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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

Joseph B. Rose, *Director*
Department of City Planning

August 8, 1995

Mr. John Phillips, Director
Bronx Borough Office
One Fordham Plaza, 5th Floor
Bronx, NY 10458-5891

RE: CEQR No. 94DCP031X
ULURP No. 940644ZMX
Woodlawn Rezoning

Dear Mr. Phillips:

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 DCP CEQR No. 94DCP031X, Woodlawn Rezoning, including supporting statements for the finding that the project will not have a significant effect.

Sincerely,

Jeremiah H. Candreva, Director
Environmental Assessment and
Review Division
Department of City Planning

JHC/sw

enclosure

Jeremiah H. Candreva, *Director*
Robert Dobruskin, *Deputy Director*
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c: Joseph Rose
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CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

DCP CEQR No. 94DCP031X
ULURP No. 940644ZMX

Name, Description and Location of Proposal:

The Department is proposing to rezone 35 blocks in the northern Bronx community of Woodlawn. The Department proposes rezoning portions of an R5 district to an R4-1 district, the mapping of two contextual zones along the community's major thoroughfares (R5 to R5B and R7-1 to R7A), and the creation of new opportunities for residential development on a previously commercially zoned block (C8-1 to R7A). Also, Katonah Avenue, the area's main commercial strip, has a C1-2 commercial overlay which is proposed to be narrowed by 50 feet and changed to a C1-3 overlay to conform to the existing boundaries of this commercial strip and permit more flexible parking requirements.

The Department is also rezoning from R5 to R4-1 a 100 foot strip along the west side of Oneida Avenue from Van Cortlandt Park East to East 236 th Street (Blocks 3367 and 3368), the north half of Block 3365 (south side of East 235 th Street from Napier to Oneida Avenues), and the entire Block 3366 (bounded by Napier Avenue, East 235 th Street, Oneida Avenue, and East 236 th Street).

In addition, the Department is proposing to map an E designation for Block 3395, Lots 54, 60, 63, and 80 to provide an acceptable indoor noise environment if residential uses are developed on these sites as a result of the proposed rezoning. In addition, it is proposed that Block 3395, Lot 63 receive an E designation to insure that appropriate sampling, testing and, if necessary, remediation take place prior to development due to the presence of underground gasoline tanks.

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.

Joseph B. Rose, *Chairman* (212) 720-3200
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SUPPORTING STATEMENTS:

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

1. No other significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.

Jeremiah H. Candreva
Director
Environmental Assessment and Review Division
Department of City Planning

Date: May 25, 1995

Joseph B. Rose, Chairman
City Planning Commission

Date: 8-7-95

TABLE NO. 1
WOODLAWN REZONING: TAX BLOCK AND LOTS
INCLUDED IN REZONING[1]

AREA 1		Existing Zoning	Proposed Zoning
Block 3380:	Lots 43, 45	R5/C1-2	R4-1
Block 3379:	Lots 48, 61, 130	R5/C1-2	R4-1
Block 3378:	Lots 46, 47, 48, 62	R5/C1-2	R4-1
Block 3377:	Lots 51, 66, 67	R5/C1-2	R4-1
Block 3376:	Lots 44, 46, 64, 65	R5/C1-2	R4-1
Block 3388:	Lots 14, 15, 52	R5/C1-2	R4-1
Block 3387:	Lots 14, 17, 69, 71	R5/C1-2	R4-1
Block 3385:	Lots 12, 54	R5/C1-2	R4-1
Block 3384:	Lots 13, 61, 62	R5/C1-2	R4-1
Block 3365:	Lots 12, 15, 18, 20, 23, 24, 26, 27, 28, 29, 32, 35, 38, 41, 45, 47, 49, 52, 53	R5	R4-1
Block 3367:	Lots 39, 42	R5	R4-1
Block 3368:	Lots 22, 25, 27, 50	R5	R4-1
Block 3376:	Lots 1, 2, 4, 7, 9, 13, 15, 16, 17, 18, 19, 22, 23, 24, 25, 28, 30, 31, 32, 34, 35, 37, 38, 39, 40, 41, 42, 43, 67, 70, 73, 75, 76, 77, 79, 80, 81, 83, 84, 85, 87, 88, 89, 91, 94, 95, 98	R5	R4-1
Block 3377:	Lots 1, 4, 7, 8, 13, 15, 17, 20, 21, 22, 24, 26, 28, 30, 32, 47, 48, 49, 50, 68, 69, 70, 71, 72, 75, 76, 79, 80, 82, 83, 86, 87, 88, 90, 91, 92, 93, 94, 96, 97, 100, 101	R5	R4-1
Block 3378:	Lots 1, 2, 3, 4, 5, 6, 10, 13, 15, 17, 19, 23, 25, 26, 27, 28, 29, 31, 33, 35, 37, 38, 39, 42, 43, 44, 45, 67, 70, 72, 75, 78, 80, 82, 85, 86, 88, 90, 92, 93, 94, 95, 97, 99	R5	R4-1
Block 3379:	Lots 1, 6, 8, 10, 13, 15, 17, 19, 21, 23, 24, 25, 27, 30, 34, 36, 38, 40, 44, 46, 63, 65, 68, 70, 74, 76, 78, 80, 83, 86, 90, 94, 96, 98, 100, 130	R5	R4-1

TABLE NO. 1 (continued)
WOODLAWN REZONING: TAX BLOCK AND LOTS
INCLUDED IN REZONING)

