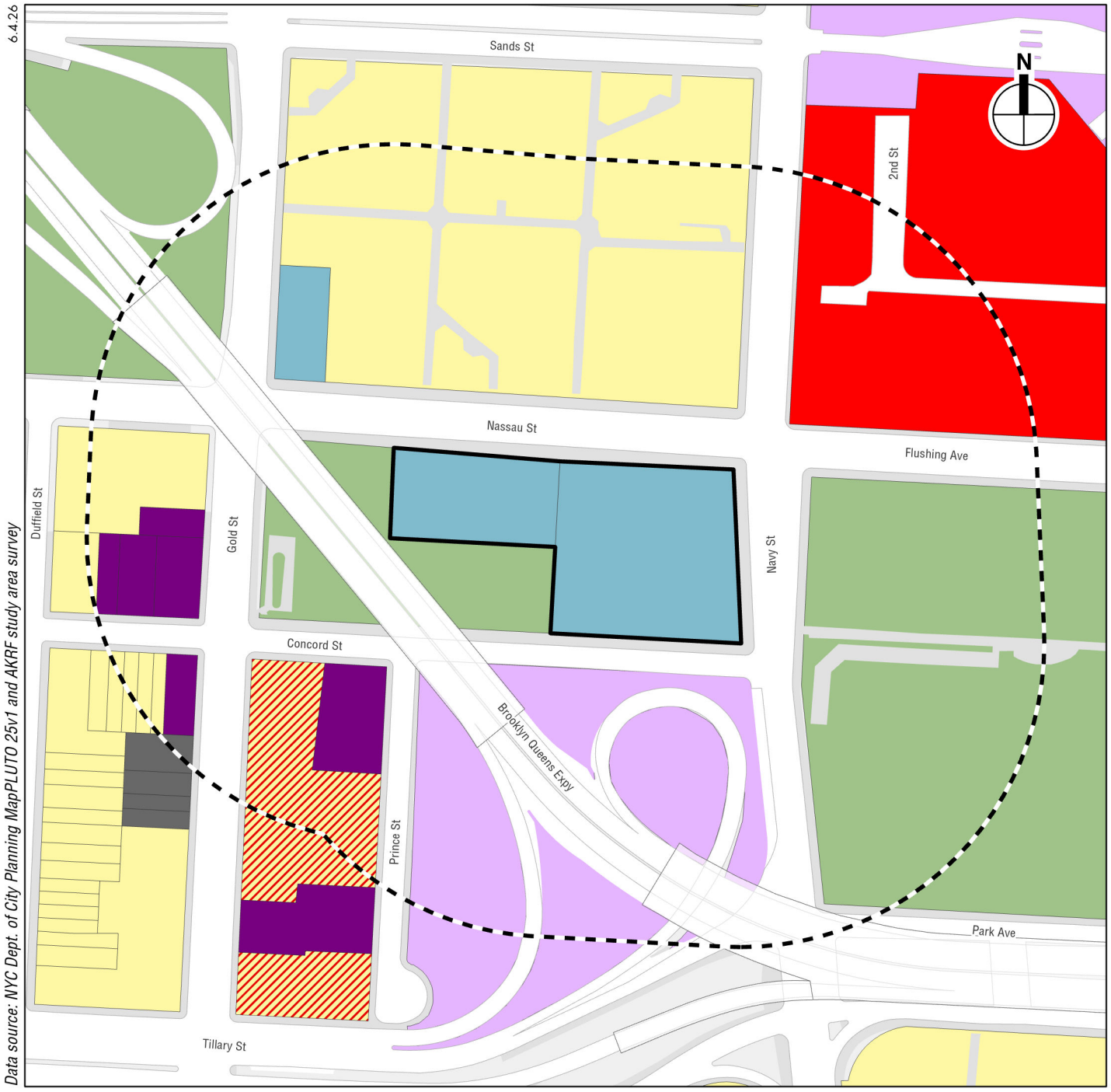
The areas directly surrounding the Project Site to the north, south, east, and west are zoned R6. The area to the northeast of the Project Site is zoned M1-4 and the area west of the Project Site is zoned R6B, C4-3, and C6-2. The areas southwest of the Project Site are zoned R6B and C6-2 near to the Project Site, and C4-3 further to the southwest (see **Figure 1-3**).

PROPOSED PROJECT

The Proposed Actions would result in the development of four buildings containing a total of approximately 1.7 million gsf: approximately 1,502 mixed-income residential DUs (approximately 302 affordable DUs); 34,000 gsf of retail; and 166,000 gsf of community facility use, consisting of 121,000 gsf of public school space (approximately 931 seats), 15,000 gsf of cultural center space, 30,000 gsf of community facility space, and approximately 37,050 sf (0.85 acres) of open space, of which 20,896 sf (0.48 acres) would be new publicly accessible open space.

The Proposed Actions would reintroduce the historic street grid with new, public outdoor space. A north-south public corridor is located at the historic location of Hudson Avenue and a new public corridor running east-west between the proposed buildings would connect Golconda Playground with Commodore Barry Park. Public programming would be located along Nassau and Concord Street frontages with the new public school located at the intersection of Nassau and Navy Streets and the community facility, cultural center, and senior affordable housing programs located adjacent to the Golconda Playground frontages. New retail space would be located along all three street frontages and along the interior public corridors to activate the new public outdoor space. The building massings for Buildings 1 and 3 would contextually respond to the public school in Building 2 and senior affordable housing in Building 4 by maximizing access to light and air being situated on opposing corners of the Project Site.

The new publicly accessible open space would unify Golconda Playground, Commodore Barry Park, and Farragut Houses. It is intended to enhance pedestrian connectivity throughout the neighborhood and serve as amenity for residents and the neighborhood. The new publicly accessible open space would provide approximately 0.48 acres (20,896 sf) of



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Existing Land Use

Figure 1-4

passive open space, expected to include seating and gathering areas, landscaped areas, and walkways.

