ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION
Sideya Sherman, Director Department of City Planning

Memorandum

To: Sarah Whitham, Alex Sommer

From: Evren Ulker-Kacar EUK

Date: 6/26/26

Re: Qualified Action Determination

Land Use Application No.: 230280ZMK, N230281ZRK

Project Name: 2111 Atlantic Avenue Rezoning

CEQR No.: 23DCP158K

Department Determination

The Department of City Planning has reviewed the above-referenced application and determined that, pursuant to Subdivision 5-a of section 8-0111 of the Environmental Conservation Law, it is a Qualified Action not subject to further review under SEQRA / CEQR.

This Qualified Action:

_X_(Subdivision 5-a(b)(i)(1-6)) is an action for the purposes of the construction of housing that shall:

- Be connected to existing community or public water and sewerage systems at the commencement of habitation;
- Be located at a previously disturbed site;
- Not be located within an area zoned exclusively for industrial uses;
- Contain no more than fifty thousand square feet of commercial, retail, community facility or other non-industrial non-residential uses;
- Either:
    - Not exceed 250 dwelling units, or
    - Not exceed 500 dwelling units within a zoning district where, at the time of application, the standard maximum residential building height is greater than

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45 feet, the maximum height of a building is regulated by something other than a horizontal plane and that allows residential buildings to exceed 45 feet, or there is no such maximum building height;

- Not include construction of only one single-family residence on a parcel of one-half or more acres.
- (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials and is accompanied by an applicant certification where applicable.[1]

___(Subdivision 5-a(b)(iii)) is an action for the purposes of construction of public parks located at a previously disturbed site that do not include performance centers, athletic stadiums, or other venues for mass gatherings, or other buildings or structures which do not serve public park, recreation, or open space purposes;

___Subdivision 5-a(b)(iv) is an action for the purposes of multi-use bicycle and pedestrian trails located at a previously disturbed site;

___Subdivision 5-a(b)(v) is an action for purposes of construction of public school facilities to be connected at the commencement of use to existing community or public water and sewerage systems, including sewage treatment works, (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials, and is accompanied by an applicant certification where applicable.

___Subdivision 5-a(b)(vi) an action for the purposes of water and wastewater infrastructure projects that:

- replace, rehabilitate or reconstruct municipal water or wastewater infrastructure, in-kind and on the same site, including lead service line replacement;
- replace, rehabilitate, upgrade or reconstruct an existing small community water system, including lead service line replacement; or
- provide sewer service to a disadvantaged community served by one or more inadequate sewage treatment systems that has been determined by the department not to require a permit or approval pursuant to articles fifteen, twenty-four or twenty-five of this chapter or any rules or regulations promulgated thereunder;

___Subdivision 5-a(b)(vii) an action for the purposes of a retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.

[1]E-767 for hazardous materials will be placed on [Brooklyn Block 1569, Lot 35 (Projected Development Site 1) and Brooklyn Block 1570, Lots 36, 37, and 38 (Projected Development Site 2)].

Applicant Provided Information

Proposed Action

The Applicant, Remica Property Group Corp., seeks approval of zoning map and zoning text amendments (the "Proposed Actions") in the Ocean Hill neighborhood of Brooklyn Community District 16. The proposed zoning map changes would affect portions of two blocks (Blocks 1569 and 1570) and would rezone R5/C2-3 to R8A/C2-4 and R5. R8A would be mapped to a depth of 100 feet on the north side of Atlantic Avenue from Eastern Parkway to midway between Monaco Place and Pleasant Place. The existing 150-foot depth C2-3 commercial overlay would be reduced to a depth of 100 feet and amended to C2-4. Block 1569, Lot 35 and Block 1570, Lots 1-4, 5 (p/o), 31 (p/o), and Lots 36-40 would be rezoned from R5/C2-3 to R8A/C2-4. Block 1569, Lots 33, 34 and p/o Lot 32 and Block 1570, Lots 6 (p/o) and 31 (p/o) would be rezoned from R5/C2-3 to R5. The Proposed Actions would also establish a Mandatory Inclusionary Housing (MIH) area within the area to be rezoned, which would be mapped at a depth of 100 feet north of Atlantic Avenue, from Eastern Parkway to midway between Monaco Place to midway between Monaco Place and Pleasant Place coterminous with the R8A/C2-4 district. The Proposed Actions would result in development on the Applicant-owned Projected Development Site 1 (Block 1569, Lot 35), and the non-Applicant Projected Development Site 2 (Block 1570, Lots 36, 37, and 38). No development is anticipated on the remainder of lots included in the Proposed Actions as they do no meet the soft site criteria identified in the CEQR Technical Manual. The remaining lots in the Project Area are not under control of the Applicant and all under separate private ownership. These lots range in size from approximately 1,300 square feet to 8,000 square feet and contain residential or mixed-use residential and commercial and are not expected to redevelop as a result due to these factors.

Description of Site and Previous Disturbance

The Proposed Actions would facilitate the redevelopment of the Applicant-owned property at 2111 Atlantic Avenue (Block 1569, Lot 35; "Projected Development Site 1"). Projected Development Site 1 measures approximately 9,365-sf and occupies a square-shaped, corner lot bounded by Monaco Place to the east and Atlantic Avenue to the south. The site has approximately 95 feet of frontage on Atlantic Avenue and 98.5 feet of frontage on Monaco Place. It is improved with a single-story, 1,500-gsf gas station (0.16 FAR) that has three curb-cuts along Atlantic Avenue. In addition to the Applicant's property, one additional non-Applicant controlled site (Projected Development Site 2) would be redeveloped as a result of the Proposed Actions. The 4,531-sf Projected Development Site 2 consists of three narrow rectangular-shaped Lots 36, 37, and 38 on Block 1570 at the northwestern corner of Eastern Parkway and Atlantic Avenue. Projected Development Site 2 has approximately 79.5 feet of frontage along Atlantic Avenue to the south and 57 feet of frontage along Eastern Parkway to the east. 1871 Eastern Parkway (Lot 36) is currently improved with a three-story, 2,280-gsf building (1.58 FAR) containing four DUs. 1869 Eastern Parkway (Lot 37) is currently improved with a three-story, 2,700-gsf building (1.90 FAR) with four DUs. 1867 Eastern Parkway (Lot 38) is currently improved with two three-story mixed-use buildings containing 3,160-gsf of residential use (four DUs) and 1,670-gsf of ground floor local retail uses (2.89 FAR).

