City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* Woodlawn Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
16DCP046X	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
160065ZMX	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
Department of City Planning			Department of City Planning		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			Michael Parkinson		
ADDRESS 22 Reade Street, 4E			ADDRESS 1 Fordham Plaza, Room 502		
CITY New York City	STATE NY	ZIP 10007	CITY New York City	STATE NY	ZIP 10456
TELEPHONE 212.720.3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718.220.8517	EMAIL mparkinson@planning.nyc.gov	

5. *Project Description*

The applicant, 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.

Project Location

BOROUGH Bronx	COMMUNITY DISTRICT(S) 12	STREET ADDRESS n/a
TAX BLOCK(S) AND LOT(S) Block 3396 Lots: 39,40,42,43,18,20,17,115; Block 3397, Lots: 36, 37, 39, 40, 41, 13, 15, 16; Block 3398, Lots: 1, 113, 114		ZIP CODE 10470

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The rezoning 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.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7A | ZONING SECTIONAL MAP NUMBER 2A

6. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☒ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 60,362
Waterbody area (sq. ft) and type: n/a
Roads, buildings, and other paved surfaces (sq. ft.): n/a
Other, describe (sq. ft.): n/a

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): No new development is expected to result from the proposal
NUMBER OF BUILDINGS: n/a
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): n/a
HEIGHT OF EACH BUILDING (ft.): n/a
NUMBER OF STORIES OF EACH BUILDING: n/a

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: n/a
The total square feet not owned or controlled by the applicant: n/a

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	n/a	n/a	n/a	n/a
Type (*e.g.,* retail, office, school)	units			

Does the proposed project increase the population of residents and/or on-site workers? ☐ YES ☒ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS:
Provide a brief explanation of how these numbers were determined:

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): No new development is expected to result from the proposal

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: n/a

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☐ NO

n/a

IF MULTIPLE PHASES, HOW MANY? No new development is expected to result from the proposal

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: No new development is expected to result from the proposal

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☐ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☒
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): n/a		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): n/a		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality;	☐	☒

	YES	NO
Hazardous Materials; Noise?		
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. A screening analysis for neighborhood character is warranted since the proposed action would result in a zoning map amendment.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Carol Samol, Director of Bronx Borough Office	October 23, 2015

SIGNATURE Carol Samol

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

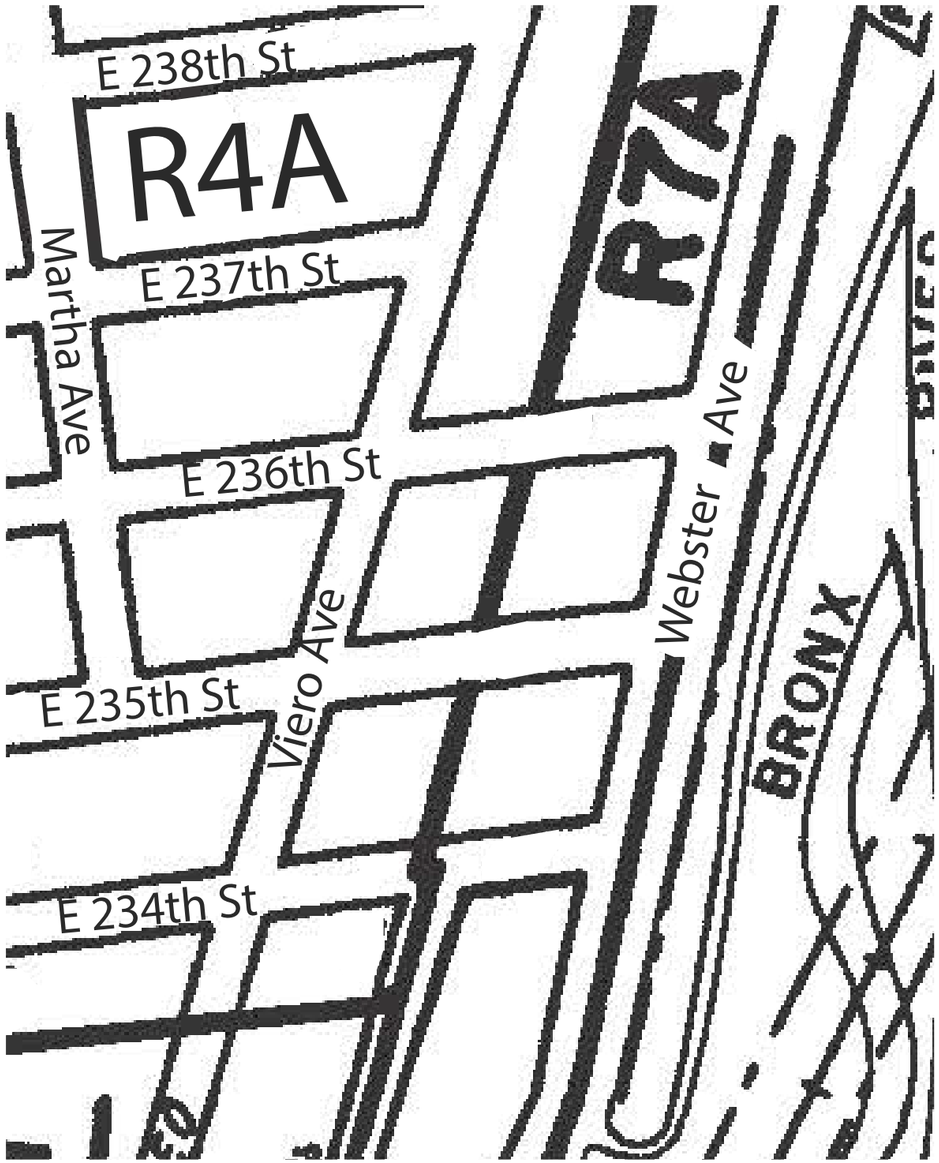
☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

