DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marissa Lago, *Director*
Department of City Planning

February 22, 2018

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **55-63 Summit Street Rezoning**
CEQR No. 18DCP072K
ULURP Nos. 170047 ZMK, N170046 ZRK
Brooklyn, Community District 6
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are 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 City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, PHD Summit LLC., seeks a zoning map amendment to rezone property located at 55-63 Summit Street (Block 352, Lots 48, 49, 50, 51, and 52) in the Columbia Street Waterfront neighborhood of Brooklyn Community District 6, from M1-1 to R6B. The Applicant also seeks a zoning text amendment pursuant to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed rezoning area. The proposed actions would facilitate a proposal by the applicant to develop Lots 49, 50, 51, and 52 with a 5 story mixed use building measuring 55 feet in height and containing approximately 20,829 gross square feet (gsf) of floor area. The building would contain approximately 20,379 gsf of residential space for 14 dwelling units (DUs) of which up to 4 would be affordable pursuant to MIH and approximately 450 gsf of community facility space.

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Currently, the lots affected by the proposed rezoning are mostly vacant. Lots 49, 50, 51, and 52 (owned by the Applicant) contain a one story vacant building (on lots 50 and 51) and two parking lots accessory to the vacant building (on Lots 49 and 52). Lot 48 (not controlled by the Applicant) contains a one story building containing automobile uses. The lots to be rezoned are surrounded by residential uses to the north, east and west, and front Summit Street to the south.

In the future with the proposed actions, the Applicant would develop the 5 story mixed use building described above on Lots 49, 50, 51, and 52. Lot 48 could also be redeveloped with a 5 story mixed use building measuring 55 feet in height and containing approximately 5,530 gsf of floor area. The building could contain approximately 4,115 gsf of residential space for four dwelling units (DUs), approximately 450 gsf of community facility space, and a cellar containing 965 gsf of storage and mechanical space.

Absent the proposed actions, the rezoning area would remain in its existing condition.

The analysis year for the proposed actions is 2020.

An Environmental Assessment Statement is attached. Please contact Kevin Corté of the Department of City Planning at (212) 720-3250 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Kevin Corté Pat Bussey Susan Wong