395 Flatbush Avenue Extension Redevelopment

Final Scope of Work in Preparation of a Draft Environmental Impact Statement

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CEQR No.: 25HPD058K
ULURP NO.: 260038ZMK, 260039ZRK, 260040PPK, 260041HUK, 260042PCK, 260043ZCK, 260044LDK

August 8, 2025

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~~Draft~~Final Scope of Work

Introduction

This ~~Draft~~ Final Scope of Work (~~DSOW)~~ FSOW) outlines the technical areas to be analyzed in the preparation of an Environmental Impact Statement (EIS) for the 395 Flatbush Avenue Extension project. The FSOW incorporates changes that were made subsequent to publication of the Draft Scope of Work (DSOW). Revisions of the DSOW have been incorporated into this FSOW and are indicated by double-underlining new text and ~~striking~~ deleted text.

The New York Department of Housing Preservation and Development (HPD), ~~as~~in conjunction with the New York City Department of Health and Mental Hygiene (DOHMH) and the Department of Citywide Administrative Services (DCAS) (each a co-applicant, and collectively, the Applicant~~,~~), is seeking approval for a zoning map amendment, zoning text amendments, disposition of City-owned property, site selection and acquisition of real property interest, certification to establish and facilitate a transit volume, and an amendment to the Brooklyn Center Urban Renewal Plan (URP) (collectively, the ~~"~~Proposed Actions~~") to facilitate a mixed-use development in the Downtown Brooklyn neighborhood of Brooklyn, Community District (CD) 2.~~). The Proposed Actions would facilitate the redevelopment of Brooklyn Block 2093, Lot 1 (the ~~"~~Development Site~~")~~) with an approximately 1,544,875-gross-square-foot (gsf~~),~~) (1,075,100 zoning-square-foot [zsf], 21.87 floor-area-ratio [FAR]), 72-story, 840-foot-tall mixed-use building (the ~~"~~Proposed Project~~").~~) in the Downtown Brooklyn neighborhood of Brooklyn Community District (CD) 2. The Proposed Project would include 1,233,950 gsf of residential floor area and 209,770 gsf of non-residential floor area ~~designated for commercial uses, which~~. The non-residential floor area would comprise 128,255 gsf of retail space and 81,515 gsf ~~of~~ for commercial office ~~space.~~and/or community facility use that may be dedicated for future City use.

The Proposed Project would provide a minimum of 1,263 dwelling units, of which ~~253~~325 to 379 units would be ~~designated as permanently~~income-restricted, rent-stabilized housing affordable for households with incomes at ~~or below~~ an average of 60 or 80 percent ~~of~~ area median income (AMI), pursuant to applicable requirements of the City's Mandatory Inclusionary Housing (MIH) Program~~.~~ option 1 or 2, respectively.

The Proposed Project would also include public realm improvements, including ~~a new~~ an approximately 4,745-square-foot (sf) open space available to the public ~~(approximately 4,750 sf)~~ on the southern portion of the Development Site, ~~and~~ an expanded sidewalk along the Development Site's Flatbush Avenue Extension frontage~~.~~, and surface improvements around the existing DeKalb Avenue subway station entrance on the Development Site.

City Environmental Quality Review (CEQR) and Scoping

The purpose of the scoping process is to focus the EIS on the potential for significant adverse environmental impacts. In addition, it allows the public, agencies, and other interested parties the opportunity to help shape the EIS by raising relevant issues regarding the focus and appropriate methods of study. The draft scoping document sets forth the analysis areas proposed to be covered in the EIS and the methodologies that are proposed to perform these analyses. During the scoping period, those interested in reviewing the published DSOW may do so and provide their comments to the lead agency.

The public, interested agencies, community boards, and elected officials ~~are~~were invited to comment on the DSOW, either in writing or orally, at a virtual public scoping meeting ~~to be~~that was held on June 5, 2025. Written comments on the DSOW ~~will be~~were accepted by the lead agency until 5:00 PM on June 16, 2025. The ~~Final Scope of Work (~~FSOW~~) will incorporate~~ incorporates all relevant comments made on the DSOW, and the Draft EIS (DEIS) will be prepared in accordance with the FSOW.

Once the DEIS is determined to be complete by the lead agency, the document is published and made available for public review and comment. A public hearing will be held on the DEIS, in conjunction with the project's ULURP hearing, to afford all interested parties the opportunity to submit oral and written comments. The record will remain open for ~~10~~ten days after the public hearing to allow additional written comments on the DEIS. 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 and incorporate any necessary revisions. The FEIS will identify the required environmental findings, which are used as a basis for deciding whether to approve the requested discretionary actions, with or without modifications. According to State Environmental Quality Review Act (SEQRA) Part 617.11(d), these findings must:

1. Consider the relevant environmental impacts, facts and conclusions disclosed in the FEIS;
2. Weigh and balance relevant environmental impacts with social, economic and other considerations;
3. Provide a rationale for the agency's decision;
4. Certify that the requirements of this Part have been met; and
5. Certify that—consistent with social, economic, and other essential considerations from among the reasonable alternatives available—the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

Uniform Land Use Review Procedure

The Proposed City ~~Actions~~Actions are subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, as well as CEQR and SEQRA procedures.[1] The

[1] As noted above, environmental review pursuant to SEQRA would be required for any State approvals or funding, as listed above.

New York City Charter (the Charter) requires certain actions that are reviewed by the NYC City Planning Commission (CPC) to undergo a ULURP. ULURP is a standardized procedure whereby applications affecting the land use of the city would be publicly reviewed. The Charter also established mandated time frames within which application review must take place. Key participants in the ULURP process are the NYC Department of City Planning (DCP) and the CPC, the local community board, the Brooklyn Borough President, the City Council, and the Mayor.

Development Site

The Development Site (Brooklyn Block 2093, Lot 1) is owned by the City of New York, and has a lot area of approximately 49,153 square feet (sf).[2] As shown in **Figure 1**, the Development Site is bounded by DeKalb Avenue to the north with approximately 193 feet of frontage, Fulton Street to the south with approximately 130 feet of frontage, Hudson Avenue to the east with approximately 365 feet of frontage, and Flatbush Avenue Extension to the west with approximately 334 feet of frontage.

The Development Site, subject to a long-term lease with Fulton DeKalb Associates L.P., is currently improved with a seven-story, 375,108-gsf (307,949-zsf) commercial building with 293,370 gsf (274,431 zsf) of commercial office space, 35,548 gsf (33,518 zsf) of ground floor retail, and 46,190 gsf of below-grade parking (which accommodates 140 public parking spaces). Constructed in 1974, the existing building currently houses a Verizon call center in its office space. The ground floor retail space is primarily tenanted with local retail chains. All current leases, which are between Fulton DeKalb Associates, L.P. and sublessee, are expected to terminate before 2028, and all tenants will vacate the building by January 1, 2028.

An entrance to the DeKalb Avenue subway station (B/Q/R lines) is located at the northwest corner of the Development Site. This entrance includes a street elevator and two staircases that lead out to the plaza entrance. Additionally, there are three curb cuts located along the Hudson Avenue frontage: two of which serve the existing building's loading areas, with the third curb cut providing access to a public parking garage. The two for loading purposes measure approximately 20 feet and 60 feet in width each and are separated by approximately 50 feet, whereas the curb-cut for parking garage access measures approximately 40 feet in width. An existing Real Estate of Utility Companies (REUC) easement granted by Metropolitan Transit Authority (MTA) (REUC No. B119-E271) extends diagonally west to east in the Development Site which restricts development that exceeds a depth of approximately ~~six~~6 feet below grade where the ~~Metropolitan Transit Authority (~~MTA~~)~~ subway lines are situated.

The rezoning area is coterminous with the centerline of the streets surrounding the Development Site, which is in a C6-4 zoning district within the Special Downtown Brooklyn District (DB), which permits a maximum commercial FAR of 10.0 and a maximum residential FAR of 10.0, which can be increased to 12.0 FAR in MIH areas or other qualifying affordable or senior housing. The Development Site is also within the Brooklyn Center Urban Renewal Area (URA~~)~~), which was originally established in 1970 and ~~will remain~~remains in effect until July 2044.[3] The ~~goal~~goals of the Brooklyn Center URP are to develop the Brooklyn Center URA ~~is to strengthen~~ in a comprehensive manner, removing blight and ~~expand the commercial~~maximizing appropriate land uses such as high-quality

[2] The lot size is based on the site survey dated December 4, 2024.

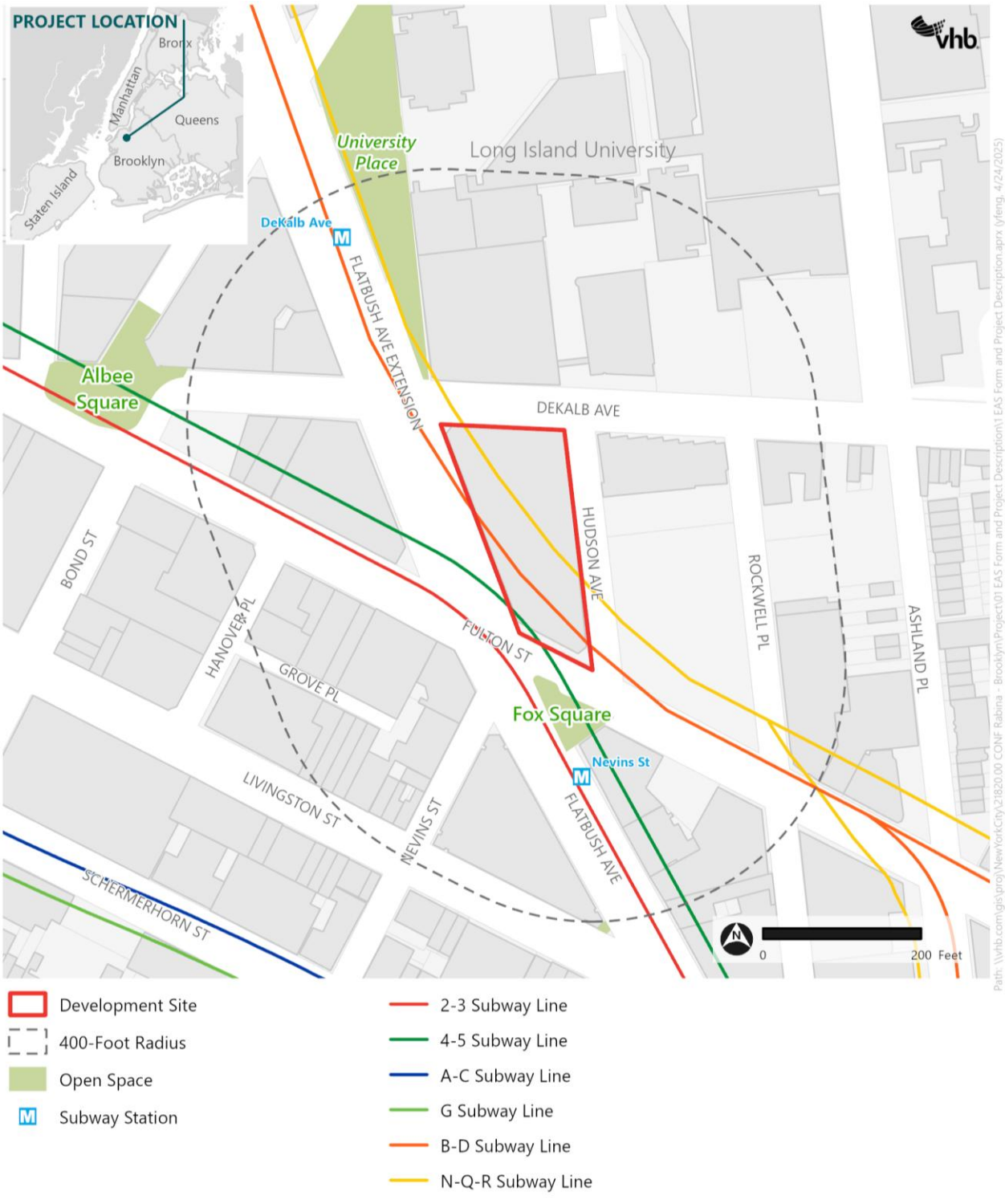
[3] Fifth Amended Urban Renewal Plan of Brooklyn Center Urban Renewal Area, The City of New York Department of Housing Preservation and Development. Published in September; revised in April 2004.

housing, community facilities, and retail ~~core and~~ uses. The URP also aims to strengthen the ~~residential~~tax base of ~~Brooklyn Center.~~the City by encouraging development and employment opportunities in the area. There are a total of ~~21~~28 sites within the Brooklyn Center URA that have been or would be acquired by the City for redevelopment pursuant to the Fifth Amended Brooklyn Center URP, the majority of which are designated for commercial, residential, and community facility uses, with remainder being preserved for public space uses which also permit below-grade parking and accessory uses[4]~~.~~. The Development Site is identified as Site 2 in the Brooklyn Center URA. In addition, the Development Site lies within the Inner Transit Zone, a Food Retail Expansion to Support Health (FRESH) Zone, and the MetroTech Business Improvement District (BID).

The Development Site's western frontage, Flatbush Avenue Extension, is a 120-foot-wide principle arterial road that runs north-south through Brooklyn with multiple lanes of traffic, pedestrian islands, and street parking on the east side. Fulton Street, the Development Site's southern frontage, is an 80-foot-wide principle arterial and a major east-west commercial street with four lanes of traffic and bus lanes. DeKalb Avenue, the Development Site's northern frontage, is a 70-foot-wide principle arterial road with two lanes of westbound traffic, a bike lane, and landscaped sidewalks. Hudson Avenue, the Development Site's eastern frontage, is a 50-foot-wide roadway with one northbound lane (with the exception of a small northern segment providing two-way traffic and southbound traffic access to the parking garage) with approximately 13-foot-wide sidewalks and three curb cuts that provide access to the building's loading and parking areas (as is described above).

[4] ULURP No. C040173 HUK and N040176 HGK

Figure 1 Site Location Map



Source: NYC DCP (2025), NYC Parks (2025)

Surrounding Context

The Development Site is situated in the center of the ~~Special Downtown Brooklyn District (~~DB~~),~~ New York City's third-largest Central Business District (CBD). Approved in 2004, the DB (ULURP No. N 040171 ZMK) provides special height and setback regulations and urban design guidelines ~~which has~~that have allowed for some of the largest and highest density developments in the city while promoting and supporting the continued growth of Downtown Brooklyn as a unique mixed-use area. The Development Site was identified in the Downtown Brooklyn Development EIS (CEQR No. 03DME016K) as Projected Development Site S. Some recent notable developments nearby and within the DB district include the 74-story, 1,066-foot-tall Brooklyn Tower at 9 DeKalb Avenue, constructed in 2022; a 43-story, 497-foot residential tower with ground floor retail at 540 Fulton Street, constructed in 2023; a 52-story, 575-foot-tall, mixed-use residential commercial building at 589 Fulton Street, constructed in 2023); and the 27-story, 268-foot-tall Brooklyn Grove at 10 Nevins Street (constructed in 2019). City Point, a mixed-use multi-building residential and commercial complex~~,~~ just to the north of the Development Site, was completed in 2020, featuring three towers that vary from 19 stories to 68 stories, and from 361 feet to 720 feet in height. Other nearby developments include the Hub (constructed in 2020), a 50-story, 577-foot-tall mixed-use residential commercial building at 333 Schermerhorn Street, and the Toren (constructed in 2009), a 38-story, 399-foot-tall mixed-use residential commercial building at 150 Myrtle Avenue.

As a result of the establishment of the DB and related rezonings, the vicinity of the Development Site (within a radius of 400 feet) has become a growing mixed-use area with diverse land uses, including residential, commercial, and mixed residential and commercial buildings. Institutional uses, hotels, and community facility uses are also nearby. The area to the west includes Fulton Mall regional shopping corridor, the 5.5 million-square-foot MetroTech commercial and academic campus, and the 1.9 million-square-foot City Point mixed-use development and shopping center. To the north are two full-block institutional campuses, including the Downtown Brooklyn campus of the Long Island University and the Brooklyn Hospital. To the east and southeast is the area known as the Brooklyn Cultural District, with more than 50 cultural institutions anchored by several Brooklyn Academy of Music theaters. This area includes the Brooklyn Academy of Music Historic District, designated in 1978 (LP-01003).

As shown in **Figure 3 ~~Existing Zoning Map~~**~~,~~ the vicinity of the Development Site is primarily within C6-4, C6-4.5 and C6-9 zoning districts within the DB, which all have the residential district equivalent of an R10 district. R10 districts permit up to 12.0 Residential FAR in MIH areas or other qualifying affordable or senior housing. Additionally, the area to the northeast of the Development Site is in an R6 district, which permits a maximum residential FAR of 3.9 in MIH areas or other qualifying affordable or senior housing. The majority of the surrounding area is also within the DB. The current DB has two ~~subdistricts -~~sub-districts: Atlantic Avenue and Fulton Mall. The Atlantic Avenue ~~subdistrict~~sub-district has bulk and use regulations intended to preserve the scale and character of Atlantic Avenue, including certain architectural features while Fulton Mall ~~subdistrict's~~sub-district's bulk and use regulations are intended to create an attractive shopping environment within the Fulton Mall ~~subdistrict~~sub-district. Fulton Mall ~~subdistrict~~sub-district is mapped directly west of the Development Site.

The study area surrounding the Development Site is entirely located within the boundary of the Brooklyn Center ~~Urban Renewal Area (~~URA~~).~~ Additionally, several sites within the study area were identified by the Brooklyn Center URA as being properties that either are or are to be acquired by the City for urban renewal, including Block 162, Lots 1, 3, 5, and 6 (Site 1); Block 161, Lots 47 and 50 (Site

3A); Block 149, Lots 14, 15, 17, 19, 22-25, and 50 (Site 4); Block 149, Lots 26, 28, 30-34 (Site 4A); Block 2106, Lots 1, 4-7, 9, 16, 19, 24, 26, 29, 35, and 40 (Site 5); and Block 2080, Lots 1, 5, and 13 (Site 9).

The surrounding area is exceptionally well-served by public transportation. In addition to the DeKalb Avenue subway station (B/Q/R subway lines) entrance within the Development Site, the Nevins Street subway station (2/3/4/5 subway lines) is just south of the Development Site. ~~Within a nine-minute walk,~~ Less than a half ~~-~~mile away~~,~~ are the Fulton Street subway station (G subway line) and the Atlantic Terminal/Barclay Center subway station (B/Q subway lines), along with the Atlantic Terminal Long Island Rail Road (LIRR) station. Additionally, ~~Metropolitan Transportation Authority (~~MTA~~)~~ New York City Transit (NYCT) operates several bus routes in the vicinity, including the B25, B26, B38 B41, B45, B52, B67, B69, and B103 ~~busses~~buses. A dedicated bus lane runs along Fulton Street, adjacent to the Development Site. A CitiBike station with 71 docking stations is also located along the Development Site's northern frontage facing DeKalb Avenue. Within the surrounding area, there are five CitiBike docks and bike lanes on Asheland Place, DeKalb Avenue, Bond Street, Schermerhorn Street, and Lafayette Avenue.

Required Approvals

To facilitate development of the Proposed Project, the Applicant is seeking the following actions:

- A Zoning Map Amendment to rezone the Development Site (and extending to the centerline of the street) from a C6-4 ~~(DB)~~ district to a C6-12 ~~(DB)~~ district~~;~~ (Project Area);
- Zoning text amendments to the Zoning Resolution of the City of New York ~~("Zoning Resolution" or "~~(ZR~~"))~~ to:
  - ~~Zoning text amendment to~~ Amend the ~~Special Downtown Brooklyn District~~ DB (ZR 101-00 et. seq.) ~~("SDBD")~~as following:
    - Modify ZR 101-00 et. seq. to establish a C6-12 district and ~~special bulk regulations~~modify ZR 101-21 to permit a maximum permitted FAR of 19.0 for ~~sites~~residential buildings with qualifying affordable or qualifying senior housing and 23.0 for mixed-use developments on lots that ~~meet certain conditions in such districts~~[5]~~.~~ are greater than 30,000 sf with at least one full block street frontage or occupy an entire block.
    - ~~Zoning text Amendment~~Modify ZR 101-222 and ZR 101-224 to ~~ZR~~ modify setback requirements for large qualifying lots that have below grade transit infrastructure occupying more than 30 percent of the lot.
    - Modify ZR 101-41 to provide exemptions from the street wall location and continuity requirements for lots meeting a certain lot size threshold that provide publicly accessible area.
  - Amend Appendix F~~ to map~~: Mandatory Inclusionary Housing Areas and Former Inclusionary Housing Designated Areas for Brooklyn Community District 2 to establish the Project Area as an MIH area, Options 1 and 2~~ over the Development Site.~~ ;
- Disposition of City-owned property;
- An Amendment to the Brooklyn Center ~~Urban Renewal Plan ("~~URP~~") to extend its duration to 99 years from the approval of this sixth Amendment, revise the boundary of Urban Renewal Area~~

[5] ~~The conditions are as follows: 1) full block sites; or 2) sites with a minimum lot area of 30,000 sf with a full block frontage. Required waivers will be identified at the issuance of DEIS.~~

("URA") Site 2, and to indicate that a portion of the Development Site (URA Site 2) shall be developed as open space approved by HPD in consultation with the Department of City Planning; andURP;

› ACombined Site Selection and Acquisition of real property interest; and

› Chairperson Certification pursuant to ZR 66-21(c) to establish and facilitate a transit volume on the Development Site as determined by the Metropolitan Transit Authority ("MTA").MTA.

In addition, in the future following conjunction with the Proposed Actions, additional approvals are being sought at the Public Design Commission (PDC) to facilitate certain elements of the Proposed Development. After PDC approval is obtained, the Applicant wouldintends to seek the following discretionary action to facilitate the Proposed Project:

a compliance determination from the Department of City Planning for the proposed Publicly Accessible Open Space signage pursuant to Chapter 11 of Title 62 of the Rules of the City of New York ("(POPS Rules").).

Collectively, the actions described above are referred to as the Proposed Actions.

Project Purpose and Need

The Development Site, which is City-owned, is located in the Special Downtown Brooklyn DistrictDB, New York City's third-largest Central Business District (CBD).. Downtown Brooklyn is a unique mixed-use area with some of the tallest and highest density developments—both residential and commercial—in the city. The Proposed Project would revitalize City-owned land that currently houses underperforming commercial uses. into a vibrant, mixed-use development. This transformation willwould generate new housing opportunities, including permanently affordable units, alongside new, state-of-the-art spaces for commercial (office and retail) and/or community facility uses, providing additional job opportunities for nearby residents and benefitting the surrounding neighborhoods. The Proposed Project strategically capitalizes the Development Site's proximity to various public transportation options and the neighborhood's existing mixed-use land use character.

Given the existing housing crisis in theNew York City and the capacity of the Development Site to support new residential and commercial and/or community facility uses, the Proposed Actions would result in more appropriate land uses and density on the Development Site in a transit-rich area of Downtown Brooklyn, compared to the conditions absent the Proposed Actions. Development of the Proposed Project would enliven the pedestrian experience at the Development Site by introducing new residential uses (including permanently affordable residential units) and would be compatible with the surrounding neighborhood and CBD by preserving commercial office and retail uses.

The additional affordable housing units generated by the Proposed Actions would align with the goals identified in the City's *Housing Our Neighbors: A Blueprint for Housing and Homelessness* report; more specifically, the blueprint's goal to redevelop underutilized government-owned land. Additionally, City of Yes for Housing Opportunity, a city-wide zoning text amendment aimed at addressing the city's housing crisis by increasing housing availability across all neighborhoods, was adopted in December 2024. The initiative enhances flexibility and incentives for diverse and affordable housing types while reducing regulatory hurdles for development, including the establishment of new higher density zoning districts. By introducing new residential units, including permanently affordable units on the Development Site where none currently exist, the Proposed

Project aims to address and further the City's goals and initiatives aimed at responding to the historic housing shortage.

~~Alongside with~~In addition to its residential offerings, the Proposed Project would also provide non-residential uses serving the local community and enhancing the pedestrian experience~~. By incorporating neighborhood-serving retail spaces,~~ , such as commercial office, retail and/or community facility uses. As such, the Proposed Project would bolster the character of the Downtown Brooklyn neighborhood, strengthening its existing dynamic mixed-use activity~~ with a special emphasis on commercial retail, and create a more pedestrian-friendly streetscape with public realm improvements, such as an open space that would be made available to the public. Situated in a~~. This uniquely transit-rich area~~, the~~ is well-suited for a mix of ~~ground-floor~~ retail, office, and~~ new open space is expected to continue to~~/or community facility establishments which would not only support the ~~area's dynamic~~area's existing commercial ~~activities while improving pedestrian experience, benefiting~~strength but also encourage further economic growth and accessibility, providing benefits to existing and future residents and visitors.

Furthermore, the Proposed Actions would add to the neighborhood's public amenities by providing approximately 4,~~750~~745 sf of unenclosed open space available to the public located along Fulton Street on the southern end of the Development Site, and a sidewalk widening along the Development Site's Flatbush Avenue Extension frontage.

The Proposed Actions ~~reflect~~are an appropriate reflection of the need to revitalize the site and existing building to provide much needed housing and commercial development and an improved pedestrian experience; consistent with the current housing goals of the City as well as the goals established by the ~~Special Downtown Brooklyn District~~DB. Additionally, the Proposed Project's site planning incorporates a balanced design approach by providing ground floor retail alongside a large publicly accessible open space along the entire Fulton Street frontage to provide for much needed open space in the neighborhood and active streetscape for pedestrians.

The combination of affordable housing and ~~new~~ public open space access facilitated by the Proposed Actions would support the "Thriving Neighborhoods" initiative of *OneNYC 2050*, which aims to foster communities that have safe and affordable housing and are well-served by parks, cultural resources, and shared spaces. The Proposed Project seeks to transform an underutilized site in Downtown Brooklyn into a mixed-use, vibrant community hub, that aims to provide much-needed affordable housing, commercial amenities, and new public open space.

Project Description

The Proposed Actions would facilitate the redevelopment of the Development Site (Brooklyn Block 2093, Lot 1). The existing building on the Development Site would be demolished (with the exception of several columns located over the MTA easement, which will be retained) and redeveloped with a 72-story (840-foot-tall, including an allowance for 40 feet of mechanical bulkhead), mixed-~~used~~use building~~ consisting~~. The existing entrance on the Development Site to the DeKalb Avenue subway station (B/Q/R lines) would be maintained. The proposed building would consist of approximately 1,544,875 gsf (1,075,100 zsf, 21.8 FAR~~). The Proposed Project would include~~), of which 1,233,950 gsf (933,820 zsf , 19.0 FAR) ~~of~~would be residential floor area and 209,770 gsf (141,280 zsf, 2.9 FAR) ~~of~~would be non-residential floor area designated for commercial ~~uses, which would comprise~~ (office and retail) and/or community facility uses (the Proposed Project). A total of 128,255 gsf (65,915 zsf) of retail and/or community facility space ~~and~~ would be provided in the subcellar, cellar, first, and

second floors, with 81,515 gsf (75,365 zsf) of commercial office and/or community facility space~~.~~ that may be dedicated for future City use on the first, second, third and fourth floors. The fifth, 23rd and 65th floors, as well as the lower tower roof deck and building roof top, are planned for residential amenities, and residential units would be provided on the remainder of floors six and above. Additionally, the Proposed Project would include 101,155 gsf of mechanical space primarily located in the cellar and on the fifth, 23rd, 42nd, and 65th floors.

The Proposed Project would ~~provide a minimum of~~introduce 1,263 ~~apartments~~dwelling units, of which ~~253~~325 to 379 units would be designated as permanently affordable ~~at or below~~ for households with incomes averaging at an average of 60 percent or 80 percent AMI~~,~~ pursuant to applicable requirements of the City's MIH Program~~. The Proposed Project would not include any accessory parking spaces.~~ option 1 or 2, respectively. Similar to existing conditions, the Proposed Project's loading ~~areas, which will include two loading~~ berths~~,~~ are proposed to be located along the Development Site's Hudson Avenue frontage. Access to the Proposed Project's office and/or community facility and residential uses would be located along the site's DeKalb Avenue frontage, ~~whereas~~and the ~~project's proposed~~Proposed Project's retail uses would ~~generally~~ be accessed along DeKalb Avenue, Flatbush Avenue Extension, Fulton Street, and potentially portions of Hudson Avenue.

The building's podium would have a maximum base height of 80 feet~~, and~~ with the tower ~~is~~ expected to reach a height of 800 feet, with another 40 feet allowance for the building bulkhead, for a total height of 840 feet~~).~~.

The Proposed Project would also include a number of public realm improvements, including:

- ~~A new open space available to the public (~~An approximately 4,~~750~~475 sf~~)~~ publicly accessible open space on the southern portion of the Development Site;
- An expanded sidewalk along Flatbush Avenue Extension~~:~~,[6] and
- Improvements to the surface area around the DeKalb Avenue subway station on the Development Site.

