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:	**438 Concord Avenue Rezoning**
CEQR No.	23DCP092X
ULURP No(s).	240104ZMX, N240105ZRX
SEQRA Classification:	Unlisted
Bronx Community District:	X01

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, BronxCo LLC, is seeking a zoning map amendment to rezone Bronx Block 2577 Lots 6, 7, 8, 9, 14, and p/o 20 (the "Affected Area") from an M1-2 district to M1-4/R7D (MX) district and a zoning map amendment to Appendix F of the Zoning Resolution to designate the Affected Area a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions"). The Proposed Actions would facilitate the development of a new 10-story, 111-foot-tall, 174,709 gross square foot (gsf) mixed-use building on Lots 9 and 14 consisting of 87 dwelling units, including approximately 26 permanently affordable units pursuant to MIH, 30,730 gsf of commercial office, 10,258 gsf of light industrial and manufacturing, 7,187 gsf of community facility, and 4,526 gsf of local retail (the "Proposed Project") at 438 Concord Avenue, Bronx Community District 1.

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,

Stephanie Shellooe, AICP, *Director* — November 20, 2023 (Date)

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