



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP175X
ULURP No. M0000617(A)ZAX
SEQRA Classification: Type I

Lead Agency

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Horace Mann Large Scale Community Facility Minor Modification

The Applicant, the Horace Mann School, is seeking a minor modification (the "Proposed Action") to a Large Scale Community Facility Development previously authorized pursuant to Zoning Resolution Section 79-21, affecting the Horace Mann school campus located at 231 West 246th Street in the Fieldston section of Riverdale, Bronx Community District 8 (the "Project Site"). The Proposed Action would facilitate a proposal by the Applicant to develop new community facility (Use Group 3) development totaling approximately 100,993 gross square foot (gsf) on the Project Site (the "Proposed Project"). Specifically, the Proposed Project would result in the construction of a 58,550 gsf science center, a 32,943 gsf aquatics center, a 4,500 gsf new entry into an existing gymnasium, and a 5,000 gsf maintenance building. In addition, the Applicant proposes to improve access and connections between existing buildings within the school campus. The Project Site is coterminous with the Large Scale Community Facility Development (the "Horace Mann LSCFD" or "LSCFD"), and is generally bounded by Broadway to the east, West 246th Street to the south, Waldo Avenue to the west and West 251st Street to the north (Bronx Block 5814, Lots 1401, 1462, 1463, 1465; Block 5806, Lots 681; Block 5816, Lot 1701, as well as a portion of Block 5814, Lot 1102).

The Project Site is currently occupied with Use Group 3 community facility buildings and related accessory uses totaling 306,859 gsf. The Project Site is mapped with three zoning districts: R4, R6/C2-2 and R1-2. The R4 district permits a maximum of 0.75 FAR (0.9 with attic bonus) for residential use and 2.0 for community facility use. The R6/C2-2 district permits a maximum FAR of 2.43 for residential uses, 4.8 for community facility uses, and 1.0 for commercial use. The R1-2 district permits a maximum FAR of 0.5 for residential use. In addition, the Project Site is located in a Special Natural Area District that is designed to guide development in order to protect and preserve natural features.

The Project Site is governed by the LSCFD that was approved as part of an authorization in 2001 (Application No. N 000617 ZAX, the "Authorization"), regarding the location and use of the Horace Mann school's facilities, the maximum developable floor area and the bulk and height of buildings. The City Planning Commission approved the Authorization pursuant to Section 79-21 of the Zoning Resolution to allow for the construction of a new theater, entry and library on the school campus without regard for front yard requirements or height and setback regulations.

The Proposed Project would require a minor modification to the previously approved authorization to update the LSCFD Site Plan and to adjust its boundary to include Block 5814, Lot 1102; and to permit construction of 100,993 gsf of additional floor area.

Absent the Proposed Action, no new development would occur within the Project Site and the campus would remain in its current condition.

The analysis year for the Proposed Project is 2019.

In connection with the Proposed Action, an (E) designation (E-392) would be assigned to a portion of the Project Site (Block 5814, Lot 1401) to avoid potential significant adverse impacts related to air quality. The text for the (E) designation related air quality is as follows:

Any new development on the above-referenced property must ensure that fossil fuel-fired heating and hot water equipment utilize only natural gas and be fitted with low NOx burners. The exhaust stack must either be located on the roof of the proposed Aquatic Center at 46 feet above grade and at least 125 feet from the proposed Science Building, or at a minimum height of 63 feet above grade and located in the northwest corner of the proposed Aquatic Center.

With the assignment of the above-referenced (E) designation for air quality, the Proposed Action would not result in significant adverse impacts.

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 August 19, 2016, prepared in connection with the ULURP Application (Nos. M0000617(A) ZAX). 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:

1. The (E) designation for air quality would ensure that the Proposed Action would not result in significant adverse impacts.

2. No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law 6NYCRR part 617 (SEQRA).

An Environmental Assessment Statement is attached. Please contact Christopher Lee of the Department of City Planning at (212) 720-3429, if you have any questions regarding the application.



Olga Abinadej, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: August 19, 2016

Carl Weisbrod, Chairman
City Planning Commission

Date: August 22, 2016