NOTICE

On Wednesday, May 15, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map amendments, zoning text amendments, and City Map amendments – to implement land use and zoning recommendations in the Bronx Metro-North Station Study. The area subject to the Proposed Actions is an approximately 46-block area primarily along major corridors — East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue — near the future Parkchester/Van Nest and Morris Park Metro-North stations in Bronx Community Districts 9, 10 and 11, including the neighborhoods of Parkchester, Van Nest, and Morris Park (the "Affected Area"). The approximately 28-block area closest to the future Parkchester/Van Nest station is generally bounded by Baker Avenue and Van Nest Avenue to the north, Silver Street to the east, East Tremont Avenue to the south, and St. Lawrence Avenue to the west. The approximately 18-block area closest to the future Morris Park station is generally bounded by Pelham Parkway to the north, Marconi Street to the east, Williamsbridge Road to the south, and Tenbroeck Avenue to the west. Overall, the Proposed Action are expected to facilitate development on 60 projected development sites, resulting in a net increase of approximately 9,165,272 gross square feet ("gsf") of residential floor area (7,474 dwelling units or DUs), 302,236 gsf of local retail space, 1,620,625 gsf of life sciences, 1,290,628 gsf of community facility space, and 3,765 accessory parking spaces, and a net decrease 405,096 gsf of industrial and automotive uses and 145,696 gsf of office space on the projected development sites. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDS) would be built by 2033, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 28, 2024.

For instructions on how to submit comments and participate, both in-person and remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 23DCP065X.