

# **Appendix 1**

## **Zoning Text Amendment**



PROPOSED  
TEXT AMENDMENT  
DRAFT 04.04.16

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**Article VII: Administration**

**Chapter 8 - Special Regulations Applying to Large-Scale Residential Developments**

\* \* \*

**78-30**

**BULK REGULATIONS**

**78-31**

**Location of Buildings, Distribution of Bulk and Open Space and Modification of Height and Setbacks**

\* \* \*

**78-311**

**Authorizations by the City Planning Commission**

\* \* \*

**78-312**

**Special permits by the City Planning Commission**

For any #large-scale residential development#, the City Planning Commission may permit:

- (a) the total #floor area#, #lot coverage#, #dwelling units# or #rooming units# permitted by the applicable district regulations or by Sections 78-32 (Bonus for Good Site Plan) or 78-33 (Bonus for Common Open Space) for all #zoning lots# within the #large-scale residential development# to be distributed without regard for #zoning lot lines#;
- (b) the total #open space# required by the applicable district regulations or by Sections 78-32 or 78-33 for all #zoning lots# within the #large-scale residential development# to be distributed without regard for #zoning lot lines# except that where subdivision is authorized in accordance with the provisions of Section 78-51 (General Provisions), the Commission, in authorizing such distribution may allow reductions in the minimum

required #open space# on individual #zoning lots# only where adequate provision is made for common #open space# to serve such lots;

- (c) minor variations in required #front# or #rear yards# on the periphery of such #large-scale residential development# for the purpose of introducing variety or preserving natural features;
- (d) in R1, R2, R6, R7, R8, R9 or R10 Districts, minor variations in the front height and setback regulations on the periphery of such #large-scale residential development# for the purpose of introducing variety, preserving natural features, or providing for improved access of light and air, but within the general purpose and intent of the height and setback regulations. In R3, R4 or R5 Districts, the Commission may modify the height and setback regulations set forth in Section 23-631 and paragraph (b) of Section 78-31, on the periphery of such #large-scale residential development#, for the purposes of introducing variety, providing a transition in neighborhood scale between the #large-scale residential development# and surrounding #buildings#, preserving natural features or view corridors, or improving the access of light and air;
- (e) variations in the location of primary business entrances, #show windows#, and #signs# along frontages adjacent to #zoning lots# outside the #large-scale residential development#, without regard to restrictions applicable near #Residence District# boundaries, for the purpose of achieving better site planning and community planning. However, in no event shall the Commission allow such primary business entrances, #show windows# or #signs# to be located within 10 feet of the #Residence District# boundary;
- (f) modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) and may authorize modifications of the spacing required by paragraphs (c), (d), (e) and (h) of Section 78-311 (Authorizations by the City Planning Commission); and
- (g) in R7-land R8 Districts within Community District 6 in the Borough of the Bronx where a #lot line abuts# a #public park#, such #lot line# to be considered a #street line# for the purposes of applying the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines).

## APPENDIX F

### Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

The boundaries of #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# or #Mandatory Inclusionary Housing areas# are mapped in #Commercial Districts#, the residential district equivalent, as set forth in Sections 34-112 or 35-23 (Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts) has instead been specified for each map.

Table of  
Inclusionary Housing Designated Areas and  
Mandatory Inclusionary Housing Area  
by Zoning Map

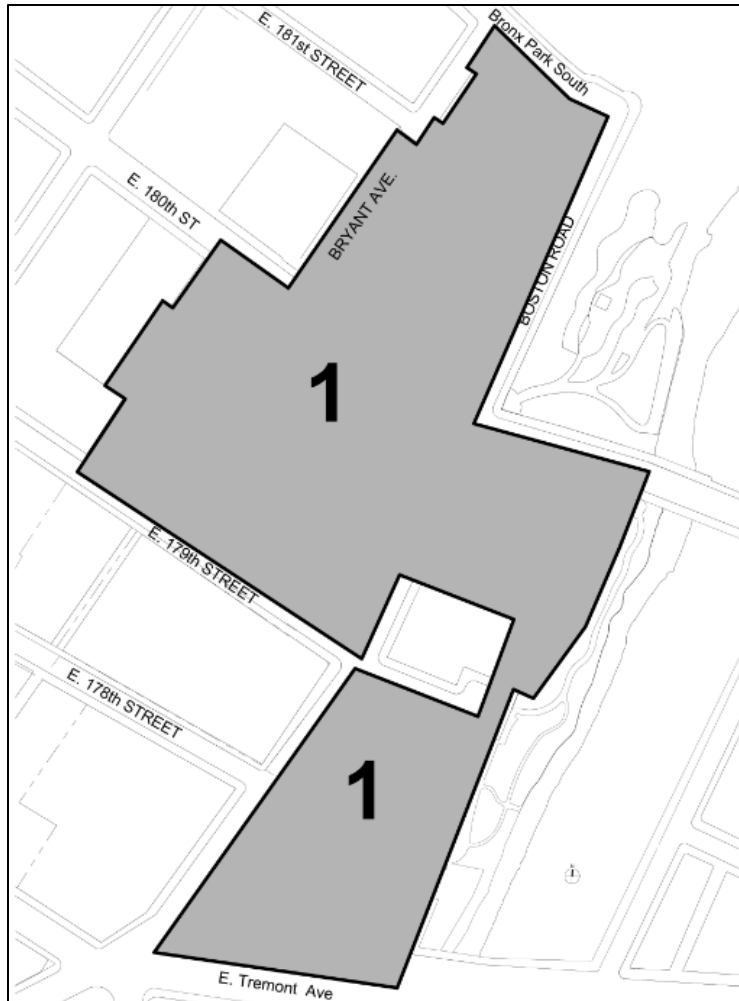
\* \* \*

#### Bronx Community District 6

In R8

Map 6 - [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing Area (MIHA)

**1** MIH Program Option 1 [ section 23-154 (d) (3) ]

\* \* \*

END

## **Appendix 2**

### **Coastal Zone Consistency**





## NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM

### Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

#### A. APPLICANT INFORMATION

Name of Applicant: \_\_\_\_\_

Name of Applicant Representative: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Project site owner (if different than above): \_\_\_\_\_

#### B. PROPOSED ACTIVITY

*If more space is needed, include as an attachment.*

##### 1. Brief description of activity

##### 2. Purpose of activity

### C. PROJECT LOCATION

Borough: \_\_\_\_\_ Tax Block/Lot(s): \_\_\_\_\_

Street Address: \_\_\_\_\_

Name of water body (if located on the waterfront): \_\_\_\_\_

### D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

#### City Actions/Approvals/Funding

##### City Planning Commission

☐ Yes ☐ No

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> City Map Amendment               | <input type="checkbox"/> Zoning Certification        | <input type="checkbox"/> Concession        |
| <input type="checkbox"/> Zoning Map Amendment             | <input type="checkbox"/> Zoning Authorizations       | <input type="checkbox"/> UDAAP             |
| <input type="checkbox"/> Zoning Text Amendment            | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise         |
| <input type="checkbox"/> Housing Plan & Project           | <input type="checkbox"/> Other, explain: _____       |  |
| <input type="checkbox"/> Special Permit                   |  |  |

(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: \_\_\_\_\_

##### Board of Standards and Appeals

☐ Yes ☐ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit

(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: \_\_\_\_\_

##### Other City Approvals

- |  |   |
|--|---|
| <input type="checkbox"/> Legislation                       | <input type="checkbox"/> Funding for Construction, specify: _____ |
| <input type="checkbox"/> Rulemaking                        | <input type="checkbox"/> Policy or Plan, specify: _____           |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____       |
| <input type="checkbox"/> 384 (b) (4) Approval              | <input type="checkbox"/> Permits, specify: _____                  |
| <input type="checkbox"/> Other, explain: _____             |   |

#### State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: \_\_\_\_\_ Permit type and number: \_\_\_\_\_
- ☐ Funding for Construction, specify: \_\_\_\_\_
- ☐ Funding of a Program, specify: \_\_\_\_\_
- ☐ Other, explain: \_\_\_\_\_

#### Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: \_\_\_\_\_ Permit type and number: \_\_\_\_\_
- ☐ Funding for Construction, specify: \_\_\_\_\_
- ☐ Funding of a Program, specify: \_\_\_\_\_
- ☐ Other, explain: \_\_\_\_\_

Is this being reviewed in conjunction with a [Joint Application for Permits](#)?