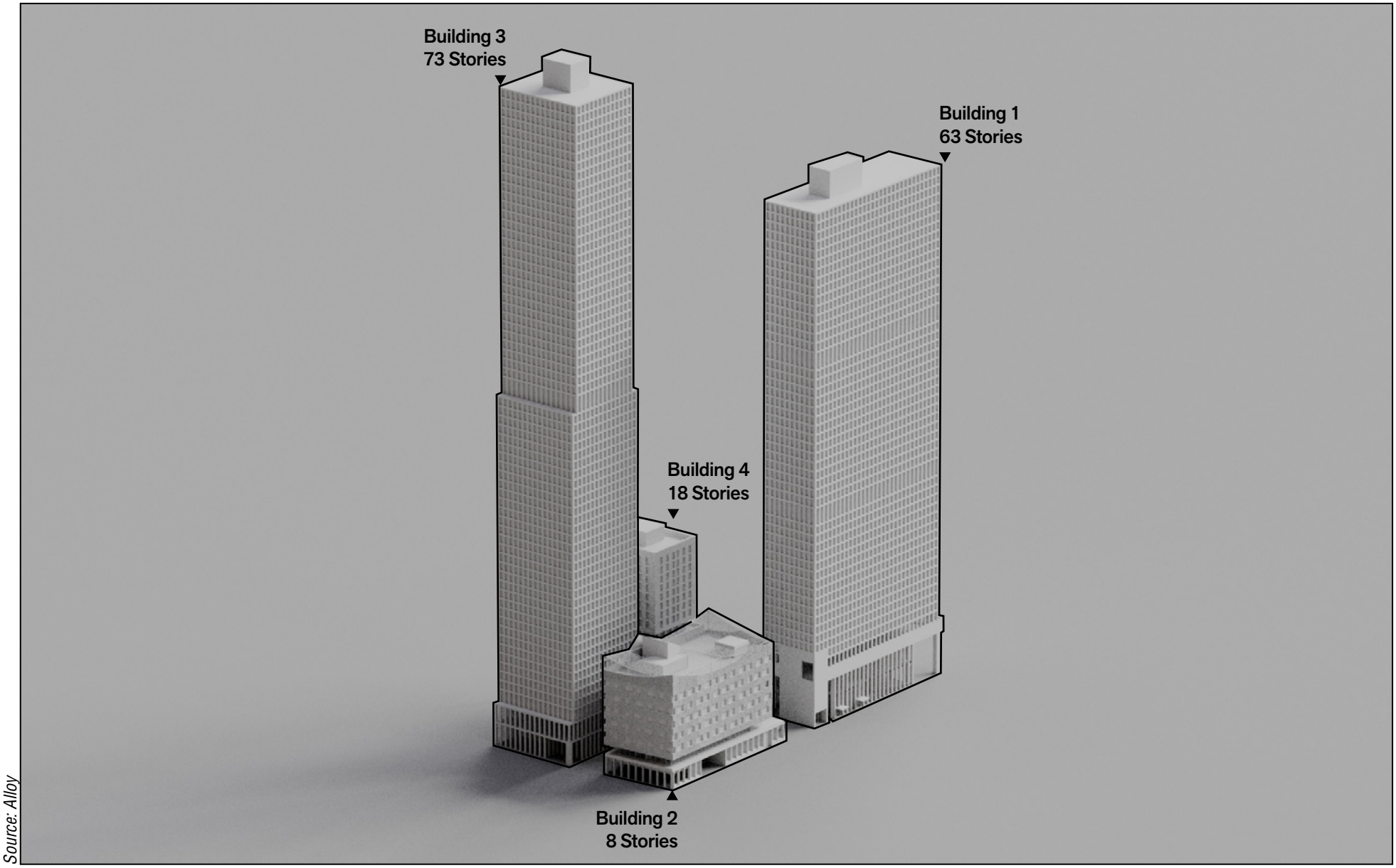
The Proposed Project program in Buildings 1 through 4 is described below and in **Table 1-1**. An axonometric diagram and site plan are shown in **Figures 1-5 and 1-6**, respectively. Illustrative renderings of the Proposed Project are included in **Figures 1-7 and 1-8**.

Table 1-1
Development Program – Buildings 1 through 4

Building 1	
Residential (GSF)	702,000
Dwelling Units – Total	702
Affordable Units	*104*
Market Units	*598*
Retail (GSF)	500
Community Facility (GSF)	28,000
Cultural (GSF)	15,000
Total	**745,500**
Building 2	
Retail (GSF)	5,500
Primary School and Intermediate School (GSF)	121,000
Students[1]	*931*
Staff[2]	*93*
Total	**126,500**
Building 3	
Residential (GSF)	705,000
Dwelling Units – Total	705
Affordable Units	*103*
Market Units	*602*
Retail (GSF)	28,000
Total	**733,000**
Building 4	
Residential (GSF)	95,000
Dwelling Units – Total	95
Affordable Units	*95*
Community Facility (GSF)	2,000
Total	**97,000**
Note: [1] Primary school square footage assumes 130 sf per seat [2] Assumes 1 staff per 10 students.	

Building 1, located midblock on the south side of Nassau Street, would be a 63-story, mixed-use building that would have a height of approximately 718 feet (738 feet at top of bulkhead). Building 2 would be an eight-story community facility and commercial building located on the corner of Nassau and Navy Streets. It would rise to a maximum height of approximately 150 feet, inclusive of the bulkhead. Building 3 would be a 73-story, mixed-use residential and commercial building located at the corner of Navy and Concord Streets. The building would rise to a height of approximately 820 feet (840 feet at top of bulkhead). Building 4 would be an 18-story, mixed-use residential and community facility building on Concord Street, located midblock and adjacent to Golconda Playground. It would have a height of approximately 235 feet (265 feet including bulkhead). An existing curb cut on Nassau Street that serves the Madison Square Boys and Girls Club, and an existing curb cut on Concord Street that serves P.S. 287 and Community Roots Charter School would be eliminated with the Proposed

