NYC PLANNING

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:	**132 Melrose Street Rezoning**
CEQR No.	26DCP037K
ULURP No(s).	Pending
SEQRA Classification:	Unlisted
Brooklyn Community District:	K04

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, Melrose Towers Corp., is seeking a zoning map amendment and a zoning text amendment (the "Proposed Actions") affecting Block 3162, Lots 20–22 and p/o of Lots 16, 19, and 23 (the "Affected Area") in the Bushwick neighborhood of Brooklyn, Community District 4.The proposed zoning map amendment would rezone the Affected Area from an existing M1-1 district to an M1-2A/R6A (MX) district, while the proposed text amendment to Appendix F of the Zoning Resolution would map a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area.

Approval of the Proposed Actions (the "With-Action Scenario") would facilitate the development of a new six-story, approximately 26,225 gross square foot (gsf), mixed-use building on the applicant-controlled site (Block 3162, Lots 21–23). The proposed development would include approximately 19,643 gsf of residential space and 6,582 gsf of commercial space. The building would contain a total of 23 dwelling units, of which 5 to 7 units (20–30%) would be permanently affordable pursuant to the MIH program, at an average of 60–80% of the Area Median Income, depending on the MIH option selected.

The Build Year for the Proposed Action(s) 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,

Stephanie Shellooe, AICP, *Director* — October 14, 2025 (Date)

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