City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 1614 Williamsbridge Road Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
16DCP153X	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
160332 ZMX	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			Klein Calderoni and Santucci LLP		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			Hiram Rothkrug, EPDSCO, Inc.		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 55 Water Mill Road		
CITY New York	STATE NY	ZIP 10271	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@epdsco.com	

5. *Project Description*

This application is made on behalf of Klein Calderoni and Santucci LLP, owner of the proposed development site ("the Applicant") at 1614 Williamsbridge Road (Block 4111, Lot 47, the "Project Site") in the Morris Park section of Bronx Community District 11. The application proposes a Zoning Map Amendment ("the Proposed Action") to legalize a pre-existing nonconforming commercial use on the Project Site as well as legalize pre-existing legally nonconforming commercial uses. The proposed zoning map amendment would create new C2-2 commercial overlays within existing R4 and R4A zoning districts. In addition to rezoning the Applicant's property, the Proposed Action would rezone 12 additional properties on four blocks (Block 4111, Lots 38, 41, 42, 43, 44, and 45; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17).

Project Location

BOROUGH Bronx	COMMUNITY DISTRICT(S) 11	STREET ADDRESS 1614 Williamsbridge Road
TAX BLOCK(S) AND LOT(S) BBlock 4111, Lots 38, 41, 42, 43, 44, 45 and 47; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17		ZIP CODE 10461
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Williamsbridge Road near Pierce Avenue		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4A		ZONING SECTIONAL MAP NUMBER 4b

6. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 50,980
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.):
Other, describe (sq. ft.):

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 3,054
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 3,054
HEIGHT OF EACH BUILDING (ft.): n/a
NUMBER OF STORIES OF EACH BUILDING:

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 6,597
The total square feet not owned or controlled by the applicant: 44,383

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)		3,054		
Type (*e.g.,* retail, office, school)	units	Office		

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS: 4
Provide a brief explanation of how these numbers were determined: 1 per 900 square feet

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO	IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:	
10. *Predominant Land Use in the Vicinity of the Project* (check all that apply) ☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:	

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attached.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form. .		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		

	YES	NO
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 52		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 660,580		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a		

	YES	NO
preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Justin Jarboe, EPDSCO, Inc.	5/20/16

SIGNATURE

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Deputy Director, Envionmental Assessment & Review Division	New York City Department of City Planning
NAME	**DATE**
Olga Abinader	May 20, 2016

SIGNATURE

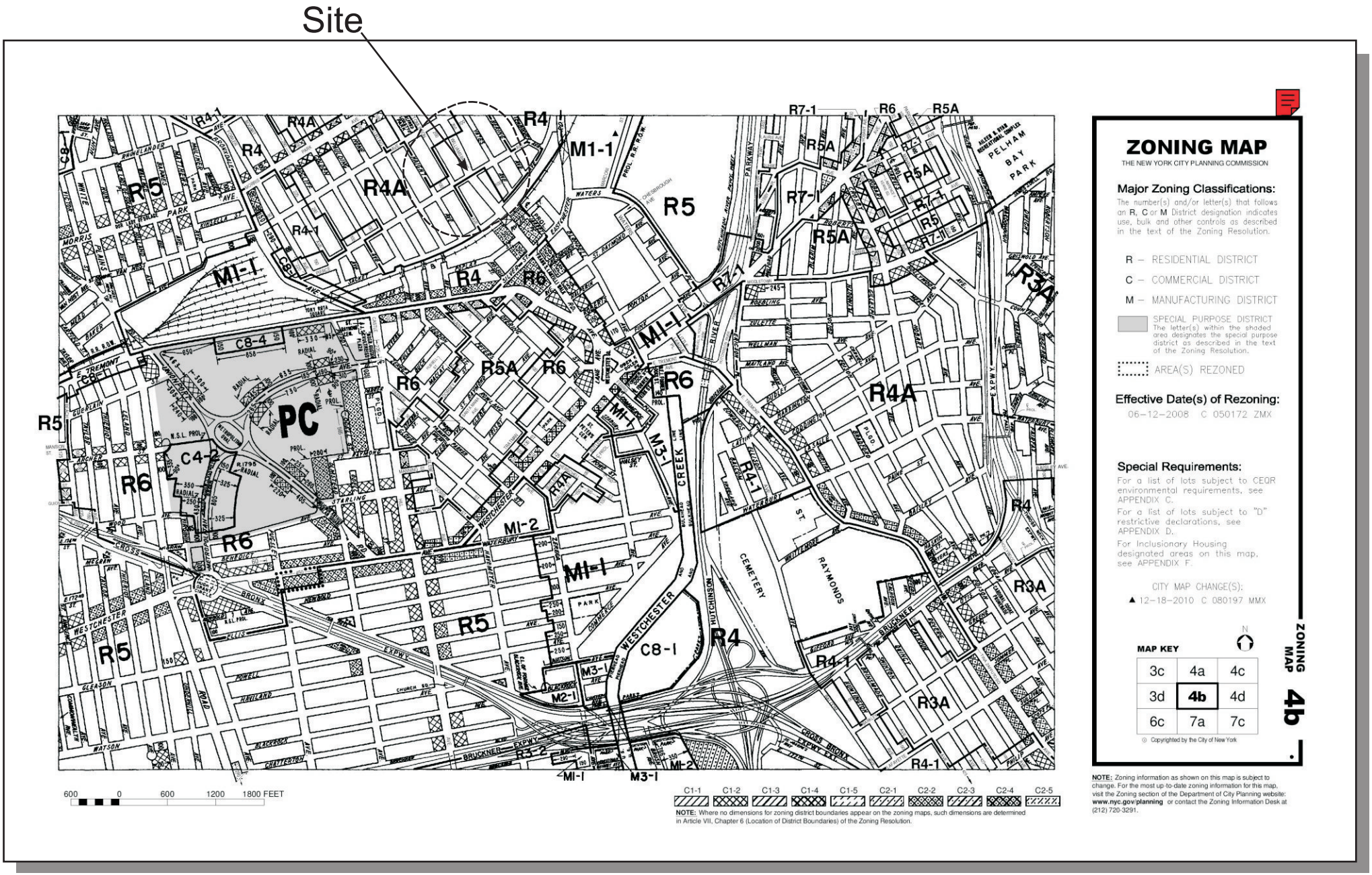


Figure 1 - Site Location




Development Site / Projected Site 1
Rezoning Boundary
Potential Development Site 2
Potential Development Site 1
Projected Site 3
Projected Site 2
110'
225'
100'
50'
150'
75'
50'
50'
R4
R4A
WILLIAMSBRIDGE RD
PIERCE AV
TOMLINSON AV
YATES AV
Zoning District Line
Development Site
Area Proposed to be Rezoned
Proposed C2-2 Commercial Overlay
R4A Existing Zoning District


400 Feet
Rezoning Boundary
Development Site / Projected Site 1
Potential Development Site 2
Potential Development Site 1
Projected Site 3
Projected Site 2
Loreto Playground
One & Two Family Residence
Multi-Family Residence (Walkup)
Multi-Family Residence (Elevator)
Mixed Residential & Commercial
Commercial Use
Industrial / Manufacturing
Transportation / Utility
Public Facilities and Institutions
Open Space & Recreation
Parking
Vacant Land
Legend
Applicant-owned Development Site
Non-applicant-owned Projected and Potential Development Sites
Proposed Rezoning Area
North
0
200
400
600 Feet


Site
ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION
Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.
R – RESIDENTIAL DISTRICT
C – COMMERCIAL DISTRICT
M – MANUFACTURING DISTRICT
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
AREA(S) REZONED
Effective Date(s) of Rezoning:
06–12–2008 C 050172 ZMX
Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.
CITY MAP CHANGE(S):
▲ 12–18–2010 C 080197 MMX
MAP KEY
3c 4a 4c
3d 4b 4d
6c 7a 7c
ZONING MAP 4b
600 0 600 1200 1800 FEET
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.


Loreto Playground
VAN NEST AV
400 Feet
Rezoning Boundary
Development Site / Projected Site 1
Potential Development Site 2
Potential Development Site 1
Projected Site 3
Projected Site 2
PIERCE AV
SACKETT AV
WILLIAMSBRIDGE RD
HONE AV
PAULDING AV
TOMLINSON AV
HAIGHT AV
LURTING AV
POPLAR ST
Legend
Applicant-owned Development Site
Non-applicant-owned Projected and Potential Development Sites
Proposed Rezoning Area
North
0
200
400
600 Feet



