DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

October 1, 2019

Hilary Semel
Mayor's Office of Environmental Coordination
100 Gold St., 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **312 Coney Island Ave-Caton Place**
CEQR No. 20DCP036K
ULURP No(s). 200092ZMK, 200093ZRK, 200094ZSK

Dear Ms. Semel,

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 and is initiating the CEQR review.

Project Address: 312 Coney Island Avenue, Brooklyn; Block 5322, Lots 10 & 20
Community District: Brooklyn, Community District 7
SEQRA Classification: Type I
Project Description: A zoning map amendment to rezone the project site from C8-2 to R8A With a C2-4 commercial overlay, a zoning text amendment to modify building setback requirements and establish a Mandatory Inclusionary Housing Area, and special permit to waive accessory off-street parking to facilitate the development of a new, 13 story, 312,754 square foot mixed-use development, including 277,848 square feet of residential use, 5,000 square feet of commercial use, and 29,906 square feet of community facility use, is being sought by 312 Coney Island Avenue LLC at 312 Coney Island Avenue in the East Windsor Terrace neighborhood, Community District 7, Brooklyn.

An Environmental Assessment Statement is attached. Please contact Laura Kenny of the Department of City Planning at 212-720-3419 if you have questions regarding the application.

Sincerely,

Olga Abinader

cc: Project File

Olga Abinader, *Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3493
oabinad@planning.nyc.gov