DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod , *Director*
Department of City Planning

December 16, 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: **Whitlock and 165th Street Rezoning**
CEQR No.17DCP078X
ULURP Nos. 170087ZMX, 170088ZRX
Bronx, Community District 2
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, The Ader Group LLC, is seeking a Zoning Map Amendment from M1-1 to an R8A zoning district with a C2-4 commercial overlay affecting 1125 Whitlock Avenue (Block 2756, Lots 85 and 90, the "Project Site"), located in the Foxhurst neighborhood of Bronx, Community District 2. 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 two fourteen-story mixed-use buildings totaling 472,484 gross square foot (gsf), comprised of 474 units of affordable housing, 14,937 gsf of commercial area, 9,520 gsf of community facility, and a 69 below-grade parking spaces on the applicant's property at 1125 Whitlock Avenue.

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

Currently, Lot 85 is developed with five, one-story industrial structures totaling 17,993 gsf including auto repair shops and storage facilities. Lot 90 is developed with a one-story, 20,824 gsf industrial plastics facility. 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. 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 with a C2-4 commercial overlay, permitting residential uses and allowing an increase in FAR of up to 7.2 with affordable housing provided pursuant to the MIH program. Community Facility uses are permitted up to 6.5 FAR. The maximum allowable building height in R8A districts is 145 feet. C2-4 overlays permit a maximum commercial FAR of 2.0. Typical commercial uses include neighborhood grocery stores, restaurants, funeral homes and repair services. In mixed-use buildings, commercial uses are limited to the first or second floor and must be located below residential uses. As the Project Site is within the Transit Zone, parking is not required for income-restricted housing units.

Approval of the proposed actions would facilitate the construction of two, 14-story mixed-use buildings totaling approximately 472,484 gsf. The proposed project would include approximately 418,759 gsf of residential floor area (474 affordable dwelling units); 9,520 gsf of ground floor community facility space (Use Group 4); and 14,937 gsf of ground floor commercial space (Use Group 6). Building 1 would contain approximately 236,626 gsf, comprised of 243 dwelling units and 9,520 gsf of community facility space. Building 2 would contain 235,858 gsf, comprised of 231 dwelling units and 14,937 gsf of commercial space. Although no parking spaces are required for the proposed project, 69 parking spaces would be provided below grade (approximately 29,268 gsf).

Absent the proposed actions, the existing conditions on the Project Site would remain. The Project Site would remain occupied by six one-story structures totaling 38,817 gsf of industrial space.

The proposed project is expected to be completed by 2021.

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.

Whitlock and 165th Street Rezoning
CEQR No. 17DCP078X

Sincerely,

Olga Abinader, Deputy Director

cc:

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