1. View of the side of Pierce Avenue facing west.



2. View of Pierce Avenue facing southwest.



3. View of the side of Pierce Avenue facing east.

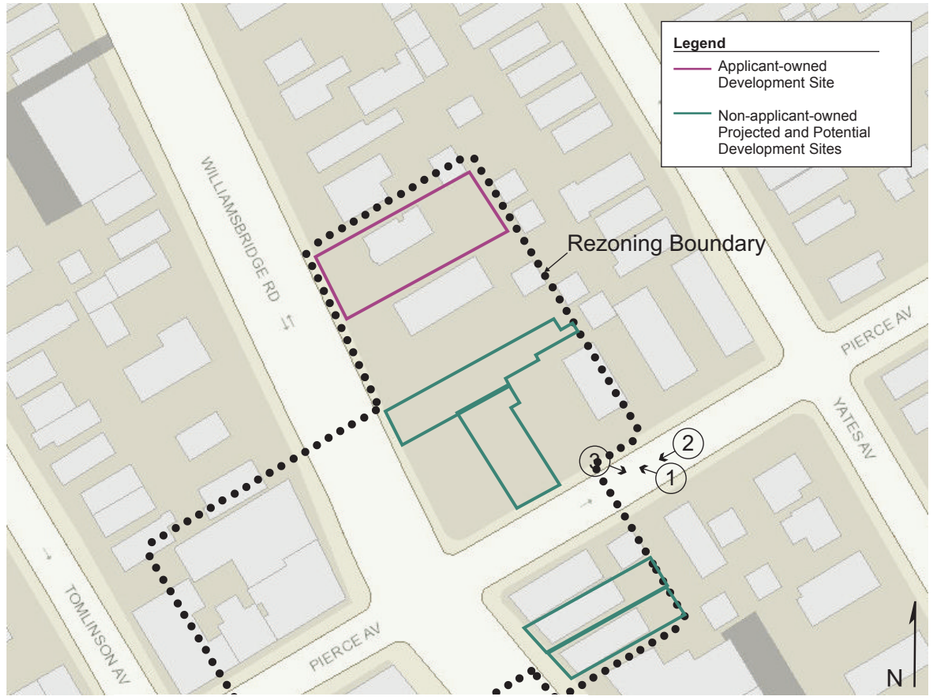


Figure 6 - Site Photographs



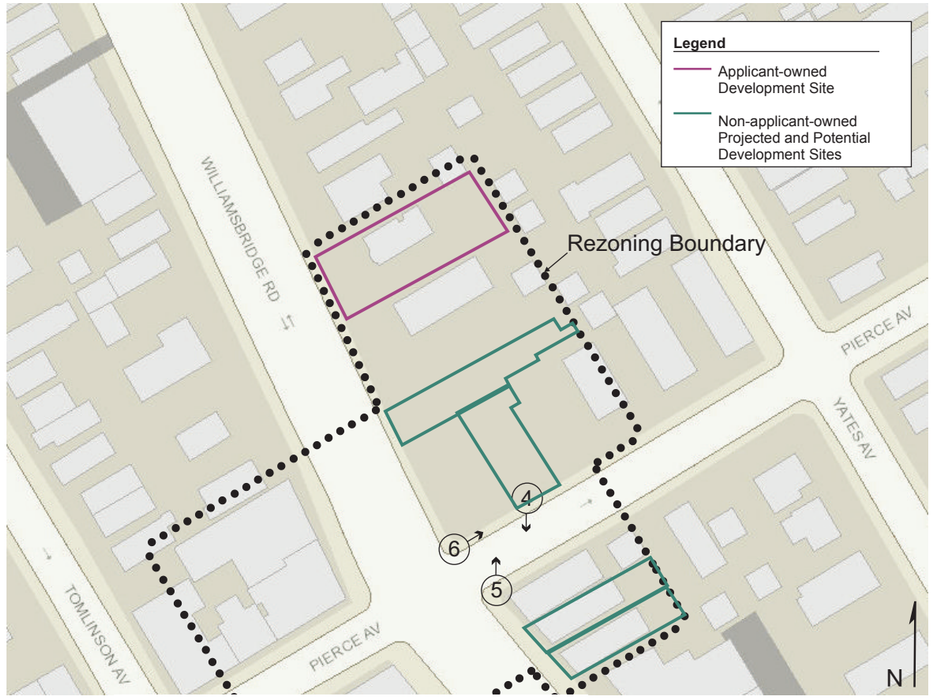
4. View of the side of Pierce Avenue facing south.



5. View of the side of Pierce Avenue facing north.



6. View of the sidewalk along the north side of Pierce Avenue facing northeast.





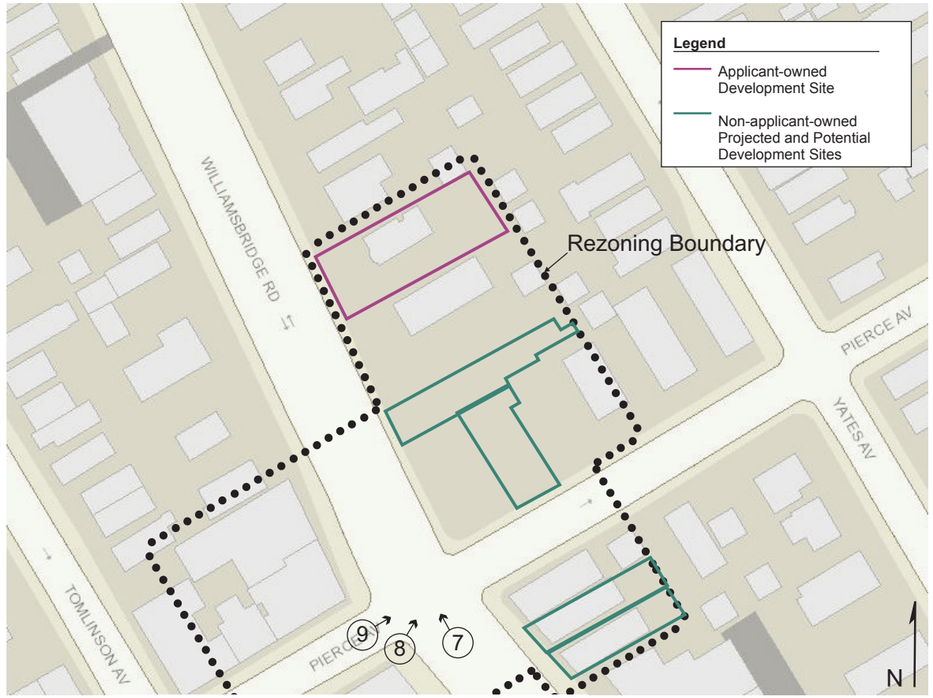
7. View of Williamsbridge Road facing northwest from Pierce Avenue.



8. View of the intersection of Williamsbridge Road and Pierce Avenue facing northeast.



9. View of Pierce Avenue facing northeast from Williamsbridge Road.





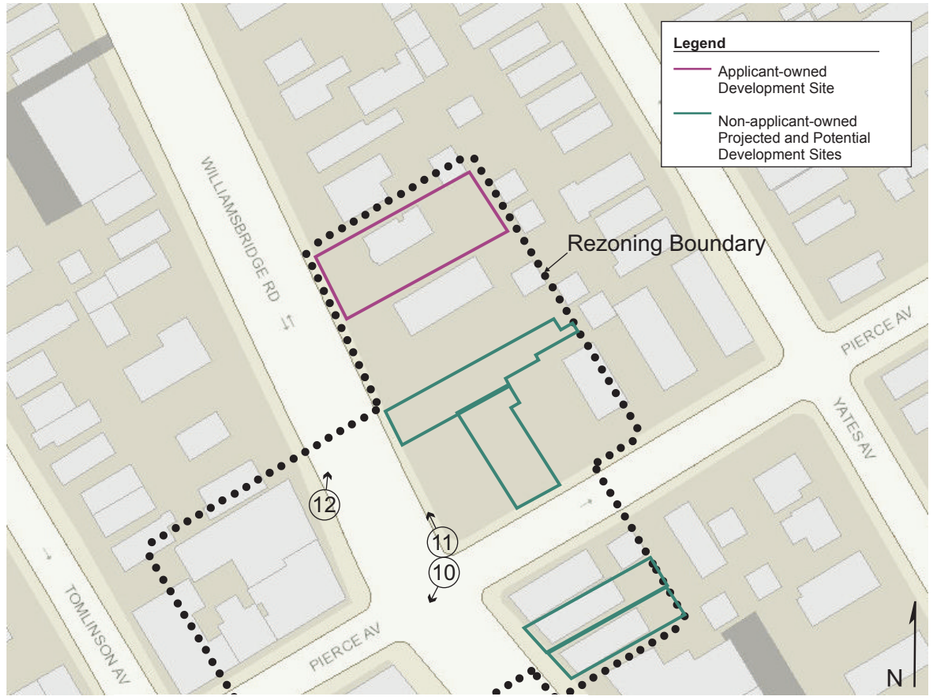
10. View of the intersection of Williamsbridge Road and Pierce Avenue facing southwest.



12. View of the Site facing north from Williamsbridge Road.



11. View of the sidewalk along the east side of Williamsbridge Road facing northwest.





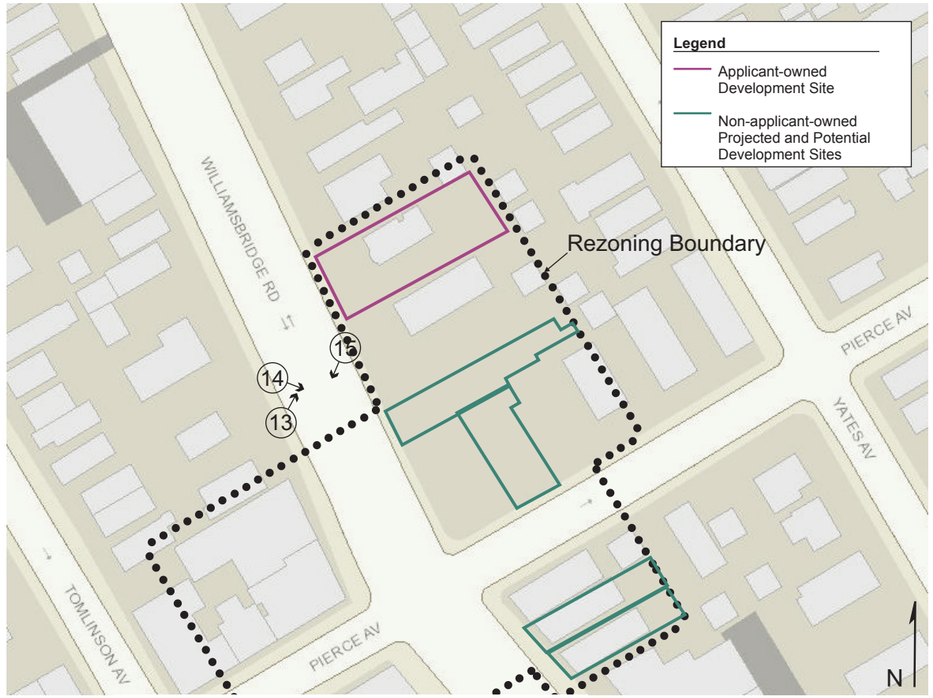
13. View of the Site facing northeast from Williamsbridge Road.



14. View of the side of Williamsbridge Road facing southeast.



15. View of the side of Williamsbridge Road facing southwest from the Site.





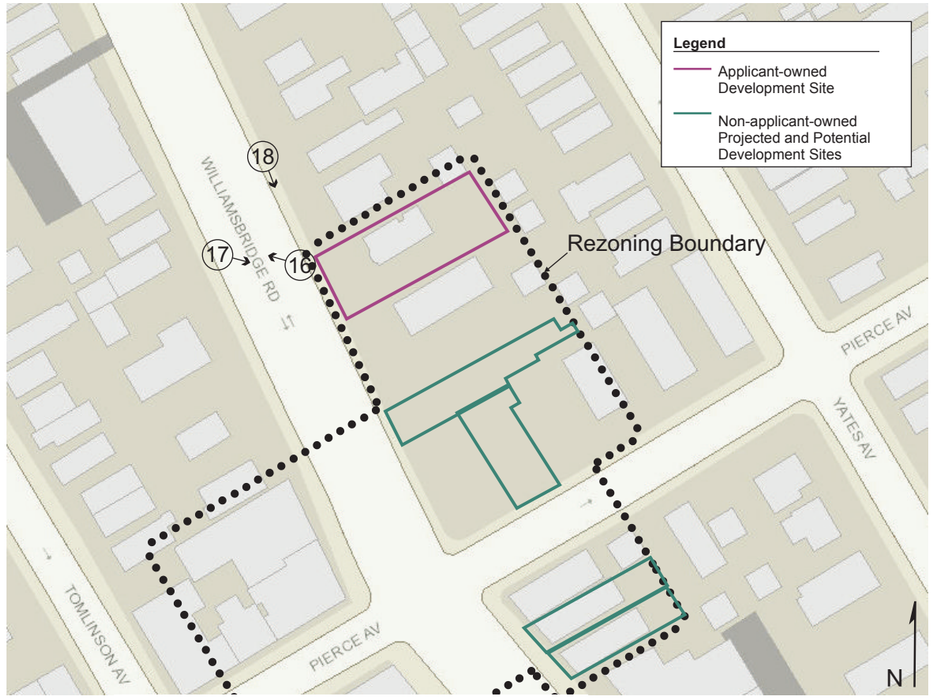
16. View of the side of Williamsbridge Road facing northwest from the Site.



