DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

June 24, 2010

Robert Kulikowski
Mayor's Office of Environmental Coordination
253 Broadway- 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **McGuinness Boulevard**
CEQR No. 10DCP024K
ULURP No.10218ZMK & N100219ZRY
Brooklyn, Community District 1
SEQR Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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, McGuinness Reality Corp., proposes a zoning map amendment to rezone a M1-1 District to a R7A District with a C2-4 commercial overlay and a zoning text amendment to establish the Inclusionary Housing Program in the rezoning area. The actions are being proposed in order to facilitate the redevelopment of a seven-story mixed-use building with 132,000 square feet of floor area, 23,375 square feet of commercial floor area and approximately 141 dwelling units of which 40 would be affordable units pursuant to the Inclusionary Housing Program. The proposed building would contain retail uses on the ground floor, residential uses on the upper floors and accessory parking in the cellar level. The proposed action would rezone 209-231 McGuiness Boulevard (Block 2576, Lots 7, 20, 23, 24, 25, 26, 27 and parts of Lots 5 and 42) in the Greenpoint neighborhood of Brooklyn, Community District 1.

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495
R_DOBRUS@planning.nyc.gov

The proposed C2-4 overlay would be bounded by Greenpoint Avenue, McGuinness Boulevard, Calyer Street, and a line 100 feet deep from McGuinness Boulevard. Under the proposed R7A district, the base floor area ratio 3.45. With an inclusionary housing bonus, the maximum floor area ratio may be increased to 4.6. The C2-4 overlay permits a maximum floor area ratio of 2.0 for commercial uses. The existing M1-1 district of the property permits manufacturing and commercial uses with a maximum permitted floor area ratio of 1.0; new residential development is not permitted.

In conjunction with the proposed zoning map amendment, the applicant is also proposing a zoning text amendment to modify Zoning Resolution ("ZR") Appendix F, Brooklyn Community District 1, and Map 1, to allow the Rezoning Area to be designated as an Inclusionary Housing area. Participation in the Inclusionary Housing program will allow the applicant the maximum permitted FAR of 4.6; forty (40) dwelling units would qualify as lower income housing pursuant to the Inclusionary Housing Program.

According to the applicant, within the rezoning area there is one projected development site (Block 2576, Lots 20 and 23) owned by the applicant, McGuiness Realty Corp., that would be redeveloped as a seven (7) story mixed- use building. There is one potential site (Block 2576, Lot 7), not owned by the applicant, that would be developed with 57 dwelling units and 39 accessory parking spaces. The build year for the proposed action is 2015. In absence of the proposed action, the existing commercial and gas station uses on the sites would remain.

An Environmental Assessment Statement is attached. Please contact Fara Surrey of the Department of City Planning at (212) 720-3260 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

Jacquelyn Harris	Robert Dobruskin	
Sam Voyages	Purnima Kapur	Steven Lenard
Pat Bussey	Susan Wong	Fara Surrey