DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

October 23, 2015

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: **Woodlawn Rezoning**
CEQR No. 16DCP046X
ULURP No. 160065ZMX
Bronx, Community District 12
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 New York City Department of City Planning (DCP), proposes a zoning map amendment from R7A to R4A affecting all or portions of 19 lots on three blocks in the Bronx neighborhood of Woodlawn in the Bronx, Community District 12 (p/o Block 3396, Lots 39, 40, 42, 43, 18, 20, 17, 115, Block 3387, Lots 36, 37, 39, 40, 41, 13, 15, 16, Blocks 3398, Lots 1, 113, 114, the "affected area"). The affected area is generally bounded by 237th Street to the north; 234th Street to the south; Vireo Avenue to the west; and Webster Avenue to the east. The proposed action would involve the extension of an existing R4A district to the west to the affected area in order to preserve the area's predominantly one- and two-family residential built character, and to establish greater consistency between the proposed zoning district and the affected area's development patterns.

Robert Dobruskin, AICP. *Director*
Olga Abinader, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E
(212) 720-3423 FAX (212) 720-3495
rdobrus@planning.nyc.gov

Currently, the 19 lots within the affected area are either zoned R7A or are "split zoned" R7A and R4A. R7A zoning districts typically allow multi-family walk-up Use Group 2 residential buildings at a floor area ratio (FAR) of 4.0, bonusable to 4.6 FAR with the provision of affordable housing, and a maximum height of 80 feet. R4A zoning districts typically allow one- and two-family detached Use Group 2 residences at an FAR of 0.75, and a maximum height of 35 feet. The affected area, which is predominantly developed with low scale, one- and two-family attached and semi-detached homes, is in keeping with the characteristics of the R4A zoning district regulations. The proposed R4A rezoning is intended to ensure that the existing built character of the affected area is preserved. The proposed rezoning is not expected to induce or preclude new development within the affected area, but rather, would ensure that future development occurs in a manner that reflects its existing low scale character.

An Environmental Assessment Statement is attached. Please contact Yasmine Robinson of the Department of City Planning at (212) 720-3321 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:

Jacquelyn Harris	Robert Dobruskin	Carol Samol
Kenny Ramnarine	Shawn Brede	Michael Parkinson
Yasmine Robinson	Pat Bussey	Susan Wong