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:	**Park Avenue Brooklyn Rezoning**
CEQR No.	24DCP124K
ULURP No(s).	240218ZMK, N240219ZRK
SEQRA Classification:	Type I
Brooklyn Community District:	K03

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, Park Ave. Rezoning Partners, LLC., is proposing a series of discretionary land use actions (the Proposed Actions) to facilitate the rezoning of portions of Blocks 1715, 1716, 1717, 1735, and 1736 in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District (CD) 3. The Proposed Actions include a zoning map amendment to rezone an M1-1 and M1-2 zoning district to R7D/M1-4 and R6-1/M1-4(MX), and three zoning text amendments. The zoning text amendments would: 1.) map a Mandatory Inclusionary Housing (MIH) area pursuant to Zoning Resolution (ZR) Appendix F; 2.) amend ZR Article II to establish and define the R6-1 zoning district; and 3.) modify the Special Mixed-Use District MX-4 (Flushing/Bedford) to include the M1-4/R6-1 and M1-4/R7D zoning districts. The Proposed Actions would facilitate the development of 450,663-gross square feet (gsf) of residential area; 80,155 gsf of local retail area; 244,088 gsf of private school area; 11,590 gsf of medical office area; and approximately 150 off-street parking spaces. The residential area would include 479 total dwelling units (DU), of which approximately 124 would be permanently affordable pursuant to MIH.

The Build Year for the Proposed Actions is 2030.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

April 29, 2024
Date

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