17. View of the Site facing southeast from Williamsbridge Road.

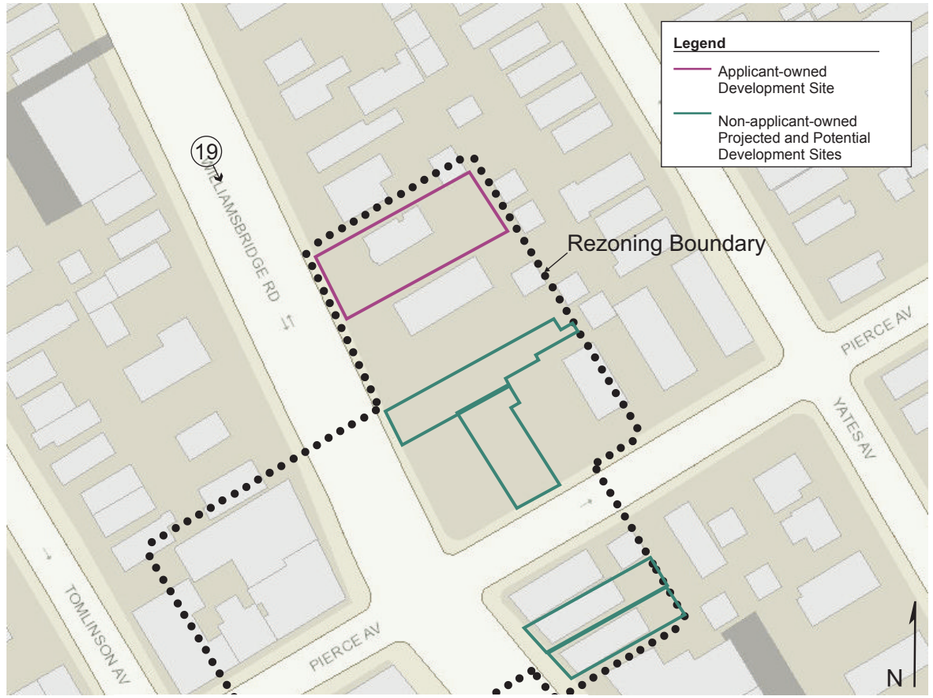


18. View of the sidewalk along the east side of Williamsbridge Road facing south.





19. View of Williamsbridge Road facing southeast.



PROJECT DESCRIPTION

Proposed Actions

Klein Calderoni and Santucci LLP, owner of the proposed development site ("the Applicant") at 1614 Williamsbridge Road (Block 4111, Lot 47, the "Development Site"), seeking a Zoning Map Amendment ("the Proposed Action") in the Morris Park section of Bronx Community District 11. The Proposed Action aims to legalize a pre-existing nonconforming commercial use on the Development Site. The proposed zoning map amendment would create new C2-2 commercial overlays within existing R4 and R4A districts which permit a residential floor area of 0.9 FAR and community facility FAR of 1.0.

In addition to rezoning the Applicant's property, the Proposed Action would rezone 12 additional properties on four blocks (Block 4111, Lots 38, 41, 42, 43, 44, and 45; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17), which are not under control of the Applicant (the "Project Area"). A majority of this area includes conforming residential properties and nonconforming properties, in addition to the Applicant's property ("the Development Site"). Four of these properties are legally nonconforming, with Certificates of Occupancy issued prior to 1961, indicating a continuous commercial use since that time period (Block 4111, Lot 45; Block 4107, Lots 31 & 34; and Block 4087, Lot 23), while three (including the Development Site) do not have Certificates of Occupancy, indicating nonconformance (Block 4111, Lot 47; and Block 4088, Lots 15 & 16). Therefore, the Proposed Action would reduce nonconformance within the affected area.

The proposed rezoning would affect all four corners of the intersection of Williamsbridge Road and Pierce Avenue. Combined, this proposal would affect approximately 53,128 square feet of lot area. The Proposed Action is not anticipated to facilitate development but would legalize the existing commercial use on the Development Site, in addition to other nonconforming properties (Block 4111, Lot 45; Block 4107, Lot 31 and 34; Block 4087, Lot 23; 4088, Lot 15, 16 and 17). (**See Figure 1 - Site Location, Figure 2 – Tax Map, Figure 3 – Land Use Map, Figure 4 – Zoning Map; Figure 5 – Aerial Photograph; and Figure 6 – Site Photographs**).

Existing Conditions

The Project Area is located in the Morris Park section of Bronx Community District 11. The Project Area contains a lot area of 50,980 feet spread across four blocks. The proposed zoning map amendment would rezone 12 properties (Block 4111, Lots 38, 41, 42, 43, 44, 45 and 47; Block 4107, Lots 31 and 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16 and 17). The Applicant is under control of Block 4111, Lot 47, while the rest of the Rezoning Area is not under the Applicant's control. The entire Rezoning Area is within R4 and R4A zoning districts.

Block 4111, Lot 38 (1151 Pierce Avenue) contains a 2,500 square foot rectangular-shaped lot with 25 feet of frontage along Pierce Avenue and a depth of approximately 100 feet. The lot is currently vacant and 0.9 FAR is permitted as-of-right. Block 4111, Lot 38 is zoned R4A.

Block 4111, Lot 41 (1149 Pierce Avenue) contains a 2,961 square foot irregular-shaped lot with 35 feet of frontage along Pierce Avenue and a depth of approximately 89 feet. The lot is currently vacant and 0.9 FAR is permitted as-of-right. The lot is planned for development

pursuant to a BSA application (314-14-BZ) for the development of accessory parking for a UG-4 healthcare facility on Lot 43 (see below). A restrictive declaration is in place on the property for the development of the above-referenced parking lot, as well as the medical facility on Lot 43. The lot is zoned R4A.

Block 4111, Lot 42 (1147 Pierce Avenue) contains a 2,966 square foot lot with 35 feet of frontage along Pierce Avenue and a depth of approximately 82 feet. The lot is currently improved with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 44, where 0.9 FAR is permitted as-of-right. The lot is zoned R4A.

Block 4111, Lot 43 (1604 Williamsbridge Road) contains a 3,978 square foot corner lot with approximately 82 feet of frontage along Williamsbridge Road and approximately 52 feet of frontage along Pierce Avenue. The lot is currently vacant but is planned for development (prior to the proposed build year of 2018) with a 4,128 square foot UG-4 healthcare facility (1.0 FAR) pursuant to a BSA application (314-14-BZ). The lot is zoned R4A.

Block 4111, Lot 44 (1606 Williamsbridge Road) contains a 3,501 square foot irregular-shaped lot with approximately 28 feet of frontage along Williamsbridge Road and a depth of approximately 137 feet. The lot is currently improved with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 42 (see above), where 0.9 FAR is permitted as-of-right. The lot is zoned R4A.

Block 4111, Lot 45 (1610 Williamsbridge Road contains a 8,718 square foot lot with approximately 65 feet of frontage along Williamsbridge Road and a depth of approximately 137 feet. The Site is currently improved with a 5,566 square foot mixed-use three-story commercial office/residential building developed to an FAR of 0.64 where 0.9 is permitted as-of-right. The building was constructed approximately in 1930 and contains one residential unit. The lot contains two accessory parking spaces in the rear of the property and a detached garage. This property is nonconforming in use as its construction predates the 1961 Zoning Resolution and a Certificate of Occupancy indicates a continuous commercial use since that time period. The lot is zoned R4A.

Block 4111, Lot 47 (1614 Williamsbridge Road) is under the control of the applicant and contains a 6,597 square foot lot with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 131 feet. The lot is currently improved with a 3,054 square foot two-story commercial office building developed to an FAR of 0.46 where 0.9 FAR is permitted as-of-right. The building was constructed approximately in 1901. The Site contains two accessory parking spaces in the rear of the property. This property is nonconforming in use.

Block 4107, Lot 31 (1607 Williamsbridge Road) contains a 5,000 square foot lot with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 100 feet. The lot is currently improved with a 5,960 square foot two-story commercial building developed to an FAR of 1.2 where 0.9 is permitted as-of-right. The

building was constructed in 1950, which predates the 1961 Zoning Resolution, making the building legally noncompliant in bulk. A Certificate of Occupancy for the property indicates continuous commercial use since the time of construction, making the use legally nonconforming. The lot is zoned R4A.

Block 4107, Lot 34 (1603 Williamsbridge Road) contains a 5,000 square foot lot with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 100 feet. The lot is currently improved with a two-story mixed-use building with 9,000 square foot building developed to an FAR of 1.9 where 0.9 is permitted as-of-right. The building was constructed in 1925 and predates the 1961 Zoning Resolution, making the building legally noncompliant in bulk. A Certificate of Occupancy for the property indicates continuous commercial use since the time of construction, making the use legally nonconforming. The lot is zoned R4A.

Block 4087, Lot 23 (1595 Williamsbridge Road) contains a 5,000 square foot lot with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 100 feet and frontage along Pierce Avenue. The lot is currently improved with a two-story mixed-use building with 6,650 square foot building developed to an FAR of 1.2 where 0.9 is permitted as-of-right. The building was constructed in 1925, which predates the 1961 Zoning Resolution, making the building legally noncompliant in bulk. A Certificate of Occupancy for the property indicates continuous commercial use since the time of construction, making the use legally nonconforming, Block 4087, Lot 23 is zoned R4.

Block 4088, Lot 15 (1586 Williamsbridge Road) contains a 2,282 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of approximately 93 feet. The lot is currently improved with a two-story mixed-use building with 3,676 square foot building developed to an FAR of 1.61 where 0.9 is permitted as-of-right. The building was constructed in 1925, which predates the 1961 Zoning Resolution, making the building legally noncompliant in bulk. However, no Certificate of Occupancy exists for the property indicating a continuous commercial use since 1961, so the commercial use on the property is considered nonconforming. Block 4088, Lot 15 is zoned R4.

