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:	**3033 Avenue V Rezoning**
CEQR No.	24DCP052K
ULURP No(s).	240131ZMK, N240132ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K15

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, Ford Coyle Properties seeks a zoning map amendment from R4/C1-2 to R7D/C2-4 and a zoning text amendment to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions") along Avenue V, between Ford Street and Coyle Street in the Sheepshead Bay neighborhood of Community District 15, Brooklyn. The Proposed Actions would affect only the applicant-owned Block 7367, Lot 36 (the "Rezoning Area") and establish an MIH area coterminous with the Rezoning Area, located at the southern end of Block 7367. The Proposed Actions would facilitate a proposal to develop a new 9-story, 95-foot-tall, 152,840 gross square foot (gsf) mixed-use building including 99,190 gsf of residential use containing 109 dwelling units (27-33 of which would be affordable pursuant to MIH), 13,650 gsf of ground floor retail use, and 40,000 gsf of below-grade accessory parking (109 spaces) located at 3033 Avenue V. The analysis Build Year is 2027.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — Date: 2/21/2024

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