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:	**73-99 Empire Boulevard Rezoning**
CEQR No.	24DCP101K
ULURP No(s).	230309ZMK, N230310ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K09

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, Empire Boulevard Holdings, LLC, proposes a Zoning Map Amendment from C8-2 and R6/C1-3 to C4-4D and a Zoning Text Amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) area (the Proposed Actions) affecting Brooklyn Block 1306, Lot 28 (the Affected Area). The Proposed Actions would facilitate a new 13-story, 384,429 gross-square-foot (gsf), mixed use building (the Proposed Project) in the Crown Heights neighborhood of Brooklyn, Community District 9. The Proposed Project will include 285 dwelling units, (approximately 86 of which would be permanently affordable pursuant to the MIH program), 99,221-gsf of commercial development and approximately 191 accessory parking spaces in an underground garage on Brooklyn Block 1306, Lot 28.

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

Sincerely,

_____ _2/29/2024_____
Stephanie Shellooe, AICP, *Director* Date

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