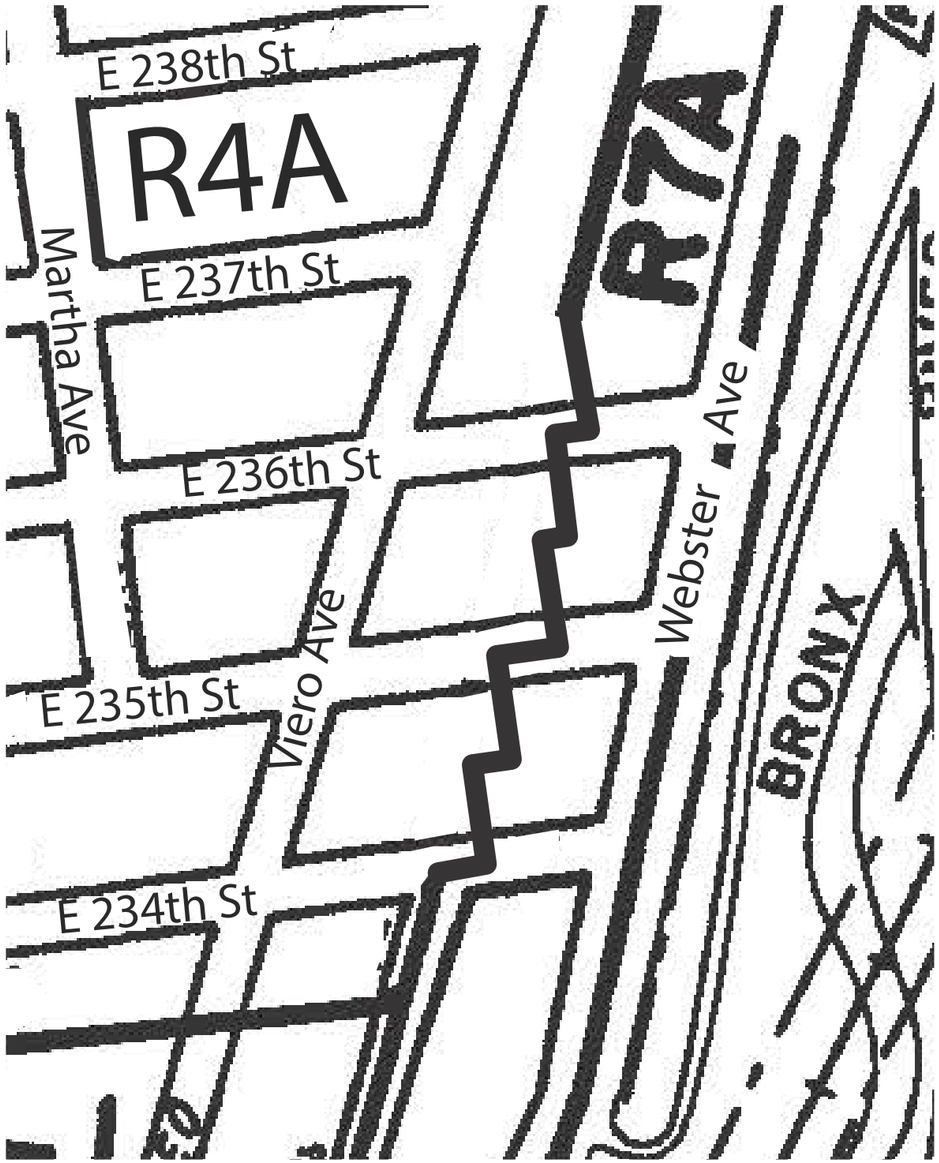
TITLE	LEAD AGENCY
Deputy Director, Envionmental Assessment & Review Division	New York City Department of City Planning
NAME	**DATE**
Olga Abinader	October 23, 2015

SIGNATURE

ZONING CHANGE MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP

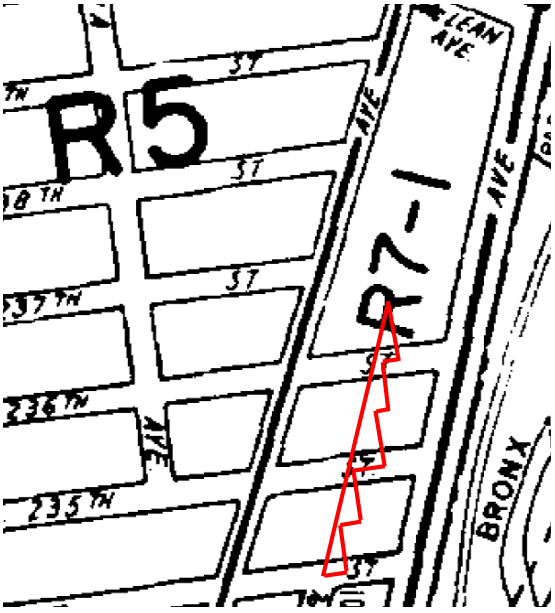
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

