DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

January 25, 2018

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Blondell Commons**
CEQR No. 17DCP194X
ULURP Nos. 170438ZMX, N170439ZRX, 170353MMX
Bronx, Community District 11
SEQRA 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 Applicants, HP MJM Housing Development Fund Company, Inc. (legal owner) and Blondell Equities LLC (beneficial owner) are proposing discretionary actions in connection with a proposed mixed-use residential and commercial development known as Blondell Commons. Specifically, the Applicants are proposing a Zoning Map Amendment to rezone an M1-1 zoning district to an R7A/C2-4 district; a Zoning Text Amendment to modify Zoning Resolution (ZR) Section 23-933, Appendix F, to designate the rezoning area as a Mandatory Inclusionary Housing (MIH) Area; and a City Map Amendment to eliminate (demap) Fink Avenue between Blondell and Waters Avenues. The Proposed Actions would affect a two-block area in the Westchester Square neighborhood of the Bronx, Community District 11 (Block 4134, Lot 1 and part of (p/o) 14 and Block 4133, Lots 1, 2, p/o 8, 10, 61, 62, and p/o 63, the "Affected Area")

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bounded by Blondell Avenue to the west, Ponton Avenue to the north, Westchester Avenue to the south, and a NYC Transit yard to the east. The portions of Fink Avenue proposed for demapping are located partially within the Affected Area and partially outside of it within the NYC Transit yard.

The Proposed Actions would facilitate a proposal by the Applicant to develop Blondell Commons, a new 261,660 gross square foot (gsf) nine-story mixed-use building with 228 dwelling units and 225 accessory parking spaces (the "Proposed Development") located within the northern portion of the Affected Area at 1340-1346 Blondell Avenue (Block 4134, Lot 1, "Projected Development Site 1"). The Proposed Actions could also facilitate development on five additional mixed-use Projected Development Sites, not under the control of the Applicant, within the southern portion of the Affected Area (Projected Development Sites 2-6). Development on the six Projected Development Sites, Applicant and non-applicant owned, could result in a combined total of 449,828 gsf of floor area, including 384 dwelling units (260 affordable). Two remaining parcels within the Affected Area (Block 4133, p/o Lot 8 and p/o Lot 14) are not expected to be redeveloped under the Proposed Actions, but would remain in their current use as a driveway access route (Lot 8) and parking in association with the Ponton Avenue Environmental Assessment Statement (Lot 14). Additionally, the proposed demapping would include a separate portion of Fink Avenue located within a NYC Transit yard, under MTA ownership and therefore not slated for new development.

Currently, the Applicant-controlled Development Site (Block 4134, Lot 1, "Projected Development Site 1") contains approximately 46,380 sf of lot area. It is occupied with a mix of auto body uses, vehicle storage, and vacant land. In order to facilitate the Applicant's Proposed Development, the existing structures on Projected Development Site 1 would be demolished. The remaining lots within the Affected Area are developed as follows: two 1,075 gsf one-story buildings used for automobile repair and storage (Block 4133, Lot 1, "Projected Development Site 2"), a 24,900 gsf one-story building used for office space and a garage (Block 4133, Lot 2, "Projected Development Site 3"), a 1,200 gsf one-story building used for storage (Block 4133, p/o Lot 63, "Projected Development Site 4"), a 13,230 gsf two-story building with four dwelling units and 8,820 gsf of retail space (Block 4133, Lot 10, "Projected Development Site 5"), and two retail and office buildings (Block 4133, Lots 61 and 62, "Projected Development Site 6").

The zoning within the Affected Area is currently M1-1. M1 Districts, which typically contain light industrial uses such as auto storage and repair shops, do not permit residential uses. A maximum Floor Area Ratio (FAR) of 1.0 is permitted for manufacturing and commercial uses and an FAR of 2.4 is permitted for community facility uses. Buildings can reach a height of 30 feet. Permitted Use Groups include 4-14, 16, and 17. The proposed R7A zoning district is a contextual district which requires development in accordance with Quality Housing Standards. The maximum residential and community facility FAR in the R7A zone is 4.0, which can be increased to 4.6 with an MIH Bonus. Buildings can rise to a maximum height of 95' with a qualifying ground floor. Parking is required for 50 percent of the dwelling units but may be waived if 15 or fewer spaces are required. The proposed C2-4 commercial overlay would permit a maximum commercial FAR of 2.0 for local retail services. Permitted Use Groups in an R7A/C2-4 District include 1-4, 6, 7B, 8, 9, and 14. One parking space is required for each 1,000 square feet of general retail space.

Under the Proposed Actions, Projected Development Site 1 (Block 4134, Lot 1) could be redeveloped with a nine-story, 95' tall mixed-use commercial and residential property (4.6 FAR), comprising a combined 261,660 gsf of floor area, including approximately 228 dwelling units (227 affordable per Housing Preservation and Development (HPD) financing) within 198,683 gsf of residential floor area, 19,668 gsf of retail floor area, 2,024 gsf of community facility floor area, and 225 attended accessory parking spaces. Projected Development Site 2 (Block 4133, Lot 1) could be redeveloped with a 13,616 gsf mixed-use building with 11,686 gsf of residential floor area, 13 dwelling units (three affordable), and 1,930 gsf of ground floor commercial space. Projected Development Site 3 (Block 4133, Lot 2) could be redeveloped with a 64,552 gsf mixed-use building with 42,745 gsf of residential floor area, 49 dwelling units (10 affordable), 10,557 gsf of ground floor commercial space, and 11,250 gsf of cellar level parking (19 spaces). Projected Development Site 4 (Block 4133, p/o Lot 63) could be redeveloped with a 66,922 gsf mixed-use building containing 45,989 gsf of residential floor area, 53 dwelling units (11 affordable), 9,270 gsf of ground floor commercial space, and 11,663 gsf of cellar level parking (21 parking spaces). Projected Development Site 5 (Block 4133, Lot 10) could be redeveloped with a 23,453 gsf mixed-use building containing 19,385 gsf of residential floor area, 22 dwelling units (4 affordable), and 4,068 gsf of ground floor commercial space. Projected Development Site 6 (Block 4133, Lot 61 and 62) could be redeveloped with a 19,625 gsf mixed-use building containing 16,389 gsf of residential floor area, 19 dwelling units (4 affordable), and 3,236 gsf of ground floor commercial space.

Absent the Proposed Actions, it is assumed that existing conditions would remain within the Affected Area.

The analysis year for the Proposed Actions is 2027.

Sincerely,

Robert Dobruskin

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