☐ Yes

☐ No

## E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☐ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☐ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☐ No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) ☐ Yes ☐ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) ☐ Yes ☐ No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
  - ☐ Significant Maritime and Industrial Area (SMIA) (2.1)
  - ☐ Special Natural Waterfront Area (SNWA) (4.1)
  - ☐ Priority Martine Activity Zone (PMAZ) (3.5)
  - ☐ Recognized Ecological Complex (REC) (4.4)
  - ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

## F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
<b>I</b>	<b>Support and facilitate commercial and residential redevelopment in areas well-suited to such development.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Promote	Hinder	N/A
<b>2</b>	<b>Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Protect and restore the quality and function of ecological systems within the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Promote	Hinder	N/A
<b>5</b>	<b>Protect and improve water quality in the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i> ) into the planning and design of projects in the city's Coastal Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Provide public access to, from, and along New York City's coastal waters.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>9</b>	<b>Protect scenic resources that contribute to the visual quality of the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.2	Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.2	Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant/Agent's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the [NYS Department of State Office of Planning and Development](#) and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

### **New York City Department of City Planning**

Waterfront and Open Space Division  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271  
212-720-3525  
[wrp@planning.nyc.gov](mailto:wrp@planning.nyc.gov)  
[www.nyc.gov/wrp](http://www.nyc.gov/wrp)

### **New York State Department of State**

Office of Planning and Development  
Suite 1010  
One Commerce Place, 99 Washington Avenue  
Albany, New York 12231-0001  
(518) 474-6000  
[www.dos.ny.gov/opd/programs/consistency](http://www.dos.ny.gov/opd/programs/consistency)

## Applicant Checklist

- ☐ Copy of original signed NYC Consistency Assessment Form
- ☐ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☐ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.

**State Actions/Approvals/Funding**

- ☒ Funding for Construction, The proposed project may use funding from State agencies including the New York City Housing Development Corporation (HDC), the New York State Housing Finance Agency (HFA), and/or NYS Homes and Community Renewal (HCR) for affordable housing construction.
- 

**Federal Actions/Approvals/Funding**

- ☒ Funding of a Program, The project would require approval by the U.S. Department of Housing and Urban Development (HUD) for the reassignment of project-based rental assistance contracts. The proposed project may also request HOME funds or other funding from HUD.
-



## **F. WRP POLICY ASSESSMENT**

### **Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**

The assessment of the effects of the proposed activity on the relevant policy is as follows:

*Policy 1.1: Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.*

The project area is not located in a designated Special Natural Waterfront area nor a Significant Maritime and Industrial Area. The portions of the project area that are located within the Coastal Zone Boundary are currently occupied by residential buildings, commercial buildings containing retail uses, and a parking garage. The proposed project would provide a similar mix of uses to those currently present in the project area, as well as provide much-needed affordable housing and neighborhood retail stores, to a transit-rich area that is zoned for mixed-use residential and commercial development. Therefore, the proposed project is consistent with this policy.

### **Policy 4: Protect and restore the quality and function of ecological systems within the New York City coastal area.**

The assessment of the effects of the proposed activity on the relevant policies is as follows:

*Policy 4.4: Identify, remediate and restore ecological functions within Recognized Ecological Complexes.*

The proposed project is located adjacent to the 182nd Street Dam Recognized Ecological Complex (REC). However, as described in the DEIS in Chapter 9, "Natural Resources," the proposed project would have no significant adverse impacts to natural resources within the project area, and would not result in any direct impacts to the 182nd Street Dam REC. Protective measures associated with the proposed project, including erosion and sediment control and stormwater best management practices (BMPs), as well as landscaping and planting within the project area, would prevent adverse impacts to natural resources and improve conditions within the project area. Overall, the proposed project would be consistent with this policy.

### **Policy 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**

The assessment of the effects of the proposed activity on the relevant policy is as follows:

*Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the city's Coastal Zone.*

As described in the DEIS in Chapter 9, "Natural Resources," no portion of the project area is located within the 100-year floodplain (the area with a 1 percent probability of flooding each year). Small portions of the project area located closest to the Bronx River—namely, portions of Parcel 5 and Parcel 10 of the Bronx Park South Large Scale Plan, which governs development on the project area—are within the 500-year floodplain (the area with a 0.2 percent probability of flooding each year). However, the project buildings would be constructed within the project area

outside the 500-year floodplain; furthermore, the proposed buildings would not be considered critical structures and their construction would not significantly alter the floodplain or result in additional flooding to adjacent properties. Therefore, construction and operation of the proposed project would not have significant adverse impacts to floodplains within the project area or study area. Overall, the proposed project would be consistent with this policy.

**Policy 7: Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**

The assessment of the effects of the proposed activity on the relevant policy is as follows:

*Policy 7.2: Prevent and remediate discharge of petroleum products.*

As described in the DEIS in Chapter 10, "Hazardous Materials," Phase I Environmental Site Assessments were conducted in April 2013 and July 2015 to evaluate the potential for the presence of hazardous materials in the project area. These studies identified limited potential for subsurface contamination in the portion of the project area within the Coastal Zone Boundary associated with: a historic dry cleaner use, as well as drums of spent tetrachloroethylene (PCE); several active and cancelled No. 2 fuel oil boiler registrations; and a 550-gallon aboveground storage tank (AST).

Based on the potential hazardous materials concerns identified by the Phase I ESAs, the parcels would be mapped with "E" Designations on the zoning map for hazardous materials. The "e" Designation constitutes an institutional control to require these measures on privately owned parcels. The "E" Designation will be administered by the New York City Office of Environmental Remediation (OER) and will require that Phase II Investigations be conducted in accordance with Sampling Protocols that would be pre-approved by OER. Based on the results of these investigations, Remedial Action Plans (RAPs) and associated Construction Health and Safety Plans (CHASPs) would be developed and submitted for approval to OER for implementation during the subsurface disturbance associated with the proposed project to reduce the potential for human or environmental exposure to any identified (by the Phase II Investigation) or unexpectedly encountered contamination during and following construction of the proposed project. Each RAP would address requirements for soil stockpiling, soil disposal, and transportation; dust control; vapor control measures (if any); dewatering procedures; quality assurance; and procedures for the closure and removal of any unknown petroleum storage tanks should tanks or contamination be unexpectedly encountered. Each CHASP would identify potential hazards that may be encountered during construction and specify appropriate health and safety measures to be undertaken to ensure that subsurface disturbance is performed in a manner protective of workers, the community, and the environment (such as personal protective equipment, air monitoring including community air monitoring, and emergency response procedures). In addition, demolition of the existing structures would follow applicable regulatory requirements pertaining to asbestos-containing materials (ACM), lead-based paint, polychlorinated biphenyls (PCBs), and chemical disposal.

