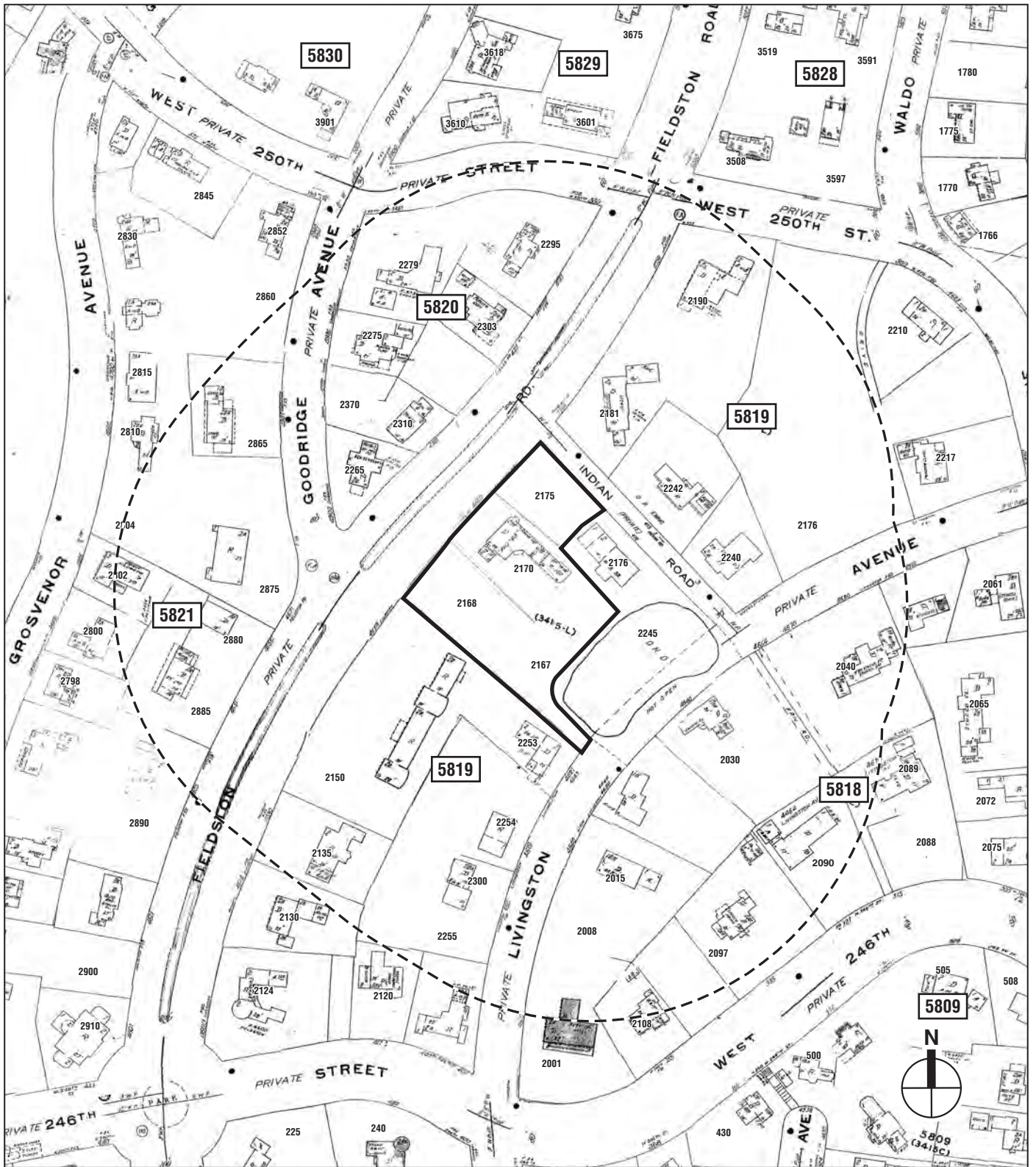




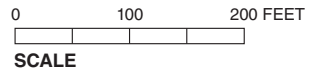




PART I: GENERAL INFORMATION					
PROJECT NAME Bloomfield Development					
1. Reference Numbers					
CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) 12DCP021X			BSA REFERENCE NUMBER (If Applicable)		
ULURP REFERENCE NUMBER (If Applicable) N100337ZAX			OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)		
2a. Lead Agency Information			2b. Applicant Information		
NAME OF LEAD AGENCY New York City Planning Commission			NAME OF APPLICANT Matthew S. Bloomfield		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Howard S. Weiss, Esq. Davidoff Hutcher & Citron LLP		
ADDRESS 22 Reade Street, Room 4E			ADDRESS 605 Third Avenue – 34th Floor New York, NY 10158		
CITY New York	STATE NY	ZIP 10007	CITY New York	STATE NY	ZIP 10158
TELEPHONE 212-720-3423		FAX 212-720-3495	TELEPHONE 646-428-3271		FAX 212-286-1884
EMAIL ADDRESS rdobrus@planning.nyc.gov			EMAIL ADDRESS hsw@dmlegal.com		
3. Action Classification and Type					
SEQRA Classification					
<input type="checkbox"/> UNLISTED <input checked="" type="checkbox"/> TYPE I; SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(9)					
Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)					
<input checked="" type="checkbox"/> LOCALIZED ACTION, SITE SPECIFIC <input type="checkbox"/> LOCALIZED ACTION, SMALL AREA <input type="checkbox"/> GENERIC ACTION					
4. Project Description: See page 1a					
Project Location					
BOROUGH Bronx		COMMUNITY DISTRICT(S) 8		STREET ADDRESS 4680 Fieldston Road	
TAX BLOCK(S) AND LOT(S) Block 5819 Lots 2167, 2168, 2170, 2175			ZIP CODE 10471		
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Block bounded by Fieldston Road, Indian Road, Livingston Avenue, and West 246th Street (See Figure 1)					
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R1-2; NA-2 ZONING SECTIONAL MAP NO: 1C					
5. REQUIRED ACTIONS OR APPROVALS (check all that apply)					
City Planning Commission: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)					
<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION			
<input type="checkbox"/> ZONING MAP AMENDMENT	<input checked="" type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAPP			
<input type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT			
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE			
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:				
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> MODIFICATION; <input type="checkbox"/> RENEWAL; <input type="checkbox"/> OTHER); EXPIRATION DATE:					
SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION					
Board of Standards and Appeals: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
<input type="checkbox"/> VARIANCE (USE)					
<input type="checkbox"/> VARIANCE (BULK)					
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input checked="" type="checkbox"/> MODIFICATION; <input type="checkbox"/> RENEWAL; <input type="checkbox"/> OTHER); EXPIRATION DATE:					
SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION: ZR Sections 105-422; 105-424; 105-425; 105-431; 105-432; 105-434 (see page 1a)					



-  Project Site Boundary
-  Study Area Boundary (400-Foot Perimeter)
-  Block Number
-  Lot Number



PROJECT DESCRIPTION

The applicant, Matthew S. Bloomfield, proposes to construct three single-family detached houses (the Proposed Project) in the Riverdale section of the Bronx. The project site is 4680 Fieldston Road (Bronx Block 5819, Lots 2167, 2168, 2170, and 2175), which is owned by the applicant together with Marshall E. Bloomfield and Edward S. Bloomfield, and constitutes a single zoning lot (see **Figure 1**). The project site is zoned R1-2 within Special Natural Area District 2 (NA-2), and is also located in the Fieldston Historic District, an historic district designated by the New York City Landmarks Preservation Commission (LPC) in 2006.

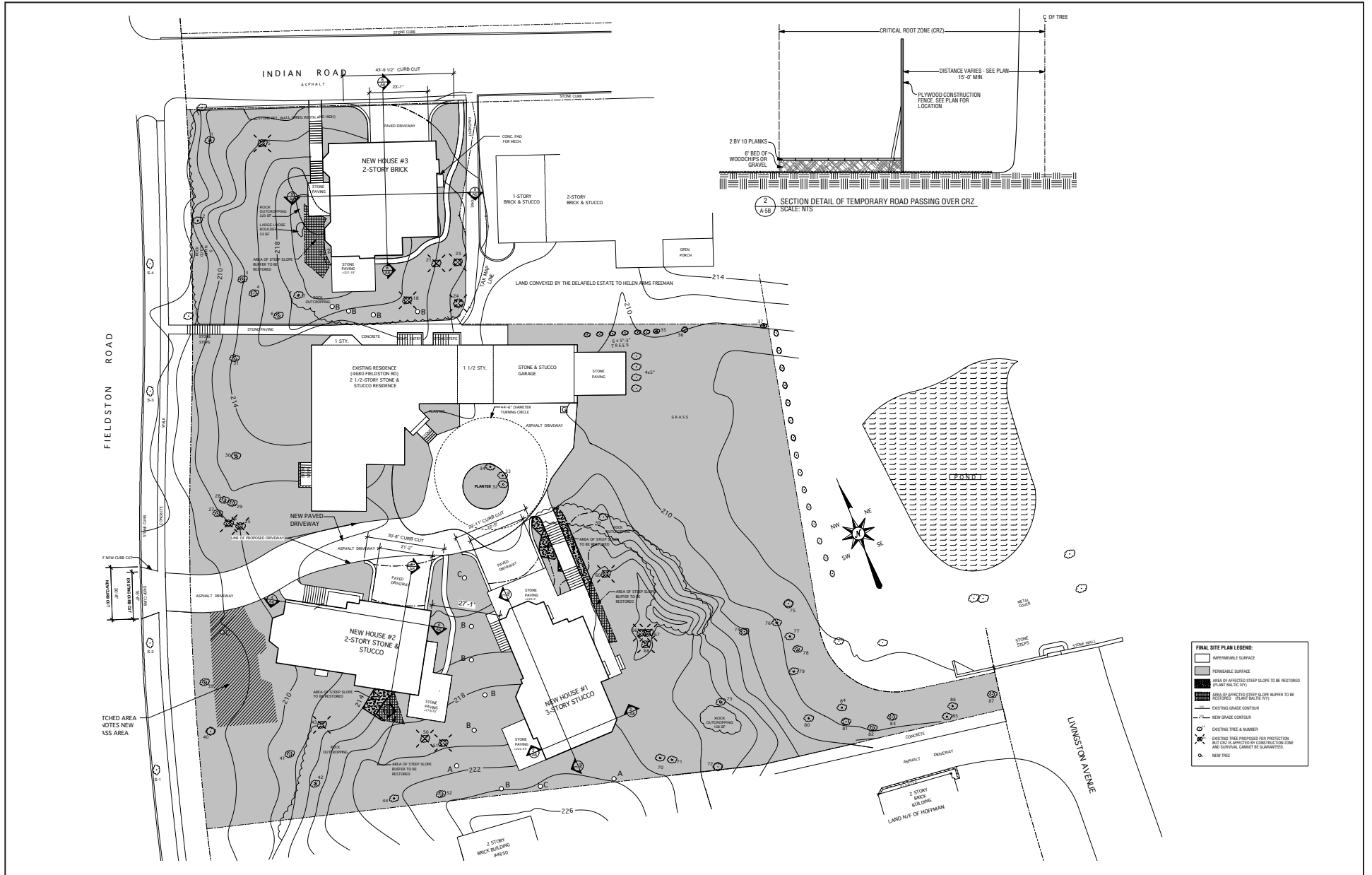
The project site is comprised of 55,781 square feet (sf) and currently contains one 9,230 gross square feet (gsf) single-family residence that is two and a half stories tall. The proposed actions would result in the construction of three additional single-family residences on the site: House #1, which would be three stories tall and contain 5,665 gsf of floor area; House #2, which would be two stories tall and contain 4,970 gsf of floor area; and House #3, which would be two stories tall and contain 5,300 gsf of floor area (see **Figures 2 and 3**). Each of the proposed houses would contain a two-car garage in the cellar. The project is expected to be complete in 2016.

The project site has an average slope of 10.97 percent and is therefore a Tier II site under the Zoning Resolution's Special Natural Area District regulations (Zoning Resolution Article X, Chapter 5); a Tier II zoning lot is a lot where development, enlargement, or site alteration is proposed and the average percent of slope is equal to or greater than 10 percent. The height of House #2, which is located to the west of House #1, has been designed to minimize the building footprint and lot coverage, allowing House #1 to be sited further west to maximize the distance of House #1 from the steep slope and steep slope buffer areas in the southeastern portion of the project site, as well as the adjacent Delafield Park to the east.

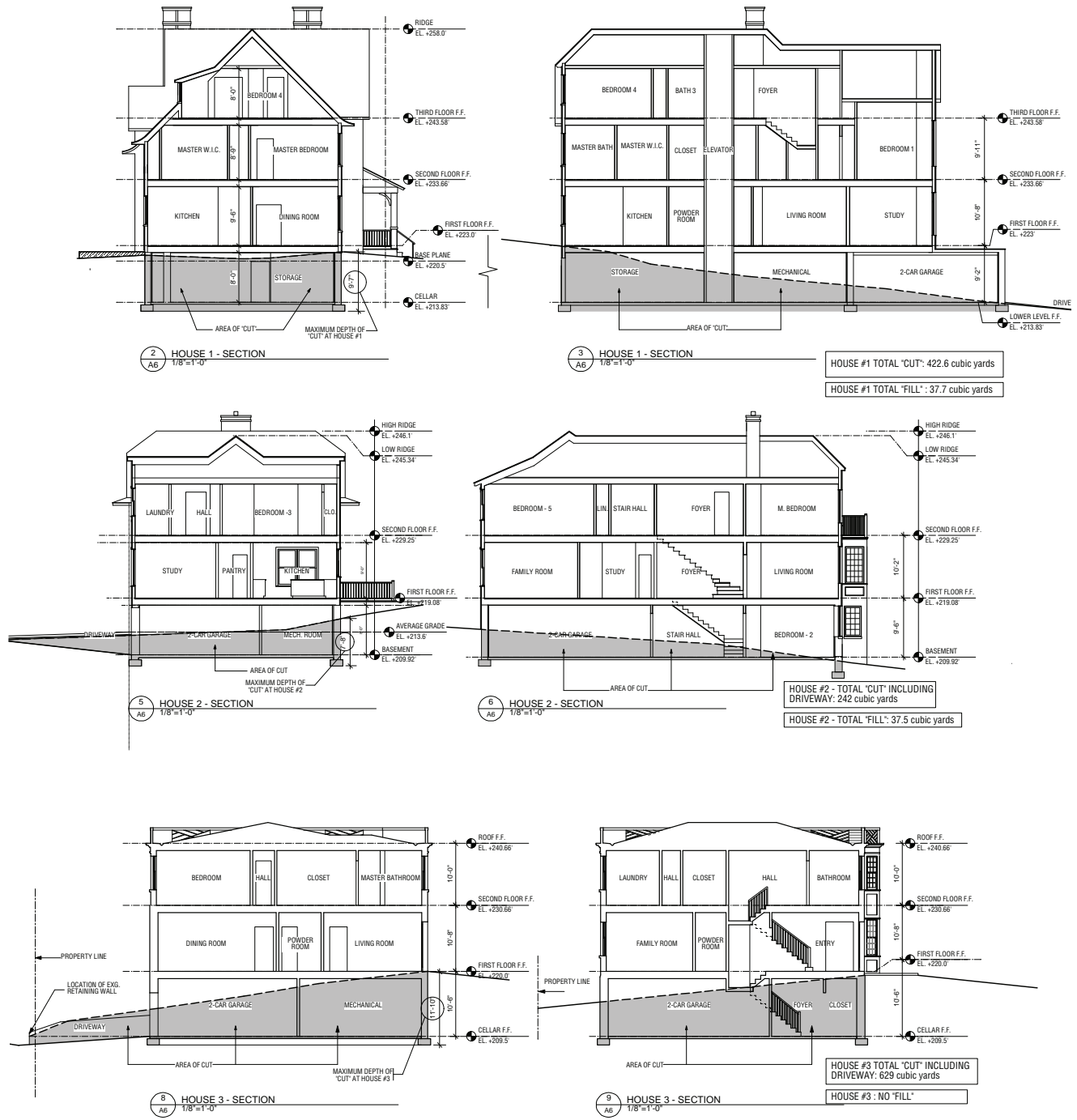
Currently, the existing house on the project site occupies 6.9 percent of property's total lot area; under the Proposed Project, the total lot coverage would increase to 16.6 percent, which requires authorization from the New York City Planning Commission ("CPC"). An existing driveway that is accessory to the existing residence would be relocated approximately 25 feet to the north, which would bring the driveway closer to the existing house. The relocation of the driveway would widen the existing curb cut to the north by two feet. House #1 and House #2 would share the driveway with the existing house so as to minimize disturbance of property, which would be made possible by the establishment of reciprocal easements. The project site currently contains 81 trees, which corresponds to 291 Existing Tree Credits. Of those trees, 42 would remain, for a total of 140 Tree Credits, and 14 new trees will be planted. Thus, with the Proposed Project, there would be 154 Tree Credits, or 52.9 percent of the existing 291 Tree Credits. As such, the Proposed Project complies with relevant tree planting requirements.

To facilitate the Proposed Project, the applicant is seeking a number of discretionary actions from the lead agency, the CPC. The Proposed Project requires the following authorizations from CPC, pursuant to the provision of Article X, Chapter 5 (Special Natural Area District):

1. Authorization of a development, enlargement of site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer (**Zoning Resolution Section 105-422**). As the average percent of slope on the project site (10.97 percent) exceeds the 10 percent threshold, an authorization is required.
2. Alteration of rock outcrops (**Zoning Resolution Section 105-424**). To the maximum extent possible, existing geologic features of a site, such as rock outcrops, must be retained in connection with all developments, enlargements and site alterations within the Special Natural Area District. Limitations are imposed upon the removal or destruction of natural features at a site. The location of House #3, which would allow for the least interference with the existing natural features, requires the alteration of two areas of rock outcropping.
3. Modification of botanic environment and tree preservation planting requirements (**Zoning Resolution Section 105-425**). To the maximum extent possible, existing trees and vegetation must be retained in connection with all development, enlargements, and site alterations within the Special Natural Area District. Strict limitations are imposed upon the removal or destruction of trees of six-inch caliper or greater, and vegetation. Any vegetation that cannot be saved must be replaced with alternative vegetation, to be approved by CPC. In addition, all developments, enlargements, and site alterations must comply with the tree planting requirements set forth in Section 105-32. The necessary proposed removal of 39 existing trees and replacement with a total of 14 trees requires an authorization.



Subject to Approval by the Landmarks Preservation Commission



Subject to Approval by the Landmarks Preservation Commission

4. Modification of lot coverage controls (**Zoning Resolution Section 105-431**). Zoning Resolution section 105-33 sets forth the residential lot coverage requirements for Tier II sites. As an authorization is proposed pursuant to Zoning Resolution 105-422, the maximum permitted lot coverage of the project site is limited to 12.5 percent. As the proposed lot coverage is 16.6 percent, an authorization is required.
5. Modification of required space between buildings on the same zoning lot (**Zoning Resolution Section 105-432**). Zoning Resolution section 23-711 sets forth the required spacing between buildings on the same zoning lot. According to this section, a 35-foot distance is required between House #1 and House #2. CPC may grant an authorization pursuant to Section 105-432 modifying the required space between two buildings on the same zoning lot. In order to avoid the existing steep slopes and increase the distance from the pond, the spacing proposed in connection with the development of House #1 and House #2 is approximately 27 feet.
6. Modification of requirements for driveways on Tier II Zoning Lots (**Zoning Resolution Section 105-434**). Zoning Resolution 105-35 establishes requirements for driveways and private roads on Tier II zoning lots, which limits the maximum grade of a driveway to 10 percent slope and the maximum width to 18 feet. CPC may grant an authorization pursuant to Section 105-434 to modify the restriction of driveway slope. The proposed driveway to House #2 would be 21 feet in length with a grade of 10.8 percent and all of the driveways on the project site would exceed the 18 foot width.

In addition, as the project site is located in the Fieldston Historic District, a Certificate of Appropriateness is required from LPC.

Department of Environmental Protection: YES NO If "yes," specify: **Site connection permit**

Other City Approvals Subject to CEQR (check all that apply)
LEGISLATION
RULEMAKING
CONSTRUCTION OF PUBLIC FACILITIES
384(B)(4) APPROVAL
OTHER; EXPLAIN
FUNDING OF CONSTRUCTION; specify
POLICY OR PLAN; specify
FUNDING OR PROGRAMS; specify
PERMITS; specify

Other City Approvals Not Subject to CEQR (check all that apply)
PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD)
LANDMARKS PRESERVATION COMMISSION APPROVAL
OTHER; explain:

State or Federal Actions/Approvals/Funding: YES NO If "yes," specify

6. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.

