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:	**135th Street Rezoning**
CEQR No.	23DCP140M
ULURP No(s).	230206ZMM, N230207ZRM, 230209ZSM, 230208ZSM
SEQRA Classification:	Unlisted
Manhattan Community District:	M09

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, Crosscap Holdings LLC, is seeking a zoning map amendment from M1-1 to R7-2/C2-4 on Block 2101 Lot 58 and a portion of Block 2101 Lot 60 (the "Project Area"); a zoning text amendment to create a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area; a zoning text amendment to map the Project Area within the Special Manhattanville District as "other area"; a zoning text amendment to the Special Manhattanville District regulations (Zoning Resolution Article 10, Chapter 4) to create a special permit to allow the modification of applicable bulk regulations, except floor area regulations, for a development over a railroad or transit right-of-way or yard; a special permit for development within or over a railroad or transit right-of-way or yard; and a special permit under the newly-created special permit to allow for the construction of the proposed project which would not comply with existing rear yard and lot coverage requirements (the "Proposed Actions"). The Proposed Actions would facilitate the construction of a new seven-story mixed-used development on Block 2101 Lot 58 and a portion of Block 2101 Lot 60. The proposed project would be comprised of 60 residential units including 12 permanently affordable units subject to MIH, 7,415 gross square feet (gsf) of ground floor retail, and 689 gsf of community facility space at 701 West 135th Street in the West Harlem neighborhood of Manhattan Community District 9.

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* — August 1, 2023 — Date

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