

November 14, 2025

POSITIVE DECLARATION

Project Identification

Jewel Streets Neighborhood Plan
CEQR No. 26HPD019Y
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency

New York City – Department of Housing
Preservation and Development
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Description and Location of Proposal:

Jewel Streets Neighborhood Plan:

The City of New York Department of Housing Preservation and Development (HPD), together with the New York City Department of Environmental Protection (DEP) and the Department of Citywide Administrative Services (DCAS) (collectively, the “Applicant”), proposes a series of land use actions including zoning map amendments, zoning text amendments (including designating a Mandatory Inclusionary Housing [MIH] Area), site selection, acquisition, Designation of Urban Development Action Areas (UDAA), project approval of Urban Development Action Area Projects (UDAAP), disposition, and a City Map change, as well as improvements to the Project Area's stormwater and sewer systems (the “Proposed Actions”) to facilitate the implementation of the Jewel Streets Neighborhood Plan in partnership with elected officials, City agencies, community boards, and local stakeholders.

The Proposed Actions would affect an approximately 46-block, 142-acre area (the “Project Area”) along the southern border of Queens Community District (CD) 10 and the northern border of Brooklyn CD 5 in the neighborhoods of Lindenwood and East New York. The Project Area is bounded by Holly Street to the west, Sutter Avenue and South Conduit Avenue to the north, South Conduit Avenue to the east, and Stanley Avenue/151st Avenue to the south. It also includes two additional areas: an HPD-owned site bounded by Euclid Avenue to the west, Pine Street to the east, and Dumont Avenue to the north; and another HPD and DCAS-owned five-block area bounded by Stanley Avenue/151st Avenue to the north, Cozine Avenue/155th Avenue and Wortman Avenue/153rd Avenue to the south, Forbell Street to the west, and Sapphire Street/78th Street to the east. Within the boundaries of the Project Area is an area known as the “Jewel Streets Subarea,” or simply “Jewel Streets,” a 15-block neighborhood straddling Brooklyn and Queens; and generally bounded by South Conduit Avenue to the north, Stanley Avenue/151 Avenue to the south, Drew Street and Amber Street to the west and 78th Street and 79th Street to the east.

The Proposed Actions, developed in collaboration with the DEP and other partner agencies would advance and support the goals of the Jewel Streets Neighborhood Plan, developed with public input, to implement the following community planning objectives:

- Reduce flooding now and in the future;
- Ensure residents have access to safe, resilient, and affordable homes;
- Make streets safer and better connected;
- Encourage redevelopment of vacant land with new affordable housing, retail, community facilities, and open space; and,
- Increase access to essential business, job, and social services.

Together, these coordinated land use and infrastructure actions are essential to increase the supply of affordable housing, reduce flooding, and improve quality of life for current and future residents.

The Proposed Actions are as follows:

- Zoning Map Amendment to:
 - Rezone portions of existing R4, R4/C1-2, R4/C2-2, R5, R5/C1-2, R6, R6/C1-2, and C4-1 districts within the Project Area to R4/C2-4, R5, R5/C2-4, R6, R6/C2-4, R6A, R6A/C2-4, R6D, R7D, C4-3, C4-5, C4-5D, and C4-5X.
- Zoning Text Amendment to:
 - Modify Appendix F: MIH Areas and Former Inclusionary Housing Designated Areas for the purpose of designating proposed R6, R6/C2-4, R6A, R6A/C2-4, R6D, R7D, C4-5X (R7X equivalent), C4-3 (R6 equivalent), C4-5D (R7D equivalent), and C4-5 (R7-2 equivalent) districts as MIH areas, requiring that a share of new housing be permanently affordable.
 - Amend the Zoning Resolution (ZR) with a new Section 24-182: to allow a floor area exemption for schools within MIH areas in Brooklyn CD 5 and Queens CD 10.
- City Map Changes to:
 - Linden Sub-area (Brooklyn Block 4492, Lot 4):
 - Map the extension of Forbell Street between Linden Boulevard and Loring Avenue at the former Cineplex site at Block 4492, Lot 4.
 - HPD and DCAS-owned Site (Brooklyn Block 4536, Lots 1, 5, 29; Block 4537, Lots 1, 6, 39; Block 4538, Lots 1, 10; Block 4539, Lots 1, 4, 12, 30; Block 4540, Lots 1, 5, 10; Block 4558, Lots 1, 71, 81, 110, 46, 48):
 - De-map portions of Ruby Street and Drew Street between Stanley Avenue and Wortman Avenue (mapped unbuilt streets).
 - De-map portion of Stanley Avenue between Drew Street and Ruby Street (mapped unbuilt streets).
 - De-map portions of Ruby Street and Emerald Street between Wortman Avenue and Cozine Avenue, and a portion of Amber Street between Wortman Avenue and Fairfield Place (mapped unbuilt streets).
 - De-map a portion of Cozine Avenue between Forbell Street and Amber Street (mapped unbuilt streets).

