NYC PLANNING

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:	**2111 Atlantic Avenue Rezoning**
CEQR No.	23DCP158K
ULURP No(s).	230280ZMK, N230281ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K16

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, Remica Property Group Corporation, is seeking a zoning map amendment to rezone Brooklyn Block 1569 Lots 1 (portion of, "p/o"), 3-9 (p/o), 32 (p/o), 33, 34, and 35 and Block 1570 Lots 1-6, 31 (p/o), and 36-40 (the "Rezoning Area") from an existing R5/C2-3 district to a R8A/C2-4 district; a zoning text amendment to amend Appendix F of the Zoning Resolution (ZR) to designate the Rezoning Area a Mandatory Inclusionary Housing (MIH) area; and a zoning text amendment pursuant to ZR 35-66 to modify streetwall requirements within the Rezoning Area, Block 1435 Lots 36 (p/o), 40, 42, and 43, and Block 1436 Lots 11 (p/o) and 7501 (the "Proposed Actions"). The Proposed Actions would facilitate development of a new 14-story, 139-foot-tall, 78,242 gross square foot (gsf) mixed-use building consisting of approximately 73 dwelling units, including approximately 22 permanently affordable units pursuant to MIH, and 3,749 gsf of commercial retail at 2111 Atlantic Avenue, Brooklyn Community District 16.

An Environmental Assessment Statement is attached. Please contact Sean O'Rourke of the Department of City Planning at sorourke@planning.nyc.gov if you have questions regarding the application.

Sincerely,

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

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