ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION
Sideya Sherman, Director Department of City Planning

Memorandum

To: Sarah Whitham, Alex Sommer

From: Evren Ulker-Kacar EUK

Date: August 6, 2026

Re: Qualified Action Determination

Land Use Application No.: 260299ZMK; 260300ZRK

Project Name: 900 60th Street Rezoning

CEQR No.: 26DCP120K

Department Determination

The Department of City Planning has reviewed the above-referenced application and determined that, pursuant to Subdivision 5-a of section 8-0111 of the Environmental Conservation Law, it is a Qualified Action not subject to further review under SEQRA / CEQR.

This Qualified Action:

_X_(Subdivision 5-a(b)(i)(1-6)) is an action for the purposes of the construction of housing that shall:

- Be connected to existing community or public water and sewerage systems at the commencement of habitation;
- Be located at a previously disturbed site;
- Not be located within an area zoned exclusively for industrial uses;
- Contain no more than fifty thousand square feet of commercial, retail, community facility or other non-industrial non-residential uses;
- Either:
    - Not exceed 250 dwelling units, or
    - Not exceed 500 dwelling units within a zoning district where, at the time of application, the standard maximum residential building height is greater than

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

45 feet, the maximum height of a building is regulated by something other than a horizontal plane and that allows residential buildings to exceed 45 feet, or there is no such maximum building height;

- Not include construction of only one single-family residence on a parcel of one-half or more acres.
- (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials and is accompanied by an applicant certification where applicable.[1]

___(Subdivision 5-a(b)(iii)) is an action for the purposes of construction of public parks located at a previously disturbed site that do not include performance centers, athletic stadiums, or other venues for mass gatherings, or other buildings or structures which do not serve public park, recreation, or open space purposes;

___Subdivision 5-a(b)(iv) is an action for the purposes of multi-use bicycle and pedestrian trails located at a previously disturbed site;

___Subdivision 5-a(b)(v) is an action for purposes of construction of public school facilities to be connected at the commencement of use to existing community or public water and sewerage systems, including sewage treatment works, (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials, and is accompanied by an applicant certification where applicable.

___Subdivision 5a(b)(vi) an action for the purposes of water and wastewater infrastructure projects that:

- replace, rehabilitate or reconstruct municipal water or wastewater infrastructure, in-kind and on the same site, including lead service line replacement;
- replace, rehabilitate, upgrade or reconstruct an existing small community water system, including lead service line replacement; or
- provide sewer service to a disadvantaged community served by one or more inadequate sewage treatment systems that has been determined by the department not to require a permit or approval pursuant to articles fifteen, twenty-four or twenty-five of this chapter or any rules or regulations promulgated thereunder;

___Subdivision 5a(b)(vii) an action for the purposes of a retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.

[1] E-939 for hazardous materials will be placed on Brooklyn Block 5715, Lots 4 and 6.

Applicant Provided Information

Proposed Action

The Applicant, 90060 AMG LLC, seeks a zoning map amendment to rezone Brooklyn Block 5715, Lots 1, 2, 3, 4, and 6 (the Rezoning Area) from the existing M1-1 zoning district to a C4-5X zoning district and a zoning text amendment to Appendix F of New York City Zoning Resolution (ZR) to designate a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area boundary (the Proposed Actions). The Rezoning Area is located on a block that is bounded by 60th Street to the northeast, 61st Street to the southwest, 9th Avenue to the northwest, and Fort Hamilton Parkway to the east, in the Sunset Park neighborhood of Brooklyn, Community District 12. In addition to the Applicant-owned Development Site (Block 5715, Lot 6), the Proposed Actions are assumed to facilitate the development on the Potential Development Site (Block 5715, Lot 4). While redevelopment of Block 5715, Lot 4 is considered less likely, this non-Applicant-owned Potential Development Site could develop with a mixed-use multi-family residential building with ground floor retail under the proposed C4-5X district as a result of the Proposed Actions, requiring additional measures related to hazardous materials. No development is anticipated on the remainder of lots included in the Proposed Actions as they do not meet the soft site criteria identified in the CEQR Technical Manual. Lots 1, 2, and 3 each have a lot area of 2,000 square feet (sf), and the parcels are all separately owned, adding a layer of complexity to any potential assemblage for redevelopment. Given these constraints and the existing residential use, redevelopment of Lots 1, 2, and 3 is not anticipated.

Proposed Project

The Proposed Actions would facilitate the development of a new approximately 144,834-gross-square-foot (gsf) mixed-use residential and commercial building at 900 60th Street (Block 5715, Lot 6; the Development Site) in the Sunset Park neighborhood of Brooklyn, Community District 12. The development would consist of approximately 115,379 gsf of residential space, approximately 11,955 gsf of commercial retail space on the ground floor, and 50 non-attended accessory parking spaces on the cellar level (the Proposed Project). The Proposed Project would provide approximately 140 dwelling units, 20-30% (28 to 42 DUs) of which would be affordable at an average of 40 to 80% Area Median Income (AMI) pursuant to MIH requirements. The building would be 12 stories and approximately 145 feet tall (190 feet including bulkhead).

