



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 11DCP055X

ULURP No. 110154ZSX

SEQRA Classification: Unlisted

Lead Agency

City Planning Commission

22 Reade Street

New York, NY 10007

Contact: Robert Dobruskin

(212) 720-3423

Name, Description and Location of Proposal:

New Hope Transitional Housing

The applicant, Liska, NY, Inc., is seeking a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility FAR of Section 24-11 to apply to a non-profit institution with sleeping accommodations (Use Group 3) in an R7-1 district. The proposed action would facilitate an alteration and legalization of an existing non-complying building located at 731 Southern Boulevard (known as New Hope Transitional Housing) (Block 2720, Lot 28), in the Longwood neighborhood of the Bronx, Community District 2.

The existing eight-story building was filed with the Department of Buildings as a Use Group 3 non-profit institution with sleeping accommodations, subsequently built with 26,950 square feet, corresponding to an FAR of 4.90. Community facility buildings can be built up to a maximum FAR of 4.80 pursuant to a Section 74-902 special permit. The building contains a total of 57 transitional housing units and an accessory supportive social services office of approximately 370 square feet on the ground floor.

The building exceeds the as-of-right maximum 3.44 FAR for community facility use in R7-1 districts. Additionally, the building does not comply with height and setback regulations, which require the building to be setback 15 feet on a wide street at a street wall height of 60 feet. The building received a temporary Certificate of Occupancy from the Department of Buildings. The permanent Certificate of Occupancy has not been issued since the building does not comply with zoning regulations.

The proposed action would permit a maximum FAR of 4.80 for the Use Group 3 community facility building. The building would be altered to comply with R7-1 regulations pursuant to Section 74-902 by setting back the seventh floor by 15 feet. The alteration would reduce the

square footage of the building by 745 gross square feet and 2 housing units and the total built FAR would be reduced from 4.90 to 4.76. The proposed building would consist of 26,206 gross square feet and 55 transitional housing units.

Absent the proposed action the building would be altered to conform and comply with the as-of-right R7-1 regulations. The seventh and eight floors would be removed entirely and the sixth floor would be set back 15 feet from the lot line. The resulting six-story building would have an approximate height of 62' 4" feet and a built FAR of 3.44. A total of 18 units would be eliminated from the existing building reducing the total units to 39. The build year is 2013.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated March 14, 2013, prepared in connection with the ULURP Application (No. 110154ZSX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that no significant effects on the environment that would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Jonathan Keller at (212) 720-3419.



Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: March 15, 2013

Amanda M. Burden, FAICP, Chair
City Planning Commission

Date: March 18, 2013