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:	**1014 Brook Avenue Rezoning**
CEQR No.	26DCP001X
ULURP Nos.	Pending
SEQRA Classification:	Type I
Bronx Community District:	X03

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. The applicant also seeks discretionary actions from the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). A coordinated review is being conducted with HPD and HDC acting as involved agencies.

Project Description: The Applicant, 1004 Brooks, LLC, is proposing two land use actions: a zoning map amendment to rezone the western portion of Bronx Block 2386, Lots 1, 2, 5, 7, 8, 11, 17, 20, 21, 22, 24, 29, 30, 34, 35, part of ("p/o") 59, 65, 66, 67, 74, p/o 136, and p/o 164 (the "Proposed Rezoning Area"); and a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish the Proposed Rezoning Area as an Mandatory Inclusionary Housing Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the redevelopment of Block 2386, including Lots 1, 2, 5, 7, 8, 11, 17, 20, 21, 22, 24, 29, 30, 34, 65, 66, 67, 74, and 164 (the "Projected Development Site") with two high-rise, mixed-use buildings ("Buildings A and B") containing residential use, local retail, a recreation facility, light industrial/ manufacturing space, below-grade accessory parking, and publicly accessible open space (the "Proposed Development"). The Proposed Rezoning Area is located on the eastern side of Brook Avenue, between East 164th and East 165th Streets in the Morrisania neighborhood of Bronx Community District 3. In addition, the Applicant intends to seek public financing from City and/or State sources to facilitate the Proposed Development which is intended to be fully income-restricted pursuant to HPD term sheets.

The Proposed Development would contain a total of 1,197,381 gross square feet (gsf) comprising 988,843 gsf of residential use distributed across 1,128 dwelling units ("DUs"), a 153,005 gsf recreational facility; 14,238 gsf of local retail; 31,208 gsf of accessory parking (135 parking spaces); 45,467 sf of publicly accessible open space (including 25,465 sf that would always be accessible to the public and 20,002 sf that would be considered

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semi-public and available to the public during designated hours only); and 10,086 gsf of light industrial/ manufacturing space. Building A would rise to a maximum of approximately 204 feet (20-stories); Building B would rise to a maximum of approximately 170 feet (16-stories). The Build Year for the Proposed Actions is 2032.

An Environmental Assessment Statement is attached. Please contact Stacey Barron, AICP of the Department of City Planning at sbarron@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

July 18, 2025
Date

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