E-118

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

March 3, 2003

Purnima Kapur, Director
Department of City Planning
Bronx Borough Office
One Fordham Plaza, 5th Fl.
Bronx, NY 10458

Re: **Morrisania Rezoning**
CEQR No. 03DCP046X
ULURP Nos. 030333ZMX, N030334ZRX

Dear Ms. Kapur:

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 a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 03DCP046X, Morrisania Rezoning, including supporting statements for the finding that the project will not have a significant effect. The proposal involves an application by the Department of City Planning for an amendment to the City zoning map to rezone a thirteen block area in the Morrisania section of Community District 3 in the Bronx. Two zoning map amendments are proposed: Area 1, generally located between East 168th Street to the north, East 163rd Street to the south, Washington Avenue to the west, and Third Avenue to the east, is proposed to be changed from an M1-1 district to an MX (R7-2/M1-1) mixed-use district. Area 2, which includes the eastern portion of Block 2368 along Third Avenue from East 164th Street to the north to East 163rd Street to the south, is proposed to be changed from an R6/C2-4 district to an MX (R7-2/M1-1) mixed-use district. A text amendment to Section 123-90 of the Zoning Resolution is proposed to create a new Special Mixed Use District in Morrisania.

The area contains a mixture of manufacturing, residential, commercial, and community facility uses interspersed among various assemblages of vacant and city-owned property. The proposed MX (R7-2/M1-1) mixed-use district would bring existing residential uses into conformance,

Robert Dobruskin, *Director*
James Merani, *Deputy Director*
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continue to permit commercial and manufacturing uses, and allow new residential development and community facility uses. The proposed rezoning could induce the development of approximately 321 new residential units and an additional 2,296 square feet of commercial space on selected parcels within the proposed rezoning area.

The proposed rezoning includes the placement of (E) designations for hazardous materials on the amended zoning map to denote certain sites where testing and, if necessary, remediation measures would be required prior to development to eliminate the potential for hazardous materials impacts.

Sincerely,

Robert Dobruskin

Robert Dobruskin

cc: The Hon. Adolfo Carrion, Jr.
Robert Kulikowski
Gail Benjamin
Tom C. Kunkel
Community Board 3, Bronx
Peter Valiente (HPD)
Lawrence Parnes
David Karnovsky
Sam Voyages
James Merani
Pat Bussey
Susan Wong
Phil Sperling
ENB

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

# NEGATIVE DECLARATION

March 3, 2003

**Project Identification**
CEQR No. 03DCP046X
ULURP Nos. 030333ZMX, N030334ZRX
SEQRA Classification: Type I

**Lead Agency**
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

**Name, Description and Location of Proposal:**

Morrisania Rezoning
The New York City Department of City Planning (DCP) is proposing a zoning map amendment for a thirteen block area in the Morrisania section of Community District 3 in the Bronx. Two zoning map amendments are proposed: Area 1, generally located between East 168th Street to the north, East 163rd Street to the south, Washington Avenue to the west, and Third Avenue to the east, is proposed to be changed from an M1-1 district to an MX (R7-2/M1-1) mixed-use district. Area 2, which includes the eastern portion of Block 2368 along Third Avenue from East 164th Street to the north to East 163rd Street to the south, is proposed to be changed from an R6/C2-4 district to an MX (R7-2/M1-1) mixed-use district. A text amendment to Section 123-90 of the Zoning Resolution is proposed to create a new Special Mixed Use District in Morrisania.

The area contains a mixture of manufacturing, residential, commercial, and community facility uses interspersed among various assemblages of vacant and city-owned property. The proposed MX (R7-2/M1-1) mixed-use district would bring existing residential uses into conformance, continue to permit commercial and manufacturing uses, and allow new residential development and community facility uses. The proposed rezoning could induce the development of approximately 321 new residential units and an additional 2,296 square feet of commercial space on selected parcels within the proposed rezoning area.

The proposed rezoning would include the placement of (E) designations for hazardous materials on the amended zoning map to denote certain sites where testing and, if necessary, remediation measures would be required prior to development to eliminate the potential for hazardous materials impacts.

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**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 dated February 28, 2003, prepared in connection with ULURP Nos. 030333ZMX, N030334ZRX. 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 on 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.

Should you have any questions pertaining to this Negative Declaration, you may contact Brad Kieves at (212) 720-3417.

Robert Dobruskin

Date: 2/28/03

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

Date: 3/3/03

Amanda M. Burden, Chair
City Planning Commission