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:	**281-311 Marcus Garvey Blvd.**
CEQR No.	23DCP012K
ULURP No(s).	230146ZMK, N230147ZRK, 230152ZSK, 230148ZSK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK03

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. The applicant also seeks discretionary actions from the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). A coordinated review is being conducted with HPD and HDC acting as involved agencies.

Project Description: The applicant, Omni New York LLC, seeks a Zoning Map Amendment (from R6A/C2-4 and R6B/C2-4 to R7A/C2-4 and R7A), a Zoning Text Amendment to map Mandatory Inclusionary Housing, a Special Permit to modify height and setback in connection to a Large-Scale development, and a Special Permit to waive up to 116 required parking spaces. The Proposed Actions would facilitate the construction of two 10-story mixed-use buildings at 281-311 Marcus Garvey Blvd. with 155 affordable dwelling units, active ground floor uses, and targeted open space improvements. The applicant is also seeking discretionary affordable housing financing from the NYC Department of Housing Preservation and Development or the NYC Housing Development Corporation. The Project Area includes Block 1629, Lot 1, and Block 1634, Lot 1 and 79 in the Bedford-Stuyvesant neighborhood of Community District 3, Brooklyn.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — December 12, 2022
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