Analysis Framework

This document has been prepared in conformance to the guidelines presented in the *2021 CEQR Technical Manual*. For each technical area, the EIS analysis will include a description of existing conditions, an assessment of conditions in the future without the Proposed Actions (the No-Action condition), and an assessment of future conditions with the Proposed Actions (the With-Action condition). The incremental difference between the No-Action and With-Action conditions will serve as the basis for the impact analysis of the environmental review.

Study Area

The study area consists of the Development Site, where the potential effects of the Proposed Actions would be directly experienced, as well as neighboring areas within an appropriate perimeter of the Development Site, accounting for natural boundaries and land use patterns and trends (see **Figure 1**).

[6] It should be noted that the proposed sidewalk widening along Flatbush Avenue Extension does not require a City Map action.

Analysis (Build) Year

It is anticipated that the Proposed Project would be completed and occupied in 2032, following completion of the land use review process in 2026, expiration of all existing tenant leases by 2028, and approximately 60 months of construction. Accordingly, the EIS will use a 2032 build year.

Existing Conditions

The existing conditions exhibit those as discussed above ~~under~~in the **Development Site** section.

Future No-Action Condition

In the future absent the Proposed Actions, it is anticipated that no new development would occur at the Development Site. As such, under No-Action conditions, the existing ~~7~~seven-story commercial office and retail building currently occupying the Development Site is expected to remain as under existing conditions and be fully occupied.[7]

The Development Site's maximum permitted residential FAR under the existing C6-4 (DB) district is 12.0 (607,146 zsf) (in MIH areas or other qualifying affordable or senior housing). Considering that the existing lot coverage is over 50 percent and that the remaining FAR is less than 50 percent of maximum allowed FAR, the Development Site is unlikely to be redeveloped within the underlying zoning district (C6-4 [DB]). Additionally, as the existing floor plates are unsuitable for residential conversion, the existing commercial building is expected to remain unchanged and would continue to function as an office building with ground-floor retail. Therefore, the Development Site would continue to be improved with a seven-story~~,~~ commercial office building comprising 293,370 gsf of commercial office space, 35,548 gsf of ground-floor retail, and 46,190 gsf of below-grade parking garage space (140 parking spaces), totaling 375,108 gsf of floor space.

Future With-Action Condition

In the future With-Action condition, the Applicant would construct the Proposed Project on the Development Site, as described previously.

However, for conservative analysis purposes, the With-Action condition assumes a development that would include slightly more commercial office and retail spaces~~.~~ that would maximize the permitted 23.0 total FAR (including 19.0 residential FAR). As such, under the With-Action condition, the Development Site would be redeveloped with a 72-story (840-foot-tall, including bulkhead), 1,552,605-gsf (1,130,388-zsf; 23.0 FAR) mixed-use building, including 1,233,950 gsf (933,820 zsf; 19.0 FAR) of residential space, and 217,500 gsf (196,568 zsf) of non-residential space. The non-residential space would include 88,500 gsf of commercial office space and/or community facility space~~, and 129,000 gsf of commercial retail and/or community facility space~~ that may be dedicated for future

[7] The Development Site's maximum permitted residential FAR under the existing C6-4 (DB) district is 12.0 (607,146 zsf) in MIH areas or other affordable or senior housing. Considering that the existing lot coverage is over 50 percent and that the remaining FAR is less than 50 percent of maximum allowed FAR, the Development Site is unlikely to be redeveloped within the underlying zoning district (C6-4 [DB]). Additionally, as the existing floor plates are unsuitable for residential conversion, the existing commercial building is expected to remain unchanged and would continue to function as an office building with ground-floor retail.

City use (see **Table 1**).[8] Like the Proposed Project, development under the With-Action condition would include 101,155 gsf of mechanical space on the cellar, fifth, 23rd, 42nd, and 65th floors. No accessory parking spaces would be provided in the With-Action condition. The With-Action condition will include 1,263 residential units, of which 253 to 379[9] units would be permanently ~~affordable~~income-restricted, ~~at or below an average of 80 percent of AMI depending on the~~, pursuant to MIH ~~Option selected, as under the Proposed Project.~~Options 1, 2, and 3. Additionally, ~~a new open space available to the public (~~an approximately 4,~~750~~745 sf~~)~~ of publicly accessible open space would be provided in the With-Action condition.

Increment for Analysis

The program details under No-Action condition, With-Action condition, and increments over the No-Action condition for the Proposed Project are presented in **Table 1.**

Table 1 Future No-Action and With-Action Comparison

	No-Action Condition	With-Action Condition	Increment
Commercial Office or Community Facility (GSF)	293,370	88,500[2]	-204,870
Commercial Retail (GSF)	35,548	129,000[2]	+93,452
Residential GSF	0	1,233,950	+ 1,233,950
DUs	*0*	*1,263*	*+1,263*
Affordable DUs[1]	*0*	*253 to 379*	*+253 to 379*
Parking (SF)	46,190	0	-46,190
Parking (Spaces)	*140*	*0*	*-140*
Total Proposed Project GSF	**375,108**	**1,552,605[3]**	**+1,177,497**
Open Space SF	0	4,745	+4,745
Residential Population	0	2,564	+2,564
Non-Residential Population	1,283	792	-491

Notes:

[1] For CEQR analysis purposes, affordable units are identified as those at or below an average of 80 percent of AMI.

[2]. As described above, while the future non-residential tenants are not known at this time, they could include community facility tenants; the use that would generate the most conservative result would be used in any given technical area.

[3] Total floor area for the Proposed Project includes 101,155 gsf of mechanical space.

[8] While ~~the Proposed Project's non-residential spaces are intended to include a mixture of office and retail spaces, it is possible that under With-Action conditions all or portions of the future non-residential spaces could include community facility uses. However, as the~~ future non-residential tenants are not known at this time, ~~the With-Action conditions (at the time of publication of this EAS) are not accounting for community facility uses.~~they could include community facility tenants; as such, the use that would generate the most conservative result would be used in any given technical area

[9] The number of affordable DUs reflects the possible range of affordability under MIH Option 1 (25 percent of residential floor area affordable to households at an average of 60 percent AMI), Option 2 (30 percent of residential floor area at an average of 80 percent AMI), and Option 3 (20 percent of residential floor area at an average of 40 percent AMI). Where applicable, the MIH Option that reflects the RWCDS for any given technical area will be analyzed to ensure a conservative analysis.

Proposed Scope of Work for the DEIS

The Draft EIS will be prepared in conformance with all applicable laws and regulations, including SEQRA (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules and Procedure for CEQR, found at Title 62, Chapter 5 of the Rules of the City of New York. As described previously, the environmental review provides a means for City and State Agencies with technical expertise to systematically consider environmental effects 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.

The EIS, following the guidance of the *CEQR Technical Manual*, will contain:

- A description of the proposed discretionary actions, the Proposed Project, the ~~RWCDS,~~reasonable worst- case development scenarios (RWCDS), and its environmental setting;
- An analysis of the potential of the Proposed Actions to result in significant adverse impacts in a range of environmental categories, comparing conditions with the Proposed Actions in the proposed build year against conditions that would exist in the absence of the Proposed Actions;
- A statement of the potential significant adverse environmental impacts of the Proposed Actions;
- A description of feasible mitigation measures that would eliminate or minimize adverse environmental impacts;
- An identification of any adverse environmental effects that cannot be avoided if the Proposed Actions are implemented because mitigation is not practicable;
- A discussion of alternatives to the Proposed Actions; and
- A discussion of any irreversible and irretrievable commitments of resources to develop the project.

As noted above, the EIS will analyze the Proposed Actions for all technical areas of concern. The specific technical areas to be included in the EIS are identified in the EAS dated May 1, 2025. The EAS identified the following technical areas as having the potential to result in significant adverse impacts, and therefore warranting additional analysis in the EIS: land use, zoning, and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction. As concluded in the Environmental Assessment Statement (EAS~~,~~), the Proposed Actions would not have the potential to result in significant adverse impacts to energy, natural resources, water and sewer infrastructure, and solid waste and sanitation services, and therefore, these technical areas will not be analyzed in the EIS.

The first step in preparing the EIS is the preparation of a DSOW and public scoping process. Scoping is the process of focusing the environmental impact analysis on the key issues that are to be studied in the EIS. The proposed scope of work for each technical area to be analyzed in the EIS follows. The scope of work and the proposed impact assessment criteria below are based on the methodologies and guidance set forth in the *CEQR Technical Manual*.

Task 1: Project Description

As the first chapter of the EIS, the Project Description introduces the reader to the Proposed Project and sets the context in which to assess impacts. This chapter will contain a description of the Proposed Project: its location; the background and/or history of the project; a statement of the purpose and need; key planning considerations that have shaped the current proposal; a description of the Proposed Actions including discretionary and ministerial actions; and a discussion of the approvals required, procedures to be followed, and the role of the EIS in the process. This chapter gives the public and City/State stakeholders a base from which to evaluate the Proposed Actions and the Proposed Project. In addition, the Project Description chapter will present the framework for the analysis of the environmental impacts of the Proposed Project and identify the analysis year(s) and anticipated construction timeline.

Task 2: Land Use, Zoning, and Public Policy

This chapter analyzes the potential impacts of the Proposed Actions on land use, zoning, and public policy, pursuant to the methodologies presented in the *CEQR Technical Manual*. A land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project, describes the zoning controls and public policies that guide development, and determines whether a proposed project is compatible with an area's land use patterns and trends or may alter them. Similarly, the analysis considers the action's compliance with, and effect on, the area's zoning and other applicable public policies, including the Brooklyn Center ~~Urban Renewal Plan (~~URP~~).~~.

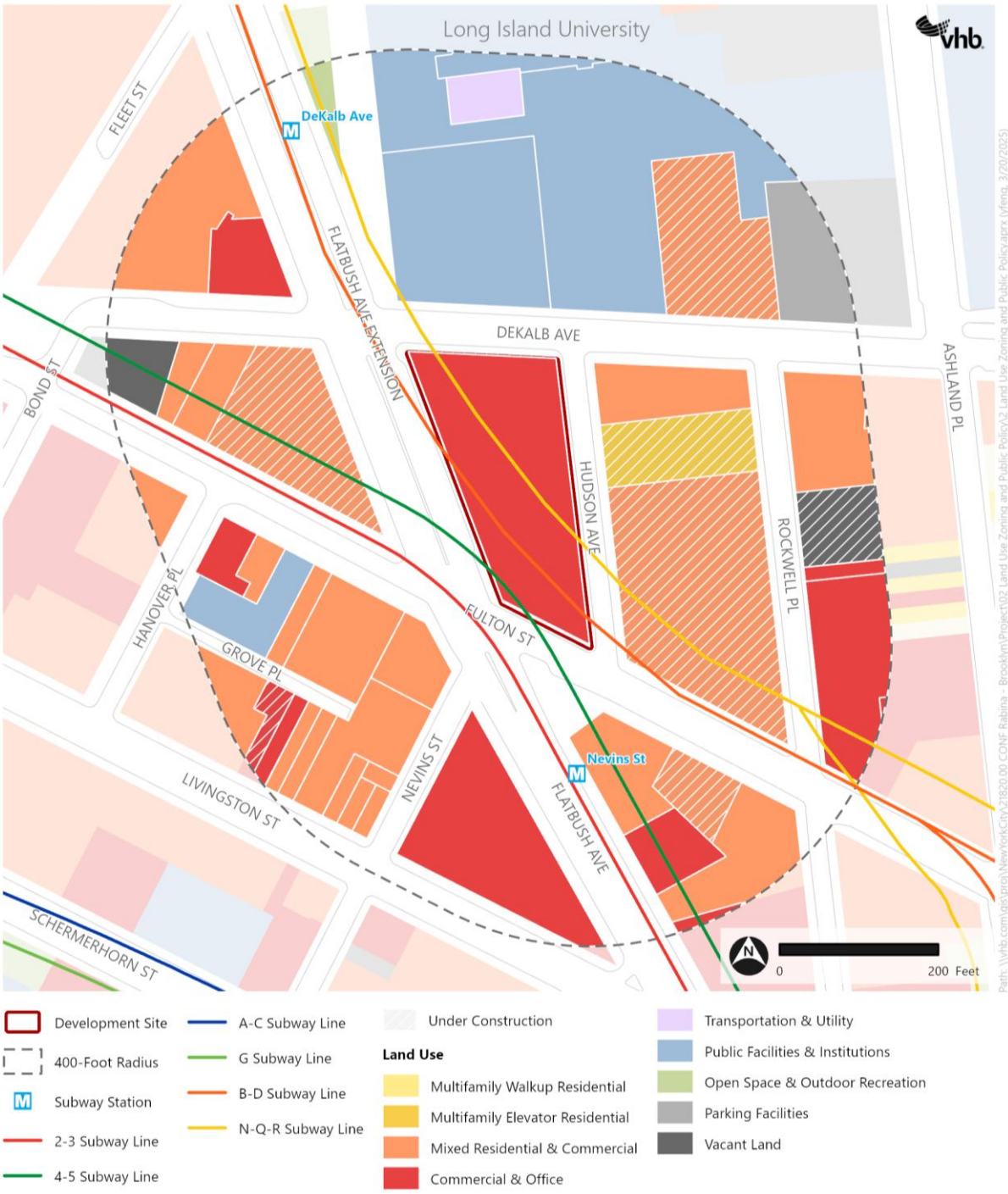
The analysis of the Proposed Project within the context of land use, zoning, and public policy chapter will provide information necessary for the analysis of the environmental impacts of the Proposed Actions under several technical areas within the EIS.

The land use study area will consist of the Development Site, where the potential effects of the Proposed Actions would be directly experienced, as well as within neighboring areas within a 400-foot radius of the perimeter of the Development Site, accounting for natural boundaries, land use patterns, and trends (see **Figure 2**). The analysis will include the following subtasks:

- Provide a description of land use, zoning, and public policy in the study area under current conditions. Recent trends in the study area will be noted. Other public policies that apply to the study area will also be described.
- Based on field surveys and prior studies, identify, describe, and graphically portray current land use patterns in the study area. Describe the study area's development history and recent land use trends and identify major factors influencing the area's land use trends.
- Describe and map existing zoning (see **Figure 3**) and any recent zoning actions in the study area. Prepare a list of future development projects in the study area that are expected to be constructed by the build year. Also, identify pending or known proposed zoning actions or other public policies that could affect land use in the study area. Based on these planned projects and initiatives, assess future land use and zoning conditions in the future without the Proposed Actions (No-Action condition).
- Describe proposed land use changes that would occur with the Proposed Project based on the With-Action condition.

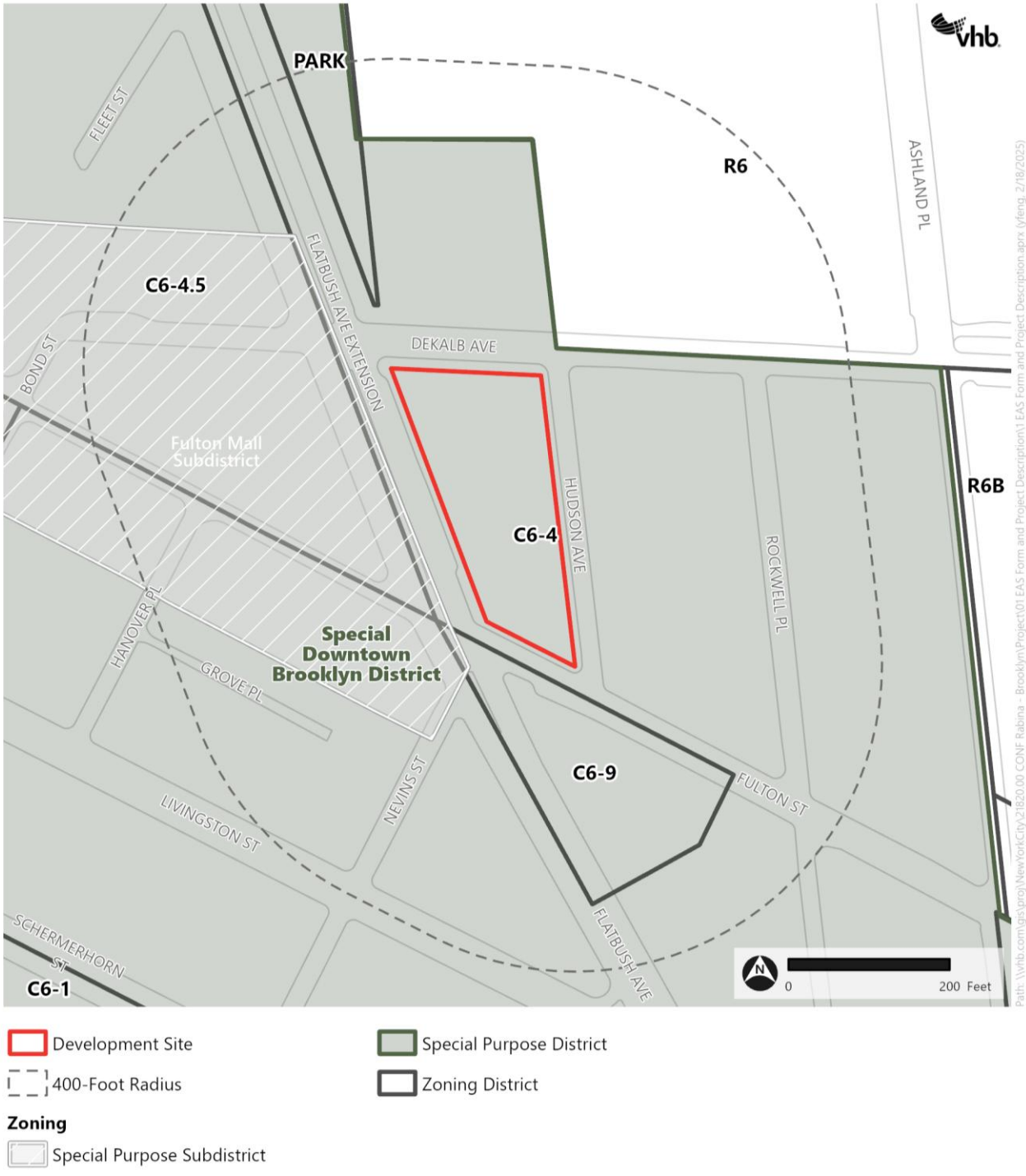
- Discuss the potential effects of the Proposed Actions related to issues of compatibility with surrounding land use, zoning, and other public policies, and the effect of the Proposed Project on ongoing development trends in the study area.
- Assess the Proposed Actions' conformity to City goals, including consistency with the City's housing goals as outlined in *Housing Our Neighbors: A Blueprint for Housing and Homelessness, OneNYC 2050,* and *Where We Live NYC/Fair Housing Together Plan*, City of Yes initiatives and any other relevant public policies in Brooklyn such as the *Brooklyn Center Urban Renewal Plan*.
- If significant adverse impacts are identified, identify feasible mitigation measures, if any, to avoid or reduce potential significant adverse land use, zoning, and/or public policy impacts.

Figure 2 Land Use, Zoning, and Public Policy Study Area



Source: NYC DCP (2025), NYC Parks (2025)

Figure 3 Existing Zoning Map



Source: NYC DCP (2025), NYC Parks (2025)

Task 3: Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on a specific industry.

As discussed in the **EAS Part II: Supplemental Analysis**, while it is assumed that the Development Site's largely vacant commercial space would be retenanted under No-Action conditions, there are currently 61 workers employed at the building's tenanted commercial spaces~~. Therefore, no direct business or institutional displacement would result from the project.~~ under existing conditions, comprising approximately 43 retail workers and 15 office workers. the Proposed Actions would not displace more than 100 employees; therefore, further assessment of direct business displacement is not warranted. As the project would not introduce more than 200,000 gsf of retail, there is no potential for retail market saturation. Because the project is not expected to adversely affect the economic and operational conditions of any specific industries in the city, an analysis of adverse effects on specific industries is not warranted. As there are no existing residential uses at the Development Site, there is no potential for direct residential displacement.

Since the Proposed Actions would introduce 1,263 new housing units, exceeding the threshold of 200 residential units, the EIS will evaluate the potential for indirect residential displacement. The scope of work for this analysis is described below.

Indirect Residential Displacement

The purpose of the indirect residential displacement is to determine whether a proposed project—by introducing a substantial new development that is markedly different from existing uses, development, and activities within the neighborhood—could lead to increases in property values, and thus rents, making it more difficult for some residents to afford their homes. The objective of the indirect residential displacement assessment is to determine whether a proposed project would either introduce a trend or accelerate a trend of change in socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change.

The indirect residential displacement analysis will use the most recent available U.S. Census data, as well as current real estate market data, to present demographic and residential market trends and conditions within the quarter-mile study area. This information will include population estimates, housing tenure and vacancy status, median housing value and rent, median household income, and a discussion of rent-protected housing. The preliminary assessment will consist of a step-by-step evaluation, as described in the *CEQR Technical Manual,* to determine whether the Proposed Actions would add substantial new population with higher incomes as compared with the income of the study area population and evaluate whether the study area has already experienced a readily observable trend toward increasing rents.

The preliminary analysis would include the following steps, as described in Section 322.1 of the *CEQR Technical Manual:*

- Determine if the Proposed Actions would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside in the study area without the project.
- Determine if the Proposed Actions' increase in population is large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area.
- Consider whether the study area has already experienced a readily observable trend toward increasing rents and the likely effect of the action on such trends.

If the preliminary assessment reveals the potential for the Proposed Actions to introduce a trend of change in socioeconomic conditions, a detailed analysis will be conducted in accordance with the *CEQR Technical Manual,* if warranted.

Task 4: Community Facilities and Services

The demand for community facilities and services is directly related to the type and size of the new population generated by the development resulting from the Proposed Actions. New workers tend to create limited demands for community facilities and services, while new residents create more substantial and permanent demands.

As described in the **EAS Part II: Supplemental Analysis**, the Proposed Actions would not directly eliminate, displace, or alter public or publicly funded community facilities such as ~~health care~~healthcare facilities, police stations, or fire stations. Therefore, the Proposed Actions do not warrant an analysis of direct effects on these community facilities.

The *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on police, fire, and healthcare services in cases where the proposed project would either introduce a sizeable new neighborhood where one has not previously existed or displace or alter an existing facility. As described in the **EAS Part II: Supplemental Analysis**, the Development Site is located in a developed area that is served by existing police, fire, and healthcare services, and the Proposed Actions would not introduce a sizeable new neighborhood. Therefore, the Proposed Actions do not have the potential to result in significant adverse environmental impacts related to police, fire, and healthcare services, and thus no further analyses of police, fire, and healthcare services are warranted.

As detailed in **Section 2, Community Facilities and Services** of the EAS, there are four Brooklyn Public Library (BPL) branches identified within 0.75 ~~miles~~mile of the Development Site: the Walt Whitman Library, the Pacific Library, the Center for Brooklyn History, and the Brooklyn Heights Library. For purposes of a conservative assessment, an assessment of public libraries assumed that projected residents in the With-Action Condition would primarily use the Walt Whitman Library, which is the closest library to the Development Site. As stated in the *CEQR Technical Manual*, a significant adverse impact would occur if a project would increase the population of the library catchment area by ~~five~~5 percent or more, as this increase could impair the delivery of library services in the study area. As shown in **Section 2** of the EAS, the catchment area population would increase by 2.68 percent from the No-Action to With-Action condition and the holdings per resident would decrease from 0.196 in the No-Action condition to 0.191 in the With-Action condition. Therefore, the Proposed Actions would not

result in a significant adverse impact on public libraries, and no further analysis of public libraries is warranted.

In Brooklyn, the threshold for an analysis of early childhood programs is 110 affordable units. Under the With-Action condition, the Proposed Actions would result in the development of up to ~~374~~379 affordable units pursuant to MIH. Therefore, an analysis of publicly funded early childhood programs will be undertaken in the EIS (see **Early Childhood Programs**, below).

The threshold for detailed analysis of public school impacts is the number of units that would generate a total of at least 50 elementary/intermediate school students or at least 150 high school students. Under With-Action conditions, the Proposed Actions would exceed the thresholds for elementary/intermediate schools in Brooklyn Community School District (CSD) 13, Sub-district 2. Using NYC School Construction Authority (SCA) 2024 multipliers, the Proposed Actions would generate an estimated ~~65~~68 elementary school students, ~~15~~17 intermediate school students (a total of ~~78~~85 elementary/intermediate school students), and ~~63~~27 high school students[10]. Accordingly, an analysis of the project's effects on public elementary and intermediate schools will be undertaken in the EIS (see **Public Schools** below). No further analysis of high schools is warranted, and no high school impacts would occur as a result of the Proposed Actions.

Public Schools

As discussed above, the Proposed Actions would facilitate development that would exceed the thresholds for analyses of elementary/intermediate schools. Accordingly, detailed analyses of elementary/intermediate schools will be included in the EIS. The analysis will include the following:

- The primary study area for the analysis of elementary and intermediate schools is the community school district sub-district in which the project is located. The Development Site is located within CSD 13, Sub-district 2, which will serve as the study are for the analysis of elementary schools and intermediate schools.
- Public elementary and intermediate schools serving CSD 13, Sub-district 2 will be identified and located. Existing capacity, enrollment, and utilization data for all public elementary/intermediate schools within the affected sub-district will be provided for the current (or most recent) school year, noting any specific shortages of school capacity using information from the New York City ~~DOE.~~Department of Education (DOE).
- Conditions that would exist in the No-Action condition for the sub-district will be identified, taking into consideration projected changes in future enrollments, including those associated with other developments in the affected sub-district, using the SCA's *Projected New Housing Starts*. Plans to alter school capacity either through administrative actions on the part of the DOE or as a result of the construction of new school space prior to the 2032 analysis year will also be identified and incorporated into the analyses. Planned new capacity projects from the DOE's *2020-2024 Five Year Capital Plan* may be included in the quantitative analysis per consultation with SCA and the lead agency or in a qualitative discussion.
- With-Action conditions will be analyzed, adding students likely to be generated by the Proposed Actions to the projections for the No-Action condition. Impacts will be assessed based on the

[10] Prior results were based on the 2019 housing multiplier for CSD 13, Sub-district 2. These results have been updated using the 2024 housing multiplier.

difference between the With-Action projections and the No-Action projections at the sub-district level for elementary and intermediate school students, for enrollment, capacity, and utilization in 2029.

- A determination of whether the Proposed Actions would result in significant adverse impacts to public schools will be made. A significant adverse impact may result, warranting consideration of mitigation, if the Proposed Actions would result in: (1) a collective utilization rate of elementary and intermediate schools in the sub-district study area that is equal to or greater than 100 percent in the With-Action condition; and (2) 100 or more new students generated from proposed development past the 100~~%~~ percent utilization rate. If impacts are identified, further analysis would be required to determine the number of dwelling units that may be constructed before a significant adverse impact would occur. If significant adverse impacts are identified, feasible mitigation measures (if any) will be identified to avoid or reduce these impacts.

Early Childhood Programs

As discussed above, the Proposed Actions would facilitate a development that would exceed the threshold of 110 low-income units in Brooklyn for analysis of publicly funded early childhood programs. Accordingly, a detailed analysis of early childhood programs will be included in the EIS. The analysis will include the following:

- Existing publicly funded group childcare facilities will be identified within approximately 1.5 miles of the Development Site.
- Using New York City Department of Education (DOE) data obtained via the ~~Department of City Planning (DCP),~~DCP, each facility will be described in terms of its location, number of slots (capacity), and existing enrollment.
- Any expected increases by the analysis year in the population of children under age 6 within the eligibility income limitations for publicly funded childcare services, based on CEQR methodology, will be assessed for the No-Action condition. This information will be used to determine the projected capacity or resulting deficiency in childcare "slots" and the utilization rate for the study area.
- The With-Action demand will be calculated by adding the estimated number of eligible children generated by the Proposed Actions to the projected No-Action demand and calculating the effect on the number and utilization rate of childcare slots. This calculation will take into account the childcare facilities proposed as part of the project.
- The significance of the effects of the Proposed Actions will be assessed based on methods identified in the *CEQR Technical Manual*. A significant adverse impact may result if the project would result in a collective childcare/Head Start utilization rate of 100 percent or more, and an increase of 5 percent or more in utilization rate between the No-Action and With-Action conditions.
- If necessary, mitigation measures will be considered to address any significant adverse impacts.

Task 5: Open Space

According to the *CEQR Technical Manual*, a proposed project warrants an open space assessment if it would directly or indirectly affect open space on or surrounding a project site. A proposed project would directly affect open space conditions if it causes the loss of public open space, changes the use of an open space so that it no longer serves the same user population, limits public access to an open space, or results in increased noise or air pollutant emissions, odors, or shadows that would

temporarily or permanently affect the usefulness of a public space. A project would have an indirect effect on open space through increasing worker or resident population size and therefore overtaxing existing open space access through an increase in population.

