2 Land Use, Zoning, and Public Policy

Introduction

This chapter considers the potential for the Proposed Actions to result in effects on land use, zoning, and public policy. Per the guidance included in the 2014 *CEQR Technical Manual*, this analysis evaluates the uses in areas that may be affected by the Proposed Actions and determines whether the Proposed Actions are compatible with and would affect those uses. The analysis also considers the Proposed Actions' compatibility with zoning regulations and applicable public policies, including the City's Waterfront Revitalization Program (WRP).

The Proposed Actions include zoning text and map amendments that would change the existing Special Natural Area District NA-2 special district in the Bronx into a special district called the SNRD and establish two ecological areas (Resource Adjacent and Base Protection) within the SNRD to create a hierarchy of natural resource preservation rules based on the proximity of a private property to the most ecologically sensitive areas. The Proposed Actions would create a consistent framework and clear development standards, resulting in better and more predictable outcomes for development and natural resources preservation.

Specifically, DCP proposes to amend the text and related zoning maps of the SNAD (Article X, Chapter 5) of the ZR. Within the special district, the Proposed Actions would allow the development of certain smaller properties without requiring discretionary review by CPC, while ensuring that the development of larger properties of an acre or more in size and more ecologically sensitive sites are reviewed by CPC.

Chapter 1, *Project Description*, provides a description of the existing zoning regulations and the likely effects of the Proposed Actions on future development. Given their broad applicability, it is difficult to predict the sites where the Proposed Actions would affect development. Additionally, as stated in **Chapter 1**, *Project Description*, the proposed zoning text and map amendments are not expected to induce development or cause a significant change in the overall amount, type, or location of development. However, because the land use actions necessary to facilitate

development on a site (i.e., certifications, authorizations, and special permits) may change or be eliminated by the proposed regulations, the Proposed Actions could increase the proportion of development sites proceeding as-of-right. Therefore, this chapter considers the Proposed Actions' potential effects on land use, zoning, and public land use policies, including the WRP.

Principal Conclusions

No significant adverse impacts on land use, zoning, or public policy are anticipated in the 2029 analysis year because of the Proposed Actions. The Proposed Actions would not directly displace any land uses in any of the affected zoning districts to adversely affect surrounding land uses, nor would they generate land uses that would be incompatible with land uses, zoning, or public policy. Because the Proposed Actions would not change the underlying zoning or permitted uses, they would not create land uses or structures that would be incompatible with the underlying zoning or conflict with any public policies, including the WRP, applicable to the affected districts or surrounding neighborhoods. Overall, the Proposed Actions would create a framework for new development in areas with significant natural features to protect and enhance the City's most ecologically sensitive resources.

Methodology

Consistent with 2014 *CEQR Technical Manual* guidance, the Proposed Actions are analyzed as a "generic action," because no known developments are projected at this time. According to the 2014 *CEQR Technical Manual*, generic actions are programs and plans that have wide application or affect a range of future alternative policies. Usually these actions affect the entire city or an area so large that site-specific description or analysis is not appropriate. To produce a reasonable analysis of likely effects of the Proposed Actions, the following assessment of land use, zoning, and public policy presents existing, No Action, and With Action scenarios, including a general description of the zoning framework and land area potentially affected.

The 2014 *CEQR Technical Manual* also notes that for some actions, where the build-out depends on market conditions and other variables, the build year cannot be determined with precision. In these cases, a 10-year build year is generally considered reasonable because it captures a typical cycle of market conditions and generally represents the outer timeframe within which predictions of future development may usually be made without speculation. Therefore, an analysis year of 2029 has been identified for this environmental review.

As described in **Chapter 1**, *Project Description*, the Proposed Actions are analyzed in this environmental review as a generic action. Because the

Proposed Actions would affect approximately 989 properties across several zoning districts, the special district (the study area), and ecological subarea designations, the possible effects of the Proposed Actions are considered by means of prototypical analysis. Prototypical analysis sites are not necessarily representative of a specific lot but rather reflect prevalent conditions and recent development trends as a basis for analysis.

Existing Conditions

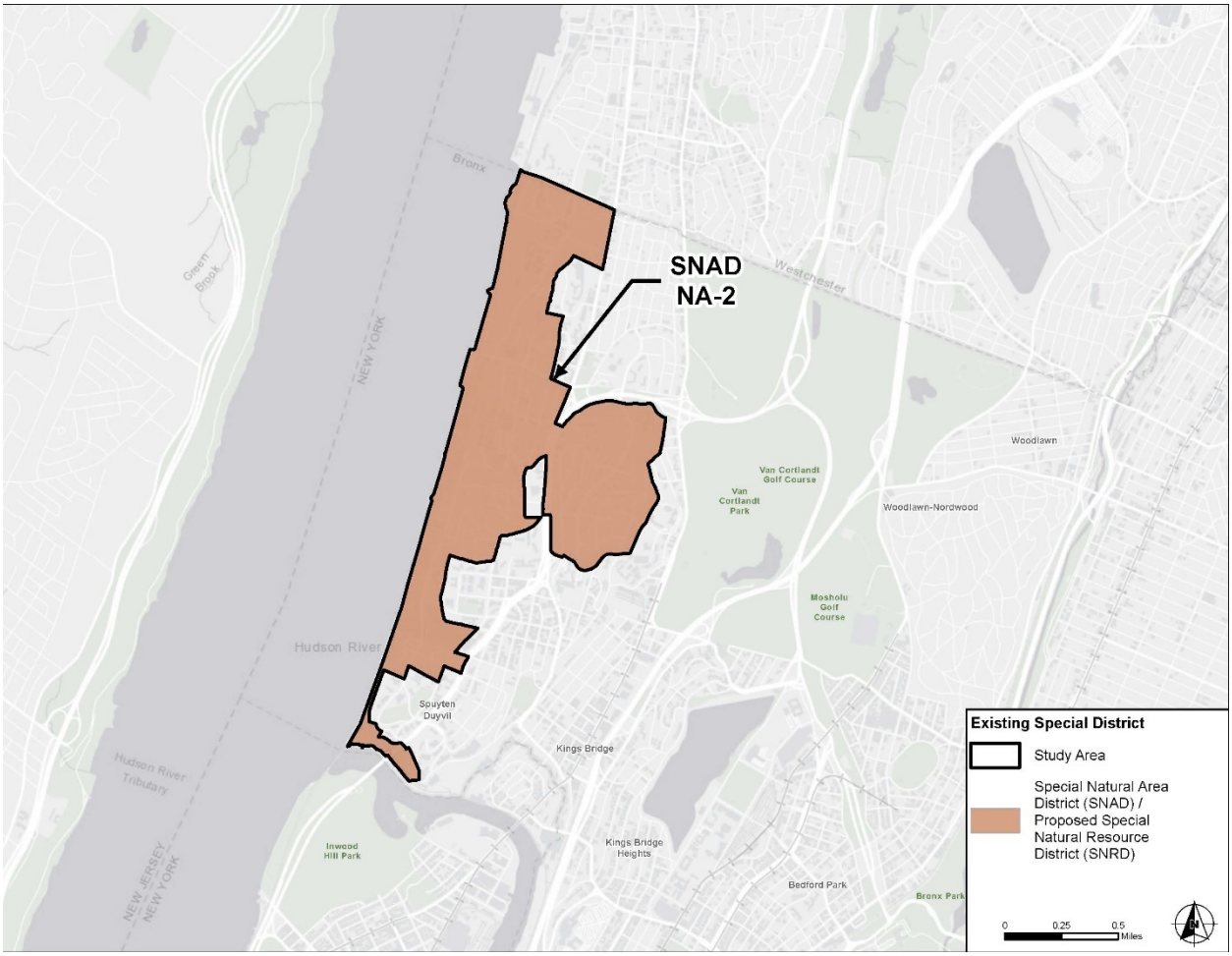
Land Use

The Proposed Actions would affect the existing SNAD NA-2 in the Bronx (see **Figure 2-1**).

Special Natural Area District

The SNAD includes more than 4,850 acres of land. The Proposed Actions would affect one of the four SNAD districts mapped in the City (NA-2), which encompasses portions of three neighborhoods in Bronx CD 8, including: Riverdale, Spuyten Duyvil, and Fieldston. Land use in NA-2 is described below.

Figure 2-1. Land Use Study Area



NA-2 is mapped along the Riverdale Ridge of the Bronx along the Hudson River and includes the neighborhoods of Riverdale, Spuyten Duyvil, and Fieldston in Bronx CD 8. It comprises approximately 900 acres. As shown in Figure 2-2 and Table 2-1, NA-2 comprises a mix of land uses, with residential uses the most predominant. Residential uses account for 73.6 percent of tax lots, 31.6 percent of total lot area, and 70.9 percent of built floor area. One- and two-family residential buildings occupy 72.4 percent of NA-2 lots, 27.7 percent of NA-2 lot area, and 36.9 percent of NA-2 building area. Only 1.2 percent of NA-2 lots and 3.9 percent of NA-2 lot area are multi-family buildings; however, because they are generally larger in floor area, they account for 33.8 percent of NA-2 building area. One- and two-family residential buildings are generally located on local streets, while multifamily buildings are concentrated along automotive thoroughfares, such as the Henry Hudson Parkway service roads.

