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:	**109 Marcus Garvey Boulevard LSGD**
CEQR No.	24DCP100K
ULURP No(s).	Pending
SEQRA Classification:	Type I
Brooklyn Community District:	K03

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, CB Emmanuel Realty, is seeking approval of (1) a zoning map amendment from an R6 & R6/C2-4 to an R7A & R7A/C2-4, (2) a zoning text amendment to amend Zoning Resolution ("ZR") Appendix F to establish a Mandatory Inclusionary Housing ("MIH") area, and (3) a special permit for a Large Scale General Development pursuant to ZR Section 74-74 to facilitate an infill development at 109 Marcus Garvey Boulevard (Block 1588, Lot 1, the "Affected Area") in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3. The Applicant is also seeking a construction loan from the New York State Housing Finance Agency (HFA) and tax credit programs from HFA and the New York City Department of Housing Preservation and Development (HPD). A coordinated review is being conducted with HPD and HFA acting as involved agencies.

The Proposed Actions would facilitate a new 14-story, 212,919 gross square foot (gsf) building with 192,519 gsf of residential use, containing 292 Affordable Independent Residences for Seniors (AIRS) units and a 20,400 gsf garage with 63 parking spaces in the cellar level in place of the existing 95-space surface parking lot on the eastern portion of the Affected Area. The Build Year used for analysis is 2027.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

March 20, 2024
Date

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