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:	**2560 Boston Road Rezoning**
CEQR No.	22DCP184X
ULURP No(s).	220283ZMX; N220284ZRX
SEQRA Classification:	Unlisted
Bronx Community District:	11

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, Boston Road Associates, seeks a zoning map amendment to rezone the applicant-owned Project Site (Bronx Block 4440, Lots 16, 30, and 32) from R6 and C8-1 districts to an R7-2/C2-4 district and a zoning text amendment to designate an MIH-designated area (ZR Appendix F) to facilitate a new 10-story (110 feet tall), 360,577 gross square foot (gsf) development that consists of approximately 277,990 gsf of residential space and up to 333 dwelling units, 19,281 gsf of commercial use, 6,752 gsf of community facility use, and 117 accessory parking spaces. The applicant is also seeking public financing through the New York City Housing Development Corporation/NYC Department of Housing Preservation and Development Mix and Match Program, under which the dwelling units generated by the project would be affordable to a mix of low-, moderate-, and middle-income families.

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* — May 20, 2022 Date

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