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:	**347 Flushing Avenue**
CEQR No.	24DCP111K
ULURP No(s).	240275ZMK, N240276ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K01

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, Flushing Condo Holdings LLC, is seeking a zoning map amendment from M1-2 to M1-5 on Block 2260, Lot 35, and from M1-2 to R7-1/C2-4 and a zoning text amendment to modify the New York City Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) area on Block 2260, Lot 7501 (the "Proposed Actions") in the Williamsburg neighborhood of Community District 1, Brooklyn ("Rezoning Area"). The Proposed Actions would reduce the 313-parking space requirement for the as-of-right 236,380 gross square feet (gsf) commercial and community facility building on Block 2260, Lot 35 (the "Project Site") and facilitate an approximately 12,890 gsf reduction in parking, an approximately 58,361 gsf reduction in community facility space, and an approximately 71,251 gsf increase in commercial space. The rezoning of Lot 7501 from M1-2 to R7-1/C2-4 would allow the existing residential development to be in conformance with NYC zoning regulations.

The Build Year for the Proposed Actions is 2024.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — May 6, 2024
Date

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488