

**FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE
CROTON WATER TREATMENT PLANT
AT THE MOSHOLU SITE**

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6.2. LAND USE, ZONING AND PUBLIC POLICY

6.2.1. Introduction

Land use, zoning, and public policy analyses have been performed for the water treatment plant at the Mosholu Site to assess the potential effects of the proposed project on existing land uses, identify the project's consistency with underlying zoning, and identify applicable public policies. This analysis addresses the anticipated compatibility of the proposed Croton Water Treatment Plant (Croton project) project, with the surrounding areas during construction and operation.

For the purpose of this analysis a study area extending roughly one-half mile from the water treatment plant site was chosen; it encompasses the area in which the proposed plant may have a potential influence on future land use patterns and trends. The methodology used to prepare this analysis is presented in Section 4.2, Data Collection and Impact Methodologies, Land Use, Zoning, and Public Policy.

6.2.2. Baseline Conditions

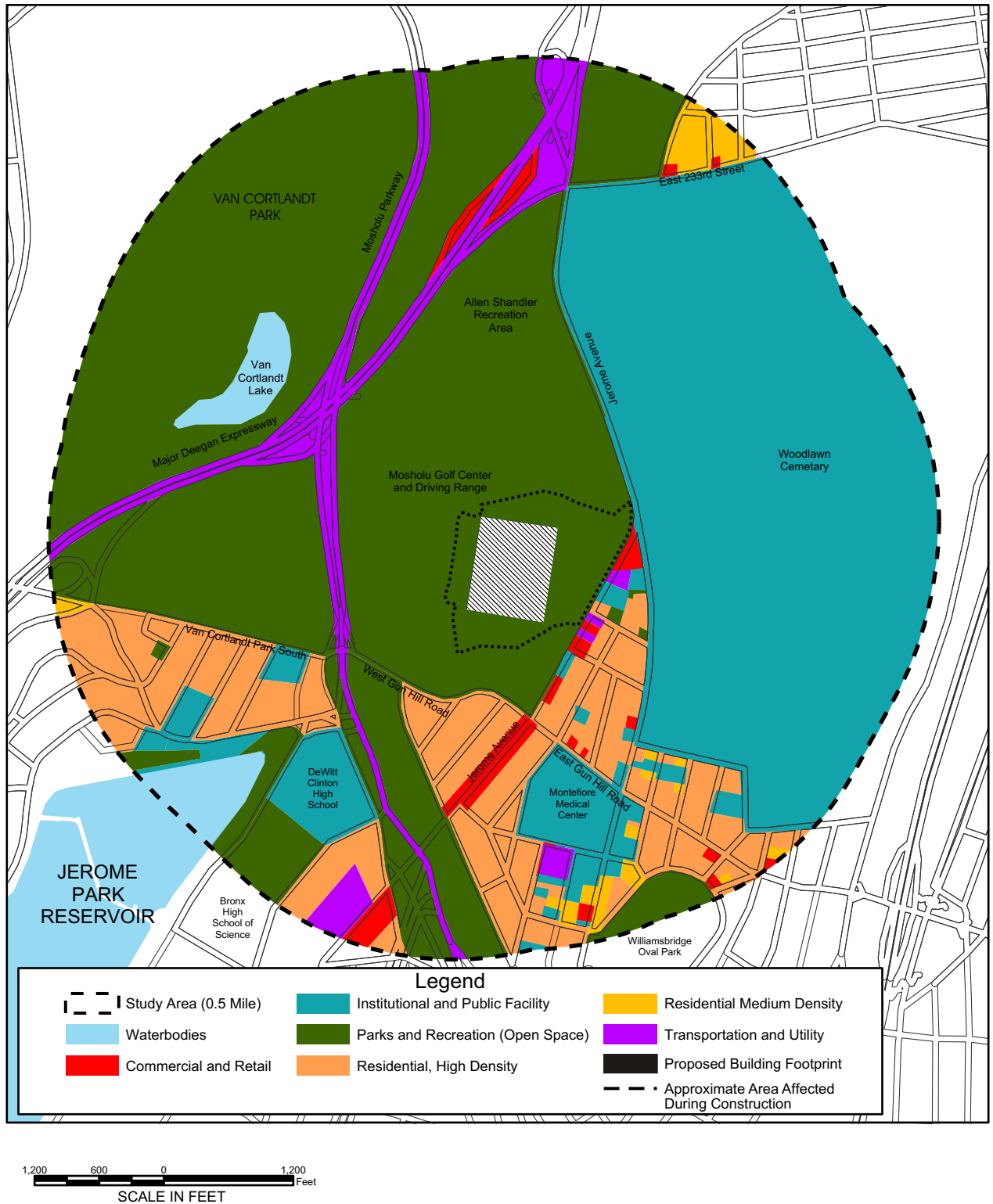
6.2.2.1. Existing Conditions

6.2.2.1.1. Land use

Water Treatment Plant Site. This land use section first describes the water treatment plant site, and then discusses the rest of the study area by land use category. The discussion provided in this section relies largely upon the land use maps available through the New York City Department of City Planning (NYCDP); however, some modifications were incorporated based on field observations.

The Mosholu Site, located within Van Cortlandt Park is owned by the City of New York and is under the jurisdiction of the New York City Department of Parks and Recreation (NYCDPR). The golf course and driving range is bound by the Mosholu Parkway to the west and north, Jerome Avenue and the IRT No.4 elevated subway (the Woodlawn station) to the east, and West Gun Hill Road to the south. The golf course and driving range consist of approximately 78 acres of the 1,146-acre park. Existing facilities at the water treatment plant site include a clubhouse, driving range, nine-hole course and a parking lot for approximately 75 cars. Existing facilities within the Allen Shandler Recreation Area portion of the water treatment plant site include asphalt paths, forested area, a comfort station, benches, and a picnic area with grills and picnic tables. Since the water treatment plant site is located within Van Cortlandt Park, the entire site and a substantial portion of the study area are categorized as a park and recreational land use (Figure 6.2-1). The proposed project would be situated under a portion of the 13-acre driving range. During construction the golf course would remain open with a temporary clubhouse, driving range, and parking facilities made available through the Shandler Recreation Area adjacent to the golf course and driving range.

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Land Uses Mosholu Site

Study Area. The existing land uses within the Mosholu Site study area include commercial and retail (such as retail stores, offices, and neighborhood services), institutional and public facility (such as schools, hospitals, fire and police stations, libraries, cemeteries, etc.), medium- and high-density residential, parks and recreation (predominantly Van Cortlandt Park), and transportation and utility (Figure 6.2-1). Several major corridors related to transportation, communication, and utility land uses are located within the study area including the New Croton Aqueduct (NCA), Old Croton Aqueduct, the abandoned Putnam railroad, the IRT No.4 elevated subway, the Mosholu Parkway and the Major Deegan Expressway.

East of Jerome Avenue and North of East 211th Street. The majority of the northeast portion of the study area is comprised of Woodlawn Cemetery, which is categorized as a institutional and public facility land use, while the northeast portion of this quadrant envelopes a portion of the Woodlawn section of the Bronx (Figure 6.2-2). This portion of Woodlawn, categorized mostly as medium-density residential, consists almost entirely of one- and two-family residential dwellings; however, there are a few interspersed multi-family dwellings. The largest multi-family dwelling in this area is the Cooper Cooperative Housing building located at the corner of Napier Avenue and Van Cortlandt Park East. There are several commercial and retail uses along East 233rd Street and Van Cortlandt Park East, including a deli, gas station, bar, and some commercial space.

East of Jerome Avenue and South of East 211th Street/Woodlawn Cemetery. The southeast portion of the study area encompasses a section of Norwood and Bedford Park. This area contains two large tracts of parks and recreation uses, consisting of Williamsbridge Oval Park and land along the Mosholu Parkway (Figure 6.2-3). This area also contains Montefiore Medical Center, which consists of a large institutional and public facility use centrally located within this quadrant of the study area. Other smaller institutional and public facility uses found throughout this area include a work activity center for handicapped people on Jerome Avenue and PS 94.

The residential areas located in this portion of the study area contain a mix of residential uses interspersed with institutional and commercial uses. The residential uses consist largely of mid-rise apartment buildings and multi-family housing. One of the larger residential complexes within this portion of the study area, the Tracey Towers, is located at the southwestern limit of this area, along Mosholu Parkway. The Tracey Towers consist of two residential dwellings approximately 40 stories in height constructed in the early 1970s. Commercial and retail uses are distributed throughout this portion of the study area, though the highest concentration of these uses occurs along the major thoroughfares, including Gun Hill Road and Jerome Avenue. Many of the commercial and retail uses consist of small neighborhood businesses.

