NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *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:	**Brooklyn Yards**
CEQR No.	23DCP039K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK11 & BK12

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, Brooklyn Yards Development, LLC, seeks a series of discretionary actions affecting 98 lots extending across four blocks bounded by New Utrecht Avenue to the west, 59th Street to the north, 16th Avenue to the east, and 62nd Street to the south: Block 5727, Lots 14 and 19; Block 5523, Lots 1, 6, 9, 12-16, 19, 20, 22-24, 26, 28, 32, 34, 37, 38, 43, 44, 49, 54, 58, 60, 62, 64, and 72-75; Block 5516, Lots 1, 4, 9-14, 17, 20, 21, 33, 54, 56, 66, 67, 133, and 7501-7510; Block 5509, Lots 1, 6, 8, 10, 12, 14-16, 18, 19, 21-36, 41, 48, 57, 58, 62, 64, 65, 68, and 70-73 (the "Project Area"). Portions of the Project Area contain an open rail cut, with tracks for the Long Island Rail Road (LIRR) Bay Ridge Branch (serving freight rail) located below. The Proposed Actions include a Zoning Map Amendment (to rezone portions of the Project Area from M1-1 and R5 to C4-5, R6, and R6/C2-4), two Zoning Text Amendments (including an amendment to designate portions of the Project Area as a Mandatory Inclusionary Housing area (MIH), and an amendment to include the Project Area as part of the Transit Zone), seven Special Permits, and four Zoning Authorizations. The Proposed Actions would facilitate the development of 14 predominantly residential buildings comprising approximately 282,505 gross square feet (gsf) of residential space (270 total dwelling units, including up to 81 affordable units), as well as 65,212 gsf of commercial space (the "Proposed Project"). The Proposed Project also includes approximately 0.08 acres of public access area, comprised of approximately 3,674 square feet (sf) of publicly accessible passive and active open space and approximately 40 accessory parking spaces. The Proposed Project would be developed in the Borough Park neighborhood of Brooklyn, Community Districts 11 and 12.

An Environmental Assessment Statement is attached. Please contact Louise Cafiero of the Department of City Planning at lcafiero@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

11/7/2022
Date

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