



PUBLIC SCOPING MEETING

Dyker Heights Mixed-Use Development

6208 8th Avenue, Brooklyn

August 30, 2018 - 3 pm

City Planning Commission Hearing Room
120 Broadway, New York, New York 10271

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Agenda:

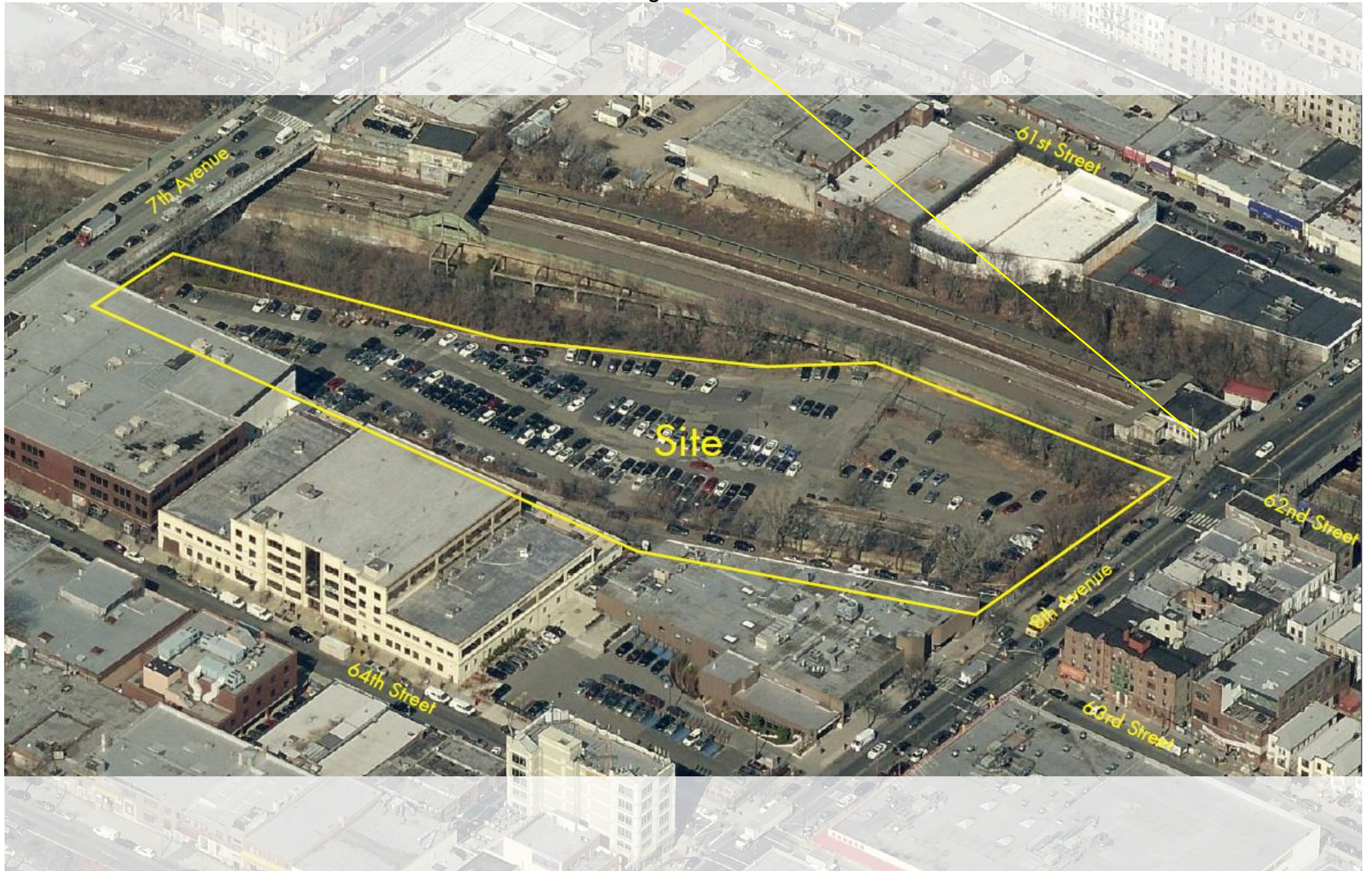
- 1.CEQR Lead & Involved Agencies & Development Team
- 2.Proposed Project
- 3.Discretionary Actions & Approvals
- 4.City Environmental Quality Review
- 5.Public Comments

