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:	**Ninth Street Rezoning**
CEQR No.	22DCP091K
ULURP No(s).	210348ZMK, 210349ZRK, 210350ZSK
SEQRA Classification:	Unlisted
Brooklyn Community District:	BK06

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 (CPC), is assuming lead agency status for this application.

Project Description: The Applicant, Angelina Gatto Trust, is requesting approval of three discretionary actions before the CPC to facilitate redevelopment of a site located at 153-157 Ninth Street (Brooklyn Block 1002, Lots 48, 49, 50, "Projected Development Site 1") in the Gowanus neighborhood of Brooklyn Community District (CD) 6. The proposed actions include a zoning map amendment to rezone Block 1002, Lots 40, 41, 42, 43, 45, 46, 47, 48, 49, 50, 52, 53, 54, and 55 and portions of Lots 39 and 56 (the proposed rezoning area) from a M2-1 district to a M1-4/R7A Special Mixed-Use (MX) District; a zoning text amendment to Article XII, Chapter 3 and Appendix F of the New York City Zoning Resolution (ZR) to established the proposed MX district and to establish a Mandatory Inclusionary Housing (MIH) area; and a special permit pursuant to ZR Section 74-533 to waive accessory parking requirements of ZR Section 25-23 for the project site. Approval of the proposed actions would facilitate the development of an approximately 56,000 gsf, nine-story mixed-use residential and commercial building at 153-157 Ninth Street that would use 3,300 square feet of unused commercial development rights transferred from the Development Rights Parcel (Block 1002, Lot 16) that is located outside of the proposed rezoning area at 124 Eighth Street. The proposed mixed-use building would have a maximum height of 95 feet to the roofline and include approximately 16,000 gross square feet (gsf) of commercial uses on portions of the ground floor and cellar level, as well as 48 dwelling units (DUs) with approximately 12 affordable DUs, pursuant to MIH. No accessory parking would be provided per the requested special permit to waive parking requirements.

An Environmental Assessment Statement is attached. Please contact Stacey Barron of the Department of City Planning at (212) 720-3419 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

December 15, 2021
Date

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