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:	**Jennings Hall Expansion**
CEQR No.	23DCP133K
ULURP No(s).	230255ZMK, N230256ZRK
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, St. Nicks Alliance, is seeking a Zoning Map Amendment to rezone Block 2922, Lots 1 and 3, parts of Lots (p/o) 47 and 20 in the Williamsburg neighborhood of Brooklyn District 1 (the "Project Area") from R6B, R7A, and R7A/C2-4 Districts to R7A, R7X, and R7X/C2-4 Districts; and a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area (the "Proposed Actions"). The Proposed Actions would facilitate the expansion of existing Jennings Hall, adding a new 14-story, 167,786 gross square feet (gsf) mixed-use development on approximately 15,604 sf area which would comprise the existing Block 2922, Lot 1 and p/o Lot 3 at 819 Grand Street (the "Development Site"). This development would include 162,488 gsf residential uses and 5,298 gsf ground-floor retail uses, adding 218 units of Affordable Independent Residences for Seniors ("AIRS") to the existing Jennings Hall Complex.

An Environmental Assessment Statement is attached. Please contact Yuning Feng of the Department of City Planning at +1 212-720-3426 if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — April 27, 2023 (Date)

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