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:	**5602-5604 Broadway Rezoning**
CEQR No.	24DCP106X
ULURP No(s).	240278ZMX; N240279ZRX
SEQRA Classification:	Unlisted
Bronx Community District:	BX08

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, Riverdale Garage Corp, seeks a zoning map amendment to rezone the Rezoning Area from an M1-1 zoning district to an R7-3/C2-3 zoning district, and a zoning text amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) area (the Proposed Actions) affecting Block 3267, Lots 90, 91, 93, 95, 97, 98, and 99 and portions of Lots 72, 75, 87, 88, and 110 in the Bronx neighborhood of Kingsbridge Community District 8 (the Rezoning Area). The Proposed Actions would facilitate the development of a new thirteen-story 328,431 total gross square foot (GSF) residential building consisting of 274,560 GSF of residential floor area containing 226 dwelling units, of which 25%-30% (56-68 units) would be affordable at an average of 60-80% area median income pursuant to MIH Options 1 or 2, respectively, and 53,871 GSF of cellar and sub-cellar level parking containing 188 accessory parking spaces located at 5602-5604 Broadway (Bronx Block 3267, Lots 90 and 91).

The Build Year for the Proposed Action(s) is 2027.

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — 6/5/2024 Date

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