DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

May 16, 2016

Nilda Mesa
New York City Mayor's Office of Sustainability
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **1932 Bryant Avenue**
CEQR No. 16DCP155X
ULURP Nos. Pending
Bronx, Community District 6
SEQRA Classification: Unlisted

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, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, Second Farms Neighborhood HFDC, is seeking discretionary actions, including: a Modification of an existing Large Scale Residential Development; a Zoning Map Amendment from R7-1 to R8 and to establish a C2-4 commercial overlay district to a depth of 100 feet from Boston Road; a Special Permit pursuant to New York City Zoning Resolution (ZR) Section 78-312 to allow: location of buildings without regard for required year yards; a proposed height and setback waiver for street wall frontage along the periphery of the proposed LSRD; and proposed height and setback waivers for street wall frontage along streets wholly within the LSRD (ZR Section 78-313); and a Zoning Text Amendment to Appendix F of the ZR to establish a Mandatory Inclusionary Housing Area (MIHA); in connection with a proposal to develop a site located at 1932 Bryant Avenue (Bronx Block 3005, Lot 65, the "project site") in the West Farms neighborhood of Bronx Community District 6. The proposed actions would facilitate a proposal

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by the Applicant to develop the project site with a 14-story, approximately 320,280 gross square foot (gsf), mixed use building measuring 168' tall and containing approximately 295,780 gsf of affordable Use Group 2 (UG2) residential use (up to 327 dwelling units), approximately 14,500 gsf of UG 6 commercial retail uses, and an approximately 10,000-gsf of community facility use, anticipated to be a pre-K facility. In connection with the Proposed Project, a Restrictive Declaration would be recorded at the time all land use related actions required to authorize the Proposed Project are approved. Additionally, the project may require discretionary financing through the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC).

The project site is designated as Parcel 9 of the Bronx Park South Urban Renewal Area and associated Large Scale Residential Development (LSRD), which were established in 1970; although the Bronx Park South Urban Renewal Plan expired in 2005, the LSRD continues to regulate allowable uses and building massing on the project site. Phipps Houses owns Parcels 1, 3, 5, and 10 of the current LSRD and is proposing to establish a new LSRD consisting of those parcels, pursuant to a separate and independent application. HPD and Phipps Houses are seeking disposition of City-owned property and designation as an Urban Development Action Area Project (UDAAP), establishment of a large-scale residential plan, and other discretionary actions, as well discretionary funding, to facilitate the demolition of the Lambert Houses buildings and the redevelopment of those parcels with 1,665 affordable residential units, approximately 61,000 gsf of retail, and approximately 86,000 gsf of community facility space, anticipated to be a school. This project was certified by DCP on April 25, 2016. The proposed Lambert Houses project, if approved, would be completed and operational in 2029. The project site (Parcel 9), along with Parcel 6 (Block 3131, Lot 20), Parcel 7 (Block 3136, Lot 1), Parcel 8a (Block 3130, Lot 20) and Parcel 8b (Block 3130, Lot 100) would then form a modified LSRD. Collectively, the parcels comprise the proposed project area.

The project site is located within an R7-1 residential zoning district, which permits residential and certain community facility uses, with an overall FAR range of 0.87 to 3.44. R8 districts are high-density residential height-factor districts, with an overall FAR range of 0.94 to 6.02. Building heights are governed by the sky exposure plane, which begins at a height of 85', and a taller building may be obtained by providing more open space. The maximum height in R8 districts is 145', capped at 14 stories. When mapped with a C2-4 overlay, commercial uses are permitted at an FAR of 2.0. Special permits may be obtained to modify bulk regulations in a LSRD. The current LSRD covering the proposed project area restricts the use of the project site to a parking garage and commercial use; limits the development FAR to 0.87; allows only certain commercial use groups; and restricts commercial space to two percent of the total original LSRD floor area.

The project site currently contains two structures. The first is a vacant, approximately 27,000 gsf four-level parking garage with a capacity of 233 parking spaces. The garage has been closed since 2013 due to structural and safety concerns. To the north of this garage along East Tremont Avenue is a structure containing a one-story "strip" of UG 6 commercial retail stores totaling approximately 9,700 gsf. The retail strip contains three establishments: a delicatessen, a convenience store, and a vacant retail space. In the future with the proposed actions, the uses,

parking requirements, and massing on the development site would be governed by zoning, not the LSRD; however, the maximum FAR of the proposed development would be limited to 6.24 FAR. The existing retail strip and parking garage on the project site would be demolished, and the project site would be redeveloped with a 14-story, approximately 320,280 gsf, mixed use building measuring 168' tall and containing approximately 295,780 gsf of affordable UG2 residential use (up to 327 dwelling units), approximately 14,500 gsf of UG 6 commercial retail uses, and an approximately 10,000-gsf of community facility use, anticipated to be a pre-K facility. No parking would be required, and none would be provided.

Absent the proposed action, the project site would remain in its existing condition. As described above, a portion of the existing LSRD proposed to become a new LSRD based on a separate action covering Parcels 1, 3, 5, and 10 of the current LSRD. There would be no changes to land use or development potential on the remaining proposed LSRD (Parcels 6, 7, 8a and 8b).

The proposed project is expected to be completed by 2019.

An Environmental Assessment Statement is attached. Please contact Annabelle Meunier of the Department of City Planning at (212) 720-3426 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

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