



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 12DCP021X
ULURP No. N100337ZAX
SEQRA Classification: Type I

Lead Agency

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

Name, Description and Location of Proposal:

Bloomfield Development

The Applicant, Matthew S. Bloomfield, is seeking discretionary and ministerial actions from the City Planning Commission in connection with a proposed residential development on a property located at 4680 Fieldston Road (Block 5819, Lots 2167, 2168, 2170, and 2175, the "project site"). The proposed discretionary actions are: modification of lot coverage controls (Zoning Resolution (ZR) Section 105-431); modification of requirements for driveways on Tier II sites (ZR Section 105-434); and modification of spacing between buildings on the same zoning lot (ZR Section 105-432). In addition to the discretionary actions, the Applicant is also seeking the following ministerial actions, which are not subject to environmental review: development on a portion of a Tier II site having a steep slope or steep slope buffer (ZR Section 105-422); alteration of rock outcrops (ZR Section 105-424); and modification of botanic environment and tree preservation and planting provisions (ZR Section 105-425). The project site, which is zoned R1-2 and is currently occupied by a single-family detached house containing 9,230 gross square feet (gsf) of floor area, is located within Special Natural Area District-2 (NA-2) in the Fieldston Historic District, a New York City Landmarks Preservation Commission (LPC) designated historic district. The project site is bounded by Fieldston Road to the west, Indian Road to the North, and Delafield Park and Livingston Avenue to the East in the Fieldston neighborhood of the Bronx Community District 8.

The proposed actions would facilitate a proposal by the Applicant to construct three additional single-family detached houses (“House #1 - #3, collectively the proposed project”) on the project site. The existing single-family house would remain on Lot 2170. House #1, located on Lot 2167, would consist of a three-story plus cellar residential 5,665 gsf development; House #2, located on Lot 2168, would consist of a two-story plus cellar 4,970 gsf residential development; House #3, located on Lot 2175, would consist of a two-story plus cellar 5,300 gsf residential development. Each of the proposed houses would contain a two-car garage in the cellar. The three proposed buildings combined would comprise 15,935 gross square feet (gsf), increasing the total floor area ratio (FAR) on the lot from .14 to .37. In an R1-2 zoning district, the permitted FAR is 0.5. The project is expected to be completed in 2015.

Absent the proposed actions, the Applicant has stated that existing conditions on the project site would not change. The single-family residence would remain on the project site and three additional one-family homes would not be constructed.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated October 17, 2014, prepared in connection with the ULURP Application (No. N100337ZAX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

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

1. 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. 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.

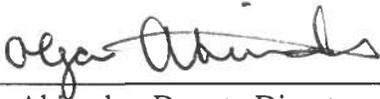
The Restrictive Declaration is binding upon the property’s successors and assigns. The declaration serves as a mechanism to assure the archaeological testing be conducted and that any necessary mitigation measures be undertaken prior to any site disturbance (i.e., site

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.

2. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6 NYCRR part 617. Should you have any questions pertaining to this Negative Declaration, you may contact Evren Ulker-Kacar, AICP at (212) 720-3419.



Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: October 17, 2014

Carl Weisbrod, Chairman
City Planning Commission

Date: October 20, 2014