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:	**9201 4th Ave Rezoning**
CEQR No.	25DCP078K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	K10

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, 9201 LLC, seeks a Zoning Map Amendment to rezone an existing C8-2 district to a C4-4D district on a portion of Block 6108, Lot 22 in the Bay Ridge neighborhood of Brooklyn, Community District 10 ("Affected Area"). In addition, the Applicant seeks a Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area. The Zoning Map Amendment and Zoning Text Amendment constitute the "Proposed Actions." The Proposed Actions would facilitate the development of a new mixed-use building with a total of 167,198 gross square feet (GSF), containing 16,039 GSF of ground floor retail and 115,144 GSF of residential uses, consisting of 115 dwelling units, 20-30% (23-35 units) of which would be permanently affordable pursuant to MIH Option 1, 2, or 3. Approximately 30 parking spaces would be required. The Applicant intends to retain the existing below-grade parking garage which contains approximately 178 spaces. The building would be nine stories tall at a height of 119 feet.

The Build Year for the Proposed Action(s) is 2029.

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 — 06/16/2025 Date

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