DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

February 14, 2012

Robert Kulikowski
Mayor's Office of Environmental Coordination
253 Broadway- 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **580 Gerard Avenue**
CEQR No. 11DCP143X
ULURP No. Pending
Bronx, Community District 4
SEQR Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are 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 applicant, NR Property 2, LLC, proposes a zoning map amendment to rezone lots within an M1-2 district to an R7A district with a C2-4 overlay (Block 2353, Lots 1, p/o 16, 45, 46, 47, 48, 49) and a zoning text amendment to establish the Inclusionary Housing Program within the rezoning area. The proposed actions would facilitate a proposal by the applicant to redevelop a property containing a one-story, furniture warehouse facility with an eight story 152,190 square foot mixed use development. The proposed project would include 24,900 square feet of ground floor local retail and 124 dwelling units, of which 25 would be affordable under the Inclusionary Housing Program regulations. Additionally, the mixed-use development would have an accessory subterranean parking garage, with 89 parking spaces. The proposed project is located on the eastern side of Gerard Avenue between E. 151st Street and E. 150th Street (Block 2353, Lot 1) in the Concourse Village neighborhood of the Bronx, Community District 4. The rezoning

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area also includes small portions of six tax lots (Block 2353, portions of Lots 16, 45, 46, 47, 48, and 49) that are not under the control of the applicant. Though they are split by the M1-2 district, these tax lots, which front along Walton Avenue, are located primarily in an R6 district. The proposed action would affect only the rear portions of the lots, and would not induce new development on them.

M1-2 districts are generally light manufacturing and commercial uses at a maximum FAR of 2.0. Certain community facilities are allowed at a maximum FAR of 4.8. Building envelopes are regulated by the sky exposure plane and parking requirements vary by use. R7A districts follow the Quality Housing regulations for R7 districts, which allow all housing types at a maximum FAR of 4.00. In Inclusionary Housing designated areas, the base FAR is 3.45 and the maximum FAR with the bonus is 4.60, which would permit the proposed project. The maximum base and building height is 65 and 80 feet, respectively. Parking is required for 50% of the total dwelling units. The C2-4 commercial overlay would allow commercial uses at an FAR of 2.0 at a depth of 100 feet.

The proposed project is expected to be completed by 2014. Absent the proposed action, the applicant has stated that the subject site would not be redeveloped and the use would remain the same.

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

Sincerely,

Robert Dobruskin, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Jacquelyn Harris, Carol Samol, Pat Bussey, Robert Dobruskin, Ryan Singer, Susan Wong, Sam Voyages, Jonathan Keller

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CITY ENVIRONMENTAL QUALITY REVIEW

February 14 2012

To: Gail Benjamin, City Council, Land Use Review Division
Bronx Borough President
Chairperson, Bronx Community Board 4
District Manager, Bronx Community Board 4

Re: **580 Gerard Avenue Rezoning**
CEQR No. 11DCP143X
ULURP No. Pending
Bronx, Community District 4

NOTICE OF RECEIPT

The attached Environmental Assessment Statement, which has been submitted to the Department of City Planning to be reviewed under 6 NYCRR Part 617, is being forwarded to you for your information.

If you have any questions concerning this application, please contact Jonathan Keller at the Environmental Assessment and Review Division at (212) 720-3419.

Please use the CEQR reference number on all correspondences related to this application.

Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment and Review Division
New York City Department of City Planning

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