DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

April 9, 2018

Hilary Semel
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **895 Bedford Avenue Rezoning**
CEQR No. 18DCP040K

Dear Ms. Semel,

The above-referenced application involves discretionary actions subject to City Planning Commission approval. This action is 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 and is initiating the CEQR review.

Project Address: 895 Bedford Avenue, 381, 383, 385, 387, and 389 Willoughby Avenue, Block 1750, Lots 44, 46, 47, 49, and portions of 1, 24, and 48
Community District: Brooklyn, Community District 3
SEQRA Classification: Unlisted
Project Description: The Applicant, 895 Bedford Avenue Realty LLC, seeks a zoning map amendment from M1-2 to R7A/C2-4 and a zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing area coterminous with the Rezoning Area. The Proposed Actions would facilitate a new seven-story mixed-use building in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3.

An Environmental Assessment Statement is attached. Please contact Anthony Howard of the Department of City Planning at (212) 720-3422 if you have questions regarding the application.

Sincerely,

Olga Abinader

cc: Pat Bussey, Amy Pivak, Susan Wong, Winston Von Engel, Anthony Howard, Alex Sommer

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3423 FAX (212) 720-3488
oabinad@planning.nyc.gov