An assessment of indirect effects on open space is conducted if the Proposed Actions would generate more than 200 residents or 500 non-residents. Although the Proposed Actions would not introduce an increment of more than 500 non-residents compared to No-Action conditions, the net increment of 1,263 residential units under the With-Action condition would introduce an approximately 2,564 incremental residents to the Development Site; therefore, an assessment will be prepared of open space resources within a half-mile radius of the Development Site. The Proposed Actions would generate 482 fewer workers under the With-Action condition as compared with the No-Action conditions; therefore, no indirect effects on open space from non-residents population is warranted. Furthermore, as the Proposed Actions would not lead to any direct changes to open space, no further analysis of direct effects is warranted.

The open space analysis will consider active and passive open space resources. Active, passive, and total open space ratios will be assessed in the residential study area (half-mile radius). The study area would generally comprise those census tracts that have 50 percent or more of their area located within the applicable radius of the Development Site, as recommended in the *CEQR Technical Manual*. The detailed analysis would consist of the following subtasks:

- Identify and describe study area open spaces through data collection and site visits to determine types of facilities, utilization levels, accessibility, and current conditions.
- Use the data gathered to assess the adequacy of the existing open space relative to the needs of study area users. This would include a quantitative and qualitative assessment that involves calculating active, passive, and total open space ratios for residential users in the half-mile study area; considering the effects of air quality, noise, shadows, wind, access, and safety issues on the usability of existing open spaces; and considering other data, including facility condition, utilization levels, and other factors that may encourage or deter park use.
- Assess the adequacy of open space for No-Action and With-Action conditions, taking into account expected future changes in open space and in residential populations within the half-mile residential study area.
- Assess the availability of particular types of open space for particular groups (with a focus on the residential population). In conducting this assessment, the analysis focuses on where shortfalls in open space exist now (or in the future), to identify whether the shortfalls are a result of the project.

If the Proposed Actions would result in a significant adverse impact, potential on-or off-site mitigation would be identified and assessed.

Task 6: Shadows

A shadows analysis assesses whether the proposed building mass resulting from the Proposed Actions would cast shadows on sunlight-sensitive publicly accessible resources or other resources of concern, such as natural resources, and evaluates the significance of their impact. Generally, the potential for shadow impacts exists if a project would result in new structures or additions to buildings resulting in structures over 50 feet in height that could cast shadows on important natural features, publicly accessible open space, or on historic features that are dependent on sunlight.

The Proposed Actions would enable the development of a structure greater than 50 feet in height that would be adjacent to potentially sunlight-sensitive resources. Specifically, the Proposed Actions would facilitate the construction of a 72-story, 840-foot-tall (including bulkhead) mixed-use residential and commercial building directly across the street from a sunlight-sensitive open space resource (i.e., University Place), as well as other nearby sun-light sensitive resource as defined by CEQR. For the purpose of a conservative analysis, to analyze the potential for significant adverse shadow impacts, the EIS will include a detailed shadow analysis using the maximum building height envelope of 940 feet to identify the worst-case shadowing effects of the Proposed Actions on sunlight-sensitive resources.

The EIS will disclose the range of shadow impacts, if any, which are likely to result from the Proposed Actions. The shadows analysis will include a Tier 1 through Tier 3 screening assessment to identify whether shadows cast by the RWCDS could reach sunlight-sensitive resources at any time of year and, if so, whether the incremental shadow would be likely to cause a significant adverse impact on the resource.

- A Tier 1 Screening Assessment will be conducted to determine the longest shadow study area for the RWCDS, which is defined as 4.3 times the height of a structure (the longest shadow that would occur on December 21, the winter solstice). A base map will be developed that illustrates the location of the Development Site in relation to the sunlight-sensitive resources and displays topographic information.
- A Tier 2 Screening Assessment will be conducted if any portion of a sunlight-sensitive resource lies within the longest shadow study area. The Tier 2 assessment will determine the areas that cannot be shaded by projected developments, which in New York City is the area that lies beyond 108 degrees either side of true north from the southern-most portion of the Development Site.
- If any portion of a sunlight-sensitive resource is within the area that could be potentially shadowed by the RWCDS massing, a Tier 3 Screening Assessment will be conducted. The Tier 3 Screening Assessment will determine if shadows from the RWCDS massing can, in absence of intervening buildings, reach a sunlight-sensitive resource on December 21 (the winter solstice), March 21/August 21 (the spring/fall equinox), May 6 (half-way between the equinoxes and the summer solstice), or June 21 (the summer solstice). The projected shadow will be modeled with a three-dimensional computer modeling software with the capacity to accurately calculate sun angles and shadows that could be cast by the proposed buildings to determine the extent and duration of new shadows that would be cast on sunlight-sensitive resources as a result of the Proposed Actions. A summary table could list the shadow entry and exit times for each sunlight sensitive resource on each representative analysis day that could occur on the representative analysis days in the absence of intervening buildings.

If the Tier 1 through Tier 3 analysis indicates the need for a detailed shadows analysis, the EIS will include an analysis that will take into account shadow from existing buildings. This analysis would include the following subtasks:

- The baseline condition (No-Action condition) would be established through the use of a three-dimensional modeling program that accounts for the No-Action shadows condition. The No-Action shadows condition would be compared to the future shadows conditions that could result from the RWCDS massing (With-Action condition). The analysis would illustrate the shadows cast by existing or future buildings and distinguish the additional (incremental) shadow projected to be cast by the RWCDS massing.

- The detailed analysis would be documented with graphics comparing No-Action and With-Action shadows on sunlight-sensitive resources that warrant detailed analysis. Graphics will illustrate the shadows that result in the No-Action condition and the shadows projected to result in the With-Action condition, with incremental shadow outlined in a contrasting color. A summary table listing the entry and exit times and total duration of incremental shadow on each applicable representative day for each affected resource would be provided.
- The significance of any shadow impacts on sunlight-sensitive resources will be assessed. If any significant adverse shadow impacts are identified, mitigation strategies will be identified and assessed.

Task 7: Historic and Cultural Resources

Historic and cultural resources include both archaeological (below ground) and architectural (above-ground) resources. Such resources are identified as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. Historic or cultural resources are New York City Landmarks (NYCLs) and Historic Districts; calendared for consideration as NYCLs by the New York City Landmarks Preservation Commission (LPC) or determined eligible for NYCL designation (NYCL-eligible); listed on the State and National Register of Historic Places (S/NR) or formally determined eligible for S/NR listing (S/NR-eligible), or contained within a S/NR listed or eligible district; recommended by the New York State Board for Historic Preservation for listing on the S/NR; and National Historic Landmarks (NHLs).

Archaeological Resources

Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. Archaeological resources are considered only for projected and potential development sites where new in-ground disturbance would occur compared to the No-Action condition. While construction of the Proposed Project would require new excavation and/or removal of fill at depths greater than currently exist on the site, a letter provided by the LPC on February 11, 2025 (refer to **Appendix A**), confirmed that the Development Site does not have archaeological significance. As such, an assessment of archaeological resources is not warranted, and no significant adverse impacts related to archaeological resources would result from construction of the Proposed Project.

Architectural Resources

Potential impacts to architectural resources are considered on the affected site and in the area surrounding the Development Site. The architectural resources study area is therefore defined as the directly affected area (i.e., the Development Site), plus a study area that reflects the area in which any resources may be affected by the project, as per the guidance provided in the *CEQR Technical Manual*. A quarter-mile study area is being evaluated for this project to capture the area that could receive incremental shadow from the proposed building, and a study area of 400 feet is being evaluated to capture potential effects of the Proposed Project on nearby architectural resources. The EIS will identify architectural resources within the study areas and assess the potential for the Proposed Actions to affect these resources. Additionally, there is the potential for new resources to be identified during the public review process. Architectural resources may be directly affected through demolition and construction activities and indirectly affected through visual and contextual changes.

Consistent with the *CEQR Technical Manual*, the historic and cultural resources analysis will include the following tasks:

- Provide an overview of the study area's history and land development.
- In consultation with LPC and consistent with the guidance of the *CEQR Technical Manual,* designated architectural resources will be identified in the study area and include: NYCLs, Interior Landmarks, Scenic Landmarks, New York City Historic Districts (NYCHDs); resources calendared for consideration as one of the above by LPC; S/NR-listed or S/NR-eligible resources, or contained within a district listed on or formally determined eligible for listing on the S/NR; resources recommended by the New York State Board for listing on the S/NR; and National Historic Landmarks.
- Conduct a field survey of the study area to identify any properties that may meet S/NR and/or NYCL eligibility criteria but have not been designated (potential architectural resources). The field survey will be supplemented with research at relevant repositories and online sources as warranted, and information will be provided to LPC for review and determinations of significance.
- Assess the potential impacts of the Proposed Project on any identified architectural resources, including visual and contextual changes as well as any direct physical impacts. Potential impacts will be evaluated through a comparison of the future No-Action condition and future With-Action condition, and a determination made as to whether any change would alter or eliminate the significant characteristics of the resource that make it important.
- If necessary, measures to avoid, minimize, or mitigate potential significant adverse impacts will be identified in consultation with LPC.

Task 8: Urban Design and Visual Resources

Urban design is the totality of components that may affect a pedestrian's experience of public space. An assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. The Proposed Actions would facilitate the development of a 72-story (840-foot-tall, including bulkhead), mixed-used building with retail space in the cellar and first and second floors. As compared with the No-Action condition, the With-Action condition would result in a physical change to the streetscape that will change the pedestrian experience beyond that allowed by existing zoning. Therefore, an assessment of urban design and visual resources will be provided in the EIS.

The preliminary assessment will determine whether development resulting from the Proposed Actions would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study. This analysis will describe the Proposed Actions in terms of how it would affect the area's defining elements of urban design in the With-Action condition compared to the No-Action condition. A three-dimensional representation of No-Action condition and With-Action condition will be provided to understand the larger context of development. Based on the configuration of the With-Action condition massing, a study of wind conditions and their effect on pedestrian level safety is not warranted. The significance of any impacts will be determined by considering the degree to which the project will change the built environment's arrangement, appearance, or functionality and whether the change would negatively affect a pedestrian's experience of the area. The impact determination will also consider the neighboring context of the Proposed Project including the scale and use of surrounding buildings including buildings that would

be completed in the No-Action conditions. If necessary, mitigation measures to avoid or reduce potential significant adverse impacts will be identified.

Task 9: Hazardous Materials

A hazardous materials assessment determines whether a proposed project may increase the exposure of people or the environment to hazardous materials and, if so, whether this increased exposure would result in potential significant public health or environmental impacts. The potential for significant impacts related to hazardous materials can occur when: (a) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposures; (b) a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or (c) the project would introduce a population to potential human or environmental exposure from off-site sources. The presence or likely presence of any hazardous substance or petroleum products on a site under conditions that indicate an existing release, past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property is known as a Recognized Environmental Condition (REC), which must be disclosed under CEQR.

Additionally, as part of the Downtown Brooklyn Development Final Environmental Impact Statement (FEIS) (CEQR No. 03DME016K), an (E-)-Designation (E-124) for hazardous materials testing and noise requirements was established on the Development Site (Block 2093, Lot 1). The (E)-Designation is expected to remain in place and will be referenced in the EIS as an institutional control placed on the Development Site as a pre-construction requirement. The (E-)-Designation process generally begins with the evaluation of RECs and/or areas of concern (AOCs) that may require additional investigation. Any potential RECs or AOCs identified would follow the (E-)-Designation protocol for additional investigation and potential remedial action.

The EIS hazardous materials chapter will include a summary of a Phase I Environmental Site Assessment (ESA) to be reviewed by the Department of Environmental Protection (DEP). The results of the Phase I for Lot 1 would determine if any RECs and/or AOCs are present at the Development Site that may warrant further investigation. The chapter will include a discussion of the Proposed Project's potential to result in significant adverse hazardous materials impacts and, if necessary, will include a description of any additional testing, remediation, or other institutional measures that would be necessary to avoid impacts.

Task 10: Transportation

The objective of a transportation analysis is to determine whether a proposed action may have a potential for significant impact (per the *CEQR Technical Manual* criteria) on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, bicyclists, and vehicles), on- and off-street parking, or goods movement, and evaluate the ability of transportation system improvements to mitigate those impacts. The Proposed Actions would facilitate the construction of a major development including residential, commercial, and community facility uses. The Proposed Actions would generate vehicular travel, additional bus, subway and rail riders, and pedestrian traffic. These new trips would have the potential to affect the area's transportation systems. Therefore, the transportation analyses of the EIS will include the subtasks outlined below.

Travel Demand Analysis

Trip generation projections will be developed by travel mode for each of the land uses associated with the RWCDS using trip generation rates, temporal distributions, modal splits, average vehicle occupancies, and in/out splits that are published in the *CEQR Technical Manual*, previously approved EISs or EASs, U.S. Census data, and ~~NYCDOT~~NYC Department of Transportation (NYC DOT) travel demand surveys. The trip generation projections will be performed for the weekday AM, midday, and PM peak periods, and the Saturday period.

A Level 1 screening assessment will be prepared to determine whether the Proposed Actions would generate vehicle, transit, ferry, and/or pedestrian trip levels that would exceed the thresholds outlined in the *CEQR Technical Manual*. The Level 1 screening assessment will disclose projected peak hour person trips, vehicle trips, transit and ferry trips, and pedestrian trips for the analysis periods. Based on a preliminary assessment, it was determined that additional analyses of ferry service and bus service is not warranted—the Level 1 screening threshold of 50 or more ferry trips, and 200 or more bus riders, would not be exceeded.

A Level 2 screening assessment will be prepared for vehicular, subway, and pedestrian trips. This will include the distribution and assignment of trips through the study area's roadway and highway networks, subway stations, and pedestrian network. The specific intersections (for vehicular traffic and pedestrians) and subway station elements that would require detailed quantitative analyses will be identified.

A Travel Demand Analysis (TDA) Technical Memorandum will be prepared that documents the planning assumptions providing the framework for the detailed analysis to be undertaken in the EIS and will be reviewed by and coordinated with ~~NYCDOT~~NYC DOT and New York City Transit.

Traffic

The TDA Technical Memorandum will identify intersections along logical traffic routes to and from the Development Site that will be analyzed during the peak hours. The existing traffic conditions for lane groups and intersection approaches analyzed will be expressed as volume-to-capacity (v/c) ratios, average vehicle delays, and levels of service. The analysis will be conducted using Synchro 11 software~~.~~, which is based on methodologies presented in the *Highway Capacity Manual (HCM)*.

Future No-Action traffic volumes will be developed using the annual background traffic growth rate cited in the *CEQR Technical Manual* plus vehicle traffic to be generated by significant development projects expected to be operational near and at the Development Site by the Proposed Actions' analysis year. Any proposed changes to the street network identified to occur by the analysis year will be incorporated into the traffic analyses. Future No-Action traffic conditions for the intersections being analyzed will be determined.

Future With-Action traffic volumes will be developed by adding incremental project-generated vehicle traffic to the future No-Action traffic volumes. If any proposed changes to the street network are expected to occur in conjunction with the Proposed Actions, they will be incorporated within the traffic analysis. Future With-Action traffic conditions for the intersections being analyzed will be determined and potential significant impacts will be identified.

NYCDOT is currently in the process of developing the Flatbush Avenue Bus Priority plan that would implement bus lanes along Flatbush Avenue between Livingston Street to the north and Grand Army Plaza to the south, portions of which fall within the traffic study area for the Proposed Project. As currently proposed, the plan would convert two Flatbush Avenue travel lanes to center-running bus

lanes with the goals of improving bus speeds, reliability, and safety along the corridor; the plan would also implement concrete bus boarding islands and would extend the curb at selected locations to provide additional pedestrian spaces.

NYCDOT is also in preliminary planning stage for the Dekalb-Lafayette Avenues Bus and Safety Improvements project to improve bus service and street safety along the Dekalb Avenue and Lafayette Avenue corridors between Flatbush Avenue Extension and Broadway. Portions of the Dekalb Avenue corridor fall within the traffic study area for the Proposed Project. As preliminarily indicated, NYCDOT is exploring the feasibility of implementing bus priority measures, which might include curbside bus lanes similar to those that were temporarily implemented along Dekalb Avenue in the summer of 2024, and other improvements focused on improving safety for pedestrians and bicyclists.

If implemented, these preliminary plans have the potential to change future conditions, including travel patterns such as vehicle routing and mode choice, and may result in additional significant adverse impacts at traffic analysis locations due to the reduction in roadway capacity for general vehicle traffic. These changes could affect intersections along Flatbush Avenue between Livingston Street and Atlantic Avenue, Dekalb Avenue between Flatbush Avenue Extension and Ashland Place, and nearby upstream or downstream intersections.

At the time of the publication of the Draft EIS, these two plans remain in development. As such, for the purposes of the traffic analysis, the Draft EIS uses the existing roadway configuration (e.g., number of travel lanes, parking lanes, etc.) and signal timing plans on the Flatbush Avenue and Dekalb Avenue corridors to model the future conditions by the Proposed Project's Analysis Year.

The proposed Flatbush Avenue Bus Priority project and Dekalb-Lafayette Avenues Bus and Safety Improvements project would be implemented at NYCDOT's discretion. Once the design of the aforementioned projects is complete, NYCDOT would conduct post-implementation monitoring studies to assess traffic conditions, which would include, but is not limited to: monitoring vehicle speeds and traffic volumes for a defined period of time. Based on the findings of these studies, NYCDOT may refine components of the project to optimize roadway conditions.

Pedestrians

Pedestrian analyses will be conducted for the peak hours analyzed in the TDA Technical Memorandum along key walking routes between the Development Site and bus stops, subway stations, and ferry landings and other potentially affected locations in the study area. The analysis will focus on sidewalks, corner areas, and crosswalks where new pedestrian demand would be most concentrated during the peak analysis hours.

Future No-Action pedestrian volumes will be developed using the annual background pedestrian growth rate cited in the *CEQR Technical Manual* plus pedestrian trips to be generated by significant development projects expected to be operational near and at the Development Site by the Proposed Actions' analysis year. Proposed changes to the street network identified to occur by the analysis year will be incorporated into the pedestrian analyses. Future No-Action pedestrian conditions for the elements analyzed will be determined.

Future With-Action pedestrian volumes will be developed by adding project-generated pedestrian increments to the future No-Action pedestrian volumes. Proposed changes to the street network as well as any sidewalk widening expected to occur in conjunction with the Proposed Actions, if any, will

be incorporated into the pedestrian analysis. Future With-Action pedestrian conditions for the elements analyzed will be determined and potential significant impacts will be identified.

Subways

The subway routes and stations serving the Development Site will be identified and described in the EIS. The closest subway station to the Development Site is the DeKalb Avenue subway station (served by the B/Q/R subway lines). Access to this subway station is provided on the northwest corner of the Development Site block. The entrance/exit to the subway station would be maintained as part of the Proposed Project. Other nearby subway stations (within a quarter mile from the Development Site) include the Nevins Street subway station (served by the 2/3/4/5 subway lines), the Hoyt–Schermerhorn Streets subway station (served by the A/C/G subway lines), and the Fulton Street subway station (served by the G subway line).

Parking

Based on the trip generation rates and modal split estimates in the TDA Technical Memorandum, project-generated parking demand will be projected for each land use on an hourly basis for a weekday and Saturday for the existing, future No-Action, and future With-Action conditions. As parking would not be provided by the Proposed Project, an assessment will be made of the available off-street parking facilities within a quarter-mile radius of the Development Site to determine if there is sufficient parking to accommodate the project's demand.

Safety

This section of the EIS will include a review of vehicular and pedestrian crash data for the most recent ~~three~~3-year period for which such data are available, and a summary of the number and severity of crashes by year for each of the traffic study area intersections. Per ~~NYCDOT's~~NYC DOT's guidance, pre-COVID crash data will be assessed. The analysis will determine whether any of the analysis intersections are considered high crash locations based on *CEQR Technical Manual* criteria and NYC DOT's guidance and will also assess whether traffic generated by the Proposed Actions would contribute materially to safety risks at such locations. The EIS will identify potential safety improvements, if warranted.

Task 11: Air Quality

The potential effects from the Proposed Project's mobile and stationary sources of air pollution on the surrounding sensitive land uses will be evaluated. Both mobile source and stationary source air quality analyses involve a multi-step process consisting of an initial screening, and then, if necessary, a detailed analysis.

Mobile Source Analysis

Intersection Analysis

Based on information from the traffic analysis that will be provided as part of **Task 10: Transportation**, a mobile source screening will be conducted to evaluate whether project-generated vehicle trips have the potential to exceed applicable thresholds defined in the *CEQR Technical Manual*. Should the project-generated vehicle trips exceed CEQR analysis thresholds for a mobile source intersection analysis, a

detailed mobile source analysis will be conducted for one worst-case intersection for carbon monoxide (CO) and particulate matter (~~PM_{10} and~~ $PM_{2.5}$) pollutants using the latest versions of the U.S. Environmental Protection Agency's (EPA's) MOVES4 and AERMOD emissions and dispersion models. The intersection would be selected in consultation with HPD through their review of the air quality protocol.

Stationary Source Analyses

HVAC and Hot-Water Systems Analysis

It is assumed that the Proposed Project's heating, ventilation, and air conditioning (HVAC) and hot water systems will be electrical. Therefore, an analysis of HVAC and hot water systems is not warranted.

Industrial Source Analysis

A ~~field~~ survey will be performed to identify the presence of processing and/or light industrial facilities within 400 feet of the Development Site. A copy of the air permits for ~~each of~~ any identified facilities within the 400-foot study area will be requested from DEP's Bureau of Environmental Compliance, and the emissions from such sites will be considered for analysis.

A cumulative air quality impact analysis will be performed for multiple industrial sources that emit the same air contaminants. Predicted concentrations of these compounds will be compared to New York State Department of Environmental Conservation (NYSDEC) DAR-1 guideline values ~~for~~, which include the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC~~) averaging periods.~~). If violations of standards are predicted, measures to reduce pollutant levels to fall within the applicable guideline values will be examined.

Large and Major Source Analyses

A review of the NYSDEC Air State Facility (ASF) and Title V ~~permits and the EPA Envirofacts~~(i.e., large and major sources, respectively) permit database was performed to identify ~~any federal or~~ state-permitted facilities. One large source was identified approximately 800 feet east of the Development Site. The Brooklyn Hospital Center, located at 121 DeKalb Avenue is identified as DEC Permit ID 2-~~6203~~6103-00406/00002. Therefore, an assessment of large or major sources is warranted and will be provided in the EIS.

Task 12: Greenhouse Gas Emissions and Climate Change

The Proposed Actions would result in development that would exceed the 350,000-square-foot CEQR threshold warranting an assessment of greenhouse gas (GHG) emissions. Therefore, GHG emissions generated by project operations and project-related mobile sources due to the Proposed Actions will be quantified, and an assessment of the Proposed Project's energy consumption and consistency with the City's established GHG reduction goal will be performed as part of the EIS. GHG emissions from construction will be assessed qualitatively. The chapter will discuss construction mitigation measures that reduce GHG emissions.

Task 13: Noise

Per the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Mobile

sources include vehicular traffic; stationary sources include playgrounds and rooftop equipment such as emergency generators, cooling towers, and other mechanical equipment.

The noise analysis will consist of several components, as described below.

Mobile Source Screening

A mobile source noise screening assessment will be conducted to determine if there is the potential for vehicular traffic generated by the Proposed Actions to result in a significant adverse noise impact. Noise passenger car equivalent (PCE) values will be calculated for the existing, No-Action, and With-Action conditions at selected intersections based on the traffic analysis described above. The analysis will follow the requirements of Section 332.1 of the *CEQR Technical Manual*.

If the mobile source screening determines that existing noise PCE values would be increased by 100 percent or more due to the Proposed Actions (which is equivalent to an increase of 3 dB[A] or more), a detailed analysis will be undertaken using the Federal Highway Administration's Traffic Noise Model or Cadna-A noise prediction software. The model results would be used to evaluate the potential for noise impacts and to analyze noise mitigation measures as appropriate.

Ambient Noise Monitoring (Existing Conditions)

Noise measurements will be taken at representative locations to characterize existing noise conditions in the vicinity of the Development Site. This will include locations representative of the new receptors that would be introduced by the Proposed Actions and locations representative of receptors where vehicle trips generated by the Proposed Actions would have the greatest potential to significantly increase ambient sound levels. In accordance with the *CEQR Technical Manual*, ambient noise measurements will be conducted for 20 minutes for the area where the roadway noise is the predominant noise source. In conjunction with the traffic analysis provided in **Task 10: Transportation**, noise monitoring will be conducted during the weekday morning, midday, and afternoon peak periods. Spot traffic counts will be conducted during the sound measurements to allow the prediction of sound levels associated with the existing, No-Action, and With-Action traffic conditions analyzed in the transportation analysis.

Stationary Source Screening

The Proposed Project may introduce stationary source noise generators, such as a mechanical bulkhead for infrastructure or ventilation equipment, truck loading docks, or other similar types of sources. A qualitative assessment will be conducted to identify the types of stationary sources that would be introduced by the Proposed Project, their general proximity to sensitive receptors, and the potential for noise impact. If specific stationary sources such as mechanical equipment are found to have the potential to cause noise impacts, a quantitative stationary source analysis will be conducted.

If the Proposed Project would introduce a stationary source (e.g., outdoor playground, basketball court), a detailed noise analysis would be performed using proper methodologies as indicated in the *CEQR Technical Manual*.

Building Attenuation Analysis

An (E-)-Designation (E-124) for hazardous materials testing and noise requirements was established on the Development Site (Block 2093, Lot 1) as part of the Downtown Brooklyn Development Final Environmental Impact Statement (FEIS) (CEQR No. 03DME016K). Since the Proposed Actions would

introduce new noise-sensitive land uses and generate and reroute vehicular traffic, as well as introduce active recreational uses on the Proposed Project's terrace areas, building sound attenuation requirements will be reevaluated to maintain acceptable interior noise conditions based on the ambient noise monitoring and impact assessment results. If applicable, a summary table of window-wall attenuation requirements will be developed for each building location within the Development Site in accordance with CEQR acceptable interior noise level requirements. As warranted, (E-)-Designation requirements will be updated as part of the Proposed Project to ensure that appropriate measures are implemented to achieve the identified attenuation requirements.

Task 14: Public Health

According to the *CEQR Technical Manual*, public health is the organized effort of society to protect and improve the health and well-being of the population through monitoring; assessment and surveillance; health promotion; prevention of disease, injury, disorder, disability and premature death; and reducing inequalities in health status. The goal of CEQR with respect to public health is to determine whether adverse impacts on public health may occur as a result of a proposed project, and if so, to identify measures to mitigate such effects. According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. For the Proposed Project, a preliminary public health assessment will be conducted that will consist of a summary of the project's potential to result in unmitigated significant adverse impacts in the areas of air quality, water quality, hazardous materials, and noise. If unmitigated significant adverse impacts are identified in any of these technical areas and the lead agency determines that a public health assessment is warranted, a detailed analysis will be provided for the specific technical area or areas.

Task 15: Neighborhood Character

The character of a neighborhood is the result of a combination of various contributing elements, including land use patterns, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include traffic and pedestrian patterns and noise. This chapter of the EIS will use information from other EIS chapters to assess whether any identified significant adverse impacts in the areas of land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise would have the potential to affect neighborhood character.

Based on an evaluation of the Proposed Actions' impacts, in accordance with the above-mentioned impact areas, an assessment of neighborhood character will be prepared following *CEQR Technical Manual* methodologies. This analysis will consist of describing the predominant factors that contribute to defining the character of the neighborhood within the study area for **Task 2: Land Use, Zoning and Public Policy**, summarizing changes in the character of the neighborhood that can be expected in the future No-Action condition, and evaluating the Proposed Actions' potential to affect the defining features of the neighborhood. If it is determined that the potential exists for the project to affect such features, a detailed assessment would be conducted. This assessment would involve gathering information through field visits, photographs, and other methods and predicting how the project would affect the key elements that define the study area's character.

Task 16: Construction

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The EIS will present the overall construction duration for the Proposed Project to determine the peak period for each phase of construction and provide information on the entities with governmental oversight for various aspects of construction. Information on how New York City regulates construction hours will be included in this chapter. Due to the size and the construction of the Proposed Project, and the length of the construction period (i.e., over ~~two~~2 years), a detailed construction analysis will be required. Quantitative assessments will be prepared for transportation, air quality, and noise, as described below. Consistent with the *CEQR Technical Manual*, the analysis will also assess the potential for construction-related activities to affect land use, neighborhood character, open space, historic and cultural resources, and hazardous materials.

Transportation

The construction transportation analysis will assess the potential for construction activities to result in significant adverse effects to traffic, transit (e.g., subway and bus) and pedestrian elements (i.e., sidewalks, corners, and crosswalks), and parking conditions. The first step of the transportation assessment will be to develop estimates of construction trips by mode and vehicle during peak hours that would be generated during the peak quarter (i.e., ~~three~~3-month period) of construction activity. This would include both construction worker trips made by auto, transit, and walking and the volume of delivery trucks to and from the construction sites.

