



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*  
Department of City Planning

December 8, 2022

**POSITIVE DECLARATION**

**Project Identification**

Bronx Metro-North Station Study  
CEQR No. 23DCP065X  
ULURP Nos. Pending  
SEQRA Classification: Type I

**Lead Agency**

City Planning Commission  
120 Broadway  
New York, NY 10271  
Contact: Stephanie Shellooe  
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**Name, Description and Location of Proposal:**

Bronx Metro-North Station Study

The New York City Department of City Planning (DCP), the Applicant, is proposing zoning map amendments, zoning text amendments (including mapping a special zoning district and a Mandatory Inclusionary Housing area), and changes to the City Map (the “Proposed Actions”) affecting an approximately 46-block area primarily along major corridors – East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue — near the future Parkchester/Van Nest and Morris Park Metro-North stations in Bronx Community Districts 9, 10 and 11 (the “Affected Area”). The approximately 28-block area closest to the future Parkchester/Van Nest station is generally bound by Baker Avenue and Van Nest Avenue to the north, Silver Street to the east, East Tremont Avenue to the south, and St. Lawrence Avenue to the west. The approximately 18-block area closest to the future Morris Park station is generally bound by Pelham Parkway to the north, Marconi Street to the east, Williamsbridge Road to the south, and Tenbroeck Avenue to the west.

The Proposed Actions are as follows:

- Zoning Map Amendments to:
  - Rezone portions of existing M1-1, C8-1, C8-4, R4, R5, R6 and R6A districts and C1-2 and C2-2 commercial overlays to R6A, R6-1, R7-2, R8, C8-2, C4-3 and C4-4 districts and a C2-4 commercial overlay.
  - Modify the boundaries of the existing Parkchester Special Planned Community

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Preservation District to facilitate development and active uses that better connect the wider community to the existing special district.

- Map the Special Bronx Metro-North District, largely coterminous with the Rezoning Area.
- Zoning Text Amendments to:
  - Establish the Special Bronx Metro-North District, largely coterminous with the Rezoning Area. The proposed special purpose district will include modifications to underlying use, bulk, parking and loading, and streetscape regulations. The special purpose district would also provide flexibility for large opportunity sites to facilitate public realm improvements around the future Metro-North stations.
  - Remove language that exclusively applies to C8-4 districts mapped within Special Planned Community Preservation District areas.
  - Create the proposed R6-1 non-contextual medium-density zoning district.
  - Modify Appendix F for the purpose of establishing proposed R6A, R6-1, R7-2, R8, C4-3 and C4-4 districts as Mandatory Inclusionary Housing areas, applying the Mandatory Inclusionary Housing program to require a share of new housing to be permanently affordable where significant new housing capacity would be created.
  - Modify Appendix I to extend Transit Zone 2, Borough of the Bronx, Community District 11.
- City Map Amendments to:
  - Map Block 4209, Lots 10 and 70 as street to facilitate the creation of a new public plaza at the Morris Park station.
  - Map portions of Block 4042, Lots 200, 201 and 204 as street to facilitate the creation of a street network and improved circulation for future development of this site.
  - Map Block 4226, Lots 1 (portions of) and 11 as street to facilitate the proposed widening of Marconi Street to reduce traffic congestion and enhance pedestrian and vehicular safety and circulation.
  - Map portions of Block 4226, Lots 1, 5 and 75 and Block 4411, Lot 75 as street to accommodate the proposed extension of Marconi Street to connect with Pelham Parkway.
  - De-map Archer Road (street) between Unionport Road and Guerlain Street to facilitate the development of adjacent Block 3952.
  - De-map Victor Street (street) between Unionport Road and Van Nest Avenue to be mapped as parkland.

- De-map portion of Sackett Avenue (street) at the intersection of Colden Avenue and Sackett Avenue and coterminous with the parcel located between Block 4062, Lot 31 and Block 4062, Lot 57 to accommodate formalizing its use as a community garden.
- Disposition of City-Owned Property:
  - The Proposed Actions include disposition of City-owned property on Block 4205, Lot 1 (portion of). The property is under the jurisdiction of the New York City Health and Hospitals Corporation. The approval would allow for the disposition of development rights for the future redevelopment of the site located at the corner of Pelham Parkway South and Eastchester Road.

