



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*  
Department of City Planning

August 23, 2019

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 19DCP216K)**

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 **215 Moore Street** CEQR Number **19DCP216K**. The SEQRA classification for this proposal is Type I.

A public scoping meeting has been scheduled. The public scoping meeting will be held on Tuesday, September 24, 2019 at the New York City Department of City Planning, City Planning Commission Hearing Room, 120 Broadway, Concourse Level, New York, New York, 10271. The meeting will begin at 4:00 PM.

Written comments will be accepted by the lead agency through Friday, October 4, 2019.

The Applicant, 215 Moore Acquisition, LLC, is requesting a series of discretionary approvals from the City Planning Commission. The land use actions include: a zoning map amendment to rezone a portion of Block 3100 from M1-1 and M1-2 to M1-5; a Large Scale General Development (LSGD) Special Permit pursuant to (i) ZR Section 74-743(a)(1), which would allow the distribution of approximately 10,892 sf of floor area from the proposed M1-5 zoning district to the M1-1 zoning district, and (ii) ZR Section 74-743(a)(2), which would require the development to conform with the approved plan; and a Special Permit by the New York City Planning Commission (CPC) pursuant to ZR Section 75-52 to permit a public parking garage in excess of 150 spaces (the "Proposed Actions").

The affected area of the Proposed Actions consists of a portion of the block bounded by Seigel Street, White Street, Moore Street, and Bushwick Avenue in the East Williamsburg neighborhood of Brooklyn Community District (CD) 1. The sites within the affected area include Block 3100, Lots 22 (p/o), 26, 32, 61, 63, 66, 67, and 68 (the "Development Site") and Lots 34, 41, 45, 47, 56, and a portion of Lot 69 (the "Affected Area"). The Proposed Actions would facilitate the development of a new 13-story commercial building containing 408,376 gross square feet (gsf) of office space, 16,026 gsf of retail, 47,040 gsf of exhibition space, 249 accessory parking spaces (the "Proposed Project"). The

Olga Abinader, *Director*  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
(212) 720-3493 FAX (212) 720-3495  
oabinad@planning.nyc.gov

Development Site would be located within a larger 102,447 sf zoning lot (the “Zoning Lot”) comprised of the Development Site, in addition to adjacent Lots 34, 47, and 56, which are currently being developed as-of-right with three predominantly commercial buildings. All tax lots within the Zoning Lot are owned by the Applicant. The Affected Area would also include a second projected development site on Lots 41 and 45 that are not owned by the applicant (“Projected Development Site 2”).

Absent the Proposed Actions, it is assumed that ongoing as-of-right construction on the Applicant-owned Lots 34, 47, and 56 (Buildings 2, 3, and 4) would be completed. While no new construction is assumed on Projected Development Site 2 in the future without the Proposed Actions, it is assumed that the currently vacant, approximately 3,948-gsf former industrial building would be reoccupied with light industrial/warehousing uses in the No-Action condition. As such, No-Action Affected Area uses would total 217,178 gsf, including 179,661 gsf of commercial uses (comprising 59,391 gsf of office, 14,768 gsf of local retail, 105,502 gsf of hotel uses with 150 rooms), 19,548 gsf of community facility uses, 6,733 gsf of light industrial uses), and a total of 154 accessory parking spaces (including 43 enclosed spaces occupying 11,235 gsf of Building 2, 103 unenclosed spaces on Lots 22, 26, 32 and 66, 67, and 68, and eight unenclosed spaces on Lot 41).

The net change that would result from the Proposed Actions is an addition of 519,747 gsf of commercial space; a reduction of 3,333 gsf of community facility space; a reduction of 6,733 gsf of light industrial space; a net decrease of 111 accessory parking spaces; and an addition of 249 public parking spaces. The analysis year for the proposed actions 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, Olga Abinader, Director (212) 720-3493. The Draft Scope of Work and scoping protocol will also be made available for download at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.