Block 4088, Lot 16 (1588 Williamsbridge Road) contains a 2,387 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of approximately 97 feet. The lot is currently improved with a two-story mixed-use building with 2,520 square foot building developed to an FAR of 1.06 where 0.9 is permitted as-of-right. The building was constructed in 1925, which predates the 1961 Zoning Resolution, making the building legally noncompliant in bulk. However, no Certificate of Occupancy exists for the property indicating a continuous commercial use since 1961, so the commercial use on the property is considered nonconforming Block 4088, Lot 16 is zoned R4.

Block 4088, Lot 17 (1590 Williamsbridge Road) contains a 2,500 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of

approximately 100 feet. The lot is currently improved with a two-story residential building with 2,912 square foot building developed to an FAR of 1.17 where 0.9 is permitted as-of-right. The building was constructed in 1935, which predates the 1961 Zoning Resolution, making the building legally noncompliant in bulk. Block 4088, Lot 17 is zoned R4.

The proposed rezoning area is currently zoned R4 and R4A, and within the surrounding area there are C1-2, C1-4 and C2-2 zoning districts. R4 zoning districts permit attached and semi-detached two or three-story residential buildings with a maximum FAR of 0.75. The maximum building height is 35 feet and a 20% FAR bonus can be achieved by providing an attic. The maximum lot coverage is 45% in R4 districts and one off-street parking space must be provided for each dwelling unit.

The R4A district permits one- and two-family detached houses with a maximum allowable FAR of 0.9. A perimeter wall may rise to 21 feet, and the maximum building height in the R4A district is 35 feet. One parking space is required per residential unit. The minimum lot size and lot width requirements are 2,850 square feet and 30 feet respectively.

Background

The Development Site was rezoned in 2005 as part of the Morris Park Rezoning from R4 to R4A. However, the Development Site has contained a nonconforming commercial use (a Use Group 6 legal office) since approximately 2005. Subsequently, the Development Site has become inactive as the consequence of violations[1] from the Department of Buildings (DOB). The blocks to the south of Pierce Avenue within the Project Area were not rezoned and are still zoned R4, despite the mixed-use and commercial nature Williamsbridge Road.

Proposed Development

The Proposed Action would resolve the nonconforming status of the Development Site (Block 4111, Lot 47), which contains a commercial use (Use Group 6) not permitted within the underlying R4A zoning district. No development is anticipated on the Development Site as a result of the proposed rezoning. The building would continue to contain a 3,054 square feet of commercial floor area (0.46 FAR) and would continue to contain two accessory parking spaces in the rear of the property.

The proposed C2-2 district permits a commercial FAR of 1.0 within R4 zoning districts and permits a wide range of commercial retail (Use Groups 1 through 9 and 14). While the proposed rezoning would allow a maximum commercial FAR of 1.0, the applicant would not utilize the maximum allowed floor area due to the pre-existing active commercial office use on the Development Site, as well as zoning constraints, which discourage full demolition and redevelopment as a commercial office.

[1] ECB 34499408K

Purpose and Need

Currently, the Development Site is zoned R4A, which permits residential and community facility uses (Use Groups 1-4). Residential uses are permitted up to 0.9 FAR and community facility uses are permitted up to 2.0 FAR. The Proposed R4A/C2-2 zoning district would expand the range of allowed uses to include commercial uses (Use Groups 5-9) at a maximum FAR of 1.0, thereby legalizing the applicant's property and reducing the degree of nonconformance on eight additional properties (Block 4111, Lots 45, 47; Block 4107, Lots 31, 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16, 17) within the Project Area. The proposed C2-2 zoning district would complement existing C2-2 commercial overlays within the surrounding area. Accessory parking would be required for new development within the Project Area but would not be required for pre-existing commercial development.

Required Approvals

The proposed development requires a zoning map amendment to rezone the Development Site. The rezoning would serve to permit the proposed commercial use on the Development Site and would reduce the degree of nonconformance within the Project Area. The granting of the zoning map amendment is a discretionary action that is subject to both the Uniform Land Use Review Procedure (ULURP) as well as the City Environmental Quality Review (CEQR). ULURP is a process that allows public review of the proposed action at four levels: the Community Board; the Borough President; the City Planning Commission; and, if applicable, the City Council. CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment.

REASONABLE WORST CASE DEVELOPMENT SCENARIO

For conservative analysis, a total of 5,732 gsf of non-permitted commercial use is projected to be brought into conformance with zoning on three projected development sites (Block 4111, Lot 47, "Projected Development Site 1"; Block 4088, Lot 15, "Projected Development Site 2"; and Block 4088, Lot 16, "Projected Development Site 3"). Projected Development Site 1 (the Project Site), is currently occupied with a 3,045 gsf commercial building, while Projected Development Sites 2 and 3 are occupied with mixed residential and commercial use buildings with 1,838 gsf and 840 gsf of commercial retail use, respectively. Two other sites containing a total of 4,390 gsf of existing residential use (with 4 dwelling units) would potentially be converted to commercial use (Block 4111, Lot 42, "Potential Development Site 1"; and Block 4111, Lot 44, "Potential Development Site 2").

Other sites within the Rezoning Area are considered less likely to be affected by the proposed commercial overlay as they are either occupied with 1) non-complying one- and two-family detached and semi-detached houses that predate the Zoning Resolution (Block 4111, Lot 38; and Block 4088, Lot 17); existing permitted commercial uses that have maximized the commercial floor area that would be permitted in the proposed C2-2 commercial overlay (Block 4111, Lot 45; Block 4107, Lots 31 and 34; and Block 4087, Lot 23); or a recently approved development (Block 4111, Lots 41 and 43).

Future No-Action Scenario

Absent the proposed zoning map amendment, a legal change of use to commercial office space would not be possible on the Development Site or within the Project Area. Subsequently, the No-Action scenario for the Analysis Year of 2018 would consist of the existing conditions except for Block 4088, Lots 15 & 16 and Block 4111, Lots 41 & 43, as explained further below.

Projected Development Site 1 (The "Development Site"): Block 4111, Lot 47 (1614 Williamsbridge Road) contains a 6,597 square foot lot. The lot is currently improved with a 3,054 square foot two-story commercial office building developed to an FAR of 0.46 where 0.9 FAR is permitted as-of-right. The building was constructed approximately in 1901. The Site contains two accessory parking spaces in the rear of the property. This property is nonconforming in use but for the purpose of the environmental analysis will assume an existing conforming two-family residential property with 0.46 FAR, two dwelling units in 3,054 square feet of residential floor area and two accessory parking spaces.

Projected Development Site 2: Block 4088, Lot 15 (1586 Williamsbridge Road) contains a 2,282 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of approximately 93 feet. The lot is currently improved with a two-story mixed-use (residential-commercial) building with 3,676 square feet developed to an FAR of 1.61. This property is nonconforming in use and for the purpose of the No-Action Scenario will assume an existing conforming residential property with 1.61 FAR, four dwelling units in 3,676 square feet of residential floor area.

Projected Development Site 3: Block 4088, Lot 16 (1588 Williamsbridge Road) contains a 2,387 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of approximately 97 feet. The lot is currently improved with a two-story mixed-use building with 2,520 square foot building developed to an FAR of 1.06 where 0.9 is permitted as-of-right. This property is nonconforming in use but for the purpose of the No-Action Scenario will assume an existing conforming two-family residential property with 1.06 FAR, three dwelling units in 2,520 square feet of residential floor area.

Block 4111, Lot 41 (1149 Pierce Avenue) contains a 2,961 square foot irregular-shaped lot with 35 feet of frontage along Pierce Avenue and a depth of approximately 89 feet. The lot is currently vacant and 0.9 FAR is permitted as-of-right. The lot is planned for development pursuant to a BSA application (314-14-BZ) for the development of accessory parking for a UG-4 healthcare facility on Lot 43. This scenario will be assumed under the No-Action Scenario.

Block 4111, Lot 43 (1604 Williamsbridge Road) contains a 3,978 square foot corner lot with approximately 82 feet of frontage along Williamsbridge Road and approximately 52 feet of frontage along Pierce Avenue. The lot is currently vacant but is planned for development (prior to the proposed build year of 2018) with a 4,128 square foot UG-4 healthcare facility (1.0 FAR) pursuant to a BSA application (314-14-BZ). This scenario will be assumed under the No-Action Scenario.

Future With-Action Scenario

The applicant seeks a zoning map amendment to allow the legal operation of a commercial office on the Development Site. The proposed zoning map amendment would reduce the degree of nonconformance on eight properties Block 4111, Lots 45, 47; Block 4107, Lots 31, 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16, 17) within the Project Area with the creation of a new C2-2 commercial overlay. Properties that contain commercial uses currently not permitted (Block 4111, Lot 47; Block 4088, Lots 15 & 16) and not considered legally nonconforming are assumed for conversion back into commercial use or mixed-use buildings (see below). For conservative analysis purposes, it is also assumed that the recently completed development on Block 4111, Lots 42 & 44 (a single zoning lot) would be converted into commercial use and would be considered potential development sites.

As noted above, the rezoning area contains properties that are overbuilt, are developed to more than 50% of their development potential under the proposed rezoning (1.0 FAR), or will be developed before the Analysis Year of 2018 to the maximum FAR potential under the proposed rezoning.

Projected Development Site 1 (Projected): Block 4111, Lot 47 (1614 Williamsbridge Road) would be converted from a two-family residential building to a 3,054 square foot two-story commercial office building developed to an FAR of 0.46 where 1.0 FAR would be permitted as-of-right. The Site would contain no residential floor area but would continue to contain two accessory parking spaces in the rear of the property. The conversion would take place

within the existing building and no changes in FAR would take place besides the use conversion.

Projected Development Site 2: Block 4088, Lot 15 (1586 Williamsbridge Road) would be converted from a two-family residential building into a mixed-use (residential-commercial) building with 3,676 square feet building developed to an FAR of 1.61. 1,838 gsf would consist of ground floor commercial retail, while another 1,838 gsf would consist of residential use (two dwelling units). The conversion would take place within the existing building and no changes in FAR would take place besides the ground floor use conversion.

Projected Development Site 3: Block 4088, Lot 16 (1588 Williamsbridge Road) would be converted from a two-family residential building into a two-story mixed-use building with 2,520 square foot building developed to an FAR of 1.06. 840 gsf would consist of ground floor commercial retail, while the remaining 1,680 would consist of residential use (two dwelling units). The conversion would take place within the existing building and no changes in FAR would take place besides the ground floor use conversion.

Potential Development Site 1: Block 4111, Lot 42 (1147 Pierce Avenue) contains a 2,966 square foot lot with 35 feet of frontage along Pierce Avenue and a depth of approximately 82 feet. The lot is currently improved with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 44, where 0.9 FAR is permitted as-of-right. Under the With-Action scenario, the property would be converted into a commercial building with 4,390 square feet of floor area on a shared zoning lot with Lot 44 (0.68 FAR). No accessory parking would be provided.

