DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

August 17, 2011

Robert Kulikowski, Director
New York City Office of Environmental Coordination
253 Broadway, 14th Floor
New York, New York 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Maple Lane Views**
CEQR No. 11DCP022K
ULURP No. 090154ZMK
Brooklyn, Community District 12

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, Maple Lanes View LLC, seeks a zoning map amendment from M1-1 to R6A. The proposal would facilitate a proposal by the applicant to develop a mixed-use project with residential and community facility space, referred to as "Maple Lanes Views." The site is located at 1560 60th Street, on Block 5516, Lot 34, bounded by 15th and 16th Avenues, and 60th and 61st Streets, in the Borough Park section of Brooklyn, Community District 12.

The subject site is applicant owned, and is presently occupied by a one-story bowling alley. The Long Island Railroad Bay Ridge Division Line ("LIRR Line") runs diagonally through the subject block 5516, which is comprised solely of Lot 34. The applicant seeks to rezone and redevelop the entire area southeast of the LIRR Line on the subject block. The development, Maple Lane Views, would consist of 28 four story townhouses, as well as a one-story synagogue in the northwest section of the development site, adjacent to the LIRR train tracks. Private open

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Celeste Evans, *Deputy Director*
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space for the development's residents would be constructed in the interior of the site. Each of the 28 townhouses would contain four dwelling units, for a total of 112 residential units across the development site. The applicant has stated that they intend to construct 112 units, but for analysis purposes a total of 182 units were analyzed, based on an average unit size of 1,200 square feet. The proposed townhouse development plan would allow for subdivision of the development site into individual zoning lots. As a result, the R6A zoning district's accessory parking requirement would be waived. Total residential floor area under the proposed development scenario would be 175,908 square feet.

Absent the proposed action, the existing Maple Lanes bowling alley would remain. The build year is 2013.

An Environmental Assessment Statement is attached. Please contact Devesh Doobay of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Celeste Evans, Deputy Director
Environmental Assessment and Review Division

cc: Jacquelyn Harris, Aiko Nose, Robert Dobruskin, Pat Bussey, Sam Voyages, Susan Wong, Purnima Kapur, Devesh Doobay

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CITY ENVIRONMENTAL QUALITY REVIEW

August 17, 2011

To: Gail Benjamin, City Council, Land Use Review Division
The Hon. Marty Markowitz Brooklyn Borough President
Chairperson, Manhattan Community Board 12
District Manager, Manhattan Community Board 12

Re: Maple Lane Views
CEQR No. 11DCP022K
ULURP Nos. 090154ZMK
Brooklyn, Community District 12

NOTICE OF RECEIPT

The attached Environmental Assessment Statement, which has been submitted to the Department of City Planning to be reviewed under 6 NYCRR Part 617, is being forwarded to you for your information.

If you have any questions concerning this application, please contact Devesh Doobay at the Environmental Assessment and Review Division at (212) 720-3419.

Please use the CEQR reference number on all correspondences related to this application.

Celeste Evans

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Environmental Assessment and Review Division

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