DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

May 18, 2016

Nilda Mesa, Director
Mayor's Office of Sustainability, City of New York
253 Broadway 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **1614 Williamsbridge Road Rezoning**
CEQR No. 16DCP153X
ULURP No. Pending
Bronx, Community District 11
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. The 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, Klein Calderoni and Santucci LLP, seeks a rezoning to map a C2-2 commercial overlay within existing R4 and R4A zoning districts affecting four block fronts in the Morris Park neighborhood of Bronx Community District 11 (Block 4111, p/o Lot 38, and Lots 41, 42, 43, 44, 45, and 47; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17, the "Rezoning Area"). The proposed rezoning would facilitate a proposal by the Applicant to legalize an existing non-conforming two-story commercial (Use Group 6) building totaling 3,045 gross square feet (gsf) on Block 4111, Lot 47 (the "Project Site"). The proposed rezoning would also allow other non-permitted commercial uses within the Rezoning Area to remain as conforming uses (Block 4088, Lots 15 and 16), bring sites with existing permitted commercial uses into conformance with zoning (Block 4111, Lot 45; Block 4107, Lot 31 and 34; Block 4087, Lot 23), and allow future commercial uses on lots containing existing residential and community facility development (Block 4111, Lot 38, 41, 42, 43 and 44 and Block 4088, Lot 17).

The Project Site is currently developed with a two-story 3,054 gsf non-permitted non-conforming commercial office building with a built floor area ratio (FAR) of 0.46, and two accessory parking spaces.

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In addition to the Project Site, the Rezoning Area is also occupied with 4 one- and two- family residential buildings totaling 14,764 gsf and 8 dwelling units, 1 commercial building totaling 5,964 gsf, 5 mixed commercial-residential buildings totaling 27,412 gsf and 13 dwelling units, a healthcare facility (UG-4) totaling 4,390 gsf and an accessory parking lot with 7 parking spaces. The Rezoning Area is currently zoned R4 and R4A. R4 zoning districts permit attached and semi-detached two or three-story residential buildings with a maximum FAR of 0.75 and a 20% FAR bonus that can be achieved by providing an attic. One off-street parking space must be provided for each dwelling unit. The R4A contextual district permits one- and two-family detached houses with a maximum allowable FAR of 0.9, requiring one parking space per residential unit. Both R4 and R4A zoning permits a maximum community facility FAR of 2.0.

The proposed C2-2 commercial overlay would permit a variety of commercial uses (Use Groups 5-9) that are not currently allowed under the existing zoning, to a maximum FAR of 1.0.

For conservative analysis, a total of 9,250 gsf of non-permitted commercial use is projected to be brought into conformance with zoning on three projected development sites (Block 4111, Lot 47, "Projected Development Site 1"; Block 4088, Lot 15, "Projected Development Site 2"; and Block 4088, Lot 16, "Projected Development Site 3"). Projected Development Site 1 (the Project Site), is currently occupied with a 3,045 gsf commercial building, while Projected Development Sites 2 and 3 are occupied with mixed residential and commercial use buildings totaling 2,282 gsf and 2,387 gsf respectively. Two other sites containing a total of 8,780 gsf of existing residential use (with 4 dwelling units) would potentially be converted to commercial use (Block 4111, Lot 42, "Potential Development Site 1"; and Block 4111, Lot 44, "Potential Development Site 2").

Other sites within the Rezoning Area are considered less likely to be affected by the proposed commercial overlay as they are either occupied with 1) non-complying one- and two-family detached and semi-detached houses that predate the Zoning Resolution (Block 4111, Lot 38; and Block 4088, Lot 17); existing permitted commercial uses that have maximized the commercial floor area that would be permitted in the proposed C2-2 commercial overlay (Block 4111, Lot 45; Block 4107, Lots 31 and 34; and Block 4087, Lot 23); or a recently approved development (Block 4111, Lots 41 and 43).

The analysis year is 2018. Absent the Proposed Action, it is assumed that all non-conforming uses, not currently permitted on the applicant and non-applicant owned sites, would be brought into conformance as residential use.

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
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

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