ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION
Sideya Sherman, Director Department of City Planning

Memorandum

To: Sarah Whitham, Paul Philps

From: Evren Ulker-Kacar EUK

Date: 10/01/2026

Re: Qualified Action Determination

Land Use Application No.: 270008ZMX, N270009ZRX

Project Name: 1701 Boone Ave Rezoning

CEQR No.: 27DCP020X

Department Determination

The Department of City Planning has reviewed the above-referenced application and determined that, pursuant to Subdivision 5-a of section 8-0111 of the Environmental Conservation Law, it is a Qualified Action not subject to further review under SEQRA / CEQR.

This Qualified Action:

_X_(Subdivision 5-a(b)(i)(1-6)) is an action for the purposes of the construction of housing that shall:

- Be connected to existing community or public water and sewerage systems at the commencement of habitation;
- Be located at a previously disturbed site;
- Not be located within an area zoned exclusively for industrial uses;
- Contain no more than fifty thousand square feet of commercial, retail, community facility or other non-industrial non-residential uses;
- Either:
    - Not exceed 250 dwelling units, or
    - Not exceed 500 dwelling units within a zoning district where, at the time of application, the standard maximum residential building height is greater than

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45 feet, the maximum height of a building is regulated by something other than a horizontal plane and that allows residential buildings to exceed 45 feet, or there is no such maximum building height;

- Not include construction of only one single-family residence on a parcel of one-half or more acres.
- (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials and is accompanied by an applicant certification where applicable.[1]

___(Subdivision 5-a(b)(iii)) is an action for the purposes of construction of public parks located at a previously disturbed site that do not include performance centers, athletic stadiums, or other venues for mass gatherings, or other buildings or structures which do not serve public park, recreation, or open space purposes;

___Subdivision 5-a(b)(iv) is an action for the purposes of multi-use bicycle and pedestrian trails located at a previously disturbed site;

___Subdivision 5-a(b)(v) is an action for purposes of construction of public school facilities to be connected at the commencement of use to existing community or public water and sewerage systems, including sewage treatment works, (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials, and is accompanied by an applicant certification where applicable.

___Subdivision 5-a(b)(vi) an action for the purposes of water and wastewater infrastructure projects that:

- replace, rehabilitate or reconstruct municipal water or wastewater infrastructure, in-kind and on the same site, including lead service line replacement;
- replace, rehabilitate, upgrade or reconstruct an existing small community water system, including lead service line replacement; or
- provide sewer service to a disadvantaged community served by one or more inadequate sewage treatment systems that has been determined by the department not to require a permit or approval pursuant to articles fifteen, twenty-four or twenty-five of this chapter or any rules or regulations promulgated thereunder;

___Subdivision 5-a(b)(vii) an action for the purposes of a retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.

[1] The existing E-Designation (E-277) on Bronx Block 3010, Lots 26 and 29 will continue to govern these properties.

Applicant Provided Information

Proposed Action

The Applicant, 1701 Boone Realty LLC, seeks approval of a Zoning Map Amendment and a Zoning Text Amendment (the "Proposed Actions") affecting Block 3010, Lots 25, 26, and 29 (the "Affected Area") in the Crotona Park East neighborhood of Bronx Community District 3. The Affected Area contains approximately 20,000 square feet of lot area, 10,000 square feet of which is controlled by the Applicant. The Affected Area is bounded by East 174th Street to the north, Boone Avenue to the east, East 173rd Street to the south, and Longfellow Avenue to the west. The Affected Area was previously rezoned as part of the Crotona Park East/West Farms Rezoning (CEQR 10DCP017X), at which time an E Designation (E-277) was placed on Lots 26 and 30.

The proposed Zoning Map Amendment would rezone Block 3010, Lot 29 from R6A to R8A, and Block 3010, Lots 25 and 26 from R6A/C2-4 to R8A/C2-4. The proposed Zoning Text Amendment would amend Appendix F of the Zoning Resolution to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area.

The Proposed Actions would facilitate redevelopment of Applicant-controlled Projected Development Site 1 (Block 3010, Lot 29), which is currently improved with a two-story manufacturing building occupied by a cabinet-making shop and accessory warehouse. The remaining lots within the Affected Area include Block 3010, Lot 25, which is improved with a five-story multifamily residential building, and Block 3010, Lot 26, which is improved with a one-story commercial building occupied by an auto body repair shop, hair salon, and convenience store. For conservative environmental review purposes, Block 3010, Lot 26 (Projected Development Site 2) is also assumed to redevelop under the Reasonable Worst-Case Development Scenario (RWCDS). Lot 25 is an apartment building with six or more units, built prior to 1974; it is likely to contain rent-stabilized units and does not meet the soft site criteria established in the CEQR Technical Manual.

Proposed Project

The Proposed Actions would facilitate the development of a new 13-story plus cellar residential building on the Applicant-owned Block 3010, Lot 29 (Projected Development Site 1). The Proposed Development would contain approximately 77,837.84 gross square feet (GSF). The Proposed Development would result in approximately 106 dwelling units with an average DU size of approximately 734 GSF per unit, 20-30% (21-32 units) of which would be affordable at an average of 40-80% Area Median Income (AMI) pursuant to MIH Option 1, 2, or 3, depending on the option selected. The building would rise to a base height of 100 feet and set back 15 feet on

Boone Avenue before reaching the proposed building height of 130 feet. Since Projected Development Site 1 is located in the Outer Transit Zone, accessory parking is required for 12% of the market-rate residential units in the proposed R8A zoning district per ZR 25-222. However, such accessory off-street parking requirements shall be waived where the number of the required parking spaces is fewer than 30. As a result, no accessory parking is required, and no off-street parking would be provided.

