NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *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:	**2134 Coyle Street Rezoning**
CEQR No.	21DCP123K
ULURP No(s).	210239ZMK; 210240ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK15

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, Coyle Properties LLC, seeks approval of two discretionary land use actions from the City Planning Commission, including a zoning map amendment and zoning text amendment to rezone the area of Brooklyn Block 7367 Lots 11 and 29 within 100 feet of Coyle Street and beyond 100 feet of both Avenue U and Avenue V from an R4/C1-2 district to an R6A/C2-4 district, to facilitate a mixed-use development containing residential and commercial uses in the Sheepshead Bay neighborhood of Community District 15, Brooklyn. The Proposed Actions would facilitate the development of a five-story, 70-foot-tall (55 feet plus a 15-foot-tall bulkhead), 164,604 gsf mixed-use building containing 103,320 gsf of residential area, 32,086 gsf of ground floor retail area, and 50,600 gsf (195 spaces) of accessory parking.

An Environmental Assessment Statement is attached. Please contact Katherine Glass of the Department of City Planning at +1 212-720-3425 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

August 27, 2021
Date

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