DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

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ENVIRONMENTAL COORDINATION

January 25, 2010

Dr. Robert Kulikowski, Director
Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Crotona Park East/West Farms Rezoning and Related Actions**
CEQR No. 10DCP017X
ULURP No. not yet filed
Bronx, Community Districts 3 and 6

Dear Dr. Kulikowski:

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are 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 City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning (DCP), acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, Industco Holdings, LLC, proposes zoning map and zoning text amendments as well as special permits for a general large-scale development (GLSD) project. The proposed actions would facilitate the redevelopment of six sites under the control of the applicant (of which three would be governed by the controls of the proposed GLSD) and 28 sites not under the control of the applicant but located within the proposed rezoning area. The directly affected area encompasses 11 blocks in the Crotona Park East and West Farms neighborhoods within Bronx Community Districts 3 and 6 that lie along the strip of land midway between Longfellow and Boone Avenue on the west to West Farms Road on the east, between Freeman Street on the south, and Boston Post Road on the north. The area is currently zoned primarily M1-1 along with a small area of R7-1 with selected C2-4 commercial overlays north of the Cross Bronx Expressway. The proposed actions would rezone the area to R6A, R7A, R7X, and R8X residential zoning districts with selected C2-4 commercial overlays. The proposed zoning text

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amendments would establish the Inclusionary Housing program within the proposed rezoning area and grant the CPC the authority to permit enclosed accessory parking to be located anywhere within a GLSD in Bronx Community District 3 without regard to lot coverage requirements.

The applicant is also requesting special permits from the City Planning Commission (CPC) under Section 74-74 of the NYC Zoning Resolution applicable to their proposed GLSD that would modify requirements pertaining to distribution of residential floor area, residential lot coverage, dwelling units, and off-street accessory parking; modify requirements for certain street wall locations, base and overall building heights, and minimum setbacks; allow outer court recesses with more than the permitted depth; and, allow enclosed accessory parking to be located anywhere within the general large-scale development GLSD without regard to lot coverage requirements (pursuant to the above proposed text amendment).

In addition to the above CPC approvals, the applicant also anticipates applying for funding from the NYC Department of Housing Preservation and Development (HPD) and NYC Housing Development Corporation (HDC).

The proposed actions are projected to result in redevelopment on a total of 26 projected development sites, resulting in a net increase of approximately 2,580 residential dwelling units (914 of which would be affordable units), 69,460 square feet (sf) of retail space, 11,900 sf of community facility space, and a net decrease of 391,700 sf of industrial space. In addition to the projected development sites, there are eight potential development sites, all located on properties not controlled by the applicant, considered less likely to be developed in the foreseeable future. The analysis year for the proposed actions is 2019.

The projected development sites are located on a total of approximately 536,470 sf of lot area of which the applicant controls approximately 213,000 sf (40 percent) on six sites. On the three sites that would be part of the proposed GLSD, the applicant proposes to develop 840 dwelling units along with approximately 7,500 sf of commercial space and 11,900 sf of community facility space. In addition, the applicant proposes to develop three sites outside of the GLSD that would contain 430 dwelling units and approximately 27,500 sf of commercial space.

According to the applicant, fifty percent of the dwelling units on the applicant controlled sites would be subsidized under a mix of the Inclusionary Housing program, other governmental housing programs, and/or other subsidy mechanisms. Therefore, of the 1,270 dwelling units projected to be developed on applicant controlled sites, 635 are expected to be affordable units. For the sites not controlled by the applicant, it is assumed twenty percent of the dwelling units (i.e., 279 units) would be subsidized under the Inclusionary Housing program.

The present land use of the area proposed to be rezoned includes light industrial, automotive repair, warehouse and storage buildings, school facilities and a city park. Absent the proposed actions, it is assumed that the vast majority of the rezoning area would remain as it is under existing conditions. The area surrounding the proposed rezoning area contains residential, commercial and institutional uses.

As stated by the applicant, the overall goal and objective of the proposed actions would be to allow for the revitalization of an underutilized light manufacturing district to provide affordable

work-force housing with retail and community facilities appropriate for the existing and proposed communities.

An Environmental Assessment Statement is attached. If you have any questions regarding this application, please contact the project manager, Diane McCarthy, at (212) 720-3417.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
Department of City Planning

cc:
The Hon. Ruben Diaz, Jr., Bronx Borough President
Gloria S. Alston, Chair, Community Board 3, Bronx
John Dudley, District Manager, Community Board 3, Bronx
Wendy Rodriguez, Chair, Community Board 6, Bronx
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