DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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POSITIVE DECLARATION

January 25, 2010

Project Identification
CEQR No. 10DCP017X
ULURP No. not yet filed

SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
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Name, Description and Location of Proposal

Crotona Park East/West Farms Rezoning and Related Actions

The applicant, Industco Holdings, LLC, proposes zoning map and zoning text amendments as well as special permits for a general large-scale development (GLSD) project. The proposed actions would facilitate the redevelopment of six sites under the control of the applicant (of which three would be governed by the controls of the proposed GLSD) and 28 sites not under the control of the applicant but located within the proposed rezoning area. The directly affected area encompasses 11 blocks in the Crotona Park East and West Farms neighborhoods within Bronx Community Districts 3 and 6 that lie along the strip of land midway between Longfellow and Boone Avenue on the west to West Farms Road on the east, between Freeman Street on the south, and Boston Post Road on the north. The area is currently zoned primarily M1-1 along with a small area of R7-1 with selected C2-4 commercial overlays north of the Cross Bronx Expressway. The proposed actions would rezone the area to R6A, R7A, R7X, and R8X residential zoning districts with selected C2-4 commercial overlays. The proposed zoning text amendments would establish the Inclusionary Housing program within the proposed rezoning area and grant the CPC the authority to permit enclosed accessory parking to be located anywhere within a GLSD in Bronx Community District 3 without regard to lot coverage requirements.

The applicant is also requesting special permits from the City Planning Commission (CPC) under Section 74-74 of the NYC Zoning Resolution applicable to their proposed GLSD that would modify requirements pertaining to distribution of residential floor area, residential lot

coverage, dwelling units, and off-street accessory parking; modify requirements for certain street wall locations, base and overall building heights, and minimum setbacks; allow outer court recesses with more than the permitted depth; and, allow enclosed accessory parking to be located anywhere within the general large-scale development GLSD without regard to lot coverage requirements (pursuant to the above proposed text amendment).

In addition to the above CPC approvals, the applicant also anticipates applying for funding from the NYC Department of Housing Preservation and Development (HPD) and NYC Housing Development Corporation (HDC).

The proposed actions are projected to result in redevelopment on a total of 26 projected development sites, resulting in a net increase of approximately 2,580 residential dwelling units (914 of which would be affordable units), 69,460 square feet (sf) of retail space, 11,900 sf of community facility space, and a net decrease of 391,700 sf of industrial space. In addition to the projected development sites, there are eight potential development sites, all located on properties not controlled by the applicant, considered less likely to be developed in the foreseeable future. The analysis year for the proposed actions is 2019.

The projected development sites are located on a total of approximately 536,470 sf of lot area of which the applicant controls approximately 213,000 sf (40 percent) on six sites. On the three sites that would be part of the proposed GLSD, the applicant proposes to develop 840 dwelling units along with approximately 7,500 sf of commercial space and 11,900 sf of community facility space. In addition, the applicant proposes to develop three sites outside of the GLSD that would contain 430 dwelling units and approximately 27,500 sf of commercial space.

According to the applicant, fifty percent of the dwelling units on the applicant controlled sites would be subsidized under a mix of the Inclusionary Housing program, other governmental housing programs, and/or other subsidy mechanisms. Therefore, of the 1,270 dwelling units projected to be developed on applicant controlled sites, 635 are expected to be affordable units. For the sites not controlled by the applicant, it is assumed twenty percent of the dwelling units (i.e., 279 units) would be subsidized under the Inclusionary Housing program.

The present land use of the area proposed to be rezoned includes light industrial, automotive repair, warehouse and storage buildings, school facilities and a city park. Absent the proposed actions, it is assumed that the vast majority of the rezoning area would remain as it is under existing conditions. The area surrounding the proposed rezoning area contains residential, commercial and institutional uses.

As stated by the applicant, the overall goal and objective of the proposed actions would be to allow for the revitalization of an underutilized light manufacturing district to provide affordable work-force housing with retail and community facilities appropriate for the existing and proposed communities.

Statement of Signficant Effect

On behalf of the City Planning Commission, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that a Environmental Impact Statement (EIS) will be required:

1. The actions, as proposed, may result in significant adverse impacts related to land use, zoning, and public policy in the vicinity of the affected area.
2. The actions, as proposed, may result in significant adverse impacts on socioeconomic conditions in the vicinity of the affected area.
3. The actions, as proposed, may result in significant adverse impacts on community facilities and services in the vicinity of the affected area.
4. The actions, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.
5. The actions, as proposed, may result in significant adverse shadow impacts in the vicinity of the affected area.
6. The actions, as proposed, may result in significant adverse impacts on historic resources in the affected area.
7. The actions, as proposed, may result in significant adverse impacts on urban design and visual resources in the vicinity of the affected area.
8. The actions, as proposed, may result in significant adverse impacts on neighborhood character in the vicinity of the affected area.
9. The actions, as proposed, are not expected to result in significant adverse impacts to natural resources in the affected area.
10. The actions, as proposed, may result in significant adverse hazardous materials impacts in the affected area.
11. The actions, as proposed, are not expected to result in significant adverse impacts to the City's coastal zones in the vicinity of the affected area.
12. The actions, as proposed, may result in significant adverse impacts on infrastructure in the vicinity of the affected area.
13. The actions, as proposed, are not expected to result in significant adverse impacts on solid waste and sanitation services in the vicinity of the proposed actions.
14. The actions, as proposed, are not expected to result in significant adverse impacts on energy consumption in the affected area.
15. The actions, as proposed, may result in significant adverse impacts to transportation systems including traffic, parking, transit, and pedestrian conditions in the vicinity of the affected area.

