DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

May 6, 2019

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **271 Sea Breeze Avenue ZM**
CEQR No. 19DCP193K
ULURP No(s). 190172ZMK

Dear Ms. Semel,

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 and is initiating the CEQR review.

Project Address: 271 Sea Breeze Avenue, Brooklyn, NY; Block 7280, Lots 89, 92, 95, 110, and 188
Community District: 13
SEQRA Classification: Unlisted
Project Description: This is a private application requesting a zoning map amendment to create a new C2-4 overlay over Block 7280 in Brighton Beach Brooklyn. This action would facilitate the development of a new mixed use building.

An Environmental Assessment Statement is attached. Please contact Laura Kenny of the Department of City Planning at 212-720-3419 if you have questions regarding the application.

Sincerely,

Olga Abinader

cc: Project File

Olga Abinader, *Acting Director*
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