DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marissa Lago, *Director*
Department of City Planning

March 15, 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: **East 241st Street Rezoning**
CEQR No. 18DCP094X
ULURP Nos. 180083 ZMX and 180084 ZRX
Bronx, Community District 12
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 Applicant, Enclave Equities LLC, seeks a zoning map amendment to rezone the entirety of Bronx Block 5087 from an M1-1 to an R7D zoning district with a C2-4 commercial overlay. The Applicant also seeks two zoning text amendments, the first to Appendix I (Map 1) of the Zoning Resolution of the City of New York (ZR) to include Block 5087 within the Transit Zone and second, to Appendix F of the ZR to designate a Mandatory Inclusionary Housing (MIH) area on Block 5087. Block 5087 is located in the Woodlawn neighborhood of Bronx, Community District 12. The proposed actions would facilitate a proposal by the Applicant to develop a nine-story (approximately 90 feet), approximately 207,925 gross square foot (gsf) mixed-use building on Block 5087, Lots 1, 9, and 12. The mixed-use building would contain approximately 159,875 gsf of residential space (186 dwelling units, of which 100 percent would be designated as permanently affordable), approximately 24,972 gsf of ground floor commercial space, and 47 below-grade parking spaces. The Applicant intends to seek financing for this project from the New York City

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Department of Housing Preservation and Development and the New York City Housing Development Corporation.

Currently, the 20 lots on Block 5087 affected by the proposed actions are located in an M1-1 manufacturing district. The block contains non-conforming residential uses that were present before the adoption of the 1961 Zoning Resolution. In total, approximately 9,477 gsf of residential uses (11 dwelling units), approximately 11,224 gsf of commercial uses, and approximately 11,405 gsf of industrial uses are present on Block 5087. The proposed R7D district (with MIH) would allow for residential uses with a maximum floor area ratio (FAR) of 5.6. The proposed C2-4 commercial overlay would also allow for ground floor commercial uses with a maximum FAR of 2.0. Manufacturing uses would no longer be permitted in the proposed zoning district.

In the future with the proposed actions, the Applicant would develop the proposed 207,925 gsf mixed-use building on Block 5087, Lots 1, 9, and 12. For the purposes of presenting a conservative analysis, the Reasonable Worst Case Development Scenario projects additional development on Block 5087. Four additional sites on the block are identified as Projected Development Sites and five additional sites on the block are identified as Potential Development Sites. Projected Development Sites are considered more likely to be developed within the analysis period. In the future with the proposed actions, lots 16 and 18 (Projected Development Site 2) are anticipated to be developed with an approximately 40,133 gsf, mixed-use building that could contain approximately 33,911 gsf of residential space (34 total dwelling units, of which up to 10 could be affordable pursuant to MIH) and approximately 6,222 gsf of retail space. Lots 22, 24, 28, 33, and 128 (Projected Development Site 3) are anticipated to be developed with an approximately 123,534 gsf mixed-use building that could contain approximately 83,619 gsf of residential space (84 total dwelling units, of which up to 25 could be affordable pursuant to MIH), approximately 18,335 gsf of retail space, and approximately 9,168 gsf of community facility space. Lot 48 (Projected Development Site 5) is anticipated to be developed with an approximately 51,079 gsf, mixed-use building that could contain approximately 42,651 gsf of residential space (43 total dwelling units, of which up to 13 could be affordable pursuant to MIH), approximately 15,387 gsf of retail space, and approximately 8,428 gsf of community facility space.

Absent the proposed actions, it is assumed that Block 5087 would remain in its existing condition.

The analysis year for the proposed actions is 2026.

An Environmental Assessment Statement is attached. Please contact William Pugliese of the Department of City Planning at (212) 720-3334 if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: William Pugliese, Carol Samol, Pat Bussey, Shawn Brede, Susan Wong, Dana Driskill