



E-244

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

January 4, 2010

Project Identification

CEQR No. 08DCP067X
ULURP No. 090143ZMX
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

625 East Fordham Road

The applicant, 625 East Fordham LLC, is seeking a Zoning Map amendment from a C8-1 to R6 and R6/C2-4 and from R6 to R6/C2-4. The affected site is located on the north side of East Fordham Road between Hughes Avenue and Belmont Avenue (Block 3273, Lot 225) in Community District 6 in the Bronx. The site is currently being developed with a three-story building containing 9,131 square feet of ground-floor commercial space and 17,515 square feet of medical offices on the 2nd and 3rd floors, along with 89 accessory parking spaces, pursuant to a Boards of Standards and Appeals (BSA) variance (199-96 BZ) allowing the provision of eight accessory parking spaces for the project's commercial component with the portion of the lot zoned R6.

The proposed action would facilitate a proposal by the applicant to permit enlargement of the three-story building to a thirteen-story building. This enlargement would include a total of 22,800 square feet of retail space, 25,841 square feet of medical offices and a ten-story (on floors 4 through 13), 59400 square foot residential component, providing 58 new dwelling units. Accessory parking for 134 vehicles in a below-grade attended parking garage at cellar level of the building. Access to the garage would be on Hughes Avenue. The proposed build year for this action would be 2012.

To preclude the potential for significant adverse noise impacts on projected development from ambient noise, an (E) designation (E-244) would be incorporated into the rezoning proposal for the affected site. The text of the (E) designation is as follows:

Block 3273, Lot 225

In order to ensure an acceptable interior noise environment, future residential and commercial uses must provide a closed window condition with a minimum of 30 dB(A) window/wall attenuation on all facades 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.

With the implementation of the above (E) designation, no significant adverse impacts related to noise would occur.

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 December 9, 2009, prepared in connection with the ULURP Application (No. 090143ZMX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows.

Supporting Statement:

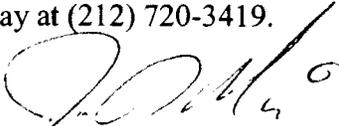
The above determination is based on an environmental assessment which finds that:

- 1.) The (E) designation for noise would ensure that the proposed action would not result in significant adverse impacts due to noise.
- 2.) No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

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.

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Should you have any questions pertaining to this Negative Declaration, you may contact Devesh Doobay at (212) 720-3419.



Date: December 31, 2009

James P. Merani, R.A., Deputy Director
Environmental Assessment & Review Division
Department of City Planning



Date: January 4, 2010

Amanda M. Burden, FAICP, Chair
City Planning Commission