AREA 1 (continued)		Existing Zoning	Proposed Zoning
Block 3380:	Lots 1, 5, 11, 13, 15, 22, 25, 28, 29, 30, 32, 34, 36, 37, 38, 39, 41, 42, 56, 65, 67, 69, 71, 73, 75, 77, 79, 81, 84, 86, 90, 91, 92	R5	R4-1
Block 3383:	Lots 17, 18, 20, 21, 23, 26, 29, 32, 34, 36, 38, 39, 40, 43, 45, 46, 48, 51, 54, 55, 56, 57, 58, 64, 66, 67, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82, 84, 85	R5	R4-1
Block 3384:	Lots 14, 15, 16, 17, 18, 24, 25, 26, 28, 29, 32, 34, 37, 40, 43, 44, 45, 46, 47, 48, 50, 52, 54, 55, 56, 57, 58, 59, 60, 65, 68, 69, 73, 75, 79, 80, 81, 82, 83, 84, 85, 88, 90	R5	R4-1
Block 3385:	Lots 15, 18, 21, 23, 24, 25, 27, 30, 31, 32, 34, 38, 40, 42, 43, 44, 47, 48, 50, 52, 60, 66, 67, 69, 71, 73, 80, 82, 84, 86, 89, 92, 94	R5	R4-1
Block 3386:	Lots 1, 22, 23, 26, 28, 30, 31, 32, 33, 34, 37, 45, 53, 56, 58, 60, 62, 63, 64, 67	R5	R4-1
Block 3387:	Lots 19, 20, 21, 22, 23, 24, 25, 27, 29, 34, 36, 38, 41, 42, 43, 44, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 62, 63, 64, 65, 67	R5	R4-1
Block 3388:	Lots 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 30, 32, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51	R5	R4-1
Block 3366	ALL LOTS	R5	R4-1
Block 3370	ALL LOTS	R5	R4-1
Block 3371	ALL LOTS	R5	R4-1
Block 3372	ALL LOTS	R5	R4-1
Block 3373	ALL LOTS	R5	R4-1
Block 3381	ALL LOTS	R5	R4-1

TABLE NO. 1
WOODLAWN REZONING: TAX BLOCKS AND LOTS
Included In Rezoning

Area 1 (continued)		Existing Zoning	Proposed Zoning
Block 3389	ALL LOTS	R5	R4-1
Block 3390	ALL LOTS	R5	R4-1
Block 3391	ALL LOTS	R5	R4-1
Block 3392	ALL LOTS	R5	R4-1
Block 3393	ALL LOTS	R5	R4-1
Block 3394	ALL LOTS	R5	R4-1

AREA 2		Existing Zoning	Proposed Zoning
Block 3374:	Lots 32, 34, 35, 38, 39	R5/C1-2	R5B/C1-3
Block 3375:	Lots 51, 52, 59, 67	R5/C1-2	R5B/C1-3
Block 3376:	Lots 49, 50, 51, 52, 57, 58, 60, 61, 63	R5/C1-2	R5B/C1-3
Block 3377:	Lots 53, 59, 62, 63	R5/C1-2	R5B/C1-3
Block 3378:	Lots 49, 51, 53, 54, 56, 57,	R5/C1-2	R5B/C1-3
Block 3379:	Lots 50, 56, 57, 58, 59, 60	R5/C1-2	R5B/C1-3
Block 3380:	Lots 46, 54	R5/C1-2	R5B/C1-3
Block 3383:	Lot 1	R5/C1-2	R5B/C1-3
Block 3384:	Lots 1, 4, 5, 7, 9, 10, 12	R5/C1-2	R5B/C1-3
Block 3385:	Lots 1, 3, 5, 6, 8, 9, 56	R5/C1-2	R5B/C1-3
Block 3386:	Lot 1	R5/C1-2	R5B/C1-3
Block 3387:	Lots 1, 2, 3, 12, 13	R5/C1-2	R5B/C1-3
Block 3388:	Lots 1,7	R5/C1-2	R5B/C1-3

AREA 3		Existing Zoning	Proposed Zoning
Block 3395:	Lots 25, 26, 27, 28, 29, 30, 34, 36, 37, 42	R7-1	R4-1
Block 3396:	Lots 1, 7, 8, 9, 10, 13, 14, 17, 18, 39, 40, 42, 43, 45	R7-1	R4-1
Block 3397:	Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 15, 16, 37, 39, 40, 41, 42, 43, 44	R7-1	R4-1
Block 3398:	Lots 1, 3, 5, 7, 8, 11, 16, 20, 23, 24, 28, 31, 33, 35, 38, 39, 42, 43	R7-1	R4-1

TABLE NO. 1 (continued)
WOODLAWN REZONING: TAX BLOCKS AND LOTS
INCLUDED IN REZONING

AREA 4	Existing Zoning	Proposed Zoning
Block 3395: Lot 47	R7-1	R7A
Block 3396: Lots 20, 21, 30	R7-1	R7A
Block 3397: Lots 19, 23, 29, 36	R7-1	R7A
Block 3398: Lots 44, 58, 61, 64, 72 84, 85, 87, 97, 113, 114	R7-1	R7A

Area 5	Existing Zoning	Proposed Zoning
Block 3395: Lots 54, 60, 63, 80	C8-1	R7A

Additional Changes:	Existing Zoning	Proposed Zoning
Block 3374: Lots 29, 30, 31	R5/C1-2	R5
Block 3375: Lots 48, 50, 68	R5/C1-2	R5

1.Only those lots to be rezoned are listed.