With these measures in place, the proposed project would not result in any significant adverse hazardous materials impacts, and would be consistent with this policy.

NEW YORK STATE DEPARTMENT OF STATE  
COASTAL MANAGEMENT PROGRAM

Federal Consistency Assessment Form

An applicant, seeking a permit, license, waiver, certification or similar type of approval from a federal agency which is subject to the New York State Coastal Management Program (CMP), shall complete this assessment form for any proposed activity that will occur within and/or directly affect the State's Coastal Area. This form is intended to assist an applicant in certifying that the proposed activity is consistent with New York State's CMP as required by U.S. Department of Commerce regulations (15 CFR 930.57). It should be completed at the time when the federal application is prepared. The Department of State will use the completed form and accompanying information in its review of the applicant's certification of consistency.

A. **APPLICANT** (please print)

1. Name: Cara McAteer, Phipps Houses

2. Address: 902 Broadway, 13th Floor; New York, NY 10010

3. Telephone: Area Code ( 646 ) 388-8278

B. **PROPOSED ACTIVITY**

1. Brief description of activity:

The proposed actions would facilitate the demolition and redevelopment of the existing Lambert Houses buildings, located in the West Farms neighborhood of Bronx Community District 6. The Development Site (Bronx Block 3138, Lot 1; Block 3132, Lot 1; Block 3140, Lot 7; Block 3139, Lots 1, 19 and 50) would be redeveloped with approximately 1,665 affordable residential units at the completion of the project (for an incremental increase of 934 units), approximately 61,100 sf of retail (for an increment of 21,610 sf), and a new school of up to approximately 86,608 sf; parking on the Development Site would be reduced to 110 spaces.

2. Purpose of activity

The proposed project is intended to improve the quality of life for current Lambert Houses residents while increasing the number of affordable housing units on the Development Site.

3. Location of activity

<u>Bronx</u>	<u>Bronx, NY</u>	<u>989 East 179th Street, 999 East 180th Street, 2082 Boston Road, 2024 Boston Road</u>
<u>County</u>	<u>City, Town, or Village</u>	<u>(Bronx Block 3138, Lot 1; Block 3132, Lot 1; Block 3140, Lot 7; Block 3139, Lots 1, 19 and 50)</u>
		<u>Street or Site Description</u>

4. Type of federal permit/license required: \_\_\_\_\_

5. Federal application number, if known: \_\_\_\_\_

6. If a state permit/license was issued or is required for the proposed activity, identify the state agency and provide the application or permit number, if known:

\_\_\_\_\_

C. **COASTAL ASSESSMENT** Check either “YES” or “NO” for each of these questions. The numbers following each question refer to the policies described in the CMP document (see footnote on page 2) which may be affected by the proposed activity.

1. Will the proposed activity <u>result</u> in any of the following:	<u>YES/NO</u>	
a. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement? (11, 22, 25, 32, 37, 38, 41, 43) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Physical alteration of more than two acres of land along the shoreline, land under water or coastal waters? (2, 11, 12, 20, 28, 35, 44).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Revitalization/redevelopment of a deteriorated or underutilized waterfront site? (1).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Reduction of existing or potential public access to or along coastal waters? (19, 20) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Adverse effect upon the commercial or recreational use of coastal fish resources? (9, 10)....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Siting of a facility essential to the exploration, development and production of energy resources in coastal waters or on the Outer Continental Shelf? (29) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Siting of a facility essential to the generation or transmission of energy? (27) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Mining, excavation, or dredging activities, or the placement of dredged or fill material in coastal waters? (15, 35).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Discharge of toxics, hazardous substances or other pollutants into coastal waters? (8, 15, 35).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Draining of stormwater runoff or sewer overflows into coastal waters? (33).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Transport, storage, treatment, or disposal of solid wastes or hazardous materials? (36, 39) ...	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Adverse effect upon land or water uses within the State’s small harbors? (4).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the proposed activity <u>affect</u> , or be <u>located</u> in, on, or adjacent to any of the following:	<u>YES/NO</u>	
a. State designated freshwater or tidal wetland? (44).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Federally designated flood and/or state designated erosion hazard area? (11, 12, 17).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. State designated significant fish and/or wildlife habitat? (7) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. State designated significant scenic resource or area? (24) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. State designated important agricultural lands? (26) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Beach, dune or barrier island? (12).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Major ports of Albany, Buffalo, Ogdensburg, Oswego or New York? (3) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. State, county, or local park? (19, 20) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Historic resource listed on the National or State Register of Historic Places? (23) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed activity require any of the following:	<u>YES/NO</u>	
a. Waterfront site? (2, 21, 22).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (5).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Construction or reconstruction of a flood or erosion control structure? (13, 14, 16) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. State water quality permit or certification? (30, 38, 40).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. State air quality permit or certification? (41, 43) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the proposed activity <u>occur within</u> and/or <u>affect</u> an area covered by a State approved local waterfront revitalization program? (see policies in local program document) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**D. ADDITIONAL STEPS**

1. If all of the questions in Section C are answered "NO", then the applicant or agency shall complete Section E and submit the documentation required by Section F.
2. If any of the questions in Section C are answered "YES", then the applicant or agent is advised to consult the CMP, or where appropriate, the local waterfront revitalization program document\*. The proposed activity must be analyzed in more detail with respect to the applicable state or local coastal policies. On a separate page(s), the applicant or agent shall: (a) identify, by their policy numbers, which coastal policies are affected by the activity, (b) briefly assess the effects of the activity upon the policy; and, (c) state how the activity is consistent with each policy. Following the completion of this written assessment, the applicant or agency shall complete Section E and submit the documentation required by Section F.

**E. CERTIFICATION**

The applicant or agent must certify that the proposed activity is consistent with the State's CMP or the approved local waterfront revitalization program, as appropriate. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program, or with the applicable approved local waterfront revitalization program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: Area Code (     ) \_\_\_\_\_

Applicant/Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**F. SUBMISSION REQUIREMENTS**

1. The applicant or agent shall submit the following documents to the **New York State Department of State, Office of Coastal, Local Government and Community Sustainability, Attn: Consistency Review Unit, 1 Commerce Plaza, 99 Washington Avenue – Suite 1010, Albany, New York 12231**.
  - a. Copy of original signed form.
  - b. Copy of the completed federal agency application.
  - c. Other available information which would support the certification of consistency.
2. The applicant or agent shall also submit a copy of this completed form along with his/her application to the federal agency.
3. If there are any questions regarding the submission of this form, contact the Department of State at (518) 474-6000.

\*These state and local documents are available for inspection at the offices of many federal agencies, Department of Environmental Conservation and Department of State regional offices, and the appropriate regional and county planning agencies. Local program documents are also available for inspection at the offices of the appropriate local government.

