



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**

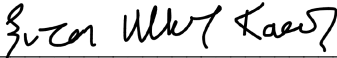
Re:	Bronx Metro-North Station Area Study
CEQR No.	23DCP065X
ULURP No(s).	Pending
SEQRA Classification:	Type I
Bronx Community Districts:	9, 10, and 11

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.

Project Description: The New York City Department of City Planning is proposing zoning map amendments, zoning text amendments (including mapping a special zoning district and a Mandatory Inclusionary Housing area), and changes to the City Map (the "Proposed Actions") affecting an approximately 46-block area primarily along major corridors – East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue — near the future Parkchester/Van Nest and Morris Park Metro-North stations in Bronx Community Districts 9, 10 and 11 (the "Affected Area"). The Proposed Actions are expected to result in a net increase of 5,047,436 gross square feet ("gsf") of residential space and approximately 5,951 dwelling units, including between 1,542 and 1,850 permanently affordable units; 255,685 gsf of local retail space; 1,060,717 gsf of life sciences space; 973,142 gsf of community facility space; 4,078 accessory parking spaces; and a net decrease of 154,009 gsf of industrial and automotive uses, and 117,492 gsf of office space on the projected development sites.

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,


Evren Ulker-Kacar, AICP, *Deputy Director*

12/08/2022
Date