NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Dan Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**2510 Coney Island Avenue Rezoning**
CEQR No.	22DCP138K
ULURP Nos.	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK15

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: The Applicant, 2510/18 C.I.A L.L.C., is seeking a zoning map amendment to rezone Brooklyn Block 7159, Lots 115, 123, 128, 130 and p/o Lots 111 and 120, (the proposed rezoning area) from R4 and C8-1 zoning districts (within the Special Ocean Parkway District) to an R7D/C2-4 zoning district; and a zoning text amendment to Zoning Resolution (ZR) Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas, to establish a MIH area coterminous with the proposed rezoning area (the proposed actions) in the Sheepshead Bay neighborhood of Brooklyn, Community District 15. The proposed actions would facilitate the development of an 11-story, 113-foot-tall, 73,961 gross square foot (gsf) (61,637 zoning square feet (zsf)) mixed-use building on the development site (Lot 123) at 2510 Coney Island Avenue (the proposed project). The proposed building would include 6,465 gsf (6,465 zsf) of commercial floor area on the ground floor; 56,816 gsf (55,172 zsf) of residential floor area on floors 2 through 11, with up to 60 dwelling units (15-18 of which would be affordable pursuant to MIH); and 46 accessory parking spaces (10,680 gsf) at the cellar level.

An Environmental Assessment Statement is attached. Please contact Stacey Barron of the Department of City Planning at (212) 720-3419 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director* — March 9, 2022 Date

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