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:	**Grace Houses**
CEQR No.	23DCP108K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	K05

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). A coordinated review is being conducted with HPD acting as an involved agency.

Project Description: Grace Housing Development Fund Co. Inc., the Applicant, seeks a Zoning Map Amendment to rezone from an R5B to R6A zoning district, and a Zoning Text Amendment to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing (MIH) area to facilitate the development of a two development sites in the East New York neighborhood, Community District 5, Brooklyn. Projected Development Site 1 (Block 3705, Lots 27, 27, 28, 29, 30, 31, 32, 34, 35, 38, and 39) is a 126,179 gross square foot (gsf) eight story (85-foot-tall) residential building, and Projected Development Site 2 (Block 3705, Lot 9, 10, and 14) is a 67,190 gsf mixed residential and community facility eight story (85-foot-tall) building, including a House of Worship. Combined the sites would include a total of 154 housing units, all of which are intended to be affordable (38-46 would be permanently affordable pursuant to MIH). This represents an incremental increase of 120 new housing units over the No-Action condition. For a conservative analysis, an applicant-owned potential development site (Block 3704, Lots 26, 27, and 28) is also analyzed, which assumes a residential development containing 28 dwelling units (7-9 would be affordable pursuant to MIH).

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,

Stephanie Shellooe, AICP, *Director* — March 22, 2023
Date

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