



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

URBAN DESIGN DIVISION

MEMORANDUM

Subject: Bronx Special Natural Area District Update

The Staten Island and Bronx Special Districts Update was certified on May 6, 2019 with the application numbers 190429ZMR, 190403ZMX, and 190430ZRY. Based on input from the Staten Island community, advocacy groups and elected officials requesting further engagement, the application 190429ZMR, affecting Staten Island, was withdrawn on June 10, 2019.

To reflect this change, revised materials were submitted for the application, which has been renamed the **Bronx Special Natural Area District Update**: 190403ZMX and 190430 (A) ZRY.

Revisions to the proposed zoning text amendment reflect the applicability of the regulations only to Community District 8 in the Bronx by making the following changes. These revisions do not change the substance of the regulations as they applied to CD8 in the zoning text that was certified on May 6, 2019, except as to the threshold for as-of-right subdivisions described in the last paragraph.

- 1) Removed proposed zoning text related to lower density growth management areas (LDGMA), cross-access, escarpment areas and designated open space.
- 2) Removed references to the Riverdale-Fieldston, Hillside (HS) and South Richmond (SRD) subdistricts; Special Hillside Preservation District (SHPD) and Special South Richmond Development District (SSRDD) will continue to remain in the existing Zoning Resolution.
- 3) Removed any zoning districts that did not apply to the Bronx (the project area in the Bronx has R1-1, R1-2, R2, R4 and R6 zoning districts; it does not have R3 and R5 districts, or commercial or manufacturing districts).
- 4) Removed Staten Island maps and references from the appendix as well as appendices that have no applicability to Bronx.
- 5) Added back into current Special Natural Area District (SNAD) text all references to NA-1, NA-3, NA-4. These parts of the Zoning Resolution were to be eliminated under the original proposal, but will now continue to remain in the existing Zoning Resolution.
- 6) Removed administrative zoning text amendments related to Fort Totten, as the existing Zoning Resolution would continue to include NA-4, alongside NA-1 and NA-3. Since NA-1 and NA-3 are remaining, NA-4 doesn't need to be renamed as the Special Fort Totten Natural Area District.
- 7) Renumbered section numbers in the proposed text amendment due to the removal of Sections 143-20 (SPECIAL USE REGULATIONS) (which only apply in the South Richmond special district) and 143-50 (SOUTH RICHMOND SUBDISTRICT OPEN SPACE NETWORK), among other Sections which were removed.

In addition, 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. This additional change can be found in the definition of "plan review site" in Section 143-01 (Definitions). An amended zoning "A" text is being proposed to consider this modification as well as the above changes.