GRAPHICS The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and, for paper filings, must be folded to 8.5x11 inches. See Figures 1 and 4 through 7

- SITE LOCATION MAP
ZONING MAP
SANBORN OR OTHER LAND USE MAP
TAX MAP
FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): ±55,781 SF (lot area)
Waterbody area (sq. ft.) and type: 0
Roads, building and other paved surfaces (sq. ft.): ±8,531 SF
Other, describe (sq. ft.): ±47,250 SF undeveloped land

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development below facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): ±25,165
NUMBER OF BUILDINGS: 3
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 5,665; 4,970; 5,300
HEIGHT OF EACH BUILDING (ft): Up to 37.5, 32.5, 20.7
NUMBER OF STORIES OF EACH BUILDING: 3, 2, 2

Does the proposed project involve changes in zoning on one or more sites? YES NO
If 'Yes,' specify: The total square feet owned or controlled by the applicant:
The total square feet non-applicant owned area:

Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES NO
If 'Yes,' indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: ±500 sq. ft. (width x length)
VOLUME OF DISTURBANCE: TBD cubic feet (width x length x depth)
AREA OF PERMANENT DISTURBANCE: ±5,407 sq. ft. (width x length)

8. Analysis Year CEQR Technical Manual, Chapter 2

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2016

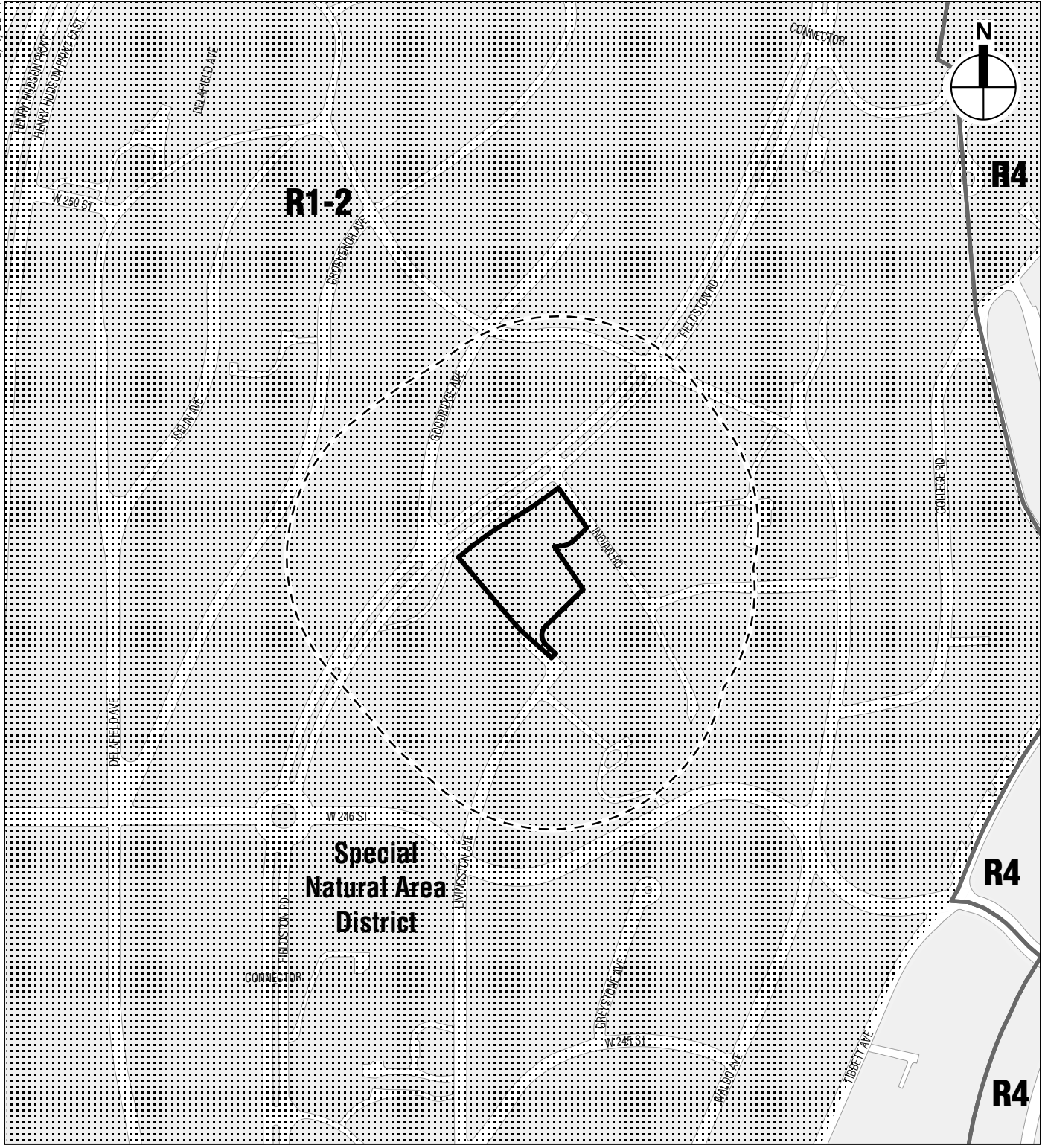
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18 Months





WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES NO IF MULTIPLE PHASES, HOW MANY?

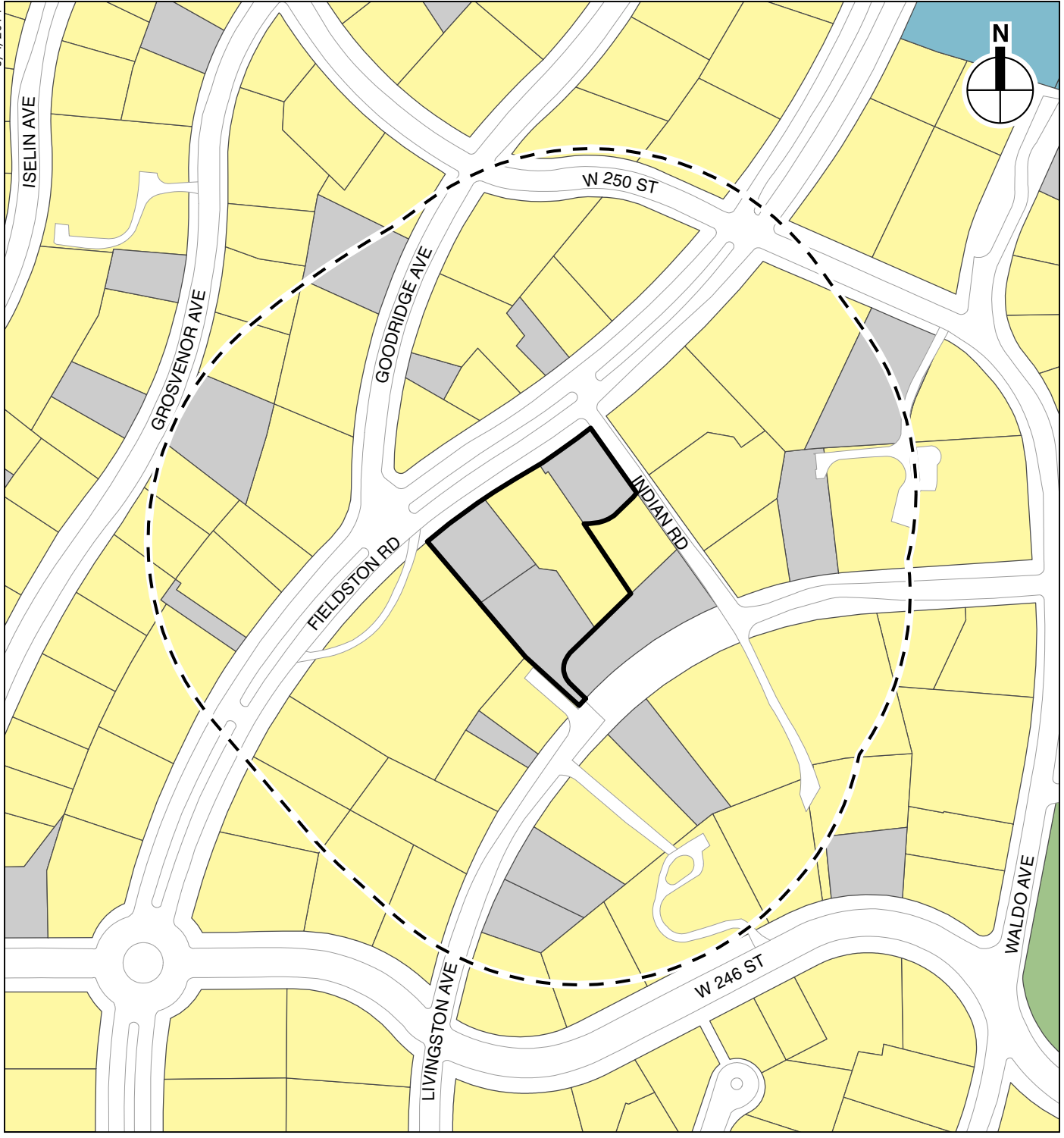
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

9. Predominant Land Use in the Vicinity of Project? (Check all that apply)

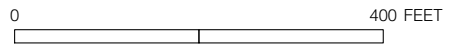
- RESIDENTIAL
MANUFACTURING
COMMERCIAL
PARK/FOREST/OPEN SPACE
OTHER, specify:



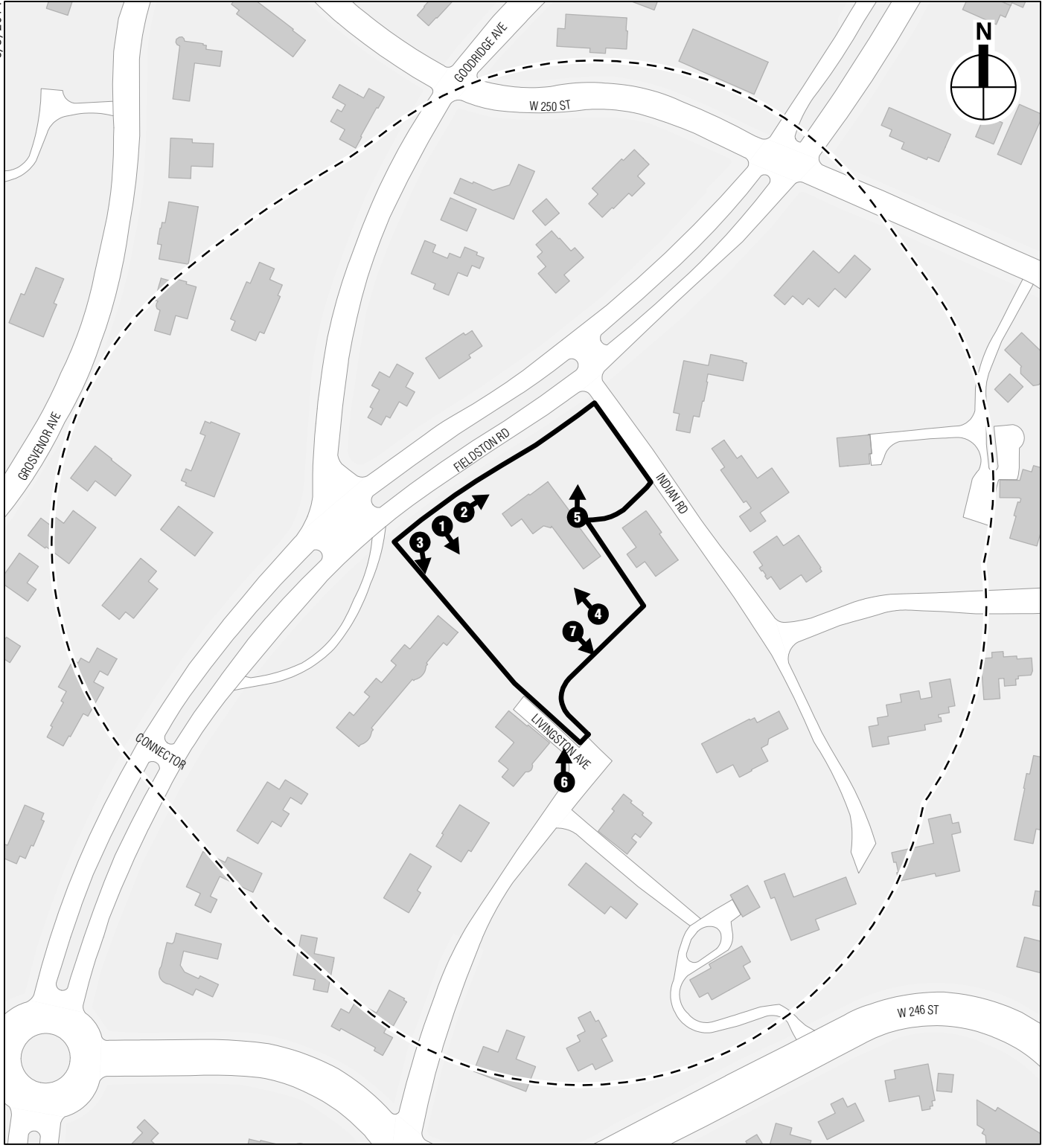
-  Project Site
-  Study Area (400-foot boundary)
-  Zoning Districts
-  Special Purpose District






-  Project Site
-  Study Area (400-foot boundary)
-  Open Space and Outdoor Recreation
-  Public Facilities and Institutions
-  Residential
-  Vacant Land



8/5/2014



-  Project Site
-  Study Area (400-foot boundary)
-  Photo Locations





View east to 4680 Fieldston Road 1



View east of Project Site 2



View south of Project Site 3



View west from Delafield Park 4



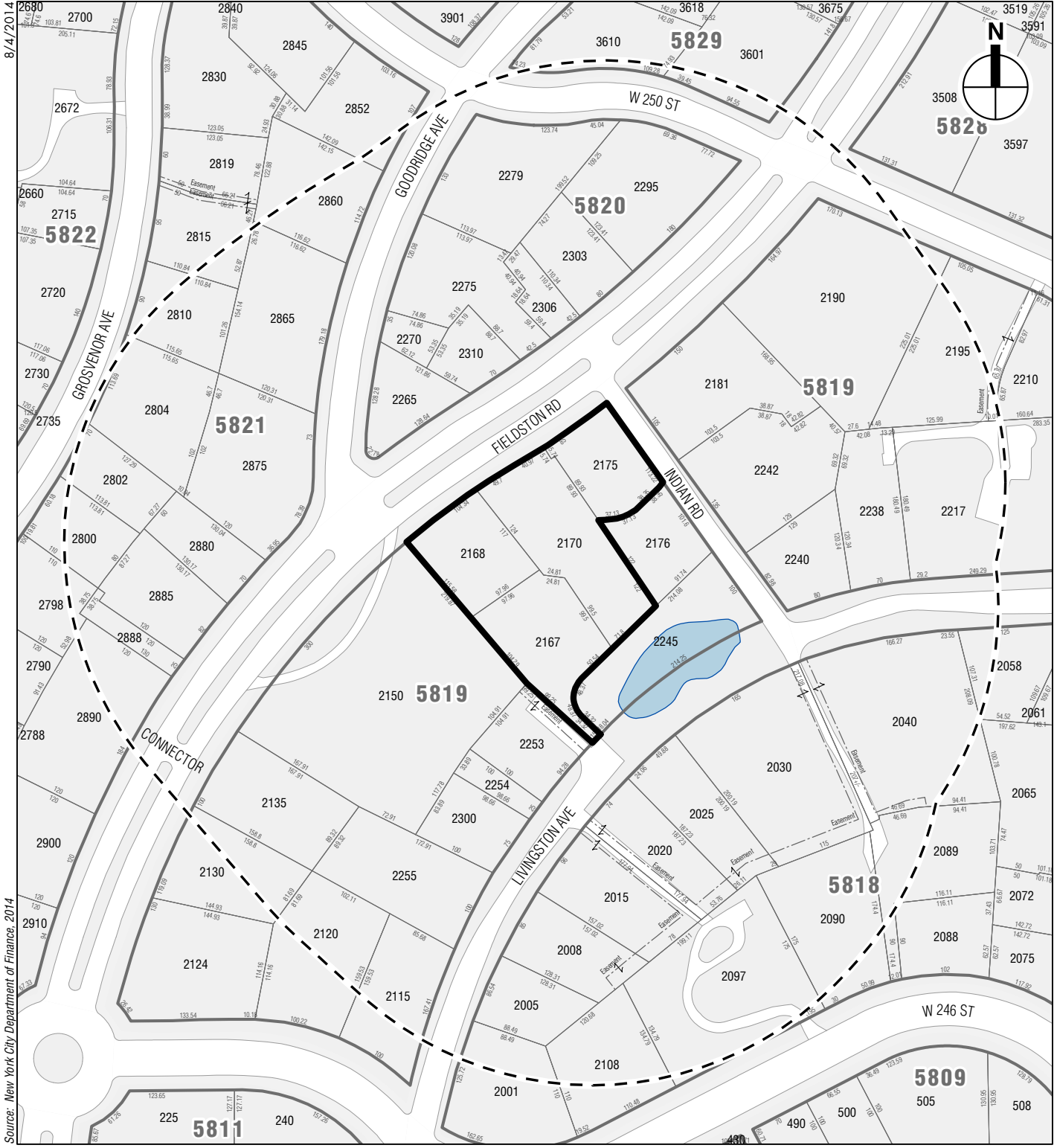
View north of Project Site 5







View of proposed access to Proposed House #1 6





View east of Delafield Park 7



Source: New York City Department of Finance, 2014

-  Project Site
-  Study Area (400-foot boundary)
-  Tax Block Boundary
-  Tax Lot Boundary

- 33 Tax Lot Number
- 33 Condo Tax Lot Number
- C: 40 Condo Flag/Condo Number
-  Other Tax Boundary
-  Possession Hooks
- 206.73 Tax Lot Dimension

0 200 FEET

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following				
Describe type of residential structures	Single-family detached	Single-family detached	Single-family detached	N/A
No. of dwelling units	1	1	4	3
No. of low- to moderate-income units	0	0	0	0
Gross Floor Area (sq. ft.)	±9,230	±9,230	±25,165	±15,935
Commercial	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
Manufacturing/Industrial	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
Community Facility	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following				
Type				
Gross floor area (sq. ft.)				
Vacant Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				
Publicly Accessible Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Uses	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				
Parking				
Garages	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Population				
Residents	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If any, specify number	±2	±2	±9	±7
Briefly explain how the number of residents was calculated	Calculations assume 2.33 residents per household (the 2010 Census average household size for Bronx Community District 8).			
Businesses	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify the following:				
No. and type				
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated				
Students (non-resident)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
If any, specify number				
Briefly explain how the number of students was calculated				
Zoning				
Zoning classification	R1-2; NA-2	R1-2; NA-2	R1-2; NA-2	0
Maximum amount of floor area that can be developed	0.5	0.5	0.5	0
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	R1-2; NA-2	R1-2; NA-2	R1-2; NA-2	0
Attach any additional information as may be needed to describe the project.				
See Attachment A, "Land Use, Zoning, and Public Policy"				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

PART II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project’s impacts based on the thresholds and criteria presented in the *CEQR Technical Manual*. Check each box that applies.


- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and attach supporting information, if needed) based on guidance in the *CEQR Technical Manual* to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

		YES	NO
1. LAND USE, ZONING AND PUBLIC POLICY: CEQR Technical Manual, Chapter 4 See Attachment A.			
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(d) If “yes” to (a), (b), and/or (c), complete a preliminary assessment and attach.			
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If “yes,” complete a PlaNYC assessment and attach.			
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If “yes,” complete the Consistency Assessment Form.			
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual, Chapter 5			
(a) Would the proposed project:			
• Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If “yes,” answer questions 2(b)(ii) and 2(b)(iv) below.			
• Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.			
• Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.			
• Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If “yes,” answer question 2(b)(v) below.			
(b) If ‘Yes’ to any of the above, attach supporting information to answer the relevant questions. If ‘No’ was checked for each category above, the remaining questions in this technical area do not need to be answered.			
i. Direct Residential Displacement			
o If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population?			
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?			
ii. Indirect Residential Displacement			
o Would expected average incomes of the new population exceed the average incomes of the study area populations?			
o If “yes:”			
▪ Would the population of the primary study area increase by more than 10 percent?			
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?			
o If “yes,” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?			

	YES	NO
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?		
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		
o Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?		
v. Affects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?		
3. COMMUNITY FACILITIES: CEQR Technical Manual, Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)		
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?		
ii. Libraries		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)		
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?		
o If "yes," would the additional population impair the delivery of library services in the study area?		
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)		
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?		
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?		
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?		
o If "yes," would the project affect the operation of health care facilities in the area?		
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?		
o If "yes," would the project affect the operation of fire or police protection in the area?		
4. OPEN SPACE: CEQR Technical Manual, Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?		
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?		
(f) If the project is located within an area that is neither underserved nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o In an underserved area, would the project result in a decrease in the open space ratio by more than 1 percent?		
o In an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?		
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:		

	YES	NO
5. SHADOWS: CEQR Technical Manual, Chapter 8.		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual, Chapter 9 See Attachment B.		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State, or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archaeological resources.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual, Chapter 10 See Attachment C.		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the questions above, please provide the information requested in Chapter 10.		
8. NATURAL RESOURCES: CEQR Technical Manual, Chapter 11 See Attachment D.		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. HAZARDOUS MATERIALS: CEQR Technical Manual, Chapter 12		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury, or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:		
(i) Based on the Phase I Assessment, is a Phase II Assessment needed?		
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual, Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project is located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan, or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project is located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drain areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		

	YES	NO
11. SOLID WASTE AND SANITATION: CEQR Technical Manual, Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 164 lbs		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. ENERGY: CEQR Technical Manual, Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 3,188,406 MBtu		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual, Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 in Chapter 16 for more information.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual, Chapter 17 See Attachment E.		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual, Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (see Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.		