Figure 2-2. Existing Land Use, SNAD NA-2

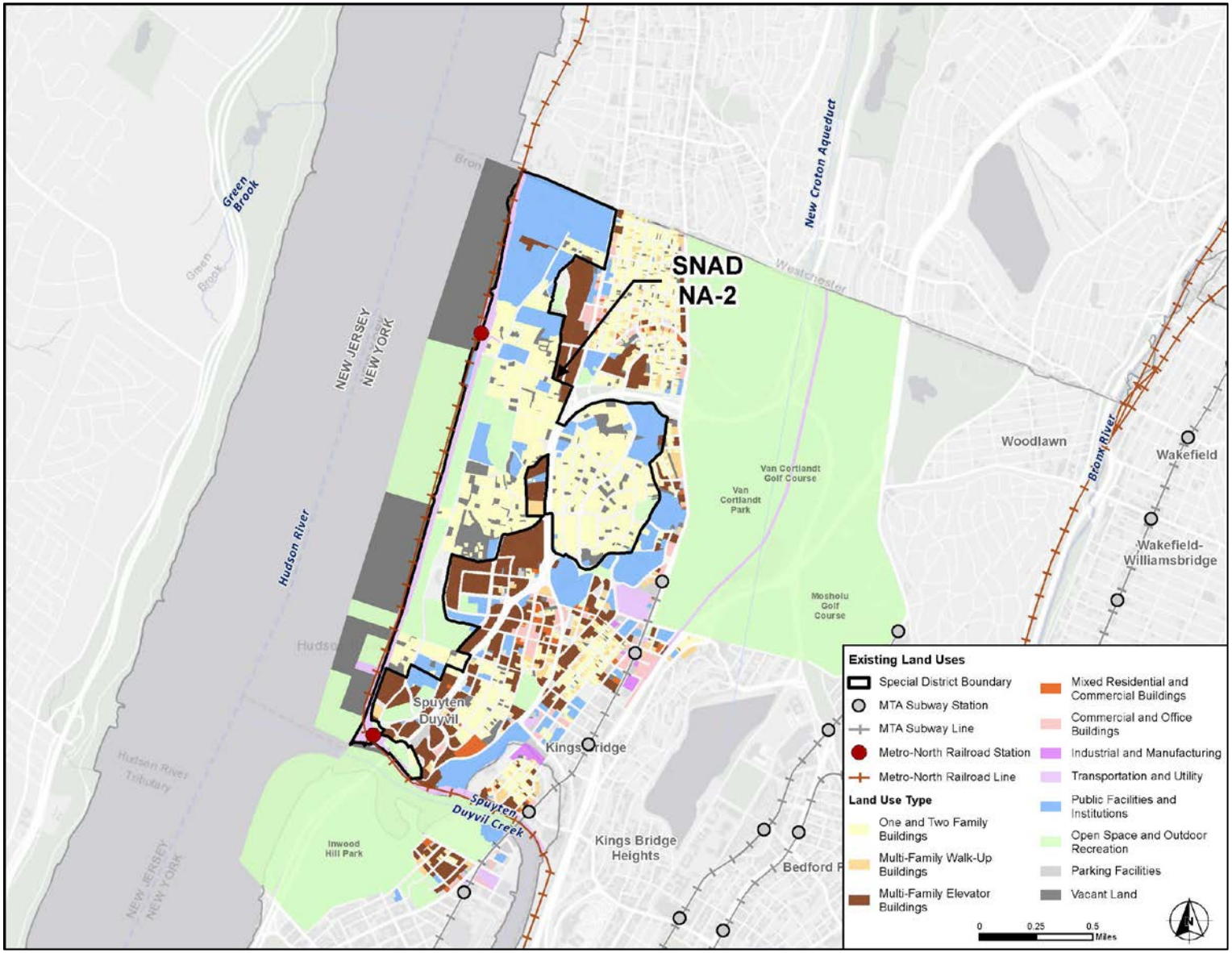


Table 2-1. Existing Land Uses within Special Natural Area District NA-2

Land Use	Number of Lots	Percentage of Total Lots (%)	Lot Area (Square Feet)	Percentage of Total Lot Area (%)	Building Area (Square Feet)	Percentage of Total Building Area (%)
Residential	728	73.6	11,531,026	31.6	4,932,501	70.9
One- & Two-Family Buildings	*716*	*72.4*	*10,111,816*	*27.7*	*2,566,046*	*36.9*
Multi-Family Walkup Buildings	*1*	*0.1*	*56,000*	*0.2*	*15,934*	*0.2*
Multi-Family Elevator Buildings	*11*	*1.1*	*1,363,210*	*3.7*	*2,350,521*	*33.8*
Mixed Commercial/Residential Buildings	0	0.0	0	0.0	0	0.0
Commercial/Office Buildings	0	0.0	0	0.0	0	0.0
Industrial/Manufacturing	0	0.0	0	0.0	0	0.0
Transportation/Utility	9	0.9	812,705	2.2	130	0.0
Public Facilities & Institutions	41	4.1	7,421,645	20.3	1,967,278	28.3
Open Space	17	1.7	5,285,026	14.5	49,870	0.7
Parking Facilities	3	0.3	40,026	0.1	3,060	< 0.1
Vacant Land	191	19.3	11,391,024	31.2	0	0.0
Total	**989**	**100.0**	**36,481,452**	**100.0**	**6,952,839**	**100.0**

Source: New York City PLUTO™ data files

Vacant land accounts for the second highest percentage of lots (19.3 percent) in NA-2 and the second highest percentage of lot area (31.2 percent) in NA-2. Vacant land is interspersed throughout NA-2, and lots range in size. Many of the smaller vacant lots are located on steep slopes and/or are thickly forested lots that serve as buffers between adjacent properties. The largest vacant properties are generally located along the Hudson River shoreline and include submerged land.

While institutional uses account for only 4.1 percent of NA-2 lots, the uses represent the third highest percentage of lot area (20.3 percent) and third highest percentage of building area (28.3 percent). Notable institutional uses include:

- Schervier Rehabilitation and Nursing Center at 2975 Independence Avenue
- New York Public Library Spuyten Duyvil Branch at 650 West 235th Street
- Riverdale Country School at 1 Spaulding Lane
- New York City Fire Department Engine 52/Ladder 52 Firehouse at 4550 Henry Hudson Parkway East
- Riverdale Country School at 5250 Fieldston Road
- The Kenyan Ambassador's Residence at 5275 Arlington Avenue
- College of Mount Saint Vincent at 6301 Riverdale Avenue
- Numerous houses of worship

Open space occupies 1.7 percent of NA-2 lots, 14.5 percent of lot area, and 0.7 percent of building area. Notable open space uses in NA-2 include Riverdale Park (144.3 acres), Wave Hill (20.9 acres), Seton Park (11.7 acres), Spuyten Duyvil Shorefront Park (6.6 acres), and Raoul Wallenberg Forest (4.7 acres).

No mixed/commercial uses, commercial uses, or industrial uses are present within NA-2.

In recent years, enlargements have represented the majority of building permits in NA-2, and the area has experienced minimal increases in new housing development. Between 2012 and 2017, DOB issued 59 permits for new residential buildings and enlargements in NA-2, representing an average of approximately 10 permits per year or approximately 1.0 percent of NA-2 properties annually. This rate of housing development and enlargement is slightly lower than the rate for Bronx CD 8 as a whole, which was approximately 1.1 percent between 2012 and 2017.

Existing land use patterns have been shaped by the topography of NA-2, which is characterized by its steep slopes, rock outcrops, ponds, brooks, swampy areas, and mature trees. NA-2 is part of the Riverdale Ridge, which is formed of Fordham Gneiss, the oldest rock formation in New

York City. NA-2 contains numerous ecological resources that provide habitat for birds and other small animals.

The Henry Hudson Parkway cuts through NA-2, dividing Riverdale and Spuyten Duyvil to the west from Fieldston to the east. The Metro-North Railroad runs along the shoreline of Spuyten Duyvil Creek and the Hudson River on the southern and western edges of NA-2 and provides regional rail service. NA-2 is served by Spuyten Duyvil station, located on Edsall Avenue, and Riverdale station, located on Railroad Terrace between West 254th and 255th Streets. Beyond the eastern edge of NA-2 is one subway line, which runs along Broadway and provides transit access between the western Bronx and Manhattan. The area is also well served by several New York City Transit bus routes.

Zoning

This section describes the existing underlying zoning regulations within the special district.

Zoning classifications within NA-2 are shown in **Figure 2-3** and listed in **Table 2-2**. As shown in **Table 2-2**, R1-1 and R1-2 zoning is prevalent in NA-2, representing 92.4 percent of lots and 73.1 percent of lot area. R1 districts are mapped in central, southern, and eastern portions of NA-2. Other prevalent zoning districts include R4, a non-contextual residence district intended for neighborhoods with a mixture of low- density housing types. These districts allow single-or two-family homes along with multifamily buildings in a variety of housing types (Use Groups 1, 2). Residential uses are permitted at a maximum floor area ratio (FAR) of 0.90 (or 1.35 in predominantly built-up areas using the R4 infill provisions); community facility uses are permitted up to a maximum FAR of 2.0. R4 districts have a maximum base height of 25 feet and a maximum permitted building height of 35 feet, typically resulting in three-story homes and apartment buildings. Yard regulations in R4 districts mandate a 10-foot setback for all buildings and require the provision of side yards for detached and semi-detached one- and two-family residential buildings and all multifamily buildings.

Park districts account for the third highest percentage of NA-2 lot area (11.1 percent) and include a number of parks and natural areas, including Riverdale Park, Seton Park, and Spuyten Duyvil Shorefront Park. No commercial or manufacturing zoning districts are mapped in NA-2.

Figure 2-3. Existing Zoning, SNAD NA-2

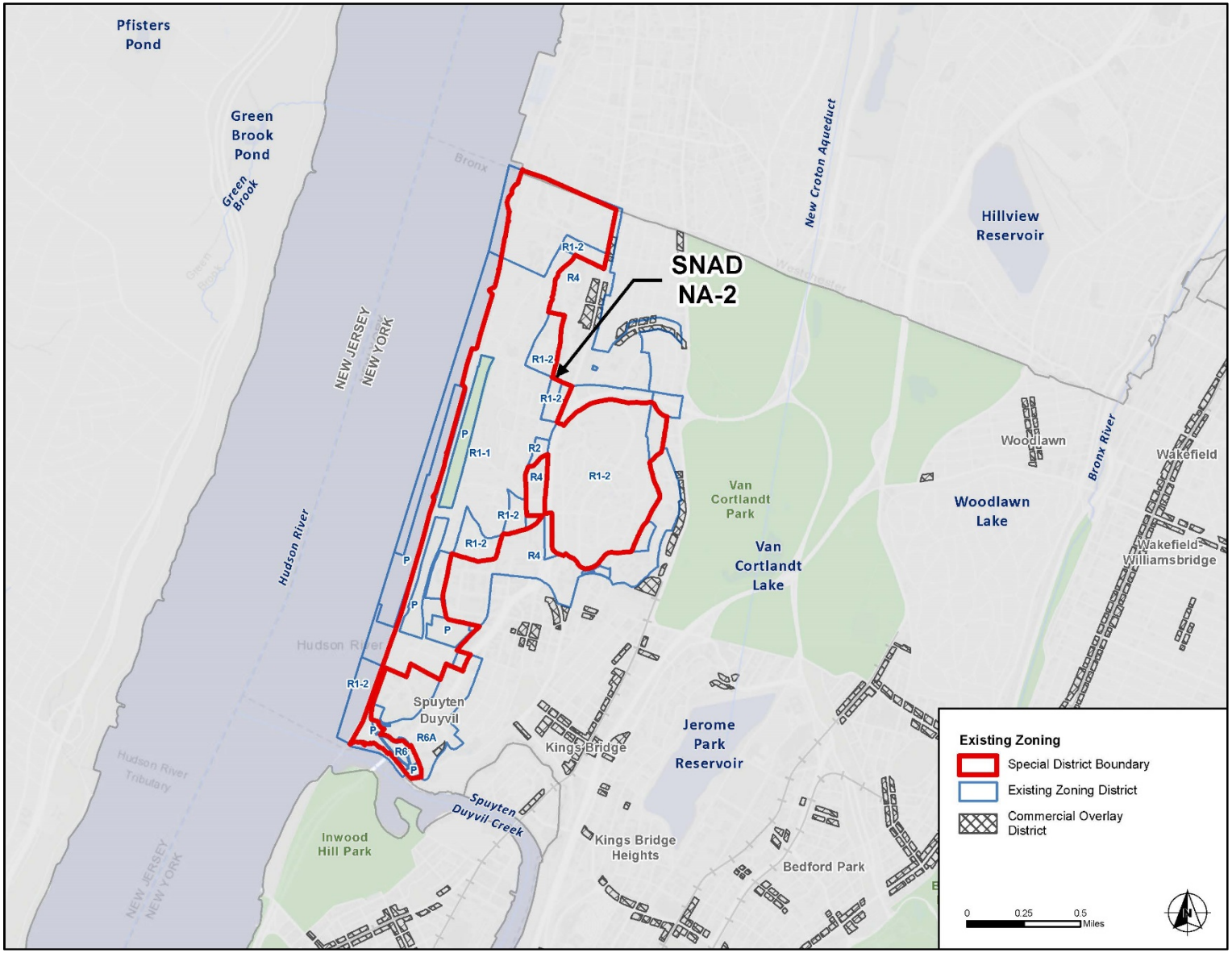


Table 2-2. Existing Zoning Districts in Special Natural Area District NA-2

Zoning District	Number of Lots	Percentage of Total Lots (%)	Lot Area (Square Feet)	Percentage of Total Lot Area (%)
R1-1	333	33.7	17,404,727	47.7
R1-2	581	58.7	9,272,053	25.4
R2	20	2.0	219,338	0.6
R4	29	2.9	5,229,514	14.3
R6	1	0.1	62,550	0.2
R6A	11	1.1	109,247	0.3
R7A	1	0.1	133,575	0.4
PARK	13	1.3	4,050,448	11.1
Total	**989**	**100.0**	**36,481,452**	**100.0**

