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:	**534 Coney Island Avenue**
CEQR No.	23DCP033K
ULURP Nos.	230010ZMK, N230011ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK12

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, Remica Property Group Corp., seeks a zoning map amendment to rezone Brooklyn Block 5343, Lots (p/o) 11, (p/o) 13, 19, and (p/o) 26 (the "Affected Area") from an from a C8-2 zoning district to an R7X/C2-4 zoning district, and a zoning text amendment to Zoning Resolution Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas, to establish an MIH area coterminous with the Affected Area (collectively, the "Proposed Actions") in the Flatbush/Kensington neighborhood of Brooklyn Community District 12. The Proposed Actions would facilitate the development of the Proposed Project, a 10-story (105-feet-tall) 75,216-gross square foot (gsf) mixed-use residential and commercial building comprising 41 dwelling units, 25-30% (11 to 13 units) of which would be affordable pursuant to MIH depending on the Option selected; 3,547-gsf of ground-floor local retail space; and 19 accessory cellar-level parking spaces on the Applicant-owned property located at 534 Coney Island Avenue (p/o Lot 13, "Projected Development Site 1").

An Environmental Assessment Statement is attached. Please contact Stacey Barron of the Department of City Planning at +1 212-720-3419 if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

September 15, 2022
Date

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