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:	**962-972 Franklin Avenue Rezoning**
CEQR No.	23DCP165K
ULURP No(s).	230356ZMK, N230357ZRK, 230358ZSK
SEQRA Classification:	Type I
Brooklyn Community District:	K09

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, Franklin Ave. Acquisition LLC, is seeking approval for three discretionary actions (the "Proposed Actions"): a zoning map amendment to rezone an R6A district to R8A and R8A with C2-4 districts; a zoning text amendment pursuant to Zoning Resolution Appendix F to map a Mandatory Inclusionary Housing (MIH) area; and a special permit pursuant to ZR section 74-533 to partially waive parking requirements on Brooklyn, Block 1192, parts of Lots 1, 46, 63, 66, 77 and 85 (the "Affected Area"). The Proposed Actions would facilitate the development of applicant-owned Lots 63 and 66 (the "Development Site") in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. The development includes a 14-story (145-foot-tall excluding mechanical equipment), 471,495 gross square feet (gsf) mixed-use residential and commercial building (the "Proposed Project"), with 419,346 gsf residential space, 8,128 gsf local retail space, and 44,021 gsf for parking, loading and mechanical use. The Proposed Project would include 475 dwelling units (DUs), 119 of which would be permanently affordable pursuant to MIH, and approximately 71 accessory, off-street parking spaces.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

June 26, 2023
Date

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