Source: New York City PLUTO™ data files

Special District Regulations

The regulations of the special district are designed to preserve and protect natural features while allowing site alteration or development (new building or enlargement) in most areas. CPC reviews and approves site alterations and new developments within the special district, and site alterations and new developments must be granted through a certification, authorization, or special permit. When no CPC approvals are required for a proposed development, it is considered to be "as-of-right": the proposed development can apply directly to DOB for a building permit, which would be granted if the proposal complies with all zoning requirements and other applicable codes and regulations. The certifications granted by either the CPC Chair or CPC as a whole are considered to be ministerial in nature, meaning that, like as-of-right development, the proposal must be approved or denied based on whether it meets the conditions of the certification, based on facts. In contrast, CPC-granted authorizations and special permits are discretionary in nature; CPC must weigh and balance various factors to arrive at a decision on each of the findings of an authorization or special permit. These discretionary actions may permit encroachment into an area containing natural features or may modify specified zoning rules relating to use, bulk, or parking regulations. These discretionary actions include a public review process that allows the public to be informed about and provides opportunities for public comment on the proposed project, which CPC considers when making its decision.

The SNAD establishes a largely discretionary framework for development, and most development requires discretionary action(s) subject to CPC review. Based on analysis of applications between 2012

and 2017, all developments in the Bronx NA-2 required CPC discretionary action(s).

The special district protects certain natural features but provides a route to waive or modify those protections to permit disturbance of those natural features by a CPC-granted authorization. Additional authorizations and special permits are available if an applicant seeks a modification of certain zoning regulations, such as yard regulations.

In the SNAD, the special district regulations are not applicable under specific site conditions outlined in ZR 105-021, including site alteration or development (new building or enlargement) on lots without significant natural features, lots with less than 10 percent slope, lots with coverage of 2,500 square feet or less, or lots with 10,000 square feet of area or less. Under these conditions, site alteration or development does not require CPC review and can proceed as-of-right.

Natural Features

Natural features that are protected by the special district include trees and natural topography, including steep slopes. Other natural features that are protected by regulation in some of the special districts include vegetation other than trees, aquatic features, erratic boulders, and rock outcrops. With few exceptions, these features are protected as separate individual items and cannot be removed or disturbed except by CPC-granted authorization.

In the SNAD, protected natural features include trees, rock outcrops and geological deposits, topographical features such as steep slopes, existing natural topography and topsoil, aquatic resources, and botanic environments.

Tree Regulations

Trees are protected when they reach 6-inch caliper (defined as the diameter of a tree trunk measured 4 feet, 6 inches from the ground). Trees cannot be removed as-of-right except within the proposed building footprint, or within 15 feet of the proposed building footprint for properties in the SNAD, and except for when they are located in the path of proposed driveways, private roads, and required accessory parking spaces. Trees can also be removed as-of-right if the continued presence of a tree would interfere with the growth or health of another tree of 6-inch caliper or more.

CPC may grant an authorization for tree removal or modifications to planting requirements pursuant to ZR 105-425 in the SNAD.

Tree planting requirements in the special district apply when there is new construction or site work on the property, and requirements are based on

a tree credit calculation. In the SNAD, the requirement is one tree credit per 1,000 square feet of lot area or 51 percent of tree credits originally on site, whichever is greater. Newly planted trees must be a minimum of 3 inches in caliper.

Critical Root Zone

In the SNAD, the critical root zone is defined as an area around the tree containing the roots that should be maintained and protected. It is measured as 1 radial foot for every caliper inch and ranges from a minimum of 4 feet to a maximum of 22 feet.

The critical root zones of all preserved trees are protected within an "area of no disturbance" in the SNAD and must remain undisturbed except as provided for in a tree protection plan and letter from a certified arborist.

Biodiversity Regulations

On SNAD Tier II sites (average slope greater than 10 percent), no vegetation may be removed except within the proposed building footprint or within 15 feet of the proposed building footprint, and except for when it is located in the path of proposed driveways, private roads, and required accessory parking spaces. Ground cover, shrubs, small trees and large trees must be planted to replace any vegetation that is removed or any topsoil disturbed, each on a basis proportionate to the size of the area disturbed.

Topographic and Geologic Resources

On SNAD Tier II sites, no grading is permitted beyond 15 feet of the building footprint, except for grading to construct private roads and driveways. The grading requirements for Tier II sites limit how steep the final slope can be after cut and fill to a ratio no steeper than 2 horizontal to 1 vertical, along with other technical specifications. CPC may grant an authorization to modify topographic features in the SNAD pursuant to ZR 105-421 and ZR 105-422.

In the SNAD, no erratic boulder with a diameter of 6 feet or more may be removed, and no rock outcrops can be altered without an authorization from CPC pursuant to ZR 105-424 and ZR 105-423, respectively.

Aquatic Resources

In the SNAD, aquatic features cannot be altered without an authorization from CPC pursuant to ZR 105-426.

Controls during Construction

On SNAD Tier II sites, no construction equipment can be operated beyond 15 feet of the building footprint, except for the construction of driveways and private roads; construction fences must be erected around

all areas of no disturbance and around vegetation proposed to be preserved; excavating for fill is prohibited unless approved under a specified grading plan; a staging area must be located where it would minimize destruction of natural features; topsoil is to be used to revegetate the area upon completion of construction; and exposed earth must be seeded during construction.

Designated areas of no disturbance are protected from all types of construction activity. Areas of no disturbance include steep slopes, steep slope buffers, and the critical root zone of each tree proposed for preservation.

Land Use

Underlying zoning regulations govern land uses in the SNAD.

Floor Area

Floor area regulations in the SNAD are generally consistent with underlying zoning.

Lot Coverage

In SNAD Tier I sites with no impact on steep slopes, underlying zoning regulates lot coverage. On Tier II sites with no proposed disturbance of steep slopes, the average percent of slope on the lot and applicable zoning district regulates maximum lot coverage. On Tier II sites or Tier I sites where steep slope or steep slope buffer areas are being modified through development, enlargement, or site alteration, the applicable zoning district regulates the maximum lot coverage. CPC may authorize the modification of limits to lot coverage on a Tier II site or applicable Tier I site pursuant to ZR 105-431 in the SNAD.

Lot Area and Lot Width

In the SNAD, the minimum lot area for a proposed subdivision is increased to 12,500 square feet if a lot contains steep slopes covering more than half of the lot.

Yard Regulations

Yard regulations in the SNAD are generally consistent with underlying zoning. CPC may grant an authorization to modify yard regulations required by underlying zoning.

Height and Setback

In the SNAD, underlying zoning regulations regulate height and setback requirements.

Court and Open Area Regulations

In the SNAD, courts and open areas are regulated by underlying zoning regulations.

Parking and Curb Cut Regulations

In the SNAD, accessory parking spaces may be provided as curbside parking on a private road. In areas of the SNAD, required parking spaces can be located within a front yard

Review Structure

Certifications

As indicated above, certifications by the CPC Chair or CPC as a whole are required in certain circumstances the special district.

In the SNAD, when it is not necessary for the applicant to apply for an authorization or special permit, CPC certifies to DOB pursuant to ZR 105-41 that the proposed development complies with the regulations of the special district. A certification of Restoration Plans pursuant to ZR 105-45 is required for unauthorized removal of trees or other disturbance of the site. A certification for Future Subdivision pursuant to ZR 105-90 is required for the subdivision of a lot in the SNAD.

Authorizations

As discussed above, the following discretionary approvals are available to modify or waive regulations set forth in the SNAD:

- modification of topographic features on Tier I sites pursuant to ZR 105-421;
- authorization of a development, enlargement or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer pursuant to ZR 105-422;
- relocation of erratic boulders pursuant to ZR 105-423;
- alteration of rock outcrops pursuant to ZR 105-424;
- modification of botanic environment and tree preservation and planting requirements pursuant to ZR 105-425;
- alteration of aquatic features pursuant to ZR 105-426;
- modification of lot coverage controls pursuant to ZR 105-431;
- modification of yard, height and setback regulations, and parking location regulations pursuant to ZR 105-432;
- modification of grading controls pursuant to ZR 105-433; and
- modification of requirements for private roads and driveways pursuant to ZR 105-434.

Special Permits

Special permits are a form of discretionary approval available to modify or waive regulations in the special district.

In the SNAD, special permits are available for Modification of Use regulations pursuant to ZR 105-441 and Natural Area Dedicated for Public Use pursuant to ZR 105-442.

Prototypical Analysis Sites

Chapter 1, *Project Description*, details the methodology used to develop the prototypical analysis sites. Four prototypical analysis sites were identified. A summary of the prototypical analysis sites is provided below in **Table 2-3**, and illustrative renderings are provided in Appendix 2.

As noted in the Analysis Framework section of **Chapter 1**, *Project Description*, these sites are not intended to represent real lots, but rather to illustrate how the proposed regulations would apply to a range of sites and conditions.

Most prototypical analysis sites are undeveloped, vacant land with the exception of prototypical analysis site 1, which is occupied by a one-story, 1,165 square foot (0.19 FAR) single-family detached home. Prototypical analysis site 4 abuts an ecologically sensitive area along its rear lot line.

Prototypical analysis sites are located in R1 and R2 low- density residential zoning districts. As shown in **Table 2-3**, all of the prototypical analysis sites occupy interior lots of 12,000 square feet or less.

Table 2-3. Prototypical Analysis Sites – Existing Conditions

Site	Zoning District	Special District	Lot Area (Square Feet)	Existing Use/Condition	FAR	Trees
1	R1-2	SNAD (NA-2)	6,000	1-story, 1-family detached home (1,165 square feet); limited change in topography	0.19	4
2	R2	SNAD (NA-2)	4,500	Vacant interior lot, limited change in topography	0.0	9
3	R1-1	SNAD (NA-2)	12,000	Vacant interior lot, limited change in topography	0.0	9
4	R1-2	SNAD (NA-2)	8,000	Vacant interior lot, limited change in topography, ecologically sensitive area (forest) near rear lot line.	0.0	8

***This table has been modified for the FEIS.**

Public Policy

Public policies applicable to the affected areas are discussed below. The Proposed Actions' consistency with each of these policies is assessed in the "With Action Scenario" section of this chapter.

