ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Sideya Sherman, *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:	**900 60th Street Rezoning**
CEQR No.	26DCP120K
ULURP No(s).	260299ZMK, 260300ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K12

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, 90060 AMG LLC, is seeking a zoning map amendment to rezone Brooklyn Block 5715, Lots 1, 2, 3, 4, and 6 (the "Affected Area") in the Sunset Park neighborhood of Brooklyn, Community District 12, from the existing M1-1 zoning district to a C4-5X zoning district and a zoning text amendment to Appendix F of New York City Zoning Resolution to designate the Affected Area a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions"). The Proposed Actions would facilitate the development of a new 12-story, 145-foot-tall mixed-use building at 900 60th Street with approximately 115,379 gross square feet (gsf) of residential space, 11,955 gsf of commercial retail space and 50 non-attended accessory parking spaces on the cellar level (the "Proposed Project"). The Proposed Project would provide 140 dwelling units, 20 to 30% of which (28 to 42 units) would be affordable at an average of 40 to 80% Area Median Income (AMI), pursuant to MIH requirements.

The Build Year for the Proposed Actions is 2029.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 3/25/2026

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