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:	**441 & 467 Prospect Avenue Rezoning**
CEQR No.	24DCP028K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK07

The above-referenced application involves discretionary actions 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: Arrow Linen Supply Co., Inc. (the "Applicant") is seeking a zoning map amendment to rezone Block 1113, Lots 60, 61, 66, 67, 68, 69, 70, 71, 72, 73, 79, 166, and 172 (the "project area") from an R5B zoning district to an R7-1 zoning district, a zoning text amendment pursuant to Appendix F to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the project area with MIH options 1 and 2, and one zoning special permit pursuant to Zoning Resolution section 74-533 "Reduction of parking spaces to facilitate affordable housing" to waive the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all dwelling units ("DUs") as income-restricted housing units (collectively, the "Proposed Actions") in the Windsor Terrace-South Slope neighborhood of Brooklyn Community District 7. The Proposed Actions would facilitate two new 13-story residential buildings on the Applicant owned site (Block 1113, Lots 61 and 73) at 441 & 467 Prospect Avenue containing 299,051 gross square feet of residential space with approximately 244 total DUs of which 25-30% (approximately 61-73 DUs) would be affordable pursuant to MIH Options 1 or 2.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

9/28/2023
Date

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