Once construction period trips are quantified, they will be assigned to the roadway network, and an assessment of their effects on the roadway network will be prepared. If the applicable CEQR threshold levels are exceeded, a quantitative analysis of traffic conditions will be conducted. The Construction Traffic section will also describe whether curb parking lane closures or sidewalk closures are expected and estimate the number of construction workers likely to drive to the construction sites, the number of parking spaces needed, and the availability of off-site parking facilities to accommodate the construction parking demand.

Air Quality

The construction air quality section will evaluate impacts from on-site construction emissions and off-site mobile source emissions that result from construction equipment, delivery trucks, fugitive dust, and worker vehicles.

Construction Air Quality Protocol

Construction air quality analysis procedures will be summarized in a construction air quality protocol, which will be reviewed by the lead agency. This protocol will include the emission intensity analysis as described below. The construction air quality analysis will be conducted using the approach approved by the lead agency.

Detailed Dispersion Analysis

Air quality pollutant (CO, PM_{10}, $PM_{2.5}$, and nitrogen dioxide [NO_2]) concentrations from construction activities at the Development Site will be analyzed for the sensitive receptors nearby for the representative worst-case construction phase. Air pollutant sources include combustion exhaust

associated with non-road construction equipment engines, trucks operating on-site, construction-generated traffic on local roadways, and onsite activities that generate fugitive dust (e.g., excavation, demolition). The potential for significant impacts will be determined by comparing predicted total concentrations to the NAAQS or applicable CEQR *de minimis* thresholds. Based on the results, possible mitigation strategies, including best management practices (BMPs) and best available technologies (BATs) for emission control will be evaluated and described to reduce air pollutant emissions associated with the project's construction activities.

Off-Site Mobile Source Analysis

A CEQR mobile source screening analysis will be conducted to determine the need for an off-site microscale intersection analysis under construction. If such an analysis is needed, a detailed microscale analysis using the EPA MOVES and AERMOD emissions and dispersion models will be completed~~.~~ for one intersection (i.e., the intersection with the highest volume of incremental vehicle trips).

Noise

Quantitative Assessment

Estimates will be made of construction noise from on-site stationary construction equipment and construction-related vehicles, including worker trips and material handling trips on adjacent roadways. Ambient sound monitoring would be conducted during the early morning period (6 to 7 AM) when there is the greatest potential for increases in noise due to mobile construction sources. If necessary, the Cadna-A model will be used to calculate the existing noise level at receptors**.**

Stationary and mobile construction noise levels would be predicted at nearby sensitive receptors and at the Development Site itself, including existing buildings that will continue to operate during construction, and new noise-sensitive uses that would be introduced before/during construction. Cadna-A sound prediction software, which accounts for the type of equipment used, the usage factors, and distances from source to receptor and acoustic shielding from intervening buildings, would be used for the analysis. Construction noise from stationary sources would be evaluated according to requirements outlined in the New York City Noise Control Code. Construction noise mitigation recommendations would be developed, as needed, in accordance with CEQR and New York City Noise Control Code requirements.

Construction vibration has the potential to result in damage to adjacent structures, cause annoyance to people in nearby buildings, and/or affect vibration-sensitive equipment and operations in hospital buildings. If required, a construction vibration assessment would be conducted based on typical construction equipment that can generate vibration (i.e., pile driving, demolition, jack hammers, etc.) and prediction methods outlined in the Federal Transit Administration guidance manual. A construction vibration analysis is usually warranted if construction activities are expected to generate significant vibration within 90 feet of buildings.

Task 17: Mitigation

~~If~~Where significant adverse project impacts are identified, measures to mitigate those impacts will be described where feasible. These measures will be developed and coordinated with the responsible City/State agencies as necessary. If one or more significant adverse impacts cannot be mitigated, the

reason that mitigation is not practicable will be discussed and these impacts will be described as unavoidable adverse impacts, consistent with *CEQR Technical Manual* guidance.

Task 18: Alternatives

SEQRA requires that alternatives to the Proposed Project be identified and evaluated in an EIS so that the decision-maker may consider whether alternatives exist that would minimize or avoid adverse environmental effects while achieving the goals and objectives of the Proposed Project. The selection of alternatives is determined by taking into account the nature of the specific project, its stated purpose and need, potential impacts, and the feasibility of potential alternatives. Consistent with SEQRA/CEQR, a No-Action Alternative will be considered. In addition, if any significant, unmitigated, adverse impacts are identified, a No Unmitigated Significant Adverse Impact Alternative will be considered, which includes an assessment of a project that would result in no unmitigated impacts. ~~Additional alternatives to the Proposed Project may also be considered once impacts have been identified. The alternatives analysis will be qualitative, except where significant adverse impacts have been identified for the Proposed Project.~~

Task 19: Effects on Disadvantaged Communities

Section 8-0109(2)(k) of the New York State Environmental Conservation Law, which became effective on December 30, 2024, requires that an EIS include a statement of the effects of a proposed action on disadvantaged communities (DACs), including whether the action may cause or increase a disproportionate pollution burden. An assessment of the effects on DACs is warranted if a project site is located within, or within 0.5-~~miles~~mile of, an identified disadvantaged community. While the Development is not within an identified DACs area, it is within 0.5-~~miles~~mile of a DACs area; as such, an assessment of the effects of the Proposed Actions on DACs is warranted and will be included in the EIS.

The ~~*2021* *CEQR Technical Manual*~~ does not provide guidance regarding the scope of this analysis. On January 29, 2025, the ~~New York State Department of Environmental Conservation (DEC)~~NYSDEC proposed ~~State Environmental Quality Review Act (~~SEQRA~~)~~ amendments to implement this new statutory provision. This assessment of effects on DACs considers the impacts of the various technical areas that were identified using *CEQR Technical Manual* guidance.

For each alternative, the DAC assessment will identify and describe existing demographic data in the study area using available data from local and State agencies and other sources. Data collection will include compilation of race and ethnicity and poverty status data for the study area and identification of minority or low-income communities. To identify minority and low-income populations in the study area, U.S. Census data and data from American Community Survey (ACS) of all census block groups substantially within the study area will be used. For comparison purposes, data will be aggregated for the study area as a whole~~,~~ and compiled for Brooklyn and the other four boroughs of New York City. The environmental justice analysis will identify any disproportionately high and adverse effects on minority or low-income communities associated with the No-Action Alternative within the study area. For each development alternative, the environmental justice analysis will also involve the following steps:

- Identifying the potential for significant adverse effects on minority and low-income communities within the study area as a result of the Proposed Actions;
- Evaluating the overall potential significant adverse effects associated with the Proposed Actions on minority and low-income communities to determine whether any potential significant

adverse effects on those communities would be disproportionate and, therefore, disproportionately high and adverse;

› Summarizing any public participation efforts associated with each alternative and specifically any targeted outreach to minority or low-income populations.

Task 20: EIS Summary Chapters

In accordance with CEQR guidelines, the EIS will include the following summary chapters, where appropriate to the Proposed Actions:

› **Executive Summary**: The executive summary will use relevant material from the body of the EIS to describe the proposed action, its environmental impacts, measures to mitigate those impacts, and alternatives to the Proposed Actions. As described in the *CEQR Technical Manual,* it will contain:

- A brief project description;
- A summary and list of each action;
- The analysis areas examined in the EIS; ~~and~~
- The analysis areas eliminated in the EIS for further study, and the reasons why~~.~~;
- A summary of the significant adverse impacts, if any;
- A summary of the mitigation measures, if any, to reduce or eliminate any significant adverse impacts;
- Any important trade-offs identified in the other summary chapters;
- A summary of the unavoidable adverse impacts, if any; and
- A short discussion of alternatives~~;~~.

› **Unavoidable Adverse Impacts**: This chapter will summarize any significant adverse impacts that are unavoidable if the Proposed Actions are implemented regardless of the mitigation employed (or if mitigation is not feasible).

› **Growth-Inducing Aspects of the Proposed Action**: This chapter will summarize the "secondary" impacts of a proposed action that trigger further development.

› **Irreversible and Irretrievable Commitments of Resources:** This chapter will summarize the Proposed Actions, Proposed Project, and potential impacts in terms of the loss of environmental resources (use of fossil fuels and materials for construction, etc.), both in the immediate future and in the long term.

Appendix A: LPC Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: LA-CEQR-K (HOUSING PRESERVATION AND DEV)
Project:
Address: 395 FLATBUSH AVENUE EXT BBL: 3020930001
Date Received: 1/21/2025

[X] No architectural significance [PROJECT SITE]

[X] No archaeological significance [PROJECT SITE]

[x] IN RADIUS Designated New York City Landmark or Within Designated Historic District

[X] IN RADIUS Listed on National Register of Historic Places

[X] IN RADIUS Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

Comments:

RADIUS:

LPC DESIGNATED AND S/NR ELIGIBLE DIME SAVINGS BANK OF NEW YORK, 9 DEKALB AVENUE AND S/NR UNDETERMINED 33 FLATBUSH AVENUE WITHIN THE 400' RADIUS; S/NR AND LPC ELIGIBLE PIONEER WAREHOUSE, 37-53 FLATBUSH AVENUE ADJACENT TO 400' RADIUS.

SHADOW STUDY (3,268') RADIUS:

These properties should all be screened as per the CEQR Technical Manual:

THE LPC DESIGNATED FRIENDS MEETING HOUSE, 110 SCHERMERHORN STREET AND FIRST FREE CONGREGATION CHURCH, 311 BRIDGE STREET; S/NR ELIGIBLE CATHEDRAL BASILICA OF ST. JAMES, 250 CATHEDRAL PLACE AND MARY OF NAZARETH RC CHURCH, 37 ADELPHI STREET; PLUS THE FOLLOWING PROPERTIES IN THE LPC DESIGNATED AND S/NR LISTED FORT GREENE HISTORIC DISTRICT: FORT GREENE PARK; ST. MARKS & ST. MICHAEL'S EPISCOPAL CHURCH, 222-232 ADELPHI STREET; SIMPSON METHODIST EPISCOPAL CHURCH, 201-2011 CLERMONT AVENUE; LAFAYETTE AVENUE PRESBYTERIAN CHURCH, 102-108 LAFAYETTE AVENUE; EVANGELICAL LUTHERAN CHURCH OF THE HOLY TRINITY, 266 CUMBERLAND STREET; AND QUEEN OF ALL SAINTS RC CHURCH, 201-209 LAFAYETTE AVENUE.

Gina Santucci 2/11/2025

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37555_FSO_GS_02112025.docx

Appendix B: Response to Comments on the Draft Scope of Work

395 Flatbush Avenue Extension

Response to Comments on the Draft Scope of Work

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ULURP NO.: 260038ZMK, 260039ZRK, 260040PPK, 260041HUK, 260042PCK, 260043ZCK, 260044LDK

August 7, 2025

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Introduction

The New York Department of Housing Preservation and Development (HPD), in conjunction with the New York City Department of Health and Mental Hygiene (DOHMH) and the Department of Citywide Administrative Services (DCAS) (each a co-applicant, and collectively, the Applicant), is seeking approval for a zoning map amendment, zoning text amendments, disposition of City-owned property, site selection and acquisition of real property interest, certification to establish and facilitate a transit volume, and an amendment to the Brooklyn Center Urban Renewal Plan (URP) (collectively, the Proposed Actions) to facilitate a mixed-use development in the Downtown Brooklyn neighborhood of Brooklyn, Community District (CD) 2. The Proposed Actions would facilitate the redevelopment of Brooklyn Block 2093, Lot 1 (the Development Site) with an approximately 1,544,875 gross-square-foot (gsf), 72-story, 840-foot-tall mixed-use building (the Proposed Project). The Proposed Project would include 1,233,950 gsf of residential floor area and 209,770 gsf of non-residential floor area designated for commercial uses, which would comprise 128,255 gsf of retail space and 81,515 gsf for (office and retail) and/or community facility use that may be dedicated for future City use.

As described in the Analysis Framework section of the Draft Scope of Work (DSOW), for conservative analysis purposes the With-Action condition assumes a development that would include slightly more commercial office and retail spaces that would maximize the permitted 23.0 total floor area ratio (FAR) (including 19.0 residential FAR) under the Proposed Actions. The shadows analysis will also conservatively evaluate the maximum building height envelope of 940 feet—rather than the 72-story (840-foot-tall, including an allowance for 40 feet of mechanical bulkhead) Proposed Project—to identify the worst-case shadowing effects of the Proposed Actions on sunlight-sensitive resources.

This document summarizes and responds to comments on the DSOW for 395 Flatbush Avenue Extension Redevelopment, published on May 1, 2025.

City Environmental Quality Review (CEQR) requires a public scoping meeting as part of the environmental review process. Oral and written comments were received during the public hearing held by the New York City Department of Housing Preservation and Development on June 5, 2025. Written comments were accepted from issuance of the DSOW through the close of the public comment period, which ended at 5:00 PM on June 16, 2025. **Appendix C** contains the written comments received on the DSOW.

Section 2 lists the elected officials, organizations, and individuals that provided relevant comments on the DSOW. **Section 3** contains a summary of these relevant comments and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally parallel the chapter structure of the DSOW. Where more than one commenter expressed similar views, those comments have been grouped and addressed together.

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List of Elected Officials, Organizations, and Individuals who Commented on the DSOW

Organizations and Interested Public

1. Jim Wright, member of the public, spoken testimony dated June 5, 2025 (J. Wright)
2. Mark Landolina, Downtown Brooklyn Partnership, spoken testimony dated June 5, 2025 (Downtown Brooklyn Partnership)
3. Rosamond Fletcher, Fort Greene Park Conservancy, spoken testimony dated June 5, 2025 and written testimony dated June 11, 2025 (Fort Greene Park Conservancy)
4. Yvette Richardson, member of the public, spoken testimony dated June 5, 2025 (Y. Richardson)
5. Carlo Casa, New York Building Congress, spoken testimony and written testimony dated June 5, 2025 (New York Building Congress)
6. Andrew Karas, member of the public, spoken testimony dated June 5, 2025 (A. Karas)
7. William Markarian-Martin, member of the public, spoken testimony and written testimony dated June 5, 2025 (W. Markarian-Martin)
8. Randy Peers, Brooklyn Chamber of Commerce, written testimony dated June 3, 2025 (Brooklyn Chamber of Commerce)
9. Brian Scios, member of the public, written testimony dated June 16, 2025. The written testimony was co-signed by Lisa Tilson. (B. Scios)
10. Lisa Tilson, member of the public, written testimony dated June 16, 2025 (L. Tilson)

11. Theresa Wiesner, spoken testimony dated June 5, 2025 and written testimony dated June 16, 2025. The written testimony was co-signed by: Gabriela Tejedor, Carol Derby, M. Leccef, Pamela Hirsch, Debroah Bright, Jill A. Hoffman, Uzma Rizar, Leslie Hughes, Brian Hughes, Harrison Balistien, Peter Hutchison, Matthew Wiesner, Blaise Wiesner, Fox Wiesner, Hildie Rigoli, Candra Simon, Tamyeka Jones, Patricia Johnson, Kymberley Soekha, Rosa Amorosa, Mohamed Siby, Shatiera Brunner, Keith Burns, Ro Smith, and Floyd Cadogan (T. Wiesner)
12. Dori Begley, member of the public, written testimony dated June 16, 2025 (D. Begley)
13. Janis Lariviere, member of the public, written testimony dated June 14, 2025 (J. Lariviere)
14. Fort Greene Tennis Association, written testimony dated June 16, 2025 (Fort Greene Tennis Association)
15. Rebecca Slotkin, member of the public, written testimony dated June 15, 2025 (R. Slotkin)
16. Richard W. Lariviere, member of the public, written testimony dated June 14, 2025 (R. Lariviere)
17. Lisa Vehrenkamp, One Hanson Place, written testimony dated June 14, 2025 (L. Vehrenkamp)
18. Ben Cohen, member of the public, written testimony dated June 14, 2025 (B. Cohen)
19. Abbot Weissman, South Oxford Block Association, written testimony dated June 16, 2025 (A. Weissman)
20. Volker Hüller, member of the public, written testimony dated June 16, 2025 (V. Hüller)
21. Chad Purkey, Association for a Better New York (ABNY), written testimony dated June 16, 2025 (ABNY)
22. Maddie Ogletree, member of the public, written testimony dated June 16, 2025 (M. Ogletree)

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Comments and Responses on the DSOW

Comments Related to the Project Description

C.1 **The Brooklyn Chamber of Commerce strongly supports the redevelopment of 395 Flatbush Avenue, advocating for it as a project that will significantly benefit the Brooklyn business community. The plan includes transforming an outdated office building into a modern mixed-use development with over 1,200 mixed-income apartments, streetscape improvements, and substantial commercial and retail spaces. This initiative is seen as a critical response to the housing crisis and a boost to the local economy, with enhanced infrastructure and public spaces aimed at revitalizing Downtown Brooklyn. The Chamber urges others to support this project to help sustain Brooklyn's growth and enhance its public realm. (Brooklyn Chamber of Commerce)**

Response: Comment noted.

C.2 **The New York Building Congress endorses the 395 Flatbush Avenue redevelopment as a pivotal investment for Brooklyn. The project promises over 1,200 rental apartments (30% affordable), significant retail and commercial spaces, and enhanced public areas, including a new plaza and improved subway access. It complies with sustainable practices and high labor standards. New York Building Congress urges swift approval, highlighting the project's critical role in advancing economic growth and community development. (New York Building Congress)**

Response: Comment noted.

C.3 **Given the housing shortage and cost of living crises in Brooklyn, it is imperative that new development be allowed to proceed, so that the largest number of people can enjoy the park and live in a sustainable, environmentally friendly way. Allowing more homes is clearly the best course for the park and Brooklyn. (B. Cohen)**

Response: Comment noted.

C.4 **Downtown Brooklyn Partnership endorses the redevelopment of 395 Flatbush Avenue Extension, for its role in revitalizing a key Brooklyn location. The project aims to deliver over 1,200 mixed-income housing units (300+ affordable), along with new retail spaces, a public plaza, and subway-access improvements. These enhancements are crucial due to the city's housing shortage and will upgrade infrastructure in a major transit corridor. Downtown Brooklyn Partnership urges consideration of these benefits in the environmental review, aligning with Downtown Brooklyn's evolution into a vibrant mixed-use district. (Downtown Brooklyn Partnership)**

Response: The Environmental Impact Statement (EIS) will assess the Proposed Actions' conformity to City goals, including consistency with the City's housing goals as outlined in Housing Our Neighbors: A Blueprint for Housing and Homelessness, OneNYC 2050, and Where We Live NYC/Fair Housing Together Plan, and any other relevant public policies in Brooklyn, such as the Brooklyn Center Urban Renewal Plan. Additionally, the EIS will discuss the purpose and need of the Proposed Actions, which would include the project's benefits—such as bringing much needed housing and public realm improvements to the Downtown Brooklyn neighborhood.

C.5 **The Association for a Better New York (ABNY) supports the redevelopment of 395 Flatbush Avenue. The project would include over 1,200 mixed-income housing units, revitalized retail spaces, new public plazas, and improved subway infrastructure in a transit-rich area. ABNY urges that these advantages be thoroughly considered in the environmental review process, emphasizing the project's positive impact on Downtown Brooklyn and the broader city. (ABNY)**

Response: See response to C.4.

Comments on the Purpose and Need for the Proposed Action

C.6 **The Proposed Project prioritizes luxury over horizontal community investment. The proposed luxury housing development does not address the real affordable housing needs of the neighborhood, as the set-aside 20-40% of units are only affordable to households at 80% of Area Median Income, which is around $155,300 for a family of four. The neighborhood is already oversupplied with luxury housing, as evidenced by the Brooklyn Tower's low sales rate of just 19 out of 143 luxury condos, indicating that another luxury high-rise is not what the neighborhood needs. We need truly affordable, sustainable, and inclusive development in Downtown Brooklyn—not another top-heavy project driven by financial returns and long-term community disruption. I urge the city to scale down, revise, and rethink this proposal to actually meet the needs of the people who live, work, and raise families here every day. (W. Markarian-Martin, R. Slotkin)**

Response: As discussed in the DSOW, the Proposed Actions would optimize land use and density in a transit-rich area of Downtown Brooklyn by developing the site with new residential units, including up to 325 units of income-restricted, rent-stabilized affordable housing through MIH. This development is intended to enhance the pedestrian experience and support neighborhood compatibility by retaining commercial and retail spaces. The Proposed Actions would align with the City's "Housing Our Neighbors" Blueprint by utilizing underused government-owned land to address the housing shortage and further the City's housing goals identified in the City's *Housing Our*

Neighbors: A Blueprint for Housing and Homelessness report—more specifically, the Blueprint's goal to redevelop underutilized government-owned land. By introducing new residential units, including permanently affordable units on the Development Site where none currently exist, the Proposed Actions aim to address and further the City's goals and initiatives aimed at responding to the historic housing shortage. Furthermore, the housing shortage drives up prices for everyone. The City of Yes for Housing Opportunity initiative states that boosting the supply of all types of housing can alleviate the housing shortages causing displacement pressures at various levels. The Proposed Actions aim to expand housing supply, particularly in the Downtown Brooklyn neighborhood, and would also include public realm improvements and commercial and/or community facility space, serving current and future residents. As discussed in the DSOW, the EIS will include an analysis of socioeconomic conditions (Task 3), which will address this in greater detail.

Comments on the Analysis Framework

C.7 **The EIS should incorporate the planned rezoning of the Brooklyn Hospital Center in its analysis of future land use conditions to fully understand combined impacts, adjusting the timeline of this EIS process as needed, to account for the potential additional users of the Park. According to their SVP of External Affairs, they will be filing to rezone their property, including the parking lot in 2025, potentially as early as the end of Q2. The prior scheme pursued by the Hospital included 6 towers, comprising ~3,000 units of housing. Together, the ~2,500 people planned for 395 Flatbush Ext and the ~7,500 or so planned for the Hospital's development, would add ~10,000 people and ~2,000 dogs within a few blocks of the Park. The Brooklyn Hospital Center project should be factored into the EIS to ensure a comprehensive understanding of cumulative land-use impacts in the area. (R. Slotkin, A. Weissman, V. Hüller, R. Lariviere, Fort Greene Tennis Association, L. Vehrenkamp, Fort Greene Park Conservancy, T. Wiesner, J. Lariviere, D. Begley, B. Scios, L. Tilson, T. Wiesner, M. Ogletree)**

Response: As discussed in the DSOW, Task 2: Land Use, Zoning, and Public Policy, the EIS will provide a detailed land use, zoning, and public policy analysis. In accordance with the *CEQR Technical Manual*, the EIS will prepare a list of future development projects in the study area that are expected to be constructed by the project's build year of 2032. The EIS will also identify pending or known proposed zoning/land use actions or other public policies that could affect land use in the study area. Based on these planned projects and initiatives, the EIS will assess future land use and zoning conditions in the future without the Proposed Actions. Currently, there are no known Department of Buildings (DOB) permits or filed land use applications for the Brooklyn Hospital Project. Should the Brooklyn Hospital Project necessitate any discretionary actions, a separate Environmental Assessment Statement or Environmental Impact Statement would be required pursuant to CEQR. In such a case, the 395 Flatbush Avenue Extension Redevelopment would be included in the No-Action condition for the Brooklyn Hospital Center project, assuming the Brooklyn Hospital project would be completed after the 395 Flatbush Avenue Extension Redevelopment.

Comments on Fort Greene Park

C.8 **The proposed 395 Flatbush Extension development is expected to add approximately 1,200 residential units, translating to about 2,500 additional residents. As it stands, park usage is already at high levels, with both people and pets regularly utilizing its open spaces. The park's open space is already at capacity, with an Open Space Ratio (OSR) of 0.82, three times less**

than the optimal 2.5 acres per 1,000 residents. Per the standard, there should be 112 acres of open space in the study area, but we just have 37, 30 of those being Fort Greene Park. Given its 30 acres, and the 2.5 acres per 1,000 resident standard, an optimal number of residents for the park would be 12,000, not the 250,000 people who use it per year. The park-specific OSR is 20X the optimal NYC ratio. This can only be described as a destructive force on the park. The existing 30-acre Fort Greene Park is currently used by 250,000 people per year, exceeding the optimal capacity of 12,000 residents. The Downtown Brooklyn Partnership website shares that the area has added 22,000 units of housing in the 20 years since the rezoning, with another 8,000 in the works. This trends with our visitation data. Our analysis shows that park use/acre in Fort Greene Park is actually double that of Prospect Park, and nearly the same use per acre of Central Park, the most visited park in the United States. The addition of so many new residents and dogs to an already strained infrastructure, without adequate mitigation or additional resources, will only further harm the quality of the park and its ability to serve the community. It is our responsibility to preserve and protect Fort Greene Park for all park users. including the nearly 12,000 residents of Whitman, Ingersoll, and Farragut Houses living immediately north of the Park in a designated NYS Disadvantaged Community. The combined impacts of additional use and shadows on the park's natural resources should be scrutinized more closely when factoring in the DACs. The development's potential shadow impacts are of particular concern. The proposed building could cast shadows on the park for up to two hours during the spring and late summer/early fall, significantly affecting key activities that take place in the park, including tennis, basketball, fitness classes, sunbathing, picnicking, and community barbecues. These shadows could diminish the park's functionality as an open, public space. The Proposed Development puts additional pressure on already limited public tennis facilities, as the number of such facilities in New York City is limited, making the existing ones in Fort Greene Park a valuable resource. Tennis is a prohibitively expensive sport in the city, and public facilities like ones in Fort Greene Park provide crucial access to the sport for neighbors.

Additionally, the proposed development may have detrimental effects on the park's natural and cultural resources, which should not be underestimated.

We request a detailed shadow impact analysis of Fort Greene Park's open space. We request a thorough analysis, per the City Environmental Quality Review (CEQR) guidelines, of both the direct and indirect impacts of the proposed project, specifically the shadowing of the park and its impact on park activities and users. We request detailed shadows analysis be vetted against a current inventory of the Park's trees and habitat that includes planting from recent years (vetted by the Park Administrator and Conservancy). The project's shadows could reduce the usability of the tennis courts for up to two hours a day during popular parts of the tennis season. This reduction in usability is due to the shadows cast across the courts, impacting their use during peak times. The proposed development's shadows could cast on the park for up to two hours during spring and late summer/early fall, significantly affecting activities such as tennis, basketball, and picnicking. The 2-hour shadows would exceed the CEQR threshold for a significant impact by over 10 times, with the proposed tower's shadows potentially impacting the park's sunlight and enjoyment for leisure and educational purposes. The DSOW for the Project's EIS states that "as the Proposed Actions would not lead to any direct changes to open space, no further analysis of direct effects is warranted." However, the CEQR Manual says that "direct effects may result from sources of noise, air pollutants, odors, or shadows on public open space, affecting its function, usability or enjoyment…"

We request an analysis of Fort Greene Park as a historic and cultural resource, and how shadows and increased use might disrupt its integrity. The increased shadows and use resulting from the project could affect historic and cultural integrity in Fort Greene Park, a designated Historic & Cultural Resource within the Landmarks Preservation Commission-designated Fort Greene Historic District and listed on the State/National Register of Historic Places. This impact warrants an architectural resources assessment to mitigate potential harm to the park's historic character. Additional use and shadows would affect the viability of the Park's evergreen trees, a crucial element of Olmsted's historic design. Fort Greene Park is a historic landscape with architectural significance. We request a detailed analysis of how the development will affect the park's status as a cultural resource, and how shadows and increased use might disrupt its integrity.

We request an analysis of Fort Greene Park as a natural resource. The park is a critical green space, contributing to local ecology and offering green infrastructure benefits. We request an in-depth review of the potential impact that the development, including additional users and shadows, will have on the park's natural environment. The shadows cast by the proposed project could negatively impact Fort Greene Park's plant life, wildlife habitat, and historic landscape features, with incremental shadows projected to last roughly two hours in length on March 21 and September 21, affecting the park's fragile landscape during critical periods of lawn restoration and seeding. This loss of sunlight, particularly for sensitive trees like the English Elm with a 68-inch diameter trunk, could have significant adverse impacts on the park's ecosystem and habitat. A number of evergreen trees, including young evergreens added in recent years, which are sensitive to shadow impacts year-round, would be at risk. Please note that this last category is currently completely excluded from the Draft Scope of Work for the EIS and the preceding EAS despite the park meeting the CEQR definition of a Natural Resource and its inclusion as a Natural Resource in NYC Parks' recent EAS for planned capital improvements (CEQR #: 22DPR009K). This Park's EAS identified a number of unique trees/vegetation, as well as protected birds that are especially vulnerable during migration seasons.

