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:	**7120 New Utrecht Ave Rezoning**
CEQR No.	23DCP002K
ULURP No(s).	230001ZMK, N230002ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K11

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, 7120 New Utrecht LLC, seeks a Zoning Map Amendment from R5/C2-2 to C4-4L, and a Zoning Text Amendment to map a Mandatory Inclusionary Housing Area. The Proposed Actions would facilitate the development of a 9-story, 95-foot-tall mixed-use commercial and residential building on the Projected Development Site (Block 6180, Lots 31 and 33) with 85,565 gross square feet (gsf) of residential uses (100 dwelling units), 11,828 gsf of commercial uses (ground-floor retail), and 16,708 gsf of accessory parking at the cellar level (35 spaces). The proposed rezoning area includes Block 6180 Lots 29, 31, 33 and portions of Lots 27 and 44 in Bensonhurst, Community District 11, Brooklyn.

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,

Stephanie Shellooe, AICP, *Director*

July 28, 2022
Date

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