

TECHNICAL MEMORANDUM 001
POTENTIAL CITY PLANNING COMMISSION MODIFICATION
BRONX METRO-NORTH STATION STUDY
CEQR NO. 23DCP065X

ULURP NOS.: C240015ZMX, N240016ZRX, C240159MMX, C240158MMX,
C240157MMX, C240160MMX, C240163MMX
JUNE 24, 2024

A. INTRODUCTION

The New York City Department of City Planning (DCP) is proposing a series of land use actions, including zoning map amendments, zoning text amendments (including mapping a special purpose district and designating a Mandatory Inclusionary Housing (MIH) area to ensure affordable housing is part of any future development), and changes to the City Map (collectively, the “Proposed Actions”), that would facilitate the implementation of the multi-year planning process conducted in the Parkchester, Van Nest, and Morris Park neighborhoods in the Bronx in partnership with local stakeholders, city agencies, and the MTA. The Proposed Actions would affect 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 bounded 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 bounded by Pelham Parkway to the north, Marconi Street to the east, Williamsbridge Road to the south, and Tenbroeck Avenue to the west.

The Draft Environmental Impact Statement (DEIS) for the Proposed Actions was accepted as complete on January 19, 2024 by DCP, acting on behalf of the City Planning Commission (CPC) as lead agency. A public hearing on the DEIS was held on May 15, 2024, in conjunction with the CPC’s public hearing pursuant to the Uniform Land Use Review Procedure (ULURP), and written comments on the DEIS were accepted through 5:00pm, May 28, 2024. The Notice of Completion for the Final Environmental Impact Statement (FEIS) was issued on June 14, 2024 (CEQR No. 23DCP065X). The FEIS incorporated responses to the public comments received on the DEIS and additional analyses conducted after the completion of the DEIS.

Since the release of the FEIS, a potential modification has been identified as under consideration by the CPC. The potential CPC modification (the “Potential Modification”) is summarized below. This technical memorandum examines whether the Potential Modification would affect the conclusions of the analyses provided in the FEIS.

As set forth below, this technical memorandum concludes that the Potential Modification by the CPC would not result in any new or different significant adverse impacts not already identified in the FEIS. The mitigation measures identified and proposed in the FEIS would not change.

B. DESCRIPTION OF THE POTENTIAL MODIFICATION

The potential CPC modification (the “Potential Modification”) would modify the zoning map amendment (C 240015 ZMX) and the zoning text amendment (N 240016 ZRX). Specifically, as a result of comments received following the DEIS public hearing related to the mapping of a C4-3 district on an approximately 2,500 square foot portion of Block 4205, Lot 2, the City Planning Commission would modify the application to avoid an inconsistency with the Zoning Resolution (“ZR”) definition of a “large-scale community facility development.” ZR Section 12-10 states that a large-scale community facility development “shall be located entirely in a Residence District or in a C1, C2, C3, or C4-1 district.” Under the Potential Modification the southerly boundary of the proposed C4-3 district to be mapped on the west side of Eastchester Road would be shifted to begin 740’ from the northerly edge of Morris Park Ave, rather than the previously proposed 700’. Likewise, the existing northerly boundary of the R6 district as well as the northerly boundary of the proposed C2-4 commercial overlay will also be extended north by the same 40’ distance. The Potential Modification will affect an approximately 18,950 square foot area.

C. EFFECTS OF THE POTENTIAL MODIFICATION

The modification to the boundaries of the proposed C4-3 district and the R6/C2-4 district will have no effect on the allowable uses in the area affected by the Potential Modification. Additionally, while C4-3 and R6/C2-4 districts are subject to different size or other controls, R6/C2-4 districts are more restrictive than C4-3 districts, with the maximum commercial floor-area-ratio dropping from 3.4 in a C4-3 district to 2.0 in a C2-4 commercial overlay. Block 4205, Lot 2 was not determined to be either a projected or potential development site in the Reasonable Worst Case Development Scenario (“RWCDS”) for this application and the Potential Modification has no effect on the RWCDS. Future development on the lot in question would require a modification to the existing large-scale community facility development which would be subject to a future environmental review.

As a result, the Potential Modification would not result in any new or different significant adverse impacts not already identified in the FEIS.