New York City Environmental Quality Review Act (CEQR)

Environmental Assessment Statement (EAS)

1460-1480 SHERIDAN BOULEVARD

CEQR NUMBER: 22DCP178X

BRONX, NEW YORK



Lead Agency:

New York City Department of City Planning (DCP)

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New York, NY 10271

Prepared By:

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Table of Contents

EAS Form and Figures ..... EAS Page 1

1. Introduction 1
2. Proposed Actions 1
3. Proposed Development 2
4. Purpose and Need 3
5. Analysis Framework 4
No-Action Condition 4
With-Action Condition 4
Projected Development Sites 1 and 2 5
Potential Development Site A 5
Increment 5
Analysis (Build) Year 6
6. Technical Analyses 7
Land Use, Zoning, and Public Policy 7
Socioeconomic Conditions 7
Community Facilities 8
Open Space 8
Shadows 9
Historic and Cultural Resources 9
Archaeological Resources 9
Architectural Resources 9
Urban Design and Resources 10
Natural Resources 10
Hazardous Materials 10
Water and Sewer Infrastructure 11
Solid Waste and Sanitation Services 11
Energy 12
Transportation 12
Air Quality 13
Greenhouse Gas (GHG) Emissions and Climate Change 13
Noise 14
Public Health 14
Neighborhood Character 14
Construction 15

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

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME .1460-1480 Sheridan Boulevard

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
22DCP178X	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
TBD	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			Westfarms Realty LLC and 1480 Sheridan Realty LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe, AICP Director, Environmental Assessment and Review Division			Ashely Doukas Stroock & Stroock & Lavan LLP		
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3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR 617.4 (b) (5) (v)

Action Type (refer to CEQR Technical Manual Chapter 2, "Establishing the Analysis Framework" for guidance)

☐ LOCALIZED ACTION, SITE SPECIFIC ☒ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The Applicants, Westfarms Realty LLC and 1480 Sheridan Realty LLC, seek approval of a series of discretionary land use actions, including zoning map and text amendments, a waterfront authorization, and waterfront certification from the New York City Planning Commission (CPC), discretionary financing for affordable housing, and watefront actions (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the redevelopment of the "Rezoning Area," located along the Bronx River in the Crotona Park East neighborhood of the Bronx Community District 9, with residential, commercial and privately owned public open space. The Rezoning Area is bound by Starlight Park to the north, the Bronx River and the Amtrak line to the east, a line 270 feet north of Westchester Avenue to the south, and the centerline of Sheridan Boulevard to the west. It comprises Block 3017, Lots 29, 60, 65, 68, 74, and portions of Lots 6 and 28.

The Proposed Actions would rezone the Rezoning Area from M1-1 to R7-3/C2-4 and create a coterminus Mandatory Inclusionary Housing (MIH) Area. The Proposed Actions would allow the Applicant to develop approximately 866,017 gross square feet (gsf) of floor area within three buildings across two development sites (the "Proposed Development"). "Projected Development Site 1" (Block 3017, Lot 74) would be developed with a 24-story (225-foot-tall plus 15-foot-tall mechanical bulkhead), 263,862-gsf building containing approximately 304 dwelling units, all of which would be affordable units. Up to 5,000 gsf would be developed as ground floor retail. "Projected Development Site 2" (Block 3017, Lot 29) would be developed with two 24-story (225-foot-tall plus 15-foot-tall mechanical bulkhead) buildings totaling 602,155 gsf, including up to 16,229 gsf of retail and 666 dwelling units. The Proposed Development would build upon recent improvements to Starlight Park, Concrete Plant Park, and Sheridan Boulevard, as well as the Department of City Planning's Southern Boulevard Neighborhood Study.

All residential units on Projected Development Sites 1 and 2 would be permanently affordable units. The Applicant would also develop a publicly accessible open space to provide access to the waterfront from Sheridan Boulevard, in addition to required shore public walkways and waterfront public access areas. One additional potential development site (Block 3017, Lots 60, 65, and 68, "Potential Development Site A") is not controlled or under ownership of the Applicant but has the potential to be redeveloped with adoption of the Proposed Actions.