	YES	NO
16. NOISE: CEQR Technical Manual, Chapter 19 See Attachment F.		
(a) Would the proposed project generate or reroute the vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. PUBLIC HEALTH: CEQR Technical Manual, Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality, Hazardous Materials, Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual, Chapter 21 See Attachment G.		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "Yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. CONSTRUCTION: CEQR Technical Manual, Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See Attachment H.		
20. APPLICANT'S CERTIFICATION		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME:	SIGNATURE	DATE
Lisa M. Lau, AKRF, Inc.—Applicant Representative		Oct. 17, 2014
PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.		

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

Potentially Significant Adverse Impact

IMPACT CATEGORY	YES	NO
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?


YES NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY NYC Department of City Planning
NAME Olga Abinader	DATE October 17, 2014
SIGNATURE 	

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the [] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY	
NAME	SIGNATURE	DATE

A. INTRODUCTION

The proposed actions would result in the development of three new single-family detached houses (the Proposed Project) at 4680 Fieldston Road in the Riverdale section of the Bronx. This section considers existing land use, zoning, and public land use policies with regard to the project site and the surrounding study area, as defined below. An analysis of land use, zoning, and public policy is necessary because the Proposed Project would affect the land use of the project site, which could affect area land use patterns. Zoning and public policy issues address the compatibility of the Proposed Actions with existing public policies.

As described below, this analysis concludes that the Proposed Project would be compatible with land uses in the study area, and that it would be consistent with zoning and public policy for the area. Overall, the Proposed Actions would not result in any significant adverse impacts to land use, zoning, or public policy.

B. EXISTING CONDITIONS**LAND USE***PROJECT SITE*

The project site for the Proposed Project is comprised of Bronx Block 5819, Lots 2167, 2168, 2170, and 2175. Currently, the project site contains one single-family detached house containing 9,230 gross square feet (gsf). The existing residence covers 3,857 square feet (sf) of the 55,781 sf lot; therefore, existing lot coverage is 6.9 percent. The remainder of the project site is wooded and undeveloped, with several rock outcroppings and a few steep slope areas. The overall topography of the project site is moderately sloped and the average percent of slope is 10.97 percent. Because the average percent of slope is greater than 10 percent, the project site is a Tier II site under the New York City Zoning Resolution; approximately 7,091 sf of the project site is steeply sloped. Steep slope areas south of the existing residence are found in the southwest corner of the project site; on the eastern portion of the project site, overlooking the pond that lies within Delafield Park; and a small (less than 200 sf) section in the middle of the project site. Steep slope areas north of the existing residence are found at the western portion of the project site; and a small area (less than 200 sf) in the south central portion, just north of the existing residence. The east section of the project site, which fronts on to the privately-owned Delafield Park, is a generally flat, grassy lawn. The peak elevation is 224 feet, which is located as the south central edge of the project site; the point of lowest elevation is 206 feet, which is located near the northwest corner

Bloomfield Development

STUDY AREA

The study area extends 400 feet from the project site and is roughly bounded by West 250th Street to the north, West 246th Street to the south, Waldo Avenue to the east, and Grosvenor Avenue to the west (see **Figure A-1**). The study area is developed with large single-family detached residences on spacious lots, which are similar to the existing residence on the project site. The study area contains substantial private open space that is accessory to these residences, including wooded areas, rock outcrops, gardens, and lawns.

Immediately south and east of the project site is Delafield Park, a private open space with a large pond, which bisects Livingston Avenue. Adjacent to the project site to the south and west is a large, stately embassy building, which is owned by the Republic of Guinea.

The project site and study area are under the jurisdiction of the Fieldston Property Owners' Association (FPOA), which owns all the streets and common areas in the Fieldston neighborhood. FPOA is responsible for numerous municipal functions and collects annual dues that are paid by the approximately 250 homeowners who make up the association. Once per year, streets in Fieldston are closed to non-residents to maintain private ownership. Parking is restricted to residents and their guests, as is use of Delafield Park, and any other common resources.

ZONING

PROJECT SITE

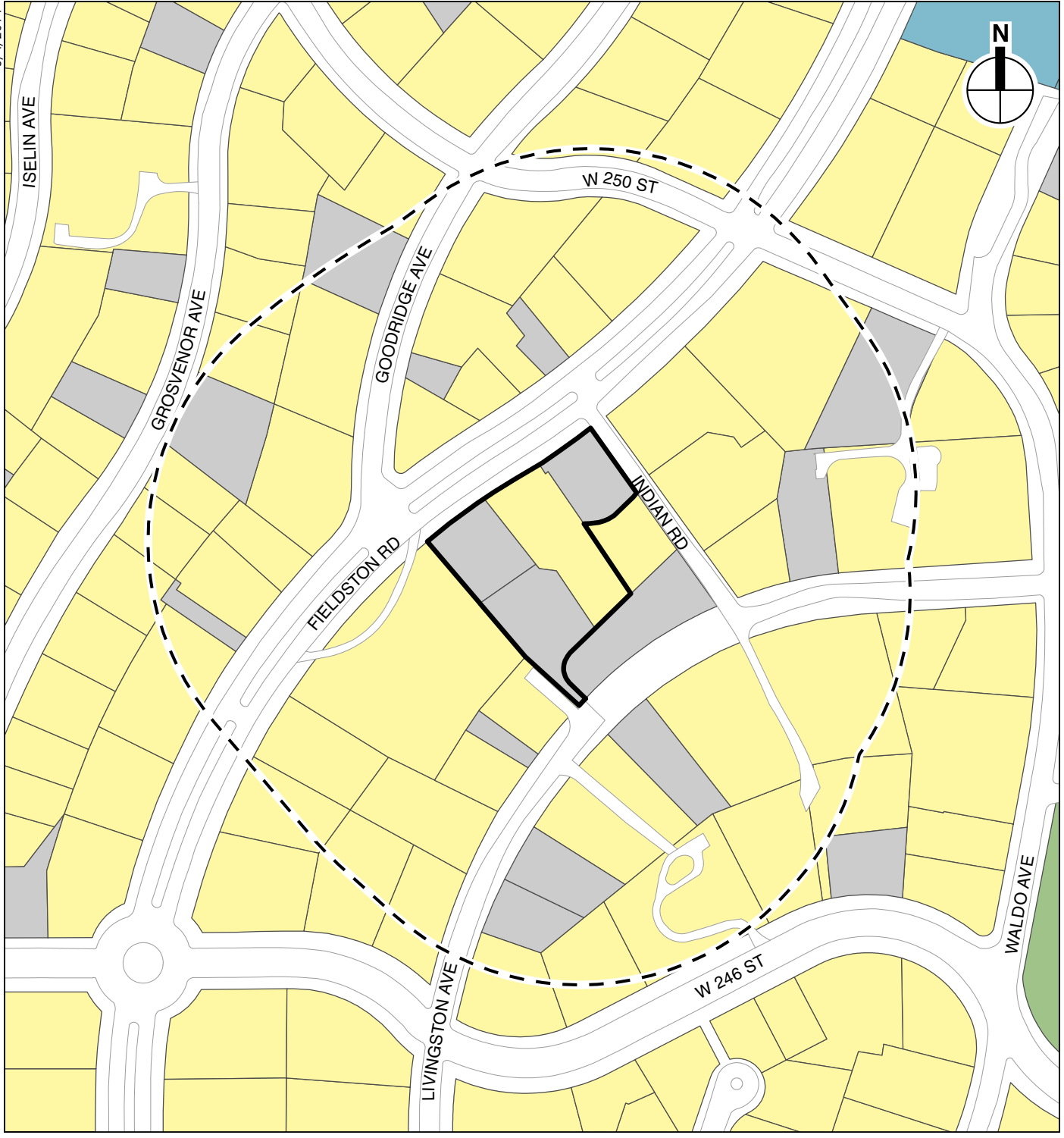
The project site and study area are mapped as an R1-2 zoning district within Special Natural Area District 2 (NA-2) (see **Figure A-2**). R1-2 districts are leafy, low-density neighborhoods consisting of large, single-family detached homes on spacious lots. High yard requirements, open space ratios, and lot coverage regulations create the open space that characterizes R1-2 districts. The maximum floor area ratio (FAR) of 0.5, and the large minimum lot area regulations, produce big, roomy houses. A minimum of one off-street parking space is required for each house.

The purpose of Special Natural Area District zoning is to guide new development and site alterations in areas endowed with unique natural characteristics, such as forests, rock outcrops, steep slopes, creeks, and a variety of botanic and aquatic environments. The New York City Planning Commission (CPC) reviews proposals for new development, enlargements, and site alterations to maximize protection of natural features in accordance with the provisions of the special district regulations. Natural features are protected by limiting modifications in topography, by preserving tree, plant, and marine life, and natural water courses, and by encouraging clustered development. Under the Zoning Resolution, CPC can authorize modification of certain of the special district requirements, provided that CPC makes specified findings.

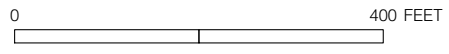
PUBLIC POLICY

NEW YORK CITY HISTORIC DISTRICTS

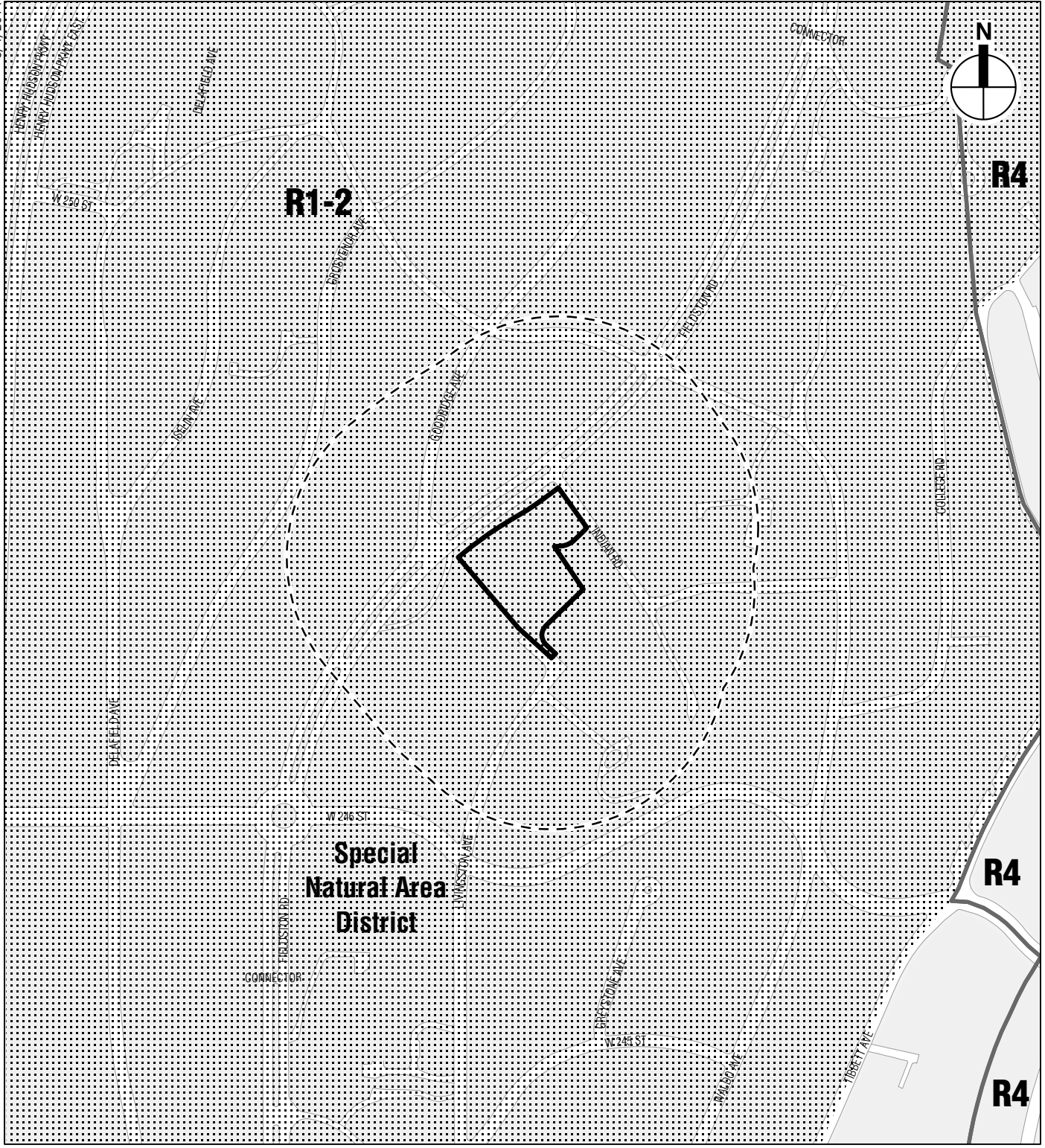
The New York City Landmarks Law of 1965 established the New York City Landmarks Preservation Commission (LPC) and authorized the Commission to designate individual buildings, historic districts, interior landmarks and scenic landmarks of historical, cultural and







-  Project Site
-  Study Area (400-foot boundary)
-  Open Space and Outdoor Recreation
-  Public Facilities and Institutions
-  Residential
-  Vacant Land



8/4/2014



-  Project Site
-  Study Area (400-foot boundary)
-  Zoning Districts
-  Special Purpose District

0 400 FEET

architectural significance. The Landmarks Law defines a Historic District as an area that has a “special character or special historic or aesthetic interest,” represents “one or more periods of styles of architecture typical of one or more eras in the history of the city,” and constitutes “a distinct section of the city.” Historic district designation by LPC protects buildings that are found to contribute to the historic character of the area from demolition and ensures the appropriateness of development in the context of what LPC found to be the defining characteristics of the district. Property owners are required to obtain LPC approval, in the form of a Certificate of Appropriateness (CofA), before altering a designated building or constructing a building located in an historic district.

The project site and study area are located within the Fieldston Historic District, which was established by LPC in 2006. Therefore, new development requires approval from LPC and the issuance of a Certificate of Appropriateness. Attachment B, “Historic and Cultural Resources,” describes the Fieldston Historic District in greater detail.

C. FUTURE WITHOUT THE PROPOSED ACTION

LAND USE

PROJECT SITE

Absent the proposed action, existing conditions on the project site will not change. The project site will continue to contain one single-family residence. The three additional one-family homes will not be built.

STUDY AREA

No additional development projects are expected to be built in the study area by 2016. Existing conditions in the study area are not expected to change.

ZONING

No changes are expected to zoning on the project site or study area in the future without the proposed action. The existing R1-2/NA-2 zoning, as described above, will remain unchanged.

PUBLIC POLICY

No changes to public policy affecting the project site or study area are anticipated in the future without the proposed action. The project site will continue to be located within the Fieldston Historic District, as described above and in Attachment B, “Historic and Cultural Resources.”

D. FUTURE WITH THE PROPOSED ACTION

LAND USE

PROJECT SITE

The proposed action would result in the construction of three additional single-family houses on the project site and would include driveway and landscaping modifications, as described on page 1a of the EAS, “Project Description.” The project site currently contains one single-family residence, and the additional three dwelling units would not introduce a new or incompatible

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use. With the proposed development, lot coverage on the project site would increase from 6.9 percent to 16.6 percent of the zoning lot's total area. While this increase would represent a noticeable change in land use conditions at the project site, the change would not be considered adverse, as zoning lot coverage would be below the average coverage of the adjacent properties (18.1 percent), as described below under "Study Area." The height and bulk of the proposed houses (up to 5,665 gsf) would be smaller than that of the existing residence (9,230 gsf). Overall, the proposed action would result in development that would be compatible with existing land uses on the project site, and would not result in significant adverse land use impacts.

STUDY AREA

The proposed action would not introduce development that is incompatible, or out of scale, with the surrounding study area. The three proposed single-family residences would be appropriate for the study area, as the area surrounding the project site is developed with single-family houses that are similar in scale to the Proposed Project. The building footprint on the majority of these lots occupies a greater proportion of the total lot area than the project site would with the proposed action. The average lot area of the nine zoning lots on Block 5189, excluding the project site and Lot 2150 (which contains an embassy building, an anomaly in the study area) is 18.1 percent. While the Proposed Project would increase the density of development on the project site, the proposed 16.6 percent lot coverage would be below the surrounding average lot coverage of 18.1 percent. The proposed development has also been designed to aesthetically complement existing surrounding development. Therefore, the Proposed Project would be compatible with land uses in the surrounding study area, and would not result in significant adverse land use impacts.

ZONING

PROJECT SITE

The Proposed Project would generally be in conformance with the requirements of the R1-2/NA-2 zoning, although some modifications are being sought. The project has been designed to minimize the relief required pursuant to the proposed action. As noted above, the proposed 0.37 FAR of the project site with the Proposed Project would be less than the maximum of 0.50 FAR permitted under R1-2 zoning regulations. The proposed open space ratio (OSR) would be 222.5 with the Proposed Project, whereas the minimum required OSR is 150. The project site is a Tier II site, which is defined as having an average slope of greater than 10 percent. Development, enlargement, or site alteration on a Tier II site requires authorization from CPC. Additionally, the maximum lot coverage for Tier II sites is 12.5 percent, which is less than the proposed lot coverage of the project site (16.6 percent). Therefore, a modification of lot coverage controls is proposed.

The project site currently contains 81 trees, which translates to an Existing Tree Credits total of 291. Of the existing trees, 42 would remain for a total of 140 Tree Credits, and 14 new trees would be planted such that the total of proposed Tree Credits would be 154, or 52.9 percent of the existing 291 Tree Credits. As such, the proposed development complies with the tree planting requirements of the NA-2 district; however, the necessary removal of 39 existing trees and replacement with 14 trees requires CPC authorization. The Proposed Project also requires a CPC authorization to modify restrictions on driveway slope and width (10 percent and 18 feet, respectively), as the proposed driveway to House #2 would have a grade of 10.8 percent, and all of the driveways would be wider than 18 feet.

In addition, the Proposed Project would require a CPC authorization to reduce the required spacing between buildings on the zoning lot. In order to avoid the existing steep slopes and increase the distance from the pond, the spacing proposed in connection with the development of House #1 and House #2 is approximately 27 feet (whereas a distance of 35 feet would otherwise be required by zoning).

While the Proposed Project would require the authorizations described above, none of these modifications are expected to result in significant adverse zoning impacts. As analyzed above, the use of the project site would not change and the proposed development would be in keeping with the height and bulk of existing development on the project site. The increase in lot coverage that would result from the Proposed Project would not be out of scale with the surrounding study area. Further, the Zoning Resolution allows for the requested authorizations, provided that all of the specified findings are satisfied. Therefore, the Proposed Project would not result in any significant adverse zoning impacts on the project site.

STUDY AREA

No changes to zoning in the study area are anticipated as a result of the Proposed Project. The actions sought on the project site would not apply to other sites in the study area without separate applications and approval processes. Therefore, the Proposed Project would not result in significant adverse impacts to zoning in the study area.

PUBLIC POLICY

NEW YORK CITY HISTORIC DISTRICTS

Because the Proposed Project involves alterations to a site within the Fieldston Historic District, the Proposed Project is subject to the review and approval of LPC. LPC's approval of the proposed changes to the project site within the Fieldston Historic District would be issued through a Certificate of Appropriateness (CofA). LPC's issuance of the CofA would ensure that the Proposed Project would be consistent with, and supportive of, the public policy goals and objectives of the Fieldston Historic District. As described in Attachment B, "Historic and Cultural Resources," and discussed briefly below, the Proposed Project would not result in any significant adverse impacts to historic and cultural resources.

The proposed actions do not supersede the Landmarks Law, and the Proposed Project is required to be consistent with the Fieldston Historic District. The consistency determination is made through LPC's issuance of a CofA. An application for a CofA for the Proposed Project has been submitted to LPC and is currently under review. LPC will issue the CofA after CPC's approval of the proposed actions. Any significant changes to the Proposed Project resulting from LPC's review that would affect the proposed actions would be reflected in a revised CPC application. As noted above, LPC's review and approval, and issuance of a CofA, would ensure that the proposed project is appropriate to the historic character of the Fieldston Historic District. This measure ensures that the Proposed Project would be appropriate for, and suit the context of, the project site and study area.

By letter dated August, 19, 2011, LPC determined that the site may be archaeologically significant and that further testing would be required in order to determine if the site contains Native American remains from burials and occupation as well as from circa 1859 residential occupation. The applicant prepared a Phase 1A Archaeological Documentary Study of the site dated September 2011, which recommended further testing and the completion of a Phase 1B

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investigation prior to any soil disturbance. LPC concurred with the Phase 1A recommendations by a letter dated June 25, 2014. The applicant entered into a Restrictive Declaration which requires that prescribed archaeological work be conducted in accordance with *CEQR Technical Manual* and LPC Guidelines for Archaeological Work in New York City.

The Restrictive Declaration is binding upon the property's successors and assigns. The declaration serves as a mechanism to assure the archaeological testing be conducted and that any necessary mitigation measures be undertaken prior to any site disturbance (i.e., site grading, excavation, demolition, or building construction). The Restrictive Declaration was prepared in a form acceptable to the LPC. The Restrictive Declaration was executed on October 8, 2014 and submitted for recordation with the City's Department of Finance on October 14, 2014.

Consequently, no significant adverse impacts to archaeological resources are expected.

