ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Sideya Sherman, *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**

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| **Re:** | **7502 New Utrecht Avenue Rezoning** |
| CEQR No. | 26DCP119K |
| ULURP No(s). | Pending |
| 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, 7502 Property Inc., seeks a zoning map amendment and a zoning text amendment (the "Proposed Actions") to rezone Block 6225, Lots 11–14, 17, 21–25, 28, and portions of Lots 8 and 29–32 (the "Proposed Rezoning Area") from an existing R5/C2-2 zoning district to a C4-4D zoning district, and a zoning text amendment to Appendix F of the Zoning Resolution to designate a Mandatory Inclusionary Housing (MIH) area coterminous with the Proposed Rezoning Area in Bensonhurst neighborhood of Brooklyn Community District 11. The Proposed Actions would facilitate the development of the applicant owned Block 6225, Lot 17 (Projected Development Site 1) with an 11-story (145-foot-tall), approximately 88,202 gsf mixed-use building (the "Proposed Development"). The Proposed Development would include approximately 63,073 gsf of residential uses, containing 74 dwelling units (15 to 22 of which would be affordable); approximately 6,525 gsf of local retail uses; approximately 9,302 gsf of commercial office uses; and approximately 15 parking spaces located in the building's cellar.

The Build Year for the Proposed Action is 2029.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — 4/22/2026 Date

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