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:	**166 Kings Highway Rezoning**
CEQR No.	23DCP163K
ULURP No(s).	230378ZMK, N230379ZRK
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, 166 Plaza LLC, is seeking a Zoning Map Amendment to rezone the Project Area (Block 6619, Lots 42,49, 50, and 51 and Block 6620, Lot 46) in the East Bensonhurst neighborhood of Brooklyn Community District 11 from an R6B/C2-3 to an R7X/C2-4 zoning district; and a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area conterminous with the Project Area (the "Proposed Actions). The Proposed Actions would facilitate the development of a 127,302 gross-square-foot (gsf), 10-story, 105-foot-tall mixed-use development containing approximately 13,146 gsf of commercial floor area and 114,156 gsf of residential floor area on Block 6619, Lot 42 (the "Proposed Development Site 1"). The Proposed Development would provide approximately 99 dwelling units and 52 parking spaces. 25-30% (25-30 units) of the dwelling units would be affordable pursuant to MIH depending on the MIH Option Selected.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — June 23, 2023
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