Project Location

BOROUGH Bronx	COMMUNITY DISTRICT(S) 9	STREET ADDRESS 1460-1480 Sheridan Boulevard
TAX BLOCK(S) AND LOT(S) Block 3017, Lots 29, 60, 65, 68, 74, and p/o Lots 6 and 28		ZIP CODE 10459

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Bounded by the (unbuilt) centerline of East 172nd Street to the north, the Bronx River and the MTA Metro-North right-of-way to the east, a line 270 feet north of Westchester Avenue to the south, and the centerline of Sheridan Boulevard to the west.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1 | ZONING SECTIONAL MAP NUMBER 3d

5. *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

ZR 62-811, 62-822 (authorization modifying 62-50), Appendix F (MIH)

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 ☐ Cogeneration Facility ☐ Title V Permit

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

☐ LEGISLATION

☒ FUNDING OF CONSTRUCTION, specify: Financing from the NYC Department of Housing Preservation and Development (HPD) for the affordable housing component of the project

☐ RULEMAKING

☐ POLICY OR PLAN, specify:

☐ CONSTRUCTION OF PUBLIC FACILITIES

☐ FUNDING OF PROGRAMS, specify:

☐ 384(b)(4) APPROVAL

☐ PERMITS, specify:

☐ OTHER, explain:

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: Waterfront construction work permit from the NYC Department of Small Business Services (SBS)

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

It is anticipated that tidal wetlands and protection of waters permits from the New York State Department of Environmental Conservation (NYSDEC) will be required, in addition to Section 10/404 Nationwide Permits Nos. 7 and 13 from the U.S. Army Corps of Engineers (USACE). A State Pollutant Discharge Elimination System (SPDES) permit from NYSDEC would also be required.

6. *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.): 196,276

Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): 191,876

Other, describe (sq. ft.): 4,400 sf (vegetation)

7. *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): 866,017

NUMBER OF BUILDINGS: 3

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Building 1: 263,862
Building 2: 302,129
Building 3: 300,026

HEIGHT OF EACH BUILDING (ft.): 195 ft., 225 ft., 225.

NUMBER OF STORIES OF EACH BUILDING: 24, 24, 24

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: 139,300
The total square feet not owned or controlled by the applicant: 56,976

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 disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: 139,300 sq. ft. (width x length)

VOLUME OF DISTURBANCE: 1,671,600 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 139,300 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2031

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:
Proposed Development: 36 months
Potential Development Site A: 30 months
Total Construction Timeframe: 72 months (including 6-month break between the Proposed Development and Site A)

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO | IF MULTIPLE PHASES, HOW MANY? 2

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Assuming 24 months for CEQR and ULURP, and additional time following these approvals for HPD financing administration, environmental remediation, SBS permits, Department of Buildings (DOB) submissions, and NYSDEC/USACE permits, construction is expected to commence in spring 2025. Construction of Building 1 on Projected Development Site 1 (1460 Sheridan Boulevard) would begin first, followed by the construction of Building 2 on Projected Development Site 2 (1480 Sheridan Boulevard). Construction of Building 3 on Projected Development Site 2 would commence in 2026. Assuming some concurrent construction and approximately 24 months of construction per each building, the Proposed Development would be complete and fully occupied in 2028. Construction on Potential Development Site A would begin in 2028, and would take approximately 30 months to complete. The 2031 build year encompasses the construction of both projected and potential development sites.

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☒ MANUFACTURING ☐ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Mixed-use residential and commercial

