DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

March 18, 2014

Wesley O'Brien
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **5402 Fort Hamilton Parkway Rezoning**
CEQR No. 14DCP135K
ULURP No. 140288ZMK
Brooklyn, Community District 12
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is subject to review under the 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 applicant, Fort Hamilton LLC, is seeking a zoning map amendment to rezone Lots 42, 50, and part of Lot 41of Block 5673 from R5/C1-3 to R6/C1-3, and part of Lot 20 of Block 5666 from R5 to R6 (the "Proposed Action"). The Proposed Action would facilitate a proposal by the applicant to construct a 99,034 gross square foot, mixed-use development containing community facility space and ground floor commercial space on Lots 42 and 50 of Block 5673. The rezoning area is bounded by Fort Hamilton Parkway, 55th Street, 9th Avenue, and 53rd Street, in the neighborhood of Borough Park, Brooklyn, in Community District 12.

The "Project Site" consists of two adjacent lots, Lot 42 and 50 on Block 5673, containing 11,167.5 square feet of lot area. Lot 42, at the southwest corner of Fort Hamilton Parkway and 54th Street, is a former auto repair establishment, consisting of a vacant garage building and paved area that is fenced and unused. Lot 50, located to the south of the corner lot and fronting on Fort Hamilton Parkway, contains a narrow, vacant three-story building that formerly contained two residential units above a ground floor commercial space. There are two non-applicant owned parcels included in the rezoning proposal, part of Lot 41 of Block 5673 and part of Lot 50 of Block 5666. Lot 41, to the west of the Project Site and fronting on 54th Street, contains a three-story residential building. Lot 50 is to the north of the Project Site and extends along Fort Hamilton Parkway between 53rd Street and 54th Street. It is occupied by a major institutional structure, the Monastery of the Precious Blood. Neither non-applicant owned parcel is expected to be redeveloped or enlarged as a result of the Proposed Action.

Robert Dobruskin, AICP, *Director*
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5402 Fort Hamilton Parkway Rezoning
CEQR No. 14DCP135K

The applicant intends to construct a six-story building with 50,669 square feet of above grade floor area, for a floor area ratio (FAR) of 4.54. Because the proposed zoning would allow a 4.8 FAR building with 53,604 zoning square feet, for conservative analysis purposes the EAS assumes a building with 53,604 square feet of above grade floor area, including 47,990 square feet of medical center (community facility) space and 5,614 square feet of retail (commercial) space. Another 9,900 square feet of medical center space would occupy the cellar. This would bring the total amount of medical center space to 57,890 square feet and the total amount of gross rentable area (including the retail space) to 63,504 square feet. There would also be an accessory automated parking garage with an entrance on 54th Street and 151 parking spaces on up to three sub-cellar levels, occupying up to 35,530 square feet. (The amount of required garage space depends on the technology that is used.) Assuming the largest possible garage, the building's total gross floor area would be 99,034 square feet. The medical center would be a consolidated women's health center.

The Project Site is currently zoned R5 with a C1-3 commercial overlay, which allows a FAR of 2.0 for community facility uses. To implement the project as proposed, it would be necessary to rezone the project site to R6 while maintaining the C1-3 commercial overlay. This rezoning would increase the permitted FAR for community facility uses to 4.8.

Absent the proposed action, the applicant has stated it would construct a three-story medical facility building. There would be a total of 22,879 square feet above grade, including 17,265 square feet of medical center space and 5,614 square feet of retail space. Another 9,900 square feet of medical center space would occupy the cellar. This would bring the total amount of medical center space to 27,165 square feet and the total amount of gross rentable area (including the retail space) to 32,779 square feet. There would also be an accessory automated parking garage with an entrance on 54th Street and 82 parking spaces on up to two sub-cellar levels, occupying up to 19,594 square feet.

The proposed project is expected to be completed by 2016.

An Environmental Assessment Statement is attached. Please contact Project Manager Lauren Hamid-Shapiro of the Department of City Planning at (212) 720-3426, if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:	Jacquelyn Harris	Winston Von Engel	Kenny Ramnarine	Pat Bussey
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