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**

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| **Re:** | **200 Kent Avenue Rezoning** |
| CEQR No. | 26DCP047K |
| ULURP No(s). | 260149ZMK, 260150ZRK |
| SEQRA Classification: | Type 1 |
| 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, 206 Kent LLC, is seeking a zoning map amendment to rezone an existing M1-4 zoning district to an M1-4A/R7X (MX-8) district on Brooklyn Block 2356, Lot 1 (the "Project Area") in the Williamsburg neighborhood of Brooklyn Community District 1; and a zoning text amendment to amend Appendix F of the Zoning Resolution (ZR) to establish Block 2356, Lot 1 as a Mandatory Inclusionary Housing (MIH) area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the enlargement and partial conversion of an existing 5-story commercial building into a 14-story, approximately 194 feet tall, 202,552-gross square foot ("gsf") mixed-use building, comprised of approximately 64,049-gsf of commercial retail space and 121,572-gsf of residential space, including approximately 143 dwelling units (DUs), of which approximately 20-30% (29 to 43 DUs) would be permanently affordable pursuant to MIH.

The Build Year for the Proposed Actions is 2028.

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,

Evren Ulker-Kacar, AICP, Deputy Director — 11/28/2025 Date

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