

October 27, 2025

**NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 25HPD058K)**

395 Flatbush Avenue Extension Redevelopment

Project Identification:

CEQR No.: 25HPD058K
ULURP Nos.: 260038ZMK
260039ZRK
260040PPK
260041HUK
260042PCK
260043ZCK
260044LDK

Lead Agency:

City of New York - Department of
Housing Preservation & Development
(HPD)
100 Gold Street
New York, NY 10038

Contact Person:

Anthony Howard
Director of Environmental Planning
New York City Department of Housing
Preservation and Development

SEQRA Classification: Type I

On August 8, 2025, the New York City Department of Housing Preservation and Development (HPD), acting as lead agency, issued a Notice of Completion for a Draft Environmental Impact Statement (DEIS) on the 395 Flatbush Avenue Extension Redevelopment project in accordance with Article 8 of the Environmental Conservation Law. The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10 AM Eastern Daylight Time, on Wednesday, November 19, 2025. The public hearing will be held in-person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, in conjunction with the CPC's public hearing pursuant to the Uniform Land Use Review Procedure (ULURP). Comments are requested on the DEIS and will be accepted through 5:00 PM, Monday, December 1, 2025.

The meeting will be live streamed through [Department of City Planning's \(DCP's\) website](https://www.nyc.gov/content/planning/pages/calendar) and accessible from the following [webpage](https://www.nyc.gov/content/planning/pages/calendar), which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/content/planning/pages/calendar>

Members of the public attending remotely should observe the meeting through DCP's website. Testimony can be provided verbally by joining the meeting using either Zoom or by calling the following number and entering the information listed below:

877 853 5247 US Toll-free
888 788 0099 US Toll-free

253 215 8782 US Toll Number
213 338 8477 US Toll Number

Meeting ID: 618 237 7396
[Press # to skip the Participation ID]
Password: 1

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

Written comments will also be accepted until 11:59 PM, one week before the date of the vote. Please use the CPC Comments form that is accessible through the above webpage.

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. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. 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 five business days before the meeting.

HPD is seeking several discretionary actions, including a Zoning Map Amendment, Zoning Text Amendments, an amendment to the Brooklyn Center Urban Renewal Area (“BCURA”), and disposition of City-owned property (the “Proposed Actions”) that will affect Block 2093, Lot 1 (the “Development Site”) in the Downtown Brooklyn neighborhood of Brooklyn, Community District (CD) 2. The Development Site is bounded by Dekalb Avenue to the north, Fulton Street to the south, Hudson Avenue to the east, and Flatbush Avenue Extension to the west.

The Proposed Actions would facilitate the redevelopment of the Development Site with a new, approximately 1,532,675 gross-square-foot (gsf), 72-story (840-foot-tall), mixed-use building (the “Proposed Project”). The Proposed Project would include 1,233,950 gsf of residential floor area and 209,770 gsf of non-residential floor area designated for commercial (office and retail) and/or community facility uses. The Proposed Project would introduce 1,263 dwelling units, of which 253 to 379 units would be designated as permanently affordable at or below 80 percent of area median income (AMI) pursuant to applicable requirements of the City’s Mandatory Inclusionary Housing (MIH) Program.

The Proposed Project would also include public realm improvements, including a new public open space (approximately 4,750 sf) on the southern portion of the Development Site, and an expanded sidewalk along the Development Site’s Flatbush Avenue Extension frontage. The Proposed Project would be constructed in one phase, and the Analysis Year is 2032.



The Proposed Actions are as follows:

- A Zoning map amendment to rezone the Development Site from a C6-4 (DB) district to a C6-12 (DB) district;
- Zoning text amendments to the Zoning Resolution of the City of New York (“Zoning Resolution” or ‘ZR’) to:
 - o Zoning text amendment to amend the Special Downtown Brooklyn District (ZR 101-00 et. seq.) (“SDBD”) to establish a C6-12 district and special bulk regulations for sites that meet certain conditions in such districts¹.
 - o Zoning text amendment to ZR Appendix F to map MIH Options 1 and 2, over the Development Site.
- Disposition of City-owned property;
- An amendment to the Brooklyn Center Urban Renewal Plan (“URP”) to extend its duration to 99 years from the approval of this sixth Amendment, to revise the boundary of Urban Renewal Area (“URA”) Site 2, and to indicate that a portion of the Development Site (URA Site 2) shall be developed as open space approved by HPD in consultation with the Department of City Planning; and
- A Certification pursuant to ZR 66-21(c) to establish and facilitate a transit volume on the Development Site as determined by the Metropolitan Transit Authority (“MTA

