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

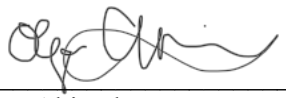
Re:	**130 St. Felix Street**
CEQR No.	21DCP083K
ULURP No(s).	210278ZMK, N210279ZRK, 210280ZSK, 210281ZSK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK02

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, 130 St. Felix Street LLC, is requesting a Zoning Map Amendment (ZM) from C6-1 to C6-4 and C6-6 within the Special Downtown Brooklyn District, Zoning Text Amendments (ZRs) to Appendix F and ZR 101-82 and special permits pursuant to ZR 74-533 and ZR 101-82 to facilitate an approximately 166,402-gross-square-foot (gsf) mixed-use development at 130 St. Felix Street (Block 2111, Lot 40) in the Downtown Brooklyn neighborhood or Brooklyn, Community District 1. The proposed mixed-use building would include approximately 20,120 gsf of community facility, approximately 130,032 gsf of marketable residential space, including up to 130 residential units on the upper floors, of which approximately 26 would be affordable units, and approximately 16,250 gsf of non-marketable residential space (service/mechanical space and residential space on the cellar level). The community facility space would accommodate an expansion of the neighboring Brooklyn Music School, which is in need of new and upgraded space for programming.

An Environmental Assessment Statement is attached. Please contact Katherine Glass of the Department of City Planning at +1 212-720-3425 if you have questions regarding the application.

Sincerely,



Olga Abinader, *Director* — April 26, 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 | Fax: (212) 720-3488

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

To: Raju Mann, Director, City Council Land Use Division
Eric Adams, Brooklyn Borough President
Brooklyn Community Board BK02, Chair
Brooklyn Community Board BK02, District Manager

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF RECEIPT

Re:	**130 St. Felix Street**
CEQR No.	21DCP083K
ULURP No(s).	210278ZMK, N210279ZRK, 210280ZSK, 210281ZSK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK02

The attached Environmental Assessment Statement has been submitted to the Department of City Planning to be reviewed pursuant to 6 NYCRR Part 617.

If you have any questions concerning this application, please contact Katherine Glass at the Environmental Assessment and Review Division, +1 212-720-3425.

Please use the CEQR reference number on all correspondences related to this application.

Sincerely,

_____ _____
Olga Abinader, *Director* Date

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
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