Future Without the Proposed Actions (No-Action Condition)

In the future without the Proposed Actions, it is assumed that existing conditions would remain within the Rezoning Area as it would continue to be governed by the existing M1-1 zoning district. The existing non-conforming residential uses on Lots 1, 2, and 3, and the existing commercial and community facility uses on Lots 4 and 6 would also remain.

Future With the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions, the Proposed Development would be developed on the Development Site, as detailed below.

Development Site (Lot 6)

The With-Action condition is reflective of the Proposed Development, described above. In the future with the Proposed Actions, the Rezoning Area would be rezoned from a M1-1 district to a C4-5X district, and an MIH area would be mapped coterminous with the Rezoning Area. The Proposed Actions would facilitate the development of a new approximately 144,834-gsf building with 115,379 gsf of residential space, approximately 11,955 gsf of commercial space on the ground floor, and 50 accessory non-attended parking spaces at the cellar level. The With-Action condition would provide approximately 140 DUs, 20-30% (28-42 DUs) of which would be designated as permanently affordable pursuant to MIH. The building would be 12 stories and approximately 145 feet tall (190 feet with bulkhead). The existing curb along the 60th Street frontage would remain and be used to access the proposed cellar-level parking and a loading berth.

No-Action and With-Action Conditions Comparison (Development Site)

	Existing/ No-Action Conditions	With-Action Condition	Increment
Commercial GSF	18,000	11,955	-6,045
Residential GSF	0	115,379	+115,379
Total Dwelling Units	*0*	*140*	*+140*
Affordable Units	*0*	*28 to 42*	*+28 to 42*
Total GSF	**18,000**	**127,334**	**109,334**
Parking Spaces	0	50	+50

Attachment: Applicant Hazardous Materials Certification

90060 AMG LLC
60-20 Woodside Avenue
2nd Floor
Queens, NY 11377

Applicant Hazardous Materials Certification

Pursuant to Subdivision 5 of Section 8-0111 of the Environmental Conservation Law, certain applications seeking a Qualified Action determination by a lead agency must complete an Applicant Certification regarding hazardous materials remediation.

Project Name:	900 60th Street Rezoning
Applicant Name:	90060 AMG LLC
Contact:	Alex Lau alex@montperia.com
Date:	July 16, 2026
Project Number:	CEQR #: 26DCP120K ULURP #s: 260299ZMK; 260300ZRK
Project BBLs:	Brooklyn Block 5715, Lots 1, 2, 3, 4, and 6 BBLs: 3057150001, 3057150002, 3057150003, 3057150004, 3057150006

I, Alex Lau, am managing member of 90060 AMG LLC (the "Applicant"), for a zoning map amendment (from an M1-1 zoning district to a C4-5X zoning district) and a zoning text amendment to Appendix F of New York City Zoning Resolution to map a new Mandatory Inclusionary Housing area coterminous with the proposed zoning map amendment ("the Application"). Applicant seeks a determination that the Application is a Qualified Action under Subdivision 5-a of Section 8-0111 of the Environmental Conservation Law (the "Qualifying Action"). Applicant is the fee owner of Brooklyn Block 5715, Lot 6 (the "Property"), subject to the Application.

Applicant acknowledges that the Application is required to comply with local municipal requirements regarding hazardous materials remediation including, as applicable, an E-Designation regarding hazardous materials (E-939) and the completion of a Phase 1 Environmental Site Assessment.

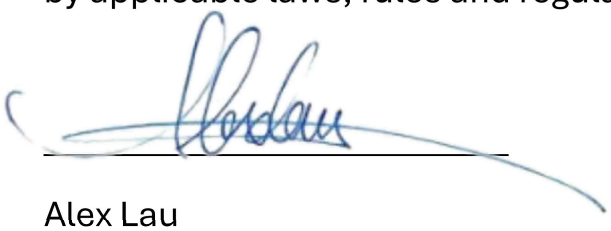
Applicant hereby certifies that:

(1) Applicant has followed and will follow all applicable laws, rules, and regulations regarding hazardous waste;

(2) a Phase I Environmental Site Assessment has been conducted for the Property in accordance with all appropriate inquiries regulations of the United States Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation, and Liability Act (40 CFR Section 312) to identify any recognized environmental conditions;

(3) Applicant has followed or will follow all applicable recommendations of such Phase I Environmental Site Assessment for the Property; and

(4) Applicant will report contamination at, on, or under the Property as required by applicable laws, rules and regulations.



Alex Lau