Overall, the Proposed Project would not result in any significant adverse impacts to public policy. *

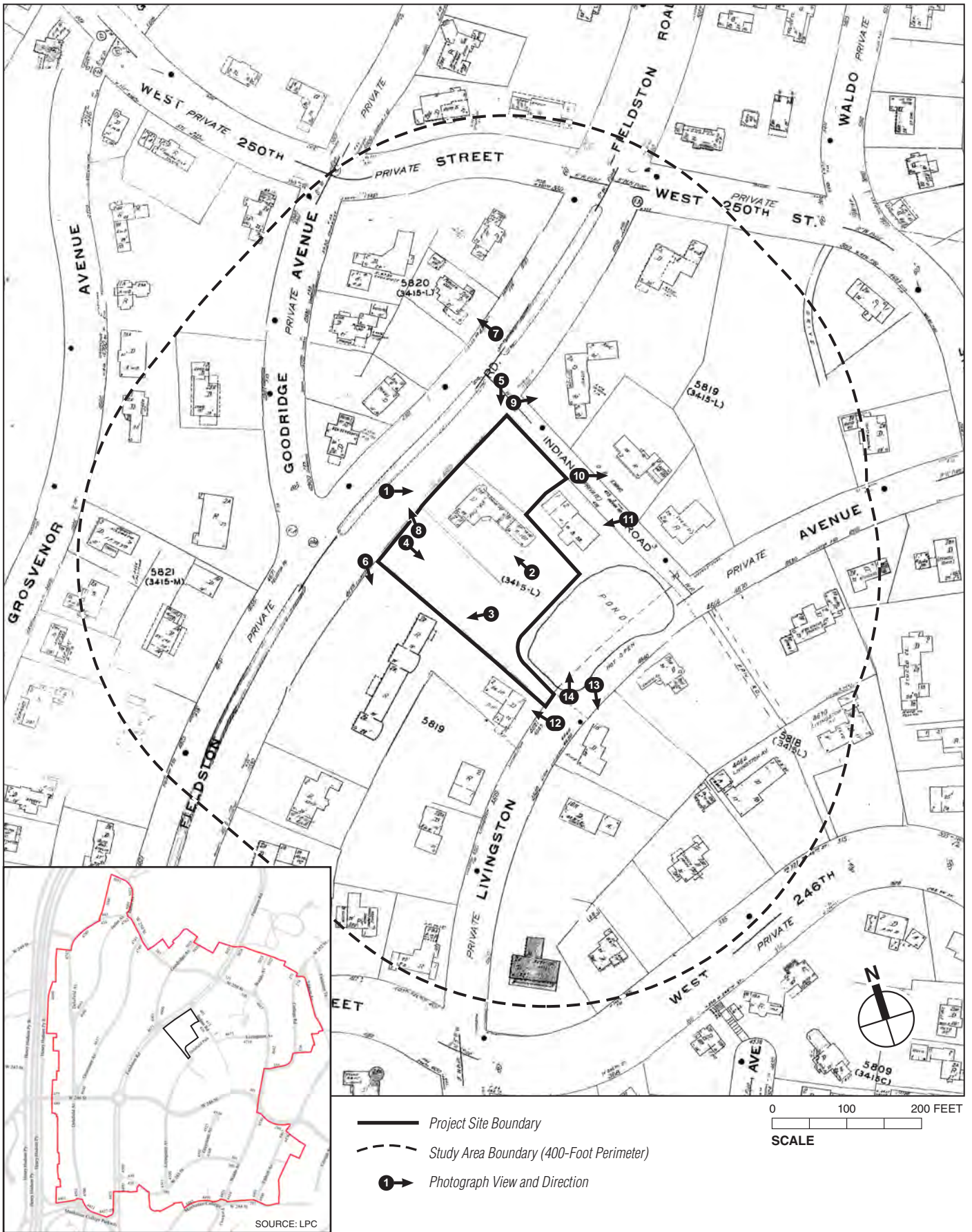
A. INTRODUCTION

This attachment assesses the potential of the proposed project to affect historic and cultural resources. The project site is located at 4680 Fieldston Road (Block 5819, Lots 2167, 2168, 2170, and 2175) in the Riverdale section of the Bronx (see **Figure B-1**). It is located within the boundaries of the New York City Landmark-designated (NYCL) Fieldston Historic District. It contains a two-and-a-half-story free-standing house and undeveloped areas containing trees, rock outcrops, and low plants. With the proposed actions, three new free-standing houses would be developed on the project site. Other changes to the project site would include three new driveways, the realignment of the existing driveway, and changes to the landscaping.

Historic and cultural resources include both archaeological and architectural resources. The study area for archaeological resources is the area that would be disturbed for project construction, which is the project site itself. In an Environmental Review letter dated August 19, 2011, the New York City Landmarks Preservation Commission (LPC) identified the project site as potentially sensitive for archaeological resources dating to the precontact (Native America) period and requested that a Phase 1A Archaeological Documentary Study of the site be completed (see **Appendix 1**, “Historic and Cultural Resources”). In September 2011, AKRF prepared a Phase 1A Archaeological Documentary Study of the project site (“the Phase 1A”). The findings of the Phase 1A are summarized in Section B, “Existing Conditions, Project Site, Archaeological Resources.”

In general, potential impacts to architectural resources can include both direct physical effects (e.g., demolition, alteration, or damage from construction on nearby sites) and indirect, contextual effects, such as the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric elements that are out of character with a property or that alter its setting. The study area for architectural resources is, therefore, larger than the archaeological study area to account for any potential impacts that may occur where proposed construction activities could physically alter architectural resources or be close enough to them to potentially cause physical damage or visual or contextual impacts. Following the guidelines of the *City Environmental Quality Review (CEQR) Technical Manual*, the architectural resources study area for this project is defined as being within an approximately 400-foot radius of the project site. The study area is roughly bounded by West 250th Street to the north, West 246th Street to the south, Waldo Avenue to the east, and Grosvenor Avenue to the west (see **Figure B-1**). Architectural resources that were analyzed include properties within the NYCL-designated Fieldston Historic District. Additionally, a survey was conducted to identify any previously undesignated properties in the study area that were then evaluated for their potential State/National Register (S/NR) and NYCL eligibility.

Because the project site is within the Fieldston Historic District, the proposed modifications to the project site are subject to review and approval under the New York City Landmarks Law. The project is seeking a Certificate of Appropriateness (CofA) from LPC and consultation with



Fieldston Historic District

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LPC is ongoing. LPC's determination with respect to the appropriateness of the proposed development upon presently unimproved land in the landmarked Fieldston Historic District will ensure that the proposed project would have no adverse impacts on this historic architectural resource.

As described below, the proposed actions would not result in any significant adverse impacts on archaeological or architectural resources.

B. EXISTING CONDITIONS

PROJECT SITE

ARCHAEOLOGICAL RESOURCES

By letter dated August, 19, 2011, LPC determined that the site may be archaeologically significant and that further testing would be required in order to determine if the site contains Native American remains from burials and occupation as well as from circa 1859 residential occupation. The applicant prepared a Phase 1A Archaeological Documentary Study of the site dated September 2011, which recommended further testing and the completion of a Phase 1B investigation prior to any soil disturbance. LPC concurred with the Phase 1A recommendations by a letter dated June 25, 2014 (see Appendix 1, "Historic and Cultural Resources"). The applicant entered into a Restrictive Declaration which requires that prescribed archaeological work be conducted in accordance with *CEQR Technical Manual* and LPC Guidelines for Archaeological Work in New York City.

The Restrictive Declaration is binding upon the property's successors and assigns. The declaration serves as a mechanism to assure the archaeological testing be conducted and that any necessary mitigation measures be undertaken prior to any site disturbance (i.e., site grading, excavation, demolition, or building construction). The Restrictive Declaration was prepared in a form acceptable to LPC. The Restrictive Declaration was executed on October 8, 2014 and submitted for recordation with the City's Department of Finance on October 14, 2014.

Consequently, no significant adverse impacts to archaeological resources are expected.

Precontact Occupation of the Project Site

The precontact period refers to the time when New York City was inhabited by Native Americans prior to the settlement of the area by European colonists. The precontact sensitivity of a project site is generally evaluated by the presence of high, level ground (not exceeding 12 to 15 percent slopes), fresh water courses, well-drained soils, and close proximity to previously identified precontact archaeological sites.

The project site is situated on the Riverdale Ridge, the highest area in the Borough of the Bronx. While portions of the site are very steep with slopes of 15 to 25 percent or more, other areas are level. The topography of the area does not appear to have changed significantly since the late-19th century, before the site was developed. The project site is not in close proximity to natural sources of fresh water (it is unclear if the pond adjacent to the project site is natural or if it was first excavated as part of the Delafield Estate), although streams and other sources of fresh water were located to the north and east.

At least 15 precontact archaeological sites have been identified within one mile of the project site, including one that was potentially within or immediately adjacent to the project site. Early-

20th century archaeologist Reginald P. Bolton identified traces of Native American activity near the intersection of Fieldston Road and 247th Street, which historic maps indicate was in the immediate vicinity of, and possibly within, the project site. In addition, the Chapel Farm II site, a Native American quarry and tool-processing location, was identified approximately 500 feet to the north of the project site along Fieldston Road. Because of the amount of documented Native American activity in the vicinity of the project site, it is extremely likely that there was some precontact occupation of the project site, most likely as a campsite, shell midden, or quarrying location.

The construction of the dwelling at 4680 Fieldston Road and its driveway would have resulted in the disturbance of any precontact archaeological resources in those areas. In addition, Lot 2175 on the northern portion of the site and areas along the southern and eastern boundaries of the site feature steep slopes (15 to 25 percent or more) and exposed rock outcrops; it is not likely that there are buried archaeological resources in those locations, however, the rock outcrops themselves may have been used by Native Americans as a source of quartz which they would have used to manufacture stone tools.

The Phase 1A concluded that the portions of the project site with slopes less than 15 percent and to the south of the existing dwelling are determined to be highly sensitive for precontact archaeological resources. The steeply sloping areas surrounding rock outcrops were determined to have low to moderate sensitivity for precontact resources associated with quarrying activities. The location of the existing dwelling and the adjacent driveway are determined to have no sensitivity for precontact archaeological resources. **Figure B-2** depicts the areas of precontact archaeological sensitivity.

Historic Occupation of the Project Site

No occupation or development within the project site was documented during the 17th or 18th centuries, when the project site was an undeveloped wooded area. The project site was included within the Manor of Philipsburg, which was confiscated during the Revolutionary War from Frederick Philipse, a British loyalist, and subsequently sold as farmland. While troops were stationed in the northwestern section of the Bronx during the war, the project site does not appear to have been the location of any Revolutionary War activity.

Relative to the growing city in Lower Manhattan, the Bronx remained largely vacant throughout the city's early development, largely due to the fact that a lack of bridges and rail lines made it inaccessible to most people. In 1829, Major Joseph Delafield, a hero of the War of 1812, purchased a large estate that included the project site; Delafield and his heirs would own the property through the early 20th century. Historic maps dating to the 19th century indicate that no structures were located on the project site at this time, although a historic path that linked structures on opposite sides of the Delafield Estate formerly crossed through the project site. The small pond to the east of the project site is depicted on maps as early as 1873, although the size and shape of the pond appear to have been greatly modified since that time. Although various proposed roads are depicted as crossing the project site on 19th century maps, none appear to have been constructed until Fieldston Road was built in the late-19th or early-20th century.

The sale of individual lots and the construction of homes on the former Delafield Estate began in the early 1910s and the home at 4680 Fieldston Road was constructed in 1918. No 20th century maps depict any other structures on the project site through the present day.

Because of the lack of development on the project site during the historic period, the project site was determined to have low sensitivity for archaeological resources dating to the historic period.



- Project Site Boundary
- Areas of Precontact Archaeological Sensitivity;
Phase 1B testing Recommended
- Areas with Steep Slopes and/or Rock Outcrops;
Surface Survey Recommended

NO SCALE

Proposed Site Plan
Showing Areas of Archaeological Sensitivity
Figure B-2

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ARCHITECTURAL RESOURCES¹

The project site and study area are located entirely within the boundaries of the Fieldston Historic District (see **Figure B-1**). The historic district is an early 20th century suburban development created on land purchased by descendants of Major Joseph Delafield in 1829. The development of the property did not begin until 1909 when subway service had reached 242nd Street and Broadway. Plans for the property's development were prepared by civil engineer Albert E. Wheeler and were based on recommendations made by Frederick Law Olmsted and James R. Croes in 1876. The plans preserved much of the area's wooded character and incorporated roadways following the area's natural topography. Construction of the first houses began in 1911. Most houses were designed in picturesque historic revival styles—including the Medieval, English Tudor, Mediterranean, Dutch, and Georgian Colonial styles—that were encouraged by a handbook containing a list of approved architects. Houses were sited on their lots to take advantage of the area's varied and picturesque topography. No businesses, two-family homes, or apartment buildings were allowed in the neighborhood. The Fieldston Property Owners Association established design guidelines for the Fieldston neighborhood. These guidelines were relaxed in the 1950s which has allowed for the construction of more eclectic house styles.

PROJECT SITE

The project site at 4680 Fieldston Road contains a two-and-a-half-story free-standing house and undeveloped areas including trees, rock outcrops, and low plants (see Views 1 through 5 of **Figures B-3** and **B-4**). The house was designed by the architecture firm Mann & MacNeille in the Tudor Revival style. It was built in 1917-1918 with an L shaped plan. A one-and-a-half story wing extends east, away from Fieldston Road. The house is faced in terra cotta with fieldstone, whitewashed cement, stucco, and false half-timbering. It has casement sash windows, gable roofs with overhanging eaves, and stuccoed chimneys. The house is set back from Fieldston Road by approximately 48 feet and from Indian Road by approximately 96 feet. The project site's Fieldston and Indian Road property lines are established by a fieldstone retaining wall.

STUDY AREA

The entire study area is located within the **Fieldston Historic District**, described above (see **Figure B-1**). Winding roadways, changes in topography, and dense vegetation limit the visibility between the project site and other historic district houses to those on nearby lots. These nearby historic district houses include a range of house styles from different periods ranging from large houses such as the long two-story 1920-1921 neo-Classical house at 4650 Fieldston Road immediately south of the project site to the much smaller two-and-a-half-story Craftsman style house at 4711 Fieldston Road that was built in 1913 (see Views 6 and 7 of **Figure B-5**). Other houses near the project site include the 1916-1917 Colonial Revival house at 4900 Goodridge Avenue, the 1938 Colonial Revival house at 4701 Fieldston Road, and the 1929 neo-Classical house at 4710 Fieldston Road (see Views 8 and 9 of **Figure B-6**).

¹ Information in this section is from the *Fieldston Historic District Designation Report*. Volume 1. New York City Landmarks Preservation Commission. 2006.

9.15.11



View east to 4680 Fieldston Road 1



View west to 4680 Fieldston Road 2

9.15.11



View southwest on project site **3**



View east on project site **4**



View southeast to project site's northwest corner **5**



4650 Fieldston Road 6



4711 Fieldston Road 7



4900 Goodridge Avenue and 4701 Fieldston Road **8**



4710 Fieldston Avenue/401 Indian Road **9**

C. FUTURE CONDITIONS WITHOUT THE PROPOSED ACTION

PROJECT SITE

ARCHAEOLOGICAL RESOURCES

In the future without the proposed action, it is assumed that the project site will not be altered.

ARCHITECTURAL RESOURCES

In the future without the proposed action, it is assumed that the project site will not be altered.

STUDY AREA

There are no known development projects in the 400-foot study area with a completion date before the project's 2016 build year.

Changes to the architectural resources identified above or to their settings could occur irrespective of the proposed project. Future projects could also affect the settings of architectural resources.

Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as NYCLs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition permits can be issued, regardless of whether the project is publicly or privately funded.

D. FUTURE CONDITIONS WITH THE PROPOSED ACTION

PROJECT SITE

ARCHAEOLOGICAL RESOURCES

As described above, by letter dated August, 19, 2011, LPC determined that the site may be archaeologically significant and that further testing would be required in order to determine if the site contains Native American remains from burials and occupation as well as from circa 1859 residential occupation. The applicant prepared a Phase 1A Archaeological Documentary Study of the site dated September 2011, which recommended further testing and the completion of a Phase 1B investigation prior to any soil disturbance. The September 2011 Phase 1A study of the project site determined that portions of the project site are sensitive for precontact archaeological resources. Specifically, the relatively level areas (slopes less than 12 to 15 percent) of the project site to the east and south of the existing structure were identified as highly sensitive for precontact archaeological resources and Phase 1B testing was recommended to determine the presence or absence of archaeological resources in those locations. The steeply sloping areas surrounding existing exposed rock outcrops were determined to have low to moderate sensitivity for archaeological resources associated with potential Native American quarrying activities, and a surface survey and inspection of those locations was recommended. A sensitivity map depicting the areas where additional archaeological analysis is recommended has been included as **Figure B-2**.

LPC concurred with the Phase 1A recommendations by a letter dated June 25, 2014 (see **Appendix 1**, "Historic and Cultural Resources"). The applicant entered into a Restrictive

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Declaration which requires that prescribed archaeological work be conducted in accordance with *CEQR Technical Manual* and LPC Guidelines for Archaeological Work in New York City.

The Restrictive Declaration is binding upon the property's successors and assigns. The declaration serves as a mechanism to assure the archaeological testing be conducted and that any necessary mitigation measures be undertaken prior to any site disturbance (i.e., site grading, excavation, demolition, or building construction). The Restrictive Declaration was prepared in a form acceptable to LPC. The Restrictive Declaration was executed on October 8, 2014 and submitted for recordation with the City's Department of Finance on October 14, 2014.

Consequently, no significant adverse impacts to archaeological resources are expected.

ARCHITECTURAL RESOURCES

With the proposed action, three new free-standing, single-family houses would be built on the project site. Other changes to the project site include three new driveways, the realignment of the existing driveway from Fieldston Road, and changes to the landscaping. House #1 would be a three-story rectangular house located approximately 78 feet southeast of the existing house on the project site. A new gravel driveway would extend east from House #1 along the southeastern boundary of the project site, connecting to Livingston Avenue. House #2 would be a two-story with basement rectangular house located approximately 40 feet south of the existing house on the project site. It would be set back approximately 30 feet from Fieldston Road behind and would be accessible from the re-aligned driveway. House #3 would be a two-story square house approximately 35 feet north of the existing house on the project site. It would be accessed from a new driveway from Indian Road. This house would be set back approximately 15 feet from Indian Road and 52 feet from Fieldston Road (see EAS Figures 2 and 3).

Because three new buildings would be constructed on the project site and related construction activities would occur within 90 feet of the existing house on the project site, a Construction Protection Plan (CPP) would be developed and implemented prior to the commencement of any demolition or construction activities on the project site to avoid potential adverse physical impacts to the house on the project site. The CPP would follow DOB's *TPPN #10/88*, regarding procedures for the avoidance of damage to historic structures resulting from adjacent construction, and would be prepared in consultation with LPC. *TPPN #10/88* requires a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Because the project site is within the Fieldston Historic District, the proposed modifications to the project site are subject to review and approval under the New York City Landmarks Law. The applicant is seeking a CofA from LPC and consultation with LPC is ongoing. LPC's determination with respect to the appropriateness of the proposed development upon presently unimproved land in the landmarked Fieldston Historic District will ensure that the proposed project would have no adverse impacts on this historic architectural resource. Therefore, the proposed project would not result in significant adverse visual or contextual impacts to architectural resources on the project site.

STUDY AREA

Six properties and Delafield Park within the Fieldston Historic District are located within 90 feet of the project site. The CPP for the proposed project would include the buildings at 4650

Fieldston Road, 4710 Fieldston Road, 415 Indian Road, 416 Indian Road, 4621 Livingston Avenue, and 4650 Livingston Avenue, in addition to Delafield Park (see **Figures B-5 through B-9**). Other architectural resources in the study area would not be adversely affected by the proposed project as they are at too great a distance from the project site. The architectural resources to be included in the CPP are described below:

- **4650 Fieldston Road**—This long, rectangular two-story neo-Classical house is faced in brick and has a monumental central main entrance portico (see View 6 of **Figure B-5**). It is located on a sloping site with rock outcrops and a fieldstone and brick front stair providing access from Fieldston Road. It was designed by architect Dwight James Baum and built in 1920-1921. The house is located approximately 10 feet south of the project site's southern boundary.
- **4710 Fieldston Road/401 Indian Road**—Sited diagonally at the corner of Fieldston and Indian Roads, this two-and-a-half-story neo-Classical style house has three bays with a central entrance bay faced in white stucco and two end bays faced in red brick. It has a balustrade above the central entrance, a hipped roof, and circular and elliptical windows (see View 9 of **Figure B-6**). The house was designed by Dwight James Baum and built in 1929. The house is located approximately 60 feet north of the project site's northern boundary.
- **415 Indian Road**—This two-and-a-half-story house was designed by Marvin Goldstein and built in the mid-1920s in the Colonial Revival style (see View 10 of **Figure B-7**). However, the house was extensively altered in 1998-2000 and, according to the *Fieldston Historic District Designation Report*, the house looks drastically different from its original appearance. It is faced in red brick and has a hipped roof.
- **416 Indian Road**—This two-story house faced in cement stucco and stone veneer was constructed in 1959 as a one-story-plus-basement raised ranch with brick and stone facades (see View 11 of **Figure B-7**). It was designed by N.J. Colosi. The house was extensively altered and expanded in the mid-1990s by architect Thomas Gibson. The *Fieldston Historic District Designation Report* indicates that the house has a completely different appearance from its original design.
- **4621 Livingston Avenue**—This two-story house was designed by an unknown architect for the developer, Decorative Trends, Inc. It was built circa 1950. The house is faced in red brick with irregular window bays and a stepped, hipped roof (see View 12 of **Figure B-8**). It is located approximately 10 feet south of the project site's southern boundary.
- **4650 Livingston Avenue**—This two-story mid-20th century modern house was designed by Samuel Roth and built in 1951-1952. The house is faced in ashlar fieldstone and wood siding and has large windows with single-pane sashes. The pitched roof creates deep, overhanging eaves (see View 13 of **Figure B-8**). The house is located approximately 70 feet east of the project site's eastern boundary.
- **Delafield Park**—Immediately east of the project site is Delafield Park, a small landscaped park that includes a pond known as the "pool." The pool first appears on a 1922 Fieldston map and by 1927 is mapped as part of Delafield Park. The park also includes mature trees, vegetation, seating, and a walkway connecting Livingston Avenue and Indian Road (see View 14 of **Figure B-9**).

