DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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ENVIRONMENTAL COORDINATION

November 12, 2008

Robert Kulikowski, Director
New York City Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **161st Street/River Avenue Rezoning**
CEQR No. 09DCP024X
ULURP No. pending
Bronx, Community District 4

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This 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 Department of City Planning (DCP) proposes to rezone all or portions of eights blocks along the 161st Street and River Avenue corridors in the civic heart of the Bronx Community District 4. The proposed actions would affect the area generally bound by River Avenue on the west, East 162nd Street to the north, Park Avenue to the east, and East 159th and East 153rd streets to the south. It would amend the zoning map to change C8-3, C4-6, R8, R8/C1-4, R7-1, R7-1/C1-4 and R7-1/C2-4 zoning districts to C6-2, C6-3D and R8A/C2-4 zoning districts. In addition, an amendment to the Zoning Resolution text would create the new C6-3D zoning district. The proposed actions are intended to provide new opportunities for growth in an area well served by mass transit; encourage new housing production, including new affordable housing utilizing the Inclusionary Housing Program; and encourage new office and commercial space in the Bronx Civic Center.

Robert Dobruskin, AICP, *Director*
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DCP analyzed eleven projected development sites and eleven potential development sites. Compared to the Future No-Action conditions, it is expected that project-generated development on the eleven projected development sites would generate a net increase of 594 dwelling units, including 148 units of affordable housing; a net increase of 42,004 square-feet of retail commercial space; a net increase of 306,001 square-feet of commercial office space; and a net increase of 10 square-feet of community facility space. The analysis year is 2018.

In order to avoid any potential impacts related to hazardous materials, (E) designations would be placed on all projected and potential development sites.

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

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division

cc: Laurence Parnes, Sam Voyages, Pat Bussey, Tom Wargo, James Merani, Susan Wong, Carol Samol, Phil Sperling, Devesh Doobay, David Karnovsky