

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
Memorandum

To: John Phillips
From: Robert Dobruskin *by JH*
Date: August 2, 1999
Re: CEQR No. 00DCP004X
ULURP Nos. 990102 ZMX
Bruckner Boulevard Rezoning

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action will not have significant effect on the environment. Enclosed is the Negative Declaration for CEQR No. 00DCP004X, including supporting statements for the finding that the project will not have a significant effect.

The proposed action would rezone three blockfronts on the north side of Bruckner Boulevard between Longwood and Hunts Point avenues from C8-3 to R7-1 and R7-1 with a C2-4 overlay. As part of the zoning map amendment, an (E) designation requiring noise attenuation would be placed on certain sites. The proposed rezoning is projected to result in the development of approximately 9 new dwelling units through the reactivation of currently vacant residential structures. The same level of commercial development is projected under the proposed action as under existing zoning, but this development would be general retail, rather than auto parts and auto repair.

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|----|----------------------|-----------------|-------------------|
| c. | Annette Barbaccia | David Karnovsky | Lance Michaels |
| | Larry Parnes | Phil Sperling | Pat Bussey |
| | Hon. Fernando Ferrer | Gail Benjamin | Community Board 2 |
| | Xiomara Chang | Carlos Tejada | James Heineman |



CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 00DCP004X
ULURP No. 990102ZMX
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
212-720-3423

Name, Description and Location of Proposal: Bruckner Boulevard Rezoning

The Department of City Planning proposes an amendment of the Zoning Map to rezone the blockfronts along the north side of Bruckner Boulevard from Longwood Avenue to Hunts Point Avenue from C8-3 to R7-1 and R7-1 with a C2-4 overlay. The rezoning would extend an R7-1 district which is mapped immediately west of the affected area. The existing zoning permits commercial and general services development at 2.0 FAR, and community facility development at 6.5 FAR. The proposed zoning would allow residential development at 3.44 FAR and community facility development at 4.8 FAR. Within the C2-4 overlay, commercial development would also be permitted at 2.0 FAR. The affected area is located in the Longwood section of Community District 2, The Bronx.

The proposed rezoning is projected to result in the development of approximately 9 new dwelling units through the reactivation of currently vacant residential structures. The same level of commercial development is projected under the proposed action as under existing zoning, but this development would be general retail, rather than auto parts and auto repair.

As a component of the zoning map amendment, the following (E) designation for noise (window/wall attenuation) would be mapped on Block 2735, Lots 28, 30, 31, 33, 34-38, 40, 42, 44; Block 2733, Lots 17, 23, 30; Block 2732, Lots 42, 47:

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

STATEMENT OF NO SIGNIFICANT EFFECT:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement. The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

SUPPORTING STATEMENT

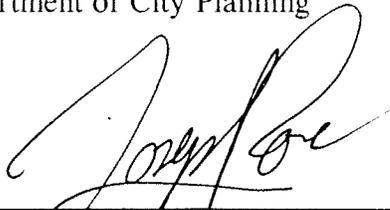
The above determination is based on an environmental assessment which finds that no significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

Date: 7/29/99



Joseph B. Rose, Chairman
City Planning Commission

Date: 8/2/99