



CITY PLANNING COMMISSION

September 11, 2013 / Calendar No. 1

C 130273 ZMX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c:

1. eliminating from within an existing R6 District a C2-3 District bounded by Belmont Avenue, the northeasterly terminus of Belmont Avenue and its southeasterly prolongation, Crotona Avenue, and East Fordham Road;
2. eliminating from within an existing R6 District a C2-4 District bounded by Hughes Avenue, a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road, Belmont Avenue, and East Fordham Road;
3. changing from an R6 District to an R6B District property bounded by:
 - a. Bathgate Avenue, East 191st Street, the northeasterly street line prolongation of a line 100 southeasterly of Hoffman Street, a line 160 feet northeasterly of East 191st Street, a line 175 feet northwesterly of Hughes Avenue, East 191st Street, Hughes Avenue, and a line 100 feet northeasterly of East Fordham Road; and
 - b. Hughes Avenue, the northeasterly terminus of Hughes Avenue and its southeasterly prolongation, Belmont Avenue, and a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road;
4. changing from an R6 District to a C4-5D District property bounded by:
 - a. Hughes Avenue, a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road, Belmont Avenue, the northeasterly terminus of Belmont Avenue and its southeasterly prolongation, Crotona Avenue, and East Fordham Road;
 - b. a line 100 feet southwesterly of East Fordham Road, Belmont Avenue, a 315 feet northeasterly of East 189th Street, Hughes Avenue, and a line 295 feet northeasterly of East 189th Street; and
 - c. a line 100 feet southwesterly of East Fordham Road, a line 110 feet southeasterly of

Cambreleg Avenue, a line 365 feet northeasterly of East 189th Street, and Belmont Avenue;

5. changing from a C8-1 District to an R6 District property bounded by:
 - a. Arthur Avenue, a line 295 feet northeasterly of East 189th Street, and a line 100 feet southwesterly of East Fordham Road; and
 - b. a line 110 feet southeasterly of Cambreleg Avenue, a line 365 feet northeasterly of 189th Street, a line 160 feet southeasterly of Cambreleg Avenue, and the northeasterly centerline prolongation of East 189th Street;
6. changing from a C8-1 District to a C4-5D District property bounded by a line 100 feet northeasterly of East Fordham Road, Hughes Avenue, East Fordham Road, Southern Boulevard, a line passing through two points: the first on the westerly street line of Southern Boulevard distant 140 feet northerly (as measured along the street line) from its point of intersection of the northeasterly street line of former East 189th Street and the second on a line 100 feet southeasterly of Crotona Avenue distant 230 feet northeasterly (as measured along this line) from its intersection with the northeasterly street line of former East 189th Street, a line 100 feet southeasterly of Crotona Avenue, a line 100 feet northeasterly of former East 189th Street, Crotona Avenue, East 189th Street, a line 160 feet southeasterly of Cambreleg Avenue, a line 365 feet northeasterly of East 189th Street, a line 110 feet southeasterly of Cambreleg Avenue, a line 100 feet southwesterly of East Fordham Road, a line 295 feet northeasterly of East 189th Street, Arthur Avenue, a line 100 feet southwesterly of East Fordham Road, Bathgate Avenue, East Fordham Road, and Bathgate Avenue; and
7. establishing within existing and proposed R6 Districts a C2-4 District bounded by a line 100 feet southwesterly of East Fordham Road, Arthur Avenue, a line 295 feet northeasterly of East 189th Street, a line midway between Arthur Avenue and Hughes Avenue, East 188th Street, Arthur Avenue, a line 100 feet northeasterly of East 187th Street, and a line midway between Hoffman Street and Arthur Avenue;

Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated May 20, 2013 and subject to the conditions of CEQR Declaration E-304.

The application for an amendment to the Zoning Map was filed by the Department of City Planning on April 24, 2013. The requested action, in conjunction with the related application for the proposed zoning text amendment would facilitate the East Fordham Road Rezoning, an area wide 12-block rezoning in the Belmont neighborhood of the Borough of the Bronx Community

District 6.

RELATED ACTIONS

In addition to the proposed amendment to the Zoning Map which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 130274 ZRX Zoning Text amendment to apply the Inclusionary Housing program to the proposed C4-5D district.

BACKGROUND

The Department of City Planning is proposing zoning map and text amendments that would affect portions of approximately 12 blocks along East Fordham Road in the Belmont neighborhood of the Bronx, within an area generally bounded by East 191st street to the north, East 187th street to the south, Southern Boulevard to the east and Bathgate Avenue to the west.

The proposed actions were undertaken in response to concerns raised by Community Board 6, local institutions, local elected officials, residents and property owners that the existing zoning does not reflect or support prevailing land use trends in the area. The proposed actions seek to create new opportunities for growth and investment while reinforcing the established commercial character and preserving the existing built residential context in targeted locations.

The East Fordham Road rezoning area currently consists of primarily two zoning districts: C8-1 and R6. The C8-1 zoning district is mapped along portions of ten blocks along East Fordham Road between Bathgate Avenue and Southern Boulevard. The R6 district encompasses portions of three blocks bounded by Bathgate Avenue and Crotona Avenue north of East Fordham Road and portions of five blocks along Arthur Avenue between East Fordham Road and East 187th Street. These zoning districts have remained virtually unchanged since 1961. The rezoning proposal seeks to achieve the following objectives:

- Create a new gateway to the Central Bronx.
- Establish height and bulk limits to establish a unified look and feel of the corridor
- Stimulate revitalization through private investment
- Incentivize permanently affordable housing
- Protect neighborhood character and ensure predictable future development
- Reinforce existing commercial character

Fordham Road is a prominent east-west thoroughfare that serves as the gateway to the Central Bronx. The section of East Fordham Road from Bathgate Avenue to Southern Boulevard, which is the focal point of the rezoning area, differs greatly from the area to the west. Historically, the section of East Fordham Road which encompasses the rezoning area was characterized by auto-related uses including car dealerships, gas stations and auto repair shops. East Fordham Road west of the rezoning area is lined with thriving commercial businesses. In comparison the rezoning area has limited commercial businesses and lacks the street level activity of the western portion. This lack of retail continuity produces a vastly different pedestrian experience making it feel somewhat desolate. Fordham University, the Bronx Zoo, the Bronx Botanical Garden and the Belmont neighborhood are all impacted by these conditions.