- Designation of Urban Development Action Areas (“UDAA”), project approval of Urban Development Action Area Projects (“UDAAP”).
- Disposition of City-owned property at the HPD and DCAS-owned site to a sponsor or sponsors to be selected by HPD.
- Site Selection, Acquisition and/or Disposition, related to:
 - Site selection of property in the North and South Jewel Streets to facilitate resiliency and capital improvement measures by DEP, which could include a combined stormwater and sanitary pump station and Bluebelt Stormwater Best Management Practices (BMPs) serving the Project Area.
 - Acquisition of tax lots in the North Jewel Streets for Bluebelt BMPs, portions of tax lots beyond the mapped right-of-way or private streets where DEP activities such as stormwater, sanitary, water main, or DOT street reconstruction would extend onto private adjacent parcels in the Project Area.
 - Acquisition and potential disposition of residential properties in the North and South Jewel Streets Subareas in coordination with DEP, DCAS, NYC Mayor’s Office of Housing Recovery Operations (HRO) and the Mayor’s Office of Climate and Environmental Justice (MOCEJ), to support the implementation of drainage infrastructure and Resilient Acquisitions voluntary land acquisition program pilot in the Jewel Streets.
- In addition to these land use actions, potential disposition, tax exemption, and HPD financing for one or more sites to facilitate the development of affordable housing may be needed.

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

The Reasonable Worst-Case Development Scenario (“RWCDs”) for the Proposed Actions identifies 33 projected development sites under the With-Action Condition which would consist of approximately 5,207,180 gross square feet (gsf) of residential floor area (up to approximately 5,167 dwelling units (DU), including up to 2,494 which are expected to be affordable), 191,068 gsf of local retail uses, 104,300 gsf of office uses, and 305,647 gsf of community facility uses, as well as 1,894 accessory parking spaces. The estimated population under the With-Action Condition would include a total of approximately 15,398 residents and 2,460 workers on these projected development sites.

The projected incremental (net) change between the No-Action and With-Action conditions that would result from the Proposed Actions would be an increase of 5,195,022 gsf of residential floor area (5,150 DU, of which up to 2,477 are expected to be affordable), 162,640 gsf of local retail space, 28,178 gsf of office space, 256,459 gsf of community facility space, and 744 accessory parking spaces on the projected development sites. The RWCDs also identifies 5 potential development sites that are considered less likely to be developed by the analysis year, but will be analyzed in the EIS for site-specific effects such as archaeology, shadows, hazardous materials, air quality, and noise. The analysis year for the Proposed Actions is 2040.

Statement of Significant Effect:

HPD has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an Environmental Impact Statement (EIS) will be required:

The Proposed Actions may result in significant adverse impacts related to: land use, zoning and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; solid waste and sanitation services; energy; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character, construction, and disadvantaged communities.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. Land Use, Zoning and Public Policy – The Proposed Actions include zoning map amendments and zoning text amendments and other discretionary actions which would affect the land use, zoning and public policies within the Project Area. The Proposed Actions could have the potential to result in significant adverse impacts related to land use, zoning, and public policy. In addition, the Proposed Actions would affect the designated Coastal Zone. Therefore, the Proposed Actions will be assessed for consistency with the Waterfront Revitalization Program (WRP) will be included in the EIS.
2. Socioeconomic Conditions – The Proposed Actions would have the potential to result in the direct displacement of existing residents and businesses. Additionally, the Proposed Actions are expected to increase the number of residential units in the area, including affordable units, and would result in a net increment of more than 200 new residential units to the Project Area. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact related to socioeconomic conditions.
3. Community Facilities – The Proposed Actions would have the potential to result in the direct displacement of existing community facilities or services. In addition, the Proposed Actions would result in a substantial increase in residential units and have the potential to increase demand at public schools, publicly funded early childhood programs and libraries, and therefore, have the potential to result in a significant adverse impact to community facilities and services.
4. Open Space – While direct effects to open space are not anticipated, the Proposed Actions may have indirect impacts on open space resources due to increased demand as a result of expected population increases of up to 15,346 residents and approximately 1,502 workers to the area. Therefore, the Proposed Actions have the potential to result in a significant adverse impact on open space.