West of Jerome Avenue and South of Van Cortlandt Park South/Gun Hill Road. The southwest portion of the study area, south of Van Cortlandt Park, encompasses a section of Norwood, Bedford Park, and Van Cortlandt Village. This area contains several large tracts of parks and recreation uses (according to New York City Department of City Planning Land Use maps), including land along the Mosholu Parkway, a tract of land adjacent (southwest) to DeWitt Clinton High School, and an area to the north of Jerome Park Reservoir (Figure 6.2-4). Also located in this area is a portion of Jerome Park Reservoir. As noted on Figure 6.2-4, Jerome Park

Reservoir and Harris Park Annex are considered parks and recreation/open space land uses according to New York City Department of City Planning Land Use Maps, however a majority of the land adjacent to the reservoir is not mapped as parkland, including the Harris Park Annex. The only areas mapped as parkland include Fort Independence Playground north of the reservoir and Old Fort No. 4 Park. This section of the study area also contains institutional and public facility uses (including DeWitt Clinton High School and PS 95) and transportation and utility features including the Mosholu Parkway.

The residential uses within this quadrant of the study area contain a mix of residential areas interspersed with institutional and commercial uses. The residential uses consist largely of mid-rise apartment buildings and multi-family housing. One of the larger residential complexes within this portion of the study area, the Amalgamated Houses complex, is located along the southwest periphery of the study area. Commercial and retail uses are largely concentrated along West Gun Hill Road and Jerome Avenue. Many of the commercial and retail uses consist of small neighborhood businesses.

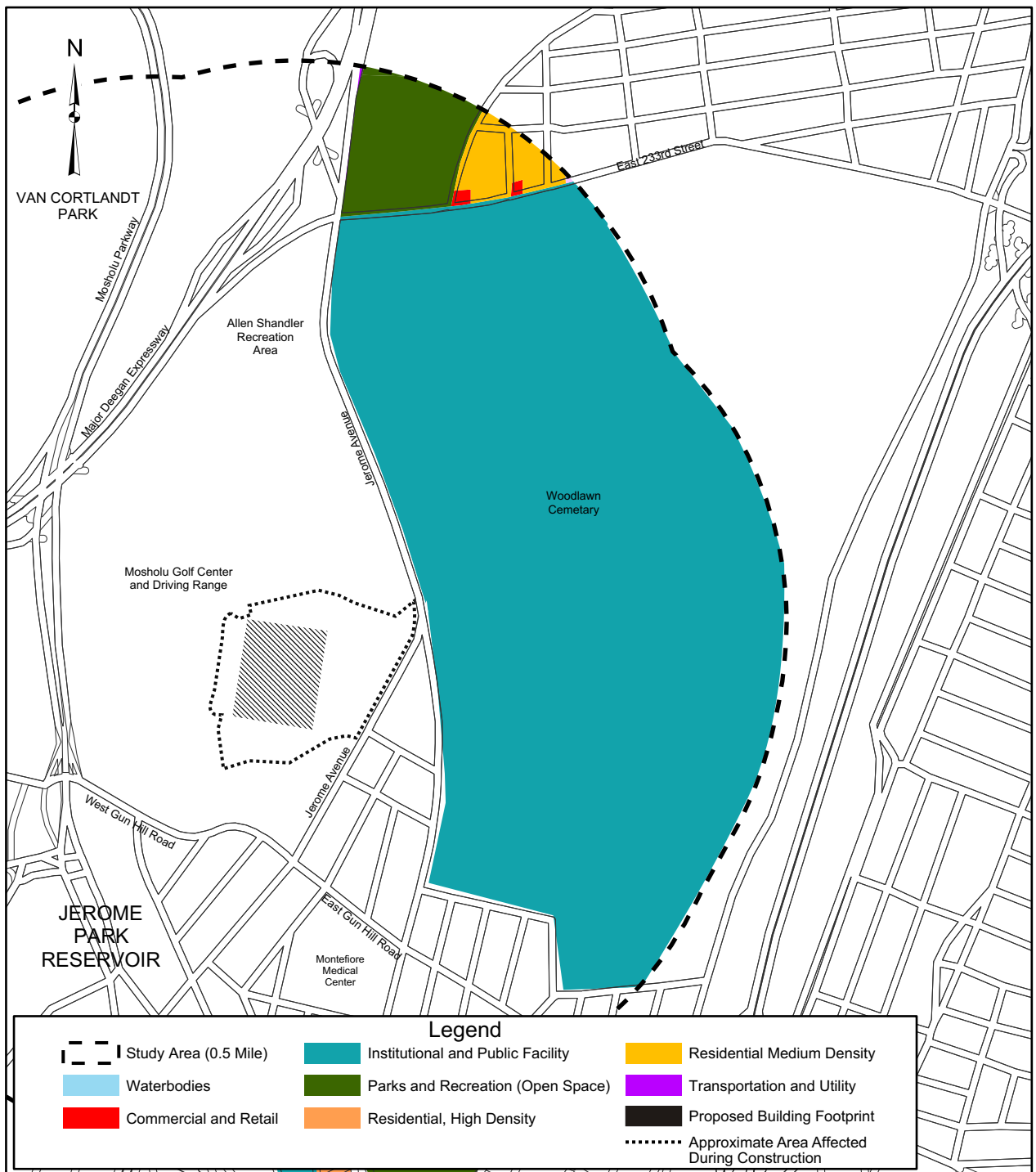
West of Jerome Avenue and North of Van Cortlandt Park South/Gun Hill Road. The majority of the northwest portion of the study area is comprised of Van Cortlandt Park, including the Allen Shandler Recreation Area and the Mosholu Golf Course and Driving Range (Figure 6.2-5). As a result, this area consists almost entirely of a parks and recreation land use. The park contains playgrounds, hiking trails, running paths, woodlands, open fields, streams, ponds, and wetlands. The uses within the park include recreation and tourism, wildlife conservation and natural areas, and some commercial development. In addition, there is a parking lot located at the Shandler Recreation Area for commuters, park visitors, and Montefiore Medical Center employees. Montefiore Medical Center employees use the parking lot based on an agreement between the New York City Department of Parks and Recreation (NYCDPR) and Montefiore. Also located within this area are two major transportation corridors (the Mosholu Parkway and the Major Deegan Expressway), which are categorized as a transportation and utility land use, and two gasoline stations positioned on opposite sides of the Major Deegan Expressway, which are categorized as a commercial and retail land use.

6.2.2.1.2. Zoning

Water Treatment Plant Site. The water treatment plant site is located entirely within a public park owned by New York City and under the jurisdiction of the NYCDPR, and thereby not governed by the New York City Zoning Resolution.

Study Area. A substantial portion of the study area is located within a public park (Van Cortlandt) and within Woodlawn Cemetery. The New York City Zoning Resolution governs neither of these areas. Therefore, this section provides an overview of the zoning in the remainder of the study area. The study area contains four types of residential zones, one manufacturing zone, four types of commercial zones, and a special district (see Figure 6.2-6). Table 6.2-1 displays the permitted uses for the zoning districts found within the study area.

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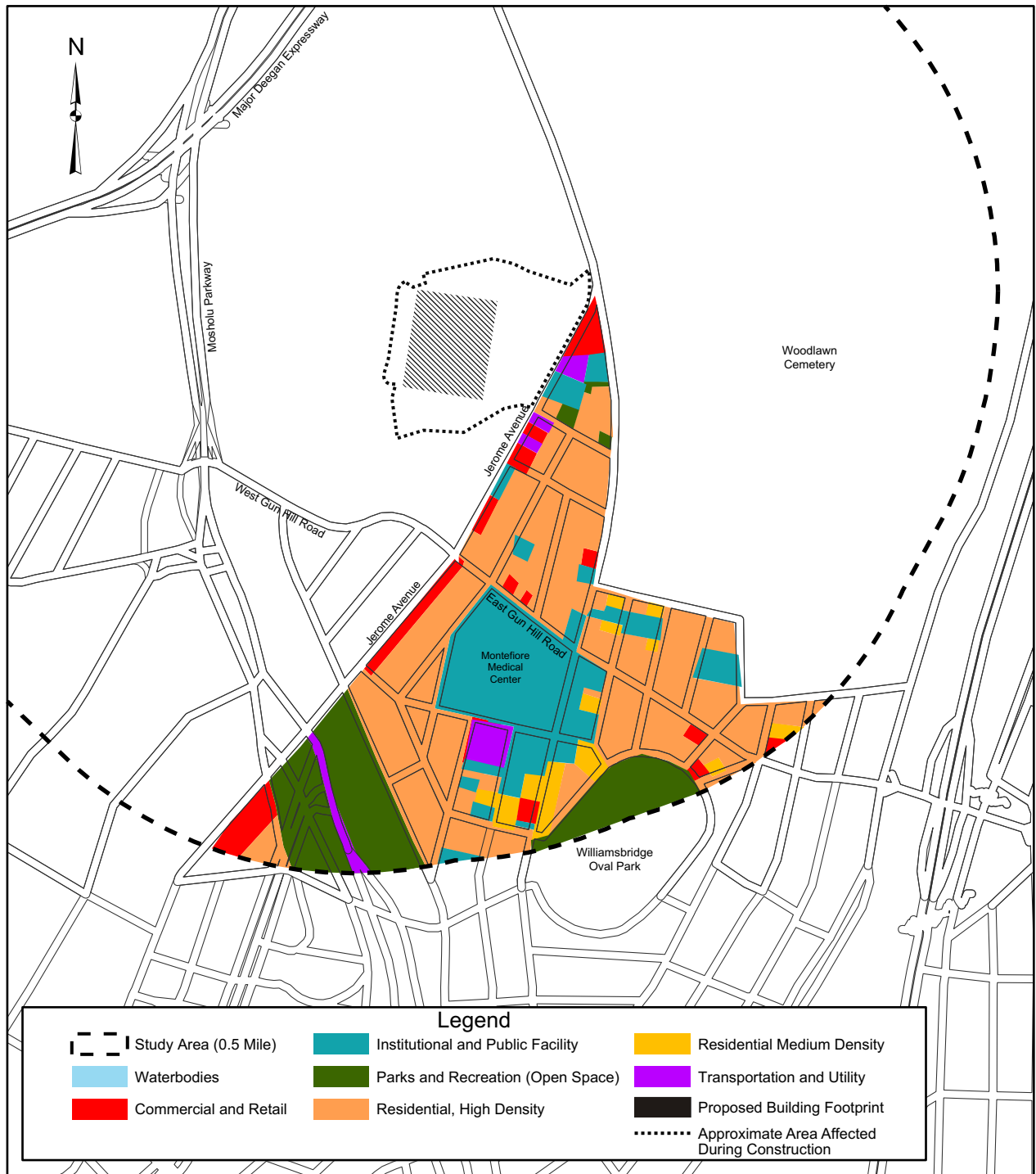
Source: New York Department of City Planning 2003
Land Use Maps, refined based on field observations
conducted in August 2003.

