

TABLE OF CONTENTS

Introduction	
Chapter 1.0:	Executive Summary 1.0-1
	Introduction 1.0-1
	1.1 Project Description and Required Actions 1.0-5
	1.2 Significant Adverse Impacts.. .. 1.0-6
	1.3 Mitigation Measures.. .. 1.0-9
	1.4 Unmitigated Adverse Impacts.... .. 1.0-10
	1.5 Alternatives to the Proposed Action. 1.0-11
	1.6 Contents of this EIS and Analysis Areas Eliminated from Further Study... .. 1.0-12
Chapter 2.0:	Project Description..... 2.0-1
	Introduction 2.0-1
	2.1 Required Approvals and Review Procedures 2.0-8
	2.2 Background to Webster Avenue Rezoning Area 2.0-8
	2.3 Description of the Proposed Action 2.0-11
	2.4 Purpose and Need 2.0-18
	2.5 Existing and Proposed Zoning.... .. 2.0-21
	2.6 Reasonable Worst-Case Development Scenario..... 2.0-36
	2.7 The Future Without the Proposed Action Condition (No-Build Scenario) 2.0-38
	2.8 The Future With the Proposed Action Condition (Build Scenario) 2.0-39
Chapter 3.0	Probable Impacts of the Proposed Action..... 3.1-1
Chapter 3.1	Land Use, Zoning, and Public Policy 3.1-1
	Introduction 3.1-1
	3.1.1 Land Use 3.1-1
	3.1.2 Zoning 3.1-3
	3.1.3 Public Policy 3.1-3
Chapter 3.2	Water and Sewer Infrastructure.. 3.2-1
	Introduction 3.2-1
	3.2.1 Existing Conditions 3.2-1
	3.2.2 Future Without the Proposed Action 3.2-7
	3.2.3 Future With the Proposed Action..... 3.2-10
	Conclusion 3.2-16
Chapter 3.3	Transportation..... 3.3-1
	Introduction 3.3-1
	3.3.1 Methodology 3.3-2
	3.3.2 Existing Conditions 3.3-4

	3.3.3	Future Without the Proposed Action	3.3-19
	3.3.4	Probable Impacts of the Proposed Action	3.3-30
Chapter 3.4		Neighborhood Character	3.4-1
		Introduction	3.4-1
	3.4.1	Preliminary Assessment	3.4-2
Chapter 3.5		Alternatives.....	3.5-1
		Introduction	3.5-1
	3.5.1	No-Action Alternative.....	3.5-1
	3.5.2	Lower Density Alternative	3.5-3
Chapter 3.6		Mitigation	3.6-1
		Introduction	3.6-1
	3.6.1	Transportation.....	3.6-1
Chapter 3.7		Unavoidable Adverse Impacts.....	3.7-1
Chapter 3.8		Growth-Inducing Aspects of the Proposed Action.....	3.8-1
Chapter 3.9		Irreversible and Irretrievable Commitment of Resources.....	3.9-1
Chapter 3.10		Responses to Public Comments on the Draft Scope of Work and Draft Environmental Impact Statement.....	3.10-1
		Introduction	3.10-1

Appendices:

Appendix A: New York City Waterfront Revitalization Program - Consistency Assessment Form

Appendix B: Webster Avenue-Bedford Park-Norwood Proposed Text Amendment

Appendix C: Environmental Assessment Statement and Errata

Appendix D: New York City Landmarks Preservation Commission (NYCLPC) Correspondence

Appendix E: Public Comment Letters on Draft Environmental Impact Statement

List of Figures:

CHAPTER 1.0	EXECUTIVE SUMMARY	
Figure 1.0-1:	Project Location	1.0-3
CHAPTER 2.0	PROJECT DESCRIPTION	
Figure 2.0-1:	Project Location	2.0-3
Figure 2.0-2:	Proposed Rezoning Area	2.0-5
Figure 2.0-3:	Existing Zoning.....	2.0-25
Figure 2.0-4:	Proposed Zoning	2.0-35
Figure 2.0-5:	Projected and Potential Development Sites..	2.0-43
CHAPTER 3.1	LAND USE, ZONING, AND PUBLIC POLICY	
Figure 3.1-1	Coastal Zone.....	3.1-7
CHAPTER 3.2	WATER AND SEWER INFRASTRUCTURE	
Figure 3.2-1	Maximum Building Envelope of a Typical Building in an R7D/C2-4 District on a 60'x100' lot	3.3-19
Figure 3.2-2	Maximum Building Envelope of a Typical Commercial Building in an C4-5D District on a 60'x100' lot	3.3-21
Figure 3.2-3	Maximum Building Envelope of a Typical Building in an R4A District on a 60'x100' lot.....	3.3-23
Figure 3.2-4	Maximum Building Envelope of a Typical Building in an R5A District on a 60'x100' lot.....	3.3-24
Figure 3.2-5	Maximum Building Envelope of a Typical Building in an R5B District on a 60'x100' lot.....	3.3-25
Figure 3.2-6	Maximum Building Envelope of a Typical Building in an R6B District on a 60'x100' lot.....	3.3-26
Figure 3.2-7	Maximum Building Envelope of a Typical Building in an R7B District on a 60'x100' lot.....	3.3-27
Figure 3.2-8	Maximum Building Envelope of a Typical Building in an R7A District on a 60'x100' lot.....	3.3-28
CHAPTER 3.3	TRANSPORTATION	
Figure 3.3-1	Traffic Analysis Locations.....	3.3-5
Figure 3.3-2	Existing Traffic Volumes, Weekday AM Peak Hour.....	3.3-7
Figure 3.3-3	Existing Traffic Volumes, Weekday MD Peak Hour.....	3.3-8
Figure 3.3-4	Existing Traffic Volumes, Weekday PM Peak Hour	3.3-9
Figure 3.3-5	Existing Traffic Volumes, Saturday Peak Hour ..	3.3-10