Waterfront Revitalization Program

Projects that are located within the designated boundaries of New York City's Coastal Zone must be assessed for their consistency with the City's WRP. The federal Coastal Zone Management Act of 1972 was enacted to support and protect the distinctive character of the waterfront and to set forth standard policies for reviewing proposed development projects along coastlines. The program responded to city, state, and federal concerns about the deterioration and inappropriate use of the waterfront. In accordance with the Coastal Zone Management Act, New York State adopted its own Coastal Management Program (CMP), which provides for local implementation when a municipality adopts a local WRP, as is the case in New York City. The New York City WRP is the City's principal coastal zone management tool. The WRP was originally adopted in 1982 and approved by the New York State Department of State (NYSDOS) for inclusion in the New York State CMP. The WRP encourages coordination among all levels of government to promote sound waterfront planning and requires consideration of the program's goals in making land use decisions. NYSDOS administers the program at the state level, and DCP administers it in the City. The WRP was revised and approved by the City Council in October 1999. In August 2002, NYSDOS and federal authorities (i.e., USACE and the U.S. Fish and Wildlife Service [USFWS]) adopted the City's 10 WRP policies for most of the properties located within its boundaries.

In October 2013, the City Council approved revisions to the WRP to proactively advance the long-term goals laid out in Vision 2020: The New York City Comprehensive Waterfront Plan, released in 2011. The changes solidify New York City's leadership in the area of sustainability and climate resilience planning as one of the first major cities in the United States to incorporate climate change considerations into its Coastal Zone Management Program. They also promote a range of ecological objectives and strategies, facilitate interagency review of permitting to preserve and enhance maritime infrastructure, and support a thriving, sustainable working waterfront. NYSDOS approved the revisions to the WRP on February 3, 2016. The U.S. Secretary of Commerce concurred with the state's request to incorporate the WRP into the New York State CMP.

In 2013, the New York City Panel on Climate Change (NPCC) released a report (Climate Risk Information 2013: Observations, Climate Change Projections, and Maps) outlining New York City-specific climate change projections to help respond to climate change and accomplish *OneNYC*

and PlaNYC goals, which are described below. The 2013 NPCC report predicted future City temperatures, precipitation, sea levels, and extreme event frequency for the 2020s and 2050s. Subsequently, in January 2015, the Second NPCC (NPCC2) released an updated report that presented the full work of the NPCC2 from January 2013 to 2015 and includes temperature, precipitation, sea level, and extreme event frequency predictions for 2081 to 2100. While the projections will continue to be refined, current projections are useful for present planning purposes and to facilitate decision-making that can reduce existing and near-term risks without impeding the ability to take more informed adaptive actions in the future. Specifically, the NPCC2 report predicts that mean annual temperatures will increase by 2.0 to 2.8 degrees Fahrenheit (°F), 4.1 to 5.7°F, 5.3 to 8.8°F, and 5.8 to 10.3°F by the 2020s, 2050s, 2080s, and 2100, respectively; total annual precipitation will rise by 1 to 8 percent, 4 to 11 percent, 5 to 13 percent, and -1 to +19 percent by the 2020s, 2050s, 2080s, and 2100, respectively; sea level will rise by 4 to 8 inches, 11 to 21 inches, 18 to 39 inches, and 22 to 50 inches by the 2020s, 2050s, 2080s, and 2100, respectively; heat waves and heavy downpours are likely to become more frequent, more intense, and longer in duration, with coastal flooding very likely to increase in frequency, extent, and elevation.

As illustrated in **Figure 2-4**, Coastal Zone Boundary Map, portions of NA-2 fall within the coastal zone. Therefore, the Proposed Actions must be assessed for consistency with the policies of the City's Local WRP.

CD 8 197a-Plan

In fall 2003, CPC and the City Council approved the 197-a plan submitted by Bronx Community Board 8, *CD8 2000: A River to Reservoir Preservation Strategy.* The 197-a plan for CD 8 covers the entire community district, including the neighborhoods of Fieldston, Kingsbridge, Kingsbridge Heights, Marble Hill, Riverdale, Spuyten Duyvil, and Van Cortlandt Village. The plan is viewed by its community sponsors as a means of protecting the area's unique character and natural assessment. In addition, the plan seeks to enhance economic, cultural, and social opportunities for area residents. The 197-a plan's stated goals include the following:

- Preserve the scale and character of area neighborhoods;
- Strengthen protections for sensitive natural features including steep slope areas, mature trees, water features, and the surrounding contexts of these features;
- Improve the appearance and economic vitality of local commercial districts;

- Foster economic opportunities and improve access for all segments of the population to cultural and educational facilities;

- Create additional recreational resources, enhance existing parks, and promote the greening of major corridors; and

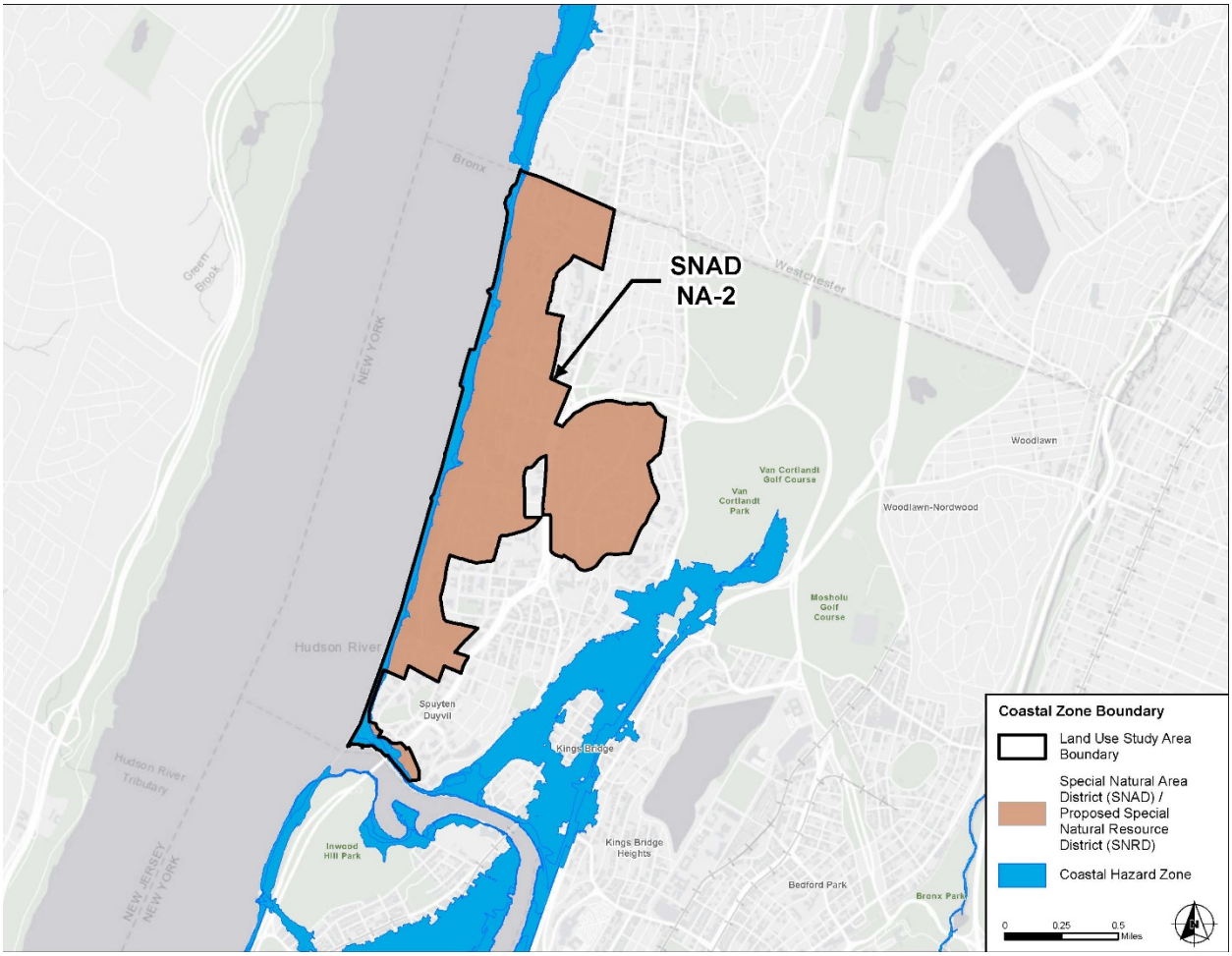
- Preserve and educated the public about historical resources.

The 2005 SNAD text was updated from the 1974 SNAD text in response to recommendations from the Staten Island Special Natural Area District Task Force and the Bronx Community Board 8 197-a plan to further strengthen the preservation of significant natural features, including steep slopes, trees, and plantings. The 2005 framework reduced the lot threshold from 40,000 square feet to 10,000 square feet and required that lots seeking a development, enlargement, or site alteration would require discretionary approval. The 197-a plan notes "the size threshold that determines applicability of the SNAD-2 regulations, even within the SNAD-2 area, needs to be lowered or eliminated" and does not seek to require discretionary approval of all sites larger than 10,000 square feet but seeks to provide additional protections for more lots within the special district.

OneNYC

In April 2015, Mayor Bill de Blasio released *OneNYC*, a comprehensive plan for a sustainable and resilient city for all New Yorkers that speaks to the profound social, economic, and environmental challenges facing the City. *OneNYC* is the update to the sustainability plan for the City started under the Bloomberg administration, previously known as PlaNYC 2030: A Greener, Greater New York. Growth, sustainability, and resiliency remain at the core of *OneNYC*, but with the poverty rate remaining high and income inequality continuing to grow, the de Blasio administration added equity as a guiding principle throughout the plan. In addition to the focuses of population growth, aging infrastructure, and global climate change, *OneNYC* brings new attention to ensuring the voices of all New Yorkers are heard and to cooperating and coordinating with regional counterparts. Since the 2011 and 2013 updates of PlaNYC, the City has made considerable progress toward reaching its original goals and completing initiatives. *OneNYC* includes updates on the progress toward the 2011 sustainability initiatives and 2013 resiliency initiatives, sets additional goals, and outlines new initiatives under the organization of four visions: growth, equity, resiliency, and sustainability.

Figure 2-4. Coastal Zone Boundary



Goals of the plan are to make New York City:

- A growing, thriving city by fostering industry expansion and cultivation, promoting job growth, creating and preserving affordable housing, supporting the development of vibrant neighborhoods, increasing investment in job training, expanding high-speed wireless networks, and investing in infrastructure.

- A just and equitable city by raising the minimum wage, expanding early childhood education, improving health outcomes, making streets safer, and improving access to government services.

- A sustainable city by reducing greenhouse gas (GHG) emissions, diverting organics from landfills to attain zero waste, remediating contaminated land, and improving access to parks.

- A resilient city by making buildings more energy efficient, making infrastructure more adaptable and resilient, and strengthening coastal defenses.

Because the 2014 *CEQR Technical Manual* has yet to be updated to address the approach of *OneNYC*, the PlaNYC sustainability assessment, as described below, will continue to be used on large publicly-sponsored projects.