Land Uses East of Jerome Avenue and North of East 211th Street Mosholu Site

Croton Water Treatment Plant

Figure 6.2-2

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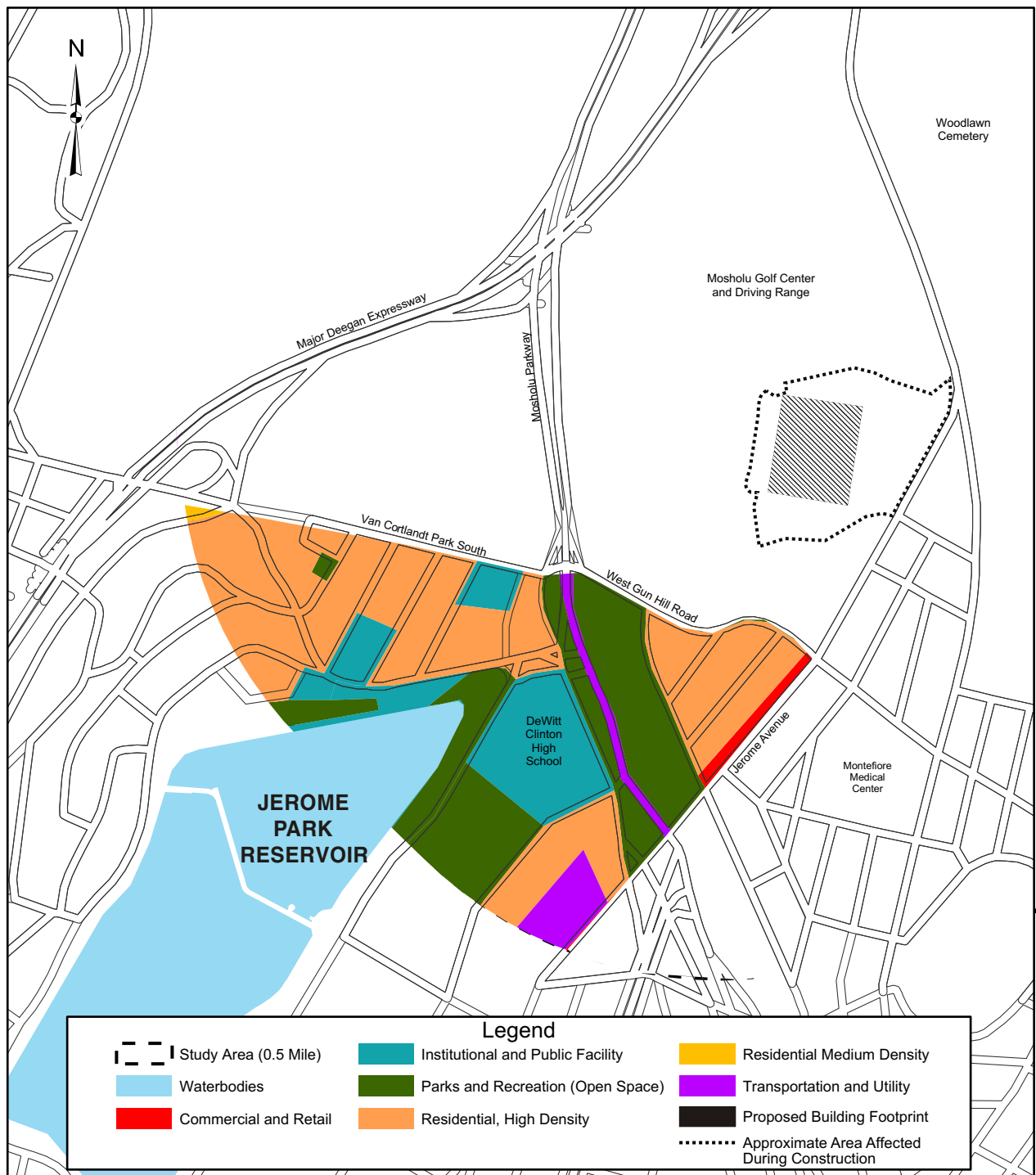
Source: New York Department of City Planning 2003
Land Use Maps, refined based on field observations
conducted in August 2003.

Land Uses **East of Jerome Avenue and South of East 211th Street** **Mosholu Site**

Croton Water Treatment Plant

Figure 6.2-3

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Source: New York Department of City Planning 2003
Land Use Maps, refined based on field observations
conducted in August 2003.

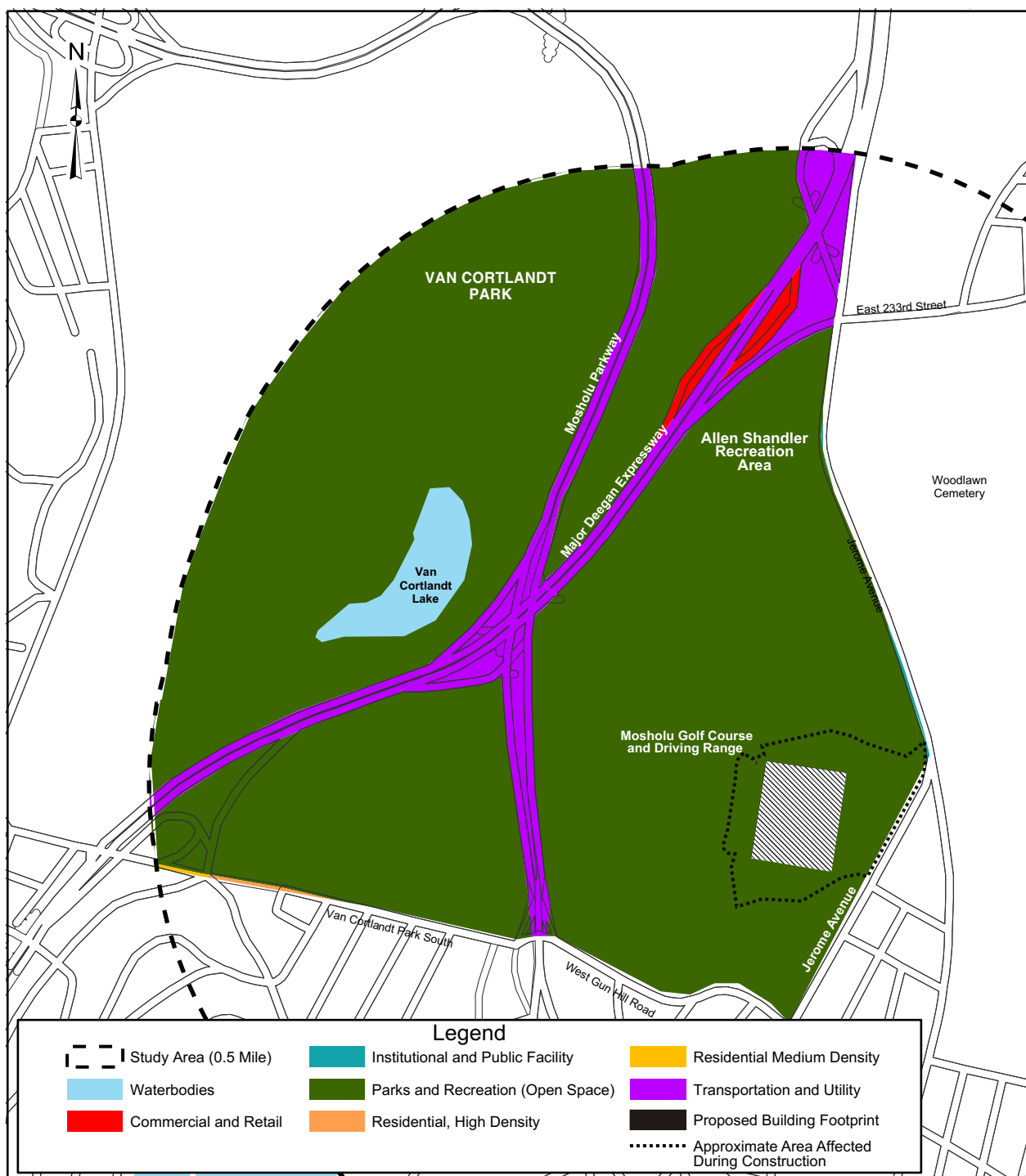
NOT TO SCALE

Land Uses West of Jerome Avenue and South of Gun Hill Road/Van Cortlandt Park South Mosholu Site

Croton Water Treatment Plant

Figure 6.2-4

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Source: New York Department of City Planning 2003
Land Use Maps, refined based on field observations
conducted in August 2003.

