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:	**2959 Avenue Y Rezoning**
CEQR No.	24DCP021K
ULURP No(s).	220026ZMK; N220027ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K15

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, Yaakov Marcus, seeks a Zoning Map Amendment to rezone Block 7423, Lots 36, 38 and part of Lot 11 (the "Rezoning Area") from an R5 zoning district to an R7D zoning district and a Zoning Text Amendment to Appendix F of the Zoning Resolution to designate the Rezoning Area a Mandatory Inclusionary Housing ("MIH") Area. The Proposed Actions would facilitate the development of a ten-story (115 feet tall), 96,261 gross square foot ("gsf") mixed-use community facility and residential building on Lots 36 and 38 in the Sheepshead Bay neighborhood in Brooklyn Community District 15. The proposed development consists of 45,131 gsf of residential floor area with 53 dwelling units and 51,130 gsf of ground-floor community facility use space. Of the 53 dwelling units, 13 to 19 (25-30%) would be permanently affordable pursuant to MIH. 20 required parking spaces would be provided.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — August 7, 2023 (Date)

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