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:	**783 Fourth Avenue Rezoning**
CEQR No.	25DCP015K
ULURP No(s).	250042ZMK, N250043ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K07

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, 783 4th Ave LLC, is seeking a zoning map amendment to rezone the Project Area from an M1-1D to R7A and R8A/C2-4 zoning districts, a zoning text amendment to modify Appendix F of the Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area, and a zoning special permit pursuant to ZR 74-533 (collectively the "Proposed Actions"), affecting Brooklyn Block 661, Lots 1, 2,3,4,5,13,14,66,68 and 69 (the "Project Area"), in the Sunset Park neighborhood of Brooklyn, Community District 7. The Proposed Actions would facilitate the development of the Applicant owned property located at 783 4th Avenue ("Projected Development Site 1", Block 661, Lots 5, 13, 14 and 66) with a 225,140 gross square feet (gsf) mixed residential and commercial development including 214,140-gsf of residential uses (257 Dwelling Units (DUs), 64-77 DUs affordable pursuant to MIH), and approximately 7,500-gsf of commercial retail uses (the "Proposed Project"). In addition, two non-applicant owned sites have been identified for analysis. The Build Year for the Proposed Actions is 2029.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — 12/19/2024 Date

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