

June 4, 2019

## **POSITIVE DECLARATION**

### **Project Identification**

DeKalb Commons

CEQR No. 18HPD078K

ULURP Nos. TBD

SEQRA Classification: Unlisted

### **Lead Agency**

Department of Housing Preservation &  
Development

100 Gold Street New York, NY 10038

Contact: Callista Nazaire

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### **Name, Description and Location of Proposal:**

#### **DeKalb Commons**

The New York City Department of Housing Preservation and Development (HPD), on behalf of DeKalb Commons NY Housing Development Fund Corporation (HDFC) (the "Applicant"), is requesting the disposition of City-owned property, designation of an Urban Development Action Area, and project approval of an Urban Development Action Area Project (UDAAP) to facilitate the development of new affordable housing in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District (CD) 3 (the "Proposed Actions"). The Proposed Actions would facilitate the development of eight City-owned lots located at 633-639 DeKalb Avenue (Development Site 1), 648-654 DeKalb Avenue (Development Site 2), and 1187 Fulton Street (Development Site 3) in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3 (the "Development Sites"). As a result of the Proposed Actions, HPD would convey the Development Sites to a developer selected by HPD.

The Proposed Actions would facilitate the construction of three new buildings containing affordable housing in the Bedford-Stuyvesant neighborhood of Brooklyn. The Development Sites would contain a total of approximately 84 dwelling units, plus one unit for the superintendent (total approximately 85 dwelling units). The Development Sites are described in the EAS, as follows:

#### **Development Site 1**

- Development Site 1 is located at 633-639 DeKalb Avenue (Block 1774, Lots 77, 76, 75, 74) along the north side of DeKalb Avenue between Nostrand and Marcy Avenues. All four lots are vacant and measure approximately 9,827 square feet (sf) in lot area. The Proposed Actions would facilitate the new construction of an approximately 39,604 sf affordable residential building that would include approximately 37 dwelling units. The proposed building would be approximately 7-stories. The rear yard would measure approximately 3,650 sf and would contain an outdoor seating area, children's play area,



and planted areas. Development Site 1 would be redeveloped pursuant to the existing R6A zoning district.

Land uses within the surrounding area include residential uses (primarily multi-family walk-up buildings), institutional, open space, and some commercial uses as well. There are several NYCT bus routes that provide service to the area including B38, B44, and B44-Select Bus Service (SBS).

### Development Site 2

- Development Site 2 is located at 648-654 DeKalb Avenue (Block 1779, Lots 22, 24, 26) along the south side of DeKalb Avenue between Nostrand and Marcy Avenues. All three tax lots are currently vacant and measure approximately 10,983 sf in lot area. The Proposed Actions would facilitate the new construction of an approximately 44,769 sf affordable residential building that would include approximately 44 dwelling units plus one dwelling unit for the superintendent for a total of 45 dwelling units. The proposed building would be approximately 7-stories. The rear yard would be approximately 3,260 sf and would contain an outdoor seating area, children's play area, and planted areas. In addition to the outdoor area, the proposed building would contain a community room on the ground floor measuring approximately 903 sf. Development Site 2 would be redeveloped pursuant to the existing R6A zoning district.

Land uses within the surrounding area include residential uses (primarily multi-family walk-up buildings), institutional, open space, and some commercial uses as well. The Kosciusko Pool, located directly to the east of the Development Site 2, is under the jurisdiction of the New York City Department of Parks & Recreation. The Olympic size outdoor pool hours are from 11:00 a.m. through 7:00 p.m. daily, with a break for pool cleaning between 3:00 p.m. and 4:00 p.m. There are several NYCT bus routes that provide service to the area including B38, B44, and B44-Select Bus Service (SBS).

### Development Site 3

- Development Site 3 is located at 1187 Fulton Street (Block 2000, Lot 43) along the north side of Fulton Street between Spencer Place and Bedford Avenue. Development Site 3 is currently vacant and measures approximately 1,786 sf in lot area. The Proposed Actions would facilitate the new construction of an approximately 7,088 sf mix-use building that would include approximately 3 dwelling units and approximately 2,512 sf of commercial retail space on the ground floor. Development Site 3 would be redeveloped pursuant to the existing R7D/C2-4 zoning district.

Land uses within the surrounding area include residential uses, mixed commercial and residential uses, and some institutional and commercial uses as well as several vacant lots. The Franklin Avenue station for the NYCT C and S lines is located within the 400-foot radius of Development Site 3, at the intersection of Franklin Avenue and Fulton Street.



**Statement of Significant Effect:**

Following review of an Environmental Assessment Statement (EAS), 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 technical areas, and that a targeted environmental impact statement (EIS) will be required:

1. The Proposed Actions may result in significant adverse shadow impacts in the vicinity of the affected area.

**Supporting Statement:**

The above determination is based on an EAS prepared for the Proposed Actions which finds that:

1. Shadows – The Proposed Actions would introduce a new building (Development Site 2) greater than 50 feet tall which be located adjacent to the Kosciuszko Pool a sunlight sensitive resource. The pool, located directly to the east of the Development Site 2, is under the jurisdiction of the New York City Department of Parks & Recreation. As such, the Proposed Project has the potential to cast new shadows on the nearby sunlight sensitive resource.

**Public Scoping:**

HPD, as CEQR lead agency, hereby requests that the project sponsor prepare or have prepared, at their option, a targeted 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 has been scheduled for Tuesday, July 16, 2019 at 6:30pm at Restoration Plaza, 1368 Fulton Street, Brooklyn, NY 11216. Written comments on the Draft Scope of Work will be accepted by the lead agency until the close of business on July 26, 2019 (10 days following the scoping meeting).

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 me at (212) 863-7826.

  
Callista Nazaire  
Director of Environmental Planning, HPD

Date: June 4, 2019

cc:

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