DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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NOTICE OF PUBLIC HEARING OF THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 10DCP017X)

Crotona Park East/West Farms Rezoning and Related Actions

Project Identification
CEQR No. 10DCP017X
ULURP Nos. C 100310 ZMX, N 100311 ZRX,
C 100312 ZSX, C 100313 ZSX, C 110234 HAX,
and C 110297 ZSX

SEQRA Classification: Type I

Lead Agency
City Planning Commission
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New York, New York 10007

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The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on May 6, 2011 for a Draft Environmental Impact Statement (DEIS) for the proposed Crotona Park East/West Farms Rezoning and Related Actions in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DEIS will be held on Wednesday, July 27, 2011, at 10:00 AM in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York 10007. Comments are requested on the DEIS and will be accepted until Monday, August 8, 2011.

The Crotona Park East/West Farms Rezoning and Related Actions (the "Proposed Action") involves a proposal by Industco Holdings, LLC for a number of discretionary approvals, including zoning map and zoning text amendments and special permits for a large-scale general development project (LSGD), in connection with the proposed redevelopment of several properties in the Crotona Park East and West Farms neighborhoods of the Bronx, Community Districts 3 and 6. The proposed rezoning area is currently zoned primarily as an M1-1 manufacturing district with a small R7-1 residential district, a portion of which is mapped with a C2-4 commercial overlay, lying north of the Cross Bronx Expressway. The proposed zoning map amendment would rezone the area to a mix of R6A, R7A, R7X, and R8X residential districts with selected C2-4 commercial overlays. The proposed zoning text amendment would establish the Inclusionary Housing program within the

proposed rezoning area and grant the City Planning Commission (CPC) the authority, for LSGDs located in Bronx Community District 3, to exclude portions of buildings containing enclosed accessory parking from the calculations of lot coverage. The proposed special permits, pursuant to Zoning Resolution Sections 74-743, 74-744 and 74-745, would provide bulk and other waivers for an LSGD to be developed on sites controlled by the applicant. In addition to these approvals, the Proposed Action also involves an application by the NYC Department of Housing Preservation and Development (HPD) for the disposition of a City-owned property to facilitate the development of a portion of the LSGD.

The Proposed Action would facilitate a proposal by Industco Holdings, LLC, to redevelop six properties with mixed residential, commercial, and community facility development by 2022. Three of the six properties controlled by the applicant would comprise the proposed LSGD. The DEIS projects that the Proposed Action would result in the development of ten new buildings on these six sites (the "Proposed Project"), generating a net increase of 1,325 dwelling units (including 265 to 663 affordable units), 46,033 sf of commercial space and 11,888 square feet (sf) of community facility space. In addition, the Proposed Action could facilitate new development on twenty sites not under the applicant's control. On these properties, the Proposed Action could result in a net increase of 1,310 dwelling units (including 260 affordable units) and 46,908 sf of commercial space. In total, the Proposed Action is expected to result in a net increase of approximately 2,635 dwelling units (including 525 to 923 affordable units); 92,941 sf of commercial space and 11,888 sf of community facility. The DEIS also identifies the potential for the redevelopment of eight sites within the proposed rezoning area with mixed residential and commercial development. .

The Proposed Action also includes the option for an 88,620 sf elementary school that may be constructed by the NYC School Construction Authority (SCA) on a property located near the intersection of Boone Avenue and East 173rd Street within the LSGD. If the SCA elects to construct the school, the LSGD will contain approximately 53 fewer dwelling units. The school option is analyzed in the DEIS, as it would serve as a mitigation measure for a significant adverse impact of the Proposed Action on community facilities (public elementary schools.)

In addition to the significant adverse impact on community facilities, the DEIS also identifies potential significant adverse impacts related to open space, archaeological resources, transportation (traffic), and construction (traffic and noise). The DEIS identifies measures that would fully mitigate impacts for community facilities and traffic (although mitigation measures for three of eight impacted intersections have not been accepted by the New York City Department of Transportation and will be explored further in the Final EIS). The DEIS identifies mitigation measures for significant adverse impacts for archaeological resources on applicant owned properties; significant adverse impacts for archaeological resources on non-applicant owned properties would remain unmitigated. Measures to mitigate the open space, construction traffic, and construction noise impacts will be further explored and evaluated in the Final EIS; if mitigation measures are determined to be infeasible, the significant adverse impacts would remain unmitigated. The DEIS identifies potentially unavoidable significant adverse impacts to open space, archaeological resources, traffic, construction traffic, and construction noise.

The Draft EIS evaluates three alternatives to the proposed action: a No Action Alternative, a No-Impact Alternative, and a Lesser Density Alternative.

Because the applicant anticipates applying for funding from HPD and NYC Housing Development Corporation (HDC) in connection with the Proposed Project, both entities are acting as interested agencies in the environmental review for the Proposed Action.

Copies of the Draft EIS and Final Scope of Work for the proposed Crotona Park East/West Farms Rezoning and Related Actions may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 253 Broadway, 14th Floor, New

York, New York 10038, Robert Kulikowski, Director (212) 788-9956; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.