NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *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:	**1930 Adee Avenue Rezoning**
CEQR No.	21DCP150X
ULURP No(s).	210391ZMX; N210392ZRX
SEQRA Classification:	Unlisted
Bronx Community District:	**CB12**

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, Centerland Realty, LLC is seeking a Zoning Map Amendment from R4 to R6B that would affect the southern blockfront of Adee Avenue between Grace Avenue and Edison Avenue in the Baychester neighborhood of The Bronx, Community District 12. The area to be rezoned extends to a depth of 75 feet from Adee Avenue. The affected area consists of Bronx Block 4797, Lot 69 (1930 Adee Avenue, the Applicant-controlled lot) and portions of Lots 1, 2, and 3. The Applicant also proposes a Zoning Text Amendment to Appendix F, adding Inclusionary Housing Designated Area and a Mandatory Inclusionary Housing (MIH) area to Bronx Community District 12, to establish an MIH Area over the proposed rezoning area. The Zoning Text Amendment and Zoning Map Amendment constitute the "Proposed Actions." The Proposed Actions are sought in order to facilitate the legalization and modification of 1930 Adee Avenue by increasing the permitted lot coverage from 45 percent to 100 percent, which is the current lot coverage of the existing building on the lot. The Applicant seeks to reduce of the height of a portion of the existing two-story (25 feet) tall building by two feet to 23 feet to create a 14,834 GSF (14,264 ZSF) UG3 community facility that would be used as a pre-school/day-care.

An Environmental Assessment Statement is attached. Please contact Katherine Glass of the Department of City Planning at +1 212-720-3425 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

May 20, 2021
Date

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