DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

June 2, 2017

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **1965 Lafayette Avenue**
CEQR No. 17DCP172X
ULURP Nos. 170392ZMX, 170393ZRX
Bronx, Community District 9
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, Park Lane Residences Co., proposes a Zoning Map Amendment from an R6 district to (a) an R8/C2-4 district and (b) an R8 district (together, the "Zoning Map Amendment"), and a Zoning Text Amendment to Zoning Resolution (ZR) Section 23-933 (Inclusionary Housing) Appendix F to establish a Mandatory Inclusionary Housing (MIH) area (the "Zoning Text Amendment") affecting a portion of a property at 1965 Lafayette Avenue (Block 3672, p/o Lot 1, the "Rezoning Area") in the Soundview neighborhood of Bronx Community District 9. The Rezoning Area is located on the western portion of the block which is bounded by Turnbull Avenue to the north, Pugsley Avenue to the east, Lafayette Avenue to the south, and White Plains Road to the west. The proposed Zoning Map Amendment and Zoning Text Amendment (collectively the "Proposed Actions") would facilitate a proposal by the Applicant to construct two attached predominantly residential buildings comprising a combined total of 384,271 gross square feet (gsf), including approximately 425 affordable residential units, 19,938 gsf of local retail space, and 67 accessory parking spaces in a cellar-level garage (the "Proposed Development").

In connection with the Proposed Development, the Applicant proposes traffic signal timing adjustments and a roadway striping change at the intersection of Story Avenue and White Plains Road. The provision

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of these traffic improvement measures would be incorporated into a restrictive declaration that would be recorded against the Rezoning Area (the "Restrictive Declaration"). The Restrictive Declaration would restrict the manner in which the Rezoning Area may be developed or redeveloped by requiring the Declarant to notify the New York City Department of Transportation and Development ("DOT") prior to issuance of the first temporary or permanent certificate of occupancy for any portion of the Proposed Development.

In addition to the aforementioned actions, the Applicant seeks discretionary financing for the residential component of the Proposed Development from the New York City Department of Housing Preservation and Development (HPD). The sources of funding for the project are expected to include construction financing through HPD's Mixed Middle Income Mix and Match Program, and Senior Affordable Rental Apartments (SARA) Program among other potential HPD funding sources. The Applicant also seeks HPD and New York State Department of Housing and Community Renewal (DHCR) approvals for the Proposed Development. A coordinated review was conducted for this project, with HPD and HDC acting as involved agencies.

The Rezoning Area comprises an approximately 107,888 sf portion of Block 3672. The entirety of the Block is currently zoned R6. R6 zoning districts allow for two sets of bulk regulations: "Height Factor" regulations, which produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings set back from the street; and "Quality Housing" regulations, which produce high lot coverage buildings with height limits that often reflect the scale of pre-1961 apartment buildings. Under Height Factor regulations, the maximum permitted residential FAR (Use Groups 1 and 2) ranges from 0.78 to 2.43. Under Quality Housing regulations, the maximum permitted residential FAR is 3.0 on wide streets outside of the Manhattan Core (i.e. the area outside of Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8) and 2.2 on narrow streets. Community facility uses (Use Groups 3 and 4) are permitted up to 4.8 FAR in R6 districts.

The Rezoning Area is currently developed with a 400,932 gsf, 21-story building with 353 affordable residential units pursuant to the Mitchell Lama program (the "Park Lane Apartment Building"), and 103 surface parking spaces that are accessory to the building. Recreational areas, including play areas, sitting areas, and two swimming pools, the location of which, in relation to lot lines, was approved in 1966 by the Board of Standards and Appeals, occupy portions of the Rezoning Area, and are accessory to the Park Lane Apartment Building. Outside of the Rezoning Area, the remainder of the block is occupied with 122 surface parking spaces that are also accessory to the Park Lane Apartment Bulding. The entire block was conveyed to the developer from the city in 1968, and was developed under the Mitchell Lama program. The Park Lane Apartment Building received its permanent certificate of occupancy in 1972. In connection with this transfer of ownership, a deed restriction was executed, providing that, for a period of 50 years from the date of completion of the Park Lane Apartment Building, any changes in the use of land, as specified in the plan for the Park Lane Apartment Building, requires the consent of DHCR and HPD.

The proposed R8/C2-4 rezoning and MIH Text Amendment would allow a maximum FAR of 7.2 of residential uses (Use Groups 1 and 2), a maximum FAR of 6.5 of community facility uses (Use Groups 3 and 4), and a maximum FAR of 2.0 of commercial uses (Use Groups 5-9 and 14). Upon approval of the proposed R8/C2-4 district, the Applicant intends to develop the Proposed Development, which would consist of two attached 14-story buildings (the "Affordable Family Building" and the "Affordable Senior Building") totaling 425 affordable residential units, 19,938 gsf of local retail space, and 67 accessory parking spaces in a cellar-level garage. The Affordable Family Building would provide approximately 292 affordable dwelling units for families and the proposed 19,938 gsf of local retail space, while it is anticipated that the Affordable Senior Building would provide 133 affordable senior housing units pursuant to the SARA program. The Proposed Development would also include 67 below-grade

accessory parking spaces and 42 surface accessory parking spaces, and an increase in surface accessory parking spaces on the eastern portion of the lot, from 122 to 159. With the proposed Text Amendment, the Mandatory Inclusionary Housing Options 1 and 2 would be mapped coterminous with the Rezoning Area. Under Option 1, 25 percent of residential floor area would be affordable for residents with incomes averaging 60% AMI (of which 10% would be affordable at 40% AMI). Under Option 2, 30 percent of residential floor area would be affordable for residents with incomes averaging 80% AMI.

The Proposed Development is expected to be completed in 2020. Absent the Proposed Actions, the Development Site would remain as the existing conditions.

An Environmental Assessment Statement is attached. Please contact Christopher Lee of the Department of City Planning at (212) 720-3429, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
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New York City Department of City Planning

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