DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod , *Director*
Department of City Planning

September 13, 2016

Hilary Semel, Director
Mayor's Office of Sustainability
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **600 East 156th Street**
CEQR No.17DCP025X
ULURP Nos. Pending
Bronx, Community District 1
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, 600 Associates LLC, is seeking a Zoning Map Amendment from M1-1 to an R8A zoning district affecting 600 East 156th Street (Block 2624, Lot 41, the "Project Site"), located in the Melrose neighborhood of Bronx, Community District 1. The applicant also seeks a Zoning Text Amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) Area (Option 1) coterminous with the Project Site. MIH Option 1 requires that at least 25 percent of the residential floor area be reserved for residents with incomes averaging 60 percent Area Median Income (AMI), with ten percent of units affordable at 40 percent AMI. The proposed actions would facilitate a proposal by the applicant to construct a twelve-story, 206,500 gross square foot (gsf), mixed use residential and community facility building comprised of 170 units of affordable housing and an approximately 350-seat charter school on the applicant's property at 600 East 156th Street.

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The applicant is also seeking public financing from the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). The proposed project will be undergoing coordinated review with HPD and HDC.

Currently, the Project Site is developed with a 22,750 gsf building consisting of 90 public parking spaces (Use Group 8) and 2,700 gsf of office space (Use Group 6), as well as an at-grade vehicle storage lot. The underlying M1-1 zoning district currently mapped on the Project Site allows a maximum floor area ratio (FAR) of 1.0 for manufacturing and commercial uses and 2.4 FAR for limited Community Facility uses. Schools and residential uses are not permitted in M1-1 districts. M1-1 districts permit light industrial uses, such as woodworking shops, repair shops and wholesale service and storage facilities. The maximum allowable building height in M1-1 districts is based on a sky-exposure plane, which begins 30 feet above the street line.

The proposed actions would rezone the Project Site to R8A, allowing an increase in residential FAR of up to 7.2 with affordable housing provided pursuant to the MIH program. Community Facility uses, including schools, are permitted up to 6.5 FAR. The maximum allowable building height in R8A districts is 145 feet.

Upon approval of the proposed actions, the applicant would demolish the existing structure on the Project Site and develop a 206,500 gsf mixed-use building with 174,200 gsf of residential floor area (comprised of 170 affordable units pursuant to the MIH program) and a 32,500 gsf, 350-seat charter school. The proposed project would have an FAR of 7.2, the maximum allowable with the provision of affordable housing pursuant to the MIH program in R8A districts. As the Project Site is located within the Transit Zone, parking is not required for affordable residences. Parking is not required for schools located in R8A districts.

Absent the proposed actions, the existing conditions on the Project Site would remain. The Project Site would remain occupied by a two-story 22,750 gsf building and open vehicle storage.

The proposed project is expected to be completed by 2019.

An Environmental Assessment Statement is attached. Please contact Stephanie Shellooe of the Department of City Planning at (212) 720-3328 if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Robert Dobruskin, Hannah Peters, Pat Bussey, Stephanie Shellooe, Kenny Ramnarine, Susan Wong, John Mangin, Kirsti Jutila