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:	**46 Nelson Street Rezoning II**
CEQR No	25DCP059K
ULURP No(s).	250094ZMK; N250095ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K06

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, 46 Nelson LLC, is seeking a zoning map amendment and a zoning text amendment (the "Proposed Actions") affecting Block 526, Lots 1, 13, 14, 15, 16, 17, 18, 19, 20, 22, and part of Lots 23, 29, and 31 (the "Affected Area") in the Red Hook neighborhood of Brooklyn, Community District 6. The proposed rezoning would change the zoning district from M1-1 to M1-2A/R7A for the applicant's site (Block 526, Lot 1), and from M1-1 to M1-2A/R6A for Block 526, Lots 13, 14, 15, 16, 17, 18, 19, 20, 22, and part of Lots 23, 29, and 31 and map a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area.

Approval of the Proposed Actions would facilitate the development of a new nine-story, 125,856 gross square foot (gsf) mixed-use building on the applicant owned site. The building would include 89,440 gsf of residential space and 17,876 gsf of commercial space, with a total of 108 dwelling units (DUs). Of the 108 DUs, 22 to 32 units (20-30%) would be permanently affordable in accordance with the MIH requirements.

The Build Year for the Proposed Action(s) is 2028.

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

Sincerely,

Evren Ulker-Kacar

5/22/2025
Date

Evren Ulker-Kacar, AICP, *Deputy Director*

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