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:	**862-868 Kent Avenue**
CEQR No.	24DCP144K
ULURP No(s).	240283ZMK; N240284ZRK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK03

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, Kent Development LLC, and Co-Applicant, 123 Taaffe LLC, are requesting a zoning map amendment to rezone Block 1897, Lots 5, 6, 9, 10, 11, portion of (p/o) 12, p/o 47, 48, 49, 54, 55, p/o 56, 7504, p/o 7505, and 7509 (the "Affected Area") from M1-1 to M1-4/R6A (MX-4) and a zoning text amendment pursuant to Zoning Resolution Appendix F to establish a new Mandatory Inclusionary Housing (MIH) Area coterminous with the Affected Area, collectively the "Proposed Actions." The Proposed Actions would facilitate a new 8-story, 68,062 total gross square foot (GSF) 3.6 floor area ratio (FAR) residential building consisting of 65 dwelling units, of which 25%-30% (16-21 units) would be affordable pursuant to MIH and 23 parking spaces at Applicant-owned Block 1897, Lot 49 (Projected Development Site 1). The Proposed Actions would also facilitate a new 7-story, 19,330 total GSF 3.6 FAR residential building consisting of 17 dwelling units of which 25%-30% (4-5 units) would be affordable pursuant to MIH and seven parking spaces at Co-Applicant owned Block 1897, Lot 9 (Projected Development Site 2) in the Bedford-Stuyvesant neighborhood of Community District 3, Brooklyn. The Build Year for the Proposed Actions is 2028.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — 8/5/2024 Date

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