Land Uses West of Jerome Avenue and North of West Gun Hill Road/Van Cortlandt Park South Mosholu Site

Croton Water Treatment Plant

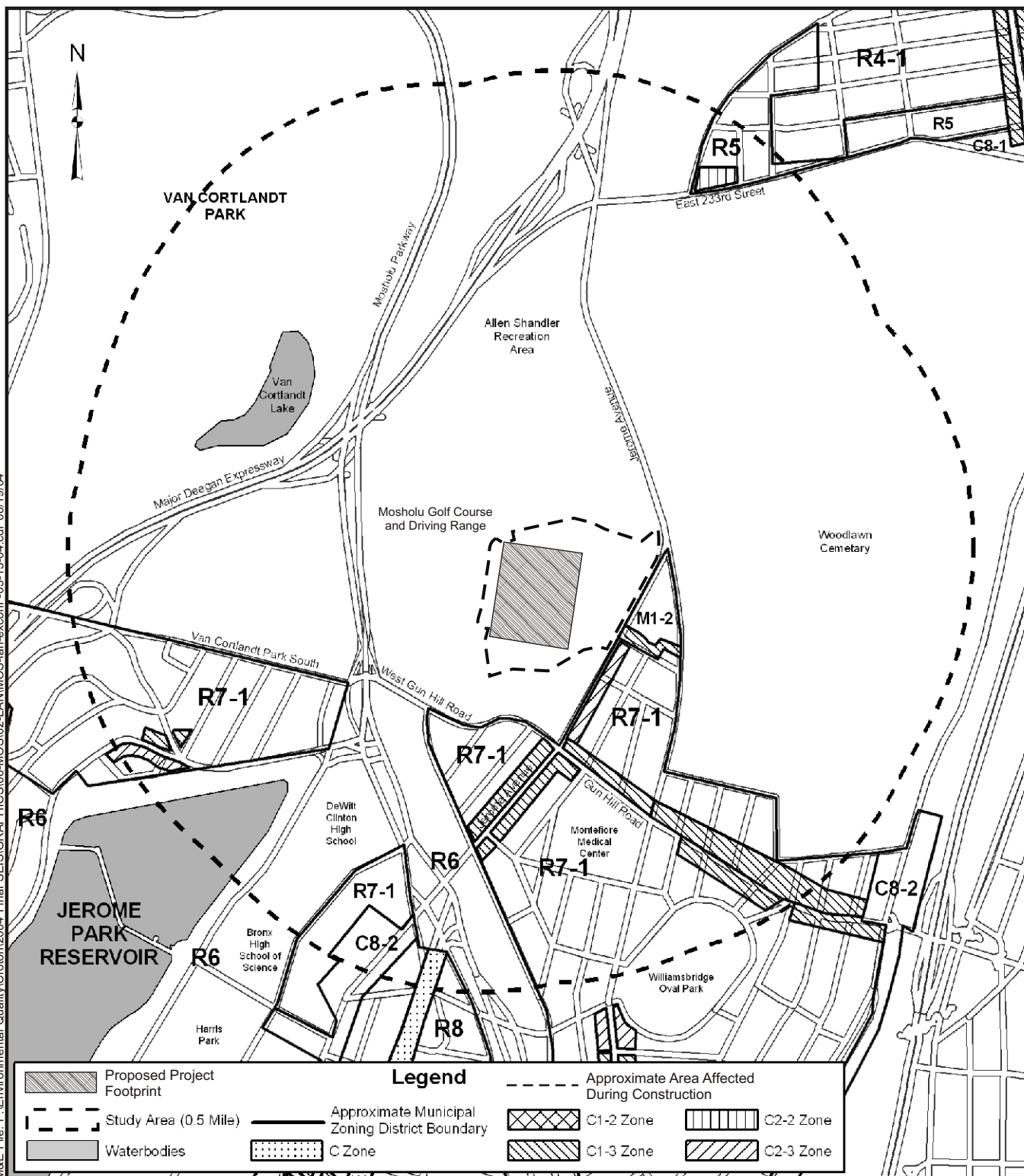
Figure 6.2-5

The section of Woodlawn that falls within the northeast portion of the study area consists largely of R5 and R4-1 residential zoning districts. R5 is defined as a general residential district and R4-1 as a detached and semi-detached residential district. The area east of the intersections of East 233rd Street and Van Cortlandt Park East is zoned as C2-2. C2-2 is defined as a local service commercial district. Several small businesses are located along this stretch of roadway, including a deli, gas station, bar, and some commercial space.

An M1-2 zone, allowing light industrial uses, is located at the intersection of Jerome Avenue and Bainbridge Avenue. The M1-2 zones typify older industrial areas. A section of the “Grand Concourse District” is also located in the southern portion of the study area. The Grand Concourse is characterized by pre-war apartment buildings. Specific bulk and design regulations help to preserve the distinctive art deco composition of the Grand Concourse, and to protect its scale.

The R6 zone, a medium-density residential zone, extends south, following the Mosholu Parkway. This zone allows all types of residences, community facilities, and parks. Two R7-1 zones intersect the southern part of the study area. This is a medium-density apartment-house zone. Two types of commercial zones overlay the R7-1 zone: C1-3, and C2-3. C1 zones allow retail and related services. Residential uses and community facilities are also allowed, but their bulk is regulated by the surrounding residential zone. C2 is similar to C1, but allows more types of uses. A C8-2 zone, which is not an overlay, is located along Jerome Avenue in the southern part of the study area. C8 zones are designed for special purposes, such as automotive uses and heavy commercial services. This type of zone offers a transition from commercial to manufacturing uses, while excluding residences.

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NOTE: Zoning districts based upon NYC zoning Maps (2003)

1,200 600 0 1,200 Feet
SCALE IN FEET

Existing Zoning Within the Study Area Mosholu Site

Croton Water Treatment Plant

Figure 6.2-6

TABLE 6.2-1. EXISTING ZONING IN THE STUDY AREA FOR THE MOSHOLU SITE

District	District Name	Permitted Uses¹
R4-1	Residential	Single- or two-family detached or semi-detached dwellings, community facilities, or open uses which serve the residents of these districts or are benefited by a residential environment. Special Uses: Public service facilities, radio or television towers, sand gravel or clay pits docks, fire stations, health related facilities, police stations, public transit, railroad, or utility substations, seaplane bases, sewage disposal plants
R5	Residential	Designed to provide for all types of residential buildings - community facilities, transportation facilities, or open uses that serve the residents of these districts or are benefited by a residential environment. Special Uses: Public service facilities, camps (overnight or outdoor day) radio or television towers, riding academies or stables, sand gravel or clay pits, docks, fire stations, health related facilities, police stations, public transit, railroad, or utility substations, seaplane bases, sewage disposal plants, water or sewage pumping stations
R6	Residential	See R5
R7-1	Residential	See R5
C1-3 in R7-1*	Local shopping and services, residential	Residences, neighborhood services, restaurants, golf courses, hospitals, offices, parks, water and sewage pumping stations, schools. Special Uses: Bus stations, car rental agencies
C2-2 in R5*	Local shopping and services, residential	Automobile service establishments, amusement, retail, or service establishments, camps (overnight or outdoor day), transient hotels, accessory uses. Special Uses: Eating or drinking establishments with entertainment but without dancing, public parking garages, electric utility substations, physical culture, health, or massage establishments, bus stations, railroad substations, sewage disposal plants
C2-3 in R7-1*	Local shopping and services, residential	Residences, some auto-related uses, neighborhood services, colleges, restaurants, golf courses, hospitals, laboratories, offices, prisons, water and sewage pumping stations, schools. Special Uses: Day camps, bus stations, car rental agencies
C8-2	Special purpose commercial	Stadiums, auto-related uses, restaurants, golf courses, laboratories, offices, prisons, water and sewage pumping stations, trucking terminals. Special Uses: Bus stations, racetracks, sewage disposal plants.
M1-2	Light manufacturing-high performance	Manufacturing, animal hospitals, auto-related uses, restaurants, golf courses, laboratories, offices, prisons, water and sewage pumping stations, trucking terminals. Special Uses: Airports, stadiums, bus stations, community centers, hospitals
Special	Grand Concourse	Residential, some commercial. Special Uses: Not Applicable

Notes:

* The dimensional requirements for residential uses in C1 and C2 zones are governed by the surrounding residential zone.

