



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, Director  
Department of City Planning

February 23, 2021

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 21DCP139K)**

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, acting on behalf of the City Planning Commission 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 **500 Kent Avenue** project (CEQR Number 21DCP139K). 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 Thursday, March 25, 2021 at 2:00 PM.** In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (<https://www1.nyc.gov/site/nycengage/events/index.page>).

**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: 912 1218 0192
- Password: 1

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

Olga Abinader, *Director*  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
Phone (212) 720-3493 Fax (212) 720-3488  
oabinad@planning.nyc.gov

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, no later than 1 hour prior to the scoping meeting. 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 NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through Monday, April 5, 2021. They can be submitted through the above webpage or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> 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, 31<sup>st</sup> Floor, New York, New York 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing [oabinad@planning.nyc.gov](mailto:oabinad@planning.nyc.gov). In addition, the Draft Scope of Work and scoping protocol will be made available for download at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

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](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by March 11, 2021.

The Applicant, Kent Member LLC, is seeking the approval of four discretionary actions including zoning map amendment, special permit related to waterfront zoning regulations, special permit related to parking, and waterfront zoning authorization. The proposed development, located at 500 Kent Avenue (Block 2023, Lot 10, the “Project Site”) in the South Williamsburg neighborhood of Brooklyn Community District 2, would be a new 23-story, approximately 757,431-gross-square-foot (gsf) commercial building, comprised of: 593,435 gross square feet (gsf) of office space, 20,476 gsf of retail, and 143,520 gsf of below-grade parking space. The development would provide 37,233 sf of publicly-accessible waterfront open space along Wallabout Channel. It would be 350 feet tall (roof height) with mechanical bulkheads reaching a maximum height of approximately 365 feet.

Specifically, the Proposed Actions include:

- **Zoning map amendment** to rezone the 2.65-acre Project Site from M3-1 to M1-5;
- **Waterfront zoning special permit** pursuant to Zoning Resolution section (ZR) 62-837 to modify various bulk requirements in sub-sections of ZR 62-341, including:
  - (i) ZR 62-341(a)(2) - initial setback distance,
  - (ii) ZR 62-341(c)(1) - maximum base height,
  - (iii) ZR 62-341(c)(2) - maximum building height,
  - (iv) ZR 62-341(c)(5) - maximum width of wall facing shoreline, and
  - (v) 62-341(a)(4)(ii) - permitted obstruction lot coverage maximum for penthouses;

- **Public parking garage special permit** pursuant to ZR 74-512 to allow a public parking garage;
- **Waterfront zoning authorization** to permit modification of certain otherwise applicable waterfront zoning regulations.

The project also requires one non-discretionary ministerial action by the City Planning Commission: a waterfront zoning certification pursuant to ZR 62-81 to demonstrate compliance with other applicable waterfront zoning regulations not modified pursuant to the authorization.

The Analysis Year for the Proposed Actions is 2024.