DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

March 28, 2013

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street - 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **East Fordham Road Rezoning**
CEQR No. 13DCP107X
ULURP TBD
Bronx, Community District 6
SEQR Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, The New York City Department of City Planning (DCP), is proposing a zoning map amendment and zoning text amendment on portions of approximately 12 blocks and 157 lots, generally bounded by East 191st street to the north, East 187th street to the south, Southern Boulevard to the east and Bathgate Avenue to the west in the Belmont neighborhood of the Bronx, Community District 6.

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The proposed actions include:

- Zoning Map Change: Zoning map amendment for portions of 12 blocks along East Fordham Road from Bathgate Avenue to Southern Boulevard from C8-1, R6/C2-4 and R6/C2-3-to C4-5D, to promote opportunities for growth and development along the corridor, promote an active vibrant streetscape and support the existing commercial character through contextual building design requirements.

- Zoning Map Change: Zoning map amendment for a partial block on East 189th Street between Cambreleng Avenue and Beaumont Avenue from C8-1 to R6 to reflect the existing residential character of the area.

- Contextual Rezoning: Zoning map amendment of 4 partial blocks from R6 to R6B along East 191st Street between Bathgate Avenue and Belmont Avenue to preserve the existing neighborhood character and predict future development on narrow streets.

- Commercial Overlays: Zoning map amendment to map new C2-4 commercial overlays along Arthur Avenue between East 187th Street to East Fordham Road to recognize the existing commercial character, facilitate expansion of existing businesses where appropriate and provide retail continuity between the commercial core of Belmont and East Fordham Road.

- Zoning Text Amendment: Zoning text amendment to establish the Inclusionary Housing program in the C4-5D district within the proposed rezoning area in Community District 6, the Bronx.

The proposed actions seek to facilitate growth and development along the East Fordham Road corridor by increasing the capacity for commercial and community facility development, introducing residential development which is not permitted today and incentivizing permanently affordable housing. The proposed actions also seek to promote an active and vibrant streetscape through contextual building design requirements that mandate fixed streetwalls and building heights while promoting active ground floor uses which will provide a unified look and feel to the corridor. Additionally, the proposed actions are intended to reinforce and protect the existing neighborhood character of the narrow streets to the north of East Fordham Road by promoting predictable and scale appropriate development.

In order to assess the impacts associated with the proposed action, a Reasonable Worst Case Development Scenario was established. Nine projected development sites were identified as most likely to be developed in the future with the proposed action. As a result of the proposed action, it is anticipated that new development on those sites would consist of a net increase of

352 dwelling units, approximately 118,951 square feet of local retail space, 81,179 square feet of office space and 761 square feet of community facility space. Absent the proposed action, it is anticipated that as-of-right development would consist of a net increase of 104,057 square feet of commercial space, 538 square feet of office space, and 86,179 square feet of community facility space and a decrease of 12 dwelling units. Additionally, seven potential development sites were identified as less likely to be developed in the future with the proposed action. The affected area is currently zoned C8-1, R6, R6/C2-3 and R6/C2-4. The build year is 2023.

The project incorporates an (E) designation on certain properties in order to avoid any potential impacts related to hazardous materials.

Enclosed please find the Positive Declaration, the Public Scoping Notice of a Scoping Meeting, the Environmental Assessment Statement and the Draft Scope of Work for a Draft Environmental Impact Statement. Please contact Jonathan Keller of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Robert Dobruskin, Carol Samol, Ryan Singer, Pat Bussey
Susan Wong, Jonathan Keller, Paul Philps