East Fordham Road is located in the Belmont neighborhood of the Bronx. Today Belmont is known as the Little Italy of the Bronx and in the early part of the 20th century home to a large Italian population. Arthur Avenue the neighborhood's main commercial area continues to thrive with eateries and markets some of which have been in business for decades. Students from Fordham University just north of Belmont across East Fordham Road make up a sizeable part of the population. A majority of the off-campus housing for students is located in Belmont. University students live, eat, work and shop in Belmont and the surrounding area. As the university student body and the neighborhood population grows so does the need for housing, retail and services. The Bronx Zoo and Botanical Garden are major regional attractions just east of the study area that figure prominently in the growth and vitality of the area.

The area is well served by mass transit. Fordham Plaza located just west of rezoning area is a

multi-modal transit nexus. Eight bus lines including two bus rapid transit lines converge at or near Fordham Plaza. This provides important connections to the B, D, 2, 4 and 5 subway lines. The Fordham Metro-North regional rail station is also located at Fordham Plaza. The Fordham Metro-North station is the third busiest station system-wide for the Metro-North Railroad.

The surrounding area has seen significant improvements and economic investment in recent years. In October 2010 and March 2011 respectively, the Third Avenue/Tremont (C 100407 ZMX and N 100408 ZRX) and Webster Avenue (C 1110085 ZMX and N 110086 ZRX) city-sponsored rezonings were approved by City Council. Roadway reconstruction between the Bronx Zoo and the Botanical Garden was completed in 2012. The first phase of Fordham Plaza's redesign and reconstruction began in February of 2013. Fordham Road to the west of the rezoning area is one of the busiest shopping areas seeing an average of more than 80,000-plus pedestrians daily walking the corridor between Jerome Avenue and Webster Avenue.

In recent years, two private applications were approved by the City Planning Commission to rezone property along East Fordham Road between Hughes Avenue and Bathgate Avenue. In 2010 a zoning map change from C8-1 to R6/C2-4 was approved to facilitate a 13-story mixed used building (C 090143 ZMX). In 2003 a zoning map change from C8-1 to R6 and two special permits were approved to facilitate construction of Fordham University's parking garage (C 030325 ZMX, C 030326 ZSX, and C 030327 ZSX).

The East Fordham Road rezoning area is predominantly zoned C8-1 and R6.

C8-1

The C8-1 district is located along East Fordham Road between Bathgate Avenue and Southern Boulevard. C8-1 districts are general service districts that allow commercial and community facility uses in Use Groups 4 through 14 and 16. The most prevalent uses in C8 districts are automotive and heavy commercial uses such as auto repair and showrooms, warehouses, gas stations and car washes. Residential uses are not permitted. The maximum commercial (FAR) is

1.0. The maximum building height is determined by the sky exposure plane, which begins 30 feet above the street line. Community facility uses are permitted a maximum FAR of 2.4. Off-street parking requirements vary with the use, but generally most uses require one accessory parking space per 300 square feet of commercial space.

R6

An R6 district currently encompasses a portion of the rezoning area bounded by Bathgate Avenue and Crotona Avenue north of East Fordham Road and another portion along Arthur Avenue between East Fordham Road and East 187th Street. R6 is a height factor district where residential and community facility uses are regulated by the sky exposure plane. R6 districts typically result in developments between three and twelve stories. Residential FAR ranges from 0.78 to 2.43, with the higher ratio applicable to buildings that provide more open space. Community facility uses are permitted a maximum FAR is 4.8. Residential development under the Quality Housing Program within an R6 District has a maximum FAR of 2.2 on narrow streets (defined as less than 75 feet wide) with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets (defined as 75 feet wide or greater) with a height limit of 70 feet. Off-street parking is required for 70% of the dwelling units. This requirement is lowered to 50% of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. If fewer than five spaces are required, then the off-street parking requirement is waived.

Commercial Overlays

C2-3 and C2-4 commercial overlay districts are mapped along the north side of East Fordham Road from Hughes Avenue to Crotona Boulevard. C2 districts permit Use Groups 1 through 9 and 14; this includes a wide range of commercial uses frequently used by neighborhood residents including grocery stores, dry cleaners and restaurants.

When C2 commercial overlay districts are mapped with R6 residential districts the maximum commercial FAR is 2.0 with commercial uses limited to one or two floors in a mixed use building and always located below residential uses. C2-3 districts require one accessory parking

space per 400 square feet of commercial floor space. C2-4 districts require one parking space per 1,000 square feet of floor area.

Proposed Zoning Map Amendments-C 130273 ZMX

C4-5D (From C8-1, R6, R6/C2-3, R6/C2-4)

A C4-5D zoning district is proposed for portions of 12 blocks along East Fordham Road from Bathgate Avenue to Southern Boulevard. This area is characterized by a variety of building types and uses including single-story auto-related uses, two-story commercial and community facility buildings and gas stations. There is currently no street wall requirement and the streetscape is haphazard. There is very street-level activity and no interaction between the built form and pedestrians. The proposed C4-5D district would allow residential, community facility and commercial uses. It will also impose mandatory street wall requirements, active ground floor uses and glazing requirements.

C4-5D zoning permits residential, commercial and community facility development typically with a maximum FAR of 4.0 for residential uses and 4.2 for commercial and community facility uses. The Inclusionary Housing Program would be designated in conjunction with the proposed C4-5D district through a zoning text amendment (described below). The base FAR for residential development would be 4.2; however a maximum FAR of 5.6 would be achieved through the Inclusionary Housing bonus. New developments must line up with adjacent structures to maintain the continuous street wall. Above a base height of 60 to 85 feet, buildings must setback 10 feet on a wide street and 15 feet on a narrow street before rising to the maximum building height of 100 feet. The proposed C4-5D requires mandatory active uses on the ground floor such as retail, office or community facilities and glazing for fifty percent of the building frontage on the ground floor between a height of 2 and 12 feet above curb level with transparent materials. Parking must be provided for fifty percent of the dwelling units. Affordable dwelling units require parking for twenty percent of the units. One parking space is required for every 1,000 square feet of commercial floor area. The proposed C4-5D would promote a range of uses along a major thoroughfare with good mass transit access, creating opportunities for affordable

housing while promoting street-level activity.