The Proposed Actions seek to accomplish the following land use and zoning objectives:

- Allow for housing growth with permanently affordable housing and retail in appropriate locations near new Metro-North stations.
- Allow for neighborhood and commuter-serving retail opportunities, where appropriate.
- Increase the number of job-generating uses in commercial districts at the Morris Park station area by allowing for commercial office, medical office, healthcare, and life sciences growth, where appropriate.
- Focus development to promote active streetscapes along key corridors and near planned stations, including along the length of East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue.
- Promote development continuity between the Parkchester/Van Nest and Morris Park station areas.
- Promote higher density mixed-use development with affordable and mixed-income housing, retail, and community facilities on larger opportunity sites.
- Encourage a mix of uses on underutilized manufacturing-zoned sites to best respond to the need for jobs, new (affordable) housing, and general retail growth to activate commercial corridors.
- Create opportunities for the creation of a new public plaza at the future Morris Park station and facilitate improved connectivity to the planned Parkchester/Van Nest station.
- Create special zoning rules to accommodate unique development conditions and guide development on large opportunity sites.

The Reasonable Worst-Case Development Scenario (“RWCDs”) for the Proposed Actions identifies 60 projected development sites within the Rezoning Area. On these sites, the Proposed Actions are expected to result in a net increase of 5,047,436 gross square feet (“gsf”) of residential space and approximately 5,951 dwelling units, including between 1,542 and 1,850 permanently affordable units depending on the Mandatory Inclusionary Housing option selected; 255,685 gsf of local retail space; 1,060,717 gsf of life sciences space; 973,142 gsf of community facility space; 4,078 accessory parking spaces; and a net decrease of 154,009 gsf of industrial and automotive uses, and 117,492 gsf of office space on the projected development sites. The RWCDs also identifies 36 potential development sites that are considered less likely to be developed by the analysis year, but will be analyzed in the EIS for site-specific effects such as archaeology, shadows, hazardous materials, air quality, and noise.

The analysis year for the Proposed Actions is 2033.

**Statement of Significant Effect:**

On behalf of the City Planning Commission (CPC), the Department of City Planning has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant adverse effect on the environment as detailed in the following areas, and that an environmental impact statement will be required:

The Proposed Actions may result in significant adverse impacts related to: land use, zoning and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; water and sewer infrastructure; solid waste and sanitation services; energy; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

The Proposed Actions would not result in significant adverse impacts related to: natural resources.

**Supporting Statement:**

The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning, and Public Policy - The Proposed Actions include a series of land use actions including City Map amendments, Zoning Text amendments (including the mapping of a special zoning district and a Mandatory Inclusionary Housing area), Zoning Map amendments, and other discretionary actions affecting an approximately 46-block area in Bronx Community District 9, 10, and 11. These actions would alter existing land uses and zoning, introducing additional residential uses and expanding the range of commercial, community facility, and life sciences uses within the Affected Area. In addition, several public policies are applicable to portions of the Affected Area and surrounding study area, including, but not limited to, the New York City Waterfront Revitalization Program (WRP), Housing New York, Vision Zero, the Food Retail Expansion to Support Health (FRESH) Program, applicable business improvement districts (BIDs), and OneNYC, the City's sustainability program.
2. Socioeconomic Conditions – The Proposed Actions are not expected to result in the direct displacement of 500 residents. However, the Proposed Actions have the potential to result in the displacement of more than 100 employees, will introduce more than 200 incremental dwelling units, and will also introduce more than 200,000 square feet of new commercial uses to the area.
3. Community Facilities – The Proposed Actions would not result in the direct displacement of any community facilities or service. However, the Proposed Actions would result in a substantial increase in residential units and would, therefore, have the potential to result in significant adverse impacts related to public schools, libraries, and early childhood programs.
4. Open Space – While direct impacts to open space are not anticipated, the Proposed Actions may have indirect impacts on open space resources due to increased demand as a result of expected population increases of 16,202 residents and 6,992 workers.

