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:	**703 Myrtle Ave Rezoning**
CEQR No.	21DCP203K
ULURP No(s).	220453ZMK, 220454ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK03

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, Ranco Capital LLC, seeks a zoning map amendment from M1-1 to R7D/C2-4 and a zoning text amendment to create a new Mandatory Inclusionary Housing (MIH) Area (ZR Appendix F) at the Project Site in Brooklyn Community District 3. The proposed actions would facilitate a mixed-use development to include approximately 65 dwelling units, of which 13 would be affordable pursuant to MIH, approximately 4,433 gross square feet (gsf) of commercial retail, and 14 parking spaces at 703 Myrtle Avenue, Block 1735, Lot 39 in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3.

An Environmental Assessment Statement is attached. Please contact Sean O'Rourke of the Department of City Planning at +1 212-720-3425 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

June 13, 2022
Date

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488