

Appendix 7:
Agency Correspondence

ENVIRONMENTAL REVIEW

Final Sign-Off (Single Site)

Project number: DEPARTMENT OF CITY PLANNING / 19DCP083Y
Project: STATEN ISLAND & BRONX SPECIAL DISTRICTS UPDATE
Address: 120 BROADWAY, **BBL:** 1000477501
Date Received: 1/18/2019

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

May be archaeologically significant; requesting additional materials

Comments: LPC concurs that in general this change could result in in-ground work which could result in impacting significant archaeological resources however, the agency must review each specific project before we can opine on specific impacts.



1/22/2019

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 33942_FSO_ALS_01222019.doc



Office of the Chairperson

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No # 31995
cc
Carol Samol
Shawn Brede
Monika Jain
Juton Horstman
Stephanie Shellooe
Sara Avila
Taylor Wolfson

Melanie E. La Rocca
Commissioner
mlarocca@buildings.nyc.gov

August 28, 2019

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7th Floor
New York, NY 10007
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Marisa Lago
Chair
New York City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

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Dear Chair Lago:

As you know, the New York City Department of Buildings (“Department”) has worked with the New York City Department of City Planning (“DCP”) since 2015 on the proposed text amendment to modernize and streamline the Special Natural Area District (SNAD) in the Bronx, by changing it to a Special Natural Resource District (SNRD).

The current process requires all projects, large or small, to be treated the same way by requiring City Planning Commission’s (“CPC”) review. As you know, the Department thoroughly reviews all applications for actions requiring a permit, regardless of whether the action takes in an area with a SNAD designation or not. To date, most action that takes place within a SNAD designated area must receive CPC approval prior to permitting action by the Department.

It is the Department’s belief that by comprehensively including all relevant requirements, the proposed SNRD zoning text provides a clear framework to effectuate the rules. As this process moves forward, the Department will ensure our plan examiners are trained in detail on this text amendment, as we would any changes to the Zoning Resolution. Specifically, our plan examiners who would be impacted by this change will receive direct training and instruction by your staff within DCP. The proposed text allows our plan examiners the ability to review the construction documents based on each clearly delineated zoning provision to ensure proper compliance.

The benefit to the design community, homeowners, and neighborhood residents is consistent – a clear set of rules will be established that we will all be able to understand and effectuate.

As with our other responsibilities, The Department takes seriously its role as enforcer of the zoning resolution and has the experience and technical plan examining expertise to effectively review and provide sound guidance to



submitted plans by applicants in SNRD areas. The new clarity will only strengthen our ability to deliver on that commitment to our communities

Thank you for the opportunity to share my thoughts on this initiative.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melanie E. La Rocca". The signature is fluid and cursive, with a large initial "M" and "L".

Melanie E. La Rocca
Commissioner



MEMORANDUM

To: William Wong
Hilary Semel
NYC Mayor's Office of Environmental Coordination

From: Rasheed Lucas
BEPA

Subject: CEQR #19DCP083Y – Staten Island and Bronx Special Districts

Date: February 27, 2019

Vincent Sapienza P.E.
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

This is in reference to the Draft Environmental Impact Statement (CEQR #19DCP083Y) received by BWSO on January 22, 2019 via e-mail. The Proposed Actions include zoning text and map amendments that would combine the three existing special districts (**HS, SNAD, SSRDD**) and 18 underlying zoning districts into a single Special Natural Resources District (**SNRD**).

Water and Sewer System

Drainage Review does not find enough information present in the EIS to comment on the proposed Water and Sewer infrastructure.

In order for Drainage Review to provide comments, information regarding maximum build-out of dwelling units is needed for respective water demand and information on the current water and sewer infrastructure. In some prototypes listed within the CEQR, it is stated that there will be an increase in FAR. This will have implications on the sewer system. However, there is insufficient information at this time for Drainage Review to calculate the impacts.

A hydraulic analysis of the existing sewer system will likely be required prior to the submittal of a site connection proposal application to determine whether the existing sewer system is capable of supporting higher density development and related increase in wastewater flow, or whether there will be a need to upgrade the existing sewer system. In addition, there may be a need to amend the existing drainage plan.

C: Jannine McColgan, P.E., Director, Engineering
Steve Carrea, P.E., Chief, Drainage and Modeling
Sham Hemraj, P.E., Chief, Distribution Engineering
Guo Zhan Wu, P.E., Chief, Regulatory Review
Mitchell Wimbish, Senior PM, Wastewater Review and Special Projects
John Bazik, Review Engineer, Drainage Review
Rose Temple; **Record #46730**