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:	**58 Nixon Court Rezoning II**
CEQR No.	24DCP120K
ULURP No(s).	240375ZMK, N240376ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K13

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, SGL Assets Inc., is seeking a zoning map amendment and a zoning text amendment (the "Proposed Actions") to rezone from R5 to R7A/C2-4 on Block 7237, Lots 61, 63, 64, and 65 ("Projected Development Site 1") and from R5 to R7A on Block 7238, Lot 115 (the "Non-Development Site"). Together, the two sites represent the Rezoning Area. The proposed zoning text amendment seeks to amend Appendix F of the Zoning Resolution of the City of New York to establish the Rezoning Area as a Mandatory Inclusionary Housing ("MIH") area. The Rezoning Area is also in the Special Ocean Parkway District, which would remain. The Proposed Actions would facilitate the development of a 7-story, 18,842 gross square feet (gsf), 4.25 FAR mixed-use multifamily residential building with ground floor retail space. The building would include approximately 18,034 gsf of residential floor area, 808 gsf of local retail space and would contain a total of 16 dwelling units of which 4-5 would be affordable pursuant to MIH. The Build Year for the Proposed Actions is 2026.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — August 7, 2024 (Date)

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