DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

January 15, 2015

Nilda Mesa
New York City Office of Environmental Coordination
100 Gold Street 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **205 Park Avenue Rezoning**
CEQR No. 15DCP083K
ULURP No. Pending
Brooklyn, Community District 2
SEQR Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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 City Environmental Quality Review (CEQR) as adopted June 26, 1991, 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.

The applicant, 462 Lexington Avenue LLC, is proposing a zoning map amendment from M1-2 to R7A/C2-4 affecting a site located in the Wallabout neighborhood of Brooklyn, Community District 2 (Brooklyn Block 2033, Lot 50). The project site is generally bounded by Clermont Avenue to the west, Park Avenue to the south, Vanderbilt Avenue to the east and Flushing Avenue to the north. The proposed action would facilitate a proposal by the applicant to construct a 7-story, 76,026 gsf mixed-use residential and commercial building. The proposed building would contain 7,778 gsf of ground floor commercial space and 53,685 gsf of residential floor area on the building's remaining six floors for a total of 57 dwelling units.

Currently, the project site is developed with a vacant three-story 12,096 gsf commercial office building. The site is located within an M1-2 zoning district, which allows light manufacturing and commercial uses (Use Groups 4-14 and 17) at up to a floor area ratio (FAR) of 2.0; and community facilities uses up to an FAR of 4.8. The proposed rezoning to R7A/C2-4 and

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proposed text amendment, would allow residential development up to 4.0 FAR as well as commercial uses up to 2.0 FAR. The proposed project is anticipated to be completed by 2016.

Absent the proposed action, the project site would remain unchanged.

An Environmental Assessment Statement is attached. Please contact Ronald Ying of the Department of City Planning at (212) 720-3528 if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

Jacquelyn Harris	Robert Dobruskin	James Miraglia
Alex Sommer	Winston Von Engel	Pat Bussey
Susan Wong	Ronald Ying	