



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*  
Department of City Planning

February 8, 2019

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 19DCP095K)**

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 that a draft environmental impact statement is to be prepared for the proposed actions related to the **960 Franklin Avenue Rezoning** CEQR Number **19DCP095K**. The SEQRA classification for this proposal is Type I.

A public scoping meeting has been scheduled. The public scoping meeting will be held on Tuesday, March 12, 2019 at the New York City Department of City Planning, City Planning Commission Hearing Room, 120 Broadway, Concourse Level, New York, New York, 10271. The meeting will begin at 1:00PM.

Written comments will be accepted by the lead agency until the close of business on Monday, March 25, 2019.

960 Franklin Avenue Rezoning

The Applicant, Franklin Ave. Acquisition LLC, is requesting a series of discretionary approvals from the City Planning Commission. The land use actions include: a zoning map amendment to change an R6A district to an R9D with a C2-4 commercial overlay; a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area; a special permit for a Large Scale Residential Development (LSRD); and a special permit for a reduction in required parking spaces to facilitate the proposed development (the "Proposed Actions").

The area affected by the Proposed Actions consists of a portion of the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. The sites within the affected area are located on Block 1192 and include Lots 40, 41, 46, 63, and 66, the "Development Site," as well as Lot 40 and part of Lots 1, 77, and 85, the "Affected Area." The Proposed Actions would facilitate the development of two buildings totaling 1,369,314

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gross square feet (gsf). The first proposed building would be a 39-story, 431-foot mixed-use building with 705,652 gsf of residential space or approximately 810 dwelling units (DUs), approximately 9,641 gsf of local retail space. The second proposed building would be a 39-story, approximately 434-foot mixed-use building with 663,662 gsf of residential space or approximately 768 DUs, approximately 11,542 gsf of local retail space, and approximately 9,678 gsf of community facility space. In total, the Applicant's proposed development would have approximately 1,578 residential units including up to 789 affordable residences (of which 473 would be affordable pursuant to MIH), approximately 21,183 gsf of local retail space, and approximately 9,678 gsf of community facility space.

Absent the Proposed Actions, an as-of-right residential development would be constructed on the Development Site (lots 41, 46, 63 and 66) in two phases pursuant to the existing R6A zoning district, which permits 3.0 FAR and a maximum base height of 60-feet (65-feet with a qualifying ground floor) with a maximum building height of 70-feet (75-feet with a qualifying ground floor). The development in the no-action scenario would provide a total of approximately 414,607 gsf of residential space with approximately 518 dwelling units.

The net change that would result from the Proposed Actions is an addition of 1,060 dwelling units (848,418 gsf), 21,183 gsf of local retail uses, 9,678 gsf of community facility uses, and a net decrease of approximately 79 accessory parking spaces. The analysis year for the proposed actions is 2024.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from 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, Acting Director (212) 720-3493; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14<sup>th</sup> Floor, New York, New York 10007, Hilary Semel, Director (212) 676-3273. The Draft Scope of Work and scoping protocol will also be made available for download at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.