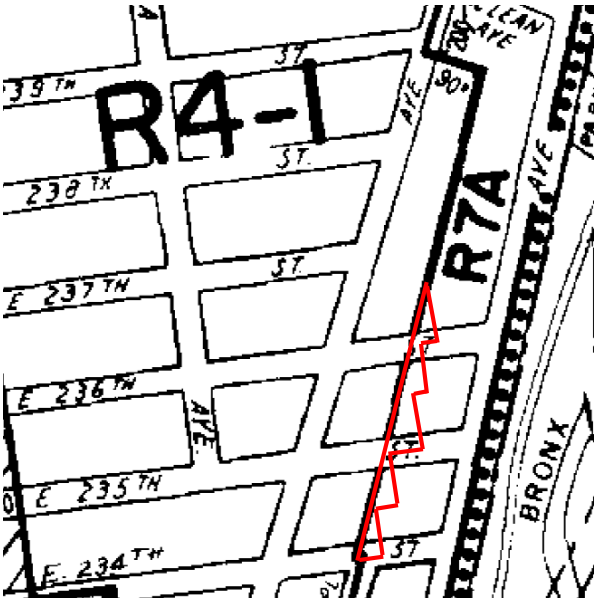
N

HISTORICAL ZONING DISTRICTS

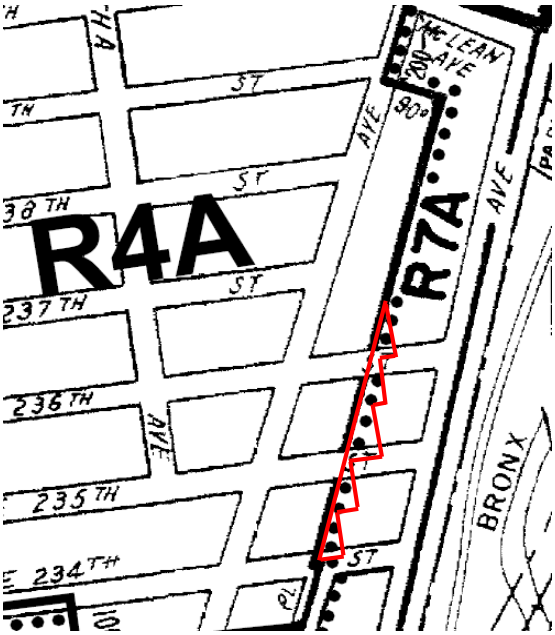
1961



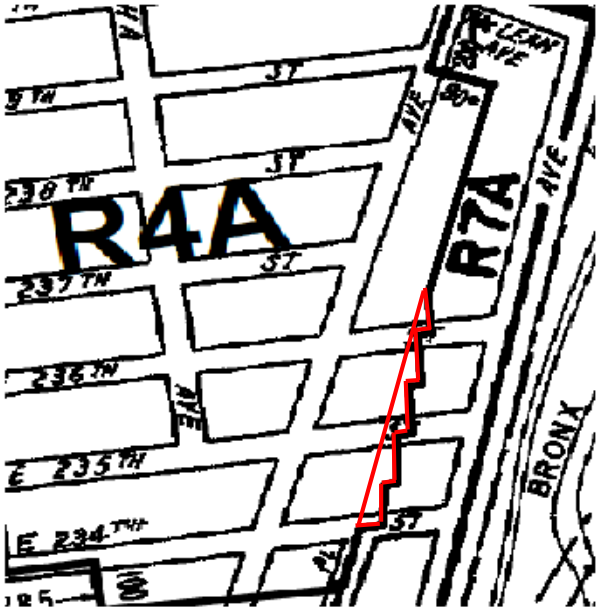
1996



2006



Proposed Map Amendment

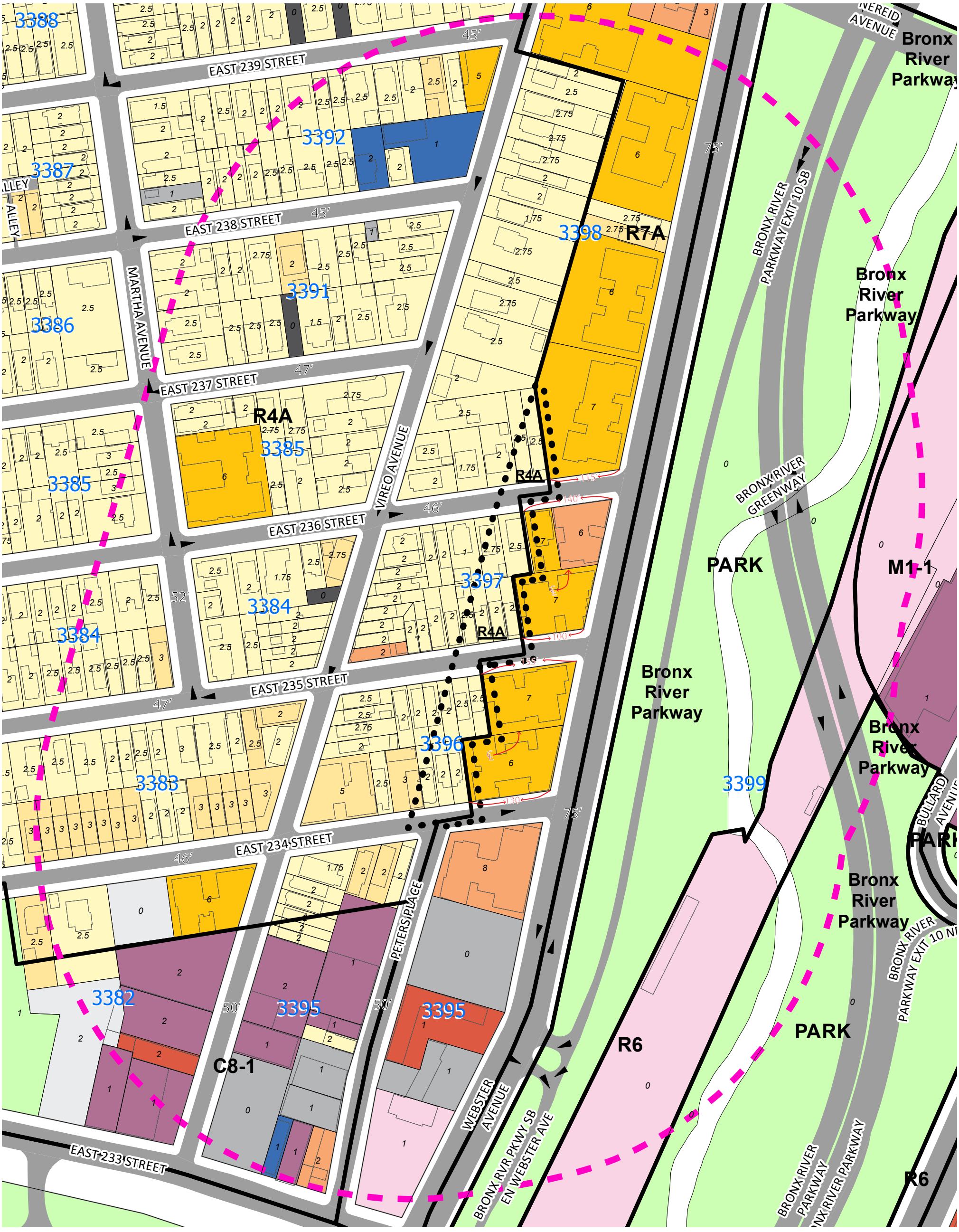


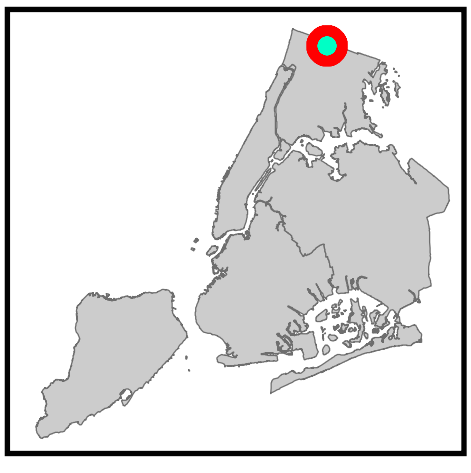
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

Affected Area

N

Woodlawn Rezoning | Area Map





Legend

- 5 — Number of Floors
- With
- Against
- Study Area 600' Buffer
- Zoning Districts (NYZD)
- Affected Area
- Tax Block

Land Use

- 01 - One & Two Family Buildings
- 02 - MultiFamily Walkup Buildings
- 03 - MultiFamily Elevator Buildings
- 04 - Mixed Commercial/Residential Buildings
- 05 - Commercial/Office Buildings
- 06 - Industrial/Manufacturing
- 07 - Transportation/Utility
- 08 - Public Facilities & Institutions
- 09 - Open Space
- 10 - Parking Facilities
- 11 - Vacant Land

0 115 230 460’

Woodlawn Rezoning | Tax Map, Bronx Block 3398

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-05-2008 16:13:55
End Date : Current

