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:	**341 10th Street Rezoning and LSGD Special Permits**
CEQR No.	23DCP145K
ULURP No(s).	230341LDK, 230337ZMK, 230338ZRK, 230339ZSK, 230340ZSK
SEQRA Classification:	Type I
Brooklyn Community District:	K06

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, Stellar 341 LLC, is seeking discretionary approvals (the "Proposed Actions") to facilitate the development of two new mixed-use buildings (the "Proposed Project") at 341 10th Street (Block 1010, Lot 26) in the Park Slope neighborhood of Brooklyn Community District 6 (the "Project Area"). The Proposed Actions include: a zoning map amendment to change R6A and R6B districts within a portion of Block 1010, Lot 26 to R7-3 and R7-3/C2-4 districts (the "Rezoning Area"); a zoning text amendment to establish bulk regulations applicable to R7-3 districts within Mandatory Inclusionary Housing (MIH) areas and to amend Appendix F of the Zoning Resolution (ZR) for Brooklyn Community District 6 to designate the Project Area a MIH area; a special permit pursuant to ZR Section 74-743 to designate the Project Area a Large Scale General Development (LSGD) and modify regulations concerning base height, maximum building height and setbacks, as well as rear yard and rear yard equivalent; and a special permit pursuant to ZR Section 74-532 to reduce the accessory parking requirement.

Portions of the Project Area within Block 1010 Lot 26 are within a C4-4D district and the Special Gowanus Mixed-Use District to the west and an adjacent C4-3A district to the east, though neither portion is within the Rezoning Area. The Proposed Project involves the construction of two mixed-use buildings (201 feet or 17 stories and 225 feet and 19 stories in height) approximately 282,774 gross square feet (gsf) in size in total containing 271,380 gsf of residential use (approximately 319 dwelling units of which 64 to 96 would be affordable dwelling units pursuant to MIH), 6,750 gsf of retail space, and approximately 4,600 gsf of community facility space. The existing multifamily apartment building (173,379 gsf) would remain within the Project Area.

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An Environmental Assessment Statement is attached. Please contact Sean O'Rourke of the Department of City Planning at sorourke@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

8/31/2023
Date

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