Proposed Project

The Proposed Actions would facilitate the Applicant's proposed development at 2111 Atlantic Avenue (Brooklyn Block 1569, Lot 35; "Projected Development Site 1"). The Applicant proposes to construct a 14-story mixed-use residential and commercial building. The Proposed Development would contain approximately 78,242 gsf (6.84 FAR), including 73 residential dwelling units (DUs), of which 20 to 30 percent (15 to 22 DUs) would be income-restricted under MIH Options 1, 2, or 3, and 3,749 gsf of ground-floor local retail space. No off-street accessory parking would be provided.

Future Without the Proposed Actions (No-Action Condition)

In the No-Action condition, the proposed zoning changes would not occur, and the existing zoning would remain. No changes are anticipated to occur within the rezoning area, including at the Applicant-owned Projected Development Site 1 and the non-Applicant controlled Projected Development Site 2. The existing gas station and mixed-use residential and commercial buildings on these two development sites would remain.

Future With the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions, the Applicant-owned Projected Development Site would be redeveloped with a 14-story mixed-use building that would maximize the allowable FAR under R8A/C2-4 (7.2 FAR). The building would include commercial use on a portion of the building's ground floor and a single cellar level with 81 DUs, of which 16 to 25 DUs would be made permanently income restricted under the selected MIH Option, located on the building's upper floors, for a total of approximately 80,732-gsf on the corner of Atlantic Avenue and Monaco Place. The proposed zoning changes would facilitate the redevelopment of Projected Development Site 2 with a 14-story, mixed-used building (7.2 FAR). The With-Action building would include 54 DUs (approximately 45,694-gsf of residential uses), of which 11 to 16 DUs would be made permanently income restricted under the selected MIH Option and 3,565-gsf of ground floor local retail. The build year for the analysis is 2031 assuming a 17 month construction duration for Projected Development Site 1, and 13 month duration for Projected Development Site 2.

Table 1: Total Development Increment (All Projected Development Sites)

Use	**No-Action**	**With-Action**	**Increment**
Residential *Market Rate DUs*[1] *Income Restricted DUs* *Gross Square Footage (GSF)*	 12 DUs 0 DUs 8,140 GSF	 135 DUs 27 to 40 DUs 114,879 GSF	 +123 DUs +27 to 40 DUs + 106,739 GSF
Commercial (GSF)	3,170 GSF	7,295 GSF	+ 4,125 GSF
Parking	0	0[2]	0
Population/Employment	**No-Action**	**With-Action**	**Increment**
Residents [3]	32	362	+330
Workers [3]	10	27	+17

Notes: [1] Average DU size is 850 gsf per unit.
[2] Off-street accessory parking is required in R8A districts but is waived here since all projected development sites comprise less than 10,000-sf of lot area.
[3] Estimated residents are based on an average household size of 2.68 persons (based on 2020 Census data for Brooklyn CD 16); estimated employees are based standard rates and assumes one retail worker per 333-sf and one residential worker per 25 DU.

Applicant certification on hazardous materials is attached.

Remica Property Group Corp.
229 East 85th Street, #1010
New York, NY 10028

Applicant Hazardous Materials Certification

Pursuant to Subdivision 5 of Section 8-0111 of the Environmental Conservation Law, certain applications seeking a Qualifying Action determination by a lead agency must complete an Applicant Certification regarding hazardous materials remediation.

Project Name: 2111 Atlantic Avenue Rezoning

Applicant Name: Remica Property Group Corp.

Contact:

Remy Rozien Weinstein
229 East 85th Street, #1010
New York, NY 10028

Date: 06/26/2026

Project Number: CEQR #: 23DCP158K; ULURP #: 230280ZMK, N230281ZRK

Project BBLs: 3015690035, 3015700036, 3015700037, 3015700038, 3014350040, 3014350042, 3014350043

I, Remy Rozien Weinstein, am the Chief Operating Officer of Remica Property Group, the applicant ("Applicant") for a zoning map amendment from R5/C2-3 to R8A/C2-4, a zoning map amendment to Appendix F of the Zoning Resolution ("the Application"). Applicant seeks a determination that the Application is a Qualifying Action under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law (the "Qualifying Action"). Applicant is the fee owner of 3015690035 (the "Property"), subject to the Application.

Applicant acknowledges that the Application is required to comply with local municipal requirements regarding hazardous materials remediation including, as applicable, an E-Designation regarding hazardous materials (E-767) and the completion of a Phase 1 Environmental Site Assessment.

Remica Property Group Corp.
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Applicant hereby certifies that:

(1) Applicant has followed and will follow all applicable laws, rules, and regulations regarding hazardous waste;

(2) a Phase I Environmental Site Assessment has been conducted for the Property in accordance with all appropriate inquiries regulations of the United States Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation, and Liability Act (40 CFR Section 312) to identify any recognized environmental conditions;

(3) Applicant has followed or will follow all applicable recommendations of such Phase I Environmental Site Assessment for the Property; and

(4) Applicant will report contamination at, on, or under the Property as required by applicable laws, rules and regulations.

Remy Rozien Weinstein

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