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:	**1720 Atlantic Avenue Rezoning**
CEQR No.	23DCP139K
ULURP No(s).	230316ZMK, N230315ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K08

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: Bermuda Realty No. 2 LLC, the Applicant, is seeking a zoning map amendment from M1-1 to a C4-4D, R7A/C2-4, and R7A zoning districts, and a zoning text amendment to modify Appendix F of the Zoning Resolution (ZR) to establish Mandatory Inclusionary Housing (MIH) and modify ZR Section 35-66 (Special Height and Setback Previsions for Certain Areas), to facilitate a mixed use development on Brooklyn Block 1335, Lots 28, 30 and 35. The Proposed Actions would facilitate the development of Projected Development Site 1 (coterminous with the rezoning area) with a new 13-story, 140-foot-tall, 378,259 gross square foot (GSF) mixed-use commercial, community facility, and residential building include 247,205 GSF of residential space (278 dwelling units, including 70-75 affordable units pursuant to MIH); 56,030 GSF of commercial space; 21,776 GSF of community facility space; and 112 residential parking spaces in the Crown Heights neighborhood of Brooklyn, Community District 8.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — January 25, 2024
Date

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488