ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *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:	**2761 Plumb 2nd Street Rezoning**
CEQR No.	22DCP052K
ULURP No(s).	200101ZMK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK15

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, Zaliv LLC, seeks a Zoning Map Amendment from C3 to R3-2/C2-3 in Sheepshead Bay, Community District 15, Brooklyn. The former is a 37,450 sf lot that is developed with a 15,614 gsf, two-story, 38'-tall building with three eating and drinking establishments (one of which is also engaged in the retail sale of fish and shellfish), plus 79 accessory parking spaces. The latter is a 3,684 sf accessory parking lot providing an additional 17 parking spaces for the commercial establishments at 2761-2777 Plumb 2nd Street. The proposed zoning map amendment would render the existing eating and drinking establishments conforming, as-of-right uses, freeing the Applicant of the need to renew a BSA special permit every five years, and would reduce the accessory parking requirement, which now exceeds what a parking study has shown is the actual demand.

An Environmental Assessment Statement is attached. Please contact Katherine Glass of the Department of City Planning at +1 212-720-3425 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

November 9, 2021
Date

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