As described above, the proposed changes to the project site as part of the Fieldston Historic District would be subject to the review and approval of LPC through the issuance of a CofA.



415 Indian Road 10



416 Indian Road 11



4621 Livingston Avenue 12



4650 Livingston Avenue 13

9.15.11



Delafield Park 14

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Therefore, the proposed actions would not result in adverse impacts to historic or cultural resources in the study area.

Overall, the proposed action would not result in significant adverse impacts to historic and cultural resources. *

A. INTRODUCTION

Urban design assessments consider how a project may change the experience of a pedestrian in the project area by examining the components of the proposed project that may alter the arrangement, appearance, and functionality of the built environment. As described in the *City Environmental Quality Review (CEQR) Technical Manual*, an urban design and visual resources analysis is typically required if the proposed project would introduce a new building significantly different in size or bulk than those in the surrounding area. In general, an assessment is needed when the project has the potential to affect streets, buildings, visual resources, open space, natural features, wind, and sunlight. A detailed urban design analysis is not required for projects proposed within existing building envelopes, or for those that adhere to as-of-right bulk and form restrictions.

B. SCREENING ANALYSIS

Although the Proposed Project would result in modest changes to the existing project site conditions in the Special Natural Area District (SNAD) and to lot coverage, which require authorization by the City Planning Commission (CPC), these changes would not be expected to adversely impact the pedestrian experience of the project site or study area. In order to avoid the existing steep slopes on the project site and increase the distance of House #1 and House #2 from Delafield Pond, which is located south and east of the project site, the spacing between House #1 and House #2 is approximately 27 feet, whereas a distance of 35 is required by zoning. However, this minor modification would not noticeably affect the pedestrian experience of the proposed project in the study area, as House #1 is located behind House #2, which fronts on Fieldston Road. In addition, because the project site is within the Fieldston Historic District, a New York City Historic District, the Proposed Project is subject to public review and approval under the New York City Landmarks Law. Therefore, the New York City Landmarks Preservation Commission (LPC) must review and approve the proposed development of the project site within the historic district. As described in Attachment B, "Historic and Cultural Resources," the Proposed Project is seeking a Certificate of Appropriateness (CofA) from LPC and consultation with LPC is ongoing. LPC's determination with respect to the appropriateness of the proposed alterations to the project site would ensure that the Proposed Project would have no adverse impacts on this historic resource and that the proposed development upon the project site would be appropriate to the Fieldston Historic District. Therefore, the Proposed Project would not be expected to result in any significant adverse impacts on the pedestrian's experience of urban design elements and visual resources, and no further analysis is warranted.

A. INTRODUCTION

The *City Environmental Quality Review (CEQR) Technical Manual* defines natural resources as “(1) the City’s biodiversity (plants, wildlife and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City’s environmental stability.” The purpose of this chapter is to evaluate the potential impacts of the Proposed Project on natural resources in New York City.

The Proposed Project would result in the development of three single-family detached houses at 4680 Fieldston Road in the Riverdale section of the Bronx (see **Figure D-1**). The approximately 1.2-acre (55,781 square feet (sf)) project site, currently containing one single-family residence (occupying about 7 percent of the Project Site), is located in a residential neighborhood in an area of the Bronx that is mapped as a Special Natural Area District (SNAD). Special Natural Area Districts within New York City may be mapped where outstanding natural features, such as interesting geologic formations and rock outcrops or areas of natural beauty are to be protected. A Special Natural Area District may include one or more natural features. The project site is within SNAD-2, an area characterized by its steep slopes, rock outcrops and geologic deposits, and mature trees. The natural features identified in the *Zoning Resolution Article X: Special Purpose Districts, Chapter 5: Special Natural Area District* that occur within the Project Site include: rock outcrops, topography and soil, aquatic features such as wetlands and ponds, and botanic environments.

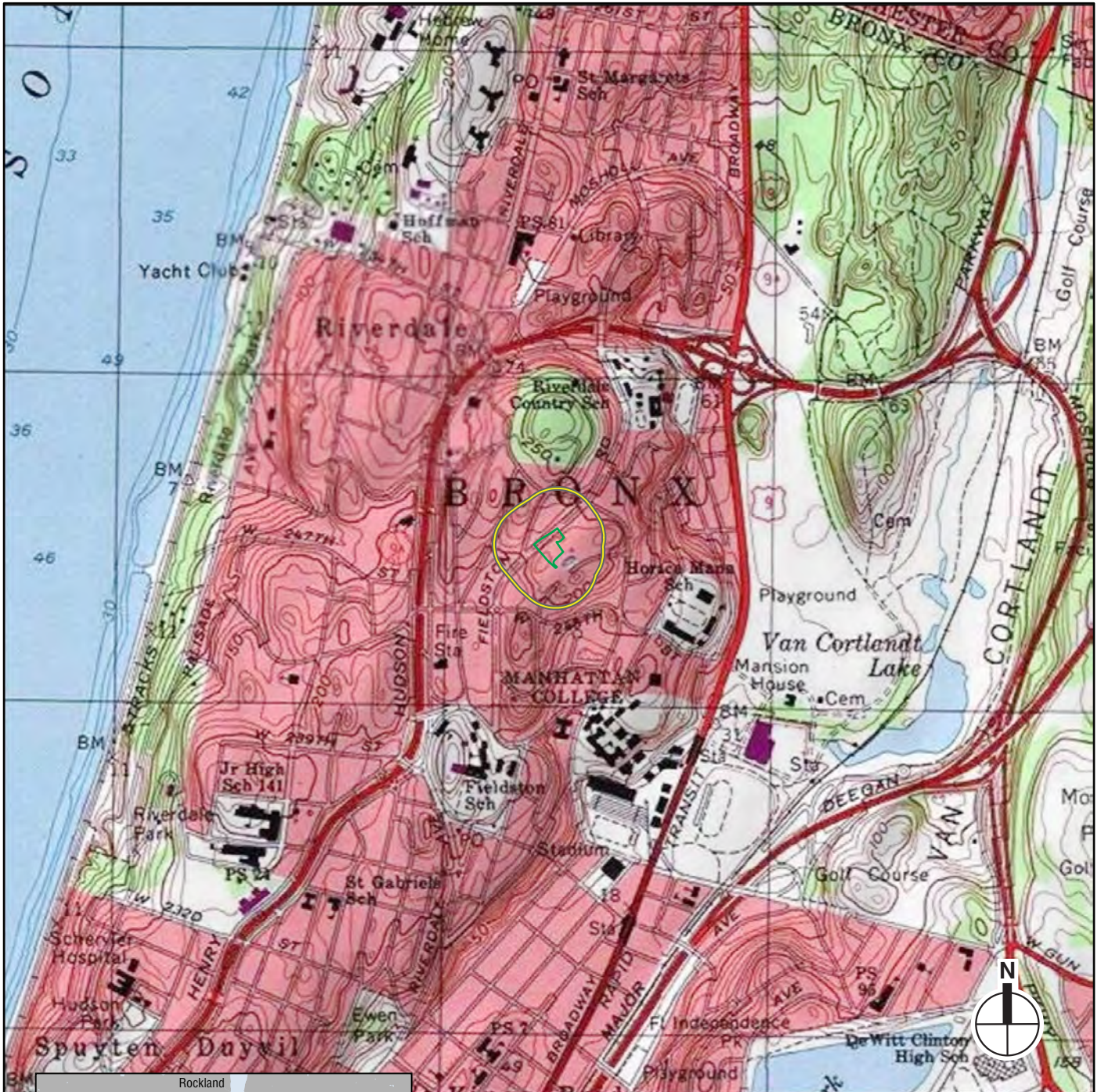
This attachment assesses the potential for the Proposed Project to affect natural resources, including those identified in the SNAD, within the project site and study area. The objectives of this analysis are to:

- Describe existing natural resources (i.e., vegetation, wildlife, threatened or endangered species, soils, rock outcrops, and other natural resources identified in the SNAD) of the project site and study area;
- Project natural resource conditions in the future without the Proposed Project; and
- Assess the potential effects to natural resources from the Proposed Project.

This chapter concludes that the proposed action would not result in any significant adverse environmental impacts to natural resources.

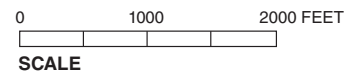
B. METHODOLOGY

For the purposes of this natural resources assessment, a 400-foot (ft) radial study area was established around the project site to document existing conditions. The size and shape of the study area was determined to be conservative due to the similarities in habitat and land uses within this portion of the Bronx. In order to document existing conditions, site reconnaissance



AREA OF DETAIL

Approximate coordinates of Project Site:
 $40^{\circ}53'43''N$ $73^{\circ}54'13''W$



- Project Site
- 400-Foot Perimeter

USGS 7.5 Minute Topographic Map - Yonkers Quad
 Figure D-1

Bloomfield Development

was conducted on June 23, 2011 between the hours of 7am and 5pm. The site reconnaissance involved walking the project site and study area to record general descriptions of dominant ecological communities and observations of individual plants and wildlife. Additional information on existing conditions was summarized from information sources such as:

- United States Geological Survey (USGS) — topographic map for the Yonkers quadrangle;
- New York State Department of Environmental Conservation (NYSDEC) — Breeding Bird Atlas, tidal and freshwater wetlands maps, Amphibian and Reptile Atlas Project;
- Federal Emergency Management Agency (FEMA)—Flood Insurance maps (2007);
- United States Fish and Wildlife Service (USFWS)—National Wetland Inventory (NWI) maps and species listed under Section 7(a)(2) of the Endangered Species Act (ESA) for Bronx County, NY.
- United States Natural Resources Conservation Service (NRCS)—New York City Reconnaissance Soil Survey;
- Ecological Communities of New York State (Reschke (1990), Edinger et al. (2002)); and
- NYSDEC New York State Nature Review of rare, threatened and endangered species or special habitats within the vicinity of the Project Site.

Potential impacts to natural resources from the proposed project were assessed by considering the existing and expected future natural resources at the project site and the potential changes to these natural resources that would occur as a result of the Proposed Project by 2015, the expected build year.

C. EXISTING CONDITIONS

FLOODPLAINS

The project site and study area are outside the 100- and 500-year floodplains.

WETLANDS AND OTHER AQUATIC FEATURES

Freshwater wetlands mapped by NYSDEC are not present on the project site or within the study area. As shown in **Figure D-2**, a NWI-mapped excavated palustrine pond with an unconsolidated bottom that is permanently flooded (PUBHx) is located within a maintained lawn of Delafield Park located immediately east of the project site within the study area. The pond is enclosed with a stone wall that is flush with the lawn (see **Figure D-9**). Delafield Park is owned by the Fieldston Property Owners' Association (FPOA).

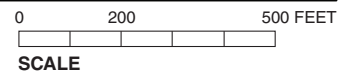
Species observed in the pond include koi (*Cyprinus* sp.) and red-eared slider turtle (*Trachemys scripta elegans*). Mallard decoys were present within the pond. The pond provides limited habitat to native wildlife as it does not provide appropriate habitat for pond-breeding amphibians, and there is limited habitat adjacent to the pond for reptiles and amphibians to migrate to and from. The pond is edge is mowed and there is no emergent vegetation available for possible nesting habitat.

ROCK OUTCROPS

A study of rock outcrops (exposed bedrock) was conducted to determine whether the proposed project would alter natural geologic features at the site preserved under the designated Special



-  Project Site
-  400-Foot Perimeter
-  Freshwater Pond



Natural Area District. The surficial geology, including soil and outcrops at the project site and surrounding area, was shaped primarily by glacial and glacial meltwater erosion of the Hudson River valley during the Wisconsin-aged glaciation between 90,000 and 18,000 years ago. The surface topography at the subject property is variable, though the general overall slope of the immediate surrounding area is to the west-southwest. The overall topography of the project site is moderately sloped, with an average percent of slope of about 11 percent. Slopes north and south of the existing residence are generally greater than 10 percent. Areas with steep slopes, defined in Zoning Resolution Article X: Special Purpose Districts, Chapter 5 as the portion of a project site with “with an incline of 25 percent or greater” occur in four locations within the project site (see **Figure D-3**), one to the north and three to the south of the existing residence, occupying approximately 7,060 sf (0.16 acres) of the project site. The property is situated at an elevation of approximately 210 to 220 feet above the National Geodetic Vertical Datum of 1929 (NAVD29) (U.S. Geological Survey Yonkers Quadrangle, see **Figure D-1**).

The bedrock underlying the project site consists of the Fordham Gneiss, composed of garnet-plagioclase-biotite gneiss. The Fordham Gneiss is the oldest geologic unit present beneath New York City, formed approximately 1.2 billion to 900 million years ago during the Grenville Orogeny. The majority of the formation is a medium-grained and fairly massive rock, although finer-grained intervals are locally present. Within the southern Bronx area, the top of the Fordham Gneiss bedrock is near the surface, and is exposed at the surface (rock outcrop) at five locations within the project site (see **Figure D-4**). Depth to bedrock on the Project Site generally ranges from 20 to 40 feet. Photographs of the outcrops are provided in **Figures D-6, D-7, D-8** and **D-9**. No erratic boulders, as described in Zoning Resolution Article X: Special Purpose Districts, Chapter 5, Section 105-423, were observed exposed at the property.

SOILS

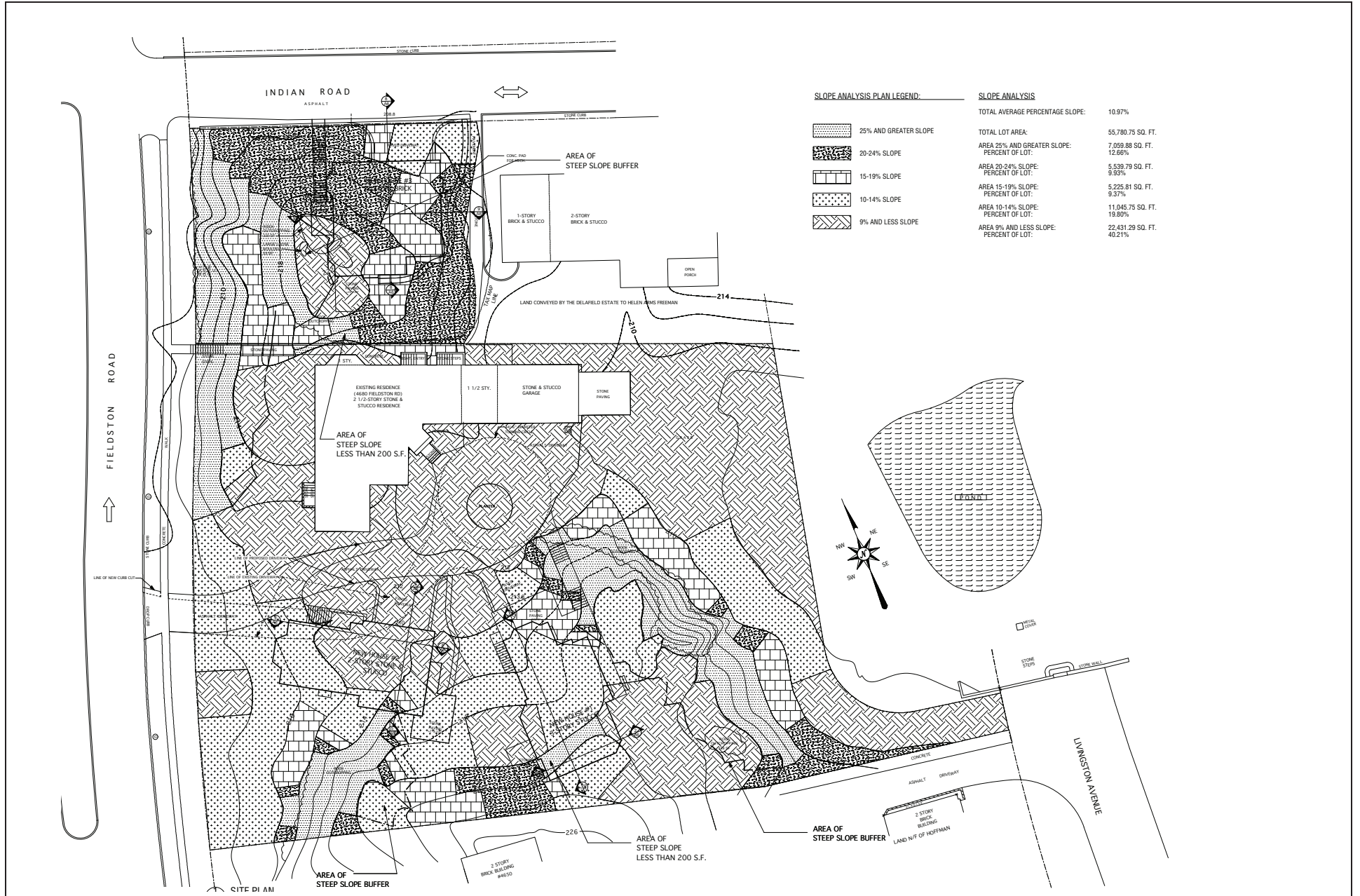
The predominant soil type in the Fieldston section of the Bronx is the Chatfield-Greenbelt-Pavement & buildings complex which is located on slopes between 15 and 50 percent. This soil type is present in moderately steep to very steep areas of bedrock, controlled hills and ridges modified by glacial action that have been partially cut and filled for development. The parent material is glacial till overlying gneiss or schist bedrock.

The soil is very well drained with a moderate to moderately rapid permeability rate. The NRCS assigns hydrologic soil group values to the different soil types indicating the infiltrative rates and runoff potential. Group A soils have the highest infiltrative rate and lowest runoff potential, whereas Group D soils that have a low infiltrative rate and high potential for runoff. The Hydrologic soil group (HSG) for the Chatfield Series is C and the Greenbelt Series is HSG B.

TERRESTRIAL RESOURCES

VEGETATION

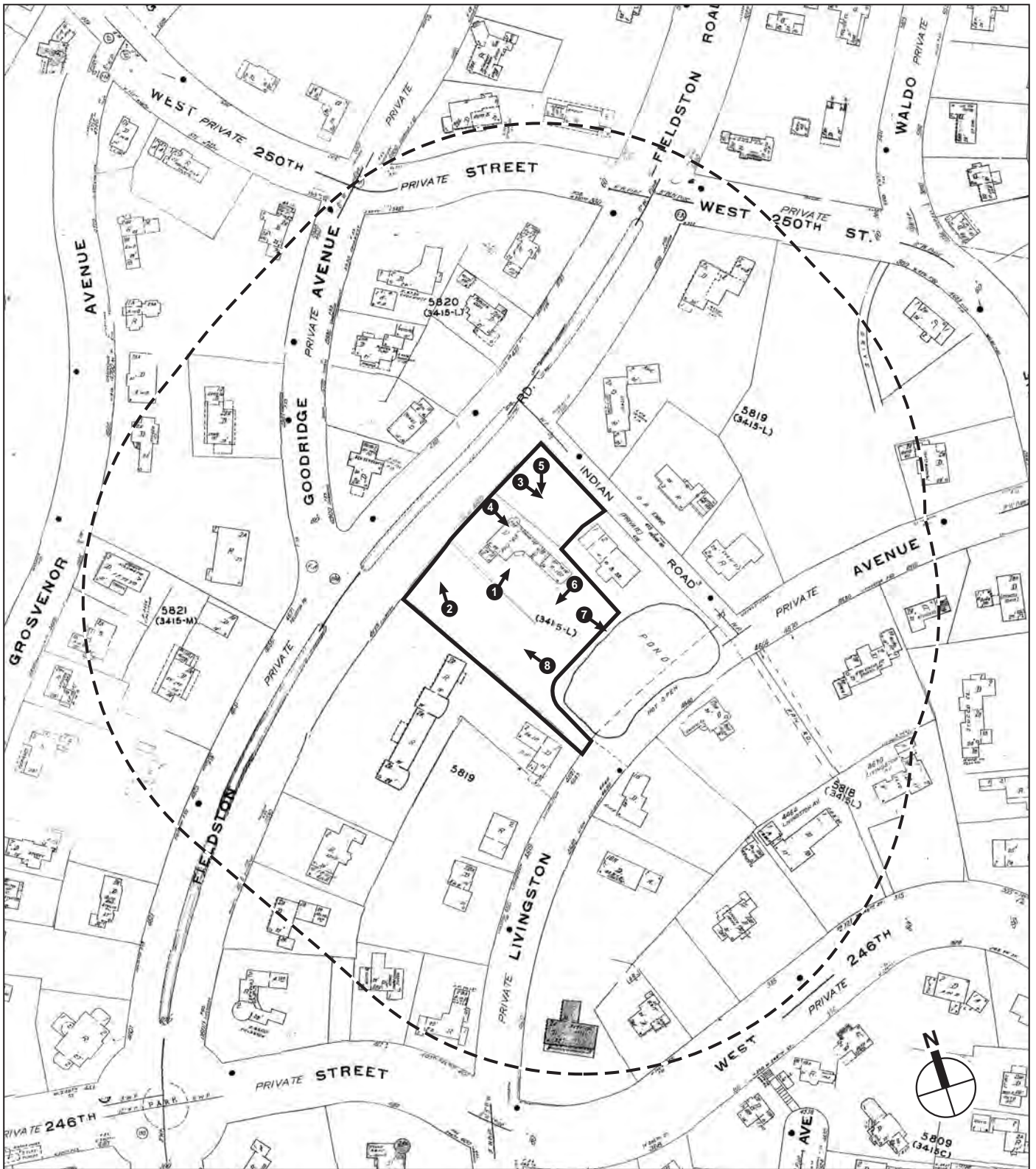
Ecological communities of the project site would be best characterized as a remnant coastal-oak hickory forest fragment and mowed lawn in accordance with Edinger et al. (2002) (see **Figures D-5** through **D-9**). Edinger et al. (2002) defines a coastal-oak hickory forest as “a hardwood forest with oaks (*Quercus* spp.) and hickories (*Carya* spp.) codominant that occurs in dry well-drained, loamy sand of knolls, upper slopes, or south-facing slopes of glacial moraines of the Atlantic Coastal Plain. The forest is usually codominated by two or more species of oaks, usually white oak (*Q. alba*), black oak (*Quercus velutina*) and chestnut oak (*Q. Montana*).”