5. Shadows – The Proposed Actions would allow an increase in development density and greater building heights in the Affected Area, and are expected to result in new structures, or additions to existing structures, that are greater than 50 feet in height and/or adjacent to existing sunlight-sensitive resources.
6. Historic and Cultural Resources – The Proposed Actions may affect designated historic landmarks and/or buildings that may be eligible for designation. In addition, the Proposed Actions may result in additional in-ground disturbance and therefore has the potential to affect archaeological resources that may be present. As a result, the Proposed Actions have the potential to results in significant adverse impacts to historic and archaeological resources.
7. Urban Design and Visual Resources – The Proposed Actions are expected to result in physical changes in the Affected Area beyond the bulk and form currently permitted. Therefore, a pedestrian’s experience of public space may be affected, and urban design character and visual resources in the surrounding may be altered.
8. Natural Resources – The Proposed Actions affect an area located in a developed urban environment that is generally devoid of ecologically sensitive areas and does not provide a critical habitat supporting any rare, threatened, or endangered species. The Proposed Actions do not have the potential to create a significant adverse impact on natural resources.
9. Hazardous Materials – The Proposed Actions would result in in-ground disturbance, which, given historical site uses and conditions, has the potential to result in significant adverse impacts related to hazardous materials.
10. Water and Sewer Infrastructure – The Proposed Actions would result in increased development within the Affected Area which could place additional demands on infrastructure, including water supply and storm water management..
11. Solid Waste and Sanitation – Due to increased development in the Affected Area, the Proposed Actions would increase the demand on solid waste and sanitation services and could result in significant adverse impacts on solid waste and sanitation services.
12. Energy – Although the Proposed Actions are not anticipated to result in significant adverse energy impacts, the EIS will disclose the projected amount of energy consumption during long-term operation resulting from the Proposed Actions.
13. Transportation – The Proposed Actions would result in an increase in the number of vehicular trips and increase ridership on mass transit facilities, and would also affect pedestrian movements in the area due to the increased number of residents and workers expected to be introduced to the area. Therefore, the Proposed Actions have the potential to result in significant adverse impacts on transportation.
14. Air Quality – Increased demand for heating, ventilating, and air conditioning (HVAC) and additional vehicular traffic introduced by the Proposed Actions may affect air quality.
15. Greenhouse Gas Emissions (GHG) and Climate Change – The Proposed Actions would allow additional density and have the potential to result in an increment of approximately 7.59 million gsf (6.40 million zsf) of development which may affect greenhouse gas emissions. Parts of the Affected Area are also located within the special flood hazard area (1 percent and 0.2 percent annual chance of flooding) and may be susceptible to storm surge and coastal flooding.
16. Noise – The Proposed Actions would result in additional vehicle trips to and from the Affected Area; would introduce new sensitive receptors near heavily trafficked roadways and existing rail lines; and would introduce a receptor in an area with high ambient noise levels resulting from stationary sources, and have the potential to result in significant adverse impacts related to noise.

17. Public Health – Although no adverse impact on public health is anticipated, the Proposed Actions would allow an increase in development density which could potentially result in public health concerns.
18. Neighborhood Character – The Proposed Actions are expected to affect one or more of the constituent elements of neighborhood character, including land use patterns, urban design, and levels of traffic and noise. Therefore, the Proposed Actions have the potential to result in significant adverse impacts on neighborhood character.
19. Construction – The Proposed Actions would increase the allowable density of the area resulting in new development that involves activities which may result in construction-related impacts.

**Public Scoping:**


The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday, January 9, 2023 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the NYC Engage site, <https://www.nyc.gov/engage>.

Written comments will be accepted through 5:00 PM, Thursday, January 19, 2023.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Jameson Mitchell, at [jmitchell@planning.nyc.gov](mailto:jmitchell@planning.nyc.gov).

  
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December 8, 2022  
Date