(Fort Greene Park Conservancy, Fort Greene Tennis Association, L. Vehrenkamp, D. Begley, M. Ogletree, V. Hüller, B. Scios, L. Tilson, T. Wiesner, R. Slotkin, J. Lariviere, R. Lariviere, A. Weissman)

Response: As discussed in the DSOW, the EIS will include a detailed open space analysis (Task 5), detailed shadows analysis (Task 6), an assessment of historic and cultural resources (Task 7), and an assessment pertaining to disadvantaged communities (Task 19) . These EIS chapters will assess the potential for the Proposed Actions to result in significant adverse impacts within those analysis areas. As it pertains to Fort Greene Park ("the Park") the EIS will consider the Park as a sunlight-sensitive resource in the shadows analysis, specifically sunlight-sensitive vegetative and recreational areas within the Park, as well any sunlight-sensitive historic resources with the Park. The EIS will also include an open space analysis, which will consider the residential and worker population generated by the Proposed Actions and provide a quantitative and qualitative analysis of the potential for significant adverse impacts within the open space study area, which includes Fort Greene Park. As described in the Analysis Framework section of the DSOW, for conservative analysis purposes, these analyses will consider the With-Action development, which assumes a development with more commercial office and retail spaces that would maximize the permitted 23.0 total FAR under the Proposed Actions. The shadows analysis will also conservatively evaluate the maximum building height envelope of 940 feet— rather than the 72-story (840-foot-tall, including an allowance for 40

feet of mechanical bulkhead) Proposed Project—to identify the worst-case shadowing effects of the Proposed Actions on sunlight-sensitive resources.

Specifically, the detailed open space analysis will assess the availability of open space (both passive and active) for particular age groups, with a focus on the residential population generated by the With-Action development. The analysis will focus on areas where shortfalls in open space exist now or in the future, to identify whether the shortfalls are a result of the Proposed Actions. According to the *CEQR Technical Manual*, the significance of a project's effects on an area's open space is determined using both qualitative and quantitative factors. A reduction in the Open Space Ratio (OSR) alone does not necessarily constitute a significant adverse open space impact. A ratio of 2.5 acres public open space per 1,000 residents represents an area with an ample open space and is used as an optimal benchmark for residential populations in large-scale plans and proposals. The development under the Proposed Actions is not considered a large-scale plan; instead, it would be comparable in scale to many existing buildings in the Downtown Brooklyn neighborhood. The ratio of 2.5 acres public open space per 1,000 residents does not define the residential capacity or set a residential limit to a study area or a public open space.

If the With-Action development would result in a significant adverse impact (i.e., would reduce the adequacy of open space below relevant qualitative and quantitative standards specified in the *CEQR Technical Manual*, Chapter 7, Section 400), potential on-or off-site mitigation strategies would be assessed to reduce or eliminate the impact to the greatest extent practicable. Additionally, according to the CEQR Technical Manual, direct effects resulting from sources of noise, air pollutants, odors or shadows on public open space may not always result in adverse effects on open space. Therefore, the EIS will incorporate findings from shadows, air quality and noise assessments in the detailed open space analysis. It is also worth noting that the Proposed Actions would introduce 4,745 sf of new open space available to the public and introduce private amenity space for project-generated residents, including no less than 28,000 sf of private active recreational space and 5,000 sf of private passive recreational space.

The detailed shadow analysis will use the maximum building height of 940 feet to identify whether the Proposed Actions would have a significant adverse shadows impact on sunlight-sensitive resources, including architectural resources, open space (including tennis court usage and vegetations in Fort Greene Park), and natural resources. The EIS will disclose whether the Proposed Actions would be likely to result in any significant adverse shadows impacts. Importantly, the amount and duration of incremental shadows alone do not constitute significant shadows impacts. As described in the *CEQR Technical Manual* (Chapter 8, Section 430), shadows assessments consider the uses and features of open space or a natural resource that indicate their sensitivity to reduced sunlight. For vegetation, the shadows analysis will assess whether incremental shadows would reduce sunlight below levels necessary for plant survival, which could differ depending on the types of plantings and vegetation. For historic resources, the focus will be on the extent to which shadows affect the public's enjoyment or appreciation of historic and/or architectural features. For open space, the evaluation considers how shadows may affect their usability. As such, the result of the shadows analysis will also inform the open space and historic and cultural resources analyses. Should the Proposed Actions result in a significant adverse impact as specified in the *CEQR Technical Manual*, potential mitigation strategies would be assessed to reduce or eliminate the impact to the greatest extent practicable.

The historic and cultural resources analysis will assess whether the Proposed Actions would result in visual and contextual effects on architectural resources identified within the 400-foot study area. Fort

Greene Park is outside of the 400-foot study area for historic and cultural resources. However, the shadows analysis will study the potential impact of the shadows generated by the With-Action development (which is taller than the Proposed Project) on Fort Greene Park. Should the Proposed Actions result in a significant adverse impact as specified in the *CEQR Technical Manual*, potential mitigation strategies would be assessed to reduce or eliminate the impact to the greatest extent practicable. Additionally, any potential impact on Disadvantaged Communities within the half-mile study area will be assessed in the EIS.

According to *CEQR Technical Manual*, a natural resource is defined as (1) the City's biodiversity (plants, wildlife, and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. The Development Site neither contains natural resources, nor is adjacent to an area that contains natural resources. The shadows analysis, as described above, will study the potential for shadows effects on sunlight-sensitive plantings and vegetation within the Park.. The assessment will consider the amount of sunlight needed for any plantings and vegetation that would receive incremental shadow from the Proposed Actions. As the Development Site itself is not located within or adjcacent to a natural resource, such an assessment is not warranted under CEQR. However, the natural resources within the Park would be considered through the other technical analysis areas referenced.

In summary: the EIS will account for Fort Greene Park directly in the open space and shadows analyses; the open space analysis will not only provide a quantitative and qualitative analysis of open space resources including the Park, it will also incorporate findings from other technical areas such as air quality and noise; the shadows analysis will assess the potential for incremental shadow to result in significant adverse impacts on the sunlight sensitive historic, recreational, and vegetative resources within the Park; and the EIS will also assess historic and cultural resources and disadvantaged communities.

Comments on Specific EIS Impact Categories

Land Use, Zoning, and Public Policy

C.9 The Downtown Brooklyn Partnership's own vision for 2030 identifies urgent needs—more green space, safer streets for pedestrians and cyclists, placard enforcement, and better multi-modal flow. This project works against those goals. It adds congestion. It removes greenery. It disrupts street-level coherence. (W. Markarian-Martin)

Response: See response to C.4. The Proposed Actions would include public realm improvements, including approximately 4,745 sf of publicly accessible open space on the southern portion of the Development Site, an expanded sidewalk along the Development Site's Flatbush Avenue Extension frontage, and surface improvements around the existing DeKalb Avenue subway station entrance on the Development Site. The publicly accessible open space would include, but is not limited to, bench seating and new trees installed in in-ground and raised planters, which would provide passive open space and shade. As discussed in the EAS Part II: Supplemental Analysis, there is no existing green space or open space on the Development Site and the existing building is significantly underutilized. Therefore, the Proposed Actions would not remove any open space and a direct open space impact analysis is not warranted. The EIS will include a detailed open space analysis studying indirect

residential impact, a detailed urban design analysis assessing the effect of the Proposed Actions on streetscape and pedestrian experience, and transportation analyses assessing traffic conditions and pedestrian safety in accordance with the *CEQR Technical Manual*. If an impact is identified, potential mitigation strategies would be assessed to reduce or eliminate the impact to the greatest extent practicable.

Community Facilities and Services

C.10 **I am interested in finding out more about how the area schools, hospitals, police department and fire department will handle the increase of people that are going to be living in the area. (Y. Richardson)**

Response: As discussed in the EAS Part II: Supplemental Analysis, the *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on police, fire, and healthcare services in cases where a Proposed Actions would either introduce a sizeable new neighborhood where one has not previously existed or displace or alter an existing facility. The Development Site is located in an area that is well-served by existing police, fire, and healthcare services, and the Proposed Actions would not introduce a sizeable new neighborhood. Therefore, the Proposed Actions do not have the potential to result in significant adverse impacts related to police, fire, and healthcare services, and no further analysis is warranted. As discussed in the EAS and DSOW, the Proposed Actions would generate 65 primary school students and 15 intermediate school students, which would exceed the CEQR threshold of 50 elementary and intermediate school students. Therefore, based on *CEQR Technical Manual* guidelines, the EIS will include an analysis of primary and intermediate schools. The Proposed Actions would introduce 63 high school students, which would not exceed the CEQR threshold of 150 high school students, indicating that no impact to high schools would occur and no further analysis is warranted.

C.11 **The increased park users, approximately 2,500, will strain local schools' recreational and learning activities, such as those at P.S. 20, which relies on the park for its programs. This added strain will put pressure on a resource that is already vital to the schools' operations, potentially disrupting their ability to provide adequate services. (T. Wiesner)**

Response: See response to C.10. As discussed in the DSOW, Task 4: Community Facilities and Services, the EIS will include an analysis of primary and intermediate schools in accordance with the *CEQR Technical Manual*. Additionally, the EIS will include a detailed open space analysis studying the potential for indirect residential impacts in accordance with the *CEQR Technical Manual*.

Open Space

C.12 **The open space around the subway entrance is being reduced significantly due to the elimination of the existing arcades along Flatbush and DeKalb. This reduction in open space is a direct result of the project, which will notably decrease the available area around the subway entrance. (J. Wright)**

Response: According to the *CEQR Technical Manual*, open space that is accessible to the public on a constant and regular basis for active and passive **recreation**, including for designated daily periods, is defined as "public" and analyzed under CEQR. The circulation space around the subway entrance does not provide the opportunity for active or passive recreation and would not constitute "open space" per the *CEQR Technical Manual*. Please note, as discussed in the Project Description section of

the DSOW, the Proposed Actions would also include several public realm improvements, including a new open space available to the public (approximately 4,745 sf) on the southern portion of the Development Site and an expanded sidewalk along Flatbush Avenue Extension.

Shadows

C.13 The proposed tower's height and massing will cast deep shadows across surrounding blocks, negatively affecting natural light, tree canopies, and public spaces. This will result in a loss of natural light, impacting the health and aesthetic of the surrounding area, including the tree canopies and public spaces that will be overshadowed. (W. Markarian-Martin)

Response: As described in DSOW, Task 6: Shadows, the EIS will include a detailed shadow analysis using the maximum height of 940 feet to identify whether the Proposed Actions would have a significant adverse shadows impact on sunlight-sensitive resources, including architectural resources, open space, and natural resources. The EIS will disclose whether the Proposed Actions would be likely to result in any significant adverse shadow impacts. The result of the shadows analysis will inform the open space and historic and cultural resources analyses. Should the Proposed Actions result in a significant adverse impact as specified in the *CEQR Technical Manual* (Chapter 08 Section 400), potential mitigation strategies would be assessed to reduce or eliminate the impact to the greatest extent practicable.

Water and Sewer Infrastructure

C.14 Robust mitigation strategies, such as permeable surfaces and green roofs, are necessary to reduce stormwater runoff, which will otherwise increase due to expanded impervious surfaces. These strategies should be formally required because stormwater runoff will continue to pose a threat to water, flood, and sewer infrastructure. (W. Markarian-Martin)

Response: The Proposed Actions would not result in an increase in impervious surfaces as compared to existing conditions. A preliminary assessment of wastewater and stormwater conveyance and treatment has been provided in Section 3, Water and Sewer Infrastructure, of the EAS. The Development Site is served by one storm sewer outfall—Combined Sewer Overflow (CSO) Outfall RH-005. The Proposed Actions would incorporate best management practices (BMPs) that would be required in accordance with the NYCDEP Unified Stormwater Rule (USWR) guidelines, which include requirements for bringing the Development Site into compliance with the allowable stormwater release rate. To achieve the release rate, stormwater would be managed by utilizing one or a combination of detention techniques. Where necessary, green infrastructure technologies and subsurface detention would be implemented to retain or release stormwater with slowed discharge rates to control peak runoff rates. Therefore, the Proposed Actions would not result in any significant adverse stormwater impacts, and no further analysis is warranted.

Transportation

Transit

C.15 The DeKalb subway station may require improvements, such as additional stairs, to accommodate increased usage due to the project, with a cumulative evaluation of demand from both this project and the new building across the street necessary to determine the

extent of needed upgrades. The station has previously added stairs to each platform approximately 20 years ago, and similar additions, such as stairs at the southern end from the concourse or mezzanine to the platforms, may be feasible to meet growing demand. (J. Wright)

Response: As discussed in the DSOW, Task 10: Transportation, the EIS will include a transit analysis, studying subway station elements of locations identified with focus on level of service of stairways and passageways in accordance with methodologies outlined in the *CEQR Technical Manual*. If a significant adverse impact is identified, potential mitigation strategies would be assessed to reduce or eliminate the impact to the greatest extent practicable in coordination with New York City Transit.

C.16 The increased demand on local transportation, including buses and subways, may strain existing infrastructure, with a growing number of people relying on these means of transportation. (Y. Richardson)

Response: See response to C.15. Additionally, the EIS will include a detailed analysis of key bus routes serving the Development Sites. NYCDOT is also currently in the process of developing the Flatbush Avenue Bus Priority plan that would implement bus lanes along Flatbush Avenue between Livingston Street to the north and Grand Army Plaza to the south, portions of which fall within the traffic study area for the Proposed Project. As currently proposed, the plan would convert two Flatbush Avenue travel lanes to center-running bus lanes with the goals of improving bus speeds, reliability, and safety along the corridor; the plan would also implement concrete bus boarding islands and would extend the curb at selected locations to provide additional pedestrian spaces.

NYCDOT is also in preliminary planning stage for the Dekalb-Lafayette Avenues Bus and Safety Improvements project to improve bus service and street safety along the Dekalb Avenue and Lafayette Avenue corridors between Flatbush Avenue Extension and Broadway. Portions of the Dekalb Avenue corridor fall within the traffic study area for the Proposed Project. As preliminarily indicated, NYCDOT is exploring the feasibility of implementing bus priority measures, which might include curbside bus lanes similar to those that were temporarily implemented along Dekalb Avenue in the summer of 2024, and other improvements focused on improving safety for pedestrians and bicyclists.

If implemented, these preliminary plans have the potential to change future conditions, including travel patterns such as vehicle routing and mode choice, and may result in additional significant adverse impacts at traffic analysis locations due to the reduction in roadway capacity for general vehicle traffic. These changes could affect intersections along Flatbush Avenue between Livingston Street and Atlantic Avenue, Dekalb Avenue between Flatbush Avenue Extension and Ashland Place, and nearby upstream or downstream intersections.

At the time of the publication of the Draft EIS, these two plans remain in development. As such, for the purposes of the traffic analysis, the Draft EIS uses the existing roadway configuration (e.g., number of travel lanes, parking lanes, etc.) and signal timing plans on the Flatbush Avenue and Dekalb Avenue corridors to model the future conditions by the Proposed Project's Analysis Year.

The proposed Flatbush Avenue Bus Priority project and Dekalb-Lafayette Avenues Bus and Safety Improvements project would be implemented at NYCDOT's discretion. Once the design of the aforementioned projects is complete, NYCDOT would conduct post-implementation monitoring studies to assess traffic conditions, which would include, but is not limited to: monitoring vehicle speeds and traffic volumes for a defined period of time. Based on the findings of these studies, NYCDOT may refine components of the project to optimize roadway conditions.

Pedestrian

C.17 **This strain is particularly concerning at intersections nearby, where pedestrian safety is a concern due to the need for safe crossings. The proposed development will increase pedestrian traffic in the area. (Y. Richardson)**

Response: As discussed in the DSOW, Task 10: Transportation, the EIS will include a detailed pedestrian analysis following the guidance in the *CEQR Technical Manual*. If an impact is identified, potential mitigation strategies would be assessed to reduce or eliminate the impact to the greatest extent practicable in coordination with NYC DOT.

Parking

C.18 **The Proposed Project would result in loss of parking infrastructure, including 46,190 square feet of surface parking and 140 structured parking spaces, impacting local residents and businesses (W. Markarian-Martin)**

Response: As discussed in the DSOW, Task 10: Transportation, the EIS will include a parking analysis. As the Proposed Actions would not provide parking, an assessment will be made of the available off-street parking facilities within a quarter-mile radius of the Development Site to determine if there is sufficient parking to accommodate the project's demand.

C.19 **I would love to see the MTA invest in improvements to the DeKalb interlocking, which slows every single train on all the B division lines (A. Karas)**

Response: Changes to NYCT rail infrastructure including at the stated location is beyond the scope of this environmental review.

Neighborhood Character

C.20 **Excessive high-rise construction in downtown Brooklyn has created a feeling of encroachment on the surrounding Fort Greene neighborhood, especially with the recent surge in new residence buildings. Many of which are not actually affordable. (R. Slotkin)**

Response: As discussed in the DSOW, Task 15: Neighborhood Character, the EIS will include a neighborhood character assessment. If any significant adverse impacts are identified in the areas of land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise, then the neighborhood character chapter will discuss whether any of these significant adverse impacts would have the potential to affect neighborhood character. Additionally, the Proposed Actions would optimize land use and density in a transit-rich area of Downtown Brooklyn by developing the site with new residential units, including up to approximately 325 units of income-restricted, rent-stabilized affordable housing through MIH.

Greenhouse Gas Emissions and Climate Change

C.21 **The tower also contributes to the urban heat island effect, a growing public health issue in climate-vulnerable communities like ours. The city's own OneNYC 2050 plan outlines goals for**

sustainable development. This proposal undermines those goals unless radically restructured. (W. Markarian-Martin)

Response: As discussed in the DSOW, Task 12: Greenhouse Gas Emissions and Climate Change, an analysis for Greenhouse Gas Emissions and Climate change will be provided in the EIS in accordance with the *CEQR Technical Manual*. In addition, the consistency of the Proposed Actions with OneNYC 2050 will be assessed in the Land Use, Zoning and Public Policy chapter of the EIS in accordance with the *CEQR Technical Manual*.

Construction

C.22 **While the city has stated that subway access will be maintained during construction, I urge that this be formally guaranteed in any future EIS or land use approvals. Disruption to ADA-accessible subway infrastructure at the DeKalb Avenue station would disproportionately impact disabled riders, seniors, and mothers with strollers, undermining the city's goal of equitable transit. The loss of the only elevator-access point at this vital interchange hub would have significant equity implications, particularly for disabled riders who rely on this access point. (W. Markarian-Martin)**

Response: There will be no disruptions to ADA-accessible subway infrastructure at the DeKalb Avenue station during the construction period. As discussed in the DSOW, Task 16: Construction, the EIS will include a detailed construction analysis, including quantitative assessments for construction-related transportation, air quality, and noise. In accordance with the *CEQR Technical Manual*, the analysis will also assess the potential for construction-related activities to affect land use, neighborhood character, open space, historic and cultural resources, and hazardous materials. The construction transportation analysis will assess the potential for construction activities to result in significant adverse effects to traffic, transit (e.g., subway and bus) and pedestrian elements (i.e., sidewalks, corners, and crosswalks), and parking conditions. If significant adverse construction transportation impacts are identified, mitigation strategies will be assessed to reduce or eliminate the impact to the greatest extent practicable.

C.23 **This project will take out an entire city block for several years, significantly disrupting the day-to-day experience of local residents. The cumulative impacts of large-scale construction in Downtown Brooklyn have already burdened our community—forcing pedestrians into the street, narrowing sidewalks, and blanketing the area in scaffolding that often fosters unsafe conditions, including increased loitering, drug use, and violent incidents. We are being asked to accept yet another multi-year disruption in the name of development, with very little assurance that our daily safety or mobility will be protected during that period (W. Markarian-Martin)**

Response: As discussed in the DSOW, Task 16: Construction, the construction transportation analysis will assess the potential for construction activities to result in significant adverse effects to pedestrian elements (i.e., sidewalks, corners, and crosswalks). Additionally, The New York City Department of Buildings (DOB) has primary oversight of construction. DOB enforces safety regulations to protect both workers and the general public during construction. Areas of oversight include installation and operation of equipment such as cranes and lifts, sidewalk sheds, safety netting, and scaffolding. DOB's approval of a Site Safety Plan would be required prior to the construction. The New York State Department of Transportation (NYS DOT) and NYC DOT will review and approve any lane closures on its roadways, should any be necessary. NYC DOT Office of Construction Mitigation and Coordination

(OCMC) reviews and approves Maintenance and Protection of Traffic (MPT) plans. If significant adverse construction transportation impacts are identified, mitigation strategies will be assessed to reduce or eliminate the impact to the greatest extent practicable.

C.24 **Air and noise pollution during construction will impact public health, particularly for children and the elderly. (W. Markarian-Martin)**

Response: As described in the DSOW, the EIS will include a construction air and noise analysis. If significant adverse construction transportation impacts are identified, potential mitigation strategies will be assessed to reduce or eliminate the impact to the greatest extent practicable.

Effects on Disadvantaged Communities

C.25 **The combined impacts of additional use and shadows on the park's natural resources should be scrutinized more closely when factoring in the Environmental Justice area and NYS Disadvantaged Community immediately north of the park, where over 12,000 residents live in public housing and where air pollution from the Brooklyn Queens Expressway contributes to elevated PM2.5 levels (8.8 mcg/m^3, compared to Brooklyn's 7.8 and NYC's 7.5 averages). (Fort Greene Park Conservancy)**

Response: As discussed in the DSOW, Task 19: Effects on Disadvantaged Communities, an assessment of the effects of the Proposed Actions on Disadvantaged Communities (DACs) is warranted and will be included in the EIS.

Miscellaneous

C.26 **It is the responsibility of the City and the community to ensure that new development protects our shared resources and contributes positively to the neighborhood, rather than diminishing its quality of life. (L. Vehrenkamp)**

Response: Comment Noted.

C.27 **As a community, we deeply value this park not only for its ecological benefits but also for its role in the neighborhood's identity and history. (T. Wiesner, L. Vehrenkamp, D. Begley, M. Ogletree, V. Hüller, B. Scios, L. Tilson, R. Slotkin, J. Lariviere, R. Lariviere, A. Weissman)**

Response: Comment Noted.

C.28 **Requiring additional CEQR review is unnecessary and will unjustly slow down the pace of building. (B. Cohen)**

Response: The Proposed Actions are subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, as well as environmental review under New York State Law (the New York State Environmental Quality Review Act) and CEQR.

C.29 **Fort Greene Park is not included in the Surrounding Context section of the Draft Scope of Work for the environmental review of 395 Flatbush Ext,, despite the inclusion of other assets like BAM. The park is actually not mentioned at all in the Draft Scope of Work, only in the Landmark Preservation Commission's response.**

Response: Comment Noted. See response to C.8.

Appendix C: Written Comments on the Draft Scope of Work

From: Lisa Vehrenkamp
To: Noralez-Brown, Michelle (HPD)
Subject: [EXTERNAL] 395 Flatbush Extension Concerns re: Fort Greene Park impacts
Date: Saturday, June 14, 2025 8:03:08 AM

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Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

Thank you to NYC Housing Preservation and Development for collecting testimony on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. I'm writing to provide comments on how the project could affect Fort Greene Park and its community of users.

I am president of the condo board for One Hanson Place and former president of the board for Fort Greene Tennis Association. I've been a resident of Fort Greene for 12 years. I use Fort Greene Park DAILY. It is our jewel box of a park and needs to be protected. In my role on the boards of OHP and FGTA I have seen the difference that green space can make in all of our lives, whether it is exercise, socialization or simply the ability to be in nature with the city all around us. Given how deeply loved and heavily used our park is, I am deeply concerned about the risks posed by any development that lacks careful analysis and community input.

Specifically, the design for 395 Flatbush Ext is concerning for the following reasons:

- We understand that the 395 Flatbush Ext. project will add ~1,200 units or ~2,500 people to the area.
- Park use by people and dogs is already very high. Further use, without mitigation or additional resources will only harm Fort Greene Park.
- Shadows, up to 2 hours during the spring and late summer / early fall will have an impact on park uses [tennis, basketball, fitness activities of various sorts, sunbathing, picnicking, BBQs and more], as well as the natural and cultural resources of the park.

Please ensure that the environmental study for this building includes the following and that the

developer truly does the work to understand how Fort Greene Park will be impacted.

- Require a detailed analysis, per CEQR (City Environmental Quality Review), of the direct (shadow) and indirect impacts of the project on the park's open space.
- Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a historic and cultural (architectural) resource.
- Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a natural resource.
- Incorporate the planned rezoning of The Brooklyn Hospital Center in analysis of future land use conditions to fully understand combined impacts, adjusting the timeline of this EIS process, as needed.

I want to emphasize that I am not anti-development. We need more housing, and our neighborhood—an important transportation hub—is well-positioned to support it. However, developers are driven by return on investment, not necessarily by the public interest. It is the responsibility of the City and the community to ensure that new development protects our shared resources and contributes positively to the neighborhood, rather than diminishing its quality of life. Thank you for reviewing and incorporating community feedback into the scope of work for the DEIS.

Lisa Vehrenkamp
President of the Board One Hanson Place
Major fan of Fort Greene Park!

From: dori begley
To: Noralez-Brown, Michelle (HPD)
Subject: [EXTERNAL] 395 Flatbush Extension project
Date: Monday, June 16, 2025 2:05:54 PM

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Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038

June 16, 2025

Thank you to NYC Housing Preservation and Development for collecting testimony on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. I'm writing to provide comments on how the project could affect Fort Greene Park and its community of users.

As a 25+ year resident, my family and I rely on Fort Greene Park to provide active and passive open space for exercise, meditation, and gathering with friends and neighbors.

I deeply value the park as a natural resource that provides refuge and green infrastructure for the local community and the park's wildlife habitat as we all struggle to adapt to the challenges of climate change. The park's history is also of crucial national significance.

I understand that the 395 Flatbush Ext. project will add ~1,200 units or ~2,500 people to the area. Park use by people and dogs is already very high so, further use, without mitigation or additional resources will only harm Fort Greene Park. Moreover, shadows, up to 2 hours during the spring and late summer / early fall will have an impact on fair use of the park for our mental and physical health, as well as the natural and cultural resources of the park.

I request that the City address the scope of work for the DEIS as follows:

- Require a detailed analysis, per CEQR (City Environmental Quality Review), of the direct (shadow) and indirect impacts of the project on the park's open space.
- Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a historic and cultural (architectural) resource.
- Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a natural resource.
- Incorporate the planned rezoning of The Brooklyn Hospital Center in analysis of future land use conditions to fully understand combined impacts, adjusting the timeline of this EIS process, as needed.

Thank you for reviewing and incorporating our feedback into the scope of work for the DEIS.

Dori Begley
26 South Oxford Street
Brooklyn, NY 11217

From: Maddie Ogletree
To: Noralez-Brown, Michelle (HPD)
Subject: [EXTERNAL] 395 Flatbush Extension project
Date: Monday, June 16, 2025 12:17:44 PM

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Thank you to NYC Housing Preservation and Development for collecting testimony on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. I'm writing to provide comments on how the project could affect Fort Greene Park and its community of users.

As a daily user of Fort Greene Park, I rely on the park to provide active and passive open space to get in nature and walk my dog. Having the park as a sunny place to enjoy a respite from the businesses and crowded nature of the city buildings is a huge part of my everyday life and wellbeing. I deeply value the park as a natural resource that provides refuge and green infrastructure for the local community and the park's wildlife habitat as we all struggle to adapt to the challenges of climate change. The park's history, as an architectural resource—or historic landscape—is of national significance.

I understand that the 395 Flatbush Ext. project will add ~1,200 units or ~2,500 people to the area. Park use by people and dogs is already very high. Further use, without mitigation or additional resources will only harm Fort Greene Park. Shadows, up to 2 hours during the spring and late summer / early fall will have an impact on park uses - tennis, basketball, fitness activities of various sorts, sunbathing, picnicking, BBQs and more - as well as the natural and cultural resources of the park.

I request that the City address the scope of work for the DEIS as follows:

- Require a detailed analysis, per CEQR (City Environmental Quality Review), of the direct (shadow) and indirect impacts of the project on the park's open space.
- Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a historic and cultural (architectural) resource.
- Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a natural resource.

Incorporate the planned rezoning of The Brooklyn Hospital Center in analysis of future land use conditions to fully understand combined impacts, adjusting the timeline of this EIS process, as needed.

Thank you for reviewing and incorporating this feedback into the scope of work for the DEIS.

Thank you, Maddie Ogletree
Fort Greene Resident

From: volker hueller
To: Noralez-Brown, Michelle (HPD)
Subject: [EXTERNAL] Comments on the Draft Scope of Work for the DEIS – 395 Flatbush Extension Project
Date: Monday, June 16, 2025 12:15:23 PM

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Attn: Michelle Noralez Brown

Senior Environmental Planner

NYC Housing Preservation and Development

100 Gold Street, Room 7-A3

New York, NY 10038

noralezm@hpd.nyc.gov

Dear Ms. Noralez Brown,

Thank you to the New York City Department of Housing Preservation and Development (HPD) for the opportunity to provide input on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. I am writing to express concerns about the potential impacts of the proposed development on Fort Greene Park and the surrounding community.

As a citizen, living near Fort Greene Park, I value the park as an essential space for both active and passive recreation. Activities such as family gatherings, youth sports, nature observation, etc. are critical to the health and well-being of local residents. Fort Greene Park is not only a treasured green space but also a vital piece of natural infrastructure, providing environmental benefits and resilience as our community faces the growing impacts of climate change.

The park also holds deep historical and cultural significance, both as a landmarked landscape designed by Frederick Law Olmsted and Calvert Vaux and as a site of national importance. These qualities make its preservation and careful stewardship a matter of public interest.

