DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

July 13, 2018

Hilary Semel
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **809 Atlantic Avenue (550 Clinton Avenue)**
CEQR No. 18DCP179K

Dear Ms. Semel,

The above-referenced application involves a series of discretionary actions subject to City Planning Commission approval. These actions are 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 and is initiating the CEQR review.

Project Address: 550 Clinton Avenue, Block 2010, Lots 1, 10, 53, 56, 57, 58, 59, 1001-1010, and 1118
Community District: Brooklyn, Community District 2
SEQRA Classification: Type 1
Project Description: The applicants, 550 Clinton Partners LLC and 539 Vanderbilt Partners LLC, are seeking a zoning map amendment, a zoning text amendment, and special permits (the "proposed actions") to facilitate the development of an approximately 277,500 gross square foot mixed-use development at 550 Clinton Avenue in the Fort Greene neighborhood of Brooklyn, Community District 2. The proposed actions include a zoning map amendment from R7A/C2-4 to R9/C2-5 affecting Lots 53, 56, 57, and 58, and a zoning map amendment to rezone portions of Lots 57 and 58 from R7A/C2-4 to and R6A district; a zoning text amendment to Appendix F of the Zoning Resolution ("ZR") to establish the project area as an MIH area, a special permit pursuant to ZR section 74-711 to facilitate a transfer of development rights across district boundary lines, to modify yard, lot coverage, street wall, tower floor area, and inner court regulations; and a special permit pursuant to ZR section 74-533 to waive residential parking requirements.

An Environmental Assessment Statement is attached. Please contact Anthony Howard of the Department of City Planning at (212) 720-3422 if you have questions regarding the application.

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3423 FAX (212) 720-3488
rdobrus@planning.nyc.gov

Sincerely,

Olga Abinader

cc: Project file