ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION
Sideya Sherman, Director Department of City Planning

Memorandum

To: Sarah Whitham, Alex Sommer

From: Evren Ulker-Kacar

Date: August 6, 2026

Re: Qualified Action Determination

Land Use Application No.: 260341ZMK; N260342ZRK

Project Name: 7502 New Utrecht Avenue Rezoning

CEQR No.: 26DCP119K

Department Determination

The Department of City Planning has reviewed the above-referenced application and determined that, pursuant to Subdivision 5 of section 8-0111 of the Environmental Conservation Law, it is a Qualified Action not subject to further review under SEQRA / CEQR.

This Qualified Action:

_X_ (Subdivision 5-a(b)(i)(1-6)) is an action for the purposes of the construction of housing that shall:

- Be connected to existing community or public water and sewerage systems at the commencement of habitation;
- Be located at a previously disturbed site;
- Not be located within an area zoned exclusively for industrial uses;
- Contain no more than fifty thousand square feet of commercial, retail, community facility or other non-industrial non-residential uses;
- Either:
    - Not exceed 250 dwelling units, or
    - Not exceed 500 dwelling units within a zoning district where, at the time of application, the standard maximum residential building height is greater than 45

Stephanie Shellooe, AICP, Director, (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, Deputy Director, (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

feet, the maximum height of a building is regulated by something other than a horizontal plane and that allows residential buildings to exceed 45 feet, or there is no such maximum building height;

- Not include construction of only one single-family residence on a parcel of one-half or more acres.
- (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials and is accompanied by an applicant certification where applicable.[1]

___(Subdivision 5-a(b)(iii)) is an action for the purposes of construction of public parks located at a previously disturbed site that do not include performance centers, athletic stadiums, or other venues for mass gatherings, or other buildings or structures which do not serve public park, recreation, or open space purposes;

___Subdivision 5-a(b)(iv) is an action for the purposes of multi-use bicycle and pedestrian trails located at a previously disturbed site;

___Subdivision 5-a(b)(v) is an action for purposes of construction of public school facilities to be connected at the commencement of use to existing community or public water and sewerage systems, including sewage treatment works, (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials, and is accompanied by an applicant certification where applicable.

___Subdivision 5a(b)(vi) an action for the purposes of water and wastewater infrastructure projects that:

- replace, rehabilitate or reconstruct municipal water or wastewater infrastructure, in-kind and on the same site, including lead service line replacement;
- replace, rehabilitate, upgrade or reconstruct an existing small community water system, including lead service line replacement; or
- provide sewer service to a disadvantaged community served by one or more inadequate sewage treatment systems that has been determined by the department not to require a permit or approval pursuant to articles fifteen, twenty-four or twenty-five of this chapter or any rules or regulations promulgated thereunder;

___Subdivision 5a(b)(vii) an action for the purposes of a retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.

[1] E-946 for hazardous materials will be placed on Brooklyn Block 6225, Lot 17.

Applicant Provided Information

Proposed Actions

The Applicant, 7502 Property Inc., seeks a Zoning Map Amendment to rezone the eastern-most portion of Brooklyn Block 6225, Lots 11-14, 17, 21-25, 28, and portions of Lots 8 and 29-32 (the "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 New York City Zoning Resolution (ZR) to establish the Rezoning Area as a Mandatory Inclusionary Housing (MIH) Area (collectively, the "Proposed Actions"). The Proposed Rezoning Area would extend from New Utrecht Avenue to a depth of 150 feet along both Bay Ridge Parkway and 76th Street. Furthermore, the proposed zoning changes would also eliminate the existing C2-2 overlay mapped on Block 6225.

The Proposed Actions would facilitate the development of a new mixed-use building (the "Proposed Project") at 7502 New Utrecht Avenue (Block 6225, Lot 17; the Applicant-owned "Proposed Development Site") in the Bensonhurst neighborhood of Brooklyn Community District (CD) 11. No redevelopment is anticipated on the remaining lots within the Affected Area because they do not meet the soft site criteria established in the CEQR Technical Manual. The remaining lots within the Affected Area are all under separate ownership, are less than 5,000 square feet in area, and contain existing residential and mixed residential and commercial developments.

