DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod , *Director*
Department of City Planning

February 3, 2017

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **57 Caton Place Rezoning**
CEQR No. 17DCP100K
ULURP No. N170214ZRK, 170213ZMK
Brooklyn, Community District 7
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, 57 Caton Partners LLC, is seeking a zoning map amendment from C8-2 to R7A on Block 5322, Lots 1 and 4 ("the Affected Area") in the Windsor Terrace neighborhood of Brooklyn, Community District 7, as well as a C2-4 commercial overlay on Lot 4. In addition, the Applicant seeks a zoning text amendment to the Special Ocean Parkway District Section 113-10 and Appendix F to establish a Mandatory Inclusionary Housing (MIH) Area coterminous with the entire Affected Area. The Proposed Actions would facilitate a proposal by the Applicant to construct a 166,191-gross square foot (gsf) mixed-use residential and commercial building at 57 Caton Place (Lot 4, the "Project Site") containing approximately 106,905 gsf of market rate (up to 107 units) and affordable (up to 27 units) residential space, 12,994 gsf of ground floor retail, and up to 74 spaces of below-grade parking.

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The Affected Area comprises two tax lots (Lots 1 and 4) on the western portion of Brooklyn Block 5322, bounded by East 8th Street to the west, Ocean Parkway to the north, Park Circle to the northeast, Coney Island Avenue to the east, and Caton Place to the south. Lot 1 is a City-owned lot mapped as parkland, and Lot 4, the Project Site. Lot 1 currently contains several park benches and the off-ramp/landing of an Ocean Parkway pedestrian overpass, which connects this lot to another City-owned lot on the north side of Ocean Parkway. Lot 4, the Project Site located at 57 Caton Place, is a "through lot" currently developed with a three-story warehouse. The existing warehouse is currently occupied under a two-year lease, but would be vacated by August 2017 and thereafter demolished.

The Project Site is located within a C8-2 commercial zoning district, allowing for a maximum FAR of 2.0 for commercial uses and 4.8 for community facility uses. C8-2 districts provide for automotive and other heavy commercial services such as automobile showrooms and repair shops, warehouses, gas stations, and car washes, although all commercial uses and certain community facilities (Use Group 4) are permitted. As housing is not permitted in C8-2 districts, the Applicant proposes rezoning the area to R7A (with a portion of the district to include a C2-4 overlay), a medium-density district that allows residential (Use Groups 1 and 2) and community facility uses (Use Groups 3 and 4) with a maximum residential FAR of 4.6. The maximum base height in an R7A district is 75 feet and the maximum building height is 90 feet or 95 feet with a qualifying ground floor (at least 13 feet in height). Parking is required for 50 percent of market-rate dwelling units in R7A districts. The proposed C2-4 commercial overlay is typically mapped to serve local retail needs (Use Groups 5-9) and permits a maximum FAR of 2.0, requiring 1 parking space per 1,000 square feet of floor area. Parking may be waived if the total number of spaces required for all uses is below 40.

The Proposed Actions would facilitate a proposal by the Applicant to construct an approximately 166,191 gsf (including cellar, sub-cellar and mechanical space) mixed-use development containing 107 residential units, 12,994 gsf of local retail space, and a 74-space below-grade parking garage in a single building. The proposed building would have two 95 feet, nine-story towers on a single, one-story base. In accordance with Option 1 of the Mandatory Inclusionary Housing (MIH) program, the Applicant proposes to provide 25 percent of residential floor area (approximately 27 units) to households earning an average of 60 percent of the area-wide median income (AMI). The commercial space would contain 12,994 gsf of local retail and would be located on the ground floor along Caton Place. A 74-space below-grade parking garage, accessed via a new 12-foot wide curb cut on Caton Place, would be located along the eastern side of the building.

Absent the proposed action, the existing three-story building on the Project Site would be demolished and the Applicant would redevelop the Project Site with an approximately 54,795 gsf, three-story commercial building, with retail on the ground floor and two stories of accessory and public parking with 74 spaces. The building would contain 16,852 gsf of retail space and 37,943 gsf of parking facility space and would be constructed as-of-right within the current zoning regulations.

The analysis year for the proposed action is 2020.

57 Caton Place Rezoning
CEQR No. 17DCP100K

An Environmental Assessment Statement is attached. Please contact William Pugliese of the Department of City Planning at (212) 720-3444 if you have any questions regarding the application.

Sincerely,

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

cc:

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