ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *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:	**1045 Atlantic Avenue**
CEQR No.	21DCP168K
ULURP No(s).	210276 ZMK, N201277 ZRK
SEQRA Classification:	Type I
Brooklyn Community District:	BK03

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, Atlantic Brooklyn LLC, seeks discretionary actions (the "Proposed Actions") to facilitate the development of a 17-story mixed-use building (the "Proposed Project") on a site located at 1045 Atlantic Avenue in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3. Specifically, the Proposed Actions include: (i) a zoning map amendment to rezone the Block 2020, Lots 35-40 (part of), 42-44 (part of), 68, 70, 73, 74, 77 (part of) and 7503 (part of) (the "Proposed Rezoning Area") from an M1-1 district to a C6-3A district; (ii) a zoning text amendment to Appendix F of the Zoning Resolution to establish the Proposed Rezoning Area as a Mandatory Inclusionary Housing (MIH) area; and (iii) a zoning text amendment to Section 35-66 of the Zoning Resolution to facilitate a sidewalk widening along the Proposed Project's street frontage.

The Proposed Actions would facilitate the development of an approximately 477,098 gross square foot ("gsf") 17-story mixed-use building containing approximately 357,436 gsf of residential uses (422 units, 127 of which would be affordable pursuant to MIH), 28,334 gsf of commercial office uses, 34,470 gsf of commercial retail uses, and 8,995 gsf of community facility uses. The Proposed Project would also include 39,950 gsf of below-grade accessory parking for approximately 152 spaces. The analysis year for the Proposed Actions is 2024.

An Environmental Assessment Statement is attached. Please contact Anthony Howard of the Department of City Planning at +1 212-720-3422 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

April 21, 2021
Date

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