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Source: Alloy

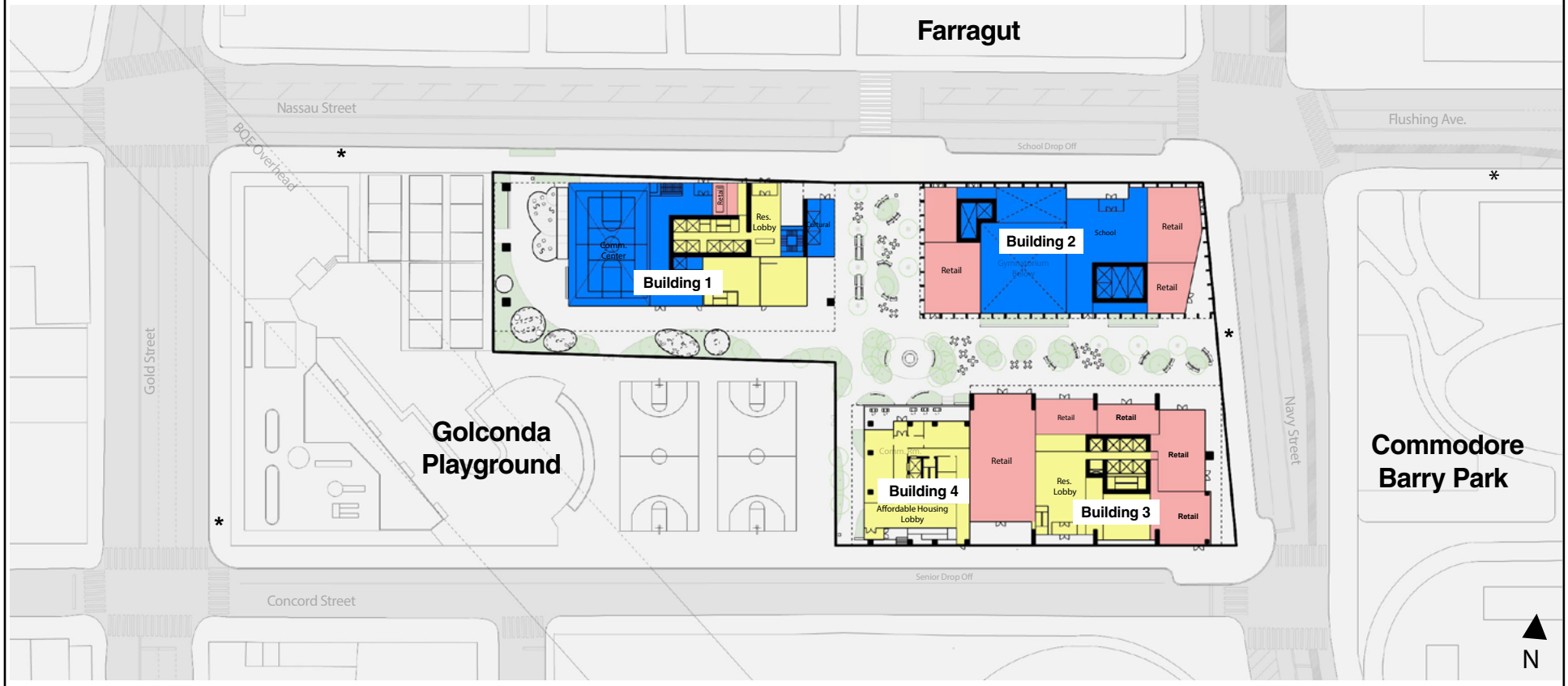
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Axonometric, View Looking Southwest

Figure 1-5



Source: Alloy

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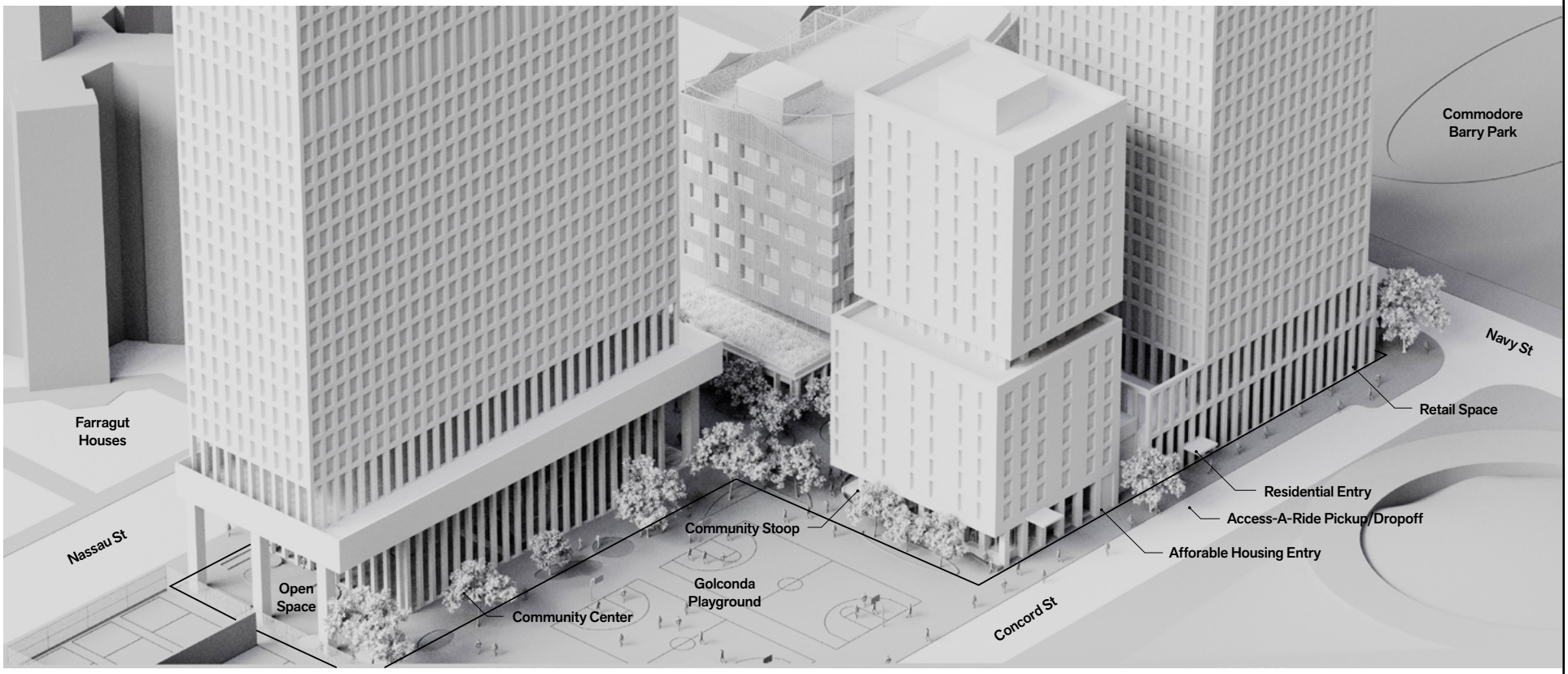
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Site Plan