CEQRLead & Involved Agencies & Development Team

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- **Lead Agency:** New York Department of City Planning, on behalf of the City Planning Commission
- **Involved Agencies:** Metropolitan Transportation Authority, Fire Department of New York and other agencies as significant adverse impacts are identified
- **Applicant:** 6208 Realty LLC

Existing MTA Station



Proposed Project

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6208 8th Avenue, Brooklyn



Proposed Project Overview

- ▶ Mixed-use, development with commercial uses (hotel, office and retail), residential use, and community facility uses (school, library and ambulatory healthcare);
- ▶ The residential, office, hotel and medical uses would be spread apart between three towers, with the hotel tower rising 11-stories and the residential and office and medical uses within two towers rising 12-stories, with a base containing the retail and accessory parking
- ▶ The development will contain the following uses:
 - ▶ Residential- 250 dwelling units;
 - ▶ Community Facility: School and library space, medical offices;
 - ▶ Commercial: Retail, office and hotel use.



Proposed Project Overview

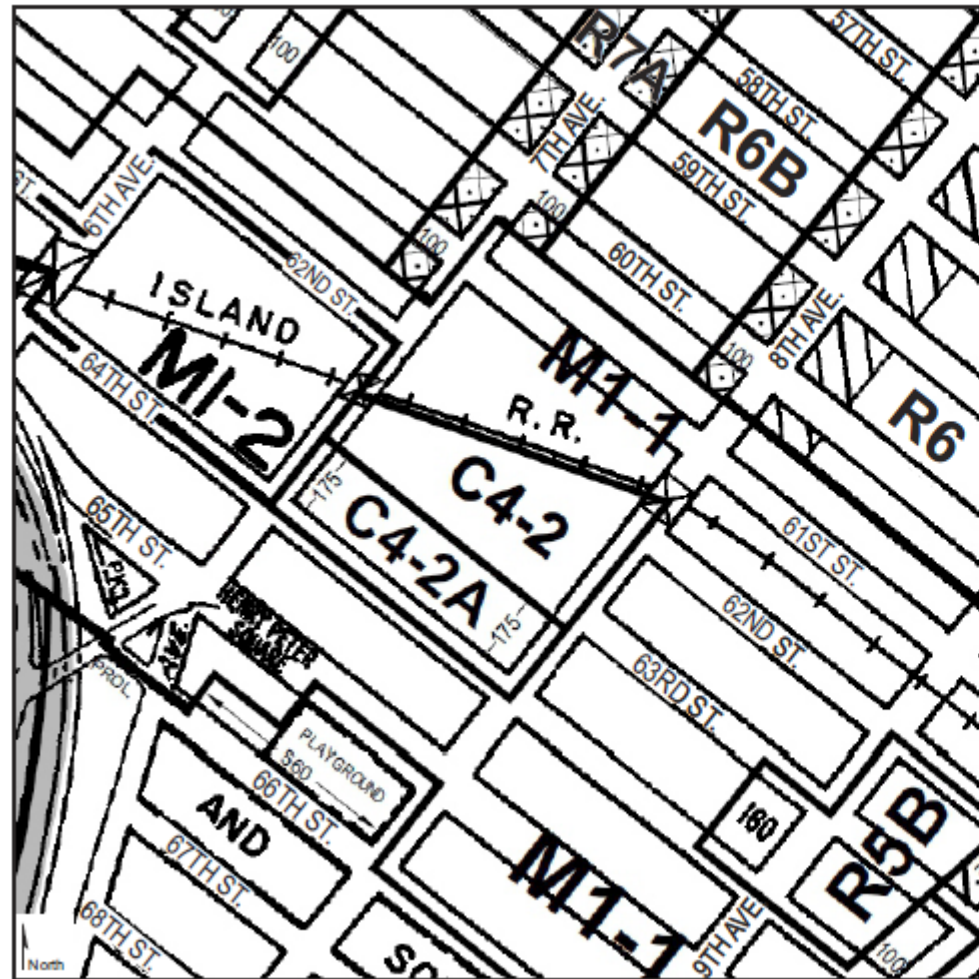
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- ▶ Estimated build year by 2023
- ▶ The Proposed Development will provide a public garden and walkways;
- ▶ Improvements will be made to the 8th Avenue “N” Train Station as part of the Project which will consist of a new connection to the Station near 62nd Street and 8th Avenue;
- ▶ Parking: 1,883 (plus 50 reservoir spaces) - automatic parking system.