## **CONSISTENCY OF PROPOSED PROJECT WITH THE WATERFRONT REVITALIZATION PROGRAM POLICIES**

As determined by the Federal Consistency Assessment Form, the proposed project requires detailed assessment for several New York State Coastal Management Program policies, including policies 11, 12, 17, 19, 20, 23, 25, 32, 37, 38, 41, and 43. The consistency assessment is provided below for all questions that were answered “yes” in the CAF.

### **Policy 11**

**Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.**

No portion of the Development Site is located within the 100-year floodplain (the area with a 1 percent probability of flooding each year). Small portions of the Development Site located closest to the Bronx River—namely, portions of Parcel 5 and Parcel 10 of the Bronx Park South Large Scale Plan, which governs development on the Development Site—are within the 500-year floodplain (the area with a 0.2 percent probability of flooding each year). However, the project buildings would be constructed within the Development Site outside the 500-year floodplain; furthermore, the proposed buildings would not be considered critical structures and their construction would not significantly alter the floodplain or result in additional flooding to adjacent properties. Therefore, construction and operation of the proposed project would not have significant adverse impacts to floodplains within the Development Site or study area. Overall, the proposed project would be consistent with this policy.

### **Policy 12**

**Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.**

The proposed project is located adjacent to the 182nd Street Dam Recognized Ecological Complex (REC). However, as described in the Draft Environmental Impact Statement (DEIS) in Chapter 9, “Natural Resources,” the proposed project would have no significant adverse impacts to natural resources within the Development Site, and would not result in any direct impacts to the 182nd Street Dam REC. Protective measures associated with the proposed project, including erosion and sediment control and stormwater best management practices (BMPs), as well as landscaping and planting within the Development Site, would prevent adverse impacts to natural resources and improve conditions within the Development Site. Overall, the proposed project would be consistent with this policy.

### **Policy 17**

**Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.**

As described above, construction of the buildings that would be introduced by the proposed project would not significantly alter the floodplain or result in additional flooding to adjacent properties. Further, protective measures associated with the proposed project, including erosion and sediment control and stormwater best management practices (BMPs), as well as landscaping and planting within the Development Site, would prevent adverse impacts to natural resources and improve conditions within the project area. Overall, the proposed project would be consistent with this policy.

**Policy 19**

**Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities.**

Portions of the Development Site are adjacent to mapped parkland located along the shoreline of the Bronx River. River Park, a section of Bronx Park with active play features adjacent to a Bronx River waterfall, is adjacent to the Development Site at Boston Road and East 180th Street. In addition, the West Farms Rapids section of the Bronx River Greenway, which has been partially constructed but is not yet open to the public, abuts the Development Site along the portion of the Bronx River just south of Bronx Park.

The proposed project would not obstruct access to either existing park or to any segment of the Greenway that would be constructed in the future, and would not interfere with public access to the Bronx River waterfront. Therefore, the proposed actions would be consistent with this policy.

**Policy 22**

**Development, when located adjacent to the shore, will provide for water-related recreation, whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.**

As discussed above under Policy 19, the proposed project would not interfere with any existing or planned public waterfront recreation resources. Therefore, the proposed project would be consistent with this policy.

**Policy 23**

**Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the State, its communities, or the Nation**

As discussed in the DEIS in Chapter 7, “Historic and Cultural Resources,” the proposed project would not result in any significant adverse impacts on historic and cultural resources on the Development Site and study area. In a comment letter dated August 29, 2014, the New York City Landmarks Preservation Commission (LPC) determined that the Development Site has no archaeological or architectural significance. In a comment letter dated October 21, 2014, the New York State Historic Preservation Office (SHPO) determined that the Development Site is not eligible for listing on the National Register.

There are four architectural resources located adjacent to the Development Site: the West Farms Solider Cemetery, Beck Memorial Presbyterian Church (which is currently vacant), New Tabernacle Baptist Church, and the former Peabody Home for Aged and Indigent Women. To avoid inadvertent demolition and/or construction-related damage to these resources from ground-borne construction-period vibrations, falling debris, collapse, etc., these buildings would be included in a Construction Protection Plan (CPP) for historic structures that would be prepared in coordination with the New York State Historic Preservation Office (SHPO) and the New York City Landmarks Preservation Commission (LPC) and implemented in consultation with a licensed professional engineer.

Therefore, the proposed project is consistent with this policy.

**Policy 25**

**Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.**

All construction would occur in currently developed areas and would not directly or indirectly impact scenic values associated with natural resources. Overall, the proposed project would be consistent with this policy.

**Policy 32**

**Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.**

The proposed project would be located within the Bronx. The project site is currently served by New York City potable water and sewer. Therefore, this policy does not apply to the proposed project.

**Policy 37**

**Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.**

As discussed under Policy 17, protective measures associated with the proposed project, including erosion and sediment control and stormwater best management practices (BMPs), as well as landscaping and planting within the Development Site, would prevent adverse impacts to natural resources and improve conditions within the Development Site. Overall, the proposed project would be consistent with this policy.

**Policy 38**

**The quality and quantity of surface water and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.**

Water quality of the adjacent Bronx River would not be adversely impacted by the proposed project, and may slightly benefit from the proposed improvements to stormwater management. Construction and operation of the project would not result in adverse impacts to groundwater quality; further, because groundwater is not used as a potable water supply in the area, there would be no potential impacts to drinking water supplies. Therefore, the proposed project would be consistent with this policy.

**Policy 41**

**Land use or development in the coastal area will not cause national or state air quality standards to be violated.**

Neither construction nor operation of the proposed project would violate state air quality standards; therefore, the proposed project would be consistent with this policy.

**Policy 43**

**Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.**

The proposed project would result in the development of a mixed use community that would not result in the generation of acid rain precursors. Therefore, the proposed project would be consistent with this policy.



From: "Trevor Johnson (DCP)" <[TJOHNSON@planning.nyc.gov](mailto:TJOHNSON@planning.nyc.gov)>  
To: "Nazaire, Callista (HPD)" <[nazairec@hpd.nyc.gov](mailto:nazairec@hpd.nyc.gov)>, "Werner, Aaron (HPD)" <[wenera@hpd.nyc.gov](mailto:wenera@hpd.nyc.gov)>  
Cc: "Annabelle Meunier (DCP)" <[AMEUNIER@planning.nyc.gov](mailto:AMEUNIER@planning.nyc.gov)>  
Date: Fri, 19 Feb 2016 22:25:18 +0000  
Subject: WRP Consistency Determination: CEQR # 16HPD001X

Dear Callista and Aaron,

We have completed the review of the project as described below for consistency with the policies and intent of the New York City Waterfront Revitalization Program (WRP).

**Lambert Houses Redevelopment:** Disposition of a small City-owned property, zoning map amendment, zoning text amendments, and zoning authorizations/special permits to establish a new Large-Scale Residential Development (LSRD).

Based on the information submitted, the Waterfront Open Space Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, finds that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and hereby concurs with the NYC Department of Housing Preservation and Development that this action is consistent with the WRP policies.

This determination is only applicable to the information received and the current proposal. Any additional information or project modifications would require an independent consistency review.

For your records, this project has been assigned WRP #15-120. If there are any questions regarding this review, please contact me or Mary Kimball/Jessica Fain.