I understand that the 395 Flatbush Extension project proposes to add approximately 1,200 housing units, which could increase the neighborhood population by roughly 2,500 residents. Park usage—including by people and dogs—is already at capacity. Without meaningful mitigation or investment in additional open space resources, increased demand may place further strain on Fort Greene Park, diminishing its usability and ecological health.

I am particularly concerned about the proposed project's shadow impacts. According to initial assessments, shadows could affect the park for up to two hours during the spring and in late summer/early fall. These shadow impacts may disrupt a wide range of activities—such as tennis, basketball, fitness, sunbathing, picnicking, and barbecuing—and could also negatively affect the park's plant life, wildlife habitat, and historic landscape features.

In accordance with the City Environmental Quality Review (CEQR) process, we urge HPD to

ensure that the DEIS scope includes the following:

1. A comprehensive analysis of direct and indirect impacts on Fort Greene Park's open space, including increased usage and shadow effects.
2. A detailed assessment of how the shadows and added usage may affect the park as a designated historic and cultural landscape.
3. A thorough evaluation of impacts on the park as a natural resource, including implications for biodiversity, tree health, and microclimate conditions.
4. Inclusion of the planned rezoning of The Brooklyn Hospital Center in the DEIS's future land use scenarios to accurately assess cumulative impacts. If necessary, we ask that the DEIS timeline be adjusted to accommodate this integrated analysis.

Thank you for your attention to these concerns. I appreciate your commitment to a transparent and inclusive environmental review process and request that these recommendations be reflected in the final scope of work.

Sincerely,

Volker Hüller

40 s Oxford Street

Brooklyn

NY11217

From: Brian Scios
To: Noralez-Brown, Michelle (HPD)
Subject: [EXTERNAL] Fort Greene Park and 395 Flatbush Ext. project
Date: Monday, June 16, 2025 4:00:58 PM

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Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

June 16, 2025

Thank you to NYC Housing Preservation and Development for collecting testimony on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. I'm writing to provide comments on how the project could affect Fort Greene Park and its community of users.

After living in the community for over 15 years and having bought our current place just below Fort Greene Park 5 years ago, we rely on the park to provide a sense of community, nature, recreation, and peace. The history of the park is also incredibly remarkable and something we take pride in.

We recently received news that the 395 Flatbush Ext. project will add ~1,200 units or ~2,500 people to the area. This is INCREDIBLY concerning not just because of the influx of people this will bring without proper infrastructure, but also the shadows predicted to be cast on the park, impacting things ranging from tennis, basketball, sunbathing, picnicking, BBQs and more, as well as the natural and cultural resources of the park.

We request that the City address the scope of work for the DEIS as follows:

- Require a detailed analysis, per CEQR (City Environmental Quality Review), of the direct (shadow) and indirect impacts of the project on the park's open space.

- Require a detailed analysis, per CEQR, of the impacts of the shadows and

additional use on the park as a historic and cultural (architectural) resource.

- Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a natural resource.

- Incorporate the planned rezoning of The Brooklyn Hospital Center in analysis of future land use conditions to fully understand combined impacts, adjusting the timeline of this EIS process, as needed.

Please allow enough time to thoughtfully review these plans and receive input from the community. Fort Green and Fort Greene Park are special places, and we hope to keep them that way. Thank you for reviewing and incorporating our feedback into the scope of work for the DEIS.

Brian Scios and Lisa Tilson
28 South Oxford St, Apt 1
Brooklyn, NY 11217
(631) 525-3420

From: Theresa Wiesner
To: Noralez-Brown, Michelle (HPD)
Subject: [EXTERNAL] PS46 Community TESTIMONY RE FLATBUSH EXT
Date: Monday, June 16, 2025 4:50:16 PM

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Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

Subject: Community Concerns Regarding the 395 Flatbush Extension Development and Its Impact on Fort Greene Park

Dear Ms. Brown,

Thank you to NYC Housing Preservation and Development for collecting testimony on the Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. As a member of the Fort Greene community, I'm writing to share some critical concerns about how this proposed project could negatively affect Fort Greene Park and the people who rely on it.

Our Use of Fort Greene Park
As a daily user of Fort Greene Park, I rely on the park to provide both active and passive open space. Whether it's for exercise, relaxation, socializing, or taking in the natural beauty, Fort Greene Park is an essential part of my life. It serves as a green refuge in an urban landscape, providing not only space for recreation but also playing a key role in supporting local wildlife and contributing to our community's resilience in the face of climate change.

Fort Greene Park is more than just an open space; it is a historic and cultural landmark of national significance. As a community, we deeply value this park not only for its ecological benefits but also for its role in the neighborhood's identity and history.

Key Concerns About the 395 Flatbush Extension Development
The proposed 395 Flatbush Extension development is expected to add approximately 1,200 residential units, translating to about 2,500 additional residents. As it stands, park usage is already at high levels, with both people and pets regularly utilizing its open spaces. The addition of so many new residents to an already strained infrastructure, without adequate mitigation or additional resources, will only further harm the quality of the park and its ability to serve the community.

The development's potential shadow impacts are of particular concern. The proposed building

could cast shadows on the park for up to two hours during the spring and late summer/early fall, significantly affecting key activities that take place in the park, including tennis, basketball, fitness classes, sunbathing, picnicking, and community barbecues. These shadows could diminish the park's functionality as an open, public space. Additionally, the proposed development may have detrimental effects on the park's natural and cultural resources, which should not be underestimated.

Requests for the Environmental Review Process
We urge the city to address the following concerns in the scope of work for the DEIS:

1. **Detailed Shadow Impact Analysis**: We request a thorough analysis, per the City Environmental Quality Review (CEQR) guidelines, of both the direct and indirect impacts of the proposed project, specifically the shadowing of the park and its impact on park activities and users.

2. **Impact on Historic and Cultural Resources**: Fort Greene Park is a historic landscape with architectural significance. We request a detailed analysis of how the development will affect the park's status as a cultural resource, and how shadows and increased use might disrupt its integrity.

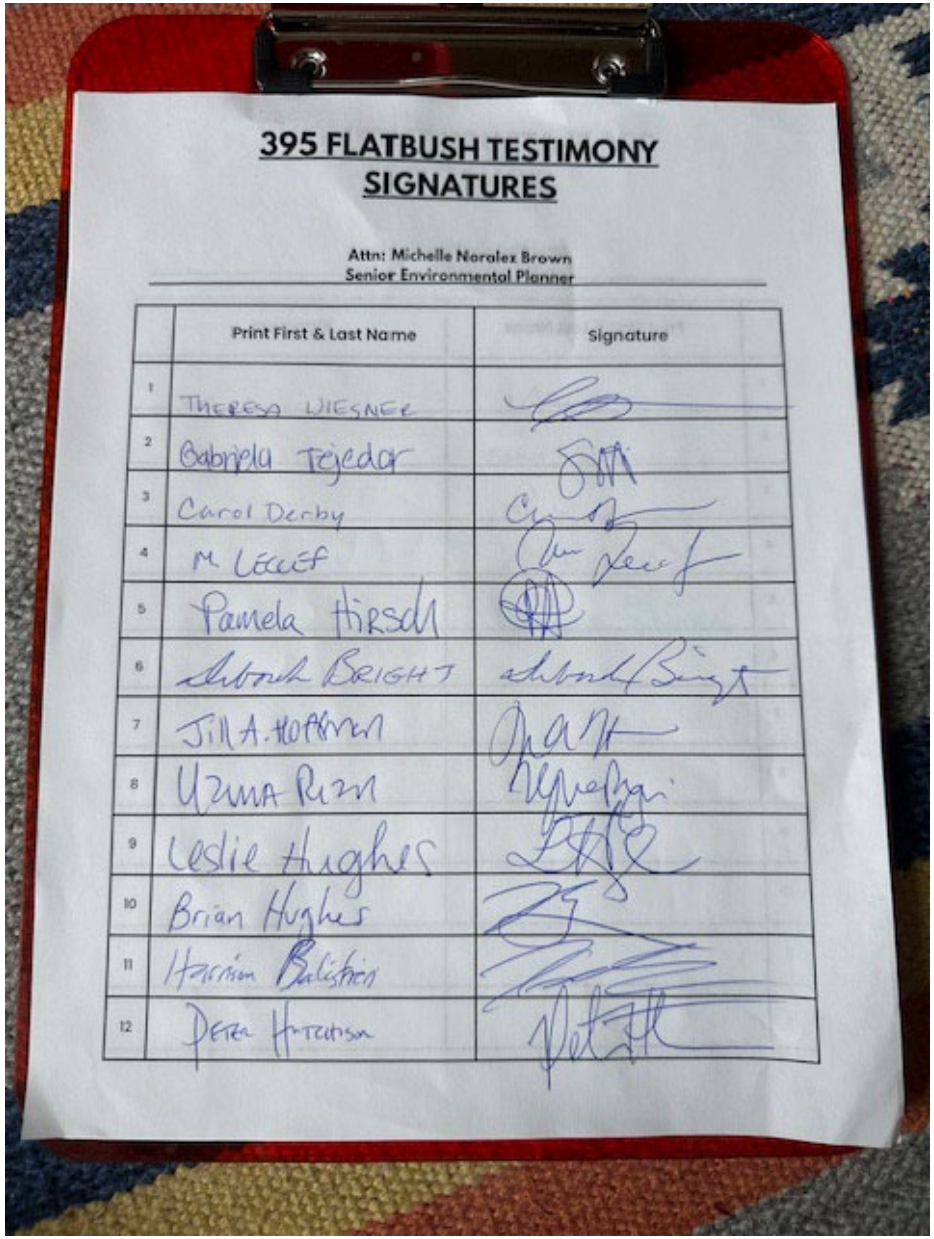
3. **Impact on Natural Resources**: The park is a critical green space, contributing to local ecology and offering green infrastructure benefits. We request an in-depth review of the potential impact that the development, including additional users and shadows, will have on the park's natural environment.

4. **Comprehensive Land Use Analysis**: We also request that the rezoning of the Brooklyn Hospital Center be incorporated into the DEIS to ensure a full understanding of combined land-use impacts in the area. This analysis should be comprehensive and consider cumulative effects, including the impact on the park and the surrounding community.

Closing Remarks
We appreciate your consideration of our concerns as part of the ongoing environmental review process. It is essential that the voices of the community are heard and that the DEIS adequately addresses the potential long-term impacts of this development on Fort Greene Park and the people who use it. We hope that the necessary steps will be taken to preserve and protect this cherished resource for current and future generations.

Thank you for your time and for reviewing our feedback. We trust that these concerns will be incorporated into the final scope of work for the DEIS.

Sincerely, SEE ATTACHED SIGNATURES



395 FLATBUSH TESTIMONY SIGNATURES

Attn: Michelle Noralez Brown
Senior Environmental Planner

	Print First & Last Name	Signature
1	THERESA WIESNER	
2	Gabriela Tejeda	
3	Carol Derby	
4	M Lecuef	
5	Pamela Hirsch	
6	Deborah BRIGHT	
7	JILL A. HOFFMAN	
8	UZMA RIZVI	
9	Leslie Hughes	
10	Brian Hughes	
11	Harrison Balistreri	
12	PETER HUTCHISON	

395 FLATBUSH TESTIMONY SIGNATURES

Attn: Michelle Noralez Brown
Senior Environmental Planner

	Print First & Last Name	Signature
1	Matthew Wildauer	
2	Blaise Wiesner	
3	Fox Wiesner	
4	Hilde Riegle	
5	Candace Simon	
6		
7		
8		
9		
10		
11		
12		

Sent from an octopus's garden

From: Rebecca S
To: Noralez-Brown, Michelle (HPD)
Subject: [EXTERNAL] RE: 395 Flatbush Extension project
Date: Monday, June 16, 2025 3:51:50 PM

You don't often get email from becca.slotkin@gmail.com. Learn why this is important

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Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

June 16, 2025

Thank you to NYC Housing Preservation and Development for collecting testimony on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. I'm writing to provide comments on how the project could affect Fort Greene Park and its community of users.

I am a Fort Greene resident of 4 years with the intention of living here for many more years. Part of what I love so deeply about this community is the village feel created through the intentional preservation of low-rise buildings and green spaces, most notably Fort Greene Park. I've attended community events, movies on summer nights, tree lighting in the dark winter, and routine relaxed days under the wonderful sun. As any New Yorker can attest to, space is a shrinking precious resource.

- I rely on Fort Greene Park to provide active and passive open space, as a place where I find solace solo and community with friends and neighbors.

- I deeply value the park as a natural resource that provides refuge and green infrastructure for the local community and the park's wildlife habitat as we all struggle to adapt to the challenges of climate change.

- The park's history, as an architectural resource—or historic landscape—is of national significance.

The construction of new residence buildings in downtown Brooklyn - how many of which are **actually** affordable and will contribute to relieving the housing crisis - that has gone up in the last couple of years has created a feeling of encroachment on the Fort Greene neighborhood.

-

We understand that the 395 Flatbush Ext. project will add ~1,200 units or ~2,500 people to the area.

- Park use by people and dogs is already very high. Further use, without mitigation or additional resources will only harm Fort Greene Park.

- Shadows, up to 2 hours during the spring and late summer / early fall will have an impact on park uses [tennis, basketball, fitness activities of various sorts, sunbathing, picnicking, BBQs and more], as well as the natural and cultural resources of the park.

In conjunction with my neighbors, I request that the City address the scope of work for the DEIS as follows:

- Require a detailed analysis, per CEQR (City Environmental Quality Review), of the direct (shadow) and indirect impacts of the project on the park's open space.
- Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a historic and cultural (architectural) resource.
- Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a natural resource.
- Incorporate the planned rezoning of The Brooklyn Hospital Center in analysis of future land use conditions to fully understand combined impacts, adjusting the timeline of this EIS process, as needed.

We cannot continue to allow developers to build for profit without thoughtful community planning that maintains and improves quality of life.

Thank you for reviewing and incorporating my feedback into the scope of work for the DEIS.

Sincerely,
Rebecca Slotkin
S. Oxford Street Resident

From: Theresa Wiesner
To: Noralez-Brown, Michelle (HPD)
Subject: [EXTERNAL] Testimony RE Flatbush Ext
Date: Monday, June 16, 2025 4:45:22 PM

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Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

Subject: Concern Over Proposed Highrise and Its Impact on Fort Greene Park

Dear Ms. Brown,

I am writing to express my deep concern regarding the proposed highrise development at 395 Flatbush Ext. in Downtown Brooklyn, which is currently undergoing the rezoning process. As a member of the Fort Greene community for the past 2 decades, I believe that this project, if it moves forward, will have significant negative consequences for Fort Greene Park, the heart of our neighborhood.

Firstly, I am concerned about the increase in traffic and its resulting strain on the park and surrounding areas. Fort Greene Park is a place of refuge for families, children, and residents, and it serves as an essential green space for the community. The additional traffic from this highrise could disrupt the peaceful environment that makes the park such an important part of our daily lives.

Secondly, the proposed development threatens to disturb the natural beauty and landscape of the park. Fort Greene Park is not just a park—it's a cherished cultural and historical space. Any disruption to its natural features, whether through overshadowing, overdevelopment, or environmental degradation, would diminish the park's aesthetic and practical value for the community.

The proposed tower, being one of the tallest in Brooklyn, will undoubtedly cast long shadows over the park. This could not only impact the park's sunlight but also the enjoyment of the open space for both leisure and educational purposes. As a local resident, I am also concerned about the impact this development will have on local schools, including P.S.20, which uses the park for recreational and learning activities. An increase of approximately 2,500 additional park users will put additional strain on a resource that is already vital to our schools' programs.

I strongly urge the development team and local authorities to consider the long-term consequences of this project. As the development enters the environmental review process, I hope that the concerns of local residents will be given full consideration to ensure that Fort Greene Park can remain a peaceful, accessible, and sustainable space for generations to come.

Thank you for your attention to this matter. I trust that the voices of the community will be heard as this proposal moves forward, and that we can work together to protect Fort Greene Park's future.

Sincerely,
Theresa Wiesner & Family

122 Adelphi St // 646-470-7818

Sent from my iPhone

June 16, 2025

NYC Housing & Preservation Department
Attn: Michelle Noralez Brown
Senior Environmental Planner, HPD
100 Gold Street, Room 7-A3
New York, NY 10038

RE: 395 Flatbush Avenue Scoping Hearing Public Comment (CEQR No. 25HPD058K)

Dear Ms. Noralez Brown,

My name is Chad Purkey, Vice President of the Association for a Better New York (ABNY), a 50+ year-old non-profit with a membership network of 250 private and public sector leaders who work to move New York City forward, and I am here to express support of the project at 395 Flatbush Avenue.

ABNY is pleased to register its strong support for the redevelopment of 395 Flatbush Avenue — a sensible project that leverages city assets to create much needed mixed-income housing in a transit-rich neighborhood. In addition to the 1,200 new housing units, the reimagining of this highly visible site will bring revitalized ground floor retail, new public plaza spaces, and improvements to local subway infrastructure.

We encourage HPD to provide meaningful consideration of all these benefits and improvements, along with all components of the proposed project, while undertaking the environmental review process.

In short, 395 Flatbush Avenue is a positive redevelopment project for Downtown Brooklyn and the city due to its creation of housing and public space improvements and look forward to it advancing to construction.

Sincerely,

Chad Purkey
Vice President

Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

June 15, 2025

Thank you to NYC Housing Preservation and Development for collecting testimony on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. I'm writing to provide comments on how the project could affect Fort Greene Park and its community of users.

- As a weekly user of Fort Greene Park, I rely on the park to provide active and passive open space.
- I/we deeply value the park as a natural resource that provides refuge and green infrastructure for the local community and the park's wildlife habitat as we all struggle to adapt to the challenges of climate change.
- The park's history, as an architectural resource—or historic landscape—is of national significance.

Given the housing shortage and cost of living crises in Brooklyn, it's imperative that new development be allowed to proceed, so that the largest number of people can enjoy the park and live in a sustainable, environmentally-friendly way. Allowing more homes is clearly the best course for the Park and Brooklyn. Requiring additional CEQR review is unnecessary and will unjustly slow down the pace of building.

Thank you for reviewing and incorporating our feedback into the scope of work for the DEIS.

Ben Cohen

BROOKLYN
CHAMBER OF COMMERCE

June 3rd, 2025

Michelle Noralez Brown
Senior Environmental Planner, HPD
100 Gold Street, Room 7-A3
New York, NY 10038

RE: 395 Flatbush Avenue Extension Development Project

Dear TK,

As an organization dedicated to advocating for the Brooklyn business community, I am writing on behalf of the Brooklyn Chamber of Commerce to express our strong support for the plan to redevelop 395 Flatbush Avenue.

As published in our Q1 Brooklyn Economic Snapshot, Brooklyn's business outlook is in a period of growth, with the number of jobs, commercial leases and new businesses increasing across the borough. In order for businesses to thrive in mixed-use corridors like Downtown Brooklyn, there needs to be holistic community infrastructure to bolster day-to-day operations – from housing for employees to a vibrant public realm that can accommodate the rising foot traffic.

The development team at Rabina and the Park Tower Group plan to replace an outdated office building with a modern, well-designed development that will brighten this corner in Brooklyn and help realize the site's full potential as a mixed-use hub that caters to the neighborhood's many needs.

With access to numerous subway lines and buses, this transit-oriented location is prime for this type of project that will deliver over 1,200 mixed-income apartments. This project goes beyond supporting Downtown Brooklyn—it will help the borough and the city respond to the urgent housing crisis by meeting the demand for a range of apartments at various income levels.

The roughly 10,000 square feet of streetscape improvements will also help reinvigorate one of the most critical intersections in Brooklyn's largest economic hub along Flatbush Avenue and Fulton Street. The plan commits to beautifying and improving the public spaces, including with a new 4,750-square-foot public plaza and a redesign of the Dekalb Avenue Subway Station. With more room to walk, more places to sit, and more trees and plantings to green this bustling thoroughfare, 395 Flatbush will create the sort of public realm that Brooklynites can be proud of. Wider sidewalks and improved subway access will transform the pedestrian experience at this highly trafficked juncture and mean our streets better serve the people using them.

The 66,000 square feet of retail will further activate the street-level experience and the 75,000 square feet of commercial space will bring great jobs to the heart of the neighborhood. These improvements complement the efforts underway to revitalize the dynamic Fulton Mall retail corridor, while also providing green space for the thousands of people who pass through the area each day to enjoy. At a time when business is booming in Brooklyn, these state-of-the-art commercial spaces are poised to advance that growth.

395 Flatbush is providing badly-needed housing for New Yorkers, creating opportunities for business, and reshaping the public realm infrastructure needed to support existing and future growth. We strongly support this plan and urge you to as well.

Sincerely,



Randy Peers
President and CEO
Brooklyn Chamber of Commerce

Fort Greene Tennis Association
http://www.fortgreenetennis.org/
tennis@fortgreenetennis.org

Attn: Michelle Noralez Brown, Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

June 16, 2025

Thank you to NYC Housing Preservation and Development for collecting testimony on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. We're writing to provide comments on how the project could affect Fort Greene Park and the community of tennis players who use it.

As stewards of the tennis courts in Fort Greene Park, we rely on the park to provide a place for neighbors to maintain their physical and mental well-being through exercise and social connection. We value the park as a resource that preserves access to a sport and hobby that can be prohibitively expensive in New York City, where the number of public tennis facilities is limited.

We understand that the 395 Flatbush Ext project will add about 1,200 housing units/2,500 people to the area's population. Park use—especially tennis court use—is already very high. Increased use without mitigation or additional resources will only harm Fort Greene Park.

We also understand that the project will cast shadows across the tennis courts for up to two hours a day during popular parts of the tennis season, reducing the usability of the courts.

We request that the City address the scope of work for the DEIS as follows:

- Require a detailed analysis, per City Environmental Quality Review, of the impacts of additional use of the park and shadows cast by the proposed project.
- Incorporate the planned rezoning of The Brooklyn Hospital Center in analysis of future land use conditions to fully understand combined impacts, adjusting the timeline of this EIS process as needed.

Thank you for reviewing and incorporating our feedback into the scope of work for the DEIS.

Sincerely,

Fort Greene Tennis Association

FORT GREENE PARK CONSERVANCY

Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

June 11, 2025

Thank you to NYC Housing Preservation and Development for organizing the recent scoping meeting and gathering testimony for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project (the "Project").

My name is Rosamond Fletcher and I'm the Executive Director of the Fort Greene Park Conservancy. For nearly 25 years, we have partnered closely with NYC Parks as the primary steward of Fort Greene Park. We have grown our capacity and budget in recent years—now at $1.5 million—to respond to intensive park use, **much of which stems from new residents living in Downtown Brooklyn since the 2004 rezoning.**

I'm dividing our testimony into three parts:

I. FORT GREENE PARK SURROUNDING CONTEXT
II. CEQR TECHNICAL ANALYSIS AREAS
III. FUTURE DEVELOPMENT

I. FORT GREENE PARK SURROUNDING CONTEXT

At 30 acres, Fort Greene Park is the closest substantial park for residents of Downtown Brooklyn - and it is a beautiful and historic park, filled with amenities: lush and ample lawns for picnicking, sun bathing and off-leash with your dog, tennis and basketball courts, two playgrounds. **Fort Greene Park is just .2 miles or a 5 min walk from 395 Flatbush Ext**; whereas, Commodore Barry Park is .6 miles or a 13 min walk, Cadman Plaza Park is .8 mile or a 19 min walk, Brooklyn Bridge Park is 1.2 miles or a 27 min walk, Prospect Park is a 1.3 miles or a 32 min walk. If you're a current Downtown resident—or a future resident of 395 Flatbush Ext.—and are walking your dog or pushing your kid in a stroller, the likelihood that you'll use Fort Greene Park is high.

In fact, Fort Greene Park now has 250,000 unique users per year based on data from Placer AI. These numbers far exceed the full population of Fort Greene, which is just over 30,000, suggesting that residents from nearby areas, including Downtown Brooklyn frequent the Park. The Downtown Brooklyn Partnership website shares that the area has added 22,000 units of housing in the 20 years since the rezoning, with another 8,000 in the works. This trends with our visitation data. **Our analysis shows that park use/acre in Fort Greene Park is actually double that of Prospect Park, and nearly the same use per acre of Central Park, the most visited park in the United States.**

Despite these numbers, we have noticed a concerning trend: developers omitting or undervaluing Fort Greene Park as a contextual asset during rezonings or community outreach, then featuring or using the Park as a promotional asset during leasing. For example, Fort Greene Park is not included in the Surrounding

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Context section of the Draft Scope of Work for the environmental review of 395 Flatbush Ext, despite the inclusion of other assets like BAM. The park is actually not mentioned at all in the Draft Scope of Work, only in the Landmark Preservation Commission's response.

So, while we appreciate the plaza space and the dog area for residents of the proposed Project, and we know the City needs more housing, **it is our responsibility to preserve and protect Fort Greene Park for all park users. including the nearly 12,000 residents of Whitman, Ingersoll, and Farragut Houses living immediately north of the Park in a designated NYS Disadvantaged Community.** As such, we respectfully request that the City incorporate our feedback to ensure the EIS assesses the true impact of the proposed development on the Park.

II. CEQR TECHNICAL ANALYSIS AREAS

The impact of the proposed Project includes **shadows** and **unmitigated additional use** on Fort Greene Park.

The incremental shadow and additional use impacts on the Park should be studied according to several of the Technical Analysis Areas of the CEQR Technical Manual. Shadow analysis is included as its own separate category in the Manual. The Project's impact on the park also reaches across three Technical Analysis Areas:

1. Open Space
2. Historic & Cultural Resources
3. Natural Resources.
   Please note that this last category is currently completely excluded from the Draft Scope of Work for the EIS and the preceding EAS despite the Park meeting the CEQR definition of a Natural Resource and its inclusion as a Natural Resource in NYC Parks' recent EAS for planned capital improvements (CEQR #: 22DPR009K).

1) OPEN SPACE:

As a substantial park, Fort Greene Park has many active open spaces: tennis and basketball courts, two playgrounds, an adult fitness area, off-leash dog areas. It also has significant passive open spaces: sunbathing hills and lawns, picnic and BBQ areas, paths for strolling, benches for sitting, areas for dog walking and bird watching.

The Draft Scope of Work for the EIS outlines an analysis of the impact of the additional population from the Project on open space but it does not appear to commit to study anything beyond a preliminary analysis. We respectfully request that the City commit to a detailed analysis of the impacts of the Project on open space per CEQR. As the Manual states, "**Indirect effects may occur when the population generated by the proposed project overtaxes the capacity of existing public open spaces so that the service provided to existing and future populations in the area would be substantially or noticeably diminished.** The core concept of an open space analysis is based on "open space ratio," the proportion of area and number of users. The open space ratio is defined as follows: In New York City, the optimal OSR for residential populations is 2.5 acres of open space per 1,000 residents."

Our calculation, per CEQR, taking 44,914 residents, which is a conservative Census count of the .5 mile study area, yielded an Open Space Ratio - or OSR of .82, which is three times less than the optimal 2.5. And this is from 2020 data,

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discounting 5 years of rapid growth. Per the standard, there should be 112 acres of open space in the study area, but we just have 37, 30 of those being Fort Greene Park.

It's also illustrative to consider how a significantly deficient OSR taxes the Park specifically. **Given its 30 acres, and the 2.5 acres per 1,000 residents standard, an optimal number of residents for the Park would be 12,000, not the 250,000 people who use it per year. The Park specific OSR is 20X the optimal NYC ratio. This can only be described as a destructive force on the Park.**

These circumstances demand a detailed analysis for this Project and any future rezoning near the Park: Per CEQR, "Detailed analysis of open space effects on residents is generally unnecessary if the open space ratio decreases by less than 1 percent. **However, the existing open space ratio may be so low that even an open space ratio change of less than 1 percent may result in potential significant open space impacts. In that case, the potential for open space impacts should be further assessed."**

Additionally, there can be little question that shadow impacts affect the park as an open space. We're grateful to the team for sharing their preliminary analysis. **It shows that significant, 2-hour shadows will impact the park in spring and late summer / early fall, times of significant use. Per CEQR, "a significant shadow impact generally occurs when an incremental shadow of 10 minutes or longer falls on a sunlight-sensitive resource,"** and has a corresponding effect related to light needs, enjoyment or usability. **The 2-hour shadows would be over 10x the CEQR threshold for a significant impact.**

The draft scope of work for the Project's EIS states that "as the Proposed Actions would not lead to any direct changes to open space, no further analysis of direct effects is warranted." However, the CEQR Manual says that **"direct effects may result from sources of noise, air pollutants, odors, or shadows on public open space, affecting its function, usability or enjoyment…**For example, if the shadows analysis prepared for the proposed project identified the potential for a significant adverse impact due to project-generated incremental shadows on open space, this adverse effect should also be described in the open space analysis, as the shadow would also have a significant adverse impact on the use and enjoyment of open space."