1. Some uses require a special permit from the Board of Standards and Appeals, while others require a special permit from the NYC Planning Commission.

Source: New York City Zoning Ordinance.

6.2.2.1.3. Public Policy

Plans and regulations were reviewed from local, municipal, and state sources to identify applicable policies within the study area. The following summarizes land use policies affecting the study area and Community Board policy statements.

The 2002 New York State Open Space Conservation Plan. This plan, which was first adopted in 1992 and revised in 1995, 1998, and 2002, serves as the blueprint for the State's land conservation efforts. The Open Space Conservation Plan contains: a comprehensive description of programs and policies that affect the conservation of the State's open space resources; a compilation of major conservation successes accomplished under the plan; a list of priority projects; conservation strategies for major resource areas; evaluation and criteria used to determine Environmental Protection Fund (EPF) and Clean Water/Clean Air Bond Act spending priorities; and recommendations by regional advisory committees and the Governor's Quality Communities Task Force to improve New York's open space conservation program. Within the study area, the plan identifies the abandoned Putnam Railroad right-of-way for a greenway through northern Bronx and the acquisition of land for a Croton Aqueduct Trail Linkage.

Citywide Statement of Needs – For City Facilities/Fiscal Years 2004 and 2005. This statement identifies by agency and program all new facilities the City plans to site and all existing facilities the City plans to close, expand, or reduce significantly during the next two fiscal years. This statement of needs does not identify specific projects within the study area; however, it proposes a new combined firehouse and EMS support facility in Bronx Community District 7 or 8. Portions of both these community districts occur within the study area.

Community District Needs: The Bronx, Fiscal Year 2004. Community District 7, which includes Kingsbridge Heights, Norwood, Bedford Park, and University Heights neighborhoods, represents a portion of the southern study area. The Statement notes Community District 7 opposition to the proposed Croton Water Treatment Plant at "all of the NYCDEP's proposed sites" or "anywhere else in the Borough of the Bronx." The community district notes that it would like for the NYCDEP to provide consideration of non-filtration alternatives and disclosure of impact analyses at all potential sites.

Community District 8 includes Van Cortlandt Village, Kingsbridge, and Marble Hill neighborhoods, to the west of Jerome Park Reservoir. The needs statement focuses on requests for capital funds for education, police, youth services, health and hospitals, parks and recreation, traffic and transportation, the Fire Department, sanitation, Housing Preservation Department and Building Department, libraries, aging, environmental protection, and economic development.

The northeastern portion of the study area encompasses a portion of Woodlawn, which occurs within Community District 12. The needs statement of Community District 12 does not identify specific goals or projects within the study area, although it highlights the need for increased education improvements, youth facilities/programs, increased police funding, and minor improvements to the Town Hall. The statement also identifies the necessity for traffic studies

and improvements throughout the district. Several specific “accident-prone” areas identified for study are located along East 233rd Street, immediately east of the study area.

Borough of the Bronx, Strategic Policy Statement, 2002 – 2005. This statement has been prepared in accordance with the New York City Charter. It identifies Borough-wide goals for 2002 to 2005 including those pertaining to economic development, transportation, education, and health care. Among the borough assets identified in this statement, the Bronx waterfront is noted as a valuable resource. It states that developers of waterfront property must address the issues of access, environmental protection, and neighborhood preservation and enhancement, and that developers would be encouraged to incorporate public interests and environmental sensitivity into their designs. In addition, it notes the goal to reduce truck traffic through the introduction of waterborne freight ferries to carry freight and possibly waste transport. Other transportation-related goals include completion of the Grand Concourse and the refurbishing of rail lines for passengers and freight.

The statement also identifies community development goals including the improvement and expansion of neighborhood parks, continuing natural area restoration, the reconstruction and restoration of ball fields, providing pedestrian and bicycle link-ways through the Bronx, and the improvement of street lighting.

NYC Greenway Plan. In 1993, the NYCDCP adopted a greenway plan for the City, including the Bronx. According to the plan, one greenway already exists: the Mosholu-Pelham Greenway, though the need for improvements is noted throughout Van Cortlandt Park. Four other greenways are proposed for the study area. The Grand Concourse Greenway is currently being planned as a pedestrian greenway by the New York City Department of Transportation. The Aqueduct University Greenway and the Putnam Railroad Greenway are proposed to run north and south through Van Cortlandt Park. The NYCDPR, which is implementing the plan, is currently in the process of acquiring the railroad right-of-way for the Putnam Greenway in Van Cortlandt Park. The Woodlawn/Seton Falls Greenway is proposed in the eastern section of Van Cortlandt Park, with its western terminus at the intersections of the Aqueduct University Greenway and the Putnam Railroad Greenway, in the eastern-central portion of Van Cortlandt Park. The Woodlawn/Seton Falls Greenway would continue east, across the Hutchinson River Parkway and into Westchester County.

New York City Bicycle Master Plan. This plan was adopted in 1997 and represents the final report of the first phase of the Bicycle Network Development (BND) Project, a joint New York City Department of City Planning-Department of Transportation effort. The goal of the BND is to increase bicycle ridership in NYC and the purpose of the plan is to articulate the City’s action plan. The plan identifies a 909-mile, City-wide bicycle network and proposes design guidelines to assist in the implementation of the network. Within the study area, the plan lists one priority on-street route for implementation/improvements: the Grand Concourse. The plan also identifies greenway routes to compliment the bicycle transportation improvements. The greenway routes are based on the 1993 *Greenway Plan for New York City* and the 1993 *Bronx Greenway Plan*. Within the study area, the plan identifies the following funded greenway projects: Grand Concourse Traffic Design Study, Putnam Railroad Line: Harlem River and Van Cortlandt Park, Van Cortlandt Park Cross-Country Trail, and Van Cortlandt Lakes Restoration.

The plan also identifies potential greenway projects that have not received funding within the study area, consisting of the Putnam Railroad Trail extension and upgrading of the sidewalk on 233rd Street.

Mosholu-Jerome-East Gun Hill Road Business Improvement District. The New York City Department of Business Services identifies this area as a business improvement district. Provisions for the area includes sanitation services, security services, graffiti removal, seasonal decorations, and promotional services.

6.2.2.2. *Future Without the Project*

The Future Without the Project considerations include the anticipated year of peak construction (2010) and the anticipated year of operation (2011) for the proposed project. The anticipated peak year of construction is based on peak truck traffic and the peak number of workers because such inputs to the community would likely cause the most noticeable land use changes.

Various agencies, planning documents, and other sources were contacted to determine what approved, proposed, or potential changes may reasonably occur in the Future Without the Project. The agencies contacted include the following: New York State Department of Transportation, NYCDCP, the NYCDCP Waterfront Division, NYC Division of Real Estate Services, NYC Economic Development Corporation, NYCDPR, NYC Department of Housing Preservation and Development, the Bronx Borough President's Office, the New York Public Library, and Montefiore Medical Center.

The analyses and projections within this section are based on information available at the time of document preparation. Due to the extended dates for analysis (to 2011), and the likelihood that new projects, proposals, and/or plans and policies would surface during this time frame, it is recognized that there is a potential for land use, zoning, and/or public policy issues to arise that cannot be reasonably identified at this time. However, it is anticipated that if and when such other proposals are made, they would consider the proposed project in their own analyses.