Potential Development Site 2: Block 4111, Lot 44 (1606 Williamsbridge Road) contains a 3,501 square foot irregular-shaped lot with approximately 28 feet of frontage along Williamsbridge Road and a depth of approximately 137 feet. The lot is currently improved with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 42 (see above), where 0.9 FAR is permitted as-of-right. Under the With-Action scenario, the property would be converted into a commercial building with 4,390 square feet of floor area on a shared zoning lot with Lot 44 (0.68 FAR). No accessory parking would be provided.

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS (RWCDS)

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	Multi-Unit/ 1-2 Family	Multi-Unit/ 1-2 Family	Multi-Unit/ 1-2 Family	
No. of dwelling units	4	9	4	-5
No. of low- to moderate-income units				
Gross floor area (sq. ft.)	3,518	9,250	3,518	-5,732
Commercial	☒ YES ☐ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Office, Retail		Office, Retail	+Office, Retail
Gross floor area (sq. ft.)	3,054 (Office); 2,678 (Retail)		3,054 (Office); 2,678 (Retail)	+5,732
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☒ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces	2	2	2	+/-0
ZONING				
Zoning classification	R4A	R4A	R4A/C2-2	
Maximum amount of floor area that can be developed	0.9 FAR (Res) 2.0 FAR (CF)	0.9 FAR (Res) 2.0 FAR (CF)	1.0 FAR (Comm) 0.9 FAR (Res) 2.0 FAR (CF)	+1.0 FAR (Comm)
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, Commercial, Community Facility	Residential, Commercial, Community Facility	Residential, Commercial, Community Facility	+ Commercial

ANALYSIS FRAMEWORK

For the purpose of the analysis framework, the Future With-Action Scenario would consist would consist of five development sites. The increment between the No-Action and the Future With-Action would therefore include a net increase in 5,732 gsf of commercial floor area (office and local commercial retail) and a net reduction in 5,732 gsf of residential floor area (five dwelling units).

The proposed development would add 15 new workers. The potential development sites (Block 4111, Lots 42 & 44) would be considered for site-specific potential impacts but are not included in any density-related analyses.

Based on an estimated 18-month approval process and a 12-month construction period, the Analysis Year is assumed to be 2018.

1614 WILLIAMSBRIDGE ROAD, BRONX

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, zoning, and public policy, historic resources, urban design, air quality, and noise as further detailed below.

1. LAND USE, ZONING AND PUBLIC POLICY

I. INTRODUCTION

The analysis of land use, zoning and public policy characterizes the existing conditions of the Development Site and the surrounding study area; anticipates and evaluates those changes in land use, zoning and public policy that are expected to occur independently of the proposed project; and identifies and addresses any potential impacts related to land use, zoning and public policy resulting from the project. Various sources have been used to prepare a comprehensive analysis of land use, zoning and public policy characteristics of the area, including field surveys, studies of the neighborhood, census data, and land use and zoning maps.

The proposal involves the extension of a C2-2 to be mapped over an existing R4 and R4A zoning district to facilitate the proposed commercial use on the Development Site, as well as reduce the degree of nonconformance within the Project Area, The proposed development would include 3,054 gsf of commercial use, as well as the conversion of two existing residential properties on Block 4111, Lots 42 & 44 to commercial use.

Land Use Study Area

In order to assess the potential for project related impacts, the land use study area has been defined as the area located within a 400-foot radius of the site, which is an area within which the proposed project has the potential to affect land use or land use trends. The 400-foot radius study area is bounded by an area with Van Nest Avenue to the north; Haight Avenue to the west; Sackett Avenue to the south; and Tenbroeck Avenue to the east (See **Figure 3 – Land Use Map**).

II. Land Use

Site Description

The proposed development is located in the Morris Park section of Bronx Community District 11. It includes a single development (the "Development Site") located at 1614 Williamsbridge Road (Block 4111, Lot 47) which contains a 6,597 square foot lot with approximately 50 feet of frontage along Williamsbridge Road and a depth of approximately 131 feet. The lot is currently improved with a 3,054 square foot two-story commercial office building developed to an FAR of 0.46 where 0.9 FAR is permitted as-of-right. The building was constructed approximately in 1901. The Site contains two accessory parking spaces in the rear of the property, which would remain.

Land Use Study Area

The surrounding area contains a mixed-use community primarily developed with two-family and multi-family residential buildings, community facilities (primarily religious institutions) and commercial retail, as well as mixed buildings containing commercial retail below residential units. Block 4107, Lots 23, 25 and 28 contain the United Reformed Church of Williamsbridge. Approximately 500 feet to the south of the rezoning boundary (from Block 4088, Lot 15) is a below-grade railroad right-of-way that services Amtrak and the MTA Metro North. Further east down Pierce Avenue are three commercial office properties located near the intersection of Tenbroeck Avenue, near the Albert Einstein College of Medicine campus to the north.

Several large community and medical institutions are to the north of the Project Area, such as Yeshiva University's Albert Einstein College of Medicine, the Bronx campus of Mercy College, the Bronx Psychiatric Center, The Bronx Development Center, The Bronx Children's Psychiatric Center and Montefiore Medical Center.

Future No-Action Scenario

Absent the proposed zoning map amendment, a legal change of use to commercial office space or retail would not be possible on the Development Site or within the Project Area. Subsequently, the No-Action scenario for the Analysis Year of 2018 would consist of the existing conditions except for Block 4088, Lots 15 & 16 and Block 4111, Lots 41 & 43, as explained further below.

Projected Development Site 1 (The "Development Site"): Block 4111, Lot 47 (1614 Williamsbridge Road) contains a 6,597 square foot lot. The lot is currently improved with a 3,054 square foot two-story commercial office building developed to an FAR of 0.46 where 0.9 FAR is permitted as-of-right. The building was constructed approximately in 1901. The Site contains two accessory parking spaces in the rear of the property. This property is nonconforming in use but for the purpose of the environmental analysis will assume an existing conforming two-family residential property with 0.46 FAR, two dwelling units in 3,054 square feet of residential floor area and two accessory parking spaces.

Projected Development Site 2: Block 4088, Lot 15 (1586 Williamsbridge Road) contains a 2,282 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of approximately 93 feet. The lot is currently improved with a two-story mixed-use (residential-commercial) building with 3,676 square feet developed to an FAR of 1.61. This property is nonconforming in use and for the purpose of the No-Action Scenario will assume an existing conforming residential property with 1.61 FAR, four dwelling units in 3,676 square feet of residential floor area.

Projected Development Site 3: Block 4088, Lot 16 (1588 Williamsbridge Road) contains a 2,387 square foot lot with approximately 25 feet of frontage along Williamsbridge Road and a depth of approximately 97 feet. The lot is currently improved with a two-story mixed-use building with 2,520 square foot building developed to an FAR of 1.06 where 0.9 is permitted as-of-right. This property is nonconforming in use but for the purpose of the No-Action Scenario will assume an existing conforming two-family residential property with 1.06 FAR, three dwelling units in 2,520 square feet of residential floor area.

Block 4111, Lot 41 (1149 Pierce Avenue) contains a 2,961 square foot irregular-shaped lot with 35 feet of frontage along Pierce Avenue and a depth of approximately 89 feet. The lot is currently vacant and 0.9 FAR is permitted as-of-right. The lot is planned for development pursuant to a BSA application (314-14-BZ) for the development of accessory parking for a UG-4 healthcare facility on Lot 43. This scenario will be assumed under the No-Action Scenario.

Block 4111, Lot 43 (1604 Williamsbridge Road) contains a 3,978 square foot corner lot with approximately 82 feet of frontage along Williamsbridge Road and approximately 52 feet of frontage along Pierce Avenue. The lot is currently vacant but is planned for development (prior to the proposed build year of 2018) with a 4,128 square foot UG-4 healthcare facility (1.0 FAR) pursuant to a BSA application (314-14-BZ). This scenario will be assumed under the No-Action Scenario.

The surrounding land uses within the immediate study area are expected to remain largely unchanged by the Projected Build Year of 2018. Any legally nonconforming commercial uses within the Project Area would remain legally nonconforming. Aside from the BSA-approved community facility development mentioned above, no new development is anticipated to occur within the 400-foot study area by 2018.

Future With-Action Scenario

In the future with the proposed action, the new C2-2 commercial overlay would reduce the degree of nonconformance on eight properties within the Project Area (Block 4111, Lots 45, 47; Block 4107, Lots 31, 34; Block 4087, Lot 23; and Block 4088, Lots 15, 16, 17). The nonconforming commercial uses on the development sites would then be legally converted as noted below. Furthermore, recently constructed commercial development on Block 4111, Lots 42 & 44 (a single zoning lot) would be converted into commercial use.

Projected Development Site 1 (Projected): Block 4111, Lot 47 (1614 Williamsbridge Road) would be converted from a two-family residential building to a 3,054 square foot two-story commercial office building developed to an FAR of 0.46 where 1.0 FAR would be permitted as-of-right. The Site would continue to contain two accessory parking spaces in the rear of the property. The conversion would take place within the existing building and no changes in FAR would take place besides the use conversion.

Projected Development Site 2: Block 4088, Lot 15 (1586 Williamsbridge Road) would be converted from a two-family residential building into a mixed-use (residential-commercial) building with 3,676 square feet building developed to an FAR of 1.61. The conversion would take place within the existing building and no changes in FAR would take place besides the ground floor use conversion.

Projected Development Site 3: Block 4088, Lot 16 (1588 Williamsbridge Road) would be converted from a two-family residential building into a two-story mixed-use building with 2,520 square foot building developed to an FAR of 1.06. The conversion would take place within the existing building and no changes in FAR would take place besides the ground floor use conversion.

Potential Development Site 1: Block 4111, Lot 42 (1147 Pierce Avenue) contains a 2,966 square foot lot with 35 feet of frontage along Pierce Avenue and a depth of approximately 82 feet. The lot is currently improved with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 44, where 0.9 FAR is permitted as-of-right. Under the With-Action scenario, the property would be converted into a commercial building with 4,390 square feet of floor area on a shared zoning lot with Lot 44 (0.68 FAR). No accessory parking would be provided.

Potential Development Site 2: Block 4111, Lot 44 (1606 Williamsbridge Road) contains a 3,501 square foot irregular-shaped lot with approximately 28 feet of frontage along Williamsbridge Road and a depth of approximately 137 feet. The lot is currently improved with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 42 (see above), where 0.9 FAR is permitted as-of-right. Under the With-Action scenario, the property would be converted into a commercial building with 4,390 square feet of floor area on a shared zoning lot with Lot 44 (0.68 FAR). No accessory parking would be provided.

As noted above, the rezoning area contains properties that are overbuilt (see attached analysis framework table), are developed to more than 50% of their development potential under the proposed rezoning (1.0 FAR), or will be developed before the Analysis Year of 2018 to the maximum FAR potential under the proposed rezoning.