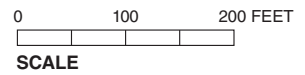
Subject to Approval by the Landmarks Preservation Commission



Subject to Approval by the Landmarks Preservation Commission



-  Project Site Boundary
-  Study Area Boundary (400-Foot Perimeter)
-  Photograph View Direction and Reference Number





View of wooded area facing north 1



View of outcrop located in the southwestern portion of the Project Site 2



View of outcrop located on the northwestern side of the Project Site along the Fieldston Road sidewalk **3**



View of outcrop located in the northern portion of the Project Site adjacent to the existing house **4**



Photo of wooded area facing south toward existing house **5**



View of outcrop located in the central portion of the Project Site **6**



View of outcrop located in the southeastern corner of the Project Site 7

Bloomfield Development

Hickories are typically present in this community, usually at moderate densities. Species described by Edinger et al. (2002) as occurring in the subcanopy include small trees and tall shrubs including flowering dogwood (*Cornus florida*) and highbush blueberry (*Vaccinium corymbosum*). Common shrubs in the shrub and ground strata may include maple-leaf viburnum (*Viburnum acerifolium*), blueberries (*Vaccinium angustifolium*, *V. pallidum*) and huckleberry (*Gaylussacia baccata*). Characteristic ground layer herbs may include Swan's sedge (*Carex swanii*), panic grass (*Panicum dichotomum*), poverty grass (*Danthonia spicata*), white wood aster (*Aster divaricatus*), false Solomon's seal (*Smilacina racemosa*), and Pennsylvania sedge (*Carex pensylvanica*).

Two small wooded areas are present within the project site: one located along Indian Road to the north, and one located on the west side of the existing house. Although the coastal-oak hickory forest description best fits these wooded areas, they have been disturbed and, as a result, the composition and structure are slightly different from the characterization described above from Edinger et al. (2002). Eighty-one trees with a diameter at breast height (dbh)¹ of 6 inches or greater are present on the project site. Dominant trees observed in the wooded areas are oaks (*Quercus* spp.), including red oak (*Quercus rubra*), white oak (*Quercus alba*), black oak (*Quercus velutina*), and pin oak (*Quercus palustris*), and sweetgum (*Liquidambar styraciflua*) in the canopy. Additional tree species found on the project site included maple (*Acer rubrum*), black birch (*Betula lenta*), hickory (*Carya* spp.), black cherry (*Prunus serotina*), Norway maple (*Acer platanoides*), and tree-of-heaven (*Ailanthus altissima*) in the sub-canopy. Native species including flowering dogwood, maple-leaved viburnum, and saplings of the canopy and sub-canopy species are present in the shrub stratum. In addition, non-native ornamental shrubs are present and include burning bush (*Euonymus alatus*) and rhododendrons (*Rhododendron* spp.), which are all species that were observed in landscaped areas of the Project Site and study area. English ivy (*Hedera helix*) forms a dense ground cover over most of the project site with pockets of common periwinkle (*Vinca minor*) and pachysandra (*Pachysandra terminalis*). In areas where English ivy is less prominent, the herbaceous layer has pockets of white wood aster, false Solomon's seal, smooth Solomon's seal (*Polygonatum biflorum*), poison ivy (*Toxicodendron radicans*), Japanese honeysuckle (*Lonicera japonica*), and sensitive fern (*Onoclea sensibilis*). Although the small wooded areas contain large (up to 53 inches dbh [Almsted September 30, 2008]) mature trees, the understories are dominated by invasive species and naturalized non-native ornamental plants that are common to disturbed and landscaped areas.

The ecological communities of the study area include mowed lawns and mowed lawn with trees, as defined by Edinger et al. (2002). A mowed lawn with trees is defined as "residential, recreational, or commercial land in which the groundcover is dominated by clipped grasses and forbs, and it is shaded by at least 30 percent cover of trees. Ornamental and/or native shrubs may be present, usually with less than 50 percent cover. The groundcover is maintained by mowing." In addition, street trees (e.g., maples, elms [*Ulmus* sp.], Londonplane [*Platanus × acerifolia*]) are present within the study area, including the perimeter of the project site along Fieldston Road. As is the case with the wooded areas described above, these ecological communities provide limited habitat to native wildlife, and typically support only common, disturbance-tolerant species associated with suburban and urban areas.

¹ Diameter at breast height is defined as 4 ft 6 inches (in) from the ground.

WILDLIFE

Birds

The New York State Breeding Bird Atlas is an ongoing project to document the distribution of birds breeding throughout the state. The project site is located in Atlas Block 5852B. Within this block, there are a number of large parks that contain woodland and open habitats including: Van Cortlandt Park (approximately 1,146 acres), Riverdale Park (approximately 97 acres), and Seton Park (approximately 12 acres). In addition, private open spaces including Wave Hill and a portion of Woodland Cemetery are located within Atlas Block 5852B. A total of 67 species of birds have been documented for Block 5852B and 51 of them have been confirmed. **Table D-1** lists the breeding birds that have been documented for Block 5852B. The majority of these birds require much larger tracts of habitat than what occurs within the project site and study area and would only have the potential to nest in the parks and open spaces listed above.

Table D-1
Breeding Birds Listed for New York State Breeding Bird Atlas Block 5852B

Common Name	Scientific Name
Canada Goose	<i>Branta Canadensis</i>
Mute Swan	<i>Cygnus olor</i>
Wood Duck	<i>Aix sponsa</i>
Gadwall	<i>Anas strepera</i>
American Black Duck	<i>Anas rubripes</i>
Mallard	<i>Anas platyrhynchos</i>
Ring-necked Pheasant	<i>Phasianus colchicus</i>
Wild Turkey	<i>Meleagris gallopavo</i>
Green Heron	<i>Butorides virescens</i>
Black-crowned Night-Heron	<i>Nycticorax nycticorax</i>
Cooper's Hawk*	<i>Accipiter cooperii</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
Peregrine Falcon**	<i>Falco peregrines</i>
Killdeer	<i>Charadrius vociferous</i>
Rock Pigeon	<i>Columba livia</i>
Mourning Dove	<i>Zenaida macroura</i>
Yellow-billed Cuckoo	<i>Coccyzus americanus</i>
Eastern Screech-Owl	<i>Megascops asio</i>
Great Horned Owl	<i>Bubo virginianus</i>
Common Nighthawk*	<i>Chordeiles minor</i>
Chimney Swift	<i>Chaetura pelagic</i>
Red-bellied Woodpecker***	<i>Melanerpes carolinus</i>
Downy Woodpecker	<i>Picoides pubescens</i>
Hairy Woodpecker	<i>Picoides villosus</i>
Northern Flicker	<i>Colaptes auratus</i>
Eastern Wood-Pewee	<i>Contopus virens</i>
Willow Flycatcher	<i>Empidonax traillii</i>
Eastern Phoebe	<i>Sayornis phoebe</i>
Great Crested Flycatcher	<i>Myiarchus crinitus</i>
Eastern Kingbird	<i>Tyrannus tyrannus</i>
Warbling Vireo	<i>Vireo gilvus</i>
Red-eyed Vireo	<i>Vireo olivaceus</i>
Blue Jay***	<i>Cyanocitta cristata</i>
American Crow	<i>Corvus brachyrhynchos</i>

Table D-1 (cont'd)

Breeding Birds Listed for New York State Breeding Bird Atlas Block 5852B

Common Name	Scientific Name
Tree Swallow	<i>Tachycineta bicolor</i>
Northern Rough-winged Swallow	<i>Stelgidopteryx serripennis</i>
Barn Swallow	<i>Hirundo rustica</i>
Black-capped Chickadee	<i>Poecile atricapillus</i>
Tufted Titmouse	<i>Baeolophus bicolor</i>
White-breasted Nuthatch	<i>Sitta carolinensis</i>
Carolina Wren	<i>Thryothorus ludovicianus</i>
House Wren	<i>Troglodytes aedon</i>
Blue-gray Gnatcatcher	<i>Polioptila caerulea</i>
Wood Thrush	<i>Hylocichla mustelina</i>
American Robin***	<i>Turdus migratorius</i>
Gray Catbird***	<i>Dumetella carolinensis</i>
Northern Mockingbird	<i>Mimus polyglottos</i>
Brown Thrasher	<i>Toxostoma rufum</i>
European Starling***	<i>Sturnus vulgaris</i>
Cedar Waxwing***	<i>Bombycilla cedrorum</i>
Yellow Warbler	<i>Dendroica petechia</i>
Black-and-white Warbler	<i>Mniotilta varia</i>
Common Yellowthroat	<i>Geothlypis trichas</i>
Eastern Towhee	<i>Pipilo erythrophthalmus</i>
Chipping Sparrow	<i>Spizella passerine</i>
Song Sparrow	<i>Melospiza melodia</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>
Indigo Bunting	<i>Passerina cyanea</i>
Red-winged Blackbird	<i>Agelaius phoeniceus</i>
Common Grackle***	<i>Quiscalus quiscula</i>
Brown-headed Cowbird	<i>Molothrus ater</i>
Orchard Oriole	<i>Icterus spurius</i>
Baltimore Oriole	<i>Icterus galbula</i>
House Finch	<i>Carpodacus mexicanus</i>
American Goldfinch***	<i>Spinus tristis</i>
House Sparrow***	<i>Passer domesticus</i>
Notes:	(*) Special concern; (**) state-listed endangered; (***) birds observed during site reconnaissance
Sources:	New York State Breeding Bird Atlas 2000-2005

Nine bird species were observed in the study area during the site reconnaissance, and the fish crow (*Corvus ossifragus*) was observed flying overhead (Table D-1). In addition to the birds observed during the site reconnaissance, other birds with the potential to nest within the project site include the chimney swift (*Chaetura pelagic*), red-bellied woodpecker (*Melanerpes carolinus*), downy woodpecker (*Picoides pubescens*), northern flicker (*Colaptes auratus*), American crow (*Corvus brachyrhynchos*), black-capped chickadee (*Poecile atricapillus*), northern mockingbird (*Mimus polyglottos*), northern cardinal (*Cardinalis cardinalis*), European starling (*Sturnus vulgaris*), house wren (*Troglodytes aedon*), tufted titmouse (*Baeolophus bicolor*), and house finch (*Carpodacus mexicanus*). In addition to these birds, the mallard (*Anas platyrhynchos*) would be expected to nest in the vicinity of the pond within the study area. Most of these birds, with the exception of mallard, house wren, and northern flicker would be expected to be present within the project site and study area year-round. Common migratory

songbirds, including northern parula (*Parula Americana*), common yellowthroat (*Geothlypis trichas*), wood thrush (*Hylocichla mustelina*), ovenbird (*Seiurus aurocapillus*), white-throated sparrow, ruby-crowned kinglet (*Regulus calendula*), black-throated green warbler (*Dendroica virens*), yellow-rumped warbler (*Dendroica coronate*), and red-eyed vireo (*Vireo olivaceus*), would be expected to use the project site and study area as a stopover site during spring and fall migration, but would not be solely dependent on the ecological communities of the project site during migration. Migrants would be more likely to occur in larger forested tracts nearby such as Van Cortlandt Park, Riverdale Park, and Wave Hill which offer more suitable stopover habitat than the residential yards of the project site and study area. Similarly, small wading birds such as green heron (*Butorides virescens*) and black-crowned night heron (*Nycticorax nycticorax*) may occasionally occur in the vicinity of the pond, but any usage of the site by these species would likely be extremely brief and such birds would be more likely to select the larger and more suitable freshwater habitat present in nearby Van Cortlandt Park.

Mammals

Mammals with the potential to occur on the project site are typical urban species with a high tolerance to human disturbance and none would be dependent upon habitats specific to the project site. Species with the potential to occur include mammals such as the feral and domestic cat (*Felis catus*), raccoon (*Procyon* sp.), Norway rat (*Rattus norvegicus*), white-footed mouse (*Peromyscus leucopus*), house mouse (*Mus musculus*), moles (*Scalopus* sp.), eastern chipmunk (*Tamias striatus*), gray squirrel (*Sciurus carolinensis*), and Virginia opossum (*Didelphis virginiana*). The gray squirrel, eastern chipmunk, and domestic cat were observed during the site reconnaissance.

Reptiles and amphibians

The NYSDEC Amphibian and Reptile Atlas Project conducted a survey between 1990 and 1999 documenting the geographic distribution of New York's reptiles (i.e., turtles, snakes, and lizards) and amphibians (i.e., frogs, toads, and salamanders). Of the species documented for Bronx County, only one salamander (northern redback [*Plethodon c. cinereus*]) and two snakes (common garter snake [*Thamnophis sirtalis*] and northern brown snake [*Storeria d. dekayi*]) would have the potential to occur within the project site, as all three are common species that are well adapted to residential and urban areas (Gibbs et al. 2007). No reptiles or amphibians were observed on the Project Site during the site reconnaissance.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES AND COMMUNITIES

The NYSDEC Nature Explorer website was reviewed on October 24, 2012 for rare, threatened, or endangered species within the vicinity of the project site. A number of historically confirmed species and five state listed plants (field beadgrass [*Paspalum laeve*], northern gammagrass [*Tripsacum dactyloides*], purple milkweed [*Asclepias purpurascens*], wild pink [*Silene caroliniana* ssp. *pennsylvanica*], and yellow-giant hyssop [*Agastache nepetoides*]) have been recently documented as occurring in the vicinity of the project site. However, these records are largely from areas surrounding the project site (Van Cortlandt Park). These species would not be likely to occur on the project site.

According to USFWS's list of threatened or endangered species for Bronx County, reviewed on June 27, 2011, only one aquatic species, the shortnose sturgeon (*Acipenser brevirostrum*), has

Bloomfield Development

the potential to occur within coastal waters¹ of Bronx County. The project site is not within the vicinity of coastal waters of Bronx County. Therefore, this species would not have the potential to occur within the project site. However, as stated above, three state-listed birds, the peregrine falcon, Cooper's hawk, and common nighthawk have been documented as breeding within Breeding Bird Block 5852B. Brief descriptions of these species are provided below.

Peregrine Falcon (Falco peregrinus)

The peregrine falcon is globally widespread and common in many areas (White et al. 2002), but remains listed as endangered in New York as populations continue to recover from declines experienced in the 1960's and 1970's. Peregrine falcons traditionally nest on cliff ledges, but will also commonly nest on bridges, buildings, and other tall artificial structures, often in cities. Peregrine falcons generally prefer open landscapes, particularly for foraging, and occupy similar areas during the breeding and non-breeding periods (White et al. 2002).

Although the peregrine falcon was documented as breeding in Atlas Block 5852B, the exact location within the block is unknown. Peregrine falcons are not expected to breed at the project site and study area as open areas are limited and lack appropriate nesting structures.

Cooper's Hawk (Accipiter cooperii)

Cooper's hawk is one of North America's most widespread and common raptors. Cooper's hawk populations in the eastern U.S. appear to have fully recovered from population declines experienced in the mid-1900's (Curtis et al. 2006). In New York State specifically, the density and range of both breeding and overwintering Cooper's hawks have increased markedly in recent decades (Hames and Lowe 2008 Curtis et al. 2006), but the species remains a species of Special Concern.

Cooper's hawks generally nest in deep interior deciduous and mixed forests, but they are considered relatively tolerant of human disturbance and fragmentation, and are occasionally found nesting in small woodlots and even urban parks (DeCandido and Allen 2005, Curtis et al. 2006). During migration and winter, Cooper's hawks will utilize a variety of forest habitats, ranging from large woodland tracts to agricultural shelter belts and small parks. The project site does not contain deep interior forest that is preferred by Cooper's hawks for nesting, and no Cooper's hawks were observed during the site reconnaissance. The Cooper's hawk is unlikely to nest in the project site and study area, particularly since there are more suitable habitats nearby (i.e., Van Cortlandt Park).

Common Nighthawk (Chordeiles minor)

Common nighthawk is a state-listed special concern species. In New York, this species is a widespread, but localized breeder that is found in a variety of open habitats including coastal dunes and beaches, forest clearings, and gravel roof tops. Wintering habitat is not well documented, but does include open areas similar to those used during the breeding season. It is highly unlikely that the common nighthawk would nest within the project site and study area.

¹ Primarily the Hudson River.

D. FUTURE CONDITIONS WITHOUT THE PROPOSED ACTION

The future without the proposed action condition is a projection of natural resources in the vicinity of the project site independent of the Proposed Project. Without the Proposed Project, the existing natural resources described in the previous sections would remain essentially the same, although the wooded areas would continue to develop and would be expected to provide limited habitat to wildlife that are common to residential areas.

Irrespective of the Proposed Project, no additional development projects are expected to be built in the study area by 2016 and natural resources are not expected to change.

E. FUTURE CONDITIONS WITH THE PROPOSED ACTION

FLOODPLAINS

As stated above, floodplains are not present on or within the project site or study area. Therefore, no significant adverse impacts to floodplains would occur as a result of the Proposed Project.

WETLANDS

No NYSDEC or NWI-mapped wetlands are present on the project site. While no construction activities would occur within the immediate vicinity of the NWI-mapped palustrine pond located east of the project site as a result of the proposed action, erosion and sediment control measures would be implemented during construction activities resulting from the project to protect the pond from sediment deposition. These measures would include: stabilization of the construction entrance/exit; installation of a silt fence and hay bales down gradient edge of disturbed areas; storm drain inlet protection; stabilization of soil stock piles; and temporary seeding and stabilization of cleared or grubbed areas. With these measures in place, no significant adverse impacts to the pond would occur as a result of the Proposed Project.

ROCK OUTCROPS

As indicated in **Figure D-4**, two outcrops in the vicinity of the House #3 would be disturbed as a result of the Proposed Project. The tax lot for House #3 contains 368 square feet of rock outcrops: one large area of rock outcrop and two smaller areas of subterranean rock outcrops covered in ivy. House #3 is proposed to be located as far east as possible, while maintaining the minimum setbacks, in an effort to minimize encroachment on a steep slope and buffer located to the west. This position of the house avoids the disturbance of most of the large area of the rock outcrop to the west of the house. Approximately 264 square feet of outcrop, including the two small outcrops and a portion of the larger outcrop would be impacted by the footprint of the house (140 square feet), pavement (39 square feet), and construction area (85 square feet).

As shown in **Figure D-4**, House #1 would share a driveway with House #2 and the existing house on the property, thus avoiding any impacts to the rock outcroppings located in the eastern portions of the site. House #1 is proposed to be located as far south and west as possible, while maintaining the minimum setbacks, in an effort to minimize encroachment into the steep slope and rock outcrops located to the east of the house. Approximately 61 square feet of the eastern outcrop would be impacted by the construction of the entrance to this house. With respect to grade (see **Figure D-3**), the proposed design minimizes impacts to steep slopes (slopes greater than 25 percent, comprising 7,091 square feet of the project site as shown on **Figure D-3**). The proposed House #1 would only impact 386 square feet (5.4 percent of total steep slopes for the

Bloomfield Development

site) of the steep slope zone for the driveway and drainage work and approximately 101 square feet (2.9 percent of total for the site) of the steep zone buffer would be impacted for the construction zone (area not occupied by the footprint of the house or pavement) of the house. The location of House #2, further to the north and closer to the existing driveway, minimizes disturbance to the steep slope areas south of the existing house. The footprint of House #2 would not encroach on the steep slope buffer and only disturbs the steep slope zone by approximately 74 square feet (1.0 percent of the total steep slope area for the site). The driveways to Houses #1 and #2 would branch off of an existing driveway, thus maximizing the amount of permeable surfaces on the site and the preservation of existing natural topography and vegetation.