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	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	N/A	N/A	Multi-family	
No. of dwelling units	N/A	N/A	Site 1: 304 Site 2: 666 Total: 970	+970 DU
No. of low- to moderate-income units	N/A	N/A	Site 1: 304 Site 2: 666 Total: 970	+970 DU
Gross floor area (sq. ft.)	N/A	N/A	Site 1: 258,862 Site 2: 565,926 Total: 824,788	+824,788 gsf
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	N/A	Retail	
Gross floor area (sq. ft.)	N/A	N/A	Site 1: 5,000 Site 2: 16,229 Total: 21,229	+21,229 gsf retail
Manufacturing/Industrial	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use	Site 1: Auto Mechanic Training Site 2: Parking	Site 1: Auto Mechanic Training Site 2: Parking	N/A	
Gross floor area (sq. ft.)	Site 1: 14,000 Site 2: 25,197 Total: 39,197 gsf	Site 1: 14,000 Site 2: 25,197 Total: 39,197 gsf	N/A	-39,197 gsf
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any unenclosed activities, specify:	N/A	N/A	N/A	
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	N/A	N/A	N/A	
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	N/A	N/A	Shore public walkways, upland connections, and open space (privately maintained, publicly accessible	Site 1: +15,002 sf Site 2: +41,121 sf Total: +56,123 sf (1.29 acres)
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	N/A	N/A	N/A	
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	100	+100
Operating hours	N/A	N/A	24/7	
Attended or non-attended	N/A	N/A	Non-Attended	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces	Site 2: 400	Site 2: 400	N/A	-400
No. of accessory spaces	Site 1: 25	Site 1: 25	N/A	-25
Operating hours	24/7	24/7	N/A	
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	N/A	N/A	N/A	
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify number:	N/A	N/A	2,716	+2,735 residents
Briefly explain how the number of residents was calculated:	2020 U.S. Census Average Household Size in Bronx Community District 9: 2.82			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Site 1: 14,000 gsf; auto mechanic training facility Site 2: 25,197 gsf; office supporting 400-space parking facility	Site 1: 14,000 gsf; auto mechanic training facility Site 2: 25,197 gsf; office supporting 400-space parking facility	Site 1: 5,000 gsf retail 304 DU Site 2: 16,229 gsf retail 666 DU 100 accessory parking spaces	Site 1: -14,000 auto mechanic training facility +5,000 retail +304 DU Site 2: -25,197-gsf parking office w/ 400 public spaces +16,229 retail +666 DU +100 accessory parking spaces
No. and type of workers by business	Site 1: 14 Site 2: 8 Total: 22 worker	Site 1: 14 Site 2: 8 Total: 22 worker	Site 1: 27 Site 2: 78 Total: 105 worker	
No. and type of non-residents who are not workers	N/A	N/A	N/A	
Briefly explain how the number of businesses was calculated:	Assumed 1 employee per 25 DU, 3 employees per 1,000 sf of retail uses, 1 employee per 1,000 sf of auto-related and industrial uses, and 1 employee per 50 parking spaces			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:	N/A			
ZONING				
Zoning classification	M1-1	M1-1	R7-3/C2-4	
Maximum amount of floor area that can be developed	329,803	329,803	824,508	+494,705
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Land Uses: Institutional, Residential, Mixed Residential/ Commercial, Industrial; Transportation; Open Space Zoning: R6A, R7A, R7-1, RBX, M1-1 zoning districts	Land Uses: Institutional, Residential, Mixed Residential/ Commercial, Industrial; Transportation; Open Space Zoning: R6A, R7A, R7-1, RBX, M1-1 zoning districts	Land Uses: Institutional, Residential, Mixed Residential/ Commercial, Industrial; Transportation; Open Space Zoning: R7-3/C2-4, R7A, R7-1, RBX, M1-1 zoning districts	
Attach any additional information that may be needed to describe the project.				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

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 Full 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. ***To be provided in the EIS.***		
(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. ***To be provided in the EIS.***		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement ***To be provided in the EIS.***		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement ***To be provided in the EIS.***		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
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, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Early Childhood Programs ***Analysis to be provided in the EIS.***		
○ 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)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the Early Childhood Programs in the study area that is greater than 100 percent?	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Public Schools ***Analysis to be provided in the EIS.***		
○ 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)	☒	☐
○ If "yes," would the project result in a utilization rate of the elementary or middle schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project generate 100 or more elementary or middle school students past the 100% utilization rate?	☐	☐
○ If "yes," would the project result in a utilization rate of the high schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project increase the high school utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iii. Libraries ***Analysis to be provided in the EIS.***		
○ 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)	☒	☐
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(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?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. ***Analysis to be provided in the EIS.***		

	YES	NO
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. ***To be provided in the EIS.***		
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?	☒	☐
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. ***To be provided in the EIS.***		
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 project would affect any of these resources. ***To be provided in the EIS.***		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking 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) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) 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?	☐	☒
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) 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?	☒	☐
(f) 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)?	☒	☐
(g) 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?	☒	☐
(h) 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?	☒	☐
(i) Has a Phase I Environmental Site Assessment been performed for the site? ***To be provided in the EIS***	☐	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
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 that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the 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?	☒	☐

