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:	**39th Street & New Utrecht Avenue**
CEQR No.	26DCP052K
ULURP No(s).	240127ZMK; N240128ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K12

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, 39th St Properties, LLC seeks a zoning map amendment and a zoning text amendment (the Proposed Actions) to rezone an M1-2 zoning district to an R8A/M1-4A (MX-12) affecting Block 5582, Lots 2 [part of] (p/o), 62, 63, 64, 65, 66, 67 and 68 and Block 5583, Lots 46 (p/o), 47 (p/o), 48 (p/o), 49, 55 and 57 (p/o) (the "Rezoning Area"), and a zoning text amendment to Appendix F of the Zoning Resolution (ZR) to map a Mandatory Inclusionary Housing (MIH) area, coterminous with the Rezoning Area in the Borough Park neighborhood of Brooklyn Community District 12. The Proposed Actions would facilitate the development of two mixed use buildings on Applicant-owned Sites:

Projected Development Site 1 (Block 5582 Lots 66, 67, and 68) would be redeveloped with a 12-story, approximately 85,879 gross square foot (gsf) mixed use building, with 77,907 gsf of residential use, containing 80 dwelling units (16-24 of which would be affordable) and 7,972 gsf of ground-floor commercial use. Projected Development Site 2 (Block 5583 Lots 48, 49 and 55) would be redeveloped with a 10-story, approximately 95,163 mixed-use building with 86,638 gsf of residential use, containing 84 dwelling units (17-25 of which would be affordable), and 8,525 gsf of ground-floor commercial use. The Build Year for the Proposed Actions is 2028.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — 12/15/2025 Date

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488