SOILS

As stated above, under “Wetlands,” a number of erosion and sediment control measures would be implemented to protect off-site waterbodies from siltation that could occur as part of the Proposed Project. Fencing and hay bales would be placed in a 15-foot wide perimeter around each house and driveway to prevent stormwater runoff during construction and to reduce encroachment into the areas of no disturbance. The existing natural site drainage patterns will not be changed. Runoff from impermeable surfaces such as the asphalt driveway, paved driveways, and roofs would be collected by a new storm sewer system, consisting of catch basins and detention basins. New catch basins would be placed at the lower areas surrounding all three proposed houses, as required by the Department of Environmental Protection. Required retention systems would be located west of House #2 (for Houses #1 and #2) and under the driveway for House #3. These will discharge into the existing combined sewer systems on Fieldston Road and Indian Road. Therefore, there will be a decrease of runoff from the site as a result of sheet flow captured in the new detention systems.

Due to the steep slopes of the driveways for House #2 and House #3, the driveways would be paved. However, runoff from these driveways would be picked up by a system of yard drains and catch basins and convey it to a detention system, as described above. With these measures in place, no significant adverse impacts to soil would occur with the Proposed Project.

TERRESTRIAL RESOURCES

VEGETATION

The project site contains a single family home and driveway located on an approximately 1.2-acre parcel consisting of maintained lawn and two wooded areas resembling coastal-oak hickory forest. The Proposed Project would result in the construction of three single-family houses in portions of the property occupied by the wooded areas, and relocate the existing driveway approximately 20 feet to the north, which would bring the alignment of the driveway closer to the existing house. The Proposed Project would result in an increase in lot coverage from 6.9 percent currently occupied by the existing residence to 16.6 percent due to the construction of the three proposed new residences. An additional 14.6 percent of the site would be disturbed during construction.

As described above, the wooded areas on the Project Site are small and fragmented. Although these wooded areas contain many large trees with regeneration of canopy and sub-canopy species in the understory, the understory is dominated by invasive species that are common to disturbed and fragmented woodlands of the region. In addition, larger and better quality examples (i.e., Riverdale Park and Van Cortlandt Park) of this community are present within the

Bronx (NYCDPR 2011a, b). Thus, the removal of this ecological community would not result in a significant adverse impact to this community type within the region.

The Project Site currently contains 82 trees, which corresponds to 291 Existing Tree Credits, which as defined in Zoning Resolution Article X, Chapter 5 includes trees that measure 6 in dbh or greater and smaller trees in the subcanopy and shrub strata with trunks measuring less than 6 in dbh. With the Proposed Project, 25 of the trees measuring above 6 in dbh would be removed and replaced with 14 new trees, resulting in a total of 61 trees remaining at the site after the Proposed Project. The majority of the trees that would be removed are oaks with trunks that reach up to 53 in dbh. An additional 14 trees, measuring up to 45 inches, have critical root zones that encroach into the construction areas. Although these trees are marked for protection, their survival would not be guaranteed (Almstead 2012). Thus, it is assumed that 39 trees would be removed with the Proposed Project. The 43 existing trees would not require removal and would total 140 Remaining Tree Credits. These trees would be protected by a 6 foot temporary chain link fence tree guard that would be spaced at a 6 feet minimum from the base of the tree trunk. The 14 trees that would be planted as part of the landscape design would be native species and would include 3-inch caliper size white oak, white pine, and American dogwood (Almstead 2012).¹ Thus, with the Proposed Project, there would be 154 Tree Credits, or 52.9 percent of the existing 291 Tree Credits (which meets the 51 percent minimum required pursuant to Article X, Chapter 5, Section 105-32(a)(1)). Pursuant to Section 105-32, approval of the proposed tree removal and planting by authorization of the CPC is required (pursuant to Section 105-425). This authorization is among the actions requested by the subject application. This portion of the Bronx is heavily wooded with many large trees, and the trees specific to the project site, are common to the region. Thus, the removal of these trees would not result in a significant adverse impact to trees in this portion of the Bronx.

As described above, street trees are present along Fieldston Avenue adjacent to the project site. These street trees are subject to the jurisdiction of the New York City Department of Parks and Recreation (NYCDPR). As per the NYCDPR, any work on or within 50 feet of a street tree is required to obtain a Tree Work Permit prior to construction. As per the NYCDPR Tree Work Permit requirements, all construction work in the vicinity of street trees must be in compliance with the NYCDPR Tree Protection Protocol. Prior to construction, final design plans would be submitted to the NYCDPR (i.e., Bronx Forestry) for review. As per the NYCDPR Tree Protection Protocol, trees that could have the potential to be impacted during construction (i.e., trees close to construction entrances, tree limbs over the project site, etc.) would be assessed (i.e., species, size, condition) and either be protected or removed (NYCDPR 2014a). Should any NYCDPR trees require removal due to project design, then tree restitution would be calculated according to the NYDCPR New York City Tree Valuation Protocol and replacement street trees would either be planted or a monetary value would be determined and payment would be made to the NYCDPR "Parks Tree Fund" in coordination with the NYCDPR (NYCDPR 2014b). With these measures in place, no significant adverse impacts would occur to NYCDPR street trees as a result of the Proposed Project.

¹ Scientific name is not included in site plan and tree schedule drawings.

Bloomfield Development

WILDLIFE

Birds

Birds observed during the site reconnaissance and those with the potential to occur within the Project Site and study area consist of species that are extremely abundant and common to residential and urban areas in the region. None of these species would be solely dependent on the habitats of the project site and study area. While resident and migratory birds of the project site would be displaced during construction, they would be expected to use similar habitats that are available within the vicinity of the project site. Following construction, some of these individuals would be expected to return to the project site. For this reason, the clearing of the wooded areas would not result in a significant adverse impact to populations of these bird species within the region. Loss of some of the wooded habitat in the vicinity of the man-made pond would not result in significant adverse impacts on any exploratory, transient waterbirds that may occur at the pond on rare occasions. Due to its small size, encroachment by houses and roads on all sides, minimal prey base, and lack of shoreline woody vegetation, the pond does not offer suitable foraging, roosting, or nesting habitat for such species.

Mammals

Mammals expected to occur on the project site are those that are common to the region and adapted to suburban and residential areas. Although individual wildlife may be displaced during construction due to loss of habitat, they would be expected to find shelter and forage in surrounding available habitats. Therefore, the clearing of the wooded areas would not result in a significant adverse impact to mammals of the region.

Reptiles and Amphibians

As indicated above, the only reptiles and amphibians that would occur on the project site are those that are well adapted to heavily disturbed, urban habitats. If these species occur on the project site, clearing, grubbing, and excavation activities associated with construction would have the potential to result in the loss of some individuals of these species. However, the loss of some of these individuals would not result in a significant adverse impact to reptile and amphibian populations of the region.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES AND COMMUNITIES

Peregrine Falcon

As stated above, although peregrine falcons are known to occur in Breeding Bird Atlas Block 5852B, no peregrine falcons are documented as occurring within the project site and study area, and no peregrine falcon individuals were observed during the site reconnaissance. In addition, peregrine falcon habitat is not present on or within the vicinity of the project site. Therefore, no significant adverse impacts to the peregrine falcon would occur as a result of the Proposed Project.

Cooper's Hawk

As stated above, although Cooper's hawks are known to breed in Breeding Bird Atlas Block 5852B, no Cooper's hawks are documented as occurring within the project site and study area, and no Cooper's hawk individuals were observed during the site reconnaissance. While the small wooded and open areas of the project site could provide some marginal wintering or migration stopover habitat for the Cooper's hawk, it is unlikely that this species would occur on the project

site due to the larger, higher quality habitats available elsewhere. Therefore, no significant adverse impacts to the Cooper's hawk would occur as a result of the Proposed Project.

Common Nighthawk

As stated above, although the common nighthawk is known to breed in Block 5852B, no common nighthawks have been documented in the Project Site and study area, and no individuals were observed during the field investigation. While the small wooded areas within the project site could provide suitable habitat for the common nighthawk, there is low potential for this species to occur due to the larger, high quality habitats available elsewhere within Block 5852B. Therefore, no significant adverse impacts to the common nighthawk would occur as a result of the Proposed Project.

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*

A. INTRODUCTION

This attachment addresses the potential for the presence of hazardous materials resulting from previous and existing uses both on-site and in the surrounding area, and potential risks related to the proposed project with respect to any such hazardous materials. The proposed project would entail soil disturbance for the construction of three single-family detached houses at the project site. No changes to the existing dwelling would occur as part of the proposed project.

This assessment is based on a Phase I Environmental Site Assessment (ESA) conducted by AKRF in August 2014. Since the Phase I ESA did not identify any potential sources of concern that would be disturbed by the proposed project, per the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, no additional hazardous materials assessment is required. The Phase I ESA was submitted to the New York City Department of Environmental Protection (DEP) for review. In a letter dated September 19, 2014, DEP approved the findings of the Phase I ESA and indicated it has no objection to the proposed project (see **Appendix 2**).

B. EXISTING CONDITIONS**SUBSURFACE CONDITIONS**

The project site is approximately 210 feet above mean sea level. Topography at and near the project site is variable, although the general slope in the immediately surrounding area is down to the west-southwest. Bedrock is shallow, with outcrops of Fordham Gneiss at the project site. Based on topography, the water table is anticipated to be deep (approximately 200 feet below grade), but shallower groundwater perched on bedrock may be present. Groundwater would be expected to flow in an approximately westerly to southwesterly direction toward the Hudson River, approximately 0.75 miles away, but flow may be influenced by bedrock geology or other factors. Groundwater in the Bronx is not used as a source of potable water.

HAZARDOUS MATERIALS ASSESSMENT

The Phase I ESA reviewed a variety of sources including: current and historical Sanborn Fire Insurance maps; state and federal environmental regulatory databases; and computerized NYC Fire Department (FDNY) and Buildings Department records. It also included reconnaissance of the project site and its surroundings on July 8, 2014. It identified the following:

- An approximately 550-gallon No. 2 fuel oil aboveground storage tank (AST), serving the existing on-site house's boiler, was observed in its basement. The AST was encased in concrete and located within a concrete secondary containment structure. No evidence of leakage or staining was noted; thus, the AST is not considered a potential hazardous material concern.
- Historical Sanborn maps indicate that the project site was vacant prior to 1900 and was developed with the existing building sometime between 1914 and 1950. The remainder of

Bloomfield Development

the project site has remained undeveloped throughout its documented history. The surrounding area included private dwellings by 1896, and no potential uses suggesting sources of contamination were noted on the maps. The project site was not identified in the regulatory databases, and no potential on-site sources of contamination were identified in computerized Fire and Buildings Department records.

- No regulatory listings were identified for nearby properties with the potential to affect subsurface conditions beneath the project site. The two nearest New York State Department of Environmental Conservation (NYSDEC) petroleum spill listings were for 4680 Livingston Avenue, identified in the database as approximately 415 feet to the east-southeast, but potentially within 230 feet from the project site boundary (depending where exactly on the property the spill occurred), and for 4666 Grosvenor Avenue, identified in the database as approximately 544 feet to the west, but potentially within 310 feet from the project site boundary. Both spills were at approximately the same elevation as the project site but in anticipated cross-gradient groundwater flow directions (suggesting they would have been unlikely to have affected the project site). Furthermore, the spills reportedly involved only minor, localized contamination [due to an abandoned No. 2 fuel oil underground storage tank (UST) found at 4680 Livingston Avenue in January 2007, and a piping leak onto a concrete basement floor at 4666 Grosvenor Avenue in April 2010] and were given a closed status (indicating satisfactory clean-up) by NYSDEC in January 2009 and April 2011, respectively. No other spills were potentially within 400 feet of the project site, and all reported spills at greater distances were not likely to affect the project site based on their distance, listing details, and/or the anticipated groundwater flow direction. A NYSDEC Petroleum Bulk Storage (PBS) listing for 4625 Fieldston Road (identified in the database as approximately 585 feet west-southwest of the project site but potentially within 330 feet of the project site) was associated with a closed-in-place 2,000-gallon No. 2 fuel oil UST. This tank, for which no spills have been reported, is at an elevation approximately 20 feet lower than the project site and in an assumed downgradient groundwater flow direction suggesting that even if a spill had occurred it would be unlikely to have migrated to the project site.
- Based on the existing building's age, asbestos-containing materials (ACM) and/or lead-based paint may be present, and any fluorescent lighting fixtures and electrical equipment may utilize polychlorinated biphenyl (PCB) – containing components. However, this building's interior would not be disturbed by the proposed project.

C. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the proposed project, the project site would continue in its current uses. Currently, there are no known significant hazardous materials concerns associated with the project site. Likewise, there would be no significant hazardous materials concerns at the project site in the future without the proposed project. Legal requirements, including those relating to petroleum storage tank management and maintenance, handling and disposal of ACM, lead-based paint and PCBs, would need to be followed.

D. PROBABLE IMPACTS OF THE PROPOSED PROJECT

The proposed project would involve soil disturbance for the construction of three new dwellings. The screening did not identify potential hazardous materials concerns on-site or nearby. A fuel oil AST (with no evidence of spills) is present in the existing building, and suspect ACM, PCB-containing materials and/or lead-based paint may be present in this building, but these would not

be disturbed by the proposed project. Compliance with legal requirements related to hazardous materials would be ensured by performing the proposed project construction in accordance with the following:

- If dewatering is necessary for the proposed construction, water would be discharged to sewers in accordance with NYCDEP requirements or else in accordance with NYSDEC requirements for discharges other than to sewers.
- Though not anticipated, should petroleum tanks or evidence of other contamination be encountered during excavation, applicable regulatory requirements would be followed including those NYSDEC spill reporting and petroleum tank closure requirements.

With these measures, the proposed project would not result in any significant adverse impacts related to hazardous materials. *

A. INTRODUCTION

This attachment examines the potential for air quality impacts with the proposed action. Pollutant emissions from stationary sources (e.g. heat and hot water system stacks) and mobile sources (e.g., vehicles) can affect air quality. The proposed action would not exceed the 2014 *CEQR Technical Manual* carbon monoxide (CO) screening threshold of 170 peak hour trips at any intersection. The proposed action would also not exceed the particulate matter (PM) emission screening threshold discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual*. Therefore, a quantified assessment of on-street mobile source emissions is not required.

The primary stationary source of air pollutants associated with the proposed action would be emissions from the combustion of fossil fuel by heat and hot water systems. The potential for air quality impacts from the heat and hot water systems was assessed using the screening analysis described in the *CEQR Technical Manual*. The screening procedures utilize information regarding the proposed floor area, proposed use, and the stack height, to evaluate whether a significant adverse impact is likely. Based on the distance from the proposed project to the nearest building of similar or greater height, if the proposed floor area is greater than the threshold size in the *CEQR Technical Manual*, there is the potential for significant adverse air quality impacts, and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis, and no further analysis is required.

B. SCREENING ANALYSIS

The proposed action would include the development of three single-family residences. A screening analysis was performed to assess the potential for air quality impacts from each of the proposed buildings (see **Appendix 3**).

The total floor area of the proposed House #1 (5,665 gross square feet) was analyzed as having a single heat and hot water system, with a stack exhaust at a height of approximately 39 feet. The closest building of equal or greater height was determined to be approximately 265 feet away. There would be no potential for significant adverse air quality impacts because House #1 would be below the threshold shown in Figure 17-5 of the Air Quality Appendix of the *CEQR Technical Manual*.

The total floor area of the proposed House #2 (4,970 gross square feet) was analyzed as having a single heat and hot water system, with a stack exhaust at a height of approximately 35 feet. The closest building of equal or greater height was determined to be approximately 60 feet away. There would be no potential for significant adverse air quality impacts because the proposed House #2 would be below the threshold shown in Figure 17-5 of the Air Quality Appendix of the *CEQR Technical Manual*.

The total floor area of the proposed House #3 (5,300 gross square feet) was analyzed as having a single heat and hot water system, with a stack exhaust at a height of approximately 24 feet. The

Bloomfield Development

closest building of equal or greater height was determined to be approximately 33 feet away. There would be no potential for significant adverse air quality impacts because at this distance, the proposed House #3 would be below the threshold shown in Figure 17-5 of the Air Quality Appendix of the *CEQR Technical Manual*.

Therefore, the proposed actions would not result in any significant adverse air quality impacts. *

A. INTRODUCTION

The purpose of a noise analysis is to determine both 1) a proposed action's potential effects on sensitive noise receptors, including the effects on the level of noise inside residential, commercial, and institutional facilities (if applicable) and 2) the effects of ambient noise levels on new sensitive uses introduced by the proposed action.

B. MOBILE SOURCE SCREENING ANALYSIS

The 2014 *City Environmental Quality Review (CEQR) Technical Manual* states that if a proposed action would increase noise passenger care equivalent (PCE) values by 100 percent or more (a doubling of existing PCEs), then a detailed analysis is generally performed. The Proposed Project would not result in an increase in traffic volumes that could potentially double the PCEs. Therefore, a detailed analysis is not warranted, and the proposed actions would not result in any significant adverse mobile source noise impacts.

C. STATIONARY SOURCE SCREENING ANALYSIS

It is expected that the Proposed Project's mechanical systems (i.e., heating, ventilation, and air conditioning systems) would be designed to meet all applicable noise regulations and requirements. Therefore, the proposed actions would not introduce any stationary noise sources and a detailed analysis is not warranted.

Based on noise levels at the project site, the Proposed Project's design is expected to provide sufficient attenuation to achieve the CEQR interior noise level requirements.

No further noise analysis is required, and the proposed actions would not result in any significant adverse noise impacts. *

A. INTRODUCTION

According to the *CEQR Technical Manual*, neighborhood character assessments consider how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. These elements include a neighborhood's land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. An assessment of neighborhood character is warranted when a proposed project has the potential to result in significant adverse impacts in any technical area listed above, or when the project may have moderate effects on several of these elements.

B. SCREENING ANALYSIS

As analyzed in this EAS, the proposed actions do not have the potential to result in significant adverse impacts to: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise. Further, the proposed actions would not result in a combination of moderate effects to several elements that may cumulatively affect neighborhood character. Therefore, the proposed actions would not result in any significant adverse impacts to neighborhood character, and no further analysis is warranted. *

A. INTRODUCTION

The *CEQR Technical Manual* calls for an assessment of construction-related impacts, with a focus on transportation, air quality, and noise, as well as consideration of other technical areas such as historic and cultural resources, hazardous materials, and natural resources.

B. SCREENING ANALYSIS

The proposed project would be constructed in a single-phase, approximately 18-month construction period. During this time, construction activities would take place on the project site. Construction activities associated with the proposed actions would result in temporary disruption to the surrounding community, including the temporary closure of sidewalks and curb lanes bordering the project site, construction-related traffic from workers and deliveries, and occasional noise and dust. However, this would be true of any construction project and these effects would not be considered significant. All appropriate fugitive dust control measures would be employed to reduce the generation and spread of dust.

Increased noise levels created by the construction activities would also occur. Construction noise is regulated by the New York City Noise Control Code and by the Environmental Protection Agency noise emission standards for construction equipment. These federal and local requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards. Except under exceptional circumstances, construction activities must be limited to weekdays between the hours of 7 AM and 6 PM. No significant adverse impacts are expected to occur as a result of the construction. *

Appendix 1:

Historic and Cultural Resources

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-X
Project: BLOOMFIELD RESIDENTIAL PROJECT
Date received: 8/9/2011

Comments: As amended.

Archaeological review only. Please note that the project sites are within the Fieldston Historic District, LPC designated and S/NR eligible. A permit from the LPC preservation department is required prior to construction.

Properties with Archaeological significance:

- 1) ADDRESS: , BBL: 2058192167
- 2) ADDRESS: , BBL: 2058192170
- 3) ADDRESS: FIELDSTON ROAD, BBL: 2058192175
- 4) ADDRESS: , BBL: 2058192168,

Comments:

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from Native American occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2010).



8/19/2011

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 27742_FSO_GS_08192011.doc

Appendix 2:

Hazardous Materials



September 19, 2014

Mr. Jonathan Keller
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007-1216

**Re: 4680 Fieldston Road
Block 5819, Lots 2167, 2168, 2170 and 2175
CEQR # 12DCP021X
Bronx, New York**

Emily Lloyd
Commissioner

Angela Licata
*Deputy Commissioner of
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4479
alicata@dep.nyc.gov

Dear Mr. Keller:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the August 2011 Environmental Assessment Statement (EAS) and the August 2014 Phase 1 Environmental Site Assessment (Phase 1) prepared by AKRF Environmental and Planning Consultants (AKRF) on behalf of Fieldston Brothers Inc. (applicant) for the above project. It is our understanding that the applicant is seeking authorizations from the New York City Department of City Planning (DCP) pursuant to ZR Sections 105-422, 105-425, and 105-431. The proposed action would facilitate a proposal by the applicant to construct three, single-family detached residences, known as the Bloomfield Residential Project, on a property located at 4680 Fieldston Road (Block 5819, Lots 2167, 2168, 2170, and 2175) in the Fieldston neighborhood of Bronx, Community District 8. The project site is located in an R1-2 district within the Special Natural Area District (NA-2), and is also located in the Fieldston Historic District, a designated New York City historic district. The project site is currently developed with a single-family detached residence, which would remain.

