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:	**815 Hutchinson River Parkway Rezoning**
CEQR No.	26DCP016X
ULURP No(s).	240161ZMX
SEQRA Classification:	Unlisted
Bronx Community District:	X10

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, MD Hutch Owner LLC, is seeking a zoning map amendment to rezone an existing M1-2 district to a C8-3 district (the Proposed Action). The Proposed Action would affect Block 5559, Lot 7501 (the Projected Development Site) in the Ferry Point neighborhood of Bronx Community District 10. Approval of the Proposed Actions would facilitate the conversion of portions of the existing Throggs Neck Shopping Center located on the Projected Development Site, which is currently prohibited by the existing M1-2 zoning from including individual retail establishments that exceed 10,000 square feet. No new development is anticipated as a result of the Proposed Action, but a 10,760 gsf portion of the existing 410,404 gsf shopping center would be converted to supermarket use.

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

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

Sincerely,

Stephanie Shellooe, AICP, *Director* — 9/24/2025 Date

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