



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*  
Department of City Planning

September 20, 2017

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 18DCP034K)**

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 (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the Proposed Actions related to the development of the “**Industry City**” (CEQR No. 18DCP034K). The SEQRA classification for the Proposed Actions is Type I.

The CEQR lead agency 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 has been scheduled for October 24, 2017 and will be held at Spector Hall, 22 Reade Street, New York, New York, 10007. The meeting will begin at 10:00 am.** Written comments will be accepted by the lead agency until the close of business on Friday, November 3, 2017.

Public comments are requested with respect to issues to be addressed in the Draft Environmental Impact Statement.

The Applicant, 1-10 Bush Terminal Owner LP, is seeking several discretionary actions to facilitate a proposal by the Applicant to redevelop and re-tenant the Industry City complex (the “Project Area”) with a mixed-use project containing manufacturing, commercial, community facility, and hotel uses that would, in combination, establish what the Applicant terms an “Innovation Economy Hub,” described below (the “Proposed Project”).

The existing Industry City complex consists of approximately 5.3 million gsf of manufacturing, commercial and community facility uses. The area affected by the Industry City proposal (the “Affected Area”) is located in the Sunset Park neighborhood of Brooklyn, in Community Board 7 (Block 679, Lot 1; Block 683, Lot 1; Block 687, Lot 1; Block 691, Lot 1 and 44; Block 695, Lots 1, 20, and 43; Block 706, Lots 1, 24, and 101; and Block 710,

Robert Dobruskin, AICP, *Director*  
Olga Abinader, *Deputy Director*  
120 Broadway, New York, N.Y. 10271 31<sup>st</sup> Floor  
(212) 720-3493  
rdobrus@planning.nyc.gov

**Industry City**  
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*Public Scoping Notice*

Lot 1) and certain adjacent properties (Block 695, Lots 37–42; and Block 706, Lot 20; and a portion of Block 662, Lot 1); and Block 691, (Lots 45 and 46).

The proposed discretionary actions include a Zoning Text amendment to establish the new “Special Sunset Park Innovation District;” a Zoning Map amendment to map the Special Sunset Park Innovation District on the Affected Area and to rezone a portion of the area affected by the newly established Special Sunset Park Innovation District from an M3-1 to an M2-4 district; a Special Permit to modify, bulk, use, parking, and public access area requirements pursuant to findings and a site plan; a Special Permit for a new hotel use; and a change to the City Map to de-map 40th Street between 1st Avenue and 2nd Avenue (the “Proposed Actions”). A portion of the Affected Area will remain zoned M1-2.

The Proposed Actions would allow for an overall maximum FAR of 5.0 within the portion of the Affected Area to be rezoned to M2-4 and a maximum FAR of 2.0 for the portion of the Affected Area to remain zoned M1-2, for a total blended maximum FAR of 4.96. The proposed Special Permit would: establish a maximum cap of 900,000 sf for retail and service establishment uses; establish a maximum cap of 625,000 sf for permitted community facility uses (colleges and universities, libraries, museums, and non-commercial art galleries); and, prevent academic uses and hotel use from co-locating with noxious or potentially harmful commercial and industrial uses.

The Proposed Actions would facilitate the Applicant’s proposal to develop three new buildings within a portion of the Industry City Affected Area, totaling approximately 1.27 million sf of new development. In addition, with the Proposed Actions, the total available Industry City controlled parking spaces would range from 1,811 to 2,111 spaces. In total, the Industry City complex would contain approximately 6.57 million gsf of development, including approximately 3.57 million gsf of uses that would comprise a range of manufacturing, artist and design studio, and commercial office uses (“Innovation Economy” uses); approximately 386,546 gsf of community facility uses, (which may contain instructional space, laboratories, and academic offices among other uses traditionally found at a college or university); approximately 271,619 gsf of hotel use in two buildings (totaling approximately 420 rooms); approximately 900,000 gsf of retail and service establishment uses; approximately 43,003 gsf of event space; approximately 415,000 gsf of storage and warehouse uses and the existing approximately 74,824 gsf sports training facility. As part of the Proposed Actions, up to 10,500 sf of public access areas may also be provided.

Absent the Proposed Actions, no new construction would take place. The analysis year for the Proposed Actions is 2027.

Digital 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, New York, New York 10271, 31<sup>st</sup> Floor, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Mayor’s Office of Environmental Coordination, 253 Broadway, 14<sup>th</sup> Floor, New York, New York 10007, Hilary Semel, Director (212) 676-3290. The Draft Scope of Work and Scoping Protocol will also be made available for download at [www.nyc.gov/planning](http://www.nyc.gov/planning).