ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. 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:	**364 Coney Island Avenue Rezoning**
CEQR No.	26DCP050K
ULURP No(s).	260132ZMK, 260133ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K07

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, 364 Coney Island Ave,LLC, is seeking a zoning map amendment to rezone Brooklyn Block 5322, Lots 73, 51, 124, 125, 7501, and part of 69 (the "Project Area") from a C8-2 (OP) district to an C4-4D (OP) district and a Zoning Text Amendment to map an MIH Area coterminous with the Project Area in Windsor Terrace, Community District 7, Brooklyn. The zoning map and text amendments (the "Proposed Actions") would facilitate a new 12-story, 148 foot tall building comprising 80,367 gross square feet (gsf) containing 71 Dwelling Units (DUs) of which 20-30% (14-21 DUs) would be permanently income restricted, while also containing 5,191 gsf of retail space on the ground floor on the Applicant owned Block 5322, Lots 73 and 124 (the "Development Site").

The Build Year for the Proposed Actions is 2028.

An Environmental Assessment Statement is attached. Please contact Alexander Plackis of the Department of City Planning at aplackis@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — 11/28/2025 Date

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