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:	**2950 West 24th St Rezoning**
CEQR No.	24DCP134K
ULURP No(s).	Pending
SEQRA Classification:	Type I
Brooklyn Community District:	K13

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. The applicant also seeks discretionary actions from the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). A coordinated review is being conducted with HPD and HDC acting as involved agencies.

Project Description: The Applicant, Proto Property Services LLC, is seeking a Zoning Map Amendment (R6 and R6/C1-2 to R7-3 and R7-3/C2-4), a Zoning Text Amendments (to map a Mandatory Inclusionary Housing [MIH] area coterminous with the rezoning area, and permit the R7-3 district on a non-waterfront site), and a Large Scale Development Permit (the "Proposed Actions") to facilitate a mixed-use development at 2950 West 24th Street (Block 7055, Lot 13, the "Project Site"), in the Coney Island neighborhood of Brooklyn, Community District 13. The Proposed Actions would facilitate the construction of a one- to 17-story, approximately 440,000 Gross Square Feet (GSF) mixed-use residential, community facility and commercial building at the Project Site. The Proposed Project includes an increment of 415 residential dwelling units ("DUs", 415,000 GSF), all of which would be affordable to a range of income levels pursuant to HPD/HDC financing (104 to 125 affordable DUs pursuant to MIH Option 1 or 2). The Proposed Project would also include approximately 15,000 GSF of community facility and 10,000 GSF of commercial retail space. The Project Site's parking lot's capacity would be reduced to 143 spaces (a loss of 20 spaces) due to required landscaping improvements.

The Build Year for the Proposed Action(s) is 2027.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

08/19/2024
Date

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