Figure 1-6

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Project Site

Source: Alloy

FOR ILLUSTRATIVE PURPOSES ONLY

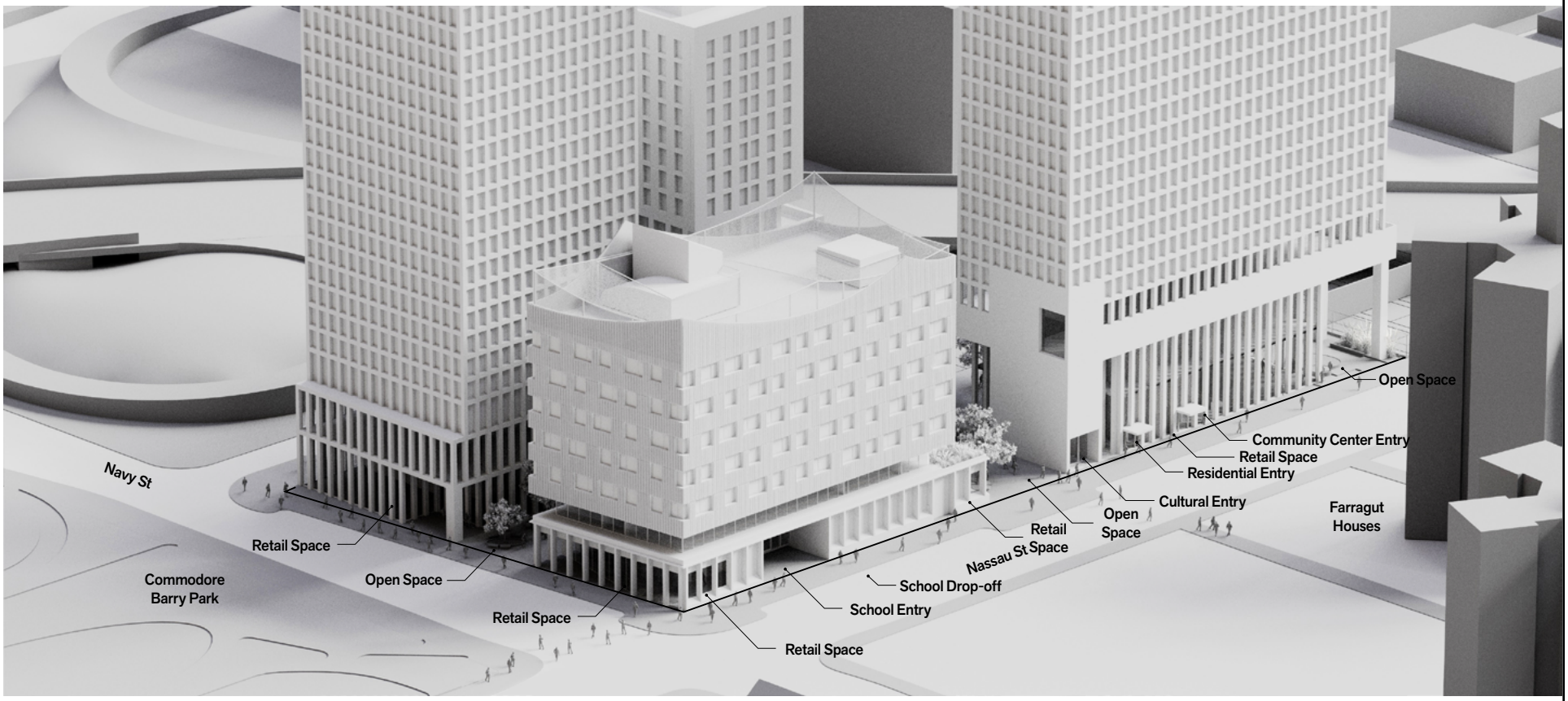
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Illustrative Rendering, View Looking Northeast

Figure 1-7

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Project Site

Source: Alloy

FOR ILLUSTRATIVE PURPOSES ONLY

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240 NASSAU STREET

Illustrative Rendering, View Looking Southwest

Figure 1-8

Project, and no new curb cuts would be provided. Construction of the Proposed Project would occur in one continuous phase and is expected to take approximately 72 months. The existing P.S. 287 and the Community Roots Charter School are expected to relocate elsewhere within Community School District 13 at the onset of construction.

PUBLIC SCHOOL

The Proposed Project includes the development of an approximately 121,000-gsf public school in Building 2 that would provide 931 elementary and intermediate school seats. While school programming has not yet been finalized, the EIS conservatively assumes the public school would serve Pre-K to 8th grade. The proposed school would include outdoor areas on the rooftop and administrative spaces, a gymnasium/gymnatorium, libraries, art and science rooms, a medical facility, cafeterias, and kitchen facilities. The proposed new school would employ approximately 90 teachers, administrators, and support staff.

