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:	**289 Kent Avenue Rezoning**
CEQR No.	26DCP046K
ULURP No(s).	Pending
SEQRA Classification:	Type I
Brooklyn Community District:	BK01

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, Web Holdings LLC, is seeking a zoning map amendment to rezone Brooklyn Block 2403, Lots 1, 15, 31, 33, 41, and portions of ["p/o"] Lots 37 and 7501 (the "Project Area") from an M3-1 district to an M1-3A/R7X (MX-8) district on Lots 1, 15, and 41, and to an M1-2A district on Lots 31, 33, p/o 37 and p/o 7501; and a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish Lots 1, 15 and 41 within a Mandatory Inclusionary Housing (MIH) area (collectively the "Proposed Actions") at 289 Kent Avenue in Williamsburg, Community District 1, Brooklyn. The Proposed Actions would facilitate an approximately 322,641-gross square foot ("gsf"), 6.0 floor area ratio (FAR), 181.25 foot tall (plus a 55-foot tall mechanical bulkhead) mixed-use residential and commercial building containing 278 dwelling units (DU's) of which 20 to 30 percent (56 to 83 units) would be designated as permanently income-restricted at an average of 40 to 80 percent AMI pursuant to MIH, and 38 parking spaces. The building would contain 266,943 gsf of residential uses, 34,598 gsf of local retail uses, and 21,100 gsf of cellar parking. The Build Year for the Proposed Action(s) is 2030.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 12/2/2025

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