Conclusion
The Project Area already contains a mix of residential, commercial, community facility and mixed-use (residential-commercial) properties and would serve to reduce the degree of noncompliance within the Project Area, no significant adverse impacts related to land-use would occur as a result of the proposed rezoning.

No potentially significant adverse impacts related to land use are expected to occur as a result of the proposed action. Therefore, further analysis of land use is not warranted.

III. Zoning

Existing Conditions

The Development Site was rezoned in 2005 as part of the Morris Park Rezoning from R4 to R4A. However, the Development Site has contained a nonconforming commercial use (a Use Group 6 legal office) since approximately 2005. Subsequently, the Development Site has become inactive as the consequence of violations[2] from the Department of Buildings (DOB). The blocks to the south of Pierce Avenue within the Project Area were not rezoned and are still zoned R4, despite the mixed-use and commercial nature Williamsbridge Road.

Within the past ten years, the surrounding area has experienced two large rezonings. The first, the Morris Park Rezoning[3], was completed in 2005. The second, the Pelham Parkway/Indian Village Rezoning[4], was completed in 2006. The Morris Park Rezoning affected 12 full blocks and portions of 24 blocks in the Morris Park neighborhood and as noted above, affected the Development Site. The proposed rezoning aimed to support and reinforce the low-density character of the neighborhood and ensure that future residential development will be consistent in scale and context with existing detached and semi-detached homes. R4 districts were rezoned to R4-1 and R4A. C1-2 commercial overlays were replaced with C1-4 overlays mapped to a depth of 100 feet from the street line to prevent commercial uses from encroaching on mid-block residential uses. However, the Project Area was not mapped with a commercial overlay, despite pre-existing commercial uses.

[2] ECB 34499408K

[3] ULURP 050442ZMX

[4] ULURP 060335ZMX

The Pelham Parkway/Indian Village Rezoning affected a total of 75 blocks in the adjacent Pelham Parkway and Indian Village neighborhoods. The rezoning modified R3-2, R4 and M1-1 districts to R3-1, R4A, R4-1, R5D, and R6A, as well as made changes to commercial overlays by replacing C1-2 and C2-2 overlays with C1-4 and C2-4 overlays.

The Project Area borders large medical and office campuses to the north. Most recently, Yeshiva University sought three discretionary actions[5] to modify the grounds of the nearby Albert Einstein College of Medicine (Block 4205, Lot 2) to facilitate the expansion of an existing accessory parking garage with the addition of extra floors and an addition 310 spaces. The proposal was certified on May 16, 2012.

Most recently, a variance was granted within the Project Area for the development of an ambulatory medical facility (UG-4) with accessory parking on Block 4111, Lots 41 and 43 (314-14-BZ) to contain 1.0 FAR (4,128 square feet).

The proposed rezoning area is currently zoned R4 and R4A, and within the surrounding area there are R4, C1-2, C1-4 and C2-2 zoning districts. R4 zoning districts permit attached and semi-detached two or three-story residential buildings with a maximum FAR of 0.75. The maximum building height is 35 feet and a 20% FAR bonus can be achieved by providing an attic. The maximum lot coverage is 45% in R4 districts and one off-street parking space must be provided for each dwelling unit.

The R4A district permits one- and two-family detached houses with a maximum allowable FAR of 0.9. A perimeter wall may rise to 21 feet, and the maximum building height in the R4A district is 35 feet. One parking space is required per residential unit. The minimum lot size and lot width requirements are 2,850 square feet and 30 feet respectively.

The C1 zoning district is a commercial overlay mapped within a residential district. C1-2 and C1-4 commercial overlays permit local retail (Use Groups 1 through 6), such as grocery stores, restaurants and beauty parlors. Within lower density residential zoning districts (R1 through R5) the maximum FAR of 1.0, whereas in more dense residential districts (R6 through R10) the maximum FAR is 2.0. The C1-2 overlay is mapped to a depth of 150 feet, while C1-4 districts are mapped to a depth of 100 feet. Commercial use must exist below any residential use and parking requirements vary by use. The C2-2 zoning district is a commercial overlay that is mapped at a depth of 150 feet. C2-2 districts allow for a wide variety of commercial uses (Use Groups 5-9) such as local retail, funeral homes and repair services. Within lower density residential zoning districts (R1 through R5) the maximum FAR of 1.0.

Future No-Action Scenario

In the future without the proposed action, the provisions of the existing R4A zoning district would continue to apply and no further actions would be sought from the CPC. The Development Site would be occupied with a legal residential use and the BSA-approved

[5] See ULURP C 070558 ZSX, M 920570 (A) ZAX, N 070559 ZAX

approved development on Block 4111, Lots 41 & 43, which consists of a community facility (medical building) and accessory parking, would be developed.

The surrounding zoning districts within the immediate study area are expected to remain largely unchanged by the Project Build Year of 2018. As noted on the Project Description, the rezoning area contains properties that are overbuilt, or are developed to more than 50% of their development potential under the proposed rezoning (1.0 FAR), or will be developed before the Analysis Year of 2018 to the maximum FAR potential under the proposed rezoning. These properties are anticipated to remain in this condition in the future without the proposed action.

Future With-Action Scenario

The proposed rezoning would allow the legal operation of a commercial office on the Development Site. In addition to the BSA-approved community facility development, which would now be legal for Block 4111, Lots 41 & 43. Additionally, it is also assumed that the recently completed residential development on Block 4111, Lots 42 & 44 (a single zoning lot) would be converted into commercial use (see below). The proposed rezoning is anticipated facilitate the following on the Development Sites:

Projected Development Site 1 (Projected): Block 4111, Lot 47 (1614 Williamsbridge Road) would be converted from a two-family residential building to a 3,054 square foot two-story commercial office building developed to an FAR of 0.46 where 1.0 FAR would be permitted as-of-right. The Site would continue to contain two accessory parking spaces in the rear of the property. The conversion would take place within the existing building and no changes in FAR would take place besides the use conversion.

Projected Development Site 2: Block 4088, Lot 15 (1586 Williamsbridge Road) would be converted from a two-family residential building into a mixed-use (residential-commercial) building with 3,676 square feet building developed to an FAR of 1.61. The conversion would take place within the existing building and no changes in FAR would take place besides the ground floor use conversion.

Projected Development Site 3: Block 4088, Lot 16 (1588 Williamsbridge Road) would be converted from a two-family residential building into a two-story mixed-use building with 2,520 square foot building developed to an FAR of 1.06. The conversion would take place within the existing building and no changes in FAR would take place besides the ground floor use conversion.

Potential Development Site 1: Block 4111, Lot 42 (1147 Pierce Avenue) contains a 2,966 square foot lot with 35 feet of frontage along Pierce Avenue and a depth of approximately 82 feet. The lot is currently improved with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 44, where 0.9 FAR is permitted as-of-right. Under the With-Action scenario, the property would be converted into a commercial building with 4,390 square feet of floor area on a shared zoning lot with Lot 44 (0.68 FAR). No accessory parking would be provided.

Potential Development Site 2: Block 4111, Lot 44 (1606 Williamsbridge Road) contains a 3,501 square foot irregular-shaped lot with approximately 28 feet of frontage along Williamsbridge Road and a depth of approximately 137 feet. The lot is currently improved with a two-family residential property with 4,390 square feet of floor area (0.68 FAR) on a shared zoning lot with Lot 42 (see above), where 0.9 FAR is permitted as-of-right. Under the With-Action scenario, the property would be converted into a commercial building with 4,390 square feet of floor area on a shared zoning lot with Lot 44 (0.68 FAR). No accessory parking would be provided.

The Project Area would continue to contain properties that legally noncompliant and proposed action would not increase any noncompliance within the Project Area. Therefore, the proposed rezoning action and the resulting proposed development are not expected to result in any significant adverse impacts or conflicts with the zoning in the study area.

Conclusion
No significant impacts to zoning patterns in the area would be expected. The proposed C2-2 commercial overlay district is appropriate for a mixed-use neighborhood with pre-existing commercial retail and office properties. The proposed commercial overlay and proposed development of the Development Site would not result in any non-conforming or complying development. The proposed action would therefore not have a significant impact on the extent of conformity with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby properties.

No significant adverse impacts related to zoning are expected to occur as a result of the proposed action, and a further assessment of zoning is not warranted.

IV. Public Policy

Existing Conditions
The Morris Park neighborhood of the Bronx, which is located in Community District 11, is a mixed residential and commercial area, with a high concentration of medical-related community facility uses, with several large medical campuses. According to the 2010 U.S. Census, the population of the neighborhood increased by 7.8% between 2000 and 2010 from 27,135 people to 29,250 people.

The 400-foot study area is located immediately outside the coastal zone boundary and is not located directly within it, and therefore does not affect the City's Waterfront Revitalization Program. The rezoning area is not located in any industrial business zones (IBZs). Additionally, the rezoning area is not governed by a 197a Plan, nor does the proposed action involve the siting of any public facilities (Fair Share). The proposed action is also not subject to the New Housing Marketplace Plan. Finally, the Development Site is not located within a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area.

The recently approved Zoning for Quality and Affordability (ZQA) text amendment would not affect the proposed rezoning. The proposed rezoning is a commercial overlay and would not encourage the development of any new residential housing. Furthermore, the recently approved Mandatory Inclusionary Housing (MIH) text amendment, which would require 25-30% of any potential housing units over 12,000 square feet created through a discretionary action with the City Planning Commission, would not affect the proposed commercial overlay rezoning.

Future No-Action Scenario
In the future without the proposed action, any new development within the Project Area would continue to be governed by the provisions of the underlying R4 and R4A zoning district. No other public policy initiatives would pertain to the Development Site or to the 400-foot study area around the property by the project build year of 2018. In addition, no changes are anticipated to the zoning districts and zoning regulations or to any public policy documents related to the Development Site or the surrounding study area by the project build year. The provisions of the ZQA and MIH text amendments would apply to the Project Area but are not anticipated to induce any development within the Project Area.

Future With-Action Scenario
No impact to public policies would occur as a result of the proposed action. The proposed commercial use on the development sites would be in accordance with the proposed R4/C2-2 and R4A/C2-2 zoning provisions. The proposed commercial overlay would allow a commercial office and retail use to operate legally as-of-right and would reduce the degree of nonconformance within the Project Area, which contains several nonconforming commercial properties. The proposed action would otherwise not alter conditions on any adjoining or nearby properties.

Conclusion
In accordance with the stated public policies within the study area, the proposed action would be a suitable development on the Development Site. No potential significant adverse impacts related to public policy are anticipated to occur as a result of the proposed action and further assessment of public policy is not warranted.

