ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *Acting 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:	**1034 - 1042 Atlantic Avenue Rezoning**
CEQR No.	21DCP170K
ULURP No(s).	210386ZMK, N210387ZRK, 210379ZSK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK08

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, EMP Capital Group, seeks a Zoning Map Amendment, Zoning Text Amendments, and Zoning Special Permit (the "Proposed Actions") affecting a portion of Block 1125 in the Crown Heights neighborhood of Brooklyn Community District 8. The proposed Zoning Map Amendment would rezone Block 1125, Lots 29, p/o 33, and p/o 40 from an M1-1 zoning district to a C6-3A zoning district and Block 1125, Lots p/o 33, p/o 40, 52, 53, 57, 59, and from an M1-1 zoning district to a R7A/C2-4 zoning district. The Applicant is also proposing a Zoning Text Amendment to Appendix F to add a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed rezoning area, a Zoning Text Amendment to modify the New York City Zoning Resolution (ZR) Section 35-66 to allow a minimum 20-foot sidewalk along Atlantic Avenue, and a Special Permit pursuant to ZR 74-533 to reduce the number of required accessory parking spaces. The Proposed Actions are sought in order to facilitate the Applicant's development of 1034-1042 Atlantic Avenue located on Block 1125, Lots 29 and 33 (Projected Development Site 1) with a 238,873 gross square foot (gsf), mixed-use commercial, community facility, and residential building with two separate towers. Tower 1 would be built within the C6-3A portion of the rezoning area, facing Atlantic Avenue, and would rise to a height of 17 stories at 175 feet tall. Tower 2 would be built within the R7A/C2-4 portion of the rezoning area, facing Pacific Street, and would rise to a height of 9 stories at 95 feet tall. The Proposed Development would include 206,353 gsf of residential floor area with approximately 210 dwelling units (DUs), including 42 affordable units pursuant to MIH, 12,850 gsf of commercial space and 12,730 gsf of community facility space, proposed to be a youth center, at the ground floor, and a 6,940 gsf parking garage at the cellar level with 20 residential accessory parking spaces. The Proposed Actions would also facilitate up to 21,816 gsf of development on Projected Development Site 2, which would include up to 17,064 gsf of residential uses (17 DUs, 3 of which would be affordable), 2,704 gsf of commercial local retail uses at the ground floor, and 2,048 gsf of parking uses at the cellar level in a 9-story, 95-foot tall building, and a Potential Development Site containing a 17-story, 175-foot tall mixed-use residential and commercial building with 232,046 gsf of floor area, including 176,538 of residential floor area 177 (DUs, 35 of which would be affordable), 26,408 gsf

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of ground floor commercial (local retail) uses and a 29,100 gsf garage with 97 accessory spaces at the cellar level.

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

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

September 17, 2021
Date

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