

November 14, 2025

**NOTICE OF A PUBLIC SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 26HPD019Y)**

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 **Jewel Streets Neighborhood Plan (CEQR No. 26HPD019Y)**. 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 **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](https://us02web.zoom.us/meeting/register/-RmhAUi7REeY_SK4Tf6sew)

If clicking on the link doesn't work, please copy and paste it into the browser.

Written comments on the Draft Scope of Work will be accepted by the lead agency until 5:00 P.M on January 16, 2026, and may be sent electronically to [cohnj@hpd.nyc.gov](mailto:cohnj@hpd.nyc.gov), or by mail to the following address:

**Attn: Jack Cohn  
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 [jewelstreetsplan@hpd.nyc.gov](mailto:jewelstreetsplan@hpd.nyc.gov). Requests must be submitted at least ten business days before the meeting, by December 8, 2025.

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”).
- 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 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 5, Queens Community Board 10, the Brooklyn Borough President, the Queens Borough President, the City Council and the Mayor.