V. Conclusion

No significant adverse impacted related to land use, zoning and public policy are anticipated to occur as a result of the proposed action. The action is not expected to result in any of the conditions that would warrant the need for further assessment of land use, zoning, or public policy.

17. AIR QUALITY

Introduction

Under *CEQR*, two potential types of air quality impacts are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those that could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide. Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings in close proximity to the proposed project. Both the potential impacts of buildings surrounding the proposed project and potential impacts of the proposed project on surrounding buildings are considered in this assessment.

Mobile Source

Under guidelines contained in the *CEQR Technical Manual,* and in this area of New York City, projects generating fewer than 170 additional vehicle trips in any given hour are considered as unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. Therefore, no detailed air quality mobile source analysis would be required per the *CEQR Technical Manual***,** and no significant mobile source air quality impacts would be generated by the proposed action.

Stationary Source

The stationary air quality impacts that were addressed in this analysis include air toxics and the potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses.

Industrial Source

The proposed rezoning would allow commercial retail uses within an existing commercial and residential area. Therefore, the proposed rezoning would not result in any new sensitive receptors within proximity to a sensitive use. Furthermore, there are no manufacturing/industrial uses, including dry cleaners or auto-body repair shops, within 400 feet of the Development Site.

Heating, Ventilation and Air Conditioning (HVAC)

A screening analysis was performed, using the methodology described in the CEQR Technical Manual, to determine if the heat and hot water systems of the Development Site would result in potential air quality impacts to another building in the area. This methodology determines the threshold of development size below which the action would not have a significant impact. The results of this analysis found that there would be no significant air quality impacts from the project's heating, ventilation, and air conditioning (HVAC) systems.

Impacts from boiler emissions are a function of fuel type, stack height, minimum distance

from the source to the nearest building of similar or greater height, and the square footage size of the building.

Projected Development Site 1
The ("Development Site"): Block 4111, Lot 47 (1614 Williamsbridge Road) would be approximately two-stories in height and the closest building of similar height is the neighboring parcel to the north on Lot 49, which is approximately the same height. The CEQR Technical Manual Stationary Source Screen graph Figure 17-3 was utilized for the analysis assuming a 30-foot distance and using the 30-foot stack height curve, since the proposed building would be less than 30 feet in height. As shown on the attached screen from the CEQR Technical Manual, the plotted point is below the curve for a proposed commercial use of 3,054 square feet (see Figure 17-3a).

Projected Development Sites 1 & 2
Block 4088, Lots 15 & 16 combined would consist of 6,196 square feet of floor area and the closest building of similar height is the neighboring parcel to the north on Lot 17, which is approximately the same height. The CEQR Technical Manual Stationary Source Screen graph Figure 17-3 was utilized for the analysis assuming a 45-foot distance and using the 30-foot stack height curve, since the proposed building would be less than 30 feet in height. As shown on the attached screen from the CEQR Technical Manual, the plotted point is below the curve for a proposed commercial/residential use of 6,196 square feet (see Figure 17-3b).

Potential Development Sites 1 & 2
Under the With-Action scenario, the property would be converted into a commercial building with 4,390 square feet of floor area on a shared zoning lot with Lot 44 (0.68 FAR), which are assumed to utilize a single HVAC system. The closest building of similar height is the neighboring parcel to the north on Lot 43, which is approximately the same height. The CEQR Technical Manual Stationary Source Screen graph Figure 17-3 was utilized for the analysis assuming a 30-foot distance and using the 30-foot stack height curve, since the proposed building would be less than 30 feet in height. As shown on the attached screen from the CEQR Technical Manual, the plotted point is below the curve for a proposed commercial use of 4,390 square feet. (See Figure 17-3c)

Projected Development Site 2 on Projected Development Site 3 (Project-on-Project)
Projected Development Site 2 on Block 4088, Lot 15 (1586 Williamsbridge Road) would be larger than Projected Development Site 3 (3,676 square feet compared to 2,520 square feet) would be approximately two-stories in height and the closest building of similar height is the neighboring parcel to the north on Lot 16 (Projected Development Site 3), which is approximately the same height. The CEQR Technical Manual Stationary Source Screen graph Figure 17-3 was utilized for the analysis assuming a 30-foot distance and using the 30-foot stack height curve, since the proposed building would be less than 30 feet in height. As shown on the attached screen from the CEQR Technical Manual, the plotted point is below the curve for a proposed commercial use of 3,676 square feet (see Figure 17-3d).

Therefore, the potential for significant adverse impacts due to boiler stack emissions from the proposed project is unlikely, and a detailed analysis of stationary source impacts is not required.

Conclusion

There would be no significant air quality impacts from existing industrial sources or the proposed project's heat and hot water systems on surrounding uses. Therefore, no stationary source impacts would occur as a result of the project.

Figure 17-3a (Projected Development Site 1)

Figure 17-3:
Stationary Source Screen

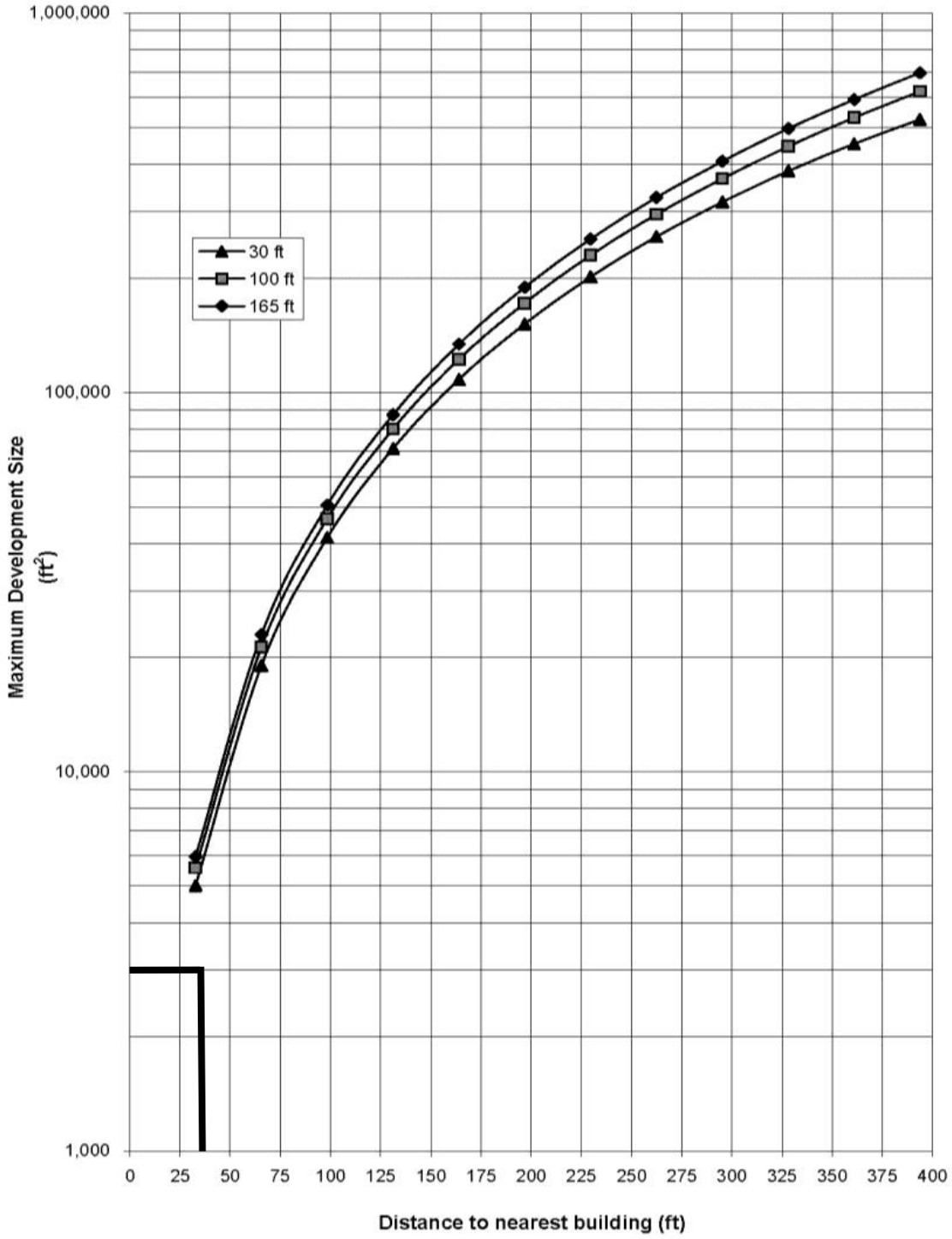


Figure 17-3b (Projected Development Sites 1 & 2)