PlaNYC 2030: A Greener, Greater New York

In 2011, the Mayor's Office of Long-Term Planning and Sustainability released an update to PlaNYC: A Greener, Greater New York. PlaNYC 2030 represents a comprehensive and integrated approach to planning for New York City's future. It includes policies to address three key challenges that the City faces over the next 20 years: population growth; aging infrastructure; and global climate change. In the 2011 update, elements of the plan were organized into 10 categories—housing and neighborhoods, parks and public space, brownfields, waterways, water supply, transportation, energy, air quality, solid waste, and climate change—with corresponding goals and initiatives for each category. As stated in the 2014 *CEQR Technical Manual*, a project is generally considered consistent with PlaNYC's goals if it includes one or more of the following elements:

- **Land Use**: pursue transit-oriented development; preserve and upgrade current housing; promote walkable destinations for retail and other services; reclaim underutilized waterfronts; adapt outdated buildings to new uses; develop underused areas to knit neighborhoods together; deck over rail yards, rail lines, and highways; extend the Inclusionary Housing Program in a manner

consistent with such policy; preserve existing affordable housing; and redevelop brownfields

- **Open Space**: complete underdeveloped destination parks; provide more multi-purpose fields; install new lighting at fields; create or enhance public plazas; plant trees and other vegetation; upgrade flagship parks; convert landfills into parkland; increase opportunities for water-based recreation; and conserve natural areas

- **Water Quality**: expand and improve wastewater treatment plants; protect and restore wetlands, aquatic systems, and ecological habitats; expand and optimize the sewer network; build high level storm sewers; expand the amount of green, permeable surfaces across the City; expand the Bluebelt system; use "green" infrastructure to manage stormwater; be consistent with the Sustainable Stormwater Management Plan; build systems for on-site management of stormwater runoff; incorporate planting and stormwater management within parking lots; build green roofs; protect wetlands; use water-efficient fixtures; and adopt a water conservation program

- **Transportation**: promote transit-oriented development; promote cycling and other sustainable modes of transportation; improve ferry services; make bicycling safer and more convenient; enhance pedestrian access and safety; facilitate and improve freight movement; maintain and improve roads and bridges; manage roads more efficiently; increase capacity of mass transit; provide new commuter rail access to Manhattan; improve and expand bus service; improve local commuter rail service; and improve access to existing transit

- **Air Quality**: promote mass transit; use alternative fuel vehicles; install anti-idling technology; use retrofitted diesel trucks; use biodiesel in vehicles and in heating oil; use ultra-low sulfur diesel and retrofitted construction vehicles; use cleaner-burning heating fuels; and plant street trees and other vegetation

- **Energy**: exceed the energy code; improve energy efficiency in historic buildings; use energy efficient appliances, fixtures, and building systems; participate in peak load management systems, including smart metering; repower or replace inefficient and costly in-City power plants; build distributed generation power units; expand the natural gas infrastructure; use renewable energy; use natural gas; install solar panels; use digester gas for sewage treatments plants; use energy from solid waste; and reinforce the electrical grid

- **Natural Resources**: plant street trees and other vegetation; protect wetlands; create open space; minimize or capture stormwater runoff; and redevelop brownfields

- **Solid Waste**: promote waste prevention opportunities; increase the reuse of materials; improve the convenience and ease of recycling; create opportunities to recover organic material; identify additional markets for recycled materials; reduce the impact of the waste systems on communities; and remove toxic materials from the general waste system

Historic Districts and Landmarks

The New York City Landmarks Law of 1965 established the LPC and authorized the LPC to designate individual buildings, historic districts, interior landmarks, and scenic landmarks of historical, cultural, and architectural significance. The 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 historic of the City," and constitutes "a distinct section of the City." Historic district designation by LPC protects buildings from demolition and development that is out of context or insensitive to the historic natural of the area. As discussed in **Chapter 7**, *Historic and Cultural Resources*, the study area contains a number of LPC-designated and State/National Register (S/NR) listed districts and individual landmarks.

No Action Scenario

This section analyzes the likely future conditions in the NA-2 district absent the Proposed Actions (the No Action scenario).

Land Use, Zoning, and Public Policy

Under the No Action scenario, existing land use trends and development patterns in the special district are expected to continue. By 2029, new residential development and enlargement is estimated to occur at an additional 10.1 percent of NA-2 lots (100 total lots). New development would decrease the supply of vacant land.

The zoning and public policy framework within the special district under the No Action scenario is expected to remain as described in the existing conditions section above.

Prototypical Analysis Sites

Under the No Action scenario, new as-of-right development or enlargement are anticipated to occur on three of the four prototypical analysis sites. **Table 2-4** provides a summary of the prototypical analysis sites, and Appendix 2 provides illustrative renderings.

As shown in **Table 2-4**, new developments and enlargements are expected to be generally consistent with the uses and densities that are typical of underlying zoning and the special district, as described in the "Existing Conditions" section above. Two prototypical analysis sites (sites 2 and 4) would experience new residential development consisting of two-story, one- family detached homes. One single-family detached home (site 1) would be enlarged vertically and horizontally, increasing built floor area from 1,165 to 3,000 square feet (the maximum developable FAR of 0.5). The remaining prototypical analysis site (site 3) would remain undeveloped and vacant because this site requires discretionary approval involving a CPC authorization under current special district regulations to undergo any development.

Table 2-4. Prototypical Analysis Sites – No Action Scenario

Site	Zoning District	Special District	Lot Area (Square Feet)	No Action Scenario	FAR	Building Square Feet	Lot Coverage (%)	Trees
1	R1-2	SNAD (NA-2)	6,000	2-story 1-family detached home enlargement	0.5	3,000	25	Removed: 1; Preserved: 3; New: 3; ***Total: 6***
2	R2	SNAD (NA-2)	4,500	2-story 1-family detached home	0.5	2,250	25	Removed: 4; Preserved: 5; New: 4; ***Total: 9***
3	R1-1	SNAD (NA-2)	12,000	Existing conditions to remain	0.0	0	0	Removed: 0; Preserved: 9; New: 0; ***Total: 9***
4	R1-2	SNAD (NA-2)	8,000	2-story 1-family detached home	0.5	4,000	30	Removed: 6; Preserved: 2; New: 11; ***Total: 13***

*** This table has been modified for the FEIS.**

Because the existing special district includes various discretionary actions required to alter or modify natural features outside a construction zone (i.e., 15 feet in the SNAD) for each building, any amenities located outside the construction zone that would require CPC authorization are not assumed to be granted in the as-of-right No Action scenario. However, the No Action scenario assumes that ministerial Chair or CPC certifications would be granted.

New buildings and enlargements on the prototypical analysis sites would be constructed to comply with all height, yard, setback, and parking regulations of the underlying zoning district or modifications set forth in the existing special district regulations. The new buildings are anticipated to be of similar height and bulk as other recently developed buildings in their respective underlying zoning district.

With Action Scenario

As detailed in **Chapter 1**, *Project Description*, the Proposed Actions include zoning text and map amendments that would change the existing special district (NA-2) into a special district called the SNRD.

The Proposed Actions would establish two new geographies within the SNRD to create a hierarchy of natural resource preservation rules based on the proximity of a private property to the most ecologically sensitive areas. These new ecological area designations would include Resource Adjacent Areas and Base Protection Areas. The new designations are described below.

While the existing special district requires approval by CPC based on a variety of factors, including proposed removal of individual trees or modification of slopes, the only properties that would require review by CPC within the proposed SNRD would be:

- 1 acre or larger in size where a new building, enlargement, subdivision, or site alteration is proposed; or

- If smaller than 1 acre:
    - where a private road is proposed to be extended or created;
    - if located in a Resource Adjacent Area, where four or more buildings or lots; or eight or more dwelling units are proposed;
    - where subdivision resulting in four or more zoning lots are proposed; or
    - if located in a historic district and a new building or subdivision is proposed.

The properties requiring discretionary review by CPC are referred to as "Plan Review Sites." Because it is not possible to predict whether a discretionary action would be pursued on any one site in the future, the RWCDS for the Proposed Actions does not consider specific developments. Instead, a conceptual analysis of these sites is provided in **Chapter 21**, *Conceptual Analysis*, to assess potential environmental impacts generically.

The Proposed Actions are intended to create a consistent zoning framework and clear development standards, resulting in better and more predictable outcomes for development and natural resources preservation.

This section provides an analysis of the likely future conditions with the Proposed Actions (the With Action scenario) using the prototypical analysis sites to demonstrate anticipated changes.

Land Use

The Proposed Actions are not expected to induce new development where it would not have occurred absent the Proposed Actions, and land use trends and development patterns are expected to remain similar to existing/No Action conditions. The Proposed Actions would not change the overall permitted amount, type, and location of development within the affected areas, and no new land uses would be allowed that are not permitted by underlying zoning or the modifications set forth in the existing special district regulations.

Therefore, the Proposed Actions would not generate new land uses that would be incompatible with surrounding uses, and the With Action scenario would continue currently established conditions.

Zoning

The proposed zoning text amendment would change existing special district regulations and would not affect underlying zoning regulations.

The goals of the proposed zoning regulations are similar to those of the existing special district. However, they are intended to approach the preservation of natural features in a more holistic manner to enhance the relationship between the natural features on a property and the larger ecological landscape and to prioritize protection of large anchor habitats or public lands containing habitat.

Resource Adjacent Areas would include areas that are within 100 feet of the lot line that abuts publicly protected land containing habitat. The proposed regulations for these areas are aimed to balance development on private property and protect and provide a buffer for protected lands. The proposed buffer area regulations would not apply to existing

development. When new construction or significant changes are proposed in these areas (e.g., an enlargement with a 20 percent increase in floor area or an increase of hard surface area of 400 square feet or greater), they would be subject to all proposed planting requirements as well as more strictly controlled lot coverage and limits on hard surface areas such as driveways, walkways, decks, and patios.

Areas not designated Resource Adjacent would be designated as Base Protection Areas. The proposed regulations for these areas would provide consistent regulations for development and preservation to protect the overall ecological importance of the combined special district. Development within Base Protection Areas would be subject to less stringent regulations but would have similar requirements for planting, lot coverage, and hard surface area.

The proposed regulations under each type of natural feature are explained below and compared to existing regulations as necessary. Unless otherwise specified, the regulations would apply to both ecological areas.

Tree Regulations

The Proposed Actions would modify how tree credits are calculated with the goal of encouraging preservation of old growth trees and providing flexibility for development by creating as-of-right requirements for tree planting based on the lot area and type of development. The proposed rules for trees would apply whenever trees with trunks more than 6-inch caliper would be removed; when topography is proposed to be modified; or new hard surface areas (e.g., driveways), new buildings, or significant enlargements are proposed. The Proposed Actions would modify the tree credit system by assigning a higher value to larger trees, as opposed to the current credit system that increases linearly with tree caliper inches. As shown in **Table 2-5**, the proposed rules would encourage tree preservation by offering more credit for preserved trees than for newly planted trees, and values for the largest old growth trees would be significantly higher than under the current systems. The proposed rules would also offer more credit for trees that are native to the ecosystem (target species) to incentivize planting these trees, and no credit for trees that are designated as invasive species. In addition, existing trees that are in groups would get 50 percent more credit than a single existing tree, and new trees planted in a group would receive 25 percent more credit than a single new tree.

Table 2-5. Proposed Tree Credit System

Individual Tree Designation	Description	Tree Credits	
		Target Species	Non-target Species
Old Tree	A preserved tree 50-inch caliper or greater, or at least 144 years of age	36	18
Mature Tree	A preserved tree 34-inch caliper or greater, or at least 98 years of age	18	12
Large Tree	A preserved tree 22-inch caliper or greater, or at least 62 years of age	6	4
Medium Tree	A preserved tree 14-inch caliper or greater, or at least 38 years of age	4	3
Standard Tree	A preserved tree 6-inch caliper or greater, or at least 24 years of age	3	2
Young Tree	A newly planted tree, 2-inch caliper or greater	2	1
Sapling	A newly planted tree between 1- and 2-inch caliper	1	N/A

Note: In cases where tree credits are determined by the age of a tree, such determination shall be made by a professional arborist.