R6B (From R6)

An R6B district is proposed for 4 partial blocks along 191st Street between Bathgate Avenue and Belmont Avenue. This area is predominantly characterized by 2-3 story row houses.

R6B is a typical row house district that includes height limits and street wall lineup provisions to ensure that new buildings are consistent with the scale of the existing built context. R6B permits residential and community facility uses to a maximum FAR of 2.0. Building base heights must be between 30 and 40 feet, with a 50 foot maximum building height after a setback (10 feet on a wide street, 15 feet on a narrow street). New development in the proposed R6B district would be required to line up with adjacent structures to maintain the continuous street wall character. New multifamily residences must provide one off-street parking space for 50% of dwelling units, which may be waived if 5 or fewer spaces would be required. The proposed R6B reflects the existing built character and ensures predictability for future development.

R6 (From C8-1)

An R6 district is proposed for a partial block on East 189th Street between Cambreleng Avenue and Beaumont Avenue. This area is characterized by a mix of 4-6 story apartment buildings and row houses. The rezoning area is comprised of the rear portions of lots with existing residential buildings fronting on Cambreleng Avenue

R6 is a height factor district where residential and community facility uses are regulated by the sky exposure plane. R6 districts typically result in developments between three and twelve stories. Residential FAR ranges from 0.78 to 2.43, with the higher ratio applicable to buildings that provide more open space. Community facility FAR is 4.8. Residential development under the Quality Housing Program within an R6 District has a maximum FAR of 2.2 on narrow streets (defined as less than 75 feet wide) with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets (defined as 75 feet wide or greater) with a height limit of 70 feet. Off-street

parking is required for 70% of the dwelling units. This requirement is lowered to 50% of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. If fewer than five spaces are required, then the off-street parking requirement is waived. The proposed R6 has no practical effect on the use of these lots. However, it ensures that the residential lots in their entirety are contained within the R6 zoning district, rationalizing the zoning lines.

C2-4 Commercial Overlays

C2-4 commercial overlays are proposed to be mapped along Arthur Avenue from East 187th Street to East Fordham Road. C2 commercial overlays are paired with residential districts to serve the local retail needs of the surrounding neighborhood. Typical retail uses include grocery stores, restaurants, beauty parlors and funeral homes. The proposed commercial overlays would make the existing commercial uses conforming. They would also facilitate expansion of existing businesses where appropriate and provide retail continuity from the Belmont neighborhood to East Fordham Road.

Ground floor retail uses would be permitted a maximum FAR of 2.0. Parking requirements vary by use, however most retail uses require one accessory parking space per 1,000 square feet of commercial floor area.

Proposed Zoning Text Amendment- N 130274 ZRX

In addition to the aforementioned zoning map amendment, the Department's proposal also requires a zoning text amendment as described below.

Inclusionary Housing Program

As part of the City's ongoing effort to provide new housing opportunities, the Department identified areas that are appropriate for the Inclusionary Housing designation along East Fordham Road.

The Inclusionary Housing designation, which can be applied in areas being rezoned to allow

medium- and high-density residential development, combines a zoning floor area bonus with a variety of housing subsidy programs to create powerful incentives for the development and preservation of affordable housing.

The proposed zoning text amendment would make the Inclusionary Housing Program (IHP) zoning regulations applicable in the C4-5D zoning district (R7D residential zoning district equivalent) along East Fordham Road from Bathgate Avenue to Southern Boulevard. In the areas where the IHP would be applicable, new residential developments that provide on- or off- site housing that will remain permanently affordable for low- and moderate income families would receive increased floor area. The IHP provides a 33 percent bonus in exchange for 20 percent of floor area set aside as affordable units. The additional floor area must be accommodated within the bulk regulations of the underlying zoning districts. Affordable units could be financed through city, state, and federal affordable housing subsidy programs. Within the proposed rezoning area, portions of approximately five blocks would be subject to the IHP. The affordable housing requirement of the Inclusionary Housing zoning bonus could be met through the development of affordable units, on-site, or off-site either through new construction or preservation of existing affordable units. Off-site affordable units must be located within the same community district or within a half-mile of the bonused development site. The availability of on-site and off-site options provides maximum flexibility to ensure the broadest possible utilization of the program under various market conditions.

ENVIRONMENTAL REVIEW

This application (C 130273 ZMX), in conjunction with the related application (N 130274 ZRX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 13DCP107X. The lead is the City Planning Commission.

It was determined that the proposed actions may have a significant effect on the environment and that an environmental impact statement would be required. A Positive Declaration was issued on March 28 2013, and distributed, published and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on March 28, 2013. A public scoping meeting was held on April 30, 2013 and comments were accepted by the lead agency through May 10, 2013. A Final Scope of Work for the DEIS, reflecting any comments made during the scoping, was issued on May 17, 2013.

The Draft Environmental Impact Statement (DEIS) was prepared and a Notice of Completion for the DEIS was issued on May 17, 2013. On July 24, 2013, a joint public hearing was held on the DEIS pursuant to SEQRA regulations and the CEQR procedures in conjunction with the Uniform Land Use Review Procedure (ULURP) applications and comments were accepted by the lead agency through August 5, 2013. The Final Environmental Impact Statement (FEIS) was completed and a Notice of Completion for the FEIS was issued on August 30, 2013.

The FEIS identified significant adverse impacts related to transportation (traffic, transit and pedestrians). Details of these impacts and measures to minimize or eliminate these impacts, where feasible and practicable, are described below.

Transportation

The proposed actions would result in potential significant adverse impacts at 11 intersections, one pedestrian crosswalk and one bus route. Implementation of traffic engineering improvements, such as shifting of green signal timing to the impacted approach phases and lane restriping would provide mitigation for all of the anticipated traffic and pedestrian impacts, and an increase in service frequency would provide mitigation for the anticipated transit impact.

Traffic

East Fordham Road and Webster Avenue

Impacts on the westbound through movement at East Fordham Road and Webster Avenue would occur during the weekday AM peak hour and would be mitigated by modifying the signal timing.

East Fordham Road and Third Avenue

Impacts on the westbound approach at East Fordham Road and Third Avenue would occur during the weekday midday peak hour and would be mitigated by modifying the signal timing.

East Fordham Road and Washington Avenue

Impacts on the westbound left-turn movement at East Fordham Road and Washington Avenue would occur during the weekday AM and weekday midday peak hour and both would be mitigated by modifying the signal timing.