The school would be located in a prominent location at the corner of Nassau and Navy Streets. The main entrance would be on Nassau Street, with additional entrances between Buildings 2 and 3. As shown in **Figure 1-6**, school drop-offs would be along Nassau Street in front of Building 2. Curb extensions at the intersection of Nassau and Navy Streets and along Nassau Street are currently being contemplated to provide additional pedestrian safety. The curb extensions would be designed in coordination with DOT to ensure conformance with the Street Design Manual. The school would be designed in accordance with the New York City School Construction Authority's (SCA) building standards.

It is anticipated that solid waste disposal at the proposed school would utilize the City of New York Department of Sanitation (DSNY) Empire Bins disposal. Empire Bins are stationary, on-street containers assigned to a specific property, solely for the use of that property. The bins are locked, accessible only by building maintenance staff using access cards assigned to the bins. Each Empire Bin can hold approximately four cubic yards of waste, serviced by new DSNY side-loading trucks. The design of the Proposed Project is preliminary, and refinements to the site plan are expected as the project moves through the land use review process. The co-Applicants would coordinate the location of solid waste staging areas with the DSNY and would continue to involve DSNY during the design process.

RESIDENTIAL PROGRAM

The Proposed Project would include approximately 1.5 million gsf of residential space in three of the four buildings, comprising approximately 1,502 total DUs. The co-Applicants propose that 20 percent of the project's residential floor area (302 affordable DUs) be provided as affordable housing. The co-Applicants propose to map the Project Site with a modified version of MIH Option 1 that would allow 20 percent of residential floor area at a weighted average of 60 percent of area median income (AMI) (302 affordable DUs), with eight percent of floor area at 40 percent AMI. In the event the co-Applicants and NYCHA participate in the TOA program (or a comparable affordable housing program), the modified Option 1 would permit a minimum of 15 percent of residential floor area at a weighted average of 60 percent AMI (207 affordable DUs), with six percent of floor area at 40 percent AMI, and the remaining five percent of residential floor area (95 affordable DUs) would be provided in Building 4 through the TOA program—together still yielding a total of 302 affordable DUs. In all cases, no unit would exceed 130 percent of AMI. Building 1 would contain 702 DUs (104 affordable DUs) with a residential entrance located along Nassau Street. Building 3 would contain 705

DUs (103 affordable DUs) with a residential entrance located along Concord Street. Building 4 would contain 95 affordable senior housing DUs and its entrance would be located along Concord Street. A curb extension is currently being contemplated at the intersection of Navy and Concord Streets.

The proposed residential buildings would also utilize DSNY Empire Bins for solid waste disposal.[2] As discussed above, the location of the solid waste staging areas would be coordinated between the co-Applicants and DSNY.

COMMUNITY CENTER

The Proposed Project includes the development of 30,000 gsf of community facility, exclusive of the proposed school. Approximately 28,000 gsf would be a community center in Building 1 and the remaining 2,000 gsf would be a community center room in Building 4. The new community center in Building 1 would replace the existing Madison Boys and Girls Club and would be located adjacent to Golconda Playground. It would be designed to host a mix of community programming for different age groups, people, and interests. An approximately 17,100-gsf portion of the community center would be programmed for recreational use, of which approximately 8,500 gsf of active space would include a gym, dance studio, hall, fitness room, and basketball court and the remaining 8,600 gsf would be set aside for seating and other passive use. The community recreational facility is currently contemplated to be accessible from 10 AM to 6 PM on Monday through Friday and with available hours on weekends. The proposed community center's entrance would be located along Nassau Street. The 2,000gsf community center in Building 4 would support the affordable residents of the building by providing social services and programming. The main entrance to Building 4 would be along Concord Street.

CULTURAL CENTER

The Proposed Project would provide a 15,000-gsf cultural center on the ground floor of Building 1. The cultural space is expected to include an art gallery. The cultural space would be accessed via a main entrance located between Buildings 1 and 2. There would also be an entrance on Nassau Street and an entrance north of the basketball courts of Golconda Playground (see **Figure 1-6**).

NEIGHBORHOOD RETAIL

The Proposed Project would provide approximately 34,000 gsf of local retail, envisioned as community-based retail spaces that would occupy the ground floor of Buildings 1, 2, and 3. The retail spaces would provide an amenity for local residents and visitors to the area. Retail space would primarily front Navy Street, with limited frontage along Nassau Street. Additional entrances would be provided from the publicly accessible open space between the Proposed Project's buildings (see **Figure 1-6**). The estimated approximately 4.0 tons of commercial solid waste would be hauled away by private carters and handled in a similar manner.

[2] The Proposed Project would generate a net increase of approximately 34.0 tons of solid waste per week, and approximately 88 percent (or 30.0 tons) of the incremental solid waste generated would be handled by the DSNY.

OPEN SPACE

Approximately 37,050 sf (0.85 acres) of open space would be created on the Project Site, of which 0.48 acres would be publicly accessible open space and the remaining 0.37 acres would be private open space. The configuration of the proposed open space through the middle of the Project Site would reintroduce (for pedestrian use) the historic street grid that once characterized the neighborhood and serves as a connection between Golconda Playground to the west, and Commodore Barry Park to the east. It is intended to enhance pedestrian connectivity throughout the neighborhood and serve as amenity for residents. The new publicly accessible open space would provide approximately 0.48 acres (20,896 sf) of passive open space, expected to include seating and gathering areas, landscaped areas, and walkways.

SUSTAINABILITY

The co-Applicants are committed to creating a sustainable and equitable development on the Project Site. The mixed-use developments would be completely electrified and constructed to exceed New York City's energy code. The design of the proposed buildings would target energy efficiency measures to lower grid electricity consumption ahead of the achievement of a zero-emission electric grid. Additional carbon emission reduction measures include water conservation and sustainable waste management and other measures consistent with City and State emission reduction goals. The construction of the proposed school would be in accordance with SCA's "NYC Green Schools Guide and Rating System," which ensures the sustainable design, construction and operation of new schools, including the electrification of all new buildings, reduction of greenhouse gas emissions, and compliance with local New York City green building requirements.

The Proposed Project would be designed to comply with New York City's carbon intensity limits specified by the New York City Department of Buildings (DOB) and be required at a minimum to achieve the energy efficiency requirements of the New York City Building Code under the New York City Energy Conservation Code.