A preliminary open space analysis, per the CEQR manual, does not look at how shadows impact use of open space, whereas a detailed analysis, with field surveys, would. **Due to the shadows, and the area's extremely deficient OSR, we request a detailed analysis of the direct and indirect effects on open space. This analysis should be required.**

2) HISTORIC & CULTURAL RESOURCES

The additional unmitigated use and shadows also affect the park as a Historic & Cultural Resource. Fort Greene Park is in the Landmarks Preservation Commission-designated Fort Greene Historic District (LP-00973), which is also listed on the State/National Register of Historic Places (90NR01318). Therefore, an architectural resources assessment is warranted.

Fort Greene Park's distinctive topography is the result of glacial activity that occurred ca. 20,000 years ago. When the Wisconsin Ice Sheet receded, it left the Ronkonkoma and the Harbor Hill moraines of rocky debris, or glacial till, overlapped in Brooklyn, creating Fort Greene Park's rolling slopes. The park's high grounds provided a strategic

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lookout point over land and water routes into Brooklyn during the Revolutionary War. In 1847, the legislature of the City of Brooklyn approved an act to secure the land on the site of the old fort, which was then named “Washington Park.” This was the first designated public park in the City of Brooklyn. In 1867, the Park gained added distinction by being designed by the landscape architecture firm of Frederick Law Olmsted and Calvert Vaux. An integral part of the new design was the creation of a crypt within the Park to house the remains of some of the 11,000 patriots (Prison Ship Martyrs) who had perished on over-crowded prison ships anchored for six years in Brooklyn’s Wallabout Bay during the Revolutionary War. The remains of the prisoners were moved to the site in 1873 into a brick vault. In 1905, the architectural firm of McKim, Mead & White designed and constructed the Prison Ship Martyrs’ Monument within the Park.

The Draft Scope of Work states that, “The architectural resources study area is therefore defined as the directly affected area (i.e., the Development Site), plus **a study area that reflects the area in which <u>any resources may be affected by the project</u>**, as per the guidance provided in the CEQR Technical Manual. A quarter-mile study area is being evaluated for this project to capture the area that could receive incremental shadow from the proposed building, and a study area of 400 feet is being evaluated to capture potential effects of the Proposed Project on nearby architectural resources.” **It is unclear to us whether this proposed area captures the Park but we are reassured to see in LPC’s letter that they identified Fort Greene Park as a Historic & Cultural Resource that may be affected by the Project’s impacts.**

We’ve identified two CEQR considerations. The first, is that, **“Historic landscapes, such as [but not limited to] scenic landmarks including vegetation recognized as an historic feature of the landscape” should be considered for impacts.** The unmitigated additional use and shadows would affect the viability of the Park’s evergreen trees, an important element of Olmsted’s historic design of the Park. We’ve also identified that the 72-story, 840-foot tower would, per CEQR, result in, “A change in scale, visual prominence, or visual context” for Fort Greene Park.

3) NATURAL RESOURCES

Per the EAS recently completed by NYC Parks for capital improvements to Fort Greene Park, the CEQR manual defines a natural resource as “(1) the City’s biodiversity (plants, wildlife, and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City’s environmental stability.”

The recent EAS for capital improvements to the Park includes 21 pages on the Park as a Natural Resource, comprising several types of ecological communities within the Terrestrial Cultural category. This category, which includes designed parks, is on page 236 of the CEQR Manual.

According to the recent EAS conducted for the Park, it “provides an isolated patch of open space within the developed landscape and is separated by several hundred feet to ½-mile from the other parks. The closest park with a large contiguous natural area is Prospect Park…the Park provides habitat value for several species of small mammals, birds, both resident and migratory, and native and adapted horticultural trees, shrubs, and groundcover species are utilized by pollinators.”

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As a natural, glacially formed hill the park provides a unique spot in Brooklyn for bird migration and is listed in NYS Department of Environmental Conservation's NYS Birding Trail (one of just nine Brooklyn Parks with this designation).

Per the Park's recent EAS, "**A total of 136 species of birds have been detected via eBird in Fort Greene Park**, Brooklyn, New York according to the eBird data compiled as of June 7, 2021 (Table F-1). Of the avian species that have been detected in the park, 98 (72% of the total species) are detected regularly in Fort Greene Park each year and the rest are rarely observed."

"Of the avian species that have been regularly detected in Fort Greene Park during migration periods, most use the natural resources available in the park to "fuel up" during migratory stopovers. These birds include four species of woodpeckers, three species of flycatchers, three species of vireos, three species of wrens, five species of thrushes, twelve species of sparrows, and twenty species of warblers. These birds use trees of various sizes, shrubs, and herbaceous vegetation to forage for food or find temporary shelter while they stop over in Fort Greene Park during migration. Several avian species are also detected as flyovers, including three species of gulls, Double-crested Cormorant (Phalacrocorax auritus), Great Blue Heron (Ardea herodias), and Osprey (Pandion haliaetus)."

"...many species that are protected under the Migratory Bird Treaty Act of 1918 have been observed passing through the park or may potentially pass through the park during migration seasons."

According to the EAS, several trees also qualify as distinct natural resources, "There are three notably large trees: two elms (#336 and #332) located at the east central portion of the park near Washington Park Road measuring 69-inch and 59-inch DBH, respectively and a 52-inch DBH London Planetree growing near the monument steps."

Understanding that Fort Greene Park qualifies as a Natural Resource, we are deeply concerned that additional use on top of already intensive park use will increase and intensify erosion of the Park's hilly landscape, exposing the roots of the Park's mature trees and endangering the canopy and wildlife habitat. Wear and tear on the Park's hills and lawns leaves them bare, causing runoff that degrades the natural hill and accelerates erosion. To counteract this, the Conservancy and NYC Parks have planted gardens on slopes and have instituted a lawn rotation and turf management program. Any additional park use will exacerbate harms to the Park's natural resources and undo our efforts.

Regarding the effects of shadows, **early analysis from the team shows that incremental shadows cast on the park are roughly two hours in length (or more if calculated past 4:30pm) on March 21 and September 21, projecting across the entirety of the Park for a portion of the time. These periods in spring and fall are precisely when lawn restoration and seeding happen, and when the landscape is in a fragile state.** Losing 2 hours of sunlight from incremental shadows across some of the hills and lawns during this time period will have a significant adverse impact on our ability to keep erosion at bay.

The shadows will also affect the Park's trees. **A number of evergreen trees, including young evergreens added in recent years, which are sensitive to shadow impacts year round would be at risk.** And the Park's unique and significant trees, which provide substantial habitat, such as the English Elm with a 68-inch diameter trunk recognized with the Great Tree distinction by NYC Parks, would suffer from less light. This elm, located along the park's Tree Trail, was planted in the park's original 1860s

design by landscape architects Frederick Law Olmsted and Calvert Vaux, and is among the largest and oldest trees in Brooklyn.

The Draft Scope of Work states “If the Tier 1 through Tier 3 analysis indicates the need for a detailed shadows analysis, the EIS will include an analysis that will take into account shadow from existing buildings.“ **We respectfully request that a detailed analysis be completed in the scope, regardless of Tier 1 -3 analysis, to determine the extent and duration of new incremental shadows that fall on the sunlight-sensitive resource of Fort Greene Park as a result of the proposed Project. And we request that this information be vetted against a current inventory of the Park’s trees and habitat that includes planting from recent years (vetted by the Park Administrator and Conservancy).**

Additionally, **the combined impacts of additional use and shadows on the park’s natural resources should be scrutinized more closely when factoring in the Environmental Justice area and NYS Disadvantaged Community immediately north of the park**, where over 12,000 residents live in public housing and where air pollution from the Brooklyn Queens Expressway contributes to elevated PM2.5 levels (8.8 mcg/m³, compared to Brooklyn’s 7.8 and NYC’s 7.5 averages) . **Our Green Team, a paid environmental education and job pathways program for local teens, the majority of whom live at Whitman, Ingersoll and Farragut Houses, have worked hard for the past three years to address erosion challenges in the Park to protect the canopy with hands-on solutions. Please do not discount and devalue their efforts by ignoring the very real impact that heavy park use and shadows have on Fort Greene Park.**

III. FUTURE DEVELOPMENT

Finally, we want to make sure that the EIS for 395 Flatbush Ext. has fully assessed or factored in future development in the Project’s study area.

Per CEQR, and the Land Use, Zoning, and Public Policy section of the Draft Scope of Work, the EIS must assess future zoning conditions. The Project’s 400 ft study radius includes a portion of the parking lot on the corner of Ashland Place and DeKalb Avenue owned by The Brooklyn Hospital Center. The Hospital has partnered with a developer, after years of exploring plans for their sites. According to their SVP of External Affairs, they will be filing to rezone their property, including the parking lot in 2025, potentially as early as the end of Q2. **The prior scheme pursued by the Hospital included 6 towers, comprising ~3,000 units of housing. Together, the ~2,500 people planned for 395 Flatbush Ext and the ~7,500 or so planned for the Hospital’s development, would add ~10,000 people and ~2,000 dogs within a few blocks of the Park. The timeline of the EIS for the Project should be adjusted, as needed, to factor in the Hospital’s plans.**

Thank you. We look forward to continuing our conversations with HPD and the development team.



Rosamond Fletcher
Executive Director

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Janis Lariviere, Science Educator

Attn: Michelle Noralez Brown
Senior Environmental Planner
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June 14, 2025

Thank you to NYC Housing Preservation and Development for collecting testimony on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. I'm writing to provide comments on how the project could affect Fort Greene Park and its community of users.

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 The park is a verdant natural resource that helps us hone our birdwatching skills (you would be astounded at the range of species!).

 The park's history, as an architectural resource—or historic landscape—is of national significance. Olmstead and & Vaux would be proud of what they have given us.

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 Park use by people and dogs is already very high. Further use, without mitigation or additional resources will only harm Fort Greene Park.

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o Require a detailed analysis, per City Environmental Quality Review, of the direct (shadow) and indirect impacts of the project on the park's open space.
o Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a historic and cultural (architectural) resource.
o Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a natural resource.
o Incorporate the planned rezoning of The Brooklyn Hospital Center in analysis of future land use conditions to fully understand combined impacts, adjusting the timeline of this EIS process, as needed.

Thank you for reviewing and incorporating our feedback into the scope of work for the DEIS

Yours Sincerely,
Janis W. Lariviere

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**YOUNG PROFESSIONALS LIAISON*

NEW YORK BUILDING CONGRESS

June 5, 2025

Department of Housing Preservation and Development Scoping Hearing

My name is Carlo Casa, the Director of Policy and Research at the New York Building Congress, thank you for the opportunity to speak today. The Building Congress proudly represents more than 500 organizations and over 250,000 skilled professionals and tradespeople who design, build, and maintain the infrastructure of New York and beyond. We strongly support the transformative redevelopment of 395 Flatbush Avenue.

This is a bold, smart, and timely investment in Brooklyn's future. A familiar corner of Downtown Brooklyn is set for a major transformation into a vibrant hub of housing, retail, and public space. The project includes more than 1,200 new rental apartments, with up to 30 percent permanently affordable. That's the kind of real housing production this city needs now more than ever.

Beyond the housing, this project brings life to the street. It delivers 66,000 square feet of retail, 75,000 square feet of commercial space, and a completely reimagined public realm in one of the few remaining opportunity areas along the Downtown Brooklyn corridor. That means 10,000 square feet of infrastructure and streetscape upgrades, a new 4,750-square-foot landscaped public plaza, and an expanded and improved entrance to the DeKalb Avenue subway station. These are high-impact, high-visibility upgrades that will make a real difference for residents, commuters, and the broader community.

It also hits the mark on equity, design, and delivery. With a 25 percent MWBE participation goal, full compliance with HireNYC labor standards, and a targeted all-electric, adaptive reuse design, this project checks all the boxes for sustainable and inclusive development. It is being delivered through the 485x Zone B program and sets a strong example for how to get big, complex projects done the right way.

The redevelopment of 395 Flatbush is exactly what we mean when we talk about building a better New York. It brings new housing, creates economic activity, upgrades transit, and improves the public realm—all in one of the fastest-growing neighborhoods in the city.

The New York Building Congress urges swift approval and full support for this forward-looking, future-ready project. Let's get it done.

And one other note, I personally live one block away, and I fully support the project as a resident as well.

Thank you.

RICHARD W. LARIVIERE, PH.D.

Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038

June 14, 2025

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- Park use by people and dogs is already very high. Further use, without mitigation or additional resources will only harm Fort Greene Park.
- Shadows, up to 2 hours during the spring and late summer / early fall will have an impact on park uses [tennis, basketball, fitness activities of various sorts, sunbathing, picnicking, BBQs and more], as well as the natural and cultural resources of the park.

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    - Require a detailed analysis, per CEQR, of the impacts of the shadows and additional use on the park as a natural resource.

1 HANSON PLACE, APT. 15G BROOKLYN, NY 11243 USA 224.221.7135

RICHARD W. LARIVIERE, PH.D.

- Incorporate the planned rezoning of The Brooklyn Hospital Center in analysis of future land use conditions to fully understand combined impacts, adjusting the timeline of this EIS process, as needed.

Thank you for reviewing and incorporating our feedback into the scope of work for the DEIS

Yours Sincerely,



Richard Lariviere

1 HANSON PLACE, APT. 15G BROOKLYN, NY 11243 USA 224.221.7135

South Oxford
BLOCK ASSOCIATION

The South Oxford
Block Association
c/o Abbot Weissman
38 South Oxford Street
Brooklyn, NY 11217
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Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

June 16, 2025

Thank you to NYC Housing Preservation and Development for collecting testimony on the draft scope of work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. I'm writing to provide comments on how the project could affect Fort Greene Park and its community of users.

The South Oxford Block Association represents the residents of South Oxford Street, a street which dead-ends into Fort Greene Park. As a community organization, we value the park deeply as a local natural resource providing both passive and active enjoyment, whether it is volunteer gardening; tai chi or yoga on the plaza; sitting on a sunny bench and people watching; or gathering for picnics, movies or sunbathing. The park provides a gathering place for our community and a sunny refuge from the increasingly built environment around us. Fort Greene Park is also an important historical site where we can learn about Revolutionary War history and the history of our neighborhood.

We understand that the 395 Flatbush Ext. project will add approximately 1,200 units to the area. Park use by people and dogs is already very high and we are concerned that further use, without mitigation or additional resources, will only harm Fort Greene Park. Shadows, up to 2 hours during the spring and late summer/early fall, will have an impact on park uses - tennis, basketball, fitness activities of various sorts, sunbathing, picnicking, BBQs and more - as well as the natural and cultural resources of the park.

We request that the City address the scope of work for the DEIS as follows:

- Require a detailed analysis, per CEQR (City Environmental Quality Review), of the direct (shadow) and indirect impacts of the project on the park's open space.
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Thank you for reviewing and incorporating our feedback into the scope of work for the DEIS.

Sincerely,

Abbott Weissman, President
South Oxford Block Association

From: Theresa Wiesner
To: Noralez-Brown, Michelle (HPD)
Subject: Testimony RE PS46 Community (395 Flatbush Ext)
Date: Monday, June 16, 2025 4:42:47 PM
Attachments: image.png

You don't often get email from twiesner@schools.nyc.gov. Learn why this is important

395 FLATBUSH TESTIMONY SIGNATURES

Attn: Michelle Noralez Brown
Senior Environmental Planner

	Print First & Last Name	Signature
1	Tamyeka Jones.	[signature]
2	Patricia Johnson	[signature]
3	KYMBERLEY SOEKHA	[signature]
4	Rosa Amorosa	[signature]
5	Mohamed Siby	[signature]
6	Shatiera Brunner	[signature]
7	Keith Burns	[signature]
8	[illegible]	[signature]
9	Floyd Cadogan	[signature]
10		
11		
12		

Attn: Michelle Noralez Brown
Senior Environmental Planner
NYC Housing Preservation and Development
100 Gold Street, Room 7-A3
New York, NY 10038
noralezm@hpd.nyc.gov

Subject: Community Concerns Regarding the 395 Flatbush Extension Development and Its Impact on Fort Greene Park

Dear Ms. Brown,

Thank you to NYC Housing Preservation and Development for collecting testimony on the Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) for the 395 Flatbush Extension project. As a member of the Fort Greene community, I'm writing to share some critical concerns about how this proposed project could negatively affect Fort Greene Park and the people who rely on it.

Our Use of Fort Greene Park
As a daily user of Fort Greene Park, I rely on the park to provide both active and passive open space. Whether it's for exercise, relaxation, socializing, or taking in the natural beauty, Fort Greene Park is an essential part of my life. It serves as a green refuge in an urban landscape, providing not only space for recreation but also playing a key role in supporting local wildlife and contributing to our community's resilience in the face of climate change.

Fort Greene Park is more than just an open space; it is a historic and cultural landmark of national significance. As a community, we deeply value this park not only for its ecological benefits but also for its role in the neighborhood's identity and history.

Key Concerns About the 395 Flatbush Extension Development
The proposed 395 Flatbush Extension development is expected to add approximately 1,200 residential units, translating to about 2,500 additional residents. As it stands, park usage is already at high levels, with both people and pets regularly utilizing its open spaces. The addition of so many new residents to an already strained infrastructure, without adequate mitigation or additional resources, will only further harm the quality of the park and its ability to serve the community.

The development's potential shadow impacts are of particular concern. The proposed building could cast shadows on the park for up to two hours during the spring and late summer/early fall, significantly affecting key activities that take place in the park, including tennis, basketball, fitness classes, sunbathing, picnicking, and community barbecues. These shadows could diminish the park's functionality as an open, public space. Additionally, the proposed development may have detrimental effects on the park's natural and cultural resources, which should not be underestimated.

Requests for the Environmental Review Process
We urge the city to address the following concerns in the scope of work for the DEIS:

1. **Detailed Shadow Impact Analysis**: We request a thorough analysis, per the City Environmental Quality Review (CEQR) guidelines, of both the direct and indirect impacts of the proposed project, specifically the shadowing of the park and its impact on park activities and users.

2. **Impact on Historic and Cultural Resources**: Fort Greene Park is a historic landscape with architectural significance. We request a detailed analysis of how the development will affect the park's status as a cultural resource, and how shadows and increased use might disrupt its integrity.

3. **Impact on Natural Resources**: The park is a critical green space, contributing to local ecology and offering green infrastructure benefits. We request an in-depth review of the potential impact that the development, including additional users and shadows, will have on the park's natural environment.

4. **Comprehensive Land Use Analysis**: We also request that the rezoning of the Brooklyn Hospital Center be incorporated into the DEIS to ensure a full understanding of combined land-use impacts in the area. This analysis should be comprehensive and consider cumulative effects, including the impact on the park and the surrounding community.

Closing Remarks
We appreciate your consideration of our concerns as part of the ongoing environmental review process. It is essential that the voices of the community are heard and that the DEIS adequately addresses the potential long-term impacts of this development on Fort Greene Park and the people who use it. We hope that the necessary steps will be taken to preserve and protect this cherished resource for current and future generations.

Thank you for your time and for reviewing our feedback. We trust that these concerns will be incorporated into the final scope of work for the DEIS.

Sincerely, SEE ATTACHED SIGNATURES

Theresa Wiesner
718-834-7694 ext 1263

PS46 Edward C Blum
100 Clermont Ave
Brooklyn, NY 11205

Outlook

[EXTERNAL] Public Statement for the Public Scoping Meeting Concerning the Draft Environmental Impact Statement for 395 Flatbush Avenue Extension (CEQR: 25HPD058K)

From William Markarian-Martin <w.markarianmartin@gmail.com>
Date Thu 6/5/2025 4:57 PM
To Noralez-Brown, Michelle (HPD) <NoralezM@hpd.nyc.gov>

You don't often get email from w.markarianmartin@gmail.com. Learn why this is important

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Public Statement for the Public Scoping Meeting
Concerning the Draft Environmental Impact Statement for 395 Flatbush Avenue Extension
(Project CEQR: 25HPD058K)
Submitted by WILLIAM MARKARIAN-MARTIN, Local Resident, Downtown Brooklyn

My name is William Markarian-Martin, and I am a long-term resident of Downtown Brooklyn, living one block away from the proposed site.

I'm here to express **serious concern and strong opposition** to the proposed development at 395 Flatbush Avenue Extension, which, as presented, would be one of the tallest towers in Brooklyn, reshaping the physical and social landscape of this neighborhood for decades to come.

1. Loss of Public Safety and Street-Level Liveability

This project will take out an entire city block for several years, significantly disrupting the day-to-day experience of local residents. The cumulative impacts of large-scale construction in Downtown Brooklyn have already burdened our community—forcing pedestrians into the street, narrowing sidewalks, and blanketing the area in scaffolding that often fosters unsafe conditions, including increased loitering, drug use, and violent incidents.

We are being asked to accept yet another multi-year disruption in the name of development, with very little assurance that our daily safety or mobility will be protected during that period.

2. Loss of Parking Infrastructure

According to current projections, the development will result in the loss of **46,190 square feet of surface parking** and an additional **140 structured parking spaces**. In a district already struggling with placard abuse, commercial loading congestion, and limited curb access for residents and small businesses, this is not a minor inconvenience—it's a major impact to local residents who need to park their cars in the neighbourhood.

3. Transit Access and Equity Concerns

The development site is currently home to the only **elevator-access point to the DeKalb Avenue subway station**—a vital interchange hub served by the B, Q, R, and several other lines. While the city has stated that subway access will be maintained during construction, I urge that this be **formally guaranteed** in any future Environmental Impact Statement or land use approvals.

Interruptions to this access would disproportionately impact disabled riders, seniors, and mothers with strollers. In an era where equitable transit is a citywide goal, there must be zero tolerance for disruption to ADA-accessible infrastructure.

4. Environmental Impacts

This development will create long-term environmental stress on the community:

- **Air and noise pollution** during construction will impact public health, particularly for children and the elderly.
- The **height and massing** will cast deep shadows across surrounding blocks, negatively affecting natural light, tree canopies, and public spaces.
- **Stormwater runoff** will increase as a result of expanded impervious surfaces unless robust mitigation strategies—such as permeable surfaces and green roofs—are formally required.
- The tower also contributes to the **urban heat island effect**, a growing public health issue in climate-vulnerable communities like ours.

The city's own **OneNYC 2050** plan outlines goals for sustainable development. This proposal undermines those goals unless radically restructured.

5. Contradiction of Community-Led Planning Goals

The Downtown Brooklyn Partnership's own vision for 2030 identifies urgent needs: more green space, safer streets for pedestrians and cyclists, placard enforcement, and better multi-modal flow. This project works against those goals. It adds congestion. It removes greenery. It disrupts street-level coherence. Most importantly, it prioritizes speculative vertical luxury over horizontal community investment.

6. Minimal Community Benefit and Oversupply of Luxury Housing

While the proposal sets aside 20–30% of units for households at 80% of Area Median Income (about $155,300 for a family of four), this is not affordability in any meaningful sense for most Downtown Brooklyn families. These units will not benefit those in real need for affordable housing, nor the residents currently here.

Meanwhile, we are surrounded by unoccupied high-rises—**Brooklyn Tower has sold just 19 out of 143 luxury condos**. Another luxury high-rise isn't what our neighborhood needs.

7. Call for Re-Evaluation and Community-Centered Alternatives

We need truly affordable, sustainable, and inclusive development in Downtown Brooklyn—not another top-heavy project driven by financial returns and long-term community disruption. I urge the city to

scale down, revise, and rethink this proposal to actually meet the needs of the people who live, work, and raise families here every day.

Thank you.

WILLIAM MARKARIAN-MARTIN

Appendix D: Scoping Hearing Transcript

NEW YORK CITY DEPARTMENT OF HOUSING

PRESERVATION & DEVELOPMENT

----------X

VIRTUAL PUBLIC SCOPING MEETING

RE: 395 FLATBUSH AVENUE EXTENSION PROJECT

(CEQR No. 25HPD058K)

----------X

June 6th, 2025

4:00 p.m.

B E F O R E:

ANTHONY HOWARD,

THE PRESIDING OFFICER

A P P E A R A N C E S:

NAME	AFFILIATION	PAGE
Anthony Howard	Environmental Planning for the New York City Department of HPD	3
Alan Belniak	VHB	4
Aleena Farishta	HPD	11
David Quart	VHB	17
Jim Wright		27
Mark Landolina	Downtown Brooklyn Partnership	29
Rosamond Fletcher	Fort Greene Park Conservancy	32
William Markarian-Martin		37
Yvette Richardson	SRW Engineering & Architecture	38
Carlo Casa	New York Building Congress	39
Andrew Karas	Individual	43

P R O C E E D I N G S

THE PRESIDING OFFICER: Good afternoon, everybody. We are going to get started in a few moments as we have the attendees come into the meeting room. Thank you for your attendance today, and thank you for your patience. We'll be starting in momentarily. Thank you.

And for the folks that are just joining, I see some participants trickling in. We are giving a few moments for the public to come into the virtual meeting room and we'll start the public scoping meeting momentarily.

Okay. I think we have our critical mass, and we can start the scoping meeting here. Thank you, everybody, who's joining.

Good afternoon. Welcome to all. This is a public scoping meeting for the 395 Flatbush Avenue Extension Project. Please note that language interpretation, including American Sign Language or ASL, is available for this meeting.

I'll now pass this on to my colleague, Alan Belniak, from VHB with some more

instructions for accessing interpretive services.

Alan.

MR. BELNIAK: Thank you, Anthony.

If you would like to access the American Sign Language interpretation, please click the "interpretation" icon in the bottom row of Zoom to bring up a menu, as you can see on your screen here. Then select American Sign Language and a popup window featuring one of our two interpreters will be present.

If you are joining in via a mobile device, click on the three dots to bring up more, and then similarly interpretation, and then American Sign Language.

If you have any technical issues, please make note of the email address and the telephone number on the bottom of the screen.

With that, I'll hand it back to, Anthony.

THE PRESIDING OFFICER: Great. Thank you, Alan.

Good afternoon again, the time is 4:05 p.m. As mentioned, my name is Anthony Howard and this is the public scoping meeting for the 395

Flatbush Avenue Extension Project.

I'm the Director of Environmental Planning for the New York City Department of Housing Preservation and Development or HPD. And I am joined by my colleague today, Aleena Farishta, the Director of Brooklyn Planning at HPD.

HPD is acting as the lead agency for this proposal's environmental review. Please note, tonight's meeting is being recorded so that we may accurately and fully capture all comments from the public.

I'll now go over the agenda for this afternoon. The meeting will be divided into five sections. First, we will begin with a summary of the purpose of this meeting and the procedures.

Then, we'll introduce the agencies and teams working on this project, as well as give a brief introduction on the purpose of environmental review.

Third, we'll provide a background description of the project, including the proposed actions under the Uniform Land Use Review Procedure or ULURP.

Fourth, we'll discuss the

project's environmental review in more detail with a particular focus on the Draft Scope of Work for the Draft Environmental Impact Statement or DEIS.

Finally, we will invite comments on the Draft Scope of Work from elected officials, community board representatives, and the greater public.

Before going over the procedures for this meeting, I'd like to thank everyone present for taking the time to attend. The goal of this meeting is to provide a forum for the public to provide comments on the Draft Scope of Work for the DEIS.

I will now explain a bit more about environmental review in general. Environmental review is a process required under both New York State and New York City law that is typically triggered whenever a public entity exercises discretion to approve, fund, or directly undertake a particular course of action or actions.

The state and city's environmental review procedures are modeled after, but distinct from the National Environmental Policy Act or NEPA at the federal level.

The environmental review process considers the potential for a proposed action to result in significant adverse impacts, and if so, identifies measures that could mitigate those impacts.

The process also provides opportunities for public review and participation, which is the subject of today's meeting today. The process is intended to facilitate informed decision-making. And as part of the process, HPD as the lead agency, considered an Environmental Assessment Statement or EAS prepared for the proposed project and issued a positive declaration on May 1st, 2025, indicating the potential for significant adverse impacts that would be assessed and disclosed further in an upcoming EIS.

A critical step in the EIS process is what's known as public scoping, and I'll now explain what this means. A Draft Scope of Work or DSOW is a document that identifies the technical analysis areas that will be studied in the EIS as well as the methodologies that will be utilized for those analyses. Think of the Draft Scope of Work as essentially a work plan for preparing the EIS.

During the scoping comment period, we welcome comments pertaining to the Draft Scope of Work. This public scoping period therefore provides a critical opportunity for the public to help shape the formulation of the project's EIS.

On May 1st, 2025, HPD issued the Draft Scope of Work together with the Public Scoping Notice alerting the public of today's meeting and the deadline to submit written comments on the draft scope, which is June 16th, 2025, at 5:00 p.m.

The notice was published as you can see here, in The City Record, the New York State Environmental Notice Bulletin, as well as two local publications; the New York Daily News and the Brooklyn Daily Eagle.

We're here to collect your comments on the draft scope of work today. As mentioned prior, please note that you have until 5:00 p.m. on June 16th, 2025 to submit comments in writing.

Written comments are considered equally with the comments that will be received today in person.

You may view the project's environmental review documents at the links that are noted here on the slide. I will note that the scoping presentation will be available on the HPD Environmental Review webpage after this meeting. And you can also scan the QR code using your phone or other device to access all of the environmental review documents at the -- at the QR code here.

