ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**1460-1480 Sheridan Boulevard**
CEQR No.	22DCP178X
ULURP No(s).	**Pending**
SEQRA Classification:	Type I
Bronx Community District:	BX09

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and 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 CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application. The applicant also seeks discretionary actions from the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). A coordinated review is being conducted with HPD and HDC acting as involved agencies.

Project Description: 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 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).

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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.

An Environmental Assessment Statement is attached. Please contact Stacey Barron of the Department of City Planning at (212) 720-3419 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

May 13, 2022
Date

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