ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel 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:	**541-545 Bay Street**
CEQR No.	23DCP037R
ULURP No(s).	220426ZMR, N220392ZRR
SEQRA Classification:	Unlisted
Staten Island Community District:	SI 01

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, Robert Palermo, is seeking a zoning map amendment to rezone an area form C4-2 zoning district to R6/C2-3, and a zoning text amendment to establish a Mandatory Inclusionary Housing Area (MIH) (the "Proposed Actions") to facilitate the development of a 100,486 gross square foot, 8-story building (including 83 dwelling units of which up to 25 units would be affordable) on the applicant owned lot (Block 490, Lot 1) in the Stapleton neighborhood, Community District #1, Staten Island. In addition to Block 490, Lot 1, the proposed rezoning area also includes Block 490, Lots 4, 19, 22, 47 and a portion of Block 489, Lot 30 (the proposed "Rezoning Area"). The Proposed Actions would also extend the Special Bay Street Corridor District over the proposed Rezoning Area.

An Environmental Assessment Statement is attached. Please contact George Todorovic of the Department of City Planning at +1 718-556-2123 if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

09/28/2022
Date

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