CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

November 2, 2015

Project Identification
CEQR No. 16DCP046X
ULURP No. 160065ZMX
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Woodlawn Rezoning
The applicant, the New York City Department of City Planning (DCP), proposes a zoning map amendment from R7A to R4A affecting all or portions of 19 lots on three blocks in the Bronx neighborhood of Woodlawn in the Bronx, Community District 12 (p/o Block 3396, Lots 39, 40, 42, 43, 18, 20, 17, 115, Block 3387, Lots 36, 37, 39, 40, 41, 13, 15, 16, Blocks 3398, Lots 1, 113, 114, the "affected area"). The affected area is generally bounded by 237th Street to the north; 234th Street to the south; Vireo Avenue to the west; and Webster Avenue to the east. The proposed action would involve the extension of an existing R4A district to the west to the affected area in order to preserve the area's predominantly one- and two-family residential built character, and to establish greater consistency between the proposed zoning district and the affected area's development patterns.

Currently, the 19 lots within the affected area are either zoned R7A or are "split zoned" R7A and R4A. R7A zoning districts typically allow multi-family walk-up Use Group 2 residential buildings at a floor area ratio (FAR) of 4.0, bonusable to 4.6 FAR with the provision of affordable housing, and a maximum height of 80 feet. R4A zoning districts typically allow one- and two-family detached Use Group 2 residences at an FAR of 0.75, and a maximum height of 35 feet. The affected area, which is predominantly developed with low scale, one- and two-family attached and semi-detached homes, is in keeping with the characteristics of the R4A zoning district regulations. The proposed R4A rezoning is intended to ensure that the existing built character of the affected area is preserved. The proposed rezoning is not expected to induce or preclude new development within the affected area, but rather, would ensure that future development occurs in a manner that reflects its existing low scale character.

Carl Weisbrod, *Chairman*
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Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated October 23, 2015, prepared in connection with the ULURP Application (No. 160065ZMX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that no significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Yasmine Robinson at (212) 720-3321.

Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: October 30, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: November 2, 2015