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:	**17-21 Wharton Place Rezoning**
CEQR No.	26DCP008K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	K05

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, CCM Capital Group, is seeking a zoning map amendment and a zoning text amendment (the "Proposed Actions") affecting Block 4105, Lots 72, 75, 77, 78, 79, 80, 81, 82, 178, 179, 180, 181, and part of Lot 182 (the "Affected Area") in the Cypress Hills neighborhood of Brooklyn, Community District 5. The proposed zoning map amendment would rezone the Affected Area from an existing R5 district with a C1-2 commercial overlay to an R6A district, while the proposed text amendment to Appendix F of the Zoning Resolution would map a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area. Approval of the Proposed Actions (With-Action Scenario) would facilitate the development of a new nine-story, approximately 71,305 gross square foot (gsf) mixed-use building on the applicant-owned site (Block 4105, Lots 72, 75, and 77). The proposed development would include approximately 69,964 gsf of residential space and 1,341 gsf of community facility space. The building would contain a total of 73 dwelling units (DUs), of which 15 to 22 units (20–30%) would be permanently affordable pursuant to the MIH at an average of 60-80% of area median income depending on the MIH option selected.

The Build Year for the Proposed Action(s) is 2028.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — 9/25/2025 Date

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488