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:	**19 Maspeth Avenue Rezoning**
CEQR No.	24DCP063K
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 Applicant, Capscar III LLC, is seeking a zoning map amendment to rezone Block 2893, Lots 1 and 59 (the "Development Site") and Block 2892, Lots 1, 37, 38, 39, and 40 (the "Affected Area") from a C8-2 zoning district to an R7D/C2-4 zoning district and a zoning text amendment and map Mandatory Inclusionary Housing ("MIH") (the "Proposed Actions) in East Williamsburg neighborhood in Brooklyn Community District 1.

The Proposed Actions would facilitate the development of a 19,997 gross square foot (gsf), 6-story (65 feet), mixed residential and commercial building including approximately 2,500 gsf of local retail on the ground floor, 14,172 gsf of residential use on the upper floors. The Proposed Actions would result in 15 dwelling units and approximately 4-5 units of which 25-30% would be affordable pursuant to MIH Option 1 or 2.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

December 18, 2023
Date

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