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:** | **535 Morgan Avenue Rezoning** |
| CEQR No. | 25DCP027K |
| ULURP No(s). | Pending |
| SEQRA Classification: | Unlisted |
| Brooklyn Community District: | K01 |

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 Co-Applicants, Me & Morgan LLC and Hemmer 2 LLC, are seeking a Zoning Map Amendment to rezone an existing M1-1 zoning district to a C7-1 zoning district (the "Proposed Action") on Brooklyn Block 2817 Lot 1. The Proposed Action would allow for the as-of-right establishment of a new grocery retailer use greater than 10,000 square feet within an existing one-story, 39,726 gross square foot (gsf) commercial building (the "East Retail Building"). An approximately 20,265 gsf portion of the East Retail Building would be converted to grocery retailer use at 535 Morgan Avenue in the Williamsburg neighborhood of Brooklyn, Community District 1. As the Proposed Action would facilitate the conversion of an existing commercial space, no new construction is anticipated.

The Build Year for the Proposed Action is 2027.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 10/18/2024

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

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Perris Straughter, Director, City Council Planning and Land Use Division
Antonio Reynoso, Brooklyn Borough President
Brooklyn Community Board K01, Chair
Brooklyn Community Board K01, District Manager

**CITY ENVIRONMENTAL QUALITY REVIEW**
**NOTICE OF RECEIPT**

| | |
|---|---|
| **Re:** | **535 Morgan Avenue Rezoning** |
| CEQR No. | 25DCP027K |
| ULURP No(s). | Pending |
| SEQRA Classification: | Unlisted |
| Brooklyn Community District: | K01 |

The attached Environmental Assessment Statement has been submitted to the Department of City Planning to be reviewed pursuant to 6 NYCRR Part 617.

If you have any questions concerning this application, please contact Katherine Nessel at the Environmental Assessment and Review Division, knessel@planning.nyc.gov.

Please use the CEQR reference number on all correspondences related to this application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

10/18/2024
Date

Stephanie Shellooe, AICP, *Director*, (212) 720-3328 | sshellooe@planning.nyc.gov
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