16. The actions, as proposed, may result in significant adverse impacts to air quality in the vicinity of the affected area.
17. The actions, as proposed, may result in significant adverse noise impacts in the vicinity of the affected area.
18. The actions, as proposed, may result in significant adverse construction-related impacts.
19. The actions, as proposed, may result in significant adverse public health-related impacts.
20. The actions, as proposed, may result in significant adverse impacts related to other aspects of the environment.

Supporting Statement

The above determination is based on an Environmental Assessment Statement prepared for the proposed actions which finds that:

1. The proposed actions would alter existing land use patterns in the directly affected area by facilitating the development of what are presently industrial uses to residential, commercial, and community facility uses.
2. The proposed actions would result in the direct displacement of a number of the existing businesses in the rezoning area. Based on currently available information, it cannot be determined if these businesses provide substantial economic value to the area. The proposed actions would also introduce nearly 2,600 additional new dwelling units in an area where such development is not currently anticipated for the foreseeable future which has the potential to alter demographic patterns and conditions in the local real estate market.
3. The proposed actions could result in the development of nearly 2,600 new dwelling units including approximately 914 affordable units, which would introduce a significant number of school-age children to the area. This could affect the ability of local schools to accommodate demand, and would introduce a new population which could increase demand on other community facilities such as child care.
4. The proposed actions would introduce a significant new residential population which would place additional demands on available open space resources.
5. The proposed actions would permit construction of new buildings which could exceed the 50-foot threshold identified in the *CEQR Technical Manual* as requiring an assessment of potential shadow impacts. Furthermore, sun-sensitive resources such as Starlight Park and P.S. 167 playground are in proximity of the applicant's proposed buildings that would exceed 50 feet in height on one or more development sites.
6. The proposed actions would induce new construction, which could result in soil disturbance of known archaeological resources located within the affected area such as the former sites of the Hedger-Ledger Cemetery and the Dutch Reform Church Cemetery.
7. The proposed actions would encourage the development of 2- to 14-story buildings, mostly along West Farms Road/Boone Avenue and north of the Cross Bronx Expressway, which

would differ from existing urban design elements in the affected area, and may alter the urban design character and visual resources of the surrounding area.

8. The proposed actions would alter the type and intensity of the land use within the proposed rezoning area which could alter existing neighborhood character by affecting land use, socioeconomic conditions, historic resources, urban design, traffic, and noise.
9. The proposed rezoning area is located within a fully developed urban area and consist of developed or paved lots, which are devoid of natural resources, and have no habitat used by any protected species. As such, it is not anticipated that significant adverse impacts on natural resources would result from the proposed actions.
10. The proposed actions would rezone an area presently zoned for manufacturing uses to residential uses and promote demolition and construction on sites that may contain hazardous materials, which could potentially expose construction workers and the public to hazardous materials.
11. The proposed rezoning area is not within the City's coastal zone and therefore would not result in any foreseeable action that would be inconsistency with the City's Local Waterfront Revitalization Program.
12. The proposed actions would induce new development which could place additional demands on infrastructure such as sewers, water supply, and water pollution control plants (WPCPs). The rezoning area is within both the Hunts Point WPCP drainage area, which is currently operating at levels very close to its permitted design limits, and a designated combined sewer outfall drainage basin.
13. The proposed actions would induce new development which would result in the generation of solid waste and which would require sanitation services. Preliminary analysis found that the proposed actions would result in the equivalent of about four collection trucks of solid waste generated per week for the rezoning area as a whole which is not expected to be sufficient to overburden sanitation services for this area.
14. The proposed actions, based on a preliminary analysis, would result in the annual consumption of approximately 350 billion BTUs which a very small fraction of the City's annual consumption.
15. The proposed actions would induce new development which would result in additional vehicular, pedestrian, and transit trips and additional parking demand in the vicinity of the affected area.
16. The proposed actions would induce new residential development which would result in increased mobile source (vehicular) and stationary source (HVAC system) emissions, and would introduce new residential uses which may be affected by air emissions from existing large-scale residential, commercial, and institutional sources in vicinity of the project site.
17. The proposed actions would introduce new sensitive receptors into an area which may be characterized by high ambient noise levels, and would induce new residential development which could result in additional mobile-source noise.

18. The proposed actions would induce new development, which would involve demolition and construction activities which may result in construction-related impacts.
19. The proposed actions would result in new development which could potentially result in public health concerns.
20. The Draft Environmental Impact Statement to be prepared for the proposed actions will identify and describe any other potential effects on the environment.

Public Scoping Meeting

A public scoping meeting has been scheduled for Thursday, March 4th, 2010, and will be held at the Fannie Lou Hamer Freedom High School, 1021 Jennings Street, Bronx, New York, 10460. The meeting will be held in the school cafeteria starting at 4:00 pm and participants are asked to enter the building from the entrance on West Farms Road. Written comments will be accepted by the lead agency until Monday, March 15th, 2010.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

The CEQR lead agency hereby requests that the applicant prepare or have prepared at his option, a Draft Environmental Impact Statement in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

Should you have any questions pertaining to this Positive Declaration, you may contact Diane McCarthy at (212) 720-3417.

Robert Dobruskin

Date: January 25, 2010

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Environmental Assessment & Review Division
Department of City Planning