DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

February 27, 2017

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Ebenezer Plaza Rezoning**
CEQR No. 17DCP088K
ULURP Nos. 170189ZMK, N170190ZRK
Brooklyn, Community District 16
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are 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, Brownsville Linden Plaza LLC, is seeking two discretionary actions (the "Proposed Actions"): (1) A zoning map amendment to rezone Block 3860 from M1-1 to R7A/C2-4; rezone portions of Blocks 3861 and 3862 from M1-1 to R7A/C2-4; and rezone the remainder of Blocks 3861 and 3862 from M1-1 to R7D/C2-4, and (2) A zoning text amendment to Appendix F of the Zoning Resolution to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) Area. The Affected Area includes the entirety of Block 3860, Block 3861 and Block 3862 in the Brownsville neighborhood in Brooklyn, Community District 16. The Affected Area is bounded by New Lots Avenue to the North, Hegeman Avenue to the South, Powell Street to the East and Mother Gaston Boulevard to the West. In conjunction with the Applicant, the proposed development project is a joint effort of the Procida Companies, the Church of God of East Flatbush, and Brisa Builders Corporation.

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The Applicant is also seeking public financing from the New York City Department of Housing Preservation and Development (HPD). The City Planning Commission, acting as Lead Agency, will conduct a coordinated environmental review, with HPD acting as an Involved Agency.

The Applicant owns two of the Blocks within the Affected Area: Blocks 3861 and 3862. Existing uses on the Blocks owned by the Applicant include automobile sales and repair, and commercial uses. Block 3860, which is not owned the Applicant, is within the Affected Area. The site is comprised of commercial, community facility and non-conforming residential uses. The existing M1-1 zoning district currently mapped on the Affected Area allows a maximum floor area ratio (FAR) of 1.0 for manufacturing and commercial uses and 2.4 FAR for limited Community Facility uses. Residential uses are not permitted to be developed in M1-1 districts. M1-1 districts permit light industrial uses, such as woodworking shops, repair shops and wholesale service and storage facilities. The maximum allowable building height in M1-1 districts is based on a sky-exposure plane, which begins 30 feet above the street line.

The Proposed Actions would change the underlying zoning from M1-1 to R7A and R7D zoning districts. An R7D district would be mapped on the southern portion of Block 3862 located within 150 feet of Hegeman Avenue, and on the southern portion of Block 3861 within 100 feet of Hegeman Avenue. An R7A district would be mapped on the northern portion of Block 3862 located beyond 150 feet of Hegeman Avenue, on the northern portion of Block 3861 located beyond 100 feet of Hegeman Avenue, and on the entirety of Block 3860. A C2-4 commercial overlay is proposed to be mapped over the entire Affected Area. R7D districts permit a maximum residential FAR of 5.6, with affordable housing provided pursuant to the MIH program. The maximum allowable building height would be increased to 115 feet. R7A districts permit a maximum residential FAR of 4.6, with affordable housing provided pursuant to the MIH program. The maximum allowable building height would be increased to 95 feet. Pursuant to zoning regulations, no parking is required for affordable units. Parking is required for 50 percent of market rate units in R7D and R7A districts. C2-4 commercial overlays permit Use Groups 5-9 and 14, up to a maximum FAR of 2.0.

The Mandatory Inclusionary Housing (MIH) program requires a portion of new residential units to be permanently affordable. Option 1 requires 25% of residential units to be affordable for residents with incomes at 60% Average Median Income (AMI), with 10% affordable at 40% AMI. Option 2 requires 30% of units to be affordable at 80% AMI. As part of the Proposed Actions, the Applicant seeks to establish an MIH Area, Option 1 and Option 2 over the entire Affected Area.

The Proposed Actions would facilitate a proposal by the Applicant to demolish the existing structures on Blocks 3861 and 3862 and construct two mixed-use residential buildings. The proposed building located on Block 3862 (Projected Development Site 1) would contain a nine- and eleven-story mixed use building of approximately 321,573 gross square feet (gsf). The development would contain 279,594 gsf of residential area (315 dwelling units), 7,498 gsf of ground floor retail, and 34,481 gsf of community facility use, to be occupied by a house of worship. The proposed building located on Block 3861 (Projected Development Site 2) would consist of a seven- and eleven-story, mixed-use residential and commercial building with approximately 217,067 gsf. The development would include 195,914 gsf of residential uses (216 dwelling units), and 21,153 gsf of ground floor retail. Parking is not required by zoning for the applicant's proposed project. No parking spaces would be provided in the applicant's proposed development.

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Although there is no current development proposal for the site not owned by the Applicant, to present a conservative environmental analysis, Block 3860 (Projected Development Site 3) was identified as likely to be developed as a result of the Proposed Actions. The 18,541 sf site could be developed to the maximum 4.6 FAR, resulting in 68,602 gsf of residential uses (69 dwelling units, of which 21 would be affordable) and approximately 16,687 gsf of ground floor retail. Parking would be required for 50% of the market rate units. The 48 projected market rate units would require the provision of 24 parking spaces.

The increment for analysis includes 540,710 gsf of residential area containing approximately 597 units (a portion of which would be permanently affordable), a reduction of 27,612 gsf of commercial space, a loss of 12,788 gsf of manufacturing floor area, and an increase of 31,635 gsf of community facility space.

Absent the Proposed Actions, the existing buildings on the Affected Area would not be demolished and the existing uses on the sites would remain.

It is expected that development of the three Projected Development Sites would be completed by 2027.

An Environmental Assessment Statement is attached. Please contact Stephanie Shellooe of the Department of City Planning at 212-720-3328, if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

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