CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

May 23, 2016

NEGATIVE DECLARATION

Project Identification
CEQR No. 16DCP153X
ULURP No. 160332ZMX
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Robert Dobruskin
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Name, Description and Location of Proposal:

1614 Williamsbridge Rezoning
The Applicant, Klein Calderoni and Santucci LLP, seeks a rezoning to map a C2-2 commercial overlay within existing R4 and R4A zoning districts affecting four block fronts in the Morris Park neighborhood of Bronx Community District 11 (Block 4111, p/o Lot 38, and Lots 41, 42, 43, 44, 45, and 47; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17, the "Rezoning Area"). The proposed rezoning would facilitate a proposal by the Applicant to legalize an existing non-conforming two-story commercial (Use Group 6) building totaling 3,045 gross square feet (gsf) on Block 4111, Lot 47 (the "Project Site"). The proposed rezoning would also allow other non-permitted commercial uses within the Rezoning Area to remain as conforming uses (Block 4088, Lots 15 and 16), bring sites with existing permitted commercial uses into conformance with zoning (Block 4111, Lot 45; Block 4107, Lot 31 and 34; Block 4087, Lot 23), and allow future commercial uses on lots containing existing residential and community facility development (Block 4111, Lot 38, 41, 42, 43 and 44 and Block 4088, Lot 17).

The Project Site is currently developed with a two-story 3,054 gsf non-permitted non-conforming commercial office building with a built floor area ratio (FAR) of 0.46, and two accessory parking spaces. In addition to the Project Site, the Rezoning Area is also occupied with 4 one- and two- family residential buildings totaling 14,764 gsf and 8 dwelling units, 1 commercial building totaling 5,964 gsf, 5 mixed commercial-residential buildings totaling 27,412 gsf and 13 dwelling units, a healthcare facility (UG-4) totaling 4,390 gsf and an accessory parking lot with 7 parking spaces. The Rezoning Area is currently zoned R4 and R4A. R4 zoning districts permit attached and semi-detached two or three-story residential buildings with a maximum FAR of 0.75 and a 20% FAR bonus that can be achieved by providing an attic. One off-street parking space must be provided for each dwelling unit. The R4A contextual district permits one- and two-family detached houses with a maximum allowable FAR of 0.9, requiring one parking space per residential unit. Both R4 and R4A zoning permits a maximum community facility FAR of 2.0.

The proposed C2-2 commercial overlay would permit a variety of commercial uses (Use Groups 5-9) that are not currently allowed under the existing zoning, to a maximum FAR of 1.0.

For the purposes of a conservative analysis, a total of 5,732 gsf of non-permitted commercial use is projected to be brought into conformance with zoning on three projected development sites (Block 4111, Lot 47, "Projected Development Site 1"; Block 4088, Lot 15, "Projected Development Site 2"; and Block 4088, Lot 16, "Projected Development Site 3"). Projected Development Site 1 (the Project Site), is currently occupied with a 3,045 gsf commercial building, while Projected Development Sites 2 and 3 are occupied with mixed residential and commercial use buildings totaling 2,282 gsf and 2,387 gsf respectively.

Two other sites containing a total of 8,780 gsf of existing residential use (with 4 dwelling units) would potentially be converted to commercial use (Block 4111, Lot 42, "Potential Development Site 1"; and Block 4111, Lot 44, "Potential Development Site 2"). These sites are less likely to be developed in the future with the proposed rezoning.

Other sites within the Rezoning Area are considered less likely to be affected by the proposed commercial overlay as they are either occupied with 1) non-complying one- and two-family detached and semi-detached houses that predate the Zoning Resolution (Block 4111, Lot 38; and Block 4088, Lot 17); existing permitted commercial uses that have maximized the commercial floor area that would be permitted in the proposed C2-2 commercial overlay (Block 4111, Lot 45; Block 4107, Lots 31 and 34; and Block 4087, Lot 23); or a recently approved development (Block 4111, Lots 41 and 43).

The analysis year is 2018. Absent the Proposed Action, it is assumed that all non-conforming uses, not currently permitted on the applicant and non-applicant owned sites, would be brought into conformance as residential use.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated May 20, 2016, prepared in connection with the ULURP Application (No. Pending). The City Planning Commission has determined that the Proposed Action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that no significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law 6NYCRR part 617 (SEQRA).

Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: May 20, 2016

Carl Weisbrod, Chairman
City Planning Commission

Date: May 23, 2016