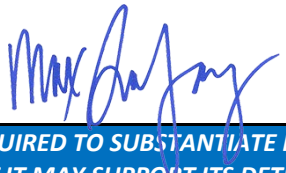
	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. ***To be provided in the EIS***		
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): 44,801		
○ 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?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
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): No-Action: ([39,197 gsf ind] x [554,300 Btu/sf/yr]) = 21,726,897,100 Btu With-Action: ([824,788 gsf res] x [126,700 Btu/sf/yr]) + ([21,229 gsf comm] x [216,300 Btu/sf/yr]) = 109,092,472,300 Btu Increment: 109,092,472,300 Btu - 21,726,897,100 Btu = 87,365,575,200 Btu		
(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? ***Analysis to be provided in the EIS***	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach 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, bus trips, or 50 Citywide Ferry Service ferry 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), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☒	☐
○ 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, bus stop, or Citywide Ferry Service landing?	☒	☐
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) ***Analysis to be provided in the EIS***	☐	☐
(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?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. ***To be provided in the EIS***		
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) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. ***To be provided in the EIS***	☐	☒

	YES	NO
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 114 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?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. ***To be provided in the EIS.***		
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 preliminary analysis, if necessary. ***To be provided in the EIS.***		
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. ***To be provided in the EIS.***		
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. ***To be provided in the EIS.***		

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	SIGNATURE	DATE
Max Stember-Young		13 May 2022

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:

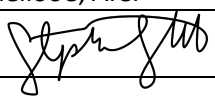
☒ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental 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
Director, Environmental Assessment and Review Division	City Planning Commission
NAME	**DATE**
Stephanie Shellooe, AICP	May 13, 2022

SIGNATURE 

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

May 13, 2022

POSITIVE DECLARATION

Project Identification
1460-1480 Sheridan Boulevard
CEQR No. 22DCP178X
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Stephanie Shellooe
(212) 720-3328

Name, Description and Location of Proposal:

1460-1480 Sheridan Boulevard
The Applicant, Westfarms Realty LLC and 1480 Sheridan Realty LLC (two entities under control of Simone Development) is seeking the approval of four discretionary actions including a zoning map amendment, zoning text amendment, zoning authorization, and financing for affordable housing from the New York City Department of Housing Preservation and Development (HPD). The proposed development, located in the Crotona Park East neighborhood of Community District 9, would include three buildings totaling 866,017 gross square feet (gsf) across two development sites: Block 3107, Lot 74 (1460 Sheridan Boulevard) and Lot 29 (1480 Sheridan Boulevard). Lot 74 would be redeveloped with a 24-story, 240-foot-tall, 263,862 gsf building containing approximately 304 dwelling units, all of which would be affordable units pursuant to the Mandatory Inclusionary Housing (MIH) program, and 5,000 gsf of ground floor retail; Lot 29 would be redeveloped with two 24-story. 240-foot buildings totaling 602,155 gsf, containing 666 affordable dwelling units, 16,229 gsf of retail, and 100 accessory parking spaces. The development would provide 55,949 sf (1.28 acres) of publicly accessible waterfront open space along the Bronx River. The proposed buildings would be 225 feet tall (roof height) with mechanical bulkheads reaching a maximum height of approximately 240 feet. The Proposed Actions may facilitate redevelopment of additional lots within the Rezoning Area that are not controlled by the Applicant; therefore, the EAS considers a future with-action scenario that also includes one potential development site comprising Block, 3107, Lots 60, 65, and 68.

Specifically, the Proposed Actions include:

- **Zoning map amendment** to rezone Block 3107, Lots 29, 60, 65, 68, 74, and portions of Lots 6 and 20 (the "Rezoning Area"), from an M1-1 light manufacturing district to an R7-3 medium density residential district with a C2-4 commercial overlay (R7-3/C2-4).

Stephanie Shellooe, AICP, *Director*
120 Broadway, 31st Floor, New York, NY 10271
Phone (212) 720-3328 Fax (212) 720-3328
sshellooe@planning.nyc.gov

- **Zoning text amendment to the** New York City Zoning Resolution (ZR) to:
    - Section 62-92 (Waterfront Access Plans) to establish the Bronx River Waterfront Access Plan (WAP); and
    - Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to establish the Rezoning Area as a Mandatory Inclusionary Housing (MIH) area. At this time, the Applicant is proposing MIH Options 1, 2, and 3.
- **Waterfront Zoning Authorization** pursuant to ZR Section 62-822 to modify requirements for the locations of waterfront public access areas and visual corridors.
- **Affordable housing financing** from the Department of Housing Development and Preservation (HPD) to develop two buildings with fully affordable residential components on the Applicants' development sites.

