DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

July 18, 2025

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 26DCP001X)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **1014 Brook Avenue Rezoning** proposal (CEQR Number 26DCP001X). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Tuesday, August 19, 2025 at 2:00 PM. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the "Calendar" page of the New York City Department of City Planning's website: https://www.nyc.gov/content/planning/pages/calendar.

To dial into the meeting to listen by phone you may call any of the following numbers:

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 1-213-338-8477
- 1-253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 861 6738 6193
- Password: 1
- [The Participant ID can be skipped by pressing #]

If you would like to **register to testify via phone**, need assistance with **technical issues**, or have any **questions about participation**, you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted:

- Meeting ID: 618 237 7396
- Password: 1

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above referenced DCP website link and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00 pm, Friday, August 29, 2025. They can be submitted via email to 26DCP001X_DL@planning.nyc.gov or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, AICP Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the Draft Scope of Work and the Environmental Assessment Statement, navigate to the 1014 Brook Avenue Rezoning project page in ZAP (https://zap.planning.nyc.gov/projects/2023X0393) and select Public Documents, then "Draft Scope of Work_26DCP001X" and "EAS_26DCP001X." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3366. Requests must be submitted at least ten business days before the meeting, by Tuesday, August 5, 2025.

The Applicant, 1004 Brooks, LLC, is proposing two land use actions: a zoning map amendment to rezone the western portion of Bronx Block 2386, Lots 1, 2, 5, 7, 8, 11, 17, 20, 21, 22, 24, 29, 30, 34, 35, part of ("p/o") 59, 65, 66, 67, 74, p/o 136, and p/o 164 (the "Proposed Rezoning Area"); and a zoning text amendment to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas of the New York City Zoning Resolution (ZR) to establish the Proposed Rezoning Area as an MIH Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the redevelopment of Block 2386, including Lots 1, 2, 5, 7, 8, 11, 17, 20, 21, 22, 24, 29, 30, 34, 65, 66, 67, 74, and 164 (the "Projected Development Site") with two high-rise, mixed-use buildings ("Buildings A and B") containing residential use, local retail, a recreation facility, light industrial/ manufacturing space, below-grade accessory parking, and publicly accessible open space (the "Proposed Development"). The Proposed Rezoning Area is located on the eastern side of Brook Avenue, between East 164th and East 165th Streets in the Morrisania neighborhood of Bronx Community District 3. In addition, the Applicant intends to seek public financing from City and/or State sources to facilitate the Proposed Development which is intended to be fully income-restricted pursuant to NYC Department of Housing Preservation and Development ("HPD") term sheets.

The Proposed Development would contain a total of 1,197,381 gross square feet (gsf) containing 988,843 gsf of residential use distributed across 1,128 dwelling units ("DUs"), including 1,126 income-restricted and 2 superintendents' units; a 153,005 gsf recreational facility; 14,238 gsf of local retail; 31,208 gsf of accessory parking (135 parking spaces); 45,467 sf of publicly accessible

open space (including 25,465 sf that would always be accessible to the public and 20,002 sf that would be considered semi-public and available to the public during designated hours only); and 10,086 gsf of light industrial/ manufacturing space. Building A would rise to a maximum of approximately 204 feet (20-stories); Building B would rise to a maximum of approximately 170 feet (16-stories).

Specifically, the Proposed Actions include:

- **Zoning map amendment** to change the existing M1-1 zoning district mapped within the Proposed Rezoning Area to an MX district, designated MX-7, that would establish an M1-4/R8 (MX-7) zoning district within 150 feet of Brook Avenue. The existing M1-1/R7-2 (MX-7) district beyond 150 feet of Washington Avenue would be changed to M1-4/R7-2 (MX-7) and would be extended to beyond 150 feet of Brook Avenue.
- **Zoning text amendment** to amend Appendix F of the ZR to establish an MIH area coterminous with the Proposed Rezoning Area.

The Applicant proposes to map the Proposed Rezoning Area with both MIH Options 1 and 2, which would require 25-30 percent of residential floor area (282-339 DUs) to be permanently affordable pursuant to MIH program requirements

Because the Proposed Development would not maximize the allowable building envelope or the amount of developable floor area, a With-Action scenario was developed to allow for a conservative environmental review process. Under the With-Action scenario, it is assumed that the total development size would increase to 1,204,274 gsf, comprising 995,737 gsf of residential use distributed across 1,129 DUs, including 1,127 income-restricted and 2 superintendents' units;[1] a 153,005 gsf recreational facility; 10,086 gsf of light industrial/ manufacturing space; 14,238 gsf of local retail; 45,467 sf of publicly accessible open space (comprising 25,465 sf that would always be accessible to the public and 20,002 sf that would be considered semi-public and available to the public during designated hours only); and 31,208 gsf of accessory parking (135 parking spaces). Under the With-Action scenario, Building A would rise to a maximum of approximately 264 feet (26-stories); Building B would rise to a maximum of approximately 230 feet (22-stories).

The Proposed Actions are subject to environmental review pursuant to the State Environmental Quality Review (SEQR) and City Environmental Quality Review (CEQR) procedures. Implementation of the Proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the CEQR process.

The Analysis Year for the Proposed Actions is 2032.

[1] The Applicant intends to construct the Proposed Development as 100 percent affordable pursuant to HPD term sheets. Pursuant to the MIH program, 20 to 30 percent of the residential floor area (226 to 339 DUs) would be permanently affordable depending on which MIH Option is mapped.