DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

March 28, 2013

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 13DCP107X)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the redevelopment of East Fordham Road Rezoning, CEQR Number 13DCP107X. The SEQRA classification for this proposal is Unlisted.

A public scoping meeting has been scheduled for Tuesday, April 30, 2013 and will be held at the New York City Department of City Planning-Bronx Office One Fordham Plaza 5th Floor, Bronx, New York, 10458. The meeting will begin at 10:00 AM. Written comments will be accepted by the lead agency through Friday, May 10, 2013.

The applicant, The New York City Department of City Planning (DCP) is seeking zoning map and text amendments, (collectively, the "Proposed Action") to facilitate commercial, residential and community facility development, preserve existing neighborhood character, reinforce the existing commercial character and promote an active, vibrant streetscape on twelve partial blocks in the Belmont neighborhood of Bronx, Community District 6. The area affected by the Proposed Action is bounded by East 191st street to the north, East 187th street to the south, Southern Boulevard to the east and Bathgate Avenue to the west. The Proposed Action would rezone all or portions of Blocks 3059, 3066, 3067, 3077, 3078, 3091, 3115 and 3273 from the current C8-1, R6, R6/C2-3 and R6/C2-4 to C4-5D, R6 and R6B districts, map C2-4 commercial overlays and make the Inclusionary Housing Program (IH) zoning regulations applicable in the proposed C4-5D district. The rezoning area comprises approximately 887,187 square feet covering 157 lots.

In order to assess the potential environmental effects of the Proposed Action, a Reasonable Worst Case Development Scenario was established. Nine projected development sites were identified as most likely to be developed in the future with the

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proposed action. It is anticipated that the Proposed Action would result in the net increase of 352 dwelling units, of which 73 would be affordable under the Inclusionary Housing program, 118,951 square feet of commercial space, 81,179 square feet of office space and 761 square feet of community facility space. Additionally, seven potential development sites were identified as less likely to be developed in the future with the Proposed Action. These sites could be redeveloped with a residential, commercial and community facility uses. The Inclusionary Housing Program (IH) would apply here as well.

Absent the proposed actions, the rezoning area is expected to generate limited commercial and community facility development. This includes a decrease of 12 dwelling units, an increase of 104,057 square feet of commercial retail space, 538 square feet of office space and 86,179 square feet of community facility space.

The affected area is currently zoned C8-1, R6, R6/C2-3 and R6/C2-4, C8-1 districts are general service districts that allow commercial and community facility uses in Use Groups 4 through 14 and 16. Residential uses are not permitted. The maximum commercial FAR is 1.0. Community facility uses are permitted a maximum FAR of 2.4. R6 districts typically result in developments between three and twelve stories. Residential FAR ranges from 0.78 to 2.43, with the higher ratio applicable to buildings that provide more open space. Community facility uses are permitted a maximum FAR is 4.8. Residential development under the Quality Housing Program within an R6 District has a maximum FAR of 2.2 on narrow streets and a maximum of 3.0 FAR on wide streets. C2-districts permit Use Groups 1 through 9 and 14. When C2 commercial overlay districts are mapped with R6 residential districts the maximum commercial FAR is 2.0 with commercial uses limited to one or two floors in a mixed use building and always located below residential uses.

The rezoning area contains a mix of uses and building types. Along East Fordham Road between Bathgate Avenue and Crotona is characterized by 1-3 story developments. The uses range from gas/service stations, small retail establishments and medical-related facilities. Residential uses are concentrated north of East Fordham Road along East 191st Street and south of East Fordham Road. East 191st Street is characterized by 2-3 story row houses and small apartment buildings. South of East Fordham Road is characterized by small apartment buildings ranging in height from 4-6 stories. Residential buildings with ground floor retail are concentrated along Arthur Avenue.

The proposed C4-5D zoning district is a medium density commercial district, which permits Use Groups 1-6, 8-10 and 12 as-of-right. Under the Inclusionary Housing program, C4-5D zoning districts have a base FAR of 4.2 and a maximum FAR of 5.6. R6 districts typically result in developments between three and twelve stories. Residential FAR ranges from 0.78 to 2.43, with the higher ratio applicable to buildings that provide more open space. Community facility uses are permitted a maximum FAR is 4.8. R6B is a typical row house district that permits residential and community facility uses up to a maximum FAR of 2.0. Building base heights must be between 30 and 40 feet, with a 50 foot maximum building height after a setback of 15 feet. C2-4 commercial districts

permit Use Groups 1 through 9 and 14. The maximum permitted FAR is 2.0 for all commercial uses.

The Proposed Action also involves a Zoning Text Amendment to establish the Inclusionary Housing program in the C4-5D district within the proposed rezoning area in Community District 6, the Bronx.

The analysis year for the proposed action is 2023.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, C, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Robert Kulikowski, Ph.D., Director (212) 788-2937. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.