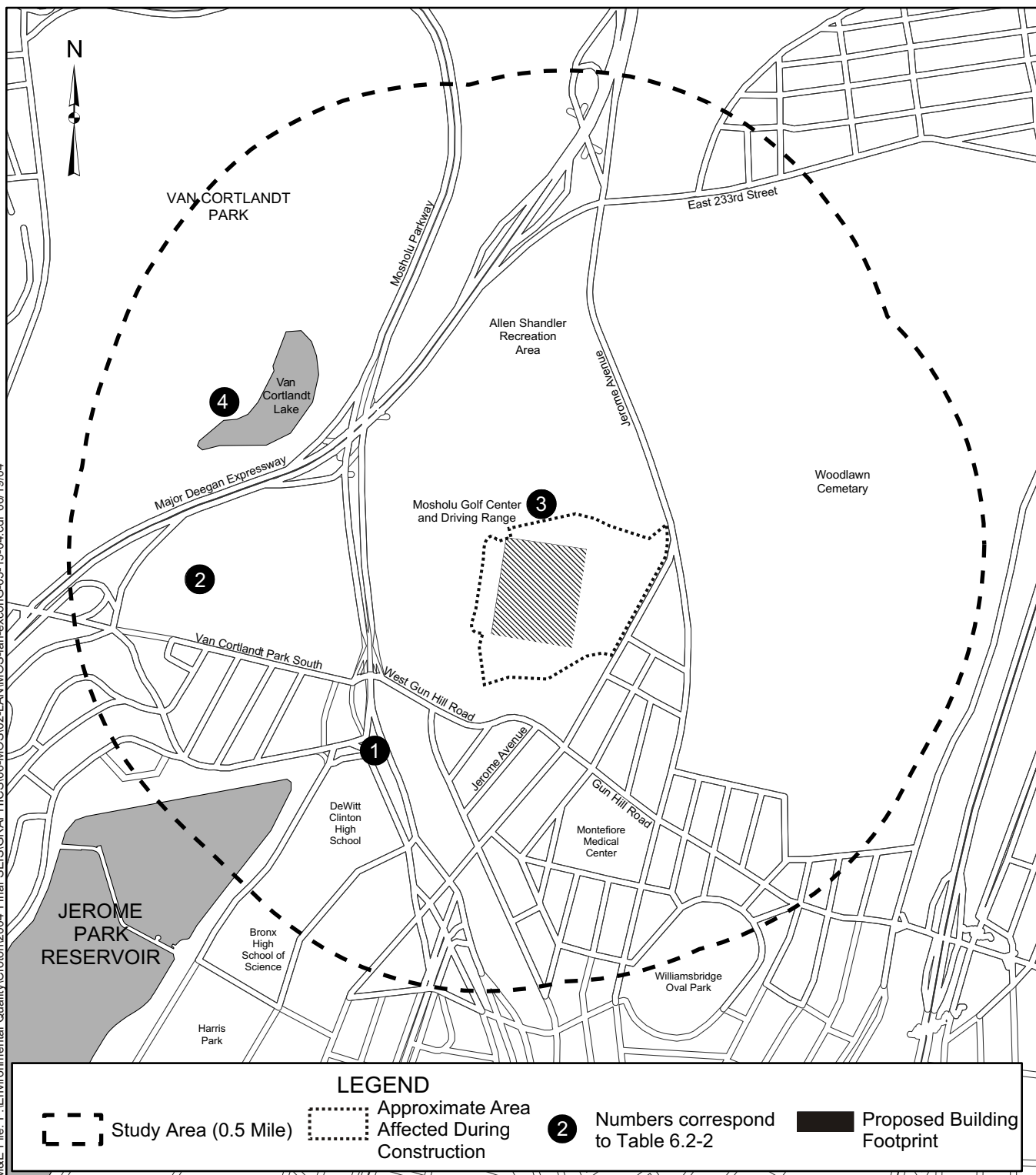
6.2.2.2.1. *Land use*

In the Future Without the Project, it is anticipated that the water treatment plant site would remain largely unchanged from its existing condition. The site would remain as a park and recreational land use (i.e., golf course and driving range) through both analysis years. The NYCDPR and the current tenant, First Tee Program and the Lew Rudin Youth Golf Center, do have improvement programs in place to improve the conditions of the golf course and driving range.

There are numerous projects and proposals in the Future Without the Project in the vicinity of the water treatment plant site and within the study area. Some of the projects are proposed and already under construction or are generally in the permitting phase with a targeted implementation schedule (Figure 6.2-7 and Table 6.2-2). Others are proposed and have been generally discussed in various plans, but no definitive action or implementation schedules have been set. These latter projects are discussed more generally at the end of this section. Projects

that are currently under construction or have proposed dates of implementation were further separated into two categories for the purpose of this analysis. These categories consist of 1) projects of a relatively moderate size that typically occur throughout the City and are considered in other analyses of this document as part of overall background growth in the study area and 2) projects or proposals of a larger magnitude that may affect the qualities of the surrounding areas including the land use, zoning, traffic, or air quality. Projects are generally placed in the first category if they fall under existing zoning conditions or are “as of right” developments. Those in the second category may require a zoning change or other change in land use designation.

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Proposed Projects Within the Study Area Mosholu Site

Croton Water Treatment Plant

Figure 6.2-7

TABLE 6.2-2. FUTURE PLANNED PROJECTS NOT ANTICIPATED TO REQUIRE SUBSTANTIAL ZONING OR OTHER LAND USE MODIFICATIONS WITHIN THE MOSHOLU SITE STUDY AREA

Map Key No. (Figure 6.2-7)	Project/Proposal Name	Location	Description
1	Paving and Grading	Mosholu Parkway, Bronx	Paving, grading, and associated activities; anticipated completion by 2005
2	Van Cortlandt Park signage enhancements	From Van Cortlandt Park, Bronx to Manhattan	NYCDPR was awarded \$260k for signage and trail marker enhancements along the Old Croton Aqueduct Trail; trail guide would be prepared to accompany markers; anticipated completion by 2005
3	Mosholu Golf Course Improvements	Van Cortlandt Park, Bronx	Potential improvements to golf course; current contract expires 12/31/07; upon re-issuance of contract, capital improvements likely
4	Van Cortlandt Park Wetland Enhancements	Southwest of Van Cortlandt Lake	\$385k grant - Public access/usage improvements to a wetland southwest of Van Cortlandt Lake including construction of a boardwalk and viewing decks, installation of educational signage, and possible removal of invasive species; anticipated to begin in Spring 2004; approximate 9 – 12 month duration anticipated

Background Growth Projects. Five projects were identified within or near the study area for this category (Table 6.2-2 and Figure 6.2-7). These projects range from the restoration of Van Cortlandt Lake to the reconstruction of roads.

Large-Scale Projects. Only one relatively large-scale project/proposal was identified within the study area. This project/proposal involves a proposed 197-a Plan with the potential to affect the qualities of the southwest portion of the study area. Community Board 8 in the Bronx is pursuing a 197-a Plan with numerous proposals for the area of Jerome Park Reservoir. Included in this proposal are the following: rezoning of residential areas west of the reservoir to reduce permitted densities; map a scenic district around the reservoir; create a more park-like

setting around the reservoir. Although this plan does not currently have an implementation date, the outcome of the review process is anticipated in late 2003.

Additional projects and proposals were identified within the study area, but they were not included in the two categories discussed above since the majority of these projects and proposals do not have established action dates. Instead, they are activities proposed in comprehensive plans or other documents and are in need of funding, further development, or decisions. Some of these projects and proposals have the potential to affect the existing land uses. Multiple greenway projects are proposed that could be located within the study area. These include the Aqueduct University Greenway (proposed to run north and south through Van Cortlandt Park), Putnam Railroad Greenway (also proposed to run north and south through Van Cortlandt Park), and Woodlawn/Seton Falls Greenway (proposed in the eastern section of Van Cortlandt Park). These proposed greenways have the potential to result in land use changes along the non-park portions of their routes. These changes would likely consist of potential conversion to Parks and Recreation (Section 6.5, Open Space), though these alterations would not be anticipated to occur along their entire routes. In addition, a cross-country trail is proposed within Van Cortlandt Park. No specific location for this trail has been identified and there is no implementation date for the project.

Other proposed projects in the vicinity of the study area include the reconstruction of the Jerome Avenue Bridge over the Mosholu Parkway, the construction of a new parking area along the western edge of Van Cortlandt Park (beyond the study area), and various bicycle network improvements proposed in the NYC Bicycle Master Plan. In addition, although no projects are currently proposed, NYCDOP suggested consideration of development activity associated with Montefiore Medical Center due to a history of frequent activity and development proposals. The Montefiore Medical Center is located in the vicinity of Jerome Avenue and Gun Hill Road.

6.2.2.2.2. Zoning

Existing zoning classifications throughout the study area are anticipated to remain largely unchanged; however, the proposed 197-a Plan in the area of Jerome Park Reservoir (as noted above) may affect zoning classifications in the area of Jerome Park Reservoir. Included within this proposed plan is the rezoning of residential areas west of the reservoir to reduce permitted densities.

6.2.2.2.3. Public Policy

There are no anticipated public policy changes within the study area, with the exception of the potential implementation of a 197-a Plan for the area of Jerome Park Reservoir; however, as noted above, there is currently no implementation date for this proposed plan. This 197-a plan includes numerous proposals for the area of the reservoir, located in the southwest corner of the study area. Included in this proposal are the rezoning of residential areas west of the reservoir to reduce permitted densities, the mapping of a scenic district around the reservoir, and the creation of a more park-like setting around the reservoir. All other plans and policies affecting the water treatment plant site and the study area are anticipated to maintain current recommendations and proposals as summarized in the existing conditions discussion above.

6.2.3. Potential Impacts

6.2.3.1. *Potential Project Impacts*

The anticipated year of operation for the proposed plant is 2011. Therefore, comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2011 has assessed potential project impacts.