Properties in lower density residential districts would have to achieve higher tree credit scores than properties in higher density residential districts as specified below:

- For residential uses, one tree would be required for every 1,000 square feet of lot area. In addition, in R1 and R2 zoning districts, three tree credits would be required for every 750 square feet of lot area; for R4 and R6 zoning districts, two tree credits would be required for every 750 square feet of lot area.

- For community facility uses, one tree would be required for every 2,000 square feet of lot area, and 1.5 tree credits would be required for every 750 square feet of lot area.

In addition to the above requirements, for lots with at least 40 feet of frontage, some of these trees would be required to be located within the front of the home. These rules would ensure that trees are more evenly distributed around a property to support the character of tree-lined streets found throughout much of the affected area. Trees in the rear portion of the lot (within 15 feet of the rear lot line) would need to be preserved, except when they are within 8 feet of an existing or proposed building; would conflict with a proposed driveway, private road, or required parking space; or where too much of the tree's critical root zone (more than 30 percent) would be disturbed by structures permitted near the protected zone.

Critical Root Zone

The Proposed Actions would modify how the critical root zone is calculated. While the proposed calculations would be similar to existing regulations (1 radial foot for every caliper inch), the upper limit of 22 feet would be removed. For instance, a 50-inch caliper tree would require 50 feet of critical root zone in the proposed regulations.

The proposed regulations would also introduce the concept of a structural root zone, which is a smaller portion of the critical root zone that should not be disturbed at all to ensure the survival of the tree. In comparison, existing regulations do not allow any impact to the critical root zones of trees. These rules protect trees but may discourage their preservation because no credit accrues if development needs to occur within the area of the tree's critical root zone. Ecological science indicates that trees can tolerate a small amount of disturbance within their critical root zones. The proposed regulations would allow a portion of the critical root zone to be disturbed by construction, thus encouraging the preservation of existing trees. Under the proposed rules, up to 30 percent of the critical root zone (outside the structural root zone) could be disturbed, but if more than 10 percent were disturbed, a tree protection plan would be required.

Biodiversity Regulations

The Proposed Actions would introduce a point system to achieve biodiversity planting requirements. The proposed rules for planting ground level plants and shrubs would apply for construction, enlargements, or site alterations that meet certain criteria, such as when an enlargement with a 20 percent increase in floor area or an increase of hard surface area (areas of the site covered by a building or hard surfaces) of 400 square feet or more are proposed on a lot. The proposed regulations would also limit the square footage of natural vegetation that could be removed on an existing property if the area of remaining vegetation is between 5 to 15 percent of the lot area, depending on the ecological area in which the property is located.

Resource Adjacent Areas would have the highest planting requirement, including a buffer planting area (with shrubs, ground cover, and canopy trees) along the lot line that abuts the public lands containing habitat to create a transition area between the natural habitat and the development. The buffer would help protect and enhance the core habitat and its ability to support higher levels of biodiversity across the network or natural areas. For properties with existing development in Resource Adjacent Areas, the biodiversity points could be satisfied by providing planting anywhere on the property.

Lower density residential districts in the Base Protection Area would have a moderate planting requirement, resulting in approximately 10 percent of the lot being planted (not including lawn). All other areas would have a

planting requirement generally resulting in about 5 percent of the lot being planted. **Table 2-6** details the biodiversity planting requirements and ways to achieve them.

Table 2-6. Proposed Biodiversity Regulations

Ecological Area	Land Use/Zoning District	Biodiversity Points Required
Resource Adjacent Area	All land uses and zoning districts	6
Base Protection Area	Residential in R1, R2	4
	Non-residential in R1, R2	2
	All uses in R4, R6	2
Landscape Options	**Area Required**	**Biodiversity Points**
Landscape buffer (required for Resource Adjacent Area)	10 feet wide or 10% of depth on the rear or 8 feet wide on the side lot line	5
Basic garden	2.5% lot area	1
Wildlife garden	2% lot area	1
Green roof intensive	12.5% roof coverage	1
Green roof extensive	15% roof coverage	1

For instance, to achieve six points in a resource-adjacent lot of 100 feet by 100 feet with public lands containing habitat at the rear of the lot, five points are required to be achieved by planting a 10-foot-wide buffer with shrubs, ground cover, and some required trees. The remaining one point could be achieved by planting a 200-square-foot wildlife garden with at least four species of shrubs and ground cover each, anywhere on the property.

Topographic and Geologic Resources

The Proposed Actions would modify topographic and geologic resource regulations to limit disturbance of steep slopes and reduce hillside erosion, incentivize new development on flat land, and require more stringent planting, lot coverage, and hard surface area requirements.

Proposed rules for sites within Resource Adjacent Areas would allow less lot coverage and hard surface area compared to the Base Protection Areas (see **Table 2-7**). The lot coverage and hard surface regulations would allow for more flexibility when siting the building and making other site alterations on the flatter portions of the site.

Table 2-7. Proposed Maximum Lot Coverage in R1 and R2 Districts

Resource Adjacent Area	Base Area
15%	R1: 25% R2: 30%

Proposed regulations would permit topographical changes as-of-right, as long as slopes meet certain grading standards in all areas of the special district. Cut slopes would be limited to a ratio no steeper than 1 horizontal to 1 vertical, compared to 2 horizontal to 1 vertical under current regulations in the SNAD. Fill slopes would be limited to no steeper than 3 horizontal to 1 vertical, compared to 2 horizontal to 1 vertical under current regulations in the SNAD.

Under existing regulations, retaining walls have no height limits. Under the proposed regulations, any retaining walls needed to manage slopes would be limited to an average height of 6 feet, with no point exceeding 8 feet above the adjacent final grade. Within 10 feet of a street, retaining walls would need to be lower, with an average height of 4 feet, with no point above 6 feet to preserve neighborhood character.

Where slopes exceed 25 percent, topographical change would be permitted only within 20 feet of a building or to permit a driveway or private road. Erosion and sediment controls would apply, as appropriate, in accordance with New York State Standards and Specifications for Erosion and Sediment Control.

Rock outcrops and erratic boulders would be protected by rules that would function on an as-of-right basis. Under existing regulations, any disturbance to such geologic features is only permitted through a CPC authorization, and there are no limits to how much disturbance can be allowed by CPC. Under the proposed regulations, rock outcrops in the front yard may not be disturbed, except to permit access to the property via a driveway, private road, or walkway. Beyond the required front yard, no more than 50 percent of rock outcrops in the front portion of the lot and in the rear yard could be disturbed. Erratic boulders may be relocated, if necessary, to the front portion of the lot. If such a disturbance were greater than 400 square feet, CPC authorization would be required.

Aquatic Resources

The Proposed Actions would introduce as-of-right rules for the proposed special district to strengthen the preservation of significant aquatic resources. Under the proposed regulations, properties smaller than 1 acre would be subject to special zoning rules that aim to preserve freshwater wetlands regulated by NYSDEC. All construction within NYSDEC-regulated areas would continue to be subject to NYSDEC approval, and the proposed regulations would not affect NYSDEC's ability to review and approve or deny construction within regulated wetland and adjacent areas.

Based on NYSDEC best practices, the proposed regulations for all properties, including properties smaller than 1 acre, would aim to preserve the quality of NYSDEC-regulated freshwater wetlands by requiring a planted buffer area of natural vegetation within 60 feet of a wetland boundary. Within 100 feet from the wetland boundary, the amount of lot coverage (15 percent maximum) and hard surface area (45 percent maximum) would be limited. The lot area within wetlands and planted buffer areas would be excluded from minimum lot area calculations, except that such minimum lot area requirements could be reduced by 10 percent. A minimum 20-foot separation at the rear and a minimum 5-foot separation at the side would need to be provided between planted buffer areas and residences to provide usable areas for access, maintenance, and recreation and to avoid encroachment into buffer areas.

For all sites with aquatic features, as-of-right clustering rules, such as reduction of yards and minimum distance between buildings, minimum open area, and minimum lot area, are proposed to maintain substantial development potential of the site while reducing the effect of development on the aquatic resources and other natural features.

For all existing zoning lots with aquatic features, a minimum building footprint with a permitted disturbance area for buffers and/or aquatic features would be specified to allow development, subject to NYSDEC approval where applicable.

Controls during Construction

The proposed regulations would require construction fencing around the critical root zone of trees and vegetation being preserved and slopes greater than 25 percent that are beyond 20 feet of a building. A construction plan, which is currently a required submission material for CPC authorization in the special districts, including details such as locating equipment access roads, staging areas, construction fences, and preserved areas would be required as part of applications to DOB.

Habitat Preservation

The Proposed Actions would introduce specific regulations to preserve habitat, including the requirement that properties of 1 acre or more in size preserve existing habitat area on site if the habitat is 10,000 square feet or more in size. A habitat comprising at least 10,000 square feet of land is more likely to survive self-sufficiently and maintain its higher level of ecological quality when development is proposed adjacent to it. Smaller pockets of habitat would not be required to be preserved. These sites would require ecological assessment of habitat before a development is designed so that the requirement could be met by preservation of the most valuable ecological areas that may also provide connectivity to larger protected natural areas.

Large community facility campuses, such as schools, medical facilities, or houses of worship would be required to preserve 35 percent of the site as natural habitat. For all other properties, the maximum required amount of habitat preservation area would be 25 percent.

To allow for enjoyment of these preserved natural habitats, properties that do not have a community facility would be permitted to substitute up to 5 percent of the required habitat preservation area with various amenities, depending on the use of the property. Residential properties would be permitted to offer a recreational area to help connect residents to the natural features of the preserved area. Commercial properties would be permitted to offer a publicly accessible open area, and industrial properties would be permitted to incorporate landscaping and visual buffers along the perimeter of the property.

To balance the preservation of habitat and provide public waterfront access, properties of 1 acre or more with existing habitat that are required to provide waterfront public access per ZR 62-00, Special regulations applying in the waterfront area, would be permitted to include these areas to substitute up to 5 percent of the required 25 percent habitat preservation area. Certain guidelines would be provided to allow the modification of Waterfront Public Access Area requirements, such as the amount of Supplemental Public Access Area, width of Upland Connections, and other features by CPC authorization under the proposed regulations.

Land Use

The Proposed Actions would have no effect on the range of permitted land uses within the affected area. In the study area, land uses would continue to be governed by underlying zoning regulations.

Floor Area

The Proposed Actions would have no effect on floor area regulations in the study area.

Lot Coverage

The Proposed Actions would introduce lot coverage requirements for R1 and R2 districts and modify existing lot coverage requirements in other areas in the study area. The proposed regulations would limit lot coverage for residential buildings in R1and R2 districts based on the ecological area in which the site is located. As specified in **Table 2-8**, sites in Resource Adjacent would be allowed less lot coverage compared to sites in Base Protection Areas. In addition, buildings, or any encroachment with more than 2 feet of cut or fill greater than 150 square feet cumulatively, affecting steep slopes would be subject to tighter lot coverage regulations in relation to the steepness of the slope. Buildings located within 100 feet of NYSDEC freshwater wetlands would also be subject to lot coverage limits similar to those for Resource Adjacent Areas, and these rules may vary by zoning district. Additionally, unlike underlying zoning regulations, which exclude buildings that are permitted obstructions in yards and open space from lot coverage calculations, the proposed regulations would include all buildings in lot coverage calculations for R1 and R2 districts. However, in instances where the property is subject to limited lot coverage of 20 percent or smaller, garages located close to the front of the lot would be exempt from lot coverage calculations to encourage less encroachment within the slope.

