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:	**East 94th Street Rezoning**
CEQR No.	22DCP186M
ULURP No(s).	Pending
SEQRA Classification:	Type I
Manhattan Community District:	M08

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: LM East 94 LLC (the applicant) seeks a zoning map and a zoning text amendment (the proposed actions) to facilitate the development of a mixed-use building (the proposed development) on the north side of East 94th Street between 2nd and 3rd Avenues in the Yorkville neighborhood of Manhattan, Community District 8. The proposed actions would rezone the existing M1-4 district to a C4-6 and C2-8 district and establish a Mandatory Inclusionary Housing area (MIH) on Block 1540, Lots 6, 10, 111, 13, 14, and a portion of Lots 5 and 18. The proposed development would be 433,886 gross square feet (gsf), 46-stories tall (484 ft. excluding mechanical bulkhead) and contain 410,382 gsf of residential space (483 dwelling units [DUs], including 121-145 affordable DUs), approximately 23,504 gsf of commercial and community facility space and no accessory parking.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

January 18, 2023
Date

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