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:	**817 Avenue H Rezoning**
CEQR No.	23DCP094K
ULURP No(s).	230323ZMK, N230324ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K14

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, Agudist Council of Greater New York, seeks discretionary approvals (the "Proposed Actions") to facilitate the development of one new mixed-use building (the "Proposed Project") at 817 Avenue H in the Midwood neighborhood of Community District 14 in Brooklyn. The Proposed Actions include a zoning map amendment to change an existing R5/C1-3 district to R5 and R7A/C2-4 (Block 6496 Lots 39, 45, and 47 would be changed from R5/C1-3 to R7A/C2-4 and Block 6496 Lots 37, 49, and portions of Lots 36 and 50 would be changed from R5/C1-3 to R5) and a zoning text amendment to map a new Mandatory Inclusionary Housing (MIH) area on Block 6496 Lots 39, 45, and 47. The Proposed Actions would facilitate the development of a new nine-story, 95-foot-tall, 69,275 square-foot mixed-use building consisting of 42 dwelling units, including 11 permanently affordable dwelling units pursuant to MIH, and 22,149 square feet of community facility space at 817 Avenue H in the Midwood neighborhood of Community District 14, Brooklyn.

An Environmental Assessment Statement is attached. Please contact Sean J. O'Rourke of the Department of City Planning at sorourke@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 6/28/2023

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