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:	**58-62 East 125th Street Rezoning**
CEQR No.	26DCP055M
ULURP No(s).	210495ZMM, N210496ZRM
SEQRA Classification:	Unlisted
Manhattan Community District:	M11

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, AbcNY Inc., seeks a zoning map amendment to rezone Block 1749, Lots 46, 48, and 49 (the "Affected Area") in the East Harlem neighborhood of Manhattan Community District 11 from an existing C4-4D district to a C4-7 district and a zoning text amendment to Appendix F of the Zoning Resolution to designate the Affected Area a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions"). The Proposed Actions would facilitate the development of a new 20-story, mixed-use building consisting of approximately 154 dwellings units (DUs), 20-30% (31-46 DUs) would be affordable at an average of 40-80% AMI pursuant to MIH Option 1, 2, or 3, and approximately 5,600 gross square feet of commercial retail space, on the applicant-owned site at 58-62 East 125th Street.

The Build Year for the Proposed Action(s) is 2029.

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

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* — 11/21/2025 Date

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