East Fordham Road and Bathgate Avenue

Impacts on the northbound through/right-turn movements at East Fordham Road and Bathgate Avenue would occur during the weekday PM peak hour and would be mitigated by modifying the signal timing.

East Fordham Road and Lorillard Place

Impacts on the eastbound through movement at East Fordham Road and Lorillard Place would occur during the weekday PM peak hour and would be mitigated by modifying the signal timing.

East Fordham Road and Arthur Avenue

Impacts on the eastbound through movement at East Fordham Road and Arthur Avenue would occur during the weekday midday peak hour. Impacts on the westbound left-turn movement at East Fordham Road and Arthur Avenue would occur during the weekday AM, weekday midday and weekday PM peak hours. These impacts would be mitigated by a combination of modifying the signal timing and lane restriping. The two eastbound through lanes that are currently 10 feet in width would be widened to 11 feet in width each by obtaining 2 feet in width from the adjacent striped median, which is presently 11 feet wide but would be reduced to 9 feet wide for the mitigation.

East Fordham Road and Hoffman Street

Impacts on the northbound approach at East Fordham Road and Hoffman Street would occur during the weekday PM peak hour and would be mitigated by modifying the signal timing.

East Fordham Road and Hughes Avenue

Impacts on the northbound approach at East Fordham Road and Hughes Avenue would occur during the weekday AM, weekday midday and weekday PM peak hours. Impacts on the southbound approach at East Fordham Road and Hughes Avenue would occur

during the weekday midday and weekday PM peak hours. Impacts for all approaches and all peak hours would be mitigated by modifying the signal timing.

East Fordham Road and Cambreleng Avenue

Impacts on the northbound right-turn movement at East Fordham Road and Cambreleng Avenue would occur during the weekday PM peak hour and would be mitigated by modifying the signal timing.

East Fordham Road (Eastbound & Westbound) and Southern Boulevard

Impacts on the westbound approach at East Fordham Road (westbound) and Southern Boulevard would occur during the weekday AM peak hour and would be mitigated by modifying the signal timing.

Crotona Avenue and East 187th Street

Impacts on the eastbound approach at East 187th Street and Crotona Avenue would occur during the weekday AM, weekday midday and weekday PM peak hours and would be mitigated by modifying the signal timing.

Pedestrian

East Fordham Road and Arthur Avenue

Impacts at the south crosswalk of Arthur Avenue and East Fordham Road would occur during the weekday midday and PM peak 15-minute periods and would be mitigated by modifying the signal timing.

Transit-Bus

The proposed actions would result in potential significant adverse bus line haul impacts on the westbound Bx12 SBS service during the weekday AM and PM peak hours and on the eastbound Bx12 SBS service during the weekday PM peak hour. These significant adverse impacts to Bx12 SBS bus service could be fully mitigated by the addition of one articulated bus in the westbound direction in the AM peak hour and one articulated bus each in the eastbound and westbound directions in the PM peak hour.

While New York City Transit and MTA Bus Company routinely monitors changes in bus ridership and would make the necessary service adjustments (i.e., bus frequency increase) where warranted, these service adjustments are subject to the agencies' fiscal and operational constraints and, if implemented, are expected to take place over time.

The Revised Environmental Assessment Statement (EAS) issued on May 17, 2013, which superseded the EAS issued on March 22, 2013, included an (E) designation (E-304) relating to hazardous materials, stationary source air quality and noise. To avoid the potential for significant

hazardous materials, air quality, and noise impacts, the proposed actions include an (E) designation (E-304) for the parcels as detailed below:

The (E) designation requirements related to hazardous materials would apply to all of the projected and potential development sites, which include the following:

Projected Development Sites:

- Block 3273, Lot 301 (*Site A*)
- Block 3273, Lot 261 (*Site B*)
- Block 3273, Lot 203, 204, 205, 206, 207 (*Site C*)
- Block 3059, Lot 32, 36 (*Site D*)
- Block 3091, Lot 17, 20, 22, 24, 26 (*Site E*)
- Block 3091, Lot 87 (*Site F*)
- Block 3115, Lot 25 (*Site G*)
- Block 3115, Lot 28 (*Site H*)
- Block 3066, Lot 53, 54 (*Site I*)

Potential Development Sites:

- Block 3273, Lot 297, 332 (*Site 1*)
- Block 3273, Lot 265 (*Site 2*)
- Block 3273, Lot 257 (*Site 3*)
- Block 3273, Lot 252 (*Site 4*)
- Block 3067, Lot 52 (*Site 5*)
- Block 3067, Lot 54 (*Site 6*)
- Block 3078, Lot 14, 16 (*Site 7*)

The applicable text for the (E) designations related to hazardous materials is as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase 1A of the site along with a soil and groundwater testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.

If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should

be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data.

Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from the test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos-containing materials. For all projected and potential development sites where no E-designation is recommended, in addition to the requirements for lead-based paint and asbestos, requirements (including those of NYSDEC) should petroleum tanks and/or spills be identified and for off-site disposal of soil/fill would need to be followed

The (E) designation requirements related to air quality would apply to the following properties, which include five (5) projected and five (5) potential development sites:

Block 3273, Lot 301 (Projected Development Site A):

Any new residential and/or commercial development on Block 3273, Lot 301 must ensure that the heating system boilers fire only natural gas.

Block 3273, Lot 261 (Projected Development Site B):

Any new residential and/or commercial development on Block 3273, Lot 261 must ensure

that the heating system boilers fire only natural gas.

Block 3059, Lots 32, 36 (Projected Development Site D):

Any new residential and/or commercial development on Block 3059, Lots 32, 36 must ensure that the heating system boilers fire only natural gas.

Block 3115, Lot 25 (Projected Development Site G):

Any new residential and/or commercial development on Block 3115, Lot 25 must ensure that the heating system boilers fire only natural gas and that the stack(s) shall be at least 110 feet above grade.

Block 3115, Lot 28 (Projected Development Site H):

Any new residential and/or commercial development on Block 3115, Lot 28 must ensure that the heating system boilers fire only natural gas and that the stack(s) shall be at least 110 feet above grade and at least 20 feet away from the lot line facing East Fordham Road.

Block 3273, Lot 265 (Potential Development Site 2):

Any new residential and/or commercial development on Block 3273, Lot 265 must ensure that the heating system boilers fire only natural gas.

