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:	**396-400 Avenue X Rezoning**
CEQR No.	23DCP136K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	K15

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, Oleg Gutnik, is seeking a zoning map amendment and a zoning text amendment (the "Proposed Actions") to rezone Block 7198, Lots 1, 4, and 6 (the "Affected Area") from an R4 zoning district to an R7A/C2-4 zoning district and to establish a Mandatory Inclusionary Housing (MIH) Area coterminous with the Affected Area in Gravesend neighborhood in Brooklyn Community District 15.

The Proposed Actions would facilitate the development of a new 59,070 gsf, 7 stories, mixed residential and commercial building including approximately 5,200 GSF of local retail on the ground floor, 43,870 gsf of residential use (approximately 45 units of which 25-30% would be affordable pursuant to MIH Option 1 or 2) on the upper floors, and an approximately 10,000-gsf cellar containing 45 residential parking spaces on the applicant owned Development Site (Block 7198, Lots 1 and 4).

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

May 12, 2023
Date

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