C. DISCRETIONARY APPROVALS

The co-Applicants are seeking the following discretionary approvals: (i) a zoning map amendment to change the Project Site from an R6 district to a C6-12 district; (ii) a zoning text amendment to designate the Project Site as an MIH Area; (iii) a zoning text amendment to modify ZR Section 74-752 to make the provisions applicable to the Project Site and permit modification of ZR Section 27-10 (Administration of Affordable Housing); (iv) a special permit pursuant to ZR Section 74-752. The special permit would allow modification of certain affordable housing requirements, bulk regulations, and loading requirements by the CPC. The requested zoning approvals are described in more detail below:

- A zoning map amendment to change an existing R6 district to a C6-12 district. The proposed C6-12 district (R12 equivalent district) is a high density commercial district that allows residential, commercial and community facility uses (Use Groups I to VIII) to a maximum total FAR of 18. R12 districts have a maximum residential FAR of 15 for standard residences and a maximum residential FAR of 18 for buildings providing Qualifying Affordable Housing or Qualifying Senior Housing.

- A zoning text amendment to designate the Project Site as an MIH Area in Appendix F of the ZR.
- A zoning text amendment to modify ZR Section 74-752 to make the provisions applicable to the Project Site and permit modification of ZR Section 27-10 (Administration of Affordable Housing). ZR Section 74-752 allows the modification of ground floor use, MIH, accessory off-street parking and loading berth, and other bulk regulations (excluding FAR) for developments on land owned by ECF in an underlying C6-9 district within the Special Downtown Brooklyn District. The zoning text amendment would expand the applicability of the existing provisions to sites owned by ECF in the C6-12 district within Brooklyn Community District 2 not within the Special Downtown Brooklyn District and to allow for modifications of the affordable housing requirements set forth in ZR Section 27-10. The proposed text amendment has limited applicability and would affect only the Project Site and no other sites.
- A special permit pursuant to ZR Section 74-752 to modify ZR Sections 23-342, 23-371(c)(1), 23-371(c)(2), 23-432, 23-433, 27-131, 27-151, 27-16, 36-62, and 35-631 to allow the modification of certain affordable housing requirements, bulk regulations, and loading requirements.

The Proposed Actions also include the transfer, reallocation, and lease of property among 240 Nassau Street Holdings, LLC, ECF, and the City of New York to allow for the Proposed Project and ECF financing. Additionally, a determination from NYC Parks pursuant to ZR Section 23-381 is being sought to permit light and air for the legally required windows at the abutting lot lines between Buildings 1 and 4 and the abutting lot lines of Golconda Playground. As described below, the Proposed Project could also require additional approvals.

- The relocation of P.S. 287 is subject to the approval of the PEP, a voting body overseeing New York City Public Schools. Any actions, including approvals by the PEP, that are necessary to facilitate the relocation of P.S. 287 and the Community Roots Charter School are not analyzed as part of this environmental review. It is anticipated that any such action(s) is/are expected to occur at a later date and will be the subject of a separate environmental review at that time pursuant to SEQRA and in accordance with CEQR.
- The co-Applicants may potentially participate in NYCHA's TOA program, which would involve the allocation of PBV to create new senior housing opportunities for existing NYCHA residents in Building 4. The co-Applicants propose that 20 percent of the project's residential floor area (302 affordable DUs) be provided as affordable housing. The co-Applicants propose to map the Project Site with a modified version of MIH Option 1 that would allow 20 percent of residential floor area at a weighted average of 60 percent AMI (302 affordable DUs), with eight percent of floor area at 40 percent AMI. In the event the co-Applicants and NYCHA participate in the TOA program (or a comparable affordable housing program), the modified Option 1 would permit a minimum of 15 percent of residential floor area at a weighted average of 60 percent AMI (207 affordable DUs), with six percent of floor area at 40 percent AMI, and the remaining five percent of residential floor area (95 affordable DUs) would be provided in Building 4 through the TOA program—together still yielding a total of 302 affordable DUs. In all cases, no unit would exceed 130 percent of AMI. TOA and PBV are part of HUD's RAD program and would be implemented pursuant to 24 CFR 983. The implementation of these programs would require an environmental review in accordance with the National Environmental Policy

Act (NEPA) and HUD environmental standards at a future date when a RAD application is advanced.

PROJECT COMPONENTS RELATED TO THE ENVIRONMENT (PCRE)

The Proposed Actions include a Project Component Related to the Environment (PCRE) that would preclude an impact to historic resources. The PCRE would be required through the Development Agreement between ECF and 240 Nassau Street Holdings, LLC. The Development Agreement is a binding mechanism that formalizes the partnership between the co-Applicants to design, build, and finance the Proposed Project, including the new school facility and non-school components of the project.

As described in Chapter 7, "Historic and Cultural Resources," a Construction Protection Plan (CPP) would be prepared and implemented for the portions of the BQE within 90 feet of the Project Site. The CPP would be prepared as set forth in Section 523 of the *CEQR Technical Manual* and in compliance with the procedures included in DOB's TPPN #10/88 and the New York City Landmarks Preservation Commission's (LPC) Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings. The CPP would be prepared in consultation with LPC and DOT and implemented by a licensed professional engineer prior to the start of excavation and construction activities. With the CPP in place, the Proposed Actions would not be expected to result in any direct impacts to architectural resources in the study area.

(E) DESIGNATION

In connection with the zoning amendments, an (E) Designation (E-921) would be mapped to the Project Site. E-921 is an institutional mechanism for regulatory oversight of future remedies to address sub-surface contamination and noise exposure. The (E) Designation is a pre-construction requirement that would reduce or eliminate the potential for future risk or exposure as it relates to hazardous materials and noise. The (E) Designation for hazardous materials and noise would be administered bv the Mayor's Office of Environmental Remediation (OER). The specific requirements of the E-921 for hazardous materials and noise are described in Chapter 9, "Hazardous Materials" and Chapter 14, "Noise," respectively.

