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:	**712 MYRTLE AVENUE**
CEQR No.	23DCP128K
ULURP No(s).	230258ZMK, N230259ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	K03

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: This is a private application by 712 Myrtle Rezoning LLC, for a zoning map amendment from an M1-2 to an R7D/C2-4 zoning district, and a zoning text amendment to Appendix F of the Zoning Resolution (ZR) to map a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions"). The Proposed Actions would affect the northern portion of Block 1751, at a depth of 100 feet, including portions of lots 20, 21, 23, 24, and 25 (the "Affected Area"), in the Bedford Stuyvesant neighborhood of Brooklyn, Community District 3. The Proposed Actions would facilitate a proposal by the applicant to develop a new 61,372 gross square foot (gsf), mixed-use building with 53,453 gsf of residential use containing 62 dwelling units (16-19 of which would be affordable pursuant to MIH) and 7,919 gsf of commercial use located at 712 Myrtle Avenue (Block 1751, Lots 21, 23 and 24).

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — June 26, 2023 (Date)

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