Proposed Project

The Proposed Actions would facilitate the development of a new 11-story (127-foot-tall), approximately 88,202 gross square feet (gsf) mixed-use residential and commercial building consisting of approximately 63,073 gsf of residential uses, 9,302 gsf of commercial office uses, and 6,525 gsf of local retail uses. The Proposed Project would include 51 dwelling units (DUs), 20-30% (10-15 DUs) of which would be income-restricted at an average of 60-80% AMI pursuant to MIH Options 1, 2, or 3, depending on the option selected. While no off-street parking is required, 15 accessory residential parking spaces would be provided at the cellar level of the development

Future Without the Proposed Actions (No-Action Condition)

Under the No-Action condition, the existing buildings on the lots comprising the Rezoning Area would remain. No Development is anticipated.

Future With the Proposed Actions (With-Action Condition)

In the With-Action Condition, the Applicant-owned Proposed Development Site would be developed with a new, 11-story (145-foot-tall; 165-foot-tall including bulkhead) approximately 88,202 gsf mixed-use commercial and residential building, containing approximately 63,073 gsf of residential uses, approximately 9,302 gsf of commercial office space, and 6,525 gsf of local retail space. The development would include 74 DUs, 20-30% of which (15-22 DUs) would be income-restricted at an average of 60-80% AMI pursuant to MIH Option 1, 2 or 3, depending on the option selected. While no off-street parking is required, 15 accessory residential parking spaces would be provided at the cellar level of the development.

Table 1: Total Development Increment (Proposed Development Site)

Use	No-Action Condition	With-Action Condition	Increment
Residential GSF	0	63,073	+63,073
DUs[2]	*0*	*74*	*+74*
Income-Restricted DUs	*0*	*15-22*	*+15-22*
Commercial Retail GSF	6,193	6,525	+332
Commercial Office GSF	0	9,302	+9,302
Parking (spaces)	5	15	+10

Attachment: Applicant Hazardous Materials Certification

[2] Average DU size is 850 GSF per unit.

7502 Property Inc.
7502 New Utrecht Avenue
Brooklyn, NY 11214
7502propertyinc@gmail.com

Applicant Hazardous Materials Certification

Pursuant to Subdivision 5 of Section 8-0111 of the Environmental Conservation Law, certain applications seeking a Qualified Action determination by a lead agency must complete an Applicant Certification regarding hazardous materials remediation.

Project Name: 7502 New Utrecht Avenue Rezoning

Applicant Name: 7502 Property Inc.

Contact: 7502 Property Inc.
7502 New Utrecht Avenue
Brooklyn, NY 11214
7502propertyinc@gmail.com

Date: July 17, 2026

Project Number: 2022K0419 (CEQR No. 26DCP119K)

Project BBLs: Block 6225, Lots 8, 11-14, 17, 21-25, 28-32 (Brooklyn)
3-06225-0008, 3-06225-0011, 3-06225-0012,
3-06225-0013, 3-06225-0014, 3-06225-0017,
3-06225-0021, 3-06225-0022, 3-06225-0023,
3-06225-0024, 3-06225-0025, 3-06225-0028,
3-06225-0029, 3-06225-0030, 3-06225-0031,
3-06225-0032

I, Shi Hua Chen, am managing member of 7502 Property Inc., the applicant ("Applicant") for a Zoning Map Amendment (from a R5/C2-2 zoning district to C4-4D zoning district) and a Zoning Text Amendment (to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing Area coterminous with the proposed Zoning Map Amendment) ("the Application"). Applicant seeks a determination that the Application is a Qualified Action under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law (the "Qualifying Action"). Applicant is the fee owner of Block 6225, Lot 17 (BBL 3-06225-0017) (the "Property"), subject to the Application.

Applicant acknowledges that the Application is required to comply with local municipal requirements regarding hazardous materials remediation including, as applicable, an E-Designation regarding hazardous materials (E-946) and the completion of a Phase 1 Environmental Site Assessment.

Applicant hereby certifies that:

(1) Applicant has followed and will follow all applicable laws, rules, and regulations regarding hazardous waste;

(2) a Phase I Environmental Site Assessment has been conducted for the Property in accordance with all appropriate inquiries regulations of the United States

Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation, and Liability Act (40 CFR Section 312) to identify any recognized environmental conditions;

(3) Applicant has followed or will follow all applicable recommendations of such Phase I Environmental Site Assessment for the Property; and

(4) Applicant will report contamination at, on, or under the Property as required by applicable laws, rules and regulations.

Shi Hua Chen