Bronx Block: 3398



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

130′ Proposed District Dimensions

R4A Existing Zoning District

R4A Proposed Zoning District

Affected Area Boundary

Woodlawn Rezoning | Tax Map, Bronx Block 3397

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

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NYC Digital Tax Map

Effective Date : 12-05-2008 16:13:41
End Date : Current

Bronx Block: 3397

Legend

- Streets
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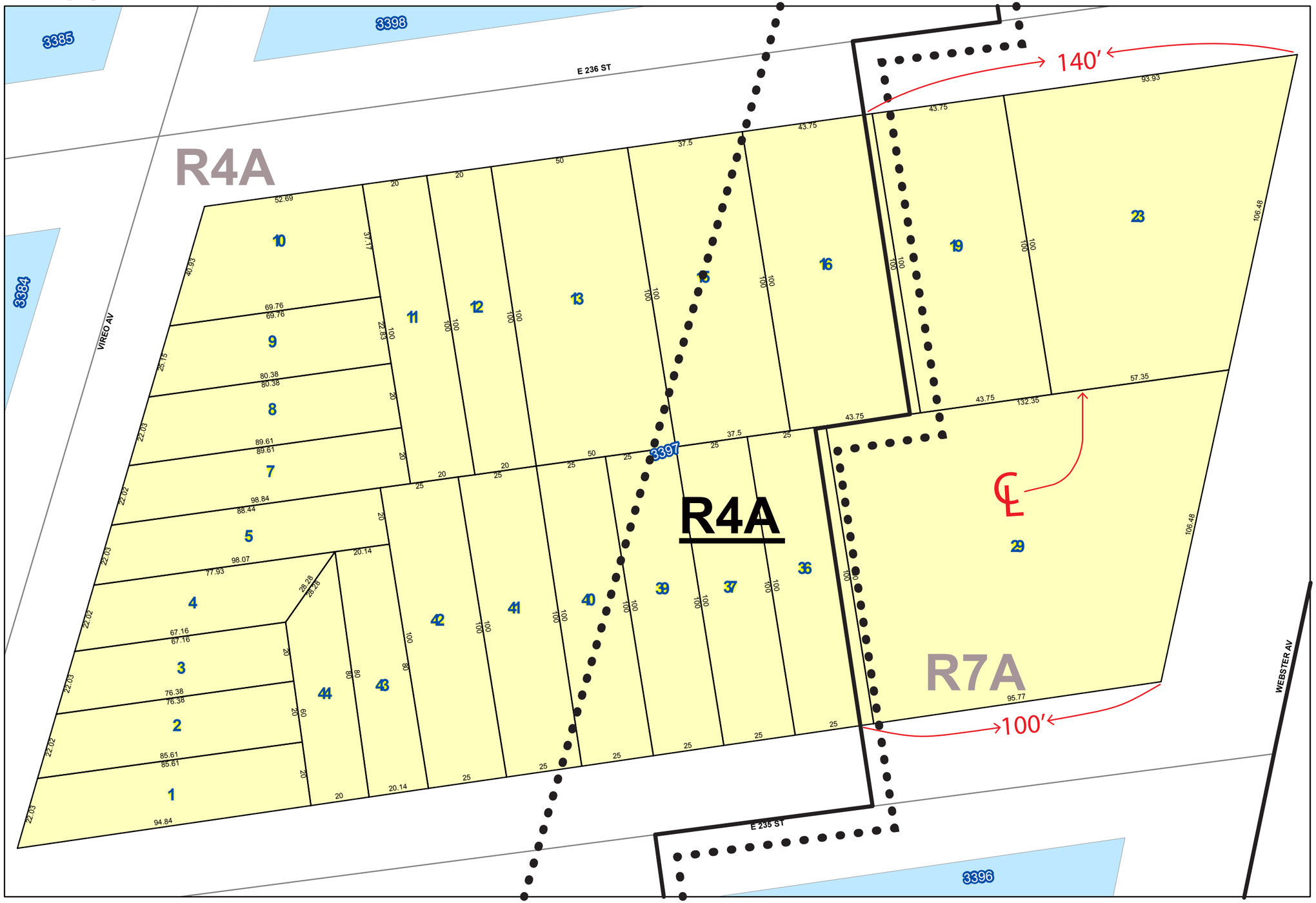
130′ Proposed District Dimensions

R4A Existing Zoning District

R4A Proposed Zoning District

Affected Area Boundary



Woodlawn Rezoning | Tax Map, Bronx Block 3396

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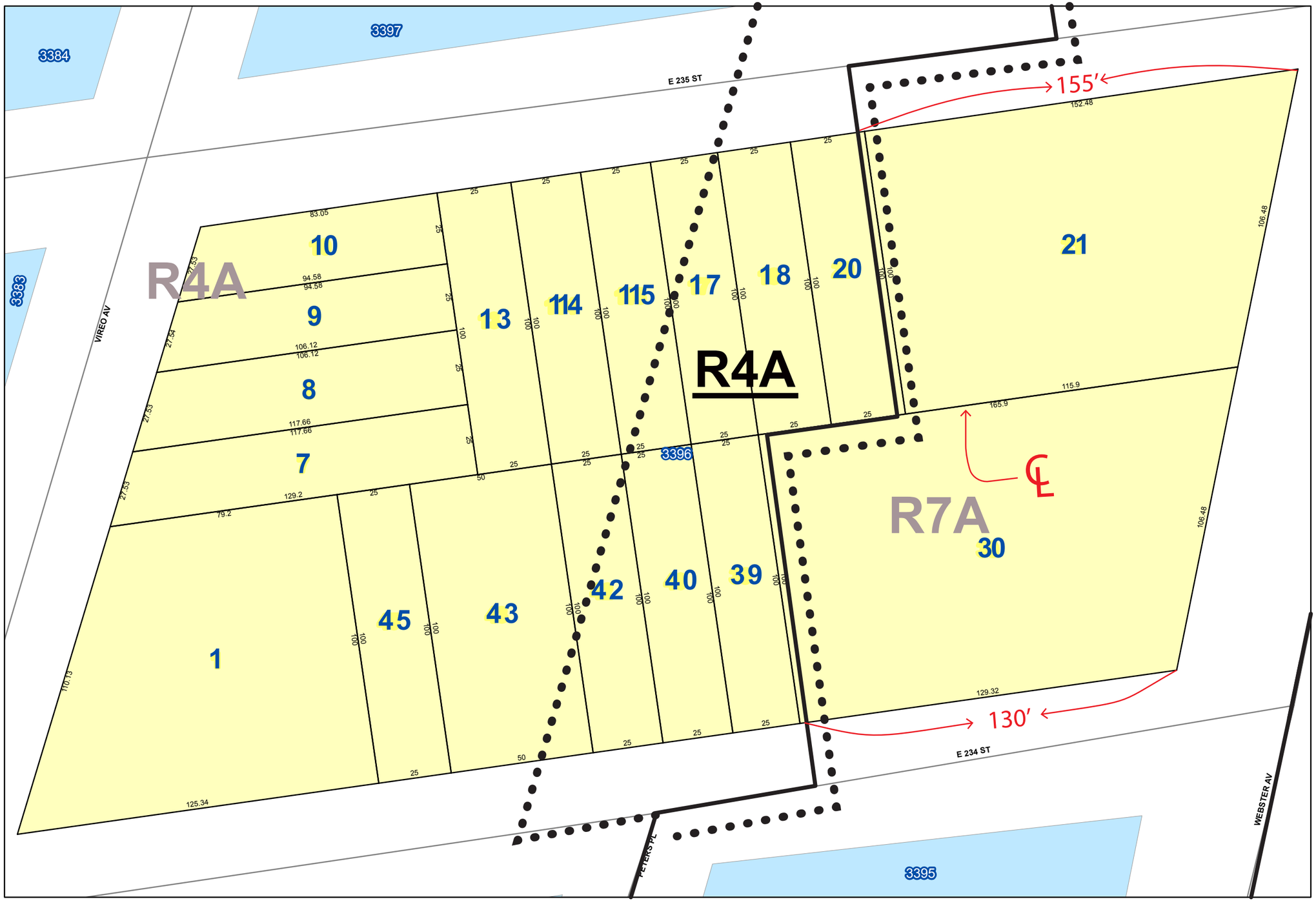
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-05-2008 16:13:27
End Date : Current