Future Without the Proposed Actions (No-Action Condition)

There are no records of building work permits submitted within the Affected Area. Therefore, it is conservatively assumed that under the No-Action Scenario, existing conditions would continue on the two Projected Development Sites.

Under Future No-Action Conditions, in total, Projected Development Sites 1 and 2 would contain a total floor area of 2,500 GSF of commercial use and 20,000 GSF of manufacturing use for a combined total floor area of 22,500 GSF as follows:

Projected Development Site 1 comprises Applicant-owned Block 3010, Lot 29, which has a lot area of 10,000 square feet. The site's ownership by the Applicant provides the basis for its identification as a projected development site. The site is currently improved with a two-story, approximately 20,000 GSF manufacturing building occupied by a cabinet-making shop and accessory warehouse.

Projected Development Site 2 comprises non-Applicant-owned Block 3010, Lot 26, which has a lot area of 2,500 square feet. The site is currently developed with a one-story commercial building containing approximately 2,500 GSF and four storefront units. The building is occupied by an auto body repair shop, a hair salon, and a convenience store.

Future With the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions, the Projected Development Sites are assumed to be redeveloped in accordance with the proposed R8A and R8A/C2-4 zoning districts, up to the maximum permitted FAR and building height.

Projected Development Site 1 (Applicant-owned Block 3010, Lot 29)

In the With-Action Condition, Projected Development Site 1 would be developed with a single 14-story plus cellar residential building of 77,838 GSF. The Projected Development would contain 106 dwelling units, with an average residential unit size of 734 GSF per unit, 20-30% (21-32 units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Option 1, 2, or 3, depending on the option selected. The building would rise to a base height of 105 feet and set back 15 feet on Boone Avenue before reaching the maximum height of 145 feet.

Projected Development Site 2 (non-Applicant-owned Block 3010, Lot 26)

Under Future With-Action Conditions, it is assumed that Projected Development Site 2 would be developed with a single fourteen-story plus cellar 19,212 GSF mixed residential and commercial building. The building would contain approximately 689 GSF of commercial uses (UG VI local retail) on the first floor and 18,523 GSF of residential use. The building would include 22 dwelling units with an average residential unit size of 850 GSF per unit, 20-30% (4-7 units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Option 1, 2, or 3, depending on the options selected. The building would rise to a base height of 105 feet and set back 15 feet on Boone Avenue and 10 feet on East 174th Street before reaching the maximum height of 145 feet.

Both Projected Development Sites are located within the Outer Transit Zone. Pursuant to ZR Section 25-222, accessory parking requirements would be waived because fewer than 30 accessory parking spaces would otherwise be required for each development. Accordingly, no accessory parking is assumed under the RWCDS.

Table 1: Total Development Increment (All Projected Development Sites)

Use	No-Action Condition	With-Action Condition	Increment
Residential (gsf)	0	96,361	96,361
Total Units	0	128	128
Market Rate Units	0	96	96
Affordable units	0	31	31
Non-Residential (gsf)	22,500	689	-21,811
Community Facility (gsf)	0	0	0
Commercial (gsf)	2,500	689	-1,811
Manufacturing (gsf)	20,000	0	-20,000
Structured Parking (gsf)	0	0	0
Total GSF	22,500	97,050	74,550

Attachment: Applicant Hazardous Materials Certification

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Applicant Hazardous Materials Certification

Pursuant to Subdivision 5 of Section 8-0111 of the Environmental Conservation Law, certain applications seeking a Qualifying Action determination by a lead agency must complete an Applicant Certification regarding hazardous materials remediation.

Project Name: 1701 Boone Avenue Rezoning
Applicant Name: 1701 Boone Realty LLC
Contact: Aden Wiener
1701 Boone Realty LLC
1995 Broadway, 3rd Floor
New York, NY, 10023
Tel. 646-319-5238
aden@silverliningdevelopment.com
Date: July 1st, 2026

Project Number: 2026X0180
Affected Area: Block 3010, Lots 25, 26, and 29 , the Bronx
Project BBLs: 3030100025, 3030100026, and 3030100029.

I, Aden Wiener, am Senior Vice President of 1701 Boone Realty LLC, the applicant ("Applicant") for a Zoning Map Amendment to rezone Block 3010, Lot 29 from R6A to R8A and Block 3010, Lots 25 and 26 from R6A/C2-4 to R8A/C2-4, and a Zoning Text Amendment to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area (the "Application"). Applicant seeks a determination that the Application is a Qualifying Action under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law (the "Qualifying Action"). Applicant is the fee owner of Block 3010, Lot 29 (BBL 3030100029) (the "Property"), subject to the Application.

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Applicant acknowledges that the Application is required to comply with local municipal requirements regarding hazardous materials remediation including, as applicable, an E-Designation regarding hazardous materials (E-277) and the completion of a Phase 1 Environmental Site Assessment.

Applicant hereby certifies that:

(1) Applicant has followed and will follow all applicable laws, rules, and regulations regarding hazardous waste;

(2) a Phase I Environmental Site Assessment has been conducted for the Property in accordance with all appropriate inquiries regulations of the United States Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation, and Liability Act (40 CFR Section 312) to identify any recognized environmental conditions;

(3) Applicant has followed or will follow all applicable recommendations of such Phase I Environmental Site Assessment for the Property; and

(4) Applicant will report contamination at, on, or under the Property as required by applicable laws, rules and regulations.

Aden Wiener

Senior Vice President

1701 Boone Realty LLC