The proposed development would require discretionary waterfront actions from the New York State Department of Environmental Conservation (NYSDEC) and the U.S. Army Corps of Engineers (USACE). Environmental review of the Proposed Actions will be coordinated with HPD, NYSDEC, and USACE. The proposed development would also require one non-discretionary ministerial action by the City Planning Commission: a waterfront zoning certification pursuant to ZR Section 62-81 to demonstrate compliance with applicable waterfront zoning regulations.

Absent the Proposed Actions, the future no-action scenario assumes that the existing conditions in the Rezoning Area would remain. Current uses include an automobile mechanic training facility, an open parking facility with accessory buildings, a three-story hotel, and a vacant industrial building. In the last decade, the surrounding area has been transformed from manufacturing and low-density residential uses to higher density mixed-use residential and commercial development, much of it with an affordable housing component. In the no-action scenario there would be no incentive to redevelop the area with M1-1 allowable uses, and existing conditions would remain.

The Proposed Actions would result in an incremental increase of 824,788 gsf of residential space (970 DU, all affordable), and 21,229 gsf of retail space, as well as a net reduction of 39,137 gsf of warehouse space and 325 parking spaces on the Applicant-owned development sites. There would be a net increase of approximately 55,949 sf of waterfront public open space. The Proposed Actions would result in an increase of 2,735 residents and a net increase of 83 workers.

The Analysis Year for the Proposed Actions is 2031.

Statement of Significant Effect:
On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required: land use, zoning and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

The Proposed Actions would not have significant adverse impacts related to solid waste and sanitation services, and energy.

Supporting Statement:
The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning and Public Policy – The Proposed Actions would result in new land uses and a change in zoning. The Rezoning Area is within the Coastal Zone boundary and will require a consistency assessment with the NYC Waterfront Revitalization Program (WRP).

2. Socioeconomic Conditions – The Proposed Actions would introduce more than 200 residential dwelling units to the Project Site and could result in indirect residential displacement.

3. Community Facilities – The Proposed Actions would introduce 970 new residential dwelling units and would increase demand at public schools, publicly funded child care facilities and libraries.

4. Open Space – The Proposed Actions would introduce new residential populations that could increase demand for use of publicly accessible spaces.

5. Shadows – The Proposed Actions would introduce buildings of a maximum height of 240 feet in the vicinity of nearby sunlight sensitive resources, including the Bronx River and Starlight Park.

6. Historic and Cultural Resources – The Proposed Actions could result in new construction within close proximity to known architectural and archaeological resources.

7. Urban Design and Visual Resources – The Proposed Actions could result in physical changes to the Rezoning Area beyond the bulk and form currently permitted as-of-right. These proposed changes could affect a pedestrian's experience of public space.

8. Natural Resources – The Proposed Actions would result in construction on sites adjacent to a natural resource, the Bronx River.

9. Hazardous Materials – The Proposed Actions could result in new construction and in-ground disturbance within the Rezoning Area, which has a documented history of hazardous materials conditions.

10. Water and Sewer Infrastructure – The Proposed Actions could result in an increase of 970 dwelling units in the Bronx, and would involve development on sites located within the Bronx River drainage area that are larger than one acre, where the amount of impervious surface may increase.

11. Solid Waste and Sanitation Services – The Proposed Actions would not have the potential to generate 50 tons or more of solid waste per week and would not involve a reduction of capacity at a solid waste management facility.

12. Energy – The Proposed Actions would not affect the transmission or generation of energy.

Although significant adverse energy impacts are not anticipated for the Proposed Actions, the EIS will disclose the projected amount of energy consumption during long-term operation of development in the future with-action scenario.

13. Transportation – The Proposed Actions would generate vehicular traffic and increase demand for parking, pedestrian traffic and subway and bus riders.

14. Air Quality – The Proposed Actions would have the potential to create new mobile and stationary sources of pollutants and introduce new emissions stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

15. Greenhouse Gas Emissions and Climate Change – The Proposed Actions could generate greenhouse gas emissions.

16. Noise – The Proposed Actions would introduce new noise-sensitive receptors in an area with existing high ambient noise levels and would generate vehicular traffic.