Bronx Block: 3396



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

130′ Proposed District Dimensions
R4A Existing Zoning District
R4A Proposed Zoning District
Affected Area Boundary

Woodlawn Zoning Line Adjustment

Block 3396



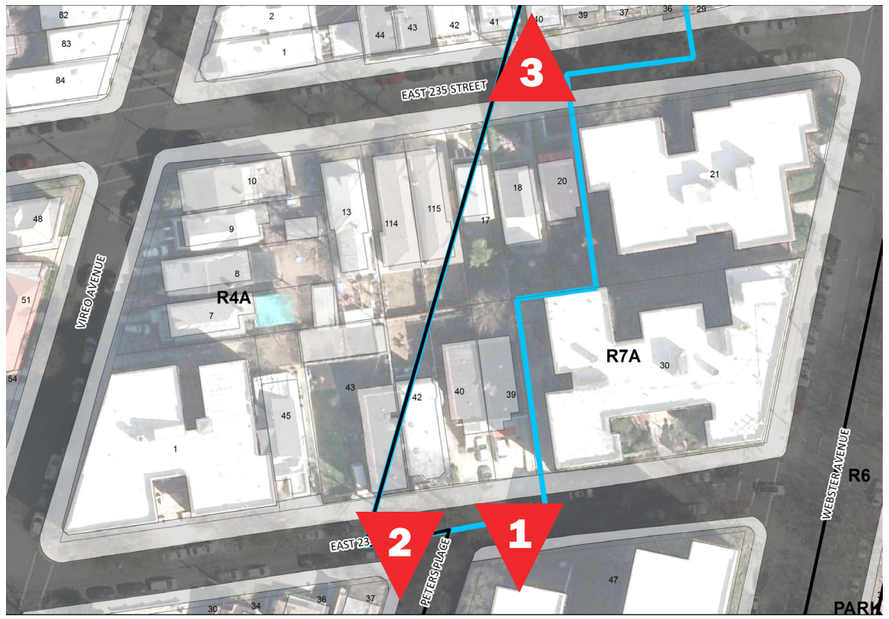
1. Looking north from E. 234th Street Photo taken: 6.19.15



2. Looking north from E. 234th Street Photo taken: 6.19.15



3. Looking south from E. 235th Street Photo taken: 6.19.15



Woodlawn Zoning Line Adjustment

Block 3397



1. Looking north from E. 235th Street Photo taken: 6.19.15



2. Looking south from E. 236th Street Photo taken: 6.19.15



3. Looking north from E. 235th Street Photo taken: 6.19.15



Woodlawn Zoning Line Adjustment
Block 3398



1. Looking north from E. 236th Street Photo taken: 6.19.15



2. Looking north from E. 236th Street Photo taken: 6.19.15



3. Looking north from E. 236th Street Photo taken: 6.19.15



Project Description

INTRODUCTION

The applicant, the New York City Department of City Planning (DCP), proposes a zoning map amendment affecting all or portions of 19 lots from an R7A district to an R4A district in the Bronx neighborhood of Woodlawn in the Bronx, Community District 12. The affected lots (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, collectively referred to as the "affected area") are either completely zoned R7A or split zoned between R7A and R4A. 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 permitted zoning district and the affected area's development patterns.

The proposed action seeks to adjust the boundary separating the R4A and R7A districts between Vireo and Webster Avenues to preserve the predominantly single- and two-family residential character of the Woodlawn community west of Webster Avenue. The proposed action was undertaken in response to concerns by Community Board 12 and elected officials that the existing R7A zoning is not consistent with the established building patterns and neighborhood character that are typical along Woodlawn's interior streets.

SURROUNDING AREA

The Woodlawn neighborhood, also known as Woodlawn Heights, is located directly south of the border between the Bronx and Westchester County, and is bounded between Van Cortlandt Park East to the west, East 233rd Street to the south, and Webster Avenue to the east. The neighborhood is largely zoned as R4A and primarily consists of detached houses. Semi-detached houses and apartment buildings are located along the major roadways of 233rd Street and Webster Avenue, where R5 and R7A districts allow greater density. Apartment buildings and attached housing are also situated where permitted under a R5B district west of Katonah Avenue between 236th Street and 239th Street. The single- and two-family homes in Woodlawn are typically between two and three stories and comprise 80% of the housing stock in the area. Less than 20% of the housing stock is made up of three- or more unit homes, of which less than 30% contain more than three units.

A C8-1 district is located south of the affected area where there is a mix of light industrial/manufacturing and commercial uses. A C1-3 commercial overlay district is situated along Katonah Avenue, west of the affected area, and serve neighborhood commercial needs. Neighborhood-serving institutions include St. Stephen's Episcopal Church, Woodlawn Heights Presbyterian Church, the Christ Alive Christian Center, the Woodlawn Station Bronx Post Office, the Woodlawn Heights Branch of the NYPL, and Public School 19. The area is served by bus transit, including Bx34, Bx31, and Bx M4 on Katonah Avenue, as well as Bx4 on Webster Avenue.