Block 3273, Lot 257 (Potential Development Site 3):

Any new residential and/or commercial development on Block 3273, Lot 257 must ensure that the heating system boilers fire only natural gas and that the stack(s) shall be at least 110 feet above grade.

Block 3067, Lot 52 (Potential Development Site 5):

Any new residential and/or commercial development on Block 3067, Lot 52 must ensure that the heating system boilers fire only natural gas and that the stack(s) shall be at least 105 feet above grade.

Block 3067, Lot 54 (Potential Development Site 6):

Any new residential and/or commercial development on Block 3067, Lot 54 must ensure that the heating system boilers fire only natural gas and that the stack(s) shall be at least 105 feet above grade.

Block 3078, Lots 14, 16 (Potential Development Site 7):

Any new residential and/or commercial development on Block 3068, Lots 14, 16 must ensure that the heating system boilers fire only natural gas.

The following properties require 28 dBA of noise attenuation in order to avoid the potential for significant adverse impacts related to noise, which include six (6) projected and six (6)

potential development sites:

Projected Development Sites:

Block 3273, Lot 301 (Site A)
Block 3273, Lot 261 (Site B)
Block 3059, Lot 32, 36 (Site D)
Block 3091, Lot 87 (Site F)
Block 3115, Lot 25 (Site G)
Block 3066, Lot 53, 54 (Site I)

Potential Development Sites:

Block 3273, Lot 297, 332 (Site 1)
Block 3273, Lot 265 (Site 2)
Block 3273, Lot 257 (Site 3)
Block 3067, Lot 52 (Site 5)
Block 3067, Lot 54 (Site 6)
Block 3078, Lot 14, 16 (Site 7)

The text of the (E) designation for noise for the above properties is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation in all façades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed window condition, an alternate means of ventilation that brings outside air into the building without degrading the acoustical performance of the building must also be provided. Alternate means of ventilation include, but are not limited to, central air conditioning.

The following properties require 31 dBA of noise attenuation in order to avoid the potential for significant adverse impacts related to noise, which include three (3) projected and one (1) potential development sites:

Projected Development Sites:

Block 3273, Lot 203, 204, 205, 206, 207 (Site C)
Block 3091, Lot 17, 20, 22, 24, 26 (Site E)
Block 3115, Lot 28 (Site H)

Potential Development Sites:

Block 3273, Lot 252 (Site 4)

The text of the (E) designation for noise for the above properties is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 31 dB(A) window/wall attenuation in all façades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed window condition, an alternate means of ventilation that brings outside air into the building without degrading the acoustical performance of the building must also be provided. Alternate means of ventilation include, but are not limited to, central air conditioning.

With the proposed (E) designations, the proposed actions would not result in significant adverse impacts related to hazardous material, air quality or noise.

UNIFORM LAND USE REVIEW

This application (C 130273 ZMX) was certified as complete by the Department of City Planning on May 20, 2013 and was duly referred to Community Board 6 and the Bronx Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related application for a Zoning Text amendment (N 130274 ZRX), which was referred for information and review on May 20, 2013 in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 6 held a public hearing on this application(C 130273 ZMX) on June 12, 2013, and on June 14, 2013, by a vote of 18 in favor and 0 in opposition with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 130273 ZMX) was considered by the Bronx Borough President, who issued a recommendation approving the application on July 15, 2013,

City Planning Commission Public Hearing

On July 10, 2013 (Calendar No.1), the City Planning Commission scheduled July 24, 2013, for a public hearing on this application (C 130273 ZMX). The hearing was duly held on July 24, 2013 (Calendar No. 23) in conjunction with the related application for a Zoning Text amendment

(N 130274 ZRX). There was one speaker in favor of the application, a representative of Fordham University and no speakers opposed. He commended the leadership of the rezoning partners, the Department, Community Board 6 and elected officials. He emphasized that the rezoning was an important follow-up to the DCP-sponsored Third Avenue and Webster Avenue Rezoning, the Fordham Plaza Redesign and the Fordham Metro North Station renovation and expansion. He noted one area of concern shared by Fordham University, affordable housing groups and Community Board 6 and adjacent Community Board 7 related to the proliferation of supportive housing projects for populations with special needs or chronic health conditions. He emphasized that the area has absorbed many supportive housing projects and that there was a need for a greater mix of affordable housing projects for the general population.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application to amend the Zoning Map (C 130273 ZMX), in conjunction with the related amendment to the zoning resolution (N 130065 ZRX), is appropriate.

The rezoning proposal is a city-sponsored initiative developed in close collaboration with Community Board 6, the Bronx Borough President's office, area institutions, local residents and business owners. East Fordham Road is a major east-west thoroughfare and a gateway that provides connections to other parts of the Bronx, upper Manhattan, Westchester and New Jersey. This section of East Fordham Road forms some of the first impressions of the region and the Borough of the Bronx. It is characterized by low scale auto-related and commercial uses which generate very little street-level activity. The existing zoning lacks street wall requirements and height limits, does not permit residential development and severely limits opportunities for commercial development. The Commission believes that the proposed C4-5D zoning district will facilitate the revitalization of East Fordham Road by creating opportunities for residential development, increasing the capacity for commercial uses and mandating active uses and glazing on the ground floor. The Commission notes that the proposed C4-5D zoning district has a mandatory street wall requirement which will create a

more unified look and feel, significantly improving the profile of this important gateway. The Commission notes that the proposed building height limit of 100 feet is appropriate in relation to the width of East Fordham Road.

The area to the west of the study area along East Fordham Road between Jerome Avenue and Webster Avenue is characterized by vibrant mid-density commercial uses which generate a tremendous amount of visitors on a weekly basis. The Commission believes that the study area has capacity for additional growth and new development and will greatly benefit from the well established commercial character to the west. The Commission also believes that the area has good mass transit access and is in close proximity to several well-known Bronx institutions including the New York Botanical Garden, the Bronx Zoo and Fordham University. The Commission further believes that the proposed rezoning will facilitate redevelopment of underutilized properties along East Fordham Road.

The Commission believes that the application of the Inclusionary Housing Program in this area is appropriate, and will build upon the City's commitment to providing affordable housing throughout New York City. The Commission believes the Inclusionary Housing Program, which stimulates the provision of permanently affordable housing through a floor area bonus, is an effective tool to incentivize the creation and preservation of affordable housing and an important benefit to the residents of Community District 6.

