ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Dan Garodnick, *Director*
Department of City Planning

March 25, 2022

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:	**521 East Tremont Avenue Rezoning**
CEQR No.	22DCP123X
ULURP No(s).	220306ZMX, N220307ZRX
SEQRA Classification:	Type I
Bronx Community District:	BX 06

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, M521 Tremont LLC, seeks a zoning map amendment from C4-5X to C4-4D and a zoning text amendment to ZR Appendix F to designate a new MIH area (the Proposed Actions) to facilitate the development of a new 14-story mixed-use development containing ground floor commercial, second floor community facility and 204 affordable dwelling units on Block 3043, Lots 46, 72, 77, and 80, in the Bathgate neighborhood, Community District 6, Bronx.

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

Sincerely,

Stephanie Shellooe, AICP, *Director*

March 25, 2022
Date

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