AFFECTED AREA

The affected area comprises 19 lots on portions of three blocks bounded by 237th Street to the north; 234th Street to the south; Vireo Avenue to the west; and Webster Avenue to the east. The affected area currently includes an R7A district and an R4A district. 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 an additional 0.15 attic allowance), and a maximum height of 35 feet.

The R7A zoning district was mapped as part of the 1996 Woodlawn Rezoning (ULURP No. C940644ZMX, CEQR No. 94DCP031X) that contextualized the former R7-1 zoning district and shifted the boundary east from along Vireo Avenue to the mid-block where it now bisects a number of tax lots. As a result of this boundary adjustment, split lot zoning conditions were created for many lots within the affected area. The 1996 rezoning instituted a number of zoning controls on bulk, particularly height limits, with the intention of having future development fit more closely into the context of the established neighborhood. While lots within the affected area have always been included in the R7A zoning district, residences located on these lots have always remained more in line with the characteristics of the adjacent R4A zoning district regulations. The R4A district was established through the 2006 Woodlawn Rezoning (ULURP No. C060110ZMX, CEQR No. 06DCP019X) which contextualized the former R4-1 district.

The affected lots are occupied exclusively by a mixture of single- and two-family homes (with the exception of a single three-family home) that closely reflect the built character of the R4A district. The sites are developed to a range of 0.35 and 1.26 FAR in density and between one to three stories in height. Each lot in the affected area fronts a narrow street (less than 75 feet wide): East 234th Street, East 235th Street, and East 236th Street. As such, lots within the affected area are more consistent with the built form characteristics of the adjacent R4A district and the overall built form of the neighborhood. The affected lots covering the affected area are described in *Table 1*.

Table 1: Affected Area

Block	Lot	Zoning District	Building Type	Permitted FAR	Built FAR	Lot Area
3396	39	R7A	Two-Family Attached Residence	4.00	0.68	2,500 sq. ft.
3396	40	R7A;R4A**	Two-Family Attached Residence	2.25	0.68	2,500 sq. ft.
3396	42	R7A;R4A	Two-Family Detached Residence	3.03	0.91	2,500 sq. ft.
3396	43	R4A;R7A*	Multi-Family Walk-Up Residence	0.90	0.75	5,000 sq. ft.
3396	18	R7A	Single-Family Detached Residence	4.00	0.45	2,500 sq. ft.
3396	20	R7A	Single-Family Detached Residence	4.00	0.48	2,500 sq. ft.
3396	17	R7A;R4A	Single-Family Detached Residence	4.00	0.54	2,500 sq. ft.
3396	115	R4A;R7A*	Two-Family Attached Residence	0.90	1.26	2,500 sq. ft.
3397	36	R7A	Single-Family Detached Residence	4.00	0.53	2,500 sq. ft.

3397	37	R7A	Single-Family Detached Residence	4.00	0.53	2,500 sq. ft.
3397	39	R7A;R4A**	Two-Family Detached Residence	4.00	0.48	2,500 sq. ft.
3397	40	R4A;R7A	Single-Family Detached Residence	2.27	0.57	2,500 sq. ft.
3397	41	R4A;R7A*	Two-Family Detached Residence	0.90	0.76	2,500 sq. ft.
3397	13	R4A;R7A*	Single-Family Detached Residence	0.90	0.18	5,000 sq. ft.
3397	15	R7A;R4A	Single-Family Detached Residence	2.64	0.45	3,742 sq. ft.
3397	16	R7A	Single-Family Detached Residence	4.00	0.45	4,358 sq. ft.
3398	1	R4A;R7A	Single-Family Detached Residence	3.59	0.35	4,800 sq. ft.
3398	114	R4A;R7A	Single-Family Detached Residence	3.40	0.58	3,731 sq. ft.
3398	113	R7A;R4A	Single-Family Detached Residence	2.32	0.41	3,731 sq. ft.

* The zoning lot is split zoned between R4A and R7a but the predominant district is R4A
** The zoning lot is split zoned between R4A and R7a but the predominant district is R7A

DESCRIPTION OF THE PROPOSED ACTION

The proposed zoning map amendment to *Zoning Sectional Map 2a* involves an adjustment to an existing district boundary separating the R4A and R7A zoning districts on all or portions of 19 lots 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 permitted zoning district and the affected area's development patterns.

Currently, the 19 lots within the affected area are either zoned R7A or are "split zoned" R7A and R4A. R7A zoning districts, mandated by Quality Housing regulations, 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. Under the existing R7A zoning designation of the affected area, seven- and eight-story apartment buildings with high lot coverage are allowed to be developed as-of-right on all or portions of the affected lots.

With the adjustment of the existing district boundary, the affected lots would be zoned R4A. R4A zoning districts typically allow one- and two-family detached Use Group 2 residences at an FAR of 0.9, including a 0.15 FAR attic allowance, and a maximum height of 35 feet. R4A districts do not stipulate lot coverage maximums, but instead require front, rear and side yards. The proposed action is intended to establish greater consistency between permitted zoning, and the built character of the affected area and neighborhood.

PURPOSE AND NEED

The proposed zoning map amendment described in this application was pursued to addresses concerns from members of Community Board 12 and elected officials regarding development pressures in Woodlawn. The goal of the proposed action is to preserve the predominantly low scale, single- and two-family residential character that is typical of the Woodlawn community west of Webster Avenue. As described above, the existing R7A zoning district was mapped as part of the 1996 Woodlawn Rezoning (ULURP No. C940644ZMX, CEQR No. 94DCP031X) that contextualized the former R7-1 zoning district and shifted the boundary east from along Vireo Avenue to the mid-block where it now bisects a number of tax lots. This boundary adjustment resulted in split lot zoning conditions for a majority of the lots within the affected area. The affected area has always remained as a low scale residential area that is more consistent with R4A zoning. By adjusting the zoning boundary to bring the affected lots into the adjacent R4A district, the proposed rezoning would ensure that the existing built form is retained and not subject to out-of-character change.

REASONABLE WORST CASE DEVELOPMENT SCENARIO

Currently, each of the 19 lots within the affected area are either completely zoned R7A or are split zoned between R7A and R4A. The affected area, consisting of portions or all of the 19 lots that are zoned R7A, has a total area of 60,362 square feet. The affected lots are occupied exclusively by a mixture of single- and two-family homes (with the exception of a single three-family home) that closely reflect the built character of the R4A district. The sites are developed to a range of 0.35 and 1.26 FAR in density and between one to three stories in height.

