DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

November 6, 2013

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **1380 Rockaway Parkway Rezoning**
CEQR No. 14DCP038K
ULURP No.140155ZMK
Brooklyn Community District 18
SEQRA Classification: Unlisted

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. This application is undergoing a coordinated review with the Board of Standards and Appeals (BSA).

The applicant, PFNY, LLC, is seeking a zoning map amendment to rezone an existing R5D/C1-3 district to an R5D/C2-3 district over four tax lots on Block 8165, Lot 48 (applicant owned), and portions of 147, 52 and 21(non-applicant owned lots) on Rockaway Parkway. The proposed action would facilitate a proposal by the applicant to convert a one-story, plus cellar, commercial building to a physical culture establishment totaling 15,920 gross square feet. The project site is bounded by Rockaway Parkway to the East, Glenwood Road to the South, East 95th Street to the West and Farragut Road to the North within the Canarsie neighborhood in Brooklyn, Community District 18.

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The requested project action would also require a special permit from the Board of Standards and Appeals (the "BSA") under Zoning Resolution Section 73-36. The rezoning area is located in an R5D/C1-3 district which is characterized by moderate density, multi-family housing, and the commercial overlay district accommodates retail and personal service shops, which are generally mapped along major avenues. The R5D/C1-3 district has a maximum allowable residential FAR of 2.0 and a community facility FAR of 2.0.

The area encompassing the proposed rezoning includes the applicant owned lot (Lot 48) containing a vacant 8353 square feet 1-story plus cellar commercial building. Portions of non-applicant owned lots include: Lot 21, an irregularly shaped 723 sf lot containing a parking lot fronting East 96th Street; Lot 147 a 436.7 sf. vacant alleyway, and Lot 52 a 1,850 sf. parcel, which contains a 1-story plus cellar retail variety store.

Absent the proposed rezoning action, under the existing R5D/C1-3 zoning district, the applicant owned lot would be occupied by a permitted Use Group 6 use such as a drug store, which formerly occupied the building.

The proposed project is expected to be completed by 2015.

An Environmental Assessment Statement is attached. Please contact Ingrid Young of the Department of City Planning at (212) 720-3425, if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Jacquelyn Harris, Winston Von Engle, Pat Bussey, Robert Dobruskin, Richard Jacobs, Xiomara Chang, Susan Wong