D. PURPOSE AND NEED OF THE PROPOSED ACTIONS

The co-Applicants propose the comprehensive redevelopment of the Project Site with a dynamic, mixed-use development that includes a new public school and residential, retail, community center, and cultural space, and publicly accessible open space. ECF is a New York State public benefit corporation that finances and develops mixed-use developments that feature new school facilities on behalf of DOE.

The existing public school building at 50 Navy Street that houses P.S. 287 (grades pre-Kindergarten through 5) and Community Roots Charter School (grades 6 through 8) is outmoded and in need of replacement. The aging building was built in 1953 and its electrical, ventilation, and acoustical systems are inadequate to serve the needs of the school. A recent DOE survey identified outmoded conditions and noncompliance with Americans with Disabilities Act (ADA) accessibility standards in almost all of the building's rooms and

spaces.[3] Overall, the building lacks the appropriate facilities to provide a modern learning environment. The Proposed Actions would provide state-of-the-art school facilities for pre-Kindergarten through 8th grade. The improvements would achieve a better learning environment by providing modern educational facilities and additional public school capacity at the primary and intermediate school level in Community School District 13.

ECF encourages the development of new public schools as part of mixed-use projects in which the public component is financed by tax-exempt bonds. ECF uses ground rents, lease payments, and/or tax equivalency payments from the non-school portions of a development to pay the debt service on the bonds issued to finance the public facilities.

In connection with the construction of a new public school on the Project Site, 240 Nassau Street Holdings, LLC, would develop new residential space, retail, community center, cultural space, and publicly accessible open space. The Proposed Actions would facilitate the redevelopment of an underutilized parcel that is well positioned to support new development at higher densities. The Project Site is proximate to transit, with bus lines on Jay Street and the nearest subway station, the York Street Station, approximately 0.4 miles away. Further, the site is bounded by three wide streets (Navy, Nassau and Concord Streets) that can accommodate higher density buildings, and the site is surrounded by parks, low-lying BQE infrastructure, and Farragut Houses, with residential buildings set back from the street and interspersed among landscaped open areas.

The Proposed Actions would facilitate the creation of approximately 1,502 DUs (20 percent of the proposed residential floor area would be designated as affordable housing) in accordance with the MIH Program. The Proposed Project would address the dire need for housing, including affordable and senior housing, in New York City. The Proposed Project would also support economic and cultural growth by introducing cultural and community space for local artists, neighborhood retail space, which would enliven the street and bring amenities to neighborhood residents. The Proposed Project would introduce approximately 0.85 acres of open space, of which 0.48 acres would be publicly accessible. The proposed open space would provide recreational opportunities and visual and physical open space connections between the proposed uses on the Project Site and Golconda Playground to the west and Commodore Barry Park to the east.

E. ANALYSIS FRAMEWORK FOR ENVIRONMENTAL REVIEW

The EIS analyses has been undertaken pursuant to SEQRA. The 2025 *CEQR Technical Manual* will generally serve as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the effects of the Proposed Project. Based on the location and size of the Proposed Project, certain CEQR technical areas are screened out of further assessment in the EIS, including Energy, Solid Waste/Sanitation Services, and Natural Resources. In disclosing impacts, the EIS will consider the Proposed Project's potential adverse impacts on the environmental setting. It is anticipated that the Proposed Project would be operational in 2033. Consequently, the environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives assesses existing conditions and forecasts these conditions to 2033 with and

[3] New York City Department of Education. *Building Condition Assessment Survey 2022-2023.* July 11, 2023.

without approval of the Proposed Actions (the "With Action" and "No Action" conditions, respectively). The analysis of conditions in the future with and without the Proposed Actions takes into account background development anticipated to be completed by 2033.

ANALYSIS YEAR

A future analysis year of 2033 will be utilized for environmental analyses. The analysis year represents the year in which the Proposed Project is anticipated to be complete and operational and will be used to assess the potential impacts of the Proposed Actions.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

It is assumed that in the No Action condition, the existing schools (P.S. 287 and the Community Roots Charter School) on Block 111, Lot 1 would remain; and the Madison Square Boys and Girls Club on Block 110, Lot 25 would be closed. Block 110, Lot 25 will be developed with an as-of-right seven-story, 75-foot market-rate building (110 feet including bulkhead) containing approximately 83,500 gsf of residential space (approximately 84 DUs) that complies with the current R6 zoning regulations. The building under the No Action condition feasibly maximizes the allowable residential FAR of 3.0 (approximately 71,000 zoning square feet [zsf], of which approximately 97 percent of the available FAR is utilized) under the existing R6 zoning district. The site of the Madison Square Boys and Girls Club is within 100 feet of a wide street and developments have a maximum height of 75 feet. The No Action estimated population is approximately 171 residents and 75 workers on the Project Site.[4]

Appendix A and **Figure A-1** identify planned developments anticipated to be complete and operational by 2033 in the study areas considered in the various technical analyses presented in this EIS.

THE FUTURE WITH THE PROPOSED ACTIONS

In the With Action condition, the Proposed Project would be constructed on the Project Site as described above. **Table 1-2** summarizes the No Action and With Action programs and the incremental development expected as a result of the Proposed Actions.

As compared to the No Action condition, the Proposed Project would add approximately 1,418 DUs (approximately 1.4 million gsf of residential space); approximately 34,000 gsf of retail space; approximately 15,000 gsf of cultural center space; approximately 30,000 gsf of community facility space; and approximately 11,000 gsf of public school use. The With Action condition includes a total of approximately 1.7 million gsf (approximately 1.4 million zsf, which fully maximizes the allowable residential FAR of 18.0). Of the total 1.7 million gsf, approximately 1.5 million gsf would be residential floor area. The With Action estimated population is approximately 3,049 residents and 300 workers on the Project Site,[5] which

[4] Residential population is based on the average household size of 2.03 persons within Brooklyn CD 2. The estimate of workers is based on standard industry rates, as follows: 1 employee per 25 DU and 1 staff per 10 students.