Sincerely,

Trevor

**TREVOR JOHNSON**

CITY PLANNER • WATERFRONT AND OPEN SPACE

**NYC DEPT. OF CITY PLANNING**

120 BROADWAY, 31<sup>ST</sup> FLOOR • NEW YORK, NY 10271  
212-720-3445 | [tjohnson@planning.nyc.gov](mailto:tjohnson@planning.nyc.gov)



STATE OF NEW YORK  
**DEPARTMENT OF STATE**  
ONE COMMERCE PLAZA  
99 WASHINGTON AVENUE  
ALBANY, NY 12231-0001

ANDREW M. CUOMO  
GOVERNOR

CESAR A. PERALES  
SECRETARY OF STATE

February 29, 2016

Callista J. Nazaire  
100 Gold Street, Rm. 7-A3C  
New York, NY 10038

Re: **F-2016-0155 (FA)**  
**New York City Department of Housing  
Preservation and Development (HPD)**  
Federal funding for Phipps-Lambert Houses  
989 E. 179<sup>th</sup> Street; 999 E. 180<sup>th</sup> Street;  
2082 Boston Road; 2024 Boston Road;  
County of Bronx, New York

**General Concurrence - No Objection to Funding**

Dear Ms. Nazaire:

The Department of State received the information submitted regarding the above proposed financial assistance and has completed its review. Based on this review, the Department of State has no objection to federal funding in support of the proposed activities/ projects as identified in your email dated 2/23/16 and federal consistency assessment form dated 1/27/16.

***This concurrence pertains to the federal financial assistance activity or activities for this project only.*** As certain activities may require a federal permit or other form of federal agency authorization, the Department of State would conduct separate consistency review(s) of permit activities at the time such application(s) may be made to a federal agency.

Sincerely,

Jeffrey Zappieri,  
Manager of Consistency Review  
NYS Office of Planning & Development

JZ/TS

## **Appendix 7**

### **Historic Resources Correspondence**



## **ENVIRONMENTAL REVIEW**

**Project number:** NYC HOUSING AUTHORITY / ER.X  
**Project:** LAMBERT HOUSES  
**Date received:** 8/26/2014

**Comments:** as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

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**Properties with no Architectural or Archaeological significance:**

- 1) ADDRESS: 999 EAST 180 STREET, BBL: 2031380001
- 2) ADDRESS: BRONX PARK SOUTH, BBL: 2031380045
- 3) ADDRESS: 989 EAST 179 STREET, BBL: 2031320001
- 4) ADDRESS: 989 EAST 179 STREET, BBL: 2031320001
- 5) ADDRESS: 989 EAST 179 STREET, BBL: 2031320001
- 6) ADDRESS: 2082 BOSTON ROAD, BBL: 2031400007
- 7) ADDRESS: 2030 BOSTON ROAD, BBL: 2031390019
- 8) ADDRESS: 2024 BOSTON ROAD, BBL: 2031390001
- 9) ADDRESS: BOSTON ROAD, BBL: 2031390050



8/29/2014

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SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 29837\_FSO\_DNP\_08292014.doc



**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

# New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
Peebles Island, PO Box 189, Waterford, New York 12188-0189  
518-237-8643  
[www.nysparks.com](http://www.nysparks.com)

October 21, 2014

Ms. Eryn S. Brennan, AICP  
Architectural Historian/Urban Planner  
AKRF  
440 Park Avenue South, 7th Floor  
New York, NY 10016  
(via e-mail only)

Re: HPD  
Lambert Houses: Proposed demolition and Redevelopment  
West Farms area of Bronx, Boston Road, East 179th, 180th Streets, Bronx, NY  
14PR04038

Dear Ms. Brennan, AICP:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact upon historic and/or prehistoric cultural resources. We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

The Lambert Houses development is not eligible for listing on the National Register owing to alterations to the buildings. We understand that the project proposes to demolish the Lambert Houses and redevelop the site with one of two residential/retail scenarios.

The following historic resources adjacent to the project site are eligible for listing on the State and National Register of Historic Places.

- The New Tabernacle Baptist Church located at 992 East 181 Street
- The Old West Farms Solider Cemetery located at East 180th Street
- The Beck Memorial Presbyterian Church, located at 980 East 180th Street
- The Peabody Home for Aged and Indigent Women located at 2064 Boston Road
- The Former Bronx Consumers Ice Company located at 425 Devoe Street

The following historic resources adjacent to the project site are not eligible for listing on the State and National Register of Historic Places.

- Apartment building located at 990 Bronx Park South
- 1087 East Tremont Avenue

In order to better understand the impacts of the proposed project on adjacent historic resources, we request the following additional information to continue our review:

1. Site plan. The plan should include the footprint of adjacent historic buildings and site features.

2. Elevation drawings or renderings indicating the massing of the proposed buildings. Drawings should include adjacent building and proposed heights.
3. Per the CEQR Technical Manual Chapter 8, our office is requesting shadow assessment information with regards to the adjacent historic resources. Please provide the proposed height of the new building.
4. Adjacent historic resources - A construction protection plan is put in place for all historic buildings/structures within 90 feet of the proposed construction activities. This plan should be created in accordance with the requirements stipulated in the New York City Department of Buildings, "Technical Policy Procedure Notice #10/88" and the New York City Landmarks Preservation Commission guidelines described in "Protection Programs for Landmarked Buildings."

If you have any questions, I can be reached at (518) 237-8643, ext. 3260 or [eric.kuchar@parks.ny.gov](mailto:eric.kuchar@parks.ny.gov). Please refer to the SHPO Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Kuchar", with a horizontal line extending to the right.

Eric N. Kuchar  
Historic Preservation Technical Specialist

CC: NYCLPC

## **ENVIRONMENTAL REVIEW**

**Project number:** HOUSING PRESERVATION AND DEV. / 16HPD001X/ 106-X

**Project:** LAMBERT HOUSES

**Date received:** 8/25/2015

**Comments:** as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

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The LPC is in receipt of the draft EIS Historic Resource chapter of 8/7/15. The text is acceptable with the following changes to the APE comments:

Beck Memorial Presbyterian Church and the Peabody Home for Aged and Indigent Women both appear to be LPC eligible.

In order to complete the review, the shadow analysis for the Beck Memorial Church should be submitted for review and comment. The boarded up windows most likely indicate that the stained glass is under repair.



9/23/2015

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SIGNATURE

Gina Santucci, Director of Environmental Review

DATE

**File Name:** 29837\_FSO\_GS\_09232015.doc





## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

October 21, 2015

Mr. Patrick Blanchfield, AICP  
Executive Director  
New York City Dept. of Housing Preservation & Development  
100 Gold Street  
New York, NY 10038

Re: HPD  
Lambert Houses: Proposed Demolition and Redevelopment  
Boston Road, East 179th, 180th Streets, Bronx, NY  
14PR04038

Dear Mr. Blanchfield, AICP:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the *Draft Scope of Work for Preparation of an Environmental Impact Statement, Lambert Houses* dated September 18, 2015 in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, the OPRHP concurs with the methodology outlined in Task 6: Shadows and Task 7: Historic and Cultural Resources. Please continue your consultation with this office as the Lambert Houses Redevelopment project advances. If you have any questions, please contact Daria Merwin (518-268-2192, [daria.merwin@parks.ny.gov](mailto:daria.merwin@parks.ny.gov)) in our Survey Unit.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation

## **ENVIRONMENTAL REVIEW**

**Project number:** HOUSING PRESERVATION AND DEV. / 16HPD001X  
**Project:** LAMBERT HOUSES  
**Date received:** 2/24/2016

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The LPC is in receipt of the revised Historic and Shadows chapters of the pDEIS.  
Comments are as follows.

