

April 29, 2025

**NOTICE OF A PUBLIC SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 25HPD058K)**

NOTICE IS HEREBY GIVEN THAT that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (City Environmental Quality Review, or “CEQR”) and 6 NYCRR 617.8 (State Environmental Quality Review, or “SEQR”) that the City of New York - Department of Housing Preservation and Development (HPD) 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 **395 Flatbush Avenue Extension project (CEQR No. 25HPD058K)**. The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b), Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held virtually on **June 5, 2025 at 4:00 p.m.** To attend the meeting, you first must register using the link below. Upon registering, connection details for the meeting will be emailed to you at the email address you provide in the registration.

<https://bit.ly/395-flatbush-ave-deis> (*note: if manually typing, use all lowercase text*)

Written comments on the Draft Scope of Work will be accepted by the lead agency until 5:00 P.M on June 16, 2025 and may be sent electronically to noralezm@hpd.nyc.gov, or by mail to the following address:

**Attn: Michelle Noralez Brown
Senior Environmental Planner, HPD
100 Gold Street, Room 7-A3
New York, NY 10038**

Copies of the Environmental Assessment Statement, Positive Declaration, and Draft Scope of Work will be made available for download at HPD’s environmental review webpage: <https://www1.nyc.gov/site/hpd/services-and-information/environmental-review.page>; as well as the Mayor’s Office of Environmental Coordination’s (MOEC) CEQR Access webpage: <https://www.nyc.gov/site/oec/environmental-quality-review/ceqr-access.page>. Public comments are requested with respect to issues to be addressed in the DEIS.

Please inform HPD if you need a reasonable accommodation, such as a sign language interpreter or translation services, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to



brooklynplanning@hpd.nyc.gov. Requests must be submitted at least ten business days before the meeting, by May 26, 2025.

The project involves an application by HPD 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:
 - 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.
 - 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

¹ Required waivers will be identified at the issuance of DEIS.



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.

