DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

March 13, 2015

Nilda Mesa
New York City Mayor's Office of Sustainability
100 Gold Street 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Tres Puentes, a.k.a. 285 East 138th Street**
CEQR No. 15DCP119X
ULURP No. 150288ZMX, 150290ZAX, 150289ZSX and 150287ZRX
Bronx, Community District 1
SEQRA Classification: Type I

The above-referenced application involves discretionary actions 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, Westside Federation of Senior and Supportive Housing, is seeking a Zoning Map Amendment to rezone a portion of an R6 district to R7-1, R7-2/C2-4, R7-2/C1-4, and R6/C1-4; a Zoning Text Amendment to modify ZR Section 74-745 to permit up to a 50 percent reduction in parking requirements for non-profit residences for elderly in R7-2 districts within Bronx Community District 1; a Special Permit pursuant to ZR 74-74 to modify bulk requirements and reduce required parking; a Zoning Authorization pursuant to ZR 25-82 and 36-72 to reduce required bike parking; and modification to the Restrictive Declaration (D34) to permit the enlargement of an existing senior housing development, known as Borinquen Court, located at 285 East 138th Street (the "Project Site") with two new buildings. The Project Site is identified as Block 2314, Lot 1, and is located immediately adjacent to the Mott Haven Historic District, in

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Bronx Community District 1.

The proposed action would facilitate a proposal by the Applicant to enlarge Borinquen Court with two new buildings: an 8-story (maximum 85'tall), ±57,700 gross square feet residential building, and a 12-story (maximum 125' tall), ±129,900 gross square feet residential building. Borinquen Court currently includes ±134,300 gross square feet and 145 dwelling units. The two new buildings would contain a total of 178 income restricted dwelling units and would be connected to Borinquen Court by enclosed walkways. When completed, Borinquen Court and the two new buildings would contain 321,900 gross square feet and 323 residential units and would be known as Tres Puentes.

The proposed Zoning Map Amendment would affect the Project Site (Block 2314, Lot 1) as well as the two adjacent lots identified as Block 2314, lots 29 and 30. The two adjacent lots are located within the Mott Haven Historic District, and contain the 10th Precinct Police Station (Lot 30, a Landmark Building) and a ten-unit apartment building (Lot 30). The proposed Zoning Text Amendment would affect all R7-2 zoning district within Bronx Community District 1 while the proposed Zoning Authorization, Special Permit and modification to the Restrictive Declaration would only affect the Project Site.

The expected build year for the project is 2017. Absent the proposed action, the Applicant has stated that the existing Borinquen Court development is expected to remain unchanged.

An Environmental Assessment Statement is attached. Please contact Evren Ulker-Kacar, AICP of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

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

cc: Jacquelyn Harris, Olga Abinader, Shawn Brede, Paul Philps, Evren Ulker-Kacar, Pat Bussey, Susan Wong