



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

December 10, 2018

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **625 Fulton Street Rezoning**
CEQR No. 19DCP107K

Dear Ms. Semel,

The above-referenced application involves a discretionary action 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: 625 Fulton Street, Block 2094, Lots 1, 10, and 35

Community District: Brooklyn, Community District 2

SEQRA Classification: Type I

Project Description: The Applicant, 625 Fulton LLC, seeks City Planning Commission approval of a zoning map amendment, zoning text amendments, and a special permit to facilitate the development of a 1,833,706-gross-square-foot (gsf) mixed-use development. The proposed project would include 739,000 gsf of commercial office space, 50,547 gsf of commercial retail space, a 640-seat public elementary school, and 902 dwelling units. The Applicant anticipates providing up to 25 percent of the residential units as affordable housing. The Proposed Project would also include up to approximately 350 below-grade parking spaces on two sub-cellar levels, a total of 0.25 acres of publicly accessible outdoor open space, and a 2,410-sf enclosed publicly accessible area.

An Environmental Assessment Statement is attached. Please contact Matthew Katz of the Department of City Planning at (212) 720-3507 if you have questions regarding the application.

Sincerely,

Olga Abinader, Acting Director

cc: Project File