On properties in R1 and R2 districts where lot coverage is limited, the footprint of a development could never be less than the values presented in **Table 2-8**.

For all other zoning districts, underlying regulations would continue to apply.

Table 2-8. Proposed Lowest Required Lot Coverage

Zoning District	Lowest Required Lot Coverage (Square Feet)
R1-1	1,200
R1-2	800
R2 districts with 1- or 2-family detached residences	700
All other zoning lots	600

Hard Surface Area

The Proposed Actions would limit the amount of permitted hard surface area in the special district. Hard surface area calculations would include buildings, other structures, driveways, pathways, pools, and other paved/hard surfaces including pervious pavers. The proposed regulations would limit the amount of hard surface area as a percentage of the lot. For residences in R1 and R2 districts, the amount of hard surface area would be linked to the amount of permitted lot coverage—the sites with

the most restrictive lot coverage requirements would also have the most restrictive hard surface area requirements (see **Table 2-9**).

Table 2-9. Proposed Maximum Hard Surface Area

Resource Adjacent Area	Base Area
R1, R2: 45%	R1: 50% R2: 65% R4 R6: 75%

Lot Area and Lot Width

Minimum lot area requirements would no longer be applicable in the special district. In R1 districts, a minimum lot area of 12,500 square feet would be required. This proposed rule would be applicable more widely than current regulations by creating a new minimum lot area requirement of 6,250 square feet in R2 districts.

Portions of sites containing aquatic resources and planted buffer areas would be excluded from minimum lot area calculations, except minimum lot area required may be reduced by 10 percent.

Yard Regulations

The Proposed Actions would allow for reductions in front and rear yard sizes in specific districts. If a site were highly constrained because it is in a Resource Adjacent or contains steep slopes or nearby NYSDEC-regulated wetlands and adjacent areas, front yards could be reduced in R1 districts to 15 feet, and in R2 districts to 10 feet. In R2 and R4 districts, front yards could be reduced to 10 feet to protect a significant rock outcrop or one or more large trees of significant value (at least 12 tree credits) in the back portion of the lot.

Similarly, rear yards could be reduced from 30 feet to 20 feet in R2 districts if a lot is highly constrained because it is in a Resource Adjacent Area or contains steep slopes or nearby NYSDEC-regulated wetlands and adjacent areas. In R1, R2, R4, and R6 districts, rear yards could be reduced to 20 feet if a significant rock outcrop or one or more large trees of significant value are protected in the front half of the lot.

Front and rear yard as-of-right reductions would not be permitted to be used together on the same lot. If a site has a restricted lot coverage of 20 percent or less, a garage that is located close to the front of the lot, on steeply upward sloping sites (slope greater than 25 percent), would be a permitted obstruction in the front yard to minimize disturbance of steep slope. Such garages would not be counted toward lot coverage. In addition, for lots in R2 districts with steep slopes or nearby NYSDEC-

regulated wetlands and adjacent areas, or for lots in all zoning districts in Resource Adjacent Areas, the front yard may be measured from the tax lot line in the unimproved portion of a mapped street if the DOT has issued a waiver of curb alignment and has no plans to widen such street to its mapped width. These standards are consistent with DOB practice, as documented in its Bulletin on Privately Owned Mapped Streets.

Height and Setback

The Proposed Actions would allow for increases in building height in specific districts. In Resource Adjacent Areas or on lots with steep slopes or near NYSDEC-regulated wetlands, the Proposed Actions would allow for an additional 5 feet of building height in R1 and R2 districts. In Resource Adjacent Areas where additional height is permitted under the proposed regulations, any side of a building that rises more than 31 feet from ground level to roof must break up the façade by incorporating building projections, such as bay windows or recesses into the outer wall.

Parking and Curb Cut Regulations

The Proposed Actions would modify parking and/or curb cut regulations at a variety of sites. The proposed regulations would modify curb cut and parking location rules for lots within Resource Adjacent Areas and lots with steep slopes or nearby NYSDEC-regulated wetlands to allow more flexible site design to avoid disturbing slopes or other sensitive natural features. These modifications would allow parking in the front yard and parallel to the street, either of which could minimize disturbance to steep slopes and other natural features. In addition, the proposed regulations would allow parking spaces on the property in the unimproved portion of a mapped street if the DOT has issued a waiver of curb alignment and has no plans to widen such street to its mapped width.

Properties with new or extended private roads would be subject to private road standards that are based on regulations for private roads in the existing SNAD district.

Review Structure

Certifications

Two new certifications would be created as part of the Proposed Actions. One would certify that a development complies with a previously approved plan for the long-term development of a large campus. The other would certify that, on a lot bigger than an acre that contains habitat of 10,000 square feet or greater in size, trees proposed for removal are not in an area that would be considered natural habitat.

See Appendix 1 for a complete list of certifications being eliminated or modified under the Proposed Actions.

Authorizations

Authorizations would be required for Plan Review Sites, as discussed further in **Chapter 21**, *Conceptual Analysis*.

See Appendix 1 for a complete list of authorizations being eliminated or modified under the Proposed Actions.

Special Permits

A special permit would be required to modify the boundaries of a previously approved and established habitat preservation area. Permits would be granted only where unforeseen circumstances require the boundary modification, and the boundary modification has been accommodated by establishing a new area to be preserved or enhancing existing habitat.

See Appendix 1 for a complete list of special permits being eliminated or modified under the Proposed Actions.

The current public referral process for authorizations and special permits would be maintained.

Prototypical Analysis Sites

As shown in **Table 2-10** and Appendix 2, the Proposed Actions would not modify permitted land uses or the type of development at the prototypical analysis sites, compared to the No Action scenario. The Proposed Actions would result in some minor modifications to building placement, setbacks, yards, lot coverage, and hard surface area and would generally encourage the planting of more and/or clusters of trees and biodiversity gardens.

As shown in **Table 2-10**, the Proposed Actions would facilitate new development on one prototypical analysis site that would remain undeveloped under the No Action scenario. Prototypical analysis site 3, which would require discretionary approval under the No Action scenario, would experience floor area increase of 6,000 square feet, compared to the No Action scenario. Although the Proposed Actions would not allow for an increase in maximum permitted floor area at this site, changes to building placement, setback, yard, lot coverage, and hard surface area requirements would allow for the construction of larger buildings, compared to the No Action scenario. New developments are generally expected to be consistent with the uses and densities that are typical of the existing special district. New developments would include low-rise, two-story, single-family detached homes.

One prototypical analysis site, site 4, would be redeveloped with a slightly smaller building under the Proposed Actions than under the No Action scenario. Compared to the No Action scenario, site 4 would experience a

decrease in floor area of 400 square feet. The expected decrease in floor area would be a result of decreases in maximum permitted lot coverage and hard surface area at lots within Resource Adjacent Areas in R1 and R2 zoning districts.

As shown in **Table 2-10,** the remaining two prototypical analysis sites (sites 1, 2) would not experience any change in floor area compared to the No Action scenario. Prototypical analysis site 1 would also not experience any change in height or lot coverage, but would experience changes to hard surface area, compared to the No Action scenario. Under the With Action scenario, this site would have greater flexibility to locate amenities (such as a pool) without requiring additional discretionary approvals where they would minimally disturb critical root zones and preserve trees.

Although the number of trees would decrease on some sites because of the increased tree grouping points under the Proposed Actions, biodiversity planting areas would increase at most sites. As shown in **Table 2-10**, the size of the biodiversity planting area would generally correspond to the size of the lot, and planting areas would range in size from 450 to 1,200 square feet.

Table 2-10. Prototypical Analysis Sites – With Action Scenario

Site	Zoning District	Special District	Lot Area (Square Feet)	With Action Scenario	FAR	Building Square Feet	Lot Coverage	Trees	Biodiversity Garden Square Feet
1	R1-2	SNAD NA-2 Base Protection	6,000	Enlargement of 2-story, 1-family detached home	0.5	3,000	25	Removed: 2 Preserved: 2 New: 6 ***Total: 8***	604
2	R2	SNAD NA-2 Base Protection	4,500	2-story, 1-family, detached	0.5	2,250	30	Removed: 5 Preserved: 4 New: 2 **Total: 6**	450
3	R1-1	SNAD NA-2 Base Protection	12,000	2-story, 1-family detached	0.5	6,000	25	Removed: 3 Preserved: 6 New: 9 **Total: 15**	1,200
4	R1-2	SNAD NA-2 Resource Adjacent	8,000	3-story, 1-family, detached	0.45	3,600	15	Removed: 2 Preserved: 6 New: 5 **Total: 11**	1,000

*** This table has been modified for the FEIS.**

Public Policy

Waterfront Revitalization Program

As noted above and shown in **Figure 2-4**, portions of the existing special district fall within the City's designated coastal zone. Therefore, the Proposed Actions must be assessed for their consistency with the policies of the WRP. The WRP includes policies designed to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives. The WRP Consistency Assessment Form (see Appendix 4) lists the WRP policies and indicates whether the Proposed Actions would promote or hinder each policy, or if that policy would not be applicable. This section provides additional information for the policies that have been checked "promote" or "hinder" in the WRP Consistency Assessment Form.

Policy 4: Protect and restore the quality and function of ecological systems within the New York City coastal area.

Policy 4.4: Identify, remediate and restore ecological functions within Recognized Ecological Complexes.

The Proposed Actions would not alter the overall amount, type, or location of new development within Recognized Ecological Complexes. The Proposed Actions are intended to create clear guidelines for the preservation and expansion of large natural areas, which are more ecologically valuable to a variety of species than smaller areas. In addition, the smaller patches of habitat that would be created by the Proposed Actions would serve as stepping stones between larger natural areas. Intact natural habitats perform valuable ecosystem services, including stormwater absorption, flood mitigation, air and water filtration, and temperature regulation. Additionally, the proposed regulations would incentivize the planting of trees native to the local ecosystem. Therefore, the Proposed Actions would be consistent with this policy.

Policy 4.6: In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.

The Proposed Actions would introduce specific regulations to preserve habitat, including the requirement that properties of 1 acre or more in size preserve existing habitat area on-site if the habitat is 0.25 acre or more in size. Large community facility campuses would be required to preserve 35 percent of the site as natural habitat. For all other properties, the maximum required amount of habitat preservation area would be 25 percent. These sites would require ecological assessment of habitat

before a development is designed so that the requirement could be met by preservation of the most valuable ecological areas that may also provide connectivity to larger protected natural areas. The Proposed Actions would have an overall direct beneficial effect by increasing the amount of habitat preservation within a site and preserving the most ecologically valuable areas. Therefore, the Proposed Actions would be consistent with this policy.

Policy 4.7: Protect vulnerable plant, fish, and wildlife species and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.

As discussed in **Chapter 9**, *Natural Resources*, the Proposed Actions would not change any existing protections of natural resources provided by federal and state regulations affecting the coastal zone, freshwater and tidal wetlands and waterbodies, water quality, and threatened and endangered species. Therefore, existing natural resources would not receive less protection and the Proposed Actions would be consistent with this policy.

Policy 4.8: Maintain and protect living aquatic resources.

