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:	**74 Bogart Street Rezoning**
CEQR No.	25DCP029K
ULURP No(s).	250064ZMK
SEQRA Classification:	Type l
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, 74 Bogart LLC, is seeking a zoning map amendment to rezone an existing M1-2 zoning district to an M1-4A zoning district at 74 Bogart Street (Block 3084, Lot 1), in the Williamsburg neighborhood of Brooklyn, Community District 1. The proposed action would allow an increase of permitted floor area on the project site and would facilitate a new 7-story, approximately 247,000 square foot art storage development replacing the existing open parking lot on the western portion of the block. The proposed development would include four loading berths and would not provide any accessory parking spaces.

The Build Year for the Proposed Action is 2027.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — January 2, 2025
Date

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