5. **Shadows** – The Proposed Actions would permit development of buildings greater than 50 feet in height, some of which might be located in the vicinity of sunlight sensitive resources. Therefore, the Proposed Actions have the potential to cast new shadows on nearby open spaces or other sunlight sensitive resources which might result in significant adverse shadows impacts.
6. **Historic and Cultural Resources** – The Proposed Actions may affect architectural resources including designated landmarks, historic districts and/or buildings that may be eligible for designation. In addition, the area contains vacant parcels, former wetlands, and sites that appear not to have been previously excavated. The Proposed Actions would allow new in-ground disturbance, and therefore could have the potential to affect archaeological resources that may be present. As a result, the Proposed Actions have the potential to result in a significant adverse impact on historic and cultural resources.
7. **Urban Design and Visual Resources** – The Proposed Actions are expected to result in physical changes to the Project Area beyond the bulk and form currently permitted as-of-right. These changes could affect the pedestrian's experience of public space, requiring an urban design assessment. Therefore, the Proposed Actions could result in a significant adverse impact related to urban design and visual resources.
8. **Natural Resources** – The Proposed Actions would result in the development of sites containing, or located in proximity, to natural resources (e.g., Spring Creek Park, Fresh Creek, and Jamaica Bay). Therefore, the proposed actions have the potential to result in significant adverse impacts related to Natural Resources.
9. **Hazardous Materials** – The Proposed Actions would result in new construction, new in-ground excavation and subsurface disturbance on sites that include historical manufacturing, auto-related uses, and areas of historic fill near Spring Creek and Jamaica Bay. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to hazardous materials.
10. **Water and Sewer Infrastructure** – The Proposed Actions would result in increased development within the Project Area which could place additional demands on infrastructure, including water supply and storm water management. Therefore, the Proposed Actions have the potential to result in a significant adverse impact on wastewater and stormwater infrastructure.
11. **Solid Waste and Sanitation Services** – Due to increased development in the Project Area, the Proposed Actions would increase the demand on solid waste and sanitation services and could result in significant adverse impacts on solid waste and sanitation services.
12. **Energy** – Although significant adverse energy impacts are not anticipated for the Proposed Actions, the EIS will disclose the projected amount of energy consumption during long- term operation resulting from the Proposed Actions
13. **Transportation** – The Proposed Actions would generate additional vehicular, pedestrian, transit trips and parking demand. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to transportation.

14. Air Quality – The Proposed Actions would result in an increased demand for heating, ventilating, and air conditioning (HVAC) systems, introducing the potential for stationary source air quality impacts. In addition, the Proposed Actions would have project-generated vehicle trips that would exceed the screening thresholds for mobile source air quality analysis. In addition, existing industrial uses in the surrounding area have the potential to affect air quality surrounding the new development resulting from the Proposed Actions. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts on air quality.
15. Greenhouse Gas Emissions and Climate Change – The Proposed Actions would result in a development that exceeds the threshold of 350,000 square feet or greater, and therefore an assessment will be provided in the EIS. Additionally, because the Project Area is located within the current 100- and 500-year flood zone, a climate change assessment is warranted.
16. Noise – The Proposed Actions would result in additional vehicle trips to and from the Project Area and introduce new sensitive receptors to the area. Therefore, the Proposed Actions could have the potential to result in significant adverse noise impacts.
17. Public Health – The Proposed Actions would result in increased development density which might have effects related to air quality, water quality, hazardous materials, or noise. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to public health.
18. Neighborhood Character – The Proposed Actions could affect certain constituent elements of neighborhood character including land use, zoning, and public policy, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, shadows, transportation, and noise. Consequently, the Proposed Actions could have the potential to result in significant adverse impacts related to the Project Area's neighborhood character.
19. Construction – The Proposed Actions would increase the allowable density of the area resulting in new development that involves activities which may result in construction-related impacts. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to construction.
20. Disadvantaged Communities – The Proposed Actions directly affect several Disadvantaged Communities (DAC) census tracts. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts on Disadvantaged Communities, and a DAC analysis will be provided in the EIS.

The Draft Environmental Impact Statement (DEIS), to be prepared in connection with the Proposed Actions, will identify and describe any other potential effects on the environment.

Public Scoping:

HPD hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (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 will be held virtually on **December 17, 2025 at 5:00 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.

Register in advance for this meeting: https://us02web.zoom.us/meeting/register/-RmhAUi7REeY_SK4Tf6sew

Written comments will be accepted by HPD until **5:00 P.M. on January 16, 2026.**

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Jack Cohn, at cohnj@hpd.nyc.gov.

Anthony Howard, Director, Environmental Planning
Building and Land Development Services

New York City Department Housing Preservation and Development

Date _____