The Proposed Actions would introduce as-of-right regulations to strengthen the preservation of aquatic resources. The proposed regulations for all properties would aim to preserve the quality of NYSDEC-regulated wetlands by requiring a planted buffer area of natural vegetation, limiting the amount of lot coverage and hard surface area, and restricting disturbance to upland buffers. The proposed regulations would have a direct beneficial effect to wetland resources; upland resources; and water resources. The proposed regulations would also promote the enhancement of these buffers through planting, which would increase their effectiveness in providing ecological services. Therefore, the Proposed Actions would be consistent with this policy.

Policy 5: Protect and Improve Water Quality in the New York City Coastal Area.

Policy 5.1: Manage direct or indirect discharges to waterbodies.

See responses to Policy 4.8 above. The Proposed Actions would limit the amount of lot coverage and hard surface area. These regulations would reduce the potential of nonpoint pollution and runoff entering creeks, wetlands, and coastal waterways. Therefore, the Proposed Actions would be consistent with this policy.

Policy 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions by climate change.

Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.

New buildings and enlargements would be constructed to comply with all relevant federal and state regulations regarding stormwater management and soil erosion control. Additionally, as discussed in response to Policy 4.8 above, the Proposed Actions would require a planted buffer area of natural vegetation, limit the amount of lot coverage and hard surface area, and restrict disturbance of upland buffers. These measures would allow for stormwater absorption and reduce the potential for losses from flooding and erosion. Therefore, the Proposed Actions would be consistent with this policy.

Policy 9: Protect scenic resources that contribute to the visual quality of the New York City coastal area.

Policy 9.1: Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.

The Proposed Actions are not expected to have significant adverse contextual or visual impacts on existing historic resources. As discussed in **Chapter 8**, *Urban Design and Visual Resources*, new development under the Proposed Actions would be low-density, similar in bulk and height to existing buildings in the surrounding area and would not alter the existing urban context or obstruct natural or built visual resources. Therefore, the Proposed Actions would be consistent with this policy.

Policy 9.2: Protect and enhance scenic values associated with natural resources.

See response to Policy 9.1 above. The Proposed Actions would allow new low-density development that is similar in bulk and height to existing buildings in the surrounding area and would not alter the existing urban context. Additionally, the Proposed Actions would not allow any discordant elements such as artificial light sources, structural intrusion into open space areas, or changes to the continuity or configuration of natural shorelines. Furthermore, visual quality and scenic resources would continue to be protected through historic preservation, natural resource protection, parks and open space planning and acquisition, zoning special districts, waterfront zoning controls on over-water development, areas for public viewing, and urban design standards that shape new development. Therefore, the Proposed Actions would not facilitate new development that could potentially have adverse impacts on

the scenic values associated with natural resources and the Proposed Actions would be consistent with this policy.

Policy 10: Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.

Policy 10.1: Retain and preserve historic resources and enhance resources significant to the coastal culture of New York City.

Because the Proposed Actions have applicability across significant portions of the western Bronx, sites that are subject to the provisions of the Proposed Actions may be located on or in proximity to historical, archaeological, architectural, and cultural resources in coastal areas. As discussed in **Chapter 7**, *Historic and Cultural Resources*, properties that are LPC-designated or located within LPC-designated historic districts would continue to be protected under the New York City Landmarks Law that requires LPC review and approval before any alteration or demolition can occur. In addition, the New York City Building Code provides measures of protection for all properties against accidental damage from adjacent construction by requiring protection and support for all buildings, lots, and service facilities adjacent to foundation and earthwork areas. Although the archaeological resources assessment provided in **Chapter 8** found that the Proposed Actions could disturb ground on sites where archaeological remains exist, this disturbance is expected to be limited to a small number of prototypical analysis sites; most prototypical analysis sites would experience similar or decreased ground disturbance compared to the No Action scenario. Additionally, the Proposed Actions would not induce development on sites where development would not have otherwise been possible. Therefore, even though the Proposed Actions have the potential to hinder the achievement of Policy 10, because the extent of the potential impact would be limited, the Proposed Actions would not substantially hinder the achievement of this policy.

Policy 10.2: Protect and preserve archaeological resources and artifacts.

See responses to Policy 10.1 above. Although the archaeological resources assessment provided in **Chapter 8** found that the Proposed Actions could disturb ground on sites where archaeological remains exist, this disturbance is expected to be limited to a small number of prototypical analysis sites; most prototypical analysis sites would experience similar or decreased ground disturbance compared to the No Action scenario. Therefore, even though the Proposed Actions have the potential to hinder the achievement of Policy 10, since the extent of the potential impact would be limited, the Proposed Actions would not substantially hinder the achievement of this policy.

CD 8 197-a Plan

The Proposed Actions would be consistent with CD 8's 197-a plan. As described above, the 197-a plan seeks to provide additional protections for more lots within the special district by strengthening "protections for sensitive natural features including steep slope areas, mature trees, water features, and the surrounding contexts of these features." The proposed zoning text amendment meets and expands on the 2003 197-a request by requiring that all sites in the special district, regardless of size, meet strict special district regulations to preserve or enhance natural features. The proposed special district rules would create specific requirements for natural features and development, including lot coverage, hard surfaces, tree preservation and plantings, biodiversity, and preservation of rock outcroppings. For example, the proposal would set strict limits on hard surfaces on every site regardless of lot size or residential or institutional use. These limits do not exist under the current regulations. The new proposal would also (1) specifically preclude clear cutting of trees and favor native trees; (2) not allow invasive species for all sites; (3) require trees in both the rear and front of sites; and (4) an require significant and varied ground cover planting on every site to achieve biodiversity throughout the special district and to connect habitat areas. The proposal would require that all aquatic features such as wetlands, streams, and natural drainage patterns be identified and protected. It would also introduce buffer areas around all aquatic features that must not be disturbed regardless of lot size. No buffer areas are required under the current regulations. Large (1 acre or more) and sensitive sites would undergo site plan review, and only if specific findings are met would they be granted flexibility for the benefit of preserving natural features. The most significant natural features throughout the site must be identified and protected—these include botanic features like old growth trees, steep slopes and rock outcrops, wetlands and streams. The discretionary rules proposed for large sites to preserve and protect natural features would be significantly stronger than today's rules. For example, the proposal would require preservation of up to 25 to 35 percent of large sites (1 acre or more) of habitat areas in perpetuity. Institutions would be required to preserve up to 50 percent of the site—up to 35 percent for existing habitat area and an additional 15 percent as open space. There is no such requirement under the current regulations.

The Proposed Actions seek to strengthen protections for sensitive natural features, including steep slope areas, mature trees, water features, and the surrounding context of these features within the special district. The proposed zoning text amendment is intended to provide a consistent approach to development that results in predictable outcomes by applying updated environmental preservation science with a more holistic approach to natural resource protection, codifying best practices from the last 40 years, and focusing on preserving the largest and most

ecologically sensitive features. The Proposed Actions would advance the goals of the 197-a plan, specifically related to the goal of strengthening protections for sensitive natural features.

OneNYC

The Proposed Actions would be consistent with the City's goals outlined in *OneNYC*. Notably, the Proposed Actions would support *OneNYC*'s sustainability and resiliency goals as part of a broader ecological strategy to protect natural resources. The Proposed Actions would create clear guidelines for the preservation and expansion of large natural areas, which are more ecologically valuable to a variety of species than smaller areas. In addition, the smaller patches of habitat that would be created by the Proposed Actions would serve as stepping stones between larger natural areas. Intact natural habitats perform valuable ecosystem services, including stormwater absorption, flood mitigation, air and water filtration, and temperature regulation. Additionally, as described in greater detail above, the Proposed Actions would be consistent with WRP policies. Overall, the Proposed Actions would be supportive of the applicable goals and objectives of *OneNYC*.

PlaNYC 2030: A Greener, Greater New York

The Proposed Actions would be consistent with the City's goals outlined in PlaNYC 2030. Notably, the Proposed Actions would support PlaNYC 2030's open space, water quality, air quality, and natural resource goals, as detailed below.

- **Open Space**: The Proposed Actions would require and facilitate the conservation of open space and natural areas. As discussed above, the Proposed Actions would introduce specific regulations to preserve natural areas, including the requirement that properties of 1 acre or more in size preserve existing habitat area on-site if the habitat is 0.25 acre or more in size. Large community facility campuses would be required to preserve 35 percent of the site as natural habitat. For all other properties, the maximum required amount of habitat preservation area would be 25 percent. These sites would require ecological assessment of habitat before a development is designed so that the requirement could be met by preservation of the most valuable ecological areas that may also provide connectivity to larger protected natural areas. Therefore, the Proposed Actions would have an overall direct beneficial effect on open space by increasing the amount of natural area preservation within a site and preserving the most ecologically valuable areas.

- **Water Quality**: The Proposed Actions would protect and restore wetlands, aquatic systems, and ecological habitats. As discussed above, the Proposed Actions would introduce as-of-right

regulations to strengthen the preservation of aquatic resources. The proposed regulations for all properties would aim to preserve the quality of NYSDEC-regulated wetlands by requiring a planted buffer area of natural vegetation, limiting the amount of lot coverage and hard surface area, and restricting disturbance to upland buffers. The proposed regulations would have a direct beneficial effect to wetland resources, upland resources, and water resources and promote the enhancement of these buffers through planting, which would increase their effectiveness in providing ecological services.

- **Air Quality**: The Proposed Actions would preserve habitats, trees, and vegetation and incentivize the planting of trees native to the local ecosystem. Because habitats perform valuable ecosystem services including air filtration and temperature regulation, the Proposed Actions would be beneficial to overall air quality conditions.

- **Natural Resources**: The Proposed Actions would protect and restore natural resources, including open space, trees, and wetlands. As discussed above, the Proposed Actions would have a direct beneficial effect on open space by increasing the amount of natural area preservation within a site and preserving the most ecologically valuable areas. The Proposed Actions would also limit the amount of lot coverage and hard surface area and restrict disturbance of upland buffers, which would allow for stormwater absorption and reduce the potential for losses from flooding and erosion. The proposed regulations for all properties would aim to preserve the quality of NYSDEC-regulated wetlands by requiring a planted buffer area of natural vegetation, limiting the amount of lot coverage and hard surface area, and restricting disturbance to upland buffers. The proposed regulations would have a direct beneficial effect to wetland resources, upland resources, and water resources. The proposed regulations would also promote the enhancement of these buffers through planting, which would increase their effectiveness in providing ecological services.

Therefore, the Proposed Actions would be supportive of all applicable goals and objectives of PlaNYC 2030.

Historic Districts and Landmarks

The Proposed Actions are not expected to induce new development where it would not have occurred absent the Proposed Actions, and land use trends and development patterns are expected to remain similar to existing conditions. Potential effects on historic districts are described in Chapter 7, *Historic and Cultural Resources*. No significant material changes to existing regulations or policy would occur.

Conclusion

No significant, adverse impacts on land use, zoning, or public policy are anticipated in the With Action Scenario in the 2029 analysis year. The Proposed Actions would not directly displace any land uses in any of the affected zoning districts to adversely affect surrounding land uses, nor would they generate land uses that would be incompatible with land uses, zoning, or public policy. Because the Proposed Actions would not change the underlying zoning and permitted uses, they would not create land uses or structures that would be incompatible with the underlying zoning or conflict with public policies applicable to the affected districts or surrounding neighborhoods. Overall, the Proposed Actions would create a framework for new development in areas of outstanding natural beauty to protect and enhance the City's most ecologically sensitive resources while creating predictability in the ZR that governs development outcomes on small properties.