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:	**47 Hall Street Rezoning**
CEQR No.	25DCP009K
ULURP No(s).	250050ZMK, 250051ZRK, 250052ZSK
SEQRA Classification:	Type I
Brooklyn Community District:	K02

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, RXR 9-47 Hall Street Owner, LLC, is seeking a zoning map amendment, zoning text amendment, zoning special permit, and acquisition and disposition actions (collectively the "Proposed Actions") affecting the Applicant-owned property (Brooklyn Block 1876, Lot 1; the "Development Site") located at 47 Hall Street in the Wallabout neighborhood of Brooklyn, Community District 2. The Proposed Actions would facilitate the redevelopment of the Development Site into a mixed-use campus, including new residential uses with affordable housing, a variety of commercial spaces including ground-floor retail, a parking facility, and a self-storage facility (the "Proposed Project"). The Proposed Project would consist of nine buildings (one new residential building, one existing building to be converted to residential use, and seven existing buildings to be renovated and reoccupied) with a total of 933,422 gross square feet (gsf), and would provide 611 total dwelling units (DUs), including 153 to 183 permanently affordable housing units pursuant to applicable requirements of the City's Mandatory Inclusionary Housing (MIH) program and up to 60 accessory parking spaces. The Build Year for the Proposed Action(s) is 2030.

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,

Evren Ulker-Kacar, AICP, *Deputy Director*

9/9/2024
Date

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