The Historic and Cultural Resources Chapter dated 2/23/16 appears acceptable with the following change. The Former Bronx Consumers Ice Company does not appear S/NR eligible.

The Shadows Chapter of 2/23/16 appears acceptable.



3/8/2016

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SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 29837\_FSO\_GS\_03072016.doc



## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

March 17, 2016

Mr. Aaron Werner  
NYC Department of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

Re: HPD  
Lambert Houses: Proposed Demolition and Redevelopment  
Bronx, NY  
14PR04038

Dear Mr. Werner:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the Draft EIS chapters on Historic & Cultural Resources, Shadows, and Urban Design, submitted to our office on February 17<sup>th</sup>, 2016. Based upon our review, we concur with your determination that the National Register-eligible Beck Memorial Chapel could potentially be affected by the project because of its sunlight-sensitive features, and we hope that any issues relating to this can be resolved as the project moves forward. We have no further comments on the Draft EIS at this time, and our office looks forward to continued consultation as the Lambert Houses project advances.

If you have any questions, I can be reached at (518) 268-2182.

Sincerely,

Olivia Brazee  
Historic Preservation Technical Specialist  
olivia.brazee@parks.ny.gov

via e-mail only

---

### Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • [www.nysparks.com](http://www.nysparks.com)



## **Appendix 9**

### **Natural Resources**



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Division of Fish, Wildlife & Marine Resources**  
**New York Natural Heritage Program**  
625 Broadway, 5<sup>th</sup> Floor, Albany, New York 12233-4757  
**Phone:** (518) 402-8935 • **Fax:** (518) 402-8925  
**Website:** [www.dec.ny.gov](http://www.dec.ny.gov)



Joe Martens  
Commissioner

July 31, 2015

Betsi Nemeth  
AKRF  
440 Park Avenue South, 7th Floor  
New York, NY 10016

Re: Redevelopment of Lambert Houses site in West Farms, Bronx  
Town/City: New York. County: Bronx.

Dear Betsi Nemeth:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities, at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at [www.dec.ny.gov/about/39381.html](http://www.dec.ny.gov/about/39381.html).

Sincerely,

Nicholas Conrad  
Information Resources Coordinator  
New York Natural Heritage Program





## **Appendix 21**

### **Mitigation**






## Department of Transportation

POLLY TROTTERBERG, Commissioner

To: Aaron Werner, Director of Environmental Planning  
NYC Department Housing Preservation & Development

From: Naim Rasheed, Senior Director  
Traffic Engineering & Planning 

Re: Lambert Houses, Bronx  
Final Environmental Impact Statement  
CEQR No: 16HPD001X

Date: September 1, 2016

The Department of Housing Preservation & Development (HPD), on behalf of Phipps Houses, is proposing the development of the Lambert Houses project which will consist of approximately 1,665 residential units, 61,100 gross square feet (gsf) of retail, a new 500-seat public elementary school and 110 parking spaces. In the future without the proposed action (No-Action), the existing 731 dwelling units (DU), approximately 39,500 gross square feet (gsf) of retail use, and 375 parking spaces would remain unchanged. The proposal would result in increments of 934 DUs, approximately 21,600 gsf of retail and a new school. The proposed action is located in the West Farms section of Bronx Community District 6 and is generally bounded by Bronx Park South to the north, Boston Road and West Farms Park to the east, East Tremont Avenue to the south, and Vyse Avenue to the west. The Build year is 2029.

We have reviewed the proposed action's Traffic and Pedestrian Levels of Service analysis and have concluded that traffic signal timing proposed at the following five intersections during the weekday AM and midday peak hours would mitigate the significant adverse impacts:

Intersection	Weekday AM Peak Hour	Weekday Midday Peak Hour
East 180th Street and Devoe Avenue	Shift 2 seconds of green time from the NB phase to the EB/WB phase.	
East 178th Street and Boston Road	Shift 2 seconds of green time from the NB/SB phase to the EB phase.	
East Tremont Avenue and Daly Avenue	Shift 1 second of green time from the EB/WB phase to the SB phase.	
East Tremont Avenue and Devoe Avenue/East 177th Street		Shift 2 seconds of green time from the WB phase to the NB/SB phase.
East 177th Street and Sheridan Expressway		Shift 1 second of green time from the EB/SB Right-Turn phase to the NB/SB phase.

Five intersections (below) could not be mitigated through normal traffic measures.

Intersection	Weekday AM Peak Hour	Weekday Midday Peak Hour	Weekday PM Peak hour
East 180th Street and Boston Road	Unmitigatable		Unmitigatable
East 178th Street and Boston Road			Unmitigatable
East Tremont Avenue and Boston Road/West Farms Road	Unmitigatable	Unmitigatable	Unmitigatable
East Tremont Avenue and Devoe Avenue/East 177th Street	Unmitigatable		Unmitigatable
East 177th Street and Sheridan Expressway	Unmitigatable		Unmitigatable

The following pedestrian elements would be mitigated by widening the painted crosswalks at East Tremont Avenue and Boston Road/West Farms Road:

Location	Proposed Mitigation Measure
North Crosswalk of East Tremont Ave and Boston Rd/West Farms Rd	Widen by 1 foot
East Crosswalk of East Tremont Ave and Boston Rd/West Farms Rd (North Segment)	Widen by 7.5 feet
East Crosswalk of East Tremont Ave and Boston Rd/West Farms Rd (South Segment)	Widen by 6.5 feet

A review of the on- and off-street parking within 1/2-mile radius of the proposed action indicates that all parking could be accommodated. Therefore, the proposed action would not create a parking shortfall in the Build year.

The proposed improvements appear reasonable and feasible. NYCDOT will investigate the need for implementing the proposed improvement measures or similar measures when the project is built and occupied. The Applicant/HPD should inform NYCDOT six months prior to the completion and occupancy upon full build-out condition. Should you have any questions or need additional information, please call me at (212) 839-7710 or Henry Colon at (212) 839-7749.

c: D/C R. Russo, B/C C. Moran, S. Barkho, E. Athanailos, E. Ferrari, T. Gurung  
S. Ahmed, H. Colon, S. Li, File  
e:\doc\ Henry C\Lambert Houses\Sign-off Letter



Elizabeth A. Rose  
Deputy Chancellor  
Division of Operations

52 Chambers Street  
New York, NY 10007

212 374 7868 Tel  
212 374 5588 Fax

September 9, 2016

The Honorable Vicki Been  
Commissioner  
NYC Department of Housing Preservation and Development  
100 Gold Street  
New York, New York 10038

**Re: Lambert Houses Redevelopment, Bronx**

Dear Commissioner Been:

We appreciate this opportunity to comment on the public schools impact analyses provided in the Draft Environmental Impact Statement (DEIS) that has been prepared for the Lambert Houses redevelopment project in the Borough of the Bronx.

The proposed redevelopment would be located within subdistrict 2 of Community School District No. 12, whose existing primary school facilities are currently overutilized, while the intermediate school facilities are not currently overutilized overall. During the 2014-2015 school year, as indicated in the DEIS, the subdistrict's primary and intermediate school facilities collectively operated at 109.99 percent and 92.10 percent of their target capacities, respectively. The DEIS projects that in 2029, which is when the Lambert Houses redevelopment is expected to be completed, school facilities at both the primary and intermediate levels would be overutilized, and that overutilization could be worsened by the additional students generated by Lambert Houses redevelopment.