Figure 3.3-6A	Parking Study Area and Off-Street Parking Facilities..... ..	3.3-14
Figure 3.3-6B	Parking Regulations - North of Mosholu Parkway	3.3-15
Figure 3.3-6C	Parking Regulations - South of Mosholu Parkway	3.3-16
Figure 3.3-6D	On-Street Parking Regulations Legend... ..	3.3-17
Figure 3.3-7	2020 No-Action Traffic Volumes Weekday AM Peak Hour	3.3-21
Figure 3.3-8	2020 No-Action Traffic Volumes Weekday MD Peak Hour	3.3-22
Figure 3.3-9	2020 No-Action Traffic Volumes Weekday PM Peak Hour	3.3-23
Figure 3.3-10	2020 No-Action Traffic Volumes Saturday Peak Hour...	3.3-24
Figure 3.3-11	2020 With-Action Increment Traffic Volumes Weekday AM Peak Hour	3.3-34
Figure 3.3-12	2020 With-Action Increment Traffic Volumes Weekday MD Peak Hour	3.3-35
Figure 3.3-13	2020 With-Action Increment Traffic Volumes Weekday PM Peak Hour	3.3-36
Figure 3.3-14	2020 With-Action Increment Traffic Volumes Saturday Peak Hour..	3.3-37
Figure 3.3-15	2020 With-Action Traffic Volumes Weekday AM Peak Hour	3.3-39
Figure 3.3-16	2020 With-Action Traffic Volumes Weekday MD Peak Hour	3.3-40
Figure 3.3-17	2020 With-Action Traffic Volumes Weekday PM Peak Hour.....	3.3-41
Figure 3.3-18	2020 With-Action Traffic Volumes Saturday Peak Hour	3.3-42
 CHAPTER 3.4 NEIGHBORHOOD CHARACTER		
Figure 3.4-1	Neighborhood Character.	3.4-3

List of Tables:

Chapter 1.0	EXECUTIVE SUMMARY	
Table 1.0-1	2020 With-Action Trip Generation Increment.....	1.0-7
CHAPTER 2.0	PROJECT DESCRIPTION	
Table 2.0-1	List of Blocks and Lots Affected by the Proposed Webster Avenue Corridor Rezoning ..	2.0-13
Table 2.0-2	List of Blocks and Lots Affected by the Neighborhood Area Rezoning.....	2.0-15
Table 2.0-3	Summary of Existing Zoning	2.0-23
Table 2.0-4 a	Summary of Proposed Zoning Bulk and Scale Requirements - Webster Avenue Corridor.....	2.0-28
Table 2.0-4b	Summary of Proposed Zoning Bulk and Scale Requirements - Bedford Park and Norwood Neighborhoods.....	2.0-32
Table 2.0-5	Inclusionary Housing Base and Bonus Floor Area Ratios in the R7D and C4-5D Districts .	2.0-33
Table 2.0-6 a	Summary of No-Build and Build Development on Projected Development Sites	2.0-41
Table 2.0-6b	Summary of No-Build and Build Development on Potential Development Sites .	2.0-42
CHAPTER 3.2	WATER AND SEWER INFRASTRUCTURE	
Table 3.2-1	Existing Water Consumption and Wastewater Generation Due to Land Uses on the Projected Development Sites ..	3.2-3
Table 3.2-2	Existing Surface Calculations	3.2-5
Table 3.2-3	Existing Combined Stormwater and Sanitary, and Direct Drainage Volumes from Project Area during Different Storm Events .	3.2-6
Table 3.2-4	Water Consumption and Wastewater Generation in the Future Without the Proposed Action.....	3.2-9
Table 3.2-5	Water Consumption and Wastewater Generation in the Future Without and With the Proposed Action..	3.2-11
Table 3.2-6	Surface Calculations for the Future With the Proposed Action..	3.2-12
Table 3.2-7	Combined Stormwater and Sanitary, and Direct Drainage Volumes from Project Area during Different Storm Events in the Future With the Proposed Action .	3.2-13
Table 3.2-8	Combined Stormwater and Sanitary, and Direct Drainage Volumes from Project Area during Different Storm Events, Comparison of Existing Conditions to Future With the Proposed Action Conditions	3.2-15

CHAPTER 3.3 TRAFFIC AND PARKING

Table 3.3-1	Intersection Level of Service (LOS) Criteria	3.3-3
Table 3.3-2	Existing Conditions Level of Service Analysis.... .	3.3-12
Table 3.3-3	Existing Off-Street Parking Supply and Utilization	3.3-13
Table 3.3-4	Existing On-Street Parking Supply and Utilization..... .	3.3-18
Table 3.3-5	2020 No-Action Conditions Level of Service Analysis.... .	3.3-26
Table 3.3-6	No-Action Parking Conditions.... .	3.3-29
Table 3.3-7	Transportation Planning Factors.	3.3-31
Table 3.3-8	2020 With-Action Trip Generation Increment..... .	3.3-33
Table 3.3-9	2020 With-Action Conditions Level of Service Analysis	3.3-43
Table 3.3-10	With-Action Parking Conditions	3.3-46

CHAPTER 3.6 MITIGATION

Table 3.6-1	Recommended Mitigation Measures	3.6-3
Table 3.6-2	Mitigation Conditions Level of Service Analysis	3.6-6