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:	**197 Berry St Rezoning**
CEQR No.	24DCP002K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
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, Bensing 250 LLC, is proposing to rezone the southern half of Brooklyn Block 2351 (portions of Lots 7501 and 6), Community District 1 (the "Project Area") from M1-2/R6B (MX-8) to M1-4/R6B (MX-8) (the "Proposed Action"), in order to eliminate the commercial accessory parking requirement for the "Development Site" (Lot 7501). The Development Site is currently occupied by a three- and five-story mixed-use residential and commercial building with three cellar levels, containing a 142-space accessory parking garage accessible from Berry Street. Of the 142 accessory spaces in the garage, 100 are required accessory spaces for commercial uses in the building and 42 are required accessory spaces for residential uses in the building. The Proposed Action would allow an approximately 18,000 sf portion of the existing parking garage, containing accessory commercial parking spaces, to be converted to a below-grade commercial locker self-storage facility. The reduced-size 42-space garage would remain in operation as an accessory parking facility for residents of the Development Site.

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* — July 6, 2023 (Date)

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