6.2.3.1.1. *Land Use*

The potential land use impacts of the proposed project were examined on the basis of direct land use changes from development on the water treatment plant site, as well as indirect changes related to the compatibility of the proposed project with land uses in the surrounding area, and the potential influence of the proposed project on land use and development trends.

Water Treatment Plant Site. With the implementation of the proposed project, the existing recreational uses found on the site would remain in place (with slight modifications) and the water treatment plant site would be developed primarily beneath finished grade (which would remain unchanged from existing grade) with water treatment facilities, as well as other underground structures and conduits. However, the proposed above ground water treatment plant facilities would displace the facilities within their immediate vicinity, including maintenance facilities, parking, and the clubhouse. The displaced facilities would be relocated on site upon completion of construction of the proposed project. Upon completion, public access to approximately two acres of parkland would be restricted. As a result, there is a permanent loss of parkland, compensated for by purchases and development of new parkland. The above ground facilities would encompass a relatively small area, as compared with the surrounding park uses. The proposed plant would be located beneath part of the 13-acre driving range of the 78-acre Mosholu Golf Course. The proposed plant would require a footprint of approximately nine acres, which would include the water treatment facility, parking lot, and treated water connections to the City's distribution system via the New Croton Aqueduct (NCA) and City Tunnels No. 1 and No. 3. The surface of the proposed plant would be restored to create a public golf course driving range. A new golf course clubhouse, maintenance facility, and new golf course parking lot would be constructed on the existing Mosholu Golf Course property. The nine-hole golf course would be replaced by an 18-hole "Executive" (short hole) course with a possible alternative of a nine-hole golf course in the future.

The facilities constructed on-site would include a water treatment plant building that would contain the water treatment process elements, raw water conveyance and pumping facilities, treated water conveyance and pumping facilities, a chemical fill station, an arrivals/receiving building, DEP parking, and a security station. The approximate area of the proposed underground water treatment plant facility would be 350,280 square feet and the area of the proposed above ground water treatment plant facilities would be approximately 8,560 square feet. Vehicular access would be provided from an improved entrance off Jerome Avenue.

Study Area. Although the study area covers all properties within a one-half mile radius from the Mosholu Site perimeter, potential land use effects of the proposed project would be more likely to occur closer to the site, particularly along road corridors that would convey project-generated traffic.

As discussed in Section 6.9, Traffic and Transportation, operation of the proposed project is not anticipated to have substantial traffic impacts on the roadways in the study area due to the low number of employees associated with the completed water treatment plant. Deliveries to the water treatment plant facility would introduce medium-sized and tanker trucks to the area; however, these trucks would use routes that would minimize their potential impacts on the surrounding areas. Access to the water treatment plant site would be restricted to employees and project related trucks that would have to pass by a guardhouse. This access would be fairly similar to the existing situation for accessing the driving range. One intersection (233rd Street and Jerome Avenue) would potentially experience significant adverse impacts due to operation traffic during peak hours; however, this potential significant adverse impact would be mitigated (Section 9.2, Mitigation of Potential Impacts, Mosholu Site) and would not be anticipated to result in impacts to the surrounding land uses. Overall, it is anticipated that these additional vehicles would be able to be accommodated by capacity on existing roadways. The land use in the study area includes many heavy trafficked roads. High volumes of vehicles are characteristic of the roads that construction vehicles would use for travel to the site.

The vegetated areas between the proposed above ground water treatment plant facilities and their setback distances from Jerome Avenue would serve as buffers between the proposed development and the nearest public transportation corridors and surrounding existing development. Although the above ground water treatment plant facilities would be visible from portions of Mosholu Golf Course, they are not anticipated to affect usage of the Golf Course. In addition, some of the proposed Golf Course improvements would likely be visible from the surrounding areas; however, these improvements are not anticipated to affect the existing land uses found on the site or the uses found in the surrounding areas. As a result of the proposed project activities, some of the trees in the vicinity of the water treatment plant would be removed (See Section 6.14, Natural Resources); however, other than the removal of trees and the improvements to golf course facilities, it is not anticipated that the presence of the water treatment plant would be substantially visible to passers-by (see Section 6.3, Visual Character) or substantially affect the land uses found in the surrounding areas. The view of the site from Jerome Avenue would include the new clubhouse and new driving range tee boxes. The tee boxes would be elevated and two stories high, as currently planned by the NYCDPR and the golf course concessionaire. Low stone façade walls would surround the driving range and serve as a foundation for the fence that would keep the golf balls within the driving range. These low walls would also serve as a vehicle interdiction wall. These changes are minor, are related to the existing and future park use, and would not be considered a significant adverse impact.

In the context of the surrounding land uses, the scale of the proposed development would be compatible with existing structures and uses in the vicinity of the water treatment plant site. Although it would directly displace some of the Mosholu Golf Course facilities, it is not anticipated to substantially affect the context of the golf course facilities. In fact, the golf course improvements associated with the proposed project are anticipated to enhance the recreational

facilities from the existing conditions. Most of the buildings and facilities in the areas surrounding the Mosholu Site have a much higher level of activity and consist of a densely populated and developed urban area. The addition and operation of the water treatment plant would not likely substantially affect the context of the Mosholu Golf Course within this area from existing conditions.

The proposed project is not anticipated to have significant impacts on land use in the study area with respect to its overall size, appearance, and layout. Moreover, the proposed project would be largely consistent with other development projects that would be constructed in the study area by the 2011 operation year, including potential projects within Van Cortlandt Park and the paving and grading of Mosholu Parkway. Due to the separation distance between the proposed water treatment plant site and Jerome Park Reservoir, it is not anticipated that construction of the water treatment plant at the Mosholu Site would affect the goals of the proposed 197-a Plan for the reservoir area.

Overall, the operation of the water treatment plant and the loss of the approximately 8,560 square feet for the proposed above ground facilities are not anticipated to affect the surrounding land uses. The proposed plant would not be anticipated to interfere with the proper functioning of the golf course, and it is anticipated that the presence and operation of the plant would be generally consistent with activities occurring within the golf course area and within the surrounding areas. Due to the developed nature of the surrounding areas and the general consistency of the proposed project with the surrounding uses, the proposed project would not be anticipated to cause surrounding land uses to change. The potential for impacts on zoning and public policies are discussed below.

6.2.3.1.2. Zoning.

Water Treatment Plant Site. The site is located entirely within a public park owned by New York City and under the jurisdiction of the NYCDPR, and therefore not governed by the New York City Zoning Resolution. NYCDEP has obtained approval for the permanent alienation of approximately 43 acres of Van Cortlandt Park to operate and maintain the proposed Croton project and related facilities. The legislation also provides for the temporary alienation of portions of the Park during construction of the proposed plant.

As a result of the Alienation Legislation authorizing the use of portions of the Mosholu Golf Course for the proposed Croton project, a total of approximately 43 acres would be permanently alienated and would no longer be parkland. As a result of this permanent alienation, approximately 43 acres would no longer be under the jurisdiction of the NYCDPR and therefore NYCDPR would need to program future uses in consultation with NYCDEP. However, upon completion of construction only approximately 2 acres of the 43 acres permanently alienated would be entirely removed from use by NYCDPR in the vicinity of the two above-grade structures on site. The remaining 41 acres including 24.11 acres in proximity to the proposed project footprint, 18.11 acres along tunnel rights-of-way, 0.06 acres near the 233rd Street exit ramp from the Major Deegan Expressway and 0.29 acres around Gate House No. 1. These 41 acres could continue to be utilized by NYCDPR for park uses with the exception of the 0.29-acre area immediately surrounding Gate House No. 1. Since the Gate House No. 1 property is

currently fenced to prevent public access to this buried facility, future conditions would not be substantially different from the current condition. As a result, the alienation of this 0.29-acre parcel merely represents an acknowledgement of the current situation. Within the 24.11-acre area around the proposed Croton project, 10 acres would continue to serve as the golf course driving range, 2 acres would be restricted for NYCDEP access to the below-grade water treatment plant (0.4 acres of buildings and 1.6 acres of roadways and security area), and the remaining 12.11 acres would continue to be used as part of the Mosholu Golf Course or could be used for other park uses subject to NYCDEP approval.

Section 11-13 of the New York City Zoning Resolution states “...in the event that a public park or portion thereof is sold, transferred, exchanged, or in any other manner relinquished from the control of the Commissioner of Parks and Recreation, no building permit shall be issued, nor shall any use be permitted on such former public park or portion thereof, until a zoning amendment designating a zoning district therefore has been adopted by the City Planning Commission...” Consistent with the ULURP determination and the alienation legislation cited above, the only permitted use for the area alienated is a water treatment plant. In the 1999 ULURP determination, the site was selected solely for use as a water treatment plant. In addition, the alienation legislation limits the use of the site solely for the construction, installation, operation, and maintenance of a water treatment plant. Therefore, since the only use permitted for the site by both the 1999 ULURP determination and the 2003 alienation legislation is a water treatment plant, obtaining a zoning amendment designating a zoning district for the area alienated to enable the use of the site to build a water treatment plant would serve no purpose.