The area along East 191st Street between Bathgate Avenue and Belmont Avenue is predominantly characterized by 2-3 story row houses. The existing zoning in this area permits buildings with no height limit and no street wall requirement thus creating the possibility that future development could be out of scale and out of character with existing buildings. The Commission believes that the proposed R6B contextual district will preserve the built character of this area by providing height limits and bulk regulations that reflect the current built form and provide predictability for future development.

The existing C8-1 zoning district extends to the rear of several properties fronting on Cambreleng Avenue. This area is predominantly residential in nature, characterized by a mix of multi-family apartment buildings and row houses. The Commission believes that the proposed R6 zoning is appropriate given the predominant residential character of this area.

The area along Arthur Avenue, the heart of the “Little Italy” of the Bronx, has a strong commercial character. However, no commercial overlays are currently mapped along Arthur Avenue from East 187th Street to East Fordham Road. The Commission believes the proposed C2-4 commercial overlays in this area will promote and support commercial development allowing existing businesses to expand where appropriate and providing retail continuity from the Belmont neighborhood to East Fordham Road.

The Commission acknowledges the testimony of the representative from Fordham University and the concern related to supportive housing in Community District 6 and Community District 7. The Commission also acknowledges the request for a greater mix of affordable housing projects and notes that supportive housing projects are generally permitted in all residential and commercial districts. However, supportive housing projects are not eligible to receive the floor area bonus as part of the Inclusionary Housing Program. With respect to the mix of affordable housing projects the Commission notes that funding availability and the market greatly impact affordable housing projects. The Commission believes that the option of providing units on-site or off-site through the Inclusionary Housing Program provides maximum flexibility to ensure the broadest utilization of the program under various market conditions. The Commission notes that other city, state and federal housing programs may be used to provide further assistance in the creation of affordable units. The Commission believes that the Inclusionary Housing Program is an important zoning tool in the City’s on-going efforts to create new housing.

The Commission believes that the proposed zoning map amendment and related zoning text amendment will foster vibrant mixed development along East Fordham Road while preserving neighborhood character and supporting the existing commercial development.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 30, 2013 with respect to this application (CEQR No. 13DCP107X) the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 3c:

1. eliminating from within an existing R6 District a C2-3 District bounded by Belmont Avenue, the northeasterly terminus of Belmont Avenue and its southeasterly prolongation, Crotona Avenue, and East Fordham Road;

2. eliminating from within an existing R6 District a C2-4 District bounded by Hughes Avenue, a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road, Belmont Avenue, and East Fordham Road;
3. changing from an R6 District to an R6B District property bounded by:
 - a. Bathgate Avenue, East 191st Street, the northeasterly street line prolongation of a line 100 southeasterly of Hoffman Street, a line 160 feet northeasterly of East 191st Street, a line 175 feet northwesterly of Hughes Avenue, East 191st Street, Hughes Avenue, and a line 100 feet northeasterly of East Fordham Road; and
 - b. Hughes Avenue, the northeasterly terminus of Hughes Avenue and its southeasterly prolongation, Belmont Avenue, and a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road;
4. changing from an R6 District to a C4-5D District property bounded by:
 - a. Hughes Avenue, a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road, Belmont Avenue, the northeasterly terminus of Belmont Avenue and its southeasterly prolongation, Crotona Avenue, and East Fordham Road;
 - b. a line 100 feet southwesterly of East Fordham Road, Belmont Avenue, a 315 feet northeasterly of East 189th Street, Hughes Avenue, and a line 295 feet northeasterly of East 189th Street; and
 - c. a line 100 feet southwesterly of East Fordham Road, a line 110 feet southeasterly of Cambreleng Avenue, a line 365 feet northeasterly of East 189th Street, and Belmont Avenue;
5. changing from a C8-1 District to an R6 District property bounded by:
 - a. Arthur Avenue, a line 295 feet northeasterly of East 189th Street, and a line 100 feet southwesterly of East Fordham Road; and
 - b. a line 110 feet southeasterly of Cambreleng Avenue, a line 365 feet northeasterly of

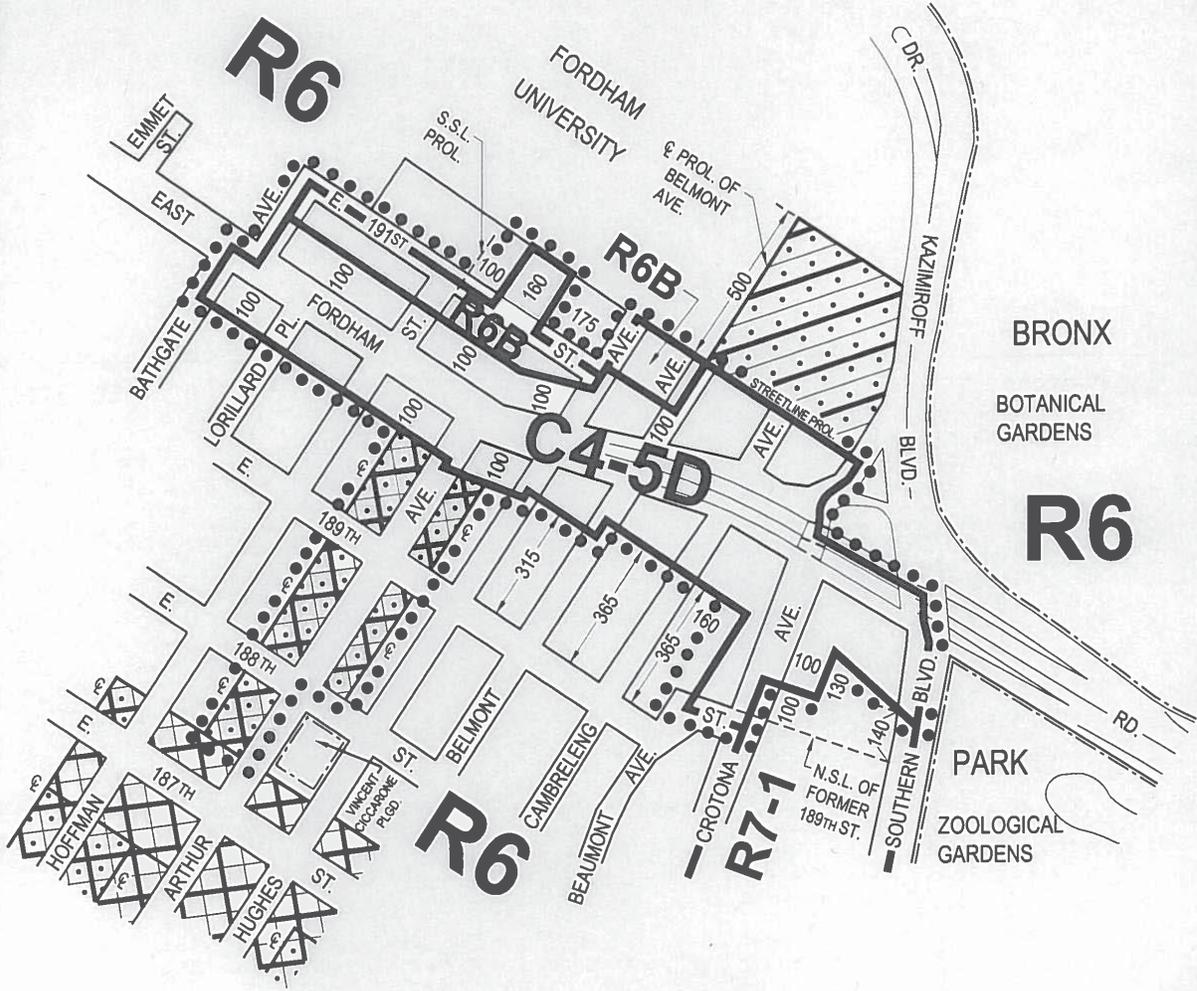
189th Street, a line 160 feet southeasterly of Cambreleng Avenue, and the northeasterly centerline prolongation of East 189th Street;

