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:	**431 Concord Avenue**
CEQR No.	21DCP007X
ULURP No(s).	200274ZMX, N200275ZRX
SEQRA Classification:	Unlisted
Bronx Community District:	BX01

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, Concord Group LLC, is seeking a zoning map amendment to change an existing M1-2 zoning district to an R7D district on a portion of Block 2578 (p/o Lots 15, 16, and 18) and a zoning text amendment of Zoning Resolution Appendix F, Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas, Bronx to establish an MIH Area to facilitate the development of a new 11-story Quality Housing residential building with approximately 95 income-restricted dwelling units in Bronx Community District 1.

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

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

July 24, 2020
Date

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