DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

May 13, 2022

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 22DCP178X)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **1460-1480 Sheridan Boulevard** project (CEQR Number 22DCP178X). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday, June 13, 2022 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (https://www1.nyc.gov/site/nycengage/events/index.page).

To dial into the meeting to listen by phone you may call any of the following numbers:

- 877-853-5247 (Toll-free)
- • 888-788-0099 (Toll-free)
- • 1-213-338-8477
- • 1-253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 848 7729 3216
- Password: 1

If you would like to **register to testify via phone**, need assistance with **technical issues**, or have any **questions about participation**, you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted:

- Meeting ID: 618 237 7396
- Password: 1

Stephanie Shellooe, AICP, *Director*
120 Broadway, 31st Floor, New York, NY 10271
Phone (212) 720-3328 Fax (212) 720-3328
sshellooe@planning.nyc.gov

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the meeting start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00 pm, Thursday, June 23, 2022. They can be submitted through the above webpage or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, AICP Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the 1460-1480 Sheridan Boulevard Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then "Draft Scope of Work_22DCP178X" and "EAS_22DCP178X." To view the Scoping Protocol, select the Public Documents, then "Notice of Scoping Meeting."

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Friday, May 27, 2022.

The Applicant, Westfarms Realty LLC and 1480 Sheridan Realty LLC (two entities under control of Simone Development) is seeking the approval of four discretionary actions including a zoning map amendment, zoning text amendment, zoning authorization, and financing for affordable housing from the New York City Department of Housing Preservation and Development (HPD). The proposed development, located in the Crotona Park East neighborhood of Bronx Community District 9, would include three buildings totaling 866,017 gross square feet (gsf) across two development sites: Block 3107, Lot 74 (1460 Sheridan Boulevard, Projected Development Site 1) and Lot 29 (1480 Sheridan Boulevard, Projected Development Site 2). Lot 74 would be redeveloped with a 24-story, 263,862 gsf building containing approximately 304 dwelling units, all of which are proposed to be affordable, and 5,000 gsf of ground floor retail; Lot 29 would be redeveloped with two 24-story buildings totaling 602,155 gsf, containing 666 affordable dwelling units,16,229 gsf of retail and 100 accessory parking spaces. The Mandatory Inclusionary Housing (MIH) program would require a portion of units to be permanently affordable. The development would provide 55,949 sf (1.28 acres) of publicly accessible waterfront open space along the Bronx River. The proposed buildings would be 225 feet tall (roof height) with mechanical bulkheads reaching a maximum height of approximately 240 feet. The Proposed Actions may facilitate redevelopment of additional lots within the Rezoning Area that are not controlled by the Applicant; therefore, the EAS considers a future with-action scenario that also includes one potential development site comprising Block 3107, Lots 60, 65, and 68 (Potential Development Site A).

Specifically, the Proposed Actions include:

- **Zoning map amendment** to rezone Block 3107, Lots 29, 60, 65, 68, 74, and portions of Lots 6 and 20 (the "Rezoning Area"), from an M1-1 light manufacturing district to an R7-3 medium density residential district with a C2-4 commercial overlay (R7-3/C2-4).
- **Zoning text amendment to the** New York City Zoning Resolution (ZR) to:
    - Section 62-92 (Waterfront Access Plans) to establish the Bronx River Waterfront Access Plan (WAP); and
    - Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to establish the Rezoning Area as a Mandatory Inclusionary Housing (MIH) area. At this time, the Applicant is proposing MIH Options 1, 2, and 3.
- **Waterfront Zoning Authorization** pursuant to ZR Section 62-822 to modify requirements for the locations of waterfront public access areas and visual corridors.
- **Affordable housing financing** from the Department of Housing Development and Preservation (HPD) to develop two buildings with fully affordable residential components on the Applicants' development sites.

The proposed development would require discretionary waterfront actions from the New York State Department of Environmental Conservation (NYSDEC) and the U.S. Army Corps of Engineers (USACE). Environmental review of the Proposed Actions will be coordinated with HPD, NYSDEC, and USACE. The proposed development also would require one non-discretionary ministerial action by the City Planning Commission: a waterfront zoning certification pursuant to ZR Section 62-81 to demonstrate compliance with applicable waterfront zoning regulations.

The Analysis Year for the Proposed Actions is 2031.