Build Year

No new development is expected to result from the proposal. As discussed in the description of the proposal, the proposed action would amend the Zoning Map to adjust a district boundary separating existing R4A and R7A on portions of three blocks bounded by Vireo and Webster Avenues and East 234th and East 237th Streets in the Woodlawn Heights neighborhood in the Bronx, Community District 12. Since the proposal is intended to preserve the existing residential character and is not expected to induce or preclude new development, a build year is not provided for analysis.

Future without the Proposed Action

Absent the proposed action, the proposed zoning map amendment would not occur and the affected area would remain in its existing condition. As such, the affected lots would remain as either completely zoned R7A or split zoned between R7A and R4A. The affected area would continue to be occupied by single- and two-family homes.

Future with the Proposed Action

In the future with the proposed action, the zoning map amendment would adjust the zoning boundary line to the east from Vireo Avenue to the mid-block. The affected area would be rezoned to R4A and the maximum FAR and bulk permitted on the affected lots would be regulated under this district. Since the affected lots are already occupied exclusively by a mixture of single- and

two-family homes as permitted under R4A zoning (with the exception of a single three-family home), no new development is expected as a result of the proposed action.

Conclusion

The proposed action is intended to reinforce the existing character of the community and would be consistent with the land use in the area, maintaining its prevailing character. The proposed action would not significantly alter land use or affect the amount of future development.

Supplemental Screening

This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidelines and methodologies presented in the 2014 *City Environmental Quality Review (CEQR) Technical Manual*. For each technical area, thresholds are defined which, if met or exceeded, require that a detailed technical analysis be undertaken. Using these guidelines, preliminary analyses were conducted for all aspects of the proposed action to determine whether detailed analysis of any technical area would be appropriate. Part II of the EAS Full Form identified those technical areas that warrant additional assessment. For those technical areas that warranted a "yes" answer in Part II of the EAS Full Form, supplemental screening is provided. The technical areas requiring further analysis include Land Use, Zoning, and Public Policy, and Neighborhood Character.

A. LAND USE, ZONING, AND PUBLIC POLICY

This section considers the effects of the proposed zoning map amendment on existing land use and development trends. It considers the proposed action's compliance with, and effect on, the area's zoning and other applicable public policies. As discussed in the Project Description, the proposed action would amend the Zoning Map to adjust a district boundary separating existing R4A and R7A on portions of three blocks bounded by Vireo and Webster Avenues and East 234th and East 237th Streets in the Woodlawn Heights neighborhood in the Bronx, Community District 12. The proposed action seeks to adjust that boundary line in order to reinforce the predominantly single- and two-family residential character that is typical of the Woodlawn community west of Webster Avenue.

Preliminary Assessment

Land Use

The affected area is situated south of the border between the Bronx and Westchester County, separated from Woodlawn Cemetery to the south by 1 block and within 400 feet of the Bronx River Parkway. The affected area consists of 19 residential lots, of which all but one are single- and two-family homes. Immediately west are residences that share the same low density character and scale as those in the affected area. These residences are all within the adjacent R4A district that will be extended to incorporate the affected area, under the proposed text amendment. Immediately east of the affected area, fronting Webster Avenue, are six and seven story multi-family apartment buildings included in the existing R7A district. Since the affected lots are already occupied exclusively by a mixture of single- and two-family homes, the land use permitted under the proposed zoning map amendment would be more consistent with existing use. As summarized in *Table 2*, the existing land use would conform to the permitted use under the proposed action.

Zoning

Currently, each of the 19 lots within the affected area are either completely zoned R7A or are split zoned between R7A and R4A. R7A districts allow a maximum FAR of 4.0, and R4A districts permit a maximum FAR of 0.9 or 2.0 for some community facility uses. The affected lots are occupied exclusively by a mixture of single- and two-family homes (with the exception of a

Table 2: Land Use, Conformance and Compliance Table

		Existing Conditions								Proposed Conditions					
Block	Lot	Zoning District	Existing Land Use	Conformance (Use)	Conformance (Building Type)	Permitted FAR	Built FAR	FAR Compliance		Zoning District	Proposed Land Use	Conformance (Use)	Conformance (Building Type)	Permitted FAR	Compliance
Other Properties															
3396	39	R7A	Residential	yes	no	4.00	0.68	yes		R4A	Residential	yes	no	0.90	yes
3396	40	R7A;R4A	Residential	yes	no	2.25*	0.68	yes		R4A	Residential	yes	no	0.90	yes
3396	42	R7A;R4A	Residential	yes	yes	3.03*	0.91	yes		R4A	Residential	yes	yes	0.90	no
3396	43	R4A;R7A	Residential (multi-family walkup)	yes	no	0.90	0.75	yes		R4A	Residential	yes	no	0.90	yes
3396	18	R7A	Residential	yes	yes	4.00	0.45	yes		R4A	Residential	yes	yes	0.90	yes
3396	20	R7A	Residential	yes	yes	4.00	0.48	yes		R4A	Residential	yes	yes	0.90	yes
3396	17	R7A;R4A	Residential	yes	yes	4.00	0.54	yes		R4A	Residential	yes	yes	0.90	yes
3396	115	R4A;R7A	Residential	yes	no	0.90	1.26	no		R4A	Residential	yes	no	0.90	no
3397	36	R7A	Residential	yes	yes	4.00	0.53	yes		R4A	Residential	yes	yes	0.90	yes
3397	37	R7A	Residential	yes	yes	4.00	0.53	yes		R4A	Residential	yes	yes	0.90	yes
3397	39	R7A;R4A	Residential	yes	yes	4.00	0.48	yes		R4A	Residential	yes	yes	0.90	yes
3397	40	R4A;R7A	Residential	yes	yes	2.27***	0.57	yes		R4A	Residential	yes	yes	0.90	yes
3397	41	R4A;R7A	Residential	yes	yes	0.90	0.76	yes		R4A	Residential	yes	yes	0.90	yes
3397	13	R4A;R7A	Residential	yes	yes	0.90	0.18	yes		R4A	Residential	yes	yes	0.90	yes
3397	15	R7A;R4A	Residential	yes	yes	2.64***	0.45	yes		R4A	Residential	yes	yes	0.90	yes
3397	16	R7A	Residential	yes	yes	4.00	0.45	yes		R4A	Residential	yes	yes	0.90	yes
3398	1	R4A;R7A	Residential	yes	yes	3.59***	0.35	yes		R4A	Residential	yes	yes	0.90	yes
3398	114	R4A;R7A	Residential	yes	yes	2.32***	0.58	yes		R4A	Residential	yes	yes	0.90	yes
3398	113	R4A;R7A	Residential	yes	yes	3.40***	0.41	yes		R4A	Residential	yes	yes	0.90	yes
Total # of Lots*	**19**		**% of Conformance****	**100%**	**79%**		**% Compliant**	**95%**			**% of Conformance****	**100%**	**79%**	**% Compliant**	**89%**

* All Properties including development sites

** Calculate vacant lots as in conformance and compliance

*** Approximate: as measured in ArcGIS using PLUTO data

single three-family home) that closely reflect the built character of the R4A district. The sites are developed to a range of 0.35 and 1.26 FAR in density and between one to three stories in height. Each lot in the affected area fronts a narrow street, including East 234th Street, East 235th Street, and East 236th Street.

