

Foreword

This document is the Final Environmental Impact Statement (FEIS) for the Bronx Special Natural Area District (SNAD) Update. The New York City Department of City Planning (DCP) is proposing a zoning text and map amendment (the Proposed Actions) to establish the Special Natural Resources District (SNRD) in Community District (CD) 8 in the Bronx. The proposed special district regulations would provide a clear and consistent framework for natural resource preservation that balances development and ecological goals.

The Draft Environmental Impact Statement (DEIS) for the Proposed Actions was accepted as complete by DCP, acting as lead agency on behalf of the City Planning Commission (CPC). DCP issued a Notice of Completion (NOC) for the DEIS on May 3, 2019. The DEIS considered the original Proposed Actions (the “Staten Island and Bronx Special Districts Update”). Following the issuance of the DEIS, DCP prepared and filed an amended zoning text application (the “A-Text Application”) to address issues raised following certification, including community feedback. The A-Text Application (N 190430 (A) ZRY) removes the Staten Island applicability of the proposed SNRD. Under the A-Text Application, the proposed SNRD regulations would only affect the Bronx’s NA-2 District in Riverdale and Fieldston and would no longer affect Staten Island. The A-Text application would establish the SNRD in the Riverdale-Fieldston area of Bronx CD 8. The proposed modifications would not change the substance of the regulations as they applied to Bronx CD 8 under the Proposed Actions as described in the DEIS, except as to the threshold for as-of-right subdivisions. A Technical Memorandum considering whether the A-Text Application would result in any new or different significant, adverse impacts not already identified in the DEIS was issued on July 30, 2019.

Based on input received during the public review process, DCP formally withdrew the zoning map amendment (C190429 ZMR) affecting Staten Island and the original zoning text amendment (190430 ZRY).

The public hearing on the DEIS and the City’s Uniform Land Use Review Procedure (ULURP) was held on August 14, 2019, at the CPC Hearing Room, 120 Broadway, New York, New York 10271. The public hearing was

extended and also held on August 28, 2019, in the same location. The public hearing also considered the modification to the Proposed Actions (ULURP No. N 190430 (A) ZRY). Written comments were accepted through the close of the public comment period, which ended September 9, 2019. This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in **Chapter 27, Response to Comments on the DEIS**.

The principal changes between the DEIS and this FEIS are:

- Revisions to **Chapter 1, Project Description**, to reflect the following:
 - DCP filed an amended zoning text application that addresses issues raised after issuance of the DEIS. The amended application, filed as ULURP No. N 190430 (A) ZRY, would remove the Staten Island applicability of the proposed SNRD. The amended application was analyzed in a technical memorandum issued on July 30, 2019, and is further analyzed throughout the remaining chapters of this FEIS. It is also reflected in **Appendices 1, 2, and 3**, which provide detail on the proposed land use actions, prototypical analysis sites, and conceptual analysis sites. The original proposed text amendment (N 190430 ZRY) was formally withdrawn on September 6, 2019.
 - The revised application includes a substantive change in response to public comment in the Bronx to require subdivisions resulting in four or more zoning lots to seek a CPC authorization as a Plan Review Site. In the zoning text amendment originally proposed, subdivisions would only be required to seek a CPC authorization as a Plan Review Site if the site is over 1 acre, within a Historic District, or in Resource Adjacent Area resulting in four or more lots. The change in the A-Text Application would expand applicability of the CPC authorization as a Plan Review Site to any subdivision resulting in four or more zoning lots. This change would result in fewer developments proceeding as-of-right.
- Revisions to **Chapters 2 through 23** to reflect the revised *Project Description*.
- **Chapter 2, Land Use, Zoning and Public Policy**, has been revised to include a description and assessment of the Bronx Community Board 8's 197-a plan as adopted by the CPC and City Council in 2003. This omission was a result of an oversight and has been

corrected. The revisions do not alter the conclusions of the analysis.

- **Chapter 22**, *Alternatives* has been revised to include a new alternative, the Potential CPC Modification Alternative, which addresses issues raised during the public review process beyond what was included in the amended application.
- **Chapter 27**, *Response to Comments on the DEIS*, and **Appendix 9**, *Comments Received on the DEIS*, which are entirely new to the document.
- **Appendix 8**, *Proposed Text Amendment*, which replaces the previous proposed zoning text in Appendix 8.
- **Appendix 10**, *Technical Memorandum 001*, which is entirely new to the document.
- **Appendix 11**, *Potential CPC Text Modifications*, which is entirely new to the document.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining in this FEIS. No underlining is used for this Foreword or **Chapter 27**, *Response to Comments on the DEIS*, both of which are entirely new.

This page intentionally left blank.