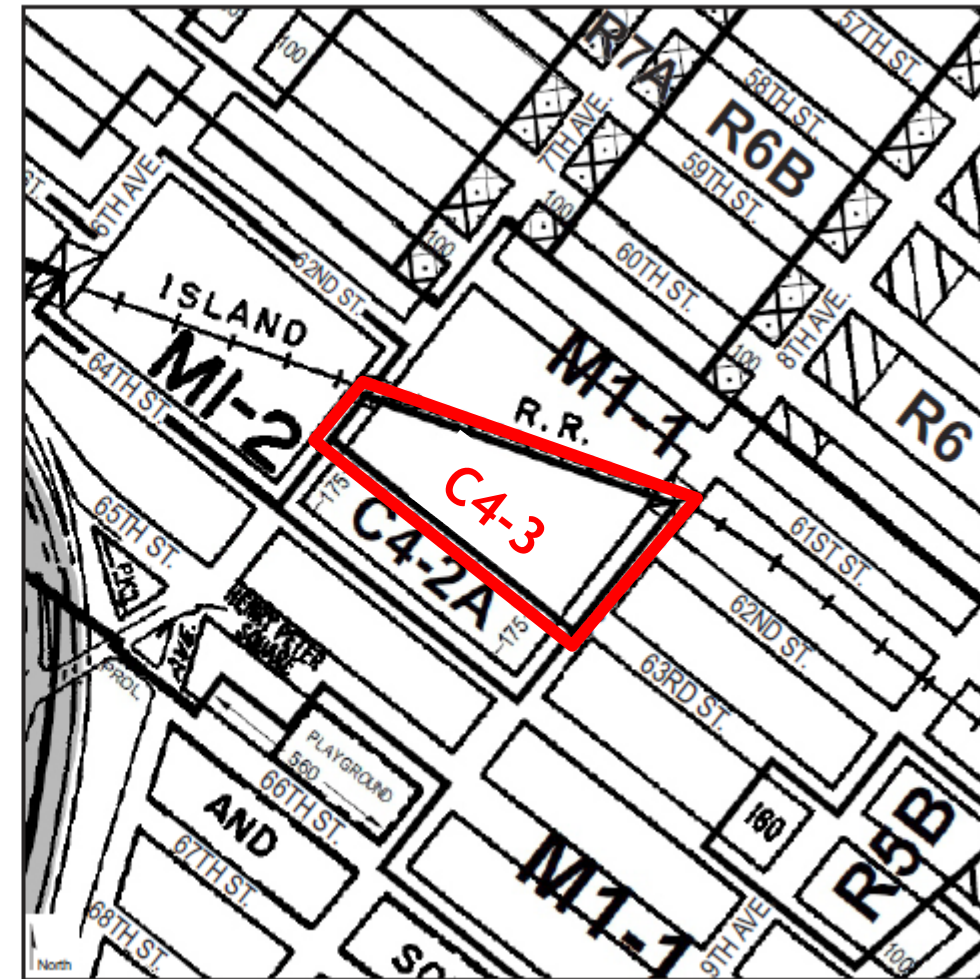
Discretionary Actions & Approvals

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EXISTING ZONING



PROPOSED ZONING



1. A zoning map amendment from a C4-2 district to a C4-3 district;
2. A Special Permit to permit a number of accessory or public parking spaces in a Large-Scale General Development in excess of the required amount pursuant to Section 74-531 of the Zoning Resolution (“ZR”); and
3. Special Permit pursuant to ZR Section 74-681 to permit development within or over a railroad or transit right-of-way or yard .