[5] Estimate of workers based on standard industry rates, as follows: 1 employee per 25 DU; 1 employee per 333 sf of local retail; 1 employee per 1,000 sf of community facility space; 1 employee per 1,000 sf of cultural space; and 1 staff per 10 students.

would result in an increment of 2,879 residents and 225 workers as compared to the No Action condition.

Table 1-2
Comparison of No Action and With Action Conditions

Use	No Action	With Action	Increment
Residential (DU)	84	1,502	+1,418
Retail (GSF)	0	34,000	+34,000
Community Facility (GSF)	0	30,000	+30,000
Cultural (GSF)	0	15,000	+15,000
Primary School and Intermediate School (GSF)	110,000	121,000	+11,000
Students[1]	721	931	+210
Staff[2]	72	93	+21

Note:
[1] Primary school square footage assumes 130 sf per seat
[2] Assumes 1 staff per 10 students.

The Proposed Actions would establish an MIH Area at the Project Site and modify the required percentage of floor area designated for affordable housing to create permanently affordable housing. Within MIH Areas, all housing developments, enlargements, and conversions that meet the criteria set forth in the MIH program must comply with the requirements of MIH Option 1, Option 2, or Option 3 as described below.

- Option 1: 25 percent of the residential floor area shall be provided as housing affordable to households at an average of 60 percent of the AMI, with six percent of floor area at 40 percent AMI and no unit targeted at a level exceeding 130 percent of AMI.
- Option 2: 30 percent of the residential floor area shall be provided as housing affordable to households at an average of 80 percent of AMI, with no unit targeted at a level exceeding 130 percent of AMI.
- Option 3: 20 percent of the total residential floor area must be for housing units for residents with incomes averaging 40 percent of AMI and no direct subsidies could be used for these units except where needed to support more affordable housing.

In addition to the options above, the City Council may elect to map Option 4 (except in certain neighborhoods in Manhattan), which requires that 30 percent of the total residential floor area must be for housing units for residents with incomes averaging 115 percent of AMI, with no units above 135 percent AMI; and no direct subsidies.

The co-Applicants propose that 20 percent of the project's residential floor area (302 affordable DUs) be provided as affordable housing. The co-Applicants propose to map the Project Site with a modified version of MIH Option 1 that would allow 20 percent of residential floor area at a weighted average of 60 percent AMI (302 affordable DUs), with eight percent of floor area at 40 percent AMI. The MIH requirement ensures that a percentage of residential floor area in any future development within the MIH Area is permanently affordable. There is currently no MIH requirement for residential development at the Project Site. The remainder of the units would be market-rate units. As discussed above, in the event the co-Applicants and NYCHA participate in the TOA program (or a comparable affordable housing program), the modified MIH Option 1 would permit a minimum of 15 percent of residential floor area at a weighted average of 60 percent of AMI (207 affordable DUs), with six percent of floor area at 40 percent AMI, and the remaining five percent of residential floor area (95 affordable DUs) would be provided in Building 4 through the TOA program—together still yielding a total of

302 affordable DUs. In all cases, no unit would exceed 130 percent of AMI. To ensure a conservative analysis, the With Action condition assumes that 302 DUs (or approximately 20 percent of residential floor area) would be affordable, as these generate a greater residential population and more demand on certain community facilities as compared to senior housing.

F. ENVIRONMENTAL REVIEW PROCESS

New York City has formulated an environmental review process, CEQR, pursuant to SEQRA and its implementing regulations (Part 617 of 6 New York Codes, Rules, and Regulations). The CEQR rules are found in Executive Order 91 of 1977 and subsequent rules and procedures adopted in 1991 (62 Rules of the City of New York, Chapter 5). CEQR's mandate is to assure that governmental agencies undertaking actions within their discretion take a "hard look" at the environmental consequences of each of those actions so that all potential significant environmental impacts of each action are fully disclosed, alternatives that reduce or eliminate such impacts are considered, and appropriate, practicable measures to reduce or eliminate such impacts are adopted.

The environmental review process begins with selection of a "lead agency." The lead agency is generally the governmental agency which is most responsible for the decisions to be made on a proposed action, and which is also capable of conducting the environmental review. As described above, ECF is the lead agency for the Proposed Project.

ECF's first charge as lead agency is to determine whether the Proposed Project might have a significant adverse impact on the environment. To make this determination, an environmental assessment form (EAF) was prepared. Based on its review of the EAF, ECF has determined that the Proposed Actions and Proposed Project have the potential to result in significant environmental impacts and, therefore, pursuant to SEQRA procedures, ECF issued a Positive Declaration on December 22, 2025, requiring that an EIS be prepared in conformance with all applicable laws and regulations, including SEQRA, New York City's Executive Order No. 91, CEQR regulations (August 24, 1977), and the guidance of the *CEQR Technical Manual*, as appropriate.

The EAF and Draft Scope of Work for the EIS were made available to the general public, public agencies, and other interested groups, and a public scoping meeting was held on January 27, 2026, at 5:00 PM. To allow for broad public participation options, the public scoping meeting was held remotely. Written comments on the Draft Scope of Work were accepted until 5:00 PM on February 6, 2026, and all oral comments received at the meeting as well as submitted written comments were considered by the lead agency and summarized in the Final Scope of Work, dated July 24, 2026.

Once ECF has determined that the DEIS is complete, a Notice of Completion will be prepared and distributed/published in accordance with applicable regulations. The DEIS will then be subject to public review, in accordance with CEQR and SEQRA procedures, with a public hearing and a period for public comment. When the environmental review process is coordinated with another City process that requires a public hearing, such as ULURP, the hearings may be held jointly. A public hearing will be held on the DEIS in conjunction with the CPC hearing on the ULURP application to afford all interested parties the opportunity to submit oral and written comments. At the close of the public review period, a Final EIS (FEIS) will be prepared that will respond to all substantive comments made on the DEIS, along with any revisions to the technical analyses necessary to respond to those comments. The FEIS

will then be used by the decision makers to evaluate SEQRA/CEQR findings, which address project impacts and proposed mitigation measures, in deciding whether to approve the requested discretionary actions, with or without modifications. ✷