Under the proposed action, the zoning district boundary between the existing R4A and R7A districts would be adjusted so that the R4A district would extend further east to incorporate all affected lots and remove existing spilt lot conditions. As currently mapped, the properties in the affected area are either split between the R4A and R7A zoning or completely contained within the R7A District. Developments under the affected lots would therefore be in keeping with the R4A zoning. As summarized in *Table 3*, affected lots would have a maximum FAR of 0.9 under the proposed R4A zoning. Residences in the affected area would have a maximum height of 35 feet, and would be required to have 2 side yards.

Table 3: Zoning District Comparison		
	Existing R7A	**Proposed R4A**
Housing Type	Multi-family attached	1 and 2 family detached
Lot Area (min)	1,700 sf	2,850 sf
Lot Width (min)	18 ft	30 ft
Maximum Lot Coverage (%)	Corner Lot: 80% Interior/Through Lot: 65%	Governed by Yards
Floor Area Ratio (max)	4.0	0.75 + Attic = 0.9
Community Facility Floor Area Ratio	4.0	2.0
Front Yard (min)	n/a	10 ft
Side Yards (min)	n/a	2 side yards required (min. total of 10 ft.) Each side yard must have a min. of 2 ft.
Rear Yard Depth (min)	30 ft	30 ft
Building Height (max)	80 ft	35 ft
Base Height (max)	40 ft	21 ft
Residential Parking	50% of dwelling units	1 per dwelling units

Under the proposed text amendment, existing residences in the affected area would continue to comply with zoning, as shown in *Table 2*. Since the affected lots are already occupied exclusively by a mixture of single- and two-family homes that are one to three stories in height, with FARs below the allowable maximum under R4A zoning, properties in the affected area would comply with the proposed bulk regulations.

Public Policy

According to the 2014 *CEQR Technical Manual*, a proposed project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. The affected area is located within a designated Food Retail Expansion to Support Health (FRESH) eligible area. The FRESH program provides zoning and financial incentives to promote the establishment and retention of neighborhood grocery stores in communities that lack full-line grocery stores throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that would be leased by a full-line grocery store operator. Stores that benefit from the

program must fall within designated FRESH-eligible areas. Stores that benefit from the FRESH program must also meet the following criteria:

- Provide a minimum of 6,000 square feet (sf) of retail space for a general line of food and non-food grocery products intended for home preparation, consumption and utilization;
- Provide at least 50 percent of a general line of food products intended for home preparation, consumption, and utilization;
- Provide at least 30 percent of retail space for perishable goods that include dairy, fresh produce, fresh meats, poultry, fish and frozen foods; and
- Provide at least 500 sf of retail space for fresh produce.

To facilitate and encourage FRESH food stores in designated neighborhoods, one additional square foot of residential floor area is permitted in a mixed-use building for every square foot provided for a FRESH food store up to a maximum of 20,000 sf. The affected area to be rezoned is currently occupied by residential buildings that comply with and conform to the proposed land use and zoning; the proposed rezoning would not induce any new development. As such, no zoning and financial incentives are being sought from the FRESH program.

Conclusion

The proposed action would not have significant impacts on land use, zoning and public policy and would not alter land use or affect the amount of future development. The proposed map amendment would adjust the existing district boundary separating the R4A and R7A zoning districts to bring the affected lots into the R4A district. Since the affected area's existing building stock are consistent with R4A zoning, no significant adverse effects are expected as a result of the proposed action.

B. NEIGHBORHOOD CHARACTER

This section considers the effects of the proposed zoning map amendment on neighborhood character. As defined in the 2014 *CEQR Technical Manual*, neighborhood character is considered as an amalgam of the various elements that gives a neighborhood its distinct personality. These elements typically include land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. As discussed in the Project Description, the proposed action would amend the Zoning Map to adjust a district boundary separating existing R4A and R7A on portions of three blocks bounded by Vireo and Webster Avenues and East 234th and East 237th Streets in the Woodlawn Heights neighborhood in the Bronx, Community District 12. A screening analysis for neighborhood character is warranted since the proposed action would result in a zoning map amendment.

Preliminary Assessment

Woodlawn is a low-density residential community primarily consisting of detached housing that is largely zoned R4A. Semi-detached houses and apartment buildings are located along the major roadways of 233rd Street and Webster Avenue, where R5 and R7A districts allow greater density.

Apartment buildings and attached housing are also situated where permitted under a R5B district west of Katonah Avenue between 236th Street and 239th Street. The single- and two-family homes in Woodlawn are typically between two and three stories and comprise 80% of the housing stock in the area. Less than 20% of the housing stock is made up of three- or more unit homes, of which less than 30% contain more than three units.

The neighborhood is defined by its low-density qualities including tree-lined streets and turn-of-the-century residential architecture. Over 40% of the homes in the area were built before 1910, and 77% before 1935. Neighborhood-serving institutions include St. Stephen's Episcopal Church, Woodlawn Heights Presbyterian Church, the Christ Alive Christian Center, The Woodlawn Station Bronx Post Office, the Woodlawn Heights Branch of the NYPL, and Public School 19.

By rezoning the affected area from R7A to R4A, the proposed action would establish greater consistency between the zoning district and the built character of the affected area. Under the current zoning, multi-family apartment buildings are permissible, but out of character with Woodlawn's neighborhood character west of Webster Avenue. While the affected area has remained in its low scale residential character, the proposed Zoning Map Amendment would ensure that the affected area would stay in conformance to and compliance with the general R4A zoning of Woodlawn. The proposed action is not expected to induce or preclude new development.

Conclusion

The proposed action would not negatively impact the existing built character of Woodlawn. Rather, adjusting the boundary line separating the R4A and R7A zoning districts ensures that the character of the interior residential streets in Woodlawn Heights is maintained. The proposed rezoning would effectively maintain the consistency of low-density single- and two family housing that makes up the vast majority of Woodlawn's building stock.