Figure 17-3:
Stationary Source Screen

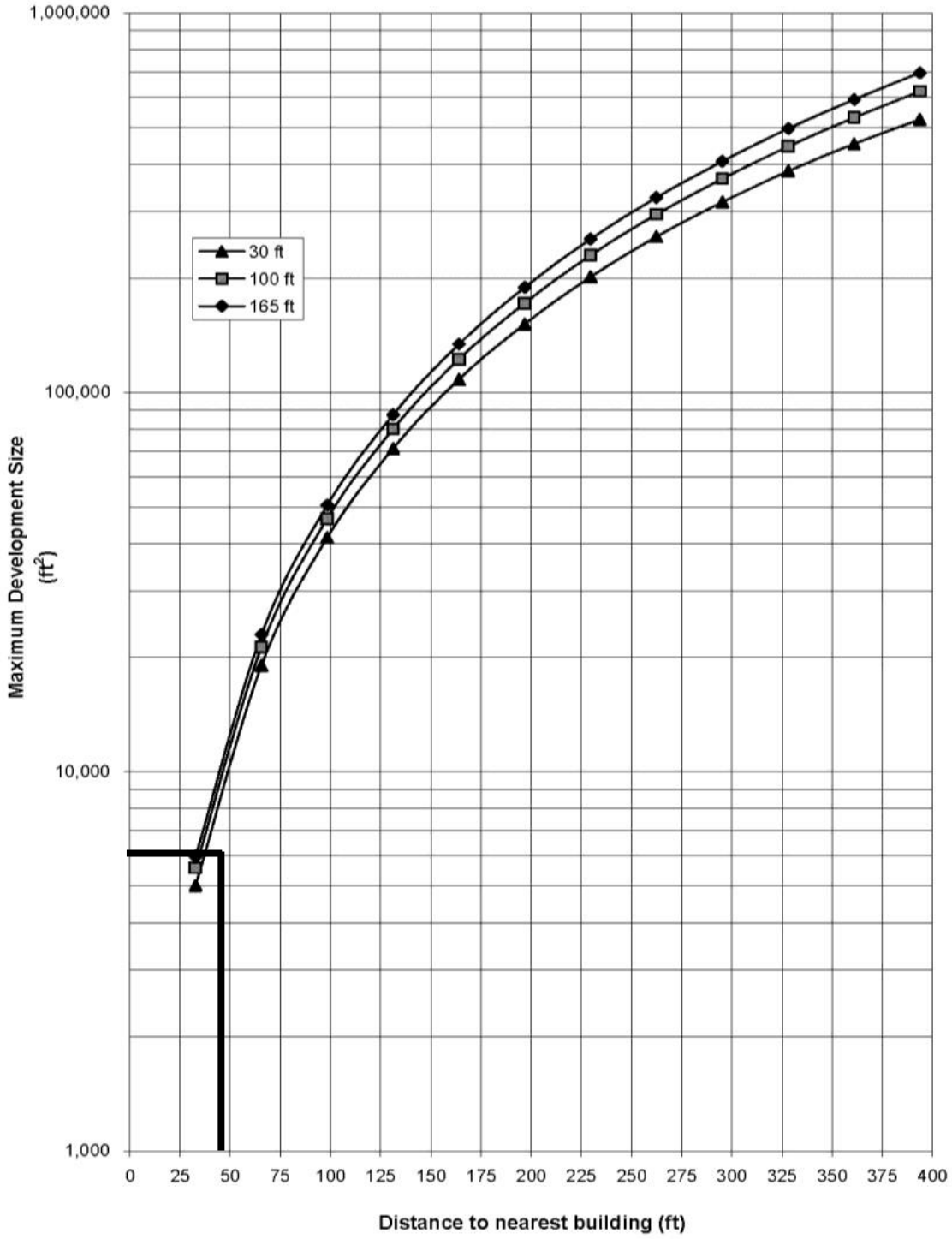


Figure 17-3c - Potential Development Sites 1 & 2

Figure 17-3:
Stationary Source Screen

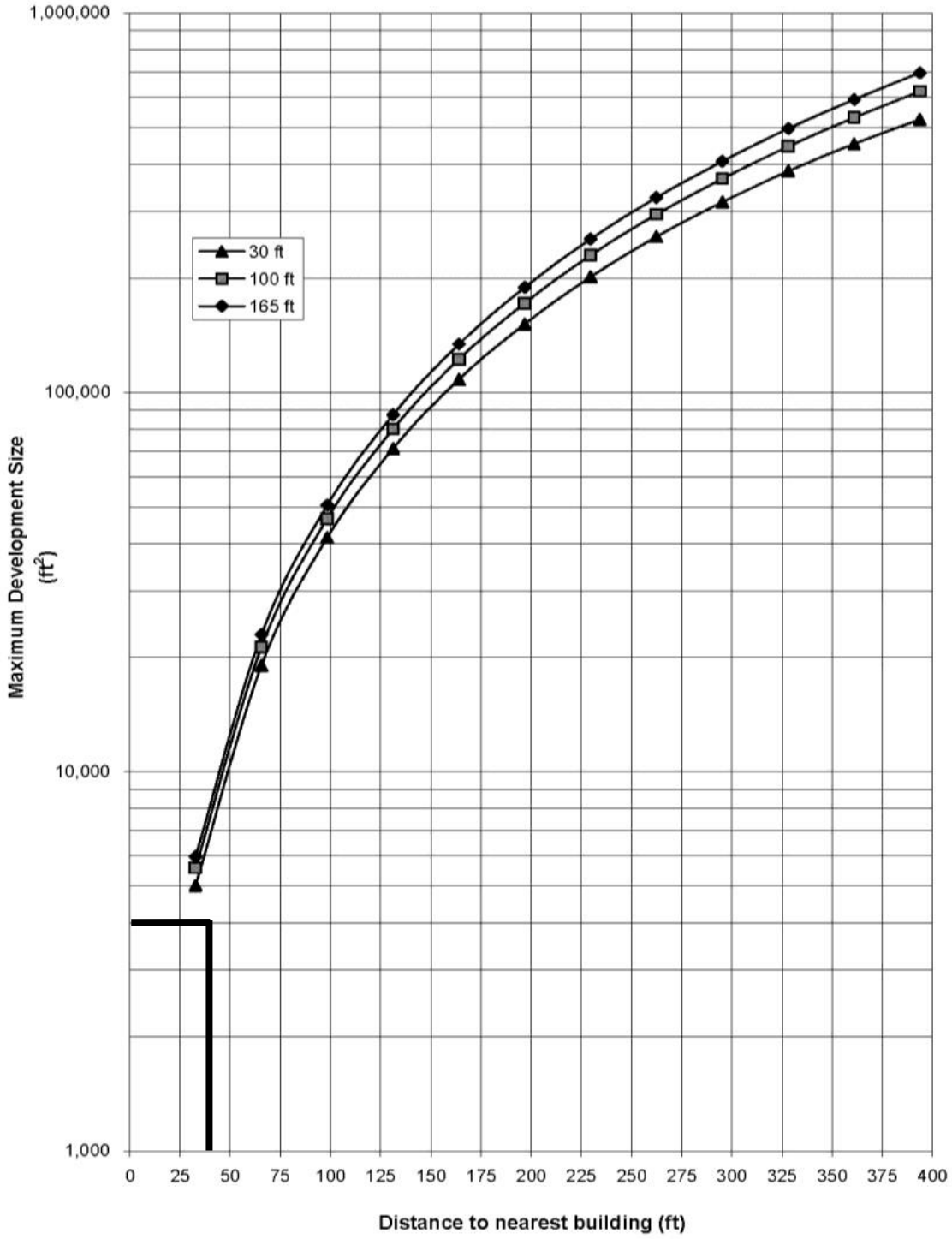
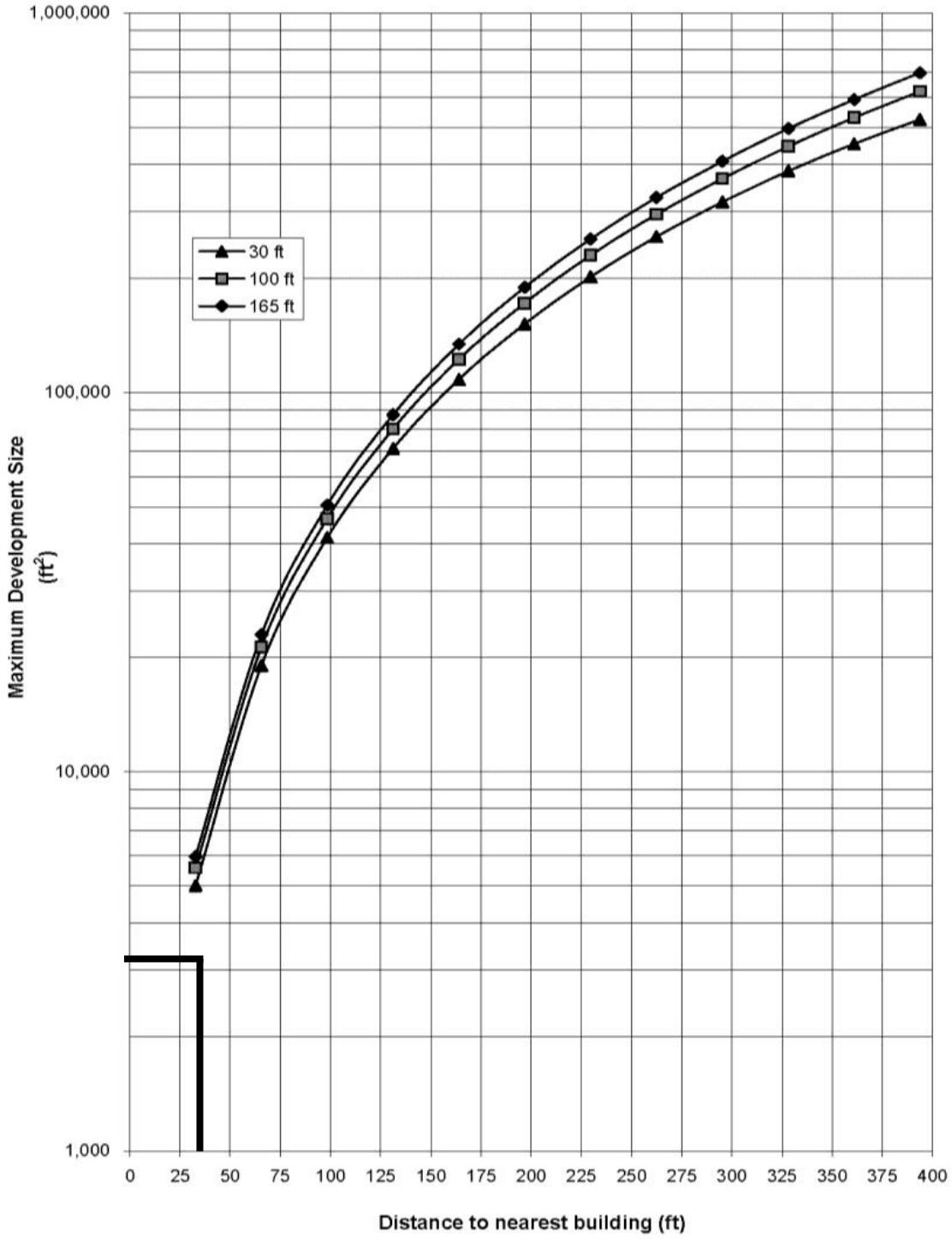


Figure 17-3d (Project-on-Project , Projected Sites 2 and 3)

Figure 17-3:
Stationary Source Screen



19. NOISE

INTRODUCTION

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those that could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed action would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, or if the project would include unenclosed mechanical equipment for building ventilation purposes.

Mobile Source

Relative to mobile source impacts, a noise analysis would be required if a proposed project would at least double existing passenger car equivalent (PCE) traffic volumes along a street on which a sensitive noise receptor (such as a residence, a park, a school, etc.) is located. The surrounding area is principally developed with residential and commercial uses. The proposed development is commercial retail.

Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes would not double due to the proposed conversion of uses on the Projected and Potential Development Sites. Therefore, the proposed project would not result in a mobile source noise impact.

Stationary Source

The project would not locate a new sensitive receptor within 1,500 feet of a substantial stationary source noise generator, and there is not a substantial stationary source noise generator close to the development sites. Additionally, the proposed use conversions would not include any unenclosed heating or ventilation equipment that could adversely impact other sensitive uses in the surrounding area. Therefore, the project would not have any potentially adverse stationary source noise impacts.

Conclusion

A detailed noise analysis is not required for the proposed action, as the action would not result in the introduction of new sensitive receptors near a substantial stationary source noise generator. In addition, the proposed development would not introduce significant mobile or stationary source noise into the surrounding area.