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:	**464 Ovington Avenue Rezoning**
CEQR No.	24DCP097K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	K10

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, Geffen Management LLC, is seeking a zoning map amendment from an R3X district in the Special Bay Ridge District (BR) to an R6A (BR) district and a zoning text amendment to modify the New York City Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing ("MIH") area (the "Proposed Actions") in the Bay Ridge neighborhood of Community District 10, Brooklyn. The zoning map amendment would rezone Brooklyn Block 5892, Lots, 24, 29, 32, 35, 38, 7501, and portions of Lots 16, 41, 49, 50, 51 and 52. The zoning map and text amendment would be coterminous. The Proposed Actions would facilitate the development of a 42,996-gross square feet (gsf) residential building with 40 dwelling units, 25-30% of which would be permanently affordable pursuant to MIH, 18 below-grade accessory parking spaces, and would rise eight stories to a roof height of 85 feet on applicant-owned Lot 38 ("Projected Development Site 1"). A development of the same configuration is projected on non-applicant owned Lot 32 ("Projected Development Site 2").

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,

Stephanie Shellooe, AICP, *Director* — April 1, 2024
Date

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