The authorization for this alienation by New York State is subject to the completion of this supplemental environmental impact statement (SEIS) and subject to other conditions contained within the legislation, including a memorandum of understanding for the purpose of identifying the allocation of funds to be spent on land to be acquired and improved by the City of New York for park purposes. The alienation authorization would not affect the parkland beyond the boundaries expressly identified in the legislation for permanent and temporary use of land to facilitate the proposed Croton Water Treatment Plant project. The property that would be affected by the construction and potential siting of the Croton Water Treatment Plant would not significantly affect zoning in the study area or the remainder of the mapped parkland in the study area. Parkland alienation is thoroughly scrutinized both on the local and State level. There is no potential for significant adverse effects on zoning in the surrounding area as a result of the alienation authorization. The area within the park to be alienated mostly would still be available for park use after construction and the surrounding neighborhood would still be characterized by various zones and land uses.

The site was selected for the express purpose of siting the proposed Croton project pursuant to Uniform Land Use Review Procedure (ULURP) approval. NYCDEP is limited by the physical boundaries and in the intended purpose of the area that was site selected. The proposed project is not anticipated to result in any significant adverse impacts on land use or public policy.

Study Area. The proposed project would not be anticipated to result in conditions at the water treatment plant site that could have the potential to affect zoning within the surrounding

areas. The proposed project is anticipated to be generally consistent with the policies and land use characteristics of the site and the study area. The proposed project would not create conflicts with the surrounding zoning of the study area. Additionally, due to the site's location within the area of the Mosholu Golf Course and the construction of the plant below existing grade, the proposed plant would be largely isolated from the zoning districts in neighboring areas, further reducing the potential for impacts to the zoning regulations or considerations of the surrounding areas. The surrounding study area is typified by a variety of land uses and zoning districts that range from parkland and residential to manufacturing districts. In addition, as shown by the variety of zoning districts and land uses within the surrounding area, there is no uniformity of development in the area, the addition of the proposed project would not cause an alteration in the context of the area or introduce a use that is substantially counter to the uses in the surrounding study area.

6.2.3.1.3. Public Policy

The proposed project would be consistent with most of the policies affecting the site and the study area. However, Community District 7 notes within its Community District Needs Statement that it is opposed to the proposed Croton Water Treatment Plant at "all of the NYCDEP's proposed sites" or "anywhere else in the Borough of the Bronx." The community district notes that it would like the NYCDEP to provide consideration of non-filtration alternatives and disclosure of impact analyses at all potential sites.

6.2.3.2. Potential Construction Impacts

The anticipated years of peak construction for the proposed plant include 2007 based on the peak number of trucks, and 2010 based on the peak number of workers. Therefore, comparing the Future With the Project conditions against the Future Without the Project conditions for the years 2007 and 2010 has assessed potential construction impacts.

During the construction of the proposed plant, roughly 660 workers per day would be on-site during the peak month. The peak truck traffic anticipated to occur on-site would consist of 23 trucks per hour.

6.2.3.2.1. Land Use

The potential land use impacts of the proposed project construction activities were examined on the basis of direct land use changes at the water treatment plant site. Also, indirect changes related to the compatibility of the proposed construction with land uses in the surrounding areas and the potential influence of the proposed construction on land use and development trends were examined.

Water Treatment Plant Site. Construction activities associated with the proposed project would directly displace the driving range and other portions of Mosholu Golf Course; however, a section of the Allen Shandler Recreation Area would be utilized for temporary clubhouse facilities and access to the existing holes of the Mosholu Golf Course during proposed construction activities. This temporary displacement of these facilities would affect usage of

portions of the Allen Shandler Recreation Area. While construction activities would affect portions of the Mosholu Golf Course, the golf course and relocated driving range would remain in operation throughout proposed construction period. Evidence of construction activities would be visible and audible within the site area during proposed construction activities.

Study Area. Although the study area covers all properties within a one-half mile radius from the water treatment plant site perimeter, potential land use effects of the proposed project construction activities would be more likely to occur closer to the site and along road corridors that would convey project-generated traffic.

As discussed in Section 6.9, Traffic and Transportation, construction activities associated with the proposed project may affect traffic conditions in the vicinity of the Mosholu Site. A high volume of traffic currently characterizes many of the roadways within the surrounding study area, and the addition of the construction-related vehicles may result in impacts to traffic conditions. Refer to Section 6.9, Traffic and Transportation for a full discussion of the anticipated traffic conditions during the construction of the proposed project at the Mosholu Site. Overall, it is anticipated that these additional vehicles would be able to be accommodated by the capacity of existing roadways and it is not anticipated that these impacts to traffic would result in changes to the surrounding land uses.

Construction activity over a 28.5-acre area would be incompatible with surrounding parkland uses for the duration of the 5.5-year construction period. For example, users of the Saturn Playground to the south of the site, or at the Shandler Recreation Area, to the north of the site, may notice noise and vibrations associated with the construction activity. However, these surrounding land uses would be able to function at their current capacity since an extensive noise mitigation program has been developed; therefore, no zoning changes are necessary to blend the proposed project into the study area and no modifications to zoning are anticipated to occur surrounding the site as a result of the proposed project. The proposed project is designed to respect the surrounding land uses and their underlying zoning by committing to extensive noise control measures and traffic improvements. The proposed mitigation measures are timed to be in place prior to the start of extensive construction to reduce potential adverse affects on park users and the variety of zoning related land uses within the surrounding study area. Refer to Section 6.10, Noise, for a full discussion of anticipated noise conditions during the construction of the proposed plant at the Mosholu Site.

Air quality could be affected by both mobile and stationary sources. The mobile source emissions during construction or from operation of vehicles would not result in significant air quality impacts.

Stationary sources include diesel emissions from equipment during construction and dust raised from the movement of bulk material. There could be significant air quality emissions from stationary sources during construction, based on modeling of potential air quality emissions with very conservative assumptions. See Section 6.11, Air Quality, for a discussion of stationary sources potential construction and operation impacts, and Section 9.2, Mitigation of Potential Impacts, for proposed mitigation measures associated with potential stationary source impacts.

Due to the surrounding features that provide limited screening for the site and the dominant visual feature presented by the elevated subway along Jerome Avenue, anticipated visual impacts resulting from proposed construction activities are not anticipated to cause changes to the surrounding land uses (see Section 6.3, Visual Character). However, the site would be directly visible from many of the surrounding areas, including some of the golf course playing areas, Jerome Avenue, and portions of Shandler Recreation area.

Although construction of the water treatment plant at the Mosholu Site would result in the direct displacement of the existing uses on the site (golf course facilities and driving range), the golf course and driving range would be relocated and would remain open during construction. Therefore, it is not anticipated that the construction-related activities would cause substantial changes to the surrounding land uses or area zoning. Specifically, the surrounding area mapped parkland, would be enhanced for its current use by the proposed project. All construction-related disturbances would cease upon completion of the proposed construction activities, no significant adverse impacts are anticipated to occur.

6.2.3.2.2. Zoning.

As noted above, the alienation of parkland is required when a non-parkland use or modification of the use of parkland is proposed. NYCDEP has obtained approval for the temporary and permanent alienation of portions of Van Cortlandt Park to construct, operate, and maintain the proposed Croton project and related facilities. The total area of alienation at the Mosholu Site is comprised of a 24.11-acre parcel for the water treatment plant, arrivals and receiving building, and chemical unloading facility and an additional 4.43-acre area for temporary construction staging, for a total construction area of 29.09 acres (see Section Potential Project Impacts above for further detail). In addition to the areas being alienated at the site itself, 18.11 acres would be for below grade tunnels, 0.06 acres would be for roadway improvements at West 233rd Street, and 0.29 acres would be around Gate House No. 1 for a total permanent and temporary alienation area of 47.42 acres during construction of the proposed Croton project. The alienation authorization would not affect parkland beyond the boundaries expressly identified in the legislation for permanent and temporary use of land to facilitate the proposed Croton project. Similarly, the property that would be affected during the construction of the Croton Water Treatment Plant, if the Mosholu Site were to be selected, would not significantly affect parkland or zoning within the surrounding study area. The area within the park to be alienated would not be available for park use during construction operations; however upon completion of construction activities, the majority of the area within the park to be alienated would again be available for park use (refer to the Potential Project Impacts above, Zoning).

6.2.3.2.3. *Public Policy*

The proposed construction activities would be consistent with most of the policies affecting the site and the study area. However, as noted above, Community District 7 states within its Community District Needs Statement that it is opposed to the proposed Croton Water Treatment Plant at “all of the NYCDEP’s proposed sites” or “anywhere else in the Borough of the Bronx.” The community district notes that it would like the NYCDEP to provide consideration of non-filtration alternatives and disclosure of impact analyses at all potential sites. Based on the analyses presented above, the proposed Croton project at the Mosholu Site would have no significant adverse impacts on Land Use, Zoning, or Public Policy. For comparison purposes, this is true of the Eastview and Harlem River sites as well.