NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *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:	**252 Victory Boulevard**
CEQR No.	21DCP153R
ULURP No(s).	**Pending**
SEQRA Classification:	Unlisted
Staten Island Community District:	SI 01

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: A private applicant seeks a series of discretionary actions including a rezoning of a site located at 252 Victory Boulevard from an R3-2/R3X district to an R6B-C1-3 district, a text amendment to designate the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) area, and Special Hillsides Preservation District authorizations to facilitate the development of a proposed 5-story mixed-use (Residential, Commercial and Community Facility) building, with parking located within the building. Pursuant to MIH, the proposed development would contain 46 dwelling units, 12 of which would be permanently affordable.

An Environmental Assessment Statement is attached. Please contact George Todorovic of the Department of City Planning at +1 718-556-2123 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

March 22, 2021
Date

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271