



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*  
Department of City Planning

July 30<sup>th</sup>, 2018

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 18DCP175K)**

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 development of **6208 8<sup>th</sup> Avenue**, CEQR Number 18DCP175K. The SEQRA classification for this proposal is Type I.

**A public scoping meeting has been scheduled for August 30<sup>th</sup>, 2018 and will be held in the City Planning Commission Hearing Room, at the New York City Department of City Planning, 120 Broadway, Concourse Level, New York, NY 10271.** The meeting will begin at 3:00 PM. Written comments will be accepted by the lead agency until the close of business on September 17, 2018.

The applicant, 6208 Realty LLC, is proposing a zoning map amendment and two special permits (the "proposed actions") to facilitate the construction of a mixed-use complex at 6208 8<sup>th</sup> Avenue (Block 5794, Lot 75, the "Development Site") in the Dyker Heights/Sunset Park neighborhoods of Brooklyn, Community District 10. The proposed actions include:

1. A zoning map amendment to rezone the Development Site from a C4-2 district to a C4-3 district. The proposed zoning map amendment would be mapped throughout the entirety of the Development Site;
2. A special permit pursuant to Section 74-531 of the Zoning Resolution "Additional parking spaces or roof parking for accessory group parking facilities" to allow a number of accessory parking spaces in a Large-Scale General Development in excess of the maximum permitted number of spaces; and
3. A special permit pursuant to Section 74-681 of the Zoning Resolution "Development within or over a railroad or transit right-of-way or yard" to

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development portions of the Development Site over a railroad and transit right-of-way or yard.

Specifically, the proposed actions would facilitate a proposal by the applicant to construct three towers on a base on the Development Site, containing a total of 1,292,920 gsf of floor area. Of this total floor area, 232,884 gsf would consist of residential uses (250 dwelling units, 50 of which would be voluntarily affordable), as well as 99,099 gsf of ambulatory medical uses, 37,987 gsf of school and library uses, 85,589 square feet of office uses, 95,210 gsf of hotel use, 342,092 gsf of retail uses, 331,576 gsf for parking, and 68,483 gsf of mechanical space. The residential, office, hotel and medical uses would be distributed across three towers with heights ranging from 145 to 157 feet. The base would connect all three towers, and contain retail uses. A total of 1,883 parking spaces would be provided; parking and loading would be accessed via new curb cuts at both 8<sup>th</sup> Avenue and 7<sup>th</sup> Avenue, proximate to 64<sup>th</sup> Street.

The Development Site is currently zoned C4-2. C4-2 districts allow mixed-use buildings at a maximum floor area ratio (“FAR”) of 4.8 when community facility uses are provided. The proposed C4-3 district has the same bulk regulations as the existing C4-2 district. C4-3 districts require fewer off-street parking spaces, compared to C4-2 districts. The specific off-street parking requirements vary by use.

Currently, the Development Site (Block 5794, Lot 75) contains a surface parking lot. A previously recorded Restrictive Declaration, which would continue to be applicable in the future with the proposed actions, requires the Development Site to provide 300 spaces of accessory parking for adjacent institutional uses.

The Draft Scope of Work identifies one alternative that will be analyzed in the Environmental Impact Statement, the No Action Alternative. Additional alternatives may be identified and included during the Draft Environmental Impact Statement (“DEIS”) process.

Absent the proposed actions, the affected area would remain in its existing conditions.

The analysis year for the proposed action is 2023.

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, Robert Dobruskin, Deputy Director (212) 720-3423; or from the 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 [www.nyc.gov/planning](http://www.nyc.gov/planning).

Public comments are requested with respect to issues to be addressed in the DEIS.

