DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

August 19, 2016

Hillary Semel, Director
Mayor's Office of Sustainability
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Pfizer Sites Rezoning**
CEQR No. 15DCP117K
ULURP Nos. N150277ZRK, 150278ZMK
Brooklyn, Community District 1
SEQRA Classification: Type I

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

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

The applicant, Harrison Realty LLC, is seeking a Zoning Map Amendment and Zoning Text Amendment to facilitate the construction of a mixed-use, 1,094,526 gross square foot (gsf) commercial and residential development on two blocks in the South Williamsburg section of Brooklyn, Community District 1. The affected area is comprised of two trapezoidal-shaped blocks, including: (1) the 71,322 sf "Northern Block" (Block 2249, Lots 23, 37, 41 and 122); (2) the 111,044 sf "Southern Block" (Block 2265, Lot 14); and (3) the 8,851 sf southern segment of Walton Street bounding the Northern Block. This portion of Walton Street was demapped as part of a previous action, but remains City-owned and open as a public street. The affected area is generally bounded by Walton Street to the North, Harrison Avenue to the East, Gerry Street to the South, and Marcy Avenue and Union Avenue to the West.

Robert Dobruskin, AICP. *Director*
Olga Abinader, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3493 FAX (212) 720-3488
oabinad@planning.nyc.gov

The Proposed Actions include:

1. A Zoning Map Amendment to rezone the affected area, currently zoned M3-1, to R7A/C2-4, R7D/C2-4 and R8A/C2-4. The proposed Zoning Map Amendment would be extended to the centerline of adjoining streets, including the demapped portion of Walton Street bounding the Northern Block. The proposed zoning districts would be mapped as follows:
    - An R7A/C2-4 district would be mapped on the portion of the affected area within 100 feet of Harrison Avenue (part of Block 2265, Lot 14; parts of Block 2249, Lots 37 and 41).
    - An R7D/C2-4 district would be mapped on the portion more than 100 feet from Harrison Avenue, extending 335 feet from Harrison Avenue on the Southern Block (part of Block 2265, Lot 14) and 220 feet from Harrison Avenue on the Northern Block (parts of Block 2249, Lots 37 and 41).
    - An R8A/C2-4 district would be mapped for the remaining portion of the blocks, adjacent to Union Street, beyond 335 feet from Harrison Avenue on the Southern Block (part of Block 2265, Lot 14) and beyond 220 feet from Harrison Avenue on the Northern Block (parts of Block 2249, Lots 23, 41 and 122),.

2. A Zoning Text Amendment to Appendix F (Inclusionary Housing) to establish a Mandatory Inclusionary Housing Area (MIHA), coterminous with the rezoning area. In accordance with the MIH program, both Option 1 and Option 2 would be available to all affected sites. MIH Option 1 requires at least 25% of residential units for households with incomes averaging 60% Area Median Income (AMI), including 10% of residential units intended for households with incomes averaging 40% AMI; and MIH Option 2 requires at least 30% of residential units for households with incomes averaging 80% AMI.

In addition, the project approvals would include a Restrictive Declaration to require that the Project Site be developed with 26,000 sf of publicly-accessible open space, to be provided as two 13,000 sf open space corridors on the mid-block of both the Northern and Southern Blocks. Specific elements of the Restrictive Declaration regarding programming and phasing of the required open space are unknown at this time.

Collectively, the Proposed Actions would facilitate a proposal by the applicant to develop the Project Site with eight buildings consisting of 1,146 dwelling units (at least 287 or 25% would be affordable at 60% AMI pursuant to MIH Option 1), 64,807 gsf of local retail, and 405 accessory parking spaces. The proposed development would include 1,094,526 zoning square feet (zsf). The proposed development would reach a maximum height of 140 feet in the R8A portion of the Project Site. The proposed development would also include the required 26,000 sf open space in one 13,000 sf midblock corridor on each block.

The affected area is currently zoned M3-1, which allows for heavy manufacturing and certain commercial uses up to 2.0 Floor Area Ratio (FAR). New residential and community facility uses are not permitted in M3-1 districts. The proposed R7A/C2-4, R7D/C2-4 and R8A/C2-4 zoning districts allow new residential and community facility uses to be developed. The proposed R7A

district would permit residential uses up to 4.6 FAR (with inclusionary housing provided pursuant to the MIH program) and community facility uses up to 4.0 FAR, with a maximum height of 95 feet. The proposed R7D district would permit residential uses up to 5.6 FAR and community facility uses up to 4.2 FAR, with a maximum height of 115 feet. The proposed R8A district would permit residential uses up to 7.2 FAR and community facility uses up to 6.5 FAR, with a maximum height of 145 feet. The proposed C2-4 commercial overlay, which would be mapped over the entire affected area, would allow a range of commercial uses at a maximum FAR of 2.0. Permitted commercial uses include Use Groups 5-9 and 14, which allow local retail uses, grocery stores and local repair services.

Currently, the Northern and Southern Blocks are used for temporary parking and vehicular storage. The demapped segment of Walton Street between Harrison Avenue and Union Avenue is City-owned and remains open to vehicular and pedestrian traffic.

Absent the Proposed Actions, it is expected that the affected area would remain in the existing condition.

For the purposes of presenting a conservative analysis, the Future With-Action scenario reflects the maximum allowable floor area and building height under the Proposed Actions, and therefore differs from the applicant's proposed project. The Future With-Action scenario assumes a building program on the Northern and Southern Blocks comprised of 1,147 dwelling units (343 of which would be affordable at 30% AMI, pursuant to MIH Option 2), 64,807 gsf of retail, and 427 accessory parking spaces. The Future With-Action scenario would be 909 zsf larger than the applicant's proposed development, including a total of 1,340,137 gsf of building area (1,095,435 zsf), a built FAR of 6.0. The Future With-Action scenario would reach the maximum permitted height of 145 feet (14 stories). The demapped segment of Walton Street is not anticipated to be developed as a result of the Proposed Actions. The 8,851 sf portion of Walton Street remains City-owned, and the City has indicated that there is no intention to dispose of the site for development. Therefore, the demapped segment of Walton Street will continue to function as the eastbound portion of the public street, open to vehicular and pedestrian traffic.

The analysis year for the Proposed Actions is 2019.

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

Sincerely,

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

cc:

The Hon. Eric Adams, Brooklyn Borough President
Stephen Levin New York City Council, 33rd District
Brooklyn Borough Board
Dealice Fuller, Chairperson, Community Board 1, Brooklyn
Gerald A. Esposito, District Manager, Community Board 1, Brooklyn
Raju Mann, City Council
Terrell Estesen, DEP
Colleen Alderson, DPR
Owen Wells, DPR
Keith Bray, DOT
Naim Rasheed, DOT
Steven Brautigam, DSNY
Gina Santucci, LPC
Robert Dobruskin
Winston Von Engel
Syed Ahmed
Purnima Kapur
Jacquelyn Harris
Eric Kober
Barry Dinerstein
Anita Laremont
Alison McCabe
Stephanie Shellooe
Mehdi Amjadi
Mauricio Garcia
Evan Lemonides
Ronald Ying
Pat Bussey
Susan Wong