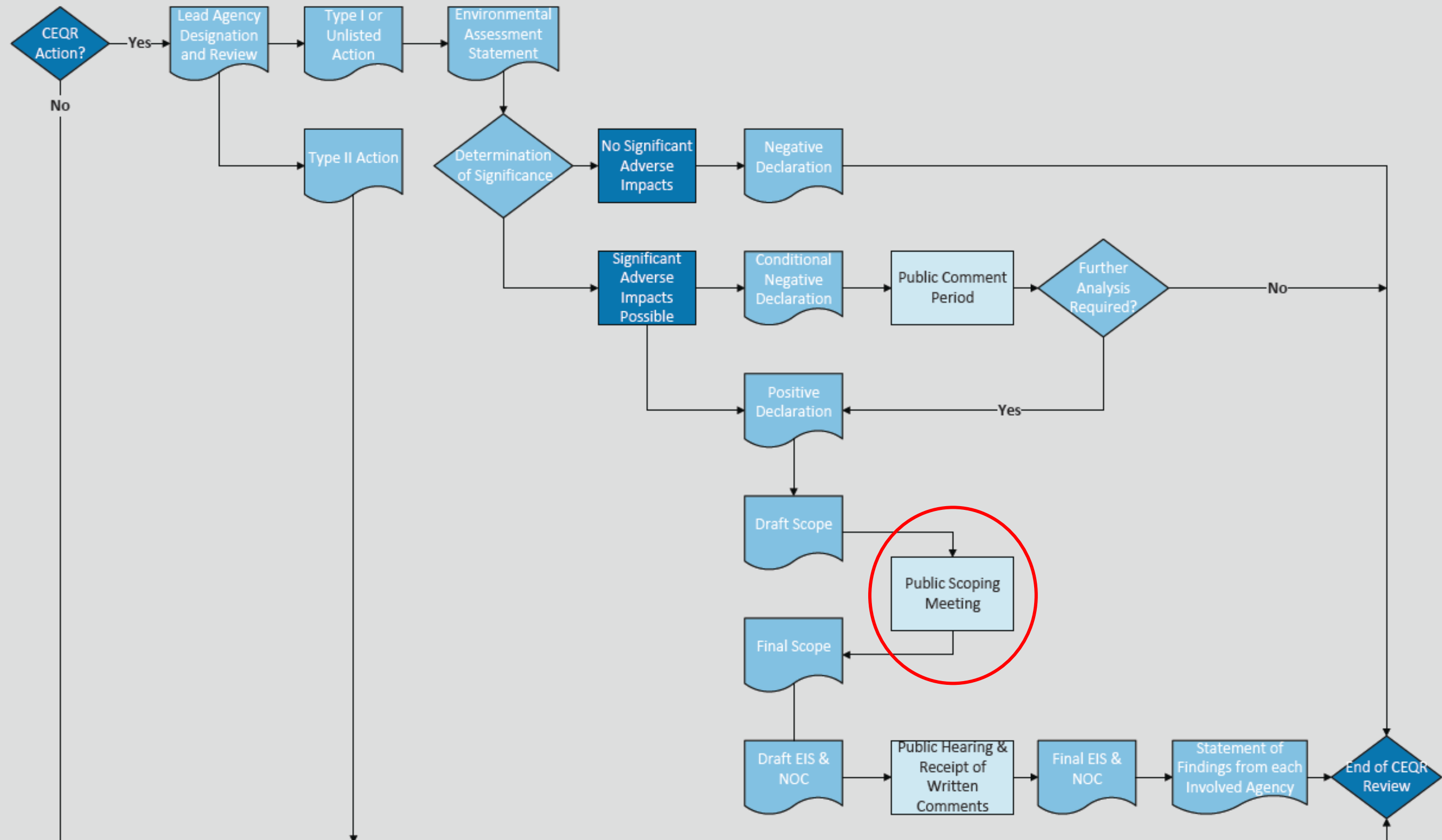
Other Agency Approvals:

1. Fire Department of New York Access Plan;
2. Metropolitan Transit Authority approval for secondary access to an adjacent subway platform (8th Avenue “N” Train Station).

City Environmental Quality Review

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CEQR Process



CEQR Scope: Anticipated EIS Technical Areas

- ▶ Land Use, Zoning & Public Policy
- ▶ Socioeconomic Conditions
- ▶ Community Facilities:
 - ▶ Schools;
 - ▶ Child Care Centers
 - ▶ Libraries
- ▶ Open Space
- ▶ Shadows
- ▶ Historical and Cultural Resources
- ▶ Urban Design & Visual Resources;
- ▶ Hazardous Materials
- ▶ Water and Sewer Infrastructure
- ▶ Solid Waste & Sanitation Services
- ▶ Transportation:
 - ▶ Traffic & Parking
 - ▶ Transit & Pedestrians
- ▶ Air Quality
- ▶ GHG & Climate Change
- ▶ Noise
- ▶ Public Health
- ▶ Neighborhood Character
- ▶ Construction

Open Space

Publicly or privately-owned land that is publicly accessible and available for leisure play or sport

- ▶ Proposed Project would generate additional residents and additional workers
- ▶ Active open space will be assessed for the residential open space analysis
- ▶ Passive open space will be assessed for the non-residential open space analysis
- ▶ Proposed Project would include additional publicly-accessible open space

Transportation

- ▶ Traffic analysis for five peak periods (weekday AM, midday, and PM, as well as the Saturday midday/afternoon peak periods)
- ▶ Traffic analysis to evaluate approximately 25 intersections during peak periods
- ▶ Transit for both subway and public bus, including a station impact analysis on the NYCT N Train line
- ▶ Pedestrian analysis at 8th Avenue and 62nd Street
- ▶ Parking Analysis
- ▶ Vehicular and Pedestrian Safety Assessment

Public Comments

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