Although the Department of Education's Five-Year Capital Plan for Fiscal Years 2015-2019 allocates funding for the creation of approximately 912 additional seats at the primary and intermediate levels within this subdistrict, the DEIS analysis is appropriately conservative and does not account for the addition of those seats since locations have not yet been secured. We want to assure you that the New York City School Construction Authority (SCA) is in the process of identifying and securing sites for those additional seats, and their delivery would diminish the overutilization projected in the DEIS. Furthermore, as part of the Lambert Houses redevelopment, Phipps Houses will provide the SCA with the option to acquire a portion of Parcel 10 for development of a new primary school facility with a capacity of approximately 500 seats. Should that school be needed and constructed, it would accommodate more than the number of primary school students expected to be generated by the Lambert Houses redevelopment, and would further ameliorate the projected primary school utilization levels identified in the DEIS.

The DEIS indicates that the Lambert Houses redevelopment may result in a significant public schools impact at the intermediate school level. We will closely monitor school enrollments in the area at both the primary and intermediate levels during the remaining years of the current Five-Year Capital Plan for Fiscal Years 2015-2019 and the two succeeding Five-Year Capital Plans for Fiscal Years 2020-2024 and Fiscal Years 2024-2029.



This monitoring will take into account our enrollment projections for the district which are updated annually as well as our annual assessment of new residential construction activity in this area of the school district. At such time as the need for additional capacity is identified, the Department will evaluate the appropriate timing and mix of measures to address increased school enrollment. The various measures utilized by the Department to address increased school enrollments include: relocating Department administrative functions to other sites, thereby freeing up space for classrooms; restructuring or reprogramming existing school space within the district and, development of additional public school capacity through new construction or expansion of existing school facilities. If additional school construction is warranted, and funding is available, it will be identified in the Five-Year Capital Plan that covers the period in which the capacity need would occur.

Thank you again for requesting the Department's feedback regarding the projected impacts of the Lambert Houses redevelopment.

Sincerely,

A handwritten signature in dark ink, appearing to read "Elizabeth A. Rose", with a stylized, cursive script.

Elizabeth A. Rose

## **Appendix 26**

### **Comments on the DEIS**







**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**

REGION 2  
290 BROADWAY  
NEW YORK, NY 10007-1866

JUL 26 2016

Aaron Werner, AICP  
City of New York  
Department of Housing Preservation & Development  
Office of Development – Building and Land Development Services  
100 Gold Street, Rm 7-A4  
New York, NY 10038

Dear Mr. Werner:

In accordance with our responsibilities under the National Environmental Policy Act (NEPA) and Section 309 of the Clean Air Act, the U.S. Environmental Protection Agency has reviewed the Draft Environmental Impact Statement (DEIS) for the Lambert Houses Redevelopment Project (CEQ# 20160138). The Department of Housing Preservation & Development of the City of New York prepared this document as the responsible entity consistent with the U.S. Department of Housing and Urban Development (HUD) delegation authorities.

The proposed project involves the demolition of the Lambert Houses buildings in the West Farms area of the Bronx, New York and redevelopment of the property with a combination of affordable housing, retail, and a possible school. The project would require approval by HUD for the reassignment of project-based rental assistance, and may also request HOME funds or other funding from HUD. The project intends to improve the quality of life for current Lambert Houses residents while increasing the number of affordable housing units on the Development Site. The site is currently underdeveloped, with less floor area than the current zoning districts allow and less density than the surrounding neighborhood. Current retail space is poorly designed with little to no street frontage and inadequate storage for merchants. The proposed project would increase the available housing by 934 units, would increase the available retail space to 61,000 square feet (sf), and would provide 86,608 sf of space for a possible new 500-seat elementary school. There would be a reduction of 110 parking spaces as a result of the project, as well as a decrease in open space from .10 acre to .04 acre on Parcel 10 as a result of the project.

Given that the project would require approval by HUD, and may also apply for HUD funding, a general conformity applicability analysis is required. The analysis would focus on the direct emissions (i.e., construction) and would not include indirect emissions associated with the project. Additionally, regarding the air quality analysis that was conducted in Chapter 13, page 13-6, please note that on April 6, 2016, EPA did reclassify the NYC ozone nonattainment area to moderate. Regardless, EPA strongly encourages the use of techniques to reduce construction emissions, especially given the residential nature and density of the area and project duration. Following are just a few measures to be considered:

population. HIA also provides recommendations on monitoring and managing those effects.”<sup>2</sup> Given the size and 13-year anticipated build out period of the proposed project, the health of the residents will be affected both directly and indirectly. While the long term outcome is expected to be beneficial, there may be adverse impacts during the construction phase, and even afterwards as the number of residences is increased, and open space decreases. These various factors should be considered and discussed with residents in advance in order to avoid, minimize or mitigate the impacts to the extent possible. EPA highly recommends that some level of HIA be incorporated into your NEPA process and documented in the final EIS. Please contact us if you would like additional information on the topic.

Demolition of the existing structures will occur over a span of 13 years and will comprise a significant portion of the project. The draft EIS did not provide significant details regarding final disposition of construction and demolition (C&D) material for the project. Recycling and/or reuse of C&D material can lessen the impacts of increasing disposal at solid waste facilities. The final EIS should evaluate recycling, reuse and disposal options for C&D waste associated with demolition. You may find more detailed information about recycling of C&D waste at: <https://www.epa.gov/smm/sustainable-management-construction-and-demolition-materials>. Additionally, our Green Recommendation guidelines referenced earlier includes resources to help increase the sustainability of the project.

Given the local impacts of recent storm events, including super storm Sandy, EPA recommends including a discussion of how climate change may alter flood risk over time. EPA also recommends that the FEIS discuss how future climate scenarios may impact the proposal. The Final EIS's alternatives analysis should, as appropriate, consider practicable changes to the proposal and building designs to make the project more resilient to anticipated climate change. Changing climate conditions can affect a proposed project, as well as the project's ability to meet the purpose and need presented in the EIS. In some cases, adaptation measures could avoid the potentially significant environmental impacts of failure to adequately address the threat of a changing climate on the proposal.

Thank you for the opportunity to comment on the DEIS for the Lambert Houses Redevelopment Project. EPA rates the DEIS as LO or "Lack of Objection" in accordance with EPA's national rating system. However, our comments on the DEIS contained in this letter are intended to help provide useful information that will ultimately inform local, state and federal decision-making

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<sup>2</sup> National Research Council. 2011. Improving Health in the United States: The Role of Health Impact Assessment. Washington, DC: The National Academies Press.

## EPA Region 2 Green Recommendations

To the maximum extent possible, project managers are encouraged to utilize local and recycled materials; recycle materials generated onsite; utilize technologies and fuels that minimize greenhouse gas emissions; make use of green chemistry/safer chemistry product innovations when available; use renewable energy when feasible (including, but not limited to solar, wind, geothermal, biogas, and biomass); incorporate appropriate energy-efficient technologies into the design, construction, and operation of all types of projects; and, measure environmental outcomes and cost savings and report on results.