In the future following Public Design Commission (PDC) approval, the Applicant would seek the following discretionary action to facilitate the Proposed Project:

- A Compliance Determination from the Department of City Planning for the proposed open space signage pursuant to Chapter 11 of Title 62 of the Rules of the City of New York (“POPS Rules”).

Collectively, the actions described above are referred to as the Proposed Actions.

The Proposed Actions are subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter. The New York City Charter (the Charter) requires certain actions that are reviewed by the City Planning Commission (CPC) to undergo a ULURP. Key participants in the ULURP process are the Department of City Planning (DCP) and the CPC, Brooklyn Community Board 2, the Brooklyn Borough President, the City Council and the Mayor.

The DEIS identifies potential significant adverse impacts to transportation (traffic and pedestrian) and construction (traffic, pedestrian, and noise). Measures that could fully or partially mitigate these impacts are identified in the DEIS. In the event mitigation measures are found to be infeasible, the significant adverse impacts would be unmitigated.

The DEIS considered two alternatives – a No-Action Alternative and a No Unmitigated Significant Adverse Impacts Alternative. The No-Action Alternative assesses the future conditions on the Development Site in absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted). In the 2032 future under the No-



Action Alternative, it is expected that the existing seven-story commercial office and retail building currently occupying the Development Site would remain as under existing conditions and be fully occupied with approximately 293,370 gsf of commercial office space, 35,548 gsf of commercial retail space, and a 46,190-gsf accessory parking garage with approximately 140 spaces. The proposed public realm improvements (a new public open space, an expanded sidewalk, and surface improvements around the existing DeKalb Avenue subway station entrance) would not be carried out. These conditions are referred to throughout the EIS as the No-Action Condition or the Future Without the Proposed Actions.

The anticipated significant adverse impacts of the Proposed Actions related to traffic, pedestrians, construction transportation (traffic and pedestrians), and construction noise would not occur under the No-Action Alternative. However, the No-Action Alternative would not meet the goals and objectives of the Proposed Actions. Under the No-Action Alternative, there would be no residential development on the Development Site, and there would be a substantial lost opportunity to create a large number of affordable and market-rate housing units on a single site in Downtown Brooklyn. The existing zoning would not permit residential uses of any kind, and MIH would not be mapped on the Project Area, meaning that no affordable or market rate housing would be developed. In addition, under the No-Action Alternative, there would be no public realm improvements to the Development Site, including the project-generated publicly accessible open space located on the southern portion of the Development Site, the expanded sidewalk along the Development Site's Flatbush Avenue Extension frontage, or the surface improvements around the existing DeKalb Avenue subway station entrance on the Development Site. Therefore, the No-Action Alternative would fail to meet the objectives of the Proposed Actions.

The No Unmitigated Significant Adverse Impacts Alternative assesses a scenario in which the Proposed Actions are modified such that future development would avoid the unmitigable significant adverse impacts associated with the Proposed Actions, as identified in the EIS. As discussed in Chapter 18, Mitigation, and Chapter 20, Unavoidable Significant Adverse Impacts, the Proposed Actions would result in unmitigable significant adverse impacts due to operational traffic as well as traffic and noise levels during the temporary construction period. In order to eliminate these impacts, the Proposed Actions would have to be modified to such a point where their principal goals and objectives would not be realized, such as by seeking a lower density zoning district or removing or modifying some of all of the proposed zoning waivers.

Copies of the Final Scope of Work, Draft Environmental Impact Statement, and Notice of Completion of the Draft Environmental Impact Statement may be obtained from the HPD's Environmental Planning Unit, Office of Development, 100 Gold Street – Room 7A-3, New York, New York 10038, Anthony Howard, Director; or from [HPD's Environmental Review](#) website.