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:	**1584 Flatbush Avenue Rezoning**
CEQR No.	26DCP060K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	K14

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, 1584 Flatbush Avenue Partners LLC, is seeking Zoning Map and Text Amendments to facilitate a rezoning of an existing C4-4A zoning district to a C6-3 zoning district with a coterminous Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions"), affecting Block 7558, Lots 1, 11, 14, 15, 16, and 17 in the Flatbush neighborhood of Brooklyn, Community District 14 (the "Rezoning Area"). The Proposed Actions would facilitate the redevelopment of 1584 Flatbush Avenue (Block 7558, Lot 1; the "Project Site") with a new 165-foot tall, 16-story plus cellar, approximately 130,790-gross square foot (GSF) (9.95 FAR) building. The building would consist of 9,544 GSF of ground floor commercial use, 330 GSF of ground floor community facility use, and 120,916 GSF of residential area with a total of 112 dwelling units, including 22-34 permanently affordable residential units under MIH Options 1-3.

The Build Year for the Proposed Action(s) is 2028.

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,

Evren Ulker-Kacar, AICP, *Deputy Director*

01/20/2026
Date

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