17. Public Health – The Proposed Actions could result in effects related to air quality, hazardous materials or noise, and consequently public health may be affected.

18. Neighborhood Character – The Proposed Actions could affect land use, urban design visual resources, historic resources, socioeconomics, transportation, and noise; consequently, the affected area's neighborhood character may be affected.

19. Construction – The construction period for the Proposed Actions would be longer than two years, which is considered long term, and would occur on sites adjacent to a natural resource and public open space. As such, construction activities could affect the surrounding area.

Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday, June 13, 2022 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (https://www1.nyc.gov/site/nycengage/events/index.page). Written comments will be accepted by the lead agency through 5:00 pm, Thursday June 23, 2022.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact Stephanie Shellooe, at (212) 720-3328.



May 13, 2022

Stephanie Shellooe, AICP, Director
Environmental Assessment & Review Division
New York City Department of City Planning

Date

Figure 1: Site Location Map

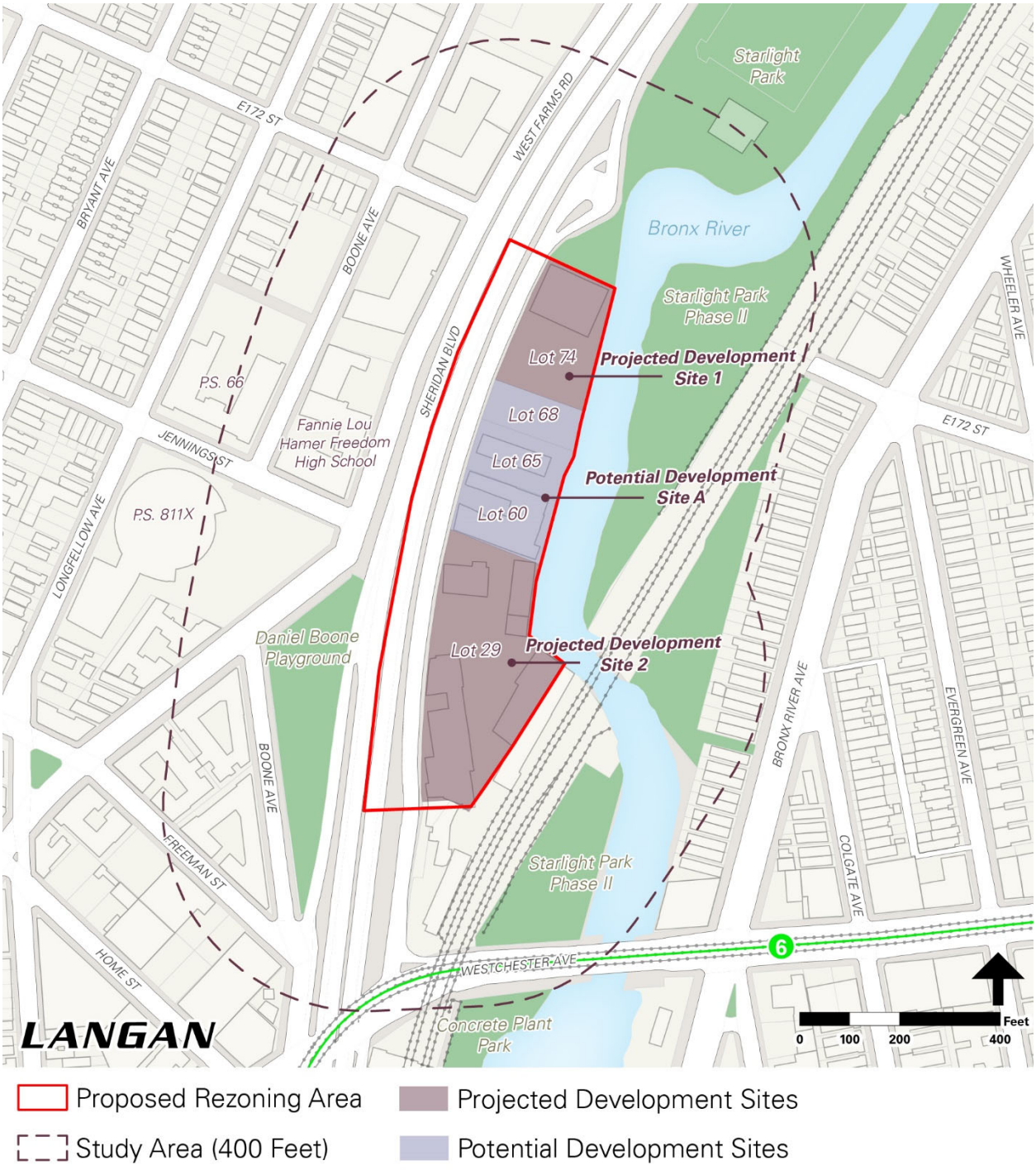


Figure 2: Aerial Map



Figure 3: Tax Map

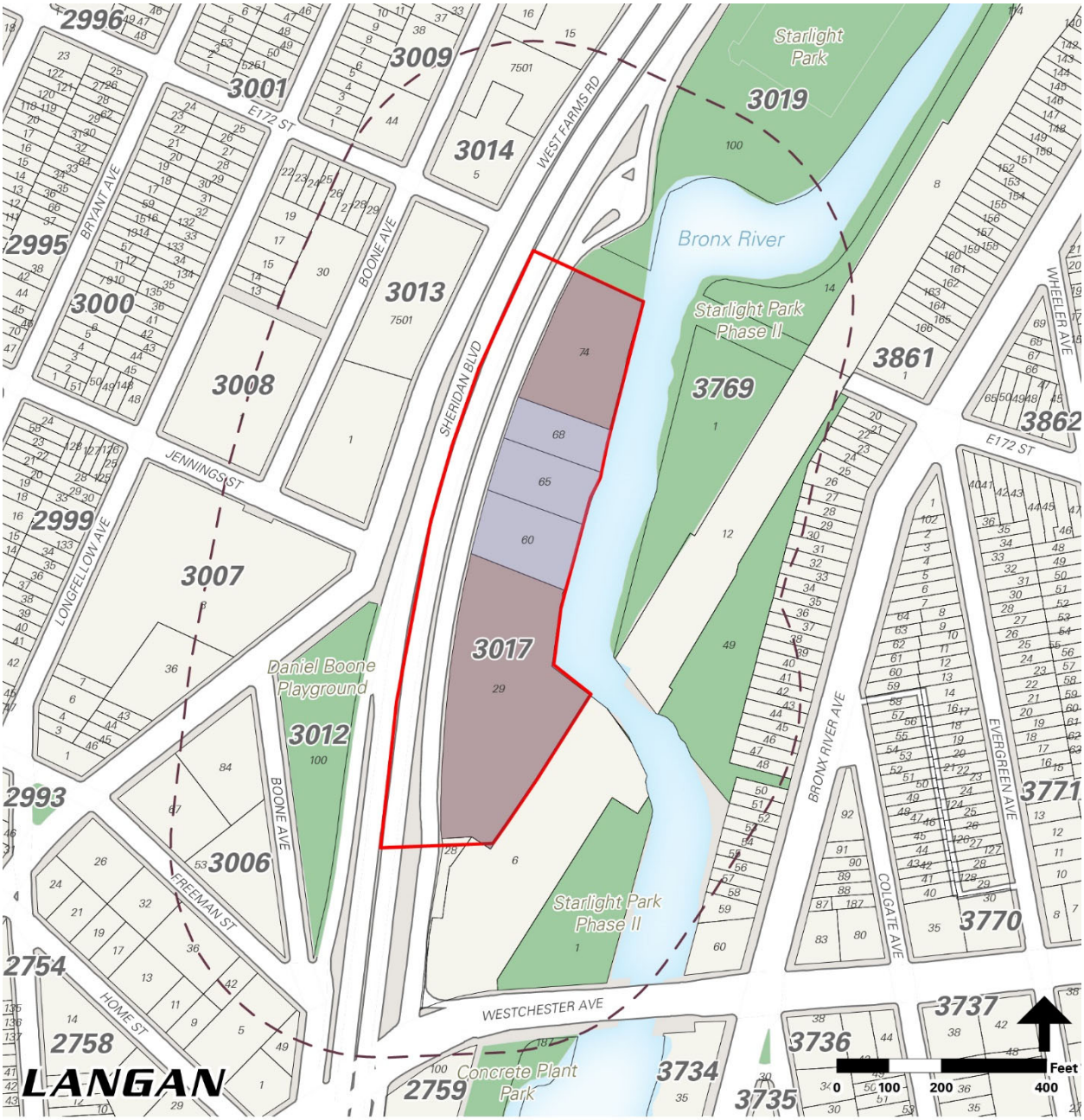


Figure 4: Land Use Map

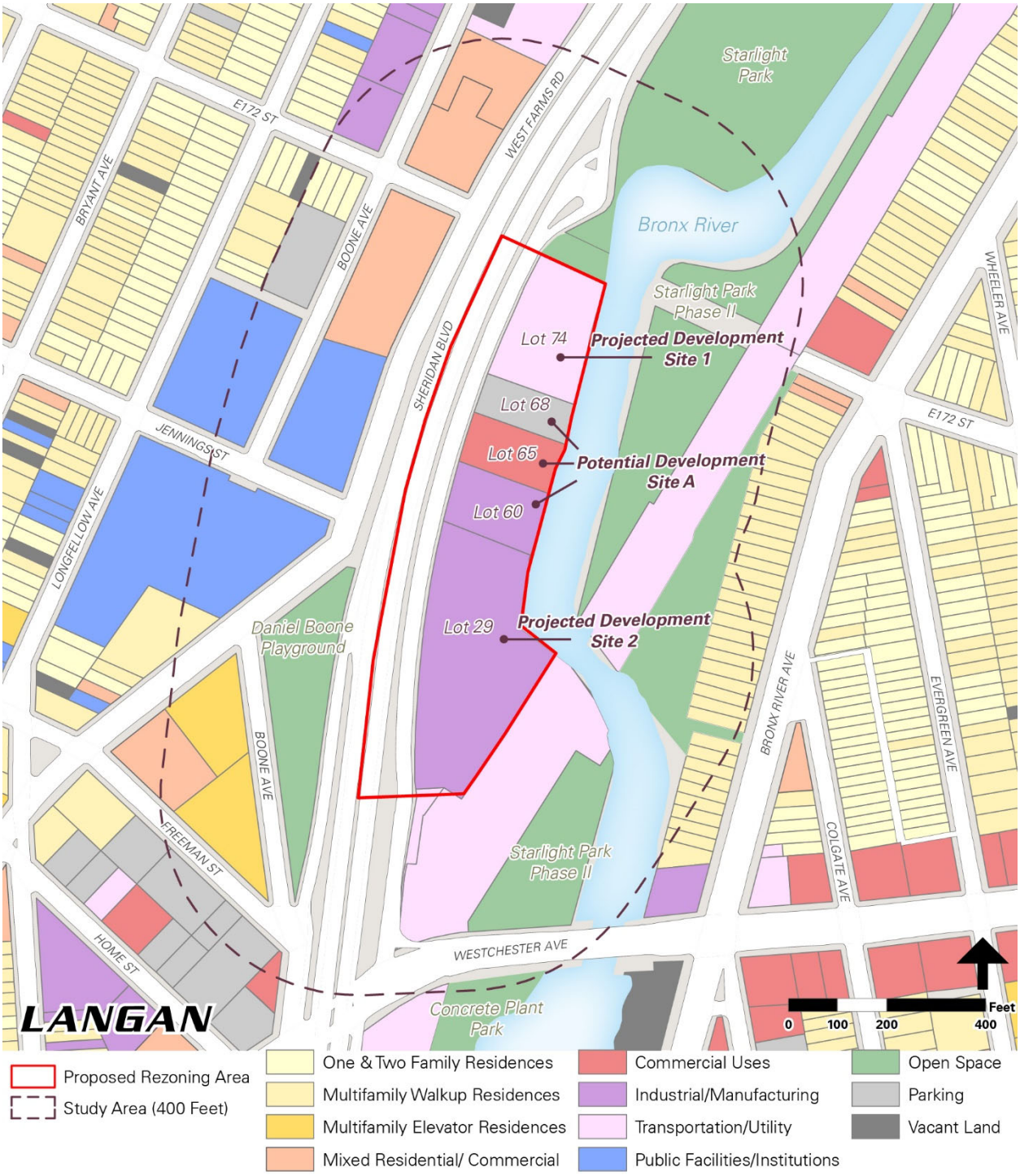


Figure 5: Existing Zoning Map

