



## ENB - Region 2 Notices 8/24/2016

### Positive Declaration and Public Scoping

**New York County (Brooklyn)** - The New York City Planning Commission, as lead agency, has determined that the proposed Pfizer Sites Rezoning may have a significant adverse impact on the environment and a Draft Environmental Impact Statement must be prepared. Written comments on the draft scope will be accepted until October 5, 2016. **A public scoping session will be held on September 21, 2016 at 6:00 p.m. at 101 Walton Street, Brooklyn, NY 11206.**

The action involves a proposal by the applicant, Harrison Realty LLC, for a Zoning Map Amendment and Zoning Text Amendment to facilitate the construction of a mixed-use, 1,094,526 gross square foot 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 square foot "Northern Block" (Block 2249, Lots 23, 37, 41 and 122); (2) the 111,044 square foot "Southern Block" (Block 2265, Lot 14); and (3) the 8,851 square foot 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 in Brooklyn, Community District 1, New York.

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:
  - a. 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).
  - b. 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).
  - c. 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).
3. 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 square foot of publicly-accessible open space, to be provided as two 13,000 square foot 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 gross square foot of local retail, and 405 accessory parking spaces. The proposed development would include 1,094,526 zoning square feet. 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 square foot open space in one 13,000 square foot 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 gross square foot of retail, and 427 accessory parking spaces. The Future With-Action scenario would be 909 zoning square foot larger than the applicant's proposed development, including a total of 1,340,137 gross square foot of building area (1,095,435 zoning square foot), 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 square foot 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.

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**New York County (Manhattan)** - The New York City Office of the Deputy Mayor for Economic Development, as lead agency, has determined that the proposed 126th Street Bus Depot may have a significant adverse impact on the environment and a Draft Environmental Impact Statement must be prepared. Written comments on the draft scope will be accepted until 5:00 p.m. October 7, 2016. **A public scoping session will be held on September 27, 2016 at 6:30 p.m. at the Silberman School of Social Work Building, 2180 Third Avenue, New York, NY 10035, first floor conference room (115AB).**

The New York City Economic Development Corporation (NYC EDC) on behalf of the City of New York is proposing a series of land use actions (Proposed Project) to facilitate the redevelopment of a City-owned full block site in East Harlem. The Proposed Project is anticipated to result in a mixed-use development project including a mix of permanently affordable and middle income residential, commercial, and community facility uses, and provide a publicly-accessible memorial commemorating the Harlem African Burial Ground. The Proposed Project could

result in up to approximately 655,215 gross square feet of residential development (comprising approximately 730 DUs, of which 50 percent would be affordable to households earning at or below 80 percent Area Median Income); approximately 315,000 gross square foot of commercial uses (including retail and office uses); approximately 30,000 gross square foot of community facility uses (including a 15,000 square foot historical and cultural center as part of the memorial); 300 accessory parking spaces (to be provided in an above-ground enclosed garage); and approximately 18,000 square foot of outdoor, unbuilt memorial space. The Proposed Project is expected to be completed by 2022.

The project is located at 301 East 126th Street in the Borough of Manhattan, Community District 11, New York.

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**Queens County (Queens)** - The New York City Office of the Deputy Mayor for Housing and Economic Development, as lead agency, has determined that the proposed Downtown Far Rockaway Redevelopment Project may have a significant adverse impact on the environment and a Draft Environmental Impact Statement must be prepared. Written comments on the draft scope will be accepted October 3, 2016. **A public scoping session will be held on September 20, 2016 at 6:30 p.m. at the St. John's Episcopal Hospital, BOCES Conference Room, 510 Beach 20th Street, Far Rockaway, NY 11691.**

The City of New York, acting through the New York City Economic Development Corporation (NYC EDC), is proposing a series of land use actions and other discretionary actions (Proposed Actions) to implement recommendations of a comprehensive plan to redevelop and revitalize an approximately 25 block area of the Downtown Far Rockaway neighborhood of Queens, New York. Within this area, the Proposed Actions are anticipated to facilitate construction of new residential, commercial, community facility, and public plaza space. The reasonable worst case development scenario (RWCDs) for the Proposed Actions is comprised of new floor area on the proposed Urban Renewal Area, two Disposition Sites, and 17 Projected Development Sites, which are all expected to be developed by the analysis year of 2032 (future With Action condition). The development of these sites is expected to result in an incremental increase (comparing the future No Action with the future With Action condition) of approximately 3,027 dwelling units, 152,935 gross square foot of commercial (retail) space; up to 86,947 gross square foot of community facility space; and new public plaza space on Mott Avenue between Central Avenue and Redfern Avenue (Proposed Project). The RWCDs also identifies nine Potential Development Sites which are considered possible but less likely to be developed by the analysis year of 2032.

The Proposed Project would require the following discretionary approvals: Zoning map amendments; Zoning text amendments; Disposition of two city-owned properties which requires approval through the City's Uniform Land Use Review Procedure (ULURP) pursuant to New York City Charter Section 197(c) and approval pursuant to New York City Charter Section 384(b)(4); Acquisition of real property to facilitate implementation of the Proposed Project; and establish the Downtown Far Rockaway Urban Renewal Area.

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