Next slide, please.

As I mentioned prior, the scoping period, which runs through June 16th at 5:00 p.m., will help shape the Final Scope of Work and Draft Environmental Impact Statement for this project. We are here today in a listening role to receive your comments on the draft scope of work. Toward that end, we cannot respond individually to speakers this afternoon. All relevant comments that come in through the end of the scoping comment period will be responded to accordingly in the Final Scope of Work.

We'll now go over some ground rules for the public testimony today. This protocol is intended to ensure that everyone has a chance to speak and that all voices are heard.

During the public comment portion of this meeting, which will come after the presentation, those who have registered to speak will have three minutes to provide comments. Please, be mindful of these time limits when it is your turn to speak, they're important so that everyone who wishes to speak may do so. When it is your turn to speak, please state your name first, and then you may begin your testimony. Please be respectful if your comments this evening are threatening or abusive, you will be removed from the meeting.

If you did not register to speak initially and decide during this meeting that you would like to speak, here are some instructions. If you're dialing into this meeting from a telephone, please dial *9. If you are using the Zoom software as indicated here, please use the raise hand function to indicate that you'd like to speak. We will then lower your hand indicating that you are in queue to speak and then either call the last three digits of your phone number if you called in or your name if you're in the Zoom room when it is your turn to speak.

Please note, when I've called the last three digits of your phone number and then indicating it's your turn to speak that you must press *6 to unmute your telephone or otherwise we won't be able to hear you, okay? So *9 if you would like to provide testimony and you're on the phone today, raise your hand if you are in -- joining -- calling in from Zoom or in the meeting from Zoom. We will then note that here, call you and we will go through the attendees that have registered to speak first. Then we will go on those who have decided to speak at this meeting now in that order. And if you are speaking through the phone, please dial *6.

So I'll now pass the presentation over to my colleague, Aleena Farishta, who will describe in greater detail the proposed project and necessary ULURP actions.

Aleena.

MS. FARISHTA: Thank you, Anthony.

The project team includes New York City Housing Preservation and Development as the applicant and lead agency for this application. And the development team includes Rabina and Park

Tower Group, who are the current ground leases of this site. The project team also includes environmental land use and design consultants, including VHB, Herrick, and others as noted here.

The development site is an approximately 49,153-square-foot lot, located at 395 Flatbush Avenue Extension with frontages along DeKalb Avenue to the north, Flatbush Avenue to the west, Fulton Street to the south, and Hudson Avenue to the east in Downtown Brooklyn.

The site is in a transit-rich node of Downtown Brooklyn with access to the BRQ 2, 3, 4, and 5 subway stations, as well as several bus routes. The current zoning is C 6-4 and it's mapped within the Special Downtown Brooklyn Special District. The site contains a seven-story, approximately 375,108 gross square foot building built in 1972 with office space, ground floor retail, and parking.

The site is owned by the city and is subject to a ground lease with the developer through February 2072. All existing leases expire or can be terminated on or before January 2028, providing a path to vacant possession for

redevelopment.

The proposed project includes a 72-story mixed-use building with approximately 1,263 dwelling units with 25 percent to 30 percent permanently affordable units designated as permanently affordable under mandatory inclusionary housing or MIH options one or two.

The project also includes approximately 209,770 gross square feet of non-residential space consisting of 128,255 gross square feet of retail and 81,515 gross square feet of commercial office and or community facility space that may be dedicated for future city use.

The project also includes public realm improvements, such as a 4,750-square-foot public open space, among other improvements at the ground floor that we will describe further in upcoming slides.

The proposed project is targeting sustainability certifications, including; Passive House principles, enterprise Green Communities, LEED well, and fit well certifications.

The proposed Public Realm Improvements along the ground floor consist of an

enhanced pedestrian experience and connectivity along Flatbush, DeKalb, and Fulton. The ground floor would be designed with inviting invisible retail, increased biodiversity, and green infrastructure, an expanded subway entry plaza at Flatbush and DeKalb, accessible car drop-off along Hudson Avenue, sidewalk widening along Flatbush Avenue, and ADA-compliant pedestrian ramps conforming to the latest DOT standards.

The proposed public plaza will be developed in conjunction with the New York City Department of Transportation, Department of City Planning and would be reviewed by the Public Design Commission.

The approximately 4,750 square feet of open space is located at the corner of Fulton and Flatbush and would be a shared and accessible plaza. The plaza would include a mix of planters and in-ground trees with flexible seeding. It would include linear light installation reminiscent of the columns of the original building while activating the open space after dark. The plaza may also include space for potential food trucks and kiosks.

For context, the existing conditions of the site and building facade along Fulton Avenue is depicted on the image on the left-hand side of the slide. And the proposed Public Realm Improvements for the public plaza along Fulton is depicted in the rendering on the right-hand side of the slide.

Here, we are demonstrating the proposed Public Realm Improvements around the DeKalb Avenue subway entry and the rendering on the right-hand side of the slide. The subway entrance would be improved to provide a more inviting appearance and increased circulation. This would be achieved by deepening the entrance, by setting the building back with a curved facade.

Additionally, the ceiling would be raised from 17 feet up to 23 feet, allowing more sunlight to fill the space. The subway station would remain open and operational through the construction of the proposed building. No improvements to the actual MT infrastructure is proposed as part of this project.

To facilitate the proposed project, the proposed actions include; a Zoning Map

Amendment to rezone the development site from a C6-4 district to a C6-12 district. The Zoning text amendments to the zoning resolution to amend the Appendix F to map MIH options one and two over the development site; Zoning text amendments to amend the Special Downtown Brooklyn District to establish a C6-12 district, and special bulk regulations for sites that meet certain conditions in such district.

Disposition of city-owned property; an amendment to the Brooklyn Center Urban Renewal Plan to extend the expiration date and establish additional design guidelines for the development site; and a Certification pursuant to Zoning Resolution Section 66-21(c) to establish and facilitate a transit volume on the development site as determined by the Metropolitan Transit Authority or the MTA.

In addition, in the future following Public Design Commission approval, a Compliance Determination from the Department of City Planning would be sought for the proposed open space signage pursuant to Chapter 11 of Title 62 of the Rules of the City of New York.

I will now pass this presentation over to David Quart from VHB, who will discuss the project's environmental review and draft scope of work for the DEIS.

MR. QUART: Thank you, Aleena. Good afternoon, everyone. My name is David Quart, and I am the real estate market leader and principal at VHB. We are the consultants preparing the Environmental Impact Statement for this project.

The framework for the EIS is based on the guidelines of the City Environmental Quality Review or CEQR technical manual. The Draft Scope of Work sets the framework for the EIS including a description of the methodologies for the technical areas to be studied.

As described earlier, this scoping meeting is an opportunity for the public to comment on the Draft Scope of Work. The feedback received will be incorporated into a Final Scope of Work and also reflected in the Draft EIS.

Consistent with the CEQR technical manual guidelines, the EIS is going to analyze the difference between the No-Action and With-Action

conditions in the analysis year of 2032. So the analysis year means, the year the project is expected to be completed.

The No-Action means the future condition that would be anticipated on the development site and in the surrounding area without the project in that analysis year of 2032.

For this project, what we consider the 2032, No-Action Condition will be the continued operation of the existing seven-story commercial office and retail building that's currently on the development site. And we assume that it's fully occupied with commercial office and retail tenants.

This 2032 No-Action condition is projected as the future baseline for purposes of environmental review. The proposed development that Aleena described earlier, is then added to that baseline and analyzed as what's known as the 2032, With-Action condition.

The With-Action condition assumes the development site would be redeveloped with a 72-story, one-and-a-half million gross square-foot building containing approximately 1.2 million square feet of residential space, 217,500 square

feet of commercial office, retail, and community facility spaces, and a new 4,750 square foot public open space.

Finally, the EIS will compare that 2032 No-Action condition to the 2032 With-Action condition to assess the effects of the project and the potential for significant adverse environmental impacts.

So this next slide shows the specific technical areas proposed to be studied in the EIS, and you can find in the draft scope of work as published the detailed methodology for each technical area that's shown here.

As mentioned earlier, all of the analyses will be prepared in accordance with the CEQR technical manual guidelines. HPD as the lead agency oversees the environmental review and they will review the EIS along with several more public agencies who will be involved in the review as well.

While all the technical areas listed on this slide will be reviewed in the EIS, I will briefly highlight some of the key areas of analysis.

First, for open space, the EIS will include a detailed assessment of the indirect effects on public open space as a result of the proposed project and the new residents expected to live there. This analysis will be conducted in coordination with the City's parks department.

For transportation, a travel demand analysis is being conducted to determine the number of vehicle, pedestrian, and transit trips that would result from the proposed project. And that will serve as the basis of the transportation analysis.

The trip generation will be performed for four peak analysis periods, weekday, a.m., weekday midday, weekday p.m., and Saturday.

Based on traffic projections, that travel demand analysis will identify intersections along streets surrounding the development site that will be analyzed during the peak hours mentioned, and a detailed traffic analysis will be done at the intersections where most of the project-related trips are anticipated to occur.

For transit, the EIS will include a detailed analysis of subway stations, individual

subway routes, or bus lines that may be identified in the travel demand analysis.

Pedestrian analysis will also be conducted these along key walking routes between the proposed development site and subway stations, bus stops, and other local destinations.

The analysis will include a parking analysis to evaluate the offsite parking supply and utilization and its ability to accommodate the project's parking demand and the EIS will also consider the safety of all roadway users, pedestrians, cyclists, and vehicles.

All of this analysis will involve the New York City Department of Transportation and New York City Transit in the review of that transportation analysis.

In terms of construction, a detailed analysis will be conducted including, assessment of the transportation network during construction and the potential impacts from construction noise and air emissions.

DEIS will also assess the effects of the new building forms being proposed. Specifically, it will examine the compatibility of

the project with the urban design and any visual resources in the surrounding area, and the EIS will also examine potential shadow impacts on sun-sensitive resources. This would include any important natural features, publicly accessible open spaces, including nearby Fort Greene Park, and historic features that may be sunlight-dependent.

If significant adverse impacts are identified in any of the technical areas studied, mitigation measures to reduce or eliminate the impacts to the fullest extent practicable will be developed and evaluated in a separate mitigation chapter of the EIS.

So, that concludes the summary of the Draft Scope of Work and what's proposed to be studied as part of the EIS, and we look forward to hearing your comments on the Draft Scope of Work.

And with that, I will turn it back over to Anthony Howard from HPD.

THE PRESIDING OFFICER: Thank you to Aleena and David for the presentation.

So for those who have just joined after my comments earlier, I'll introduce myself again and provide information on the public comment

period.

I'm Anthony Howard, the Director of Environmental Planning for the Department of Housing Preservation Development. HPD is acting as the lead agency for the required Environmental Review for the 395 Flatbush Avenue Extension Redevelopment Proposal.

The time is 4:27 p.m. This is the Public Scoping Meeting for the proposal. Please note that tonight's meeting is being recorded so that we may accurately and fully capture all comments from the public.

For the benefit of those who may have joined late, I'm going to briefly repeat some information. There are three ways to provide comments during the scoping period.

First, you may speak publicly during this public scoping meeting. Your comments will be transcribed and you may speak for three minutes. If you do not wish to speak publicly or cannot, you may submit comments in writing, either over email or via postal service to the addresses indicated on this slide.

Please note, there is no length

limitation on written comments. We began accepting comments on May 1st, 2025, and we will continue to do so until 5:00 p.m. on June 16th, 2025. All public comments, no matter how they are received, whether they are received orally today or whether they are received in writing, will be given equal consideration and responded to equally.

Please note, the purpose of this meeting is to hear your comments and to incorporate them into the official record for this project. We cannot respond directly to individual speakers or comments this evening.

If you have not yet signed up to speak but would like to do so, please raise your hand if you're using the Zoom application or dial *9 if you're joining by telephone. We will call the speakers who have registered to speak first and then we'll call upon those who have raised their hands or dialed *9.

Please note if you are calling in by phone and you hear the last three digits of your number to dial *6 when you hear that so that you may unmute yourself so that we may hear you. Otherwise, we won't be able to hear you.

We'll first invite comments from any elected or community board representatives should they have signed up to speak. So that everyone is ready to provide their comments, I'm going to call on several speakers at once, so if you hear your name or the last three digits of your phone number, just be at the ready.

And remember again, if you're dialing in by phone to press *6. When it is your turn to speak, please you say your name -- state your name first and then begin your testimony you won't -- stating your name will not count towards your three minutes, obviously.

We'll continue with the speakers until every person that wishes to speak has spoken. We will go again through the list to make sure that anybody who may have missed originally has a second opportunity. Go through the ones that have decided to speak, you know, with either the raise hand or the *9, and after we've exhausted that, we will then conclude and adjourn the meeting.

Okay. To the next slide, please.

So, as you can see here, we began accepting or we will accept comments through June

16th, 2025 at 5:00 p.m. You may send comments electronically to -- it will come back in a second. You may send comments electronically to the email address here, Noralez, N-O-R-A-L-E-Z-M@hpd.nyc.gov, or by mail to the following address; Department of Housing Preservation and Development, attention Michelle Noralez Brown, 100 Gold Street, Room 7-A3, New York, New York, 10038. Please note that you have again until June 16th to submit these comments.

Okay. With that said, it looks like we are ready here to go into the public comment portion of this meeting. So I will go -- again, call up names in an order of registration. I'll call up three in a row. As you hear your name, please be prepared and just note that there may be a little bit of a delay, a few seconds delay as you are given the ability to unmute your microphone. So, please bear with us.

So, the first three speakers I have here are -- and if I mispronounce your name, please, my apologies, are; Andrew Karis, followed by Jim Wright and then Mark Landolina.

Andrew Karis, you should have the

ability to unmute your microphone.

MR. BELNIAK: Anthony, it does not appear that Andrew Karis is in the meeting at the moment.

THE PRESIDING OFFICER: Okay. Noted.

Jim Wright and Mark Landolina. Do we have Jim Wright or Mark Landolina?

MR. BELNIAK: Yes. Jim?

MR. WRIGHT: Yes, hi, can you hear me?

THE PRESIDING OFFICER: Yes. Begin your testimony.

MR. WRIGHT: Great. Thanks for holding the hearing. I have three areas of comment I'd like to see addressed in the - in the Scope of Work.

One, having to do with pedestrian access at street level. Two, having to do with demand on the DeKalb subway station. And three, the open space proposed at the, I guess, it would be the southern corner of the site.

Regarding pedestrian access, this project, it was described that the open space at

the subway entrance on the corner of Flatbush and DeKalb would be increased. However, since the existing arcades along Flatbush and DeKalb are being eliminated in this project, in fact, the open space around the subway entrance is being reduced significantly. And if you look at the plan, the direct access line of travel currently goes along these arcades that would be interrupted by the extension of the arcades out to the lot line.

In my opinion, with the increase of pedestrians on the site, those arcades actually are required for the amount of pedestrian low demand that will be on that site.

Two, the subway station. Similarly, I was involved in the rehabilitation of that station, DeKalb station back around 20 years ago. One additional stair to each platform was provided at that time at the southern end. With the additional demand from this building and the new building across the street, I believe it's necessary to evaluate the additional demand on the subway station itself. So I would ask that the evaluation include a cumulative evaluation of additional demand from both projects. And as an

aside, I can tell you that there is an ability to add a stair at each side, at the southern end from the -- or the mezzanine to the platforms.

Finally, the open space at the end of the block, I think is wholly inadequate for this project. It amounts to about two square foot per person occupants in that building. And it's really almost an insult that more open space is not being proposed for a project of this scale.

Thanks for the opportunity to speak.

THE PRESIDING OFFICER: Thank you, Mr. Wright. Much appreciated.

I will now -- I believe we have Mark Landolina in the room. We can -- may promote -- Mark.

MR. LANDOLINA: Hello.

THE PRESIDING OFFICER: Mark, you should have the ability -- yes, we can hear you.

MR. LANDOLINA: Right. All right. Good afternoon. My name is Mark Landolina. I'm speaking on behalf of Downtown Brooklyn Partnership as the Director of Real Estate and Economic Development.

Thank you to the Department of Housing Preservation and Development and all involved for the opportunity to provide comments. "We strongly support the proposed redevelopment of 395 Flatbush Ave. The project represents a rare and timely opportunity to reimagine a prominently -- prominent, but sadly underperforming location at the crossroads of Flatbush Ave. in Fulton Street, one of the major gateways to Brooklyn.

The proposal would bring over 1,200 new-mixed-use or mixed-income housing units, including over 300 permanently-affordable housing units. At a time of an acute housing shortage, New York City urgently needs projects like this to promote affordability, sustainability, and equity.

Beyond housing, this development will activate the streetscape with new retail, a landscaped public plaza, and much-needed improvements to the DeKalb Ave. Subway station. All of which enhance the pedestrian experience in one of the city's most transit-rich and popular corridors.

These Public Realm Improvements address infrastructure needs that are critical to

the long-term functionality and livability of the neighborhood, and they should be meaningfully considered in the Environmental Review process.

Downtown Brooklyn has evolved into a true mixed-use 24/7 district. The transformation of this key site with thoughtful integration of housing transit, open space, and street-level activity, is entirely consistent with that trajectory.

We urgently -- we urge that the scope of the Environmental Review reflect the project's potential benefits, and we look forward to continued engagement as it moves forward.

Thank you.

THE PRESIDING OFFICER: Thank you.

We will now - and it looks -- I believe that we do not have Austin Tierney or Deborah Herdan in the room.

MR. BELNIAK: I'm seeing the same thing, Anthony, I don't see --

THE PRESIDING OFFICER: Okay.

MR. BELNIAK: -- either of their names at the moment.

THE PRESIDING OFFICER: All right.

Thank you. I'll now call on the next three Rosamond Fletcher, followed by William Markarian-Martin, and Yvette Richardson, who I believe are all in the room. We will start with Rosamond, followed by William, and then Yvette.

Ms. Fletcher, you should be able to unmute.

MS. FLETCHER: Yes, thank you. My name is Rosamond Fletcher and I'm Executive Director of the Fort Greene Park Conservancy.

For nearly 25 years, we've partnered closely with parks growing our budget now at 1.5 million to respond to intensive park use. At 30 acres, Fort Greene Park is the closest substantial park for Downtown Brooklyn, filled with amenities, lush and ample lawns for picnicking, sunbathing, and off-leash with your dog, tennis and basketball courts, playgrounds. The park is just 0.2 miles or a five-minute walk from the project.

If you live in Downtown, the likelihood that you'll use the park is high. In fact, the park now houses 250,000 unique users annually. These numbers greatly exceed the population of Fort Greene, indicating that

residents from nearby, including Downtown Brooklyn frequent the Park. Park use per acre in Fort Greene Park is actually double that of Prospect Park and nearly the same of Central Park, the most visited park in the US.

Despite these numbers, we have noticed a concerning trend, developers emitting or undervaluing the park is a contextual asset during rezonings or outreach, then featuring the park as a promotional asset during leasing.

So, while we appreciate the plaza and the dog area in the proposed project, and we know the city needs more housing, it's our responsibility to preserve and protect Fort Greene Park for all park users. The project's impact includes shadows and unmitigated additional use, reaching across several technical areas, open space, historic and cultural resources, and natural resources.

Please note that this last category was excluded from the Draft Scope of Work. And please refer to our written testimony on the park -- for the park as a historic resource.

First, open space. As noted, the

park is heavily used. Our calculation per CEQR yielded an open space ratio of 0.82 for the study area, three times less than optimal. And for the park specifically, an optimal number of users would be 12,000, not 250,000. The current use is already a destructive force on the park.

Regarding shadows, we're grateful to the team for their preliminary analysis. Per CEQR, the projected two-hour shadows would be 10 times the CEQR threshold for a significant impact. Due to this in the area's extremely deficient, OSR, we request a detailed analysis of the indirect and direct effects on open space.

Next, natural resources. The recent EIS for capital improvements to Fort Greene Park assesses it as a natural resource for 21 pages describing its ecological communities within the upland resources terrestrial cultural category. It states that the park provides habitat for several species of small mammals, birds, and native and adapted trees, shrubs, and ground cover. And it calls out three notable trees measuring between 52 and 69 inches in diameter.

Fort Greene Park is a natural

resource and we are deeply concerned that additional use would exacerbate erosion that exposes the roots of the park's trees endangering the canopy and wildlife habitat.

Additionally, the two-hour shadows would occur seasonally when lawn restoration happens impacting our ability to keep erosion at bay.

For context, local teens living in the adjacent New York State, disadvantaged community have worked hard over the last three years as part of our Paid Greene Team Program to address erosion challenges and protect the park's canopy.

Please, do not devalue their efforts by ignoring these impacts. We respectfully request that the city add a detailed analysis of natural resources per CEQR.

Finally, per CEQR, the EIS must assess future land use conditions. The project study area includes --

THE PRESIDING OFFICER: Ms. Fletcher.

MS. FLETCHER: -- the parking lot

-- hold on one second -- on Ashland in DeKalb, owned by the Brooklyn Hospital Center. According to their leadership, they partnered with the developer and will file to rezone their property in 2025, potentially as early as the end of Q2. Their prior scheme had --

THE PRESIDING OFFICER: Ms. --

MS. FLETCHER: -- six towers with 3000 units.

THE PRESIDING OFFICER: -- Ms. Fletcher, thank you. Thank you, Ms. Fletcher.

MS. FLETCHER: Please --

THE PRESIDING OFFICER: -- you may submit the rest of your comments in writing. Thank you very much.

MS. FLETCHER: All right. Please include that in the EIS.

THE PRESIDING OFFICER: Thank you. Just a reminder to everybody, we do have some ASL interpretation here and for the benefit of the interpreters, I know that there's a three-minute limit, but please try to slow down your speech so that the interpreters can catch up. It is a hard job doing the interpretation, especially if you're

running it through. So please just try to be mindful of that as you give your testimony.

So now we'll move on to William Markarian-Martin, followed by Yvette Richardson. And then we also have Carlo Casa, who I believe is in the room as well. So, Carlo and Yvette, please stand by.

William, you should be able to unmute yourself.

MR. MARKARIAN-MARTIN: Hi, yeah, I'm having trouble with my microphone, so I'm going to submit my comments.

THE PRESIDING OFFICER: We can hear you.

MR. MARKARIAN-MARTIN: I'm going to submit electronically.

MR. BELNIAK: That's fine.

THE PRESIDING OFFICER: That's fine.

MR. MARKARIAN-MARTIN: Thank you.

THE PRESIDING OFFICER: Okay. We will now move on to Yvette Richardson. Yvette?

MS. RICHARDSON: Hello. Good afternoon. Can you hear me?

THE PRESIDING OFFICER: Yes. You may begin.

MS. RICHARDSON: Good afternoon. My name is Yvette Richardson and I'm a resident of Community Board 2. I am testifying today on behalf of myself. I'm representing myself.

I am in favor of the redevelopment of 395 Flatbush Avenue. However, I do have some concerns because of the increase in the pedestrian traffic in this area and how that is going to affect the transportation, the buses, and the subways, and the amount of people that need to take those means of transportation, as well as pedestrian safety with crossings at the intersections nearby.

And I'm also I'm -- interested in -- interested in finding out more about how the area schools, hospitals, police department, and fire department will handle the increase of people that are going to be living in the area.

And that ends my testimony. Thank you.

THE PRESIDING OFFICER: Thank you very much. We'll now move on to, Carlo Casa.

Carlo, you should be able to unmute yourself.

MR. CASA: Yes, can you hear me?

THE PRESIDING OFFICER: Yes.

MR. CASA: Great. Thank you.

My name is Carlo Casa, the Director of Policy and Research at the New York Building Congress. Thank you for the opportunity to speak today.

"The Building Congress proudly represents more than 500 organizations and over 250,000 skilled professionals dedicated to the growth and prosperity of the city.

We strongly support the 395 Flatbush Avenue Redevelopment. This is a bold, smart, and timely investment in Brooklyn's future, which will transform the block into a vibrant hub of housing, retail, and public space. The project includes more than 1,200 new rental apartments with up to 30 percent permanently affordable. That's the kind of real housing production this city needs now more than ever.

Beyond the housing, this project brings new life to the street. It delivers 66,000 square feet of retail, 75,000 square feet of

commercial space, and a completely reimagined public realm, infrastructure, streetscape upgrades, a new public plaza, and an expanded and improved entrance to the DeKalb Avenue subway station. These are high-impact, high-visibility upgrades that will make a real difference for residents, commuters, and the broader community.

With a 25 percent MWBE participation goal, full compliance with higher NYC labor standards, and an all-electric adaptive reuse design, this project checks all the boxes for sustainable and inclusive development. It is also being delivered through the 485-X Zone B program and sets a strong example for how to get big complex projects done the right way.

The redevelopment of 395 Flatbush is exactly what we mean when we talk about building a better New York. It brings new housing, creates economic activity, and improves the public realm all in one of the fastest-growing neighborhoods in the city.

The Building Congress urges swift approval and support of this forward-looking future-ready project."

I personally live one block away and I fully support the project as a resident as well. Let's get it done.

Thank you.

THE PRESIDING OFFICER: Thank you, Mr. Casa. So, we have now gone through the list of those who have signed up to speak. I am going to now call the names of those who are not present to give them a chance to see if they're in the room again.

While I do that, if you are in this room whether joining from your phone or from the Zoom application on your browser or on the device, please, you could use your raise hand function or you could dial *9 if you are interested in providing a testimony in person today, we could take you if you decide to do that.

We will go through the list of the three, Andrew Karas. I do see Andrew in the meeting now, so we can give -- Andrew, if you'd like to provide your testimony, you can do so now.

Andrew, you should have the ability to unmute your microphone and provide testimony.

MR. BELNIAK: One thing, Anthony, is Andrew may have joined but has perhaps considered to not offer testimony. His microphone does have the ability to be unmuted. My suggestion is one more call and if not then we can perhaps move on.

THE PRESIDING OFFICER: Okay. We'll go to Austin. I don't see Austin in the room, or Deborah. Andrew, one last call to Andrew Karas, if you'd like to speak, you have signed up to do so. That is fine. If you would not like to speak in the meeting, you can submit comments in writing through June 16th.

So have we received any raised hands or any *9s, Alan?

MR. BELNIAK: Andrew Karas' hand is raised. So we'll go back to Andrew. Andrew, you should have the ability to unmute your mic.

MR. KARAS: Hi. Can you hear me?

MR. BELNIAK: Yes.

THE PRESIDING OFFICER: Yes, we can.

MR. KARAS: Okay. I'm at my work, so I just stepped into a side room. I'll keep this

very brief.

Like the last person who spoke, I live nearby and I strongly support the project. It looks like exactly the type of development we like to look at as we walk around the neighborhood and it -- I can't think of a reason not to support it. I look out my current window at what's there presently, and I can't imagine anyone wanting to keep it in its current form.

I think I'll say one or two things constructively. It's great that this includes an MTA subway entrance, but I would love to see the MTA invest in improvements to the DeKalb interlocking, which slows every single train on all the B division lines that go over the Manhattan Bridge, just to the north of this location. And everybody who lives here and commutes to Manhattan for any purpose is affected by that. And every time I take the subway on that line it's frustrating.

And my other comment would be, I hope the streetscape improvements support easing the -- let's say lowering the traffic flow on Flatbush. It sort of feels like a kill zone

whenever I cross the street, which is like right outside of my door. And everyone who lives here will feel that way. I think it's sort of related to that.

I would like to see more apartment buildings on this scale with this type of zoning, this type of unit count, the high number, right, on side streets. I think people somehow naturally think that tall buildings should go on the arterials, but that seems like the opposite of livability. I think a lot of people like peace and quiet outside of their front door and that's how I feel.

So great that this project is going and I hope it calms the street, but let's see more like this on side streets.

I'll end it there and thanks so much.

THE PRESIDING OFFICER: Thank you, Mr. Karas.

So William Markarian-Martin has -- will provide testimony in writing.

Just for the record, Deborah Herdan and Austin Tierney were not present at the

meeting. Okay. There have been no raised hands. There have been no *9s from those who have joined by telephone.

So if we could get to the next slide.

I'd like to thank everyone present for coming and offering their comments on this project. A reminder that the public comment period runs through June 16th, 2025 at 5:00 p.m. in which you may submit comments through the US mail or through email.

The time is now 4:51 p.m. and the scoping meeting is now closed. Thank you very much.

(The hearing was concluded at 4:51 p.m.)

STATE OF NEW YORK)
SS.
COUNTY OF NEW YORK)

I, MARC RUSSO, a Shorthand (Stenotype) Reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing pages 1 through 46, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

IN WITNESS WHEREOF, I have hereunto set my name this 2nd day of July, 2025.

Marc Russo

MARC RUSSO

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Concordance

< Dates >
2nd day of July, 2025. 46:15
February 2072. 12:23
January 2028, 12:24
June 42:14
June 16th 9:12, 26:10
June 16th, 2025 8:21, 26:1, 45:10
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June 16th, 2025. 24:4
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