To that end, the following information and internet hyperlinks are provided for your consideration and use:

### Energy

- **Multi-media green building and land design practices**

Utilize green building practices which have multi-media benefits, including energy efficiency, water conservation (see WaterSense below), and healthy indoor air quality. Apply building rating systems and no-cost online tools and guides, such as ENERGY STAR, Portfolio Manager, Target Finder, Indoor Air Quality Package, and WaterSense for building construction. The ENERGY STAR website (see below) includes, among other things, information on new single-family homes, multi-family homes, commercial and other buildings, and schools. The website also provides an ENERGY STAR “Training Center” free of charge.

U.S. Green Building Council (USGBC) LEED Programs and Guides: <http://www.usgbc.org/>

ENERGY STAR home page: <http://www.energystar.gov>

ENERGY STAR Target Finder (no-cost online tool to set energy performance targets):  
<http://www.energystar.gov/targetfinder>

For questions about ENERGY STAR contact: [Gutierrez.Juan@EPA.Gov](mailto:Gutierrez.Juan@EPA.Gov) /212-637-3495

- **Alternative and Renewable Energy**

The Department of Energy’s “Green Power Network” (GPN) provides information and markets that can be used to supply alternative generated electricity. The following link identifies several suppliers of renewable energy:

Additional information:

[http://apps3.eere.energy.gov/greenpower/buying/buying\\_power.shtml?state=NY&print](http://apps3.eere.energy.gov/greenpower/buying/buying_power.shtml?state=NY&print)

- **Clean Diesel**

For new equipment utilize contract specifications requiring advanced pollution controls and clean fuels: <http://www.northeastdiesel.org/pdf/NEDC-Construction-Contract-Spec.pdf> and <http://www.epa.gov/cleandiesel/technologies/index.htm>



commuter parking, storage, and changing facilities. Facilitate increased carpooling or alternative vehicles with preferable parking spaces and/or electric vehicle plug in spots.

Additional information: <http://www.epa.gov/smartgrowth>

- **Green Building in Federal Agency Projects**  
The *Federal Green Construction Guide for Specifiers* includes helpful information for procuring green building products and construction/renovation services within the Federal government:  
<http://www.wbdg.org/design/greenspec.php>
- **Consider Low Impact Development to help manage storm water**  
Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product.

Implement site planning, design, construction, and maintenance strategies to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the building site with regard to the temperature, rate, volume, and duration of flow.

Additional information:

<http://water.epa.gov/infrastructure/greeninfrastructure/>

- **Utilizing recycled materials in construction projects**  
Many industrial and construction byproducts are available for use in road, building or infrastructure construction. Use of these materials can save money and reduce environmental impacts. The Recycled Materials Resource Center has developed user guidelines for many recycled materials and compiled existing national specifications.

Additional information: <http://rmrc.wisc.edu>

<http://www.epa.gov/osw/consERVE/imr/index.htm>

<http://www.fhwa.dot.gov/pavement/recycling/rectools.cfm>

- **Encourage cost-efficient, environmentally friendly landscaping**  
EPA's GreenScapes program provides cost-efficient and environmentally friendly solutions for landscaping. For additional information, please see:  
<https://archive.epa.gov/wastes/consERVE/tools/greenscapes/web/html/index.html>

## Green Procurement

- **Use Environmentally Preferable Purchasing**  
Promote markets for environmentally preferable products by referencing EPA's multi-attribute Environmentally Preferable Purchasing guidance. Products and services include: Building and Construction, Carpets, Cleaning, Electronics, Fleets, Food Services, Landscaping, Meetings and Conferences, Office Supplies, and Paper <http://www.epa.gov/epp>. Use an environmentally preferable purchasing planning and implementation strategy to leverage programs, such as





# United States Department of the Interior

OFFICE OF THE SECRETARY  
Office of Environmental Policy and Compliance  
15 State Street – Suite 400  
Boston, Massachusetts 02109-3572

August 4, 2016

9043.1  
ER 16/356

Aaron Werner  
Environmental Planning  
Housing Preservation & Development  
City of New York  
100 Gold Street  
New York, NY 10038

**RE: COMMENTS**  
**Draft Environmental Impact Statement (DEIS)**  
**Lambert Houses Redevelopment**  
**Bronx, New York**

Dear Mr. Werner:

The U.S. Department of the Interior (Department) has reviewed the Draft Environmental Impact Statement (DEIS) for the Lambert Houses Redevelopment. The project consists of redevelopment of Lambert Houses, an existing residential and commercial development in the East Tremont neighborhood of the Bronx. The Department has no comment on the DEIS.

Thank you for the opportunity to review and comment on this project. Please contact me at (617) 223-8565 if I can be of assistance.

Sincerely,

Andrew L. Raddant  
Regional Environmental Officer





Allison Ruddock <aruddock@akrf.com>

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## RE: 16HPD001X Lambert Houses Redevelopment - Notice of DEIS public hearing

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Werner, Aaron (HPD) <wenera@hpd.nyc.gov>

Sun, Aug 21, 2016 at 8:49 PM

To: Allison Ruddock <ARuddock@akrf.com>, "Nazaire, Callista (HPD)" <nazairec@hpd.nyc.gov>, Cara McAteer <CMcAteer@phippsony.org>

---

**From:** Schreibman, Lisa [[Lisa.Schreibman@nyct.com](mailto:Lisa.Schreibman@nyct.com)]

**Sent:** Friday, August 19, 2016 9:26 AM

**To:** Werner, Aaron (HPD)

**Subject:** FW: 16HPD001X Lambert Houses Redevelopment - Notice of DEIS public hearing

Hello Aaron,

NYCT has no comments on the DEIS.

- Lisa

**From:** Werner, Aaron (HPD) [<mailto:wenera@hpd.nyc.gov>]

**Sent:** Wednesday, July 27, 2016 10:37 AM

**Subject:** RE: 16HPD001X Lambert Houses Redevelopment - Notice of DEIS public hearing

Good morning,

On April 22, 2016, the City of New York - Department of Housing Preservation & Development (HPD), acting as lead agency in accordance with City Environmental Quality Review (CEQR), Executive Order No. 91, and the New York State Environmental Quality Review Act (SEQRA), 6 NYCRR 617; and serving as the Responsible Entity (RE) in accordance with 24 CFR 58.2(a)(7), issued a Notice of Completion for a Draft Environmental Impact Statement (DEIS) on the Lambert Houses Redevelopment proposal (CEQR No. 16HPD001X). The purpose of this message is to notify those who received the DEIS Notice of Completion that a public hearing on the DEIS has been scheduled for Wednesday, August 10, 2016 at 10:00 AM at Spector Hall, 22 Reade Street, New York, New York 10007 (notice attached). The public hearing on the DEIS will be held in conjunction with the City Planning Commission's public hearing pursuant to Uniform Land Use Review Procedure (ULURP). Written comments on the DEIS will be accepted by HPD until August 22, 2016. Since the proposal is also subject to Section 106 of the National Historic Preservation Act of 1966, the requests of individuals and/or organizations to participate as Section 106 Consulting Parties may also be made at the public hearing or can be submitted in writing to the Lead Agency contact identified herein no later than August 22, 2016.

Thank you,

Aaron

**Aaron Werner, AICP**

*Director of Environmental Planning*

City of New York - Department of Housing Preservation & Development

Office of Development – Building and Land Development Services

100 Gold Street, Rm 7-A4

New York, NY 10038

phone: [\(212\) 863-5953](tel:(212)863-5953)

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