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:	**2201-2227 Neptune Avenue Rezoning**
CEQR No.	24DCP108K
ULURP No(s).	240294ZMK, 240295ZRK, 240296ZCK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K13

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, Neptune Avenue Commercial LLC, seeks the approval of a zoning map amendment from an M1-2 to an M1-5/R7-3 (MX); a zoning text amendment pursuant to Appendix F of the Zoning Resolution (ZR) to map a Mandatory Inclusionary Housing (MIH) area; a zoning text amendment pursuant to ZR 123-90 to establish a special mixed use (MX) district; and a waterfront certification pursuant to ZR Section 62-811 for waterfront public access and visual corridors ("Proposed Actions") of a waterfront block (Block 6990, Lots 1, 10, and 20) ("Proposed Project Area") in the Coney Island neighborhood of Brooklyn, Community District 13.

The Proposed Actions would facilitate the development of a new 18-story, approximately 203,360 gross square foot (gsf) mixed-use building with 159,780 gsf of residential use containing 145 dwelling units (37-44 of which would be affordable pursuant to MIH), 22,600 gsf of commercial use, and 20,980 gsf of below-grade accessory parking (approximately 60 spaces) located at 2201-2227 Neptune Avenue (Block 6990, Lot 10). The analysis Build Year is 2026.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 04/09/2024

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