6. changing from a C8-1 District to a C4-5D District property bounded by a line 100 feet northeasterly of East Fordham Road, Hughes Avenue, East Fordham Road, Southern Boulevard, a line passing through two points: the first on the westerly street line of Southern Boulevard distant 140 feet northerly (as measured along the street line) from its point of intersection of the northeasterly street line of former East 189th Street and the second on a line 100 feet southeasterly of Crotona Avenue distant 230 feet northeasterly (as measured along this line) from its intersection with the northeasterly street line of former East 189th Street, a line 100 feet southeasterly of Crotona Avenue, a line 100 feet northeasterly of former East 189th Street, Crotona Avenue, East 189th Street, a line 160 feet southeasterly of Cambreleng Avenue, a line 365 feet northeasterly of East 189th Street, a line 110 feet southeasterly of Cambreleng Avenue, a line 100 feet southwesterly of East Fordham Road, a line 295 feet northeasterly of East 189th Street, Arthur Avenue, a line 100 feet southwesterly of East Fordham Road, Bathgate Avenue, East Fordham Road, and Bathgate Avenue; and
7. establishing within existing and proposed R6 Districts a C2-4 District bounded by a line 100 feet southwesterly of East Fordham Road, Arthur Avenue, a line 295 feet northeasterly of East 189th Street, a line midway between Arthur Avenue and Hughes Avenue, East 188th Street, Arthur Avenue, a line 100 feet northeasterly of East 187th Street, and a line midway between Hoffman Street and Arthur Avenue;

Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated May 20, 2013 and subject to the conditions of CEQR Declaration E-304.

The above resolution (C 130273 ZMX), duly adopted by the City Planning Commission on September 11, 2013 (Calendar No.1), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E.
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,
MARIA M. DEL TORO, JOSEPH DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN Commissioners



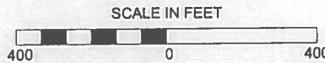
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

3c

BOROUGH OF
BRONX

J. Miraglia, Director
Technical Review Division

New York, Certification Date
MAY 20, 2013



- NOTE:**
- Indicates Zoning District Boundary.
 - The area enclosed by the dotted line is proposed to be rezoned by ...
 - Indicates a C1-4 District.
 - Indicates a C2-3 District.
 - Indicates a C2-4 District.

BOROUGH PRESIDENT RECOMMENDATION	CITY PLANNING COMMISSION 22 Reade Street, New York, NY 10007 Fax # (212)720-3356
INSTRUCTIONS 1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address. 2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.	
APPLICATION # C 130273 ZMX DOCKET DESCRIPTION PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION	
COMMUNITY BOARD NO. 6 BOROUGH: BRONX	
RECOMMENDATION <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH MODIFICATIONS/CONDITIONS (List below) <input type="checkbox"/> DISAPPROVE	
EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary) PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION	
 _____ BOROUGH PRESIDENT	 _____ DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 130273 ZMX
East Fordham Road Rezoning
7/15/13

DOCKET DESCRIPTION

CD# 6-ULURP APPLICATION NO: C 130273 ZMX--IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c:

1. eliminating from within an existing R6 District a C2-3 District bounded by Belmont Avenue, the northeasterly terminus of Belmont Avenue and its southeasterly prolongation, Crotona Avenue, and East Fordham Road;
 2. eliminating from within an existing R6 District a C2-4 District bounded by Hughes Avenue, a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road, Belmont Avenue, and East Fordham Road;
 3. changing from an R6 District to an R6B District property bounded by:
 - a. Bathgate Avenue, East 191st Street, the northeasterly street line prolongation of a line 100 feet southeasterly of Hoffman Street, a line 160 feet northeasterly of East 191st Street, a line 175 feet northwesterly of Hughes Avenue, East 191st Street, Hughes Avenue, and a line 100 feet northeasterly of East Fordham Road; and
 - b. Hughes Avenue, the northeasterly terminus of Hughes Avenue and its southeasterly prolongation, Belmont Avenue, and a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road;
 4. changing from an R6 District to a C4-5D District property bounded by:
 - a. Hughes Avenue, a line perpendicular to the northwesterly street line of Belmont Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Belmont Avenue and the northeasterly street line of East Fordham Road,
-

Belmont Avenue, the northeasterly terminus of Belmont Avenue and its southeasterly prolongation, Crotona Avenue, and East Fordham Road;