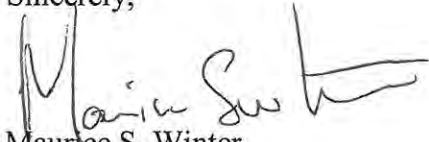
The August 2014 Phase I report revealed that historical on-site and surrounding area land uses consisted of residential uses. The New York State Department of Environmental Conservation (NYSDEC) database revealed 92 Leaking Underground Storage Tanks (USTs) within ½ mile radius of the property, including 6 active-status spills and 86 closed-status spills. Based on the age of the subject building, Asbestos Containing Material, Lead Based Paint and polychlorinated biphenyls containing components could be present in the on-site structure. However, this building interior would not be disturbed by the proposed project.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- The proposed project would involve soil disturbance for the construction of the three new residential building. However, the Phase 1 did not identified potential hazardous materials concerns on-site or nearby. Therefore, DEP has no objection to the proposed project.

Future correspondence and submittals to DEP related to this project should include the following CEQR number **12DCP021X**. If you have any questions, you may contact Maurice Winter at (718) 595-4514.

Sincerely,

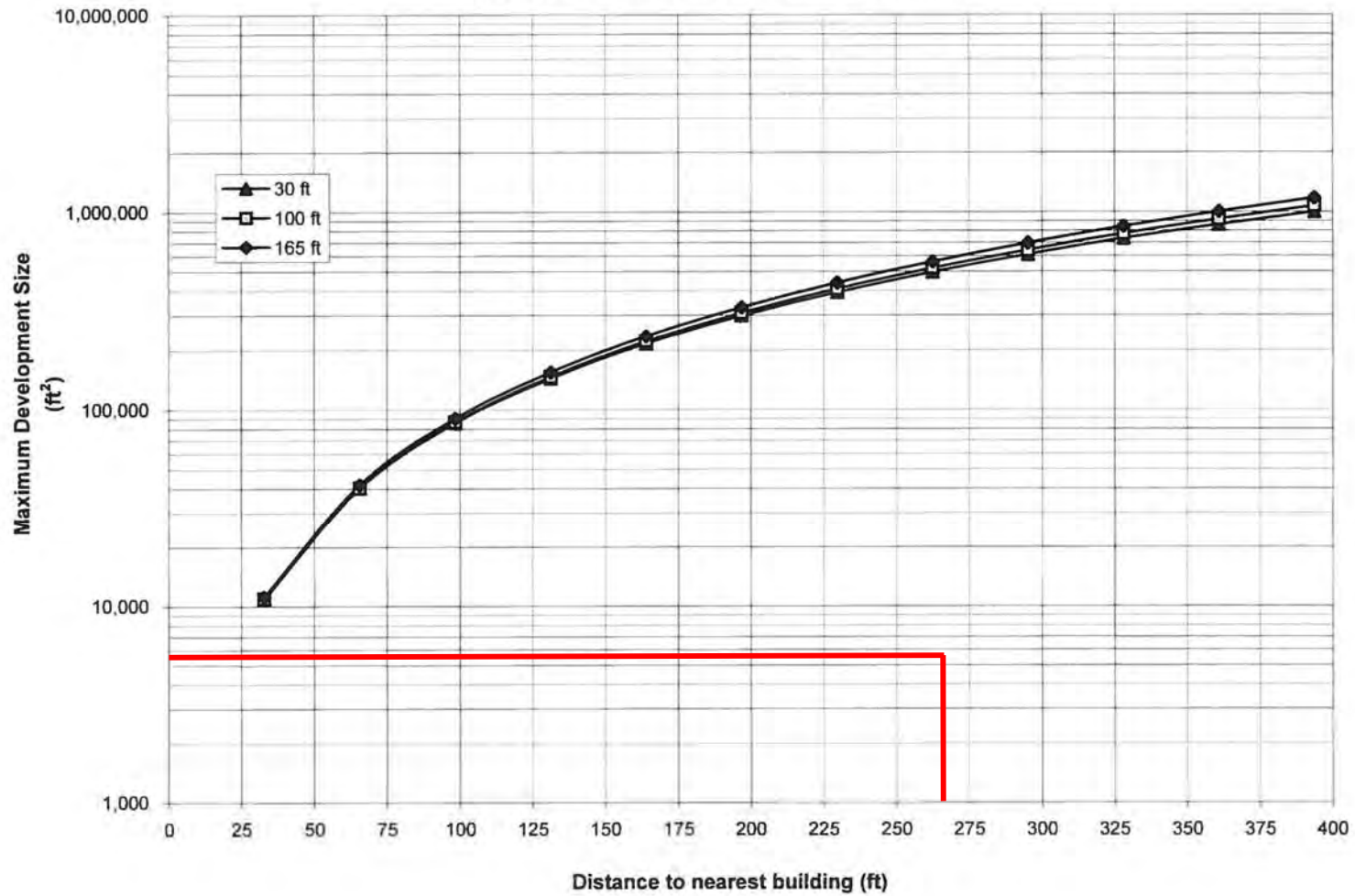


Maurice S. Winter
Deputy Director, Site Assessment

c: E. Mahoney
M. Winter
W. Yu
T. Estes
M. Wimbish
R. Dobruskin-DCP
O. Abinader – DCP
D. McCarthy – DCP
File

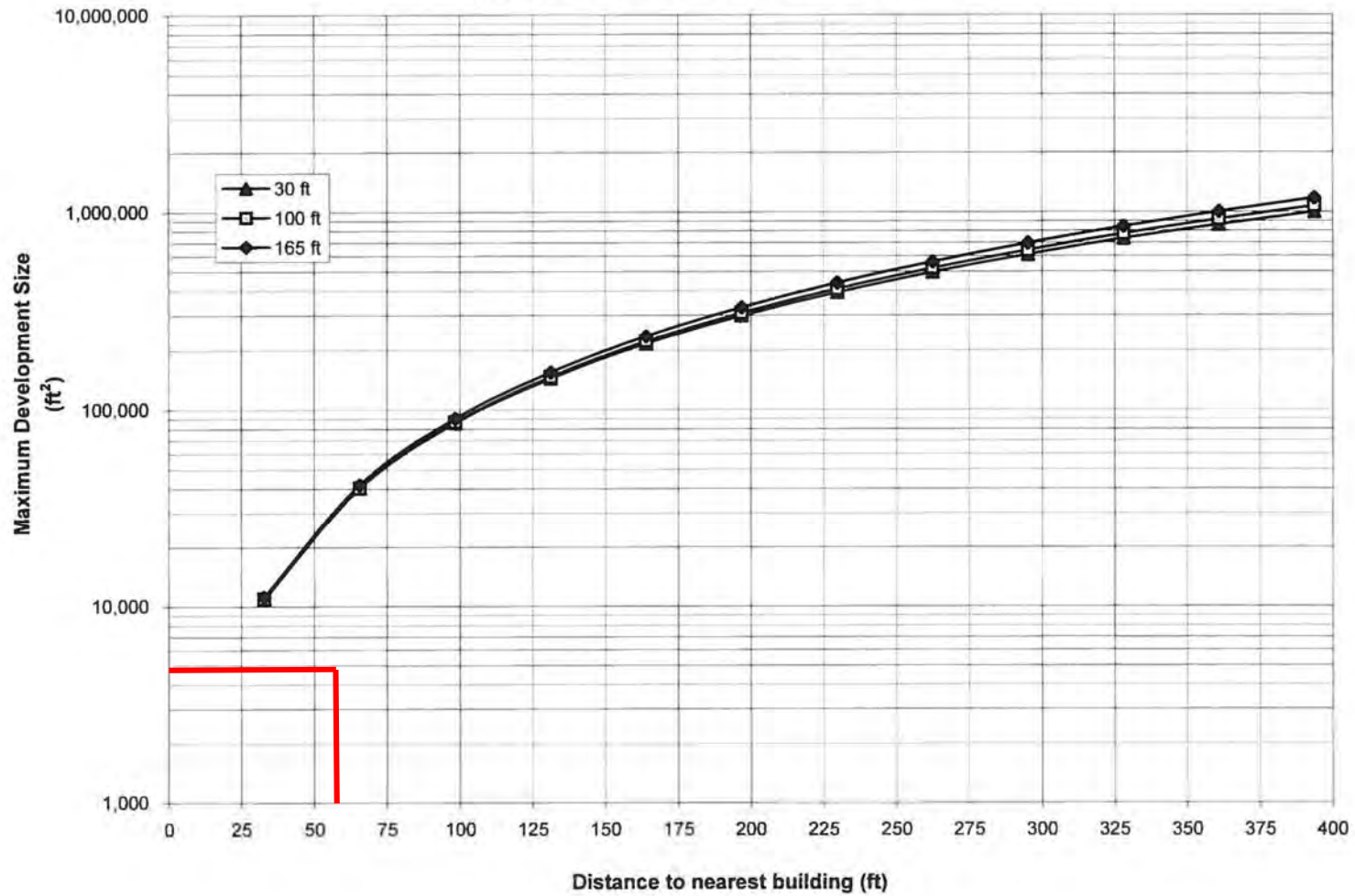
Building on Lot 2167 (House #1)
Size: 5,665 sf
Nearest Bldg of = or > height = 265 ft

FIG App 17-5
SO₂ BOILER SCREEN
RESIDENTIAL DEVELOPMENT - FUEL OIL #2



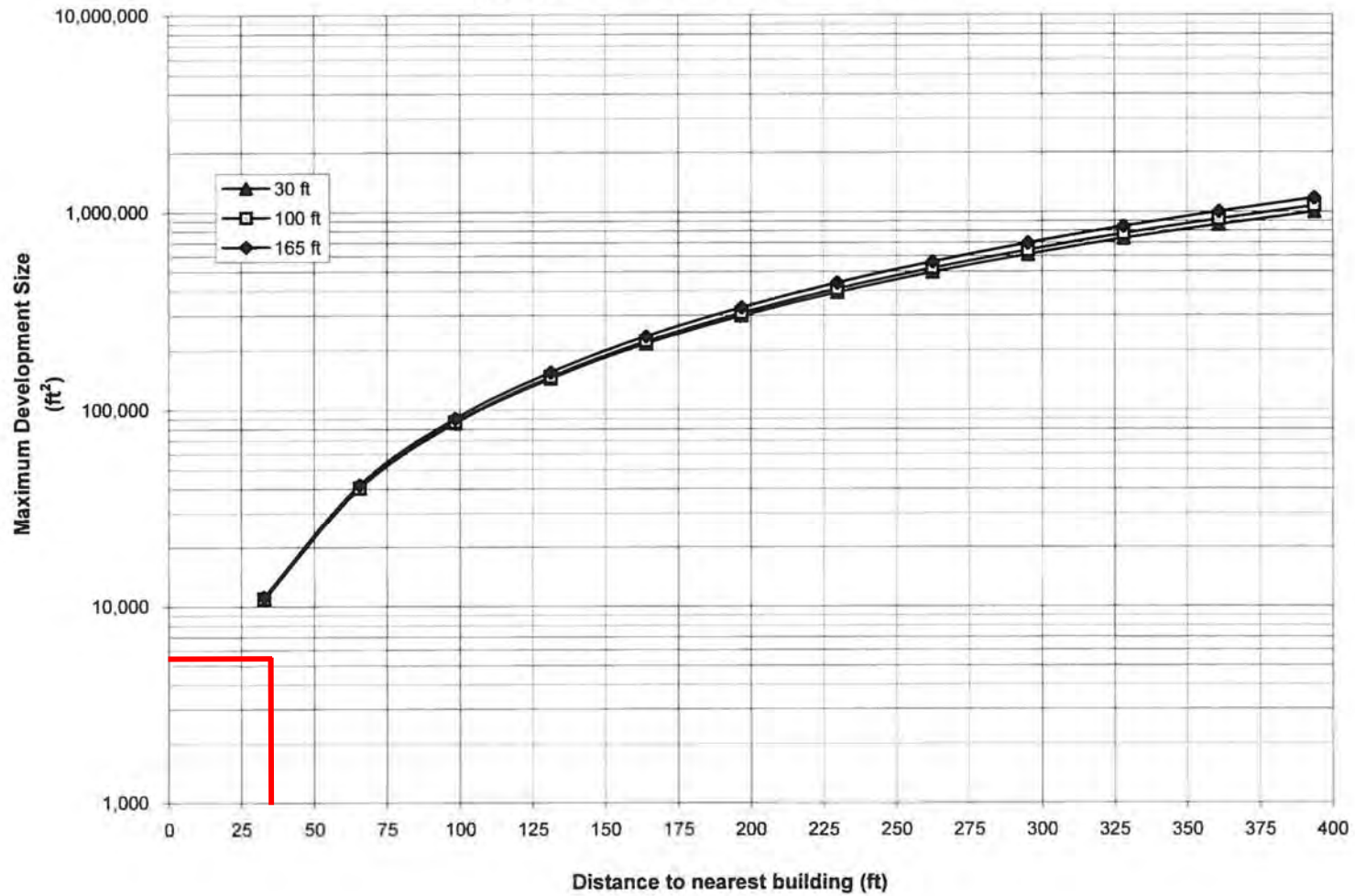
Building on Lot 2168 (House #2)
Size: 4,970 sf
Nearest Bldg of = or > height = 60 ft

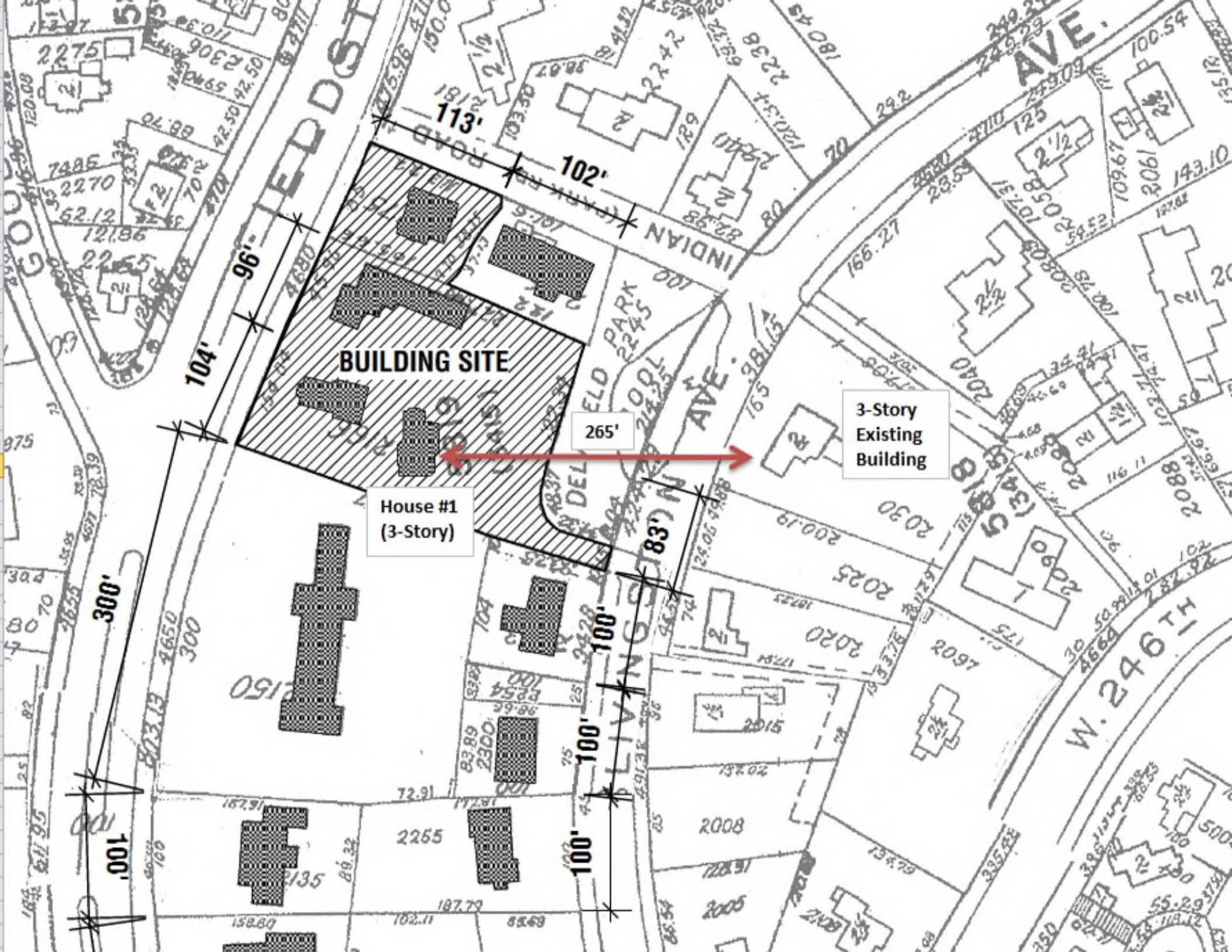
FIG App 17-5
SO₂ BOILER SCREEN
RESIDENTIAL DEVELOPMENT - FUEL OIL #2

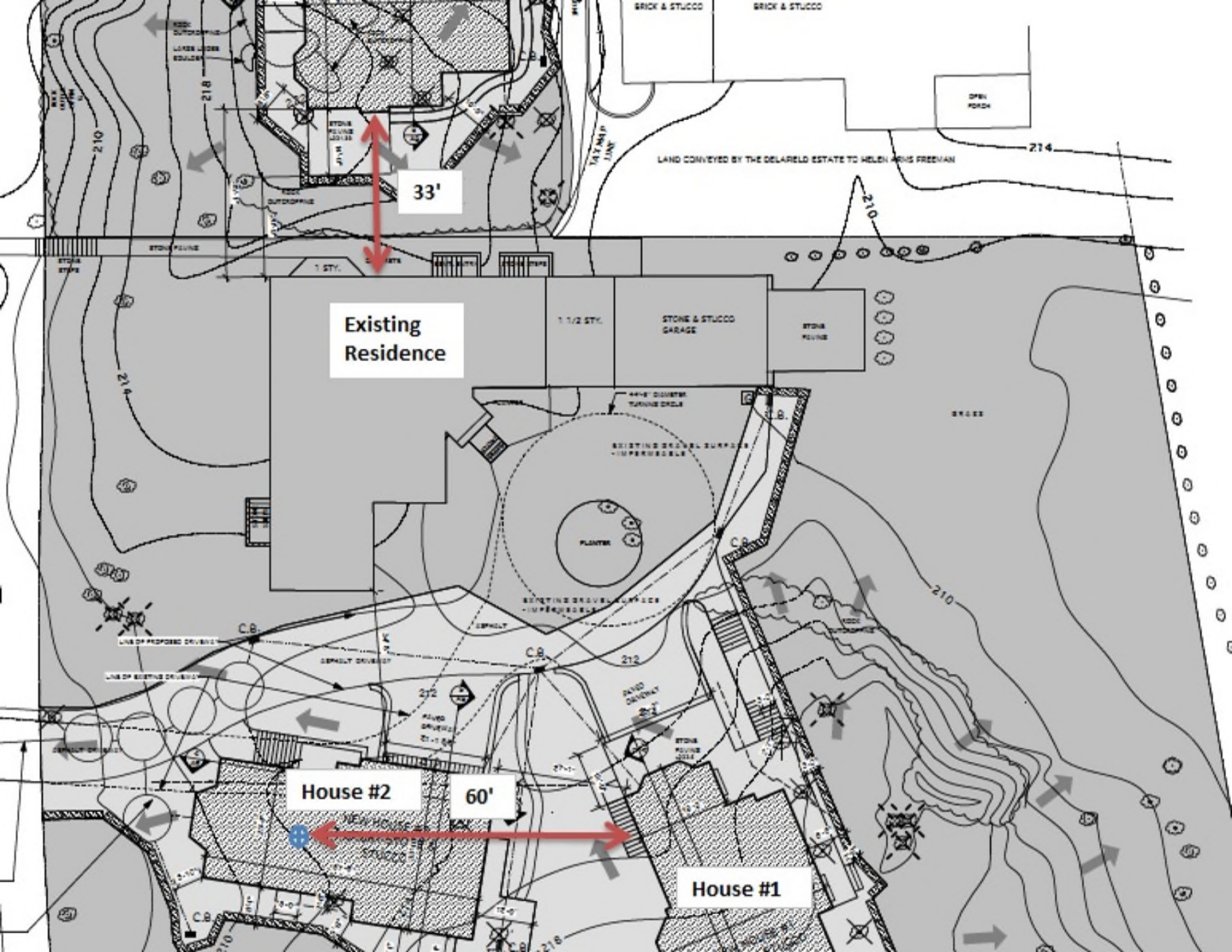


Building on Lot 2175 (House #3)
Size: 5,300 sf
Nearest Bldg of = or > height = 33 ft

FIG App 17-5
SO₂ BOILER SCREEN
RESIDENTIAL DEVELOPMENT - FUEL OIL #2







33'

Existing Residence

House #2

60'

House #1