



NYC DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

December 8, 2022

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 23DCP065X)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Bronx Metro-North Station Study** project (CEQR Number 23DCP065X). The CEQR lead agency hereby requests that the applicant prepare a 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>.

To dial in to the meeting to listen by phone, you may call any of the following numbers:

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 1-213-338-8477
- 1-253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 826 6159 4659
- Passcode: 1
- [The Participant ID can be skipped by pressing #]

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 618 237 7396
- Password: 1
- [The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the NYC Engage site on the day of the scoping meeting, no later than 1 hour prior to the scoping meeting. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The meeting livestream can be found in the above referenced NYC Engage site and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00pm on Thursday, January 19, 2023. They can be submitted through the webpage below or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the [Bronx Metro-North Station Study](#) Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then "Draft Scope of Work_23DCP065X" and "EAS_23DCP065X." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Thursday, December 10, 2022.

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 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.

Implementation of the proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The analysis year for the Proposed Actions is 2033.