- b. a line 100 feet southwesterly of East Fordham Road, Belmont Avenue, a line 315 northeasterly of East 189th Street, Hughes Avenue, and a line 295 feet northeasterly of East 189th Street; and
 - c. a line 100 feet southwesterly of East Fordham Road, a line 110 feet southeasterly of Cambreleng Avenue, and a line 365 feet northeasterly of East 189th Street;
5. changing from a C8-1 District to an R6 District property bounded by:
- a. Arthur Avenue, a line 295 feet northeasterly of East 189th Street, and a line 100 feet southwesterly of East Fordham Road; and
 - b. a line 110 feet southeasterly of Cambreleng Avenue, a line 365 feet northeasterly of East 189th Street, a line 160 feet southeasterly of Cambreleng Avenue, and the northeasterly centerline prolongation of East 189th Street;
6. changing from a C8-1 District to a C4-5D District property bounded by a line 100 feet northeasterly of East Fordham Road, Hughes Avenue, East Fordham Road, Southern Boulevard, a line passing through two points: the first on the westerly street line of Southern Boulevard distant 140 feet northerly (as measured along the street line) from its point of intersection of the northeasterly street line of former East 188th Street and the second on a line 100 feet southeasterly of Crotona Avenue distant 230 feet northeasterly (as measured along this line) from its intersection with the northeasterly street line of former East 188th Street, a line 100 feet southeasterly of Crotona Avenue, a line 100 feet northeasterly of former East 189 Street, Crotona Avenue, East 189th Street, a line 160 feet southeasterly of Cambreleng Avenue, a line 365 feet northeasterly of East 189th Street, a line 110 feet southeasterly of Cambreleng Avenue, a line 100 feet southwesterly of East Fordham Road, a line 295 feet northeasterly of East 189th Street, Arthur Avenue, a line 100 feet southwesterly of East Fordham Road, Bathgate Avenue, East Fordham Road, and Bathgate Avenue; and
7. establishing within an existing R6 District a C2-4 District bounded by a line 100 feet southwesterly of East Fordham Road, Arthur Avenue, a line 100 feet southwesterly of East Fordham Road, a line midway between Arthur Avenue and Hughes Avenue, East 188th Street, Arthur Avenue, a line 100 feet northeasterly of East 187th Street, and a line midway between Hoffman Street and Arthur Avenue;

Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated May 20, 2013 and subject to the conditions of CEQR Declaration E-304.

BACKGROUND

The East Fordham Road rezoning will impact three full and fifteen partial City blocks along East Fordham Road between Bathgate Avenue and Southern Boulevard; Arthur Avenue between East Fordham Road and East 187th Street; and East 191st Street between Bathgate and Hughes Avenues. The proposed action will change a C8-1 district to a C4-5D district for properties along East Fordham Road; change a C8-1 district along Beaumont Avenue between East Fordham Road and East 189th Street to a R6 district; change a R6 district to a R6B district along East 191st Street and a portion of Hughes Avenue; and add a C2-4 overlay district along Arthur Avenue.

The C4-5D district will allow a 4.0 FAR for commercial uses, 4.2 FAR for community facility uses, and a 4.2 FAR for residential uses, with the option to achieve a 5.6 FAR with inclusionary housing. The maximum building height will be 100 feet, with a setback between 60 and 85 feet. This district mandates active ground floor uses with at least fifty percent glazing between two and twelve feet above curb level. Parking is required for every 1,000 square feet of commercial floor area and fifty percent of the units. For affordable units, twenty percent is required.

The R6 district will bring properties along Beaumont Avenue into compliance with much of the Belmont neighborhood. The maximum FAR is 2.43 for residential uses and 4.8 for community facility uses. Under the Quality Housing Program, maximum FAR is 2.2 along narrow streets (such as Beaumont Avenue) and 3.0 along wide streets. Parking is required for seventy percent of the dwelling units and lowered to fifty percent if the lot is less than 10,000 square feet or if Quality Housing is utilized.

The R6B district is a contextual district will allow a maximum FAR of 2.0 with a 50-foot height limit and a setback between 30-40 feet. New structures in a R6B district must contextually line up with existing structures to maintain uniform street character. Parking is required for fifty percent of the units, and is waived if five spaces or fewer.

The C2-4 overlay district will bring existing commercial uses along Arthur Avenue into compliance and allow for additional commercial opportunities. One parking space is required for every 1,000 square feet of commercial floor area.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQR and received a Positive Declaration as an unlisted action. The proposed actions are believed to impact the following, requiring further review: Open Space, Shadows, Traffic, Transit, Pedestrians, Air Quality, Noise, and Neighborhood Character.

The City Planning Commission certified this application as complete on May 20, 2013.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #6 held a public hearing on June 12, 2013 and approved this application with 18 in favor and none against or abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on July 2, 2013. A representative from the Department of City Planning was in attendance and spoke in favor of this application.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

This rezoning is long overdue to help bolster East Fordham Road, already the borough's largest and most vibrant shopping district. The C8-1 zoning that was been here for so long was introduced at a time when automobilization of America was at its height and US-1, of which this portion of East Fordham Road is a part of, was still considered a major highway route along the entire East Coast. While there were a number of impacts noted in the Environmental Assessment Statement resulting in a Positive Declaration, in this case the impacts are all truly positive for the surrounding area.

The upzoning of this stretch of Fordham Road will also better integrate four of the borough's most popular institutions and tourist destinations, New York Botanical Garden, Bronx Zoo, Fordham University and Arthur Avenue, into the Fordham retail and office hub. This rezoning not only provides for much-desired mixed-income housing, but extends a greater variety of retail opportunities to Southern Boulevard, and lays the groundwork for Fordham University to have an even more prominent presence in the community by encouraging development along East Fordham Road, as opposed to side streets in Belmont.

The rezoning allows for some height, but caps buildings at approximately ten stories, as not to affect the character of the Belmont neighborhood, or impact on the vistas from the New York Botanical Garden and Bronx Zoo. This rezoning will also be a boon to the Fordham Metro-North station, already the third-busiest station in the system, by providing much-needed transit-oriented development on the eastern side of Fordham Plaza. I am also pleased that provisions were made to respect the lower-scale character of East 191st Street, just south of Fordham University. Finally, in an effort to better integrate East Fordham Road with Belmont, the overlay of a C2-4 district will not only bring existing businesses on Arthur Avenue into compliance, but will provide a vibrant gateway for residents and tourists alike as they stroll towards the heart of Belmont at Arthur Avenue and East 187th Street from East Fordham Road.

I recommend approval of this application.