NYC PLANNING

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:	**2185 Coyle Street**
CEQR No.	23DCP131K
ULURP No(s).	230248ZMK, N230249ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K15

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, 2185 Coyle Street Associates LLC, is seeking a Zoning Map Amendment to rezone Block 7368, Lots 15, 17, 65, 68, and a portion of Lot 1 in the Sheepshead Bay neighborhood of Brooklyn Community District 15 (the "Project Area") from an R4/C1-2 District to R6A/C2-4, R7A/C2-4, and R7X/C2-4 Districts; and a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area (the "Proposed Actions"). The Proposed Actions would facilitate the development of a 555,297 gross-square-foot (gsf), 9-story, 145-foot-tall mixed-use development containing approximately 434,743 gsf of residential floor area and 47,375 gsf of commercial floor area (the "Proposed Development") on Block 7368, Lot 17 (the "Projected Development Site 1"). The Proposed Development would provide approximately 435 dwelling units and 263 parking spaces. 25-30% (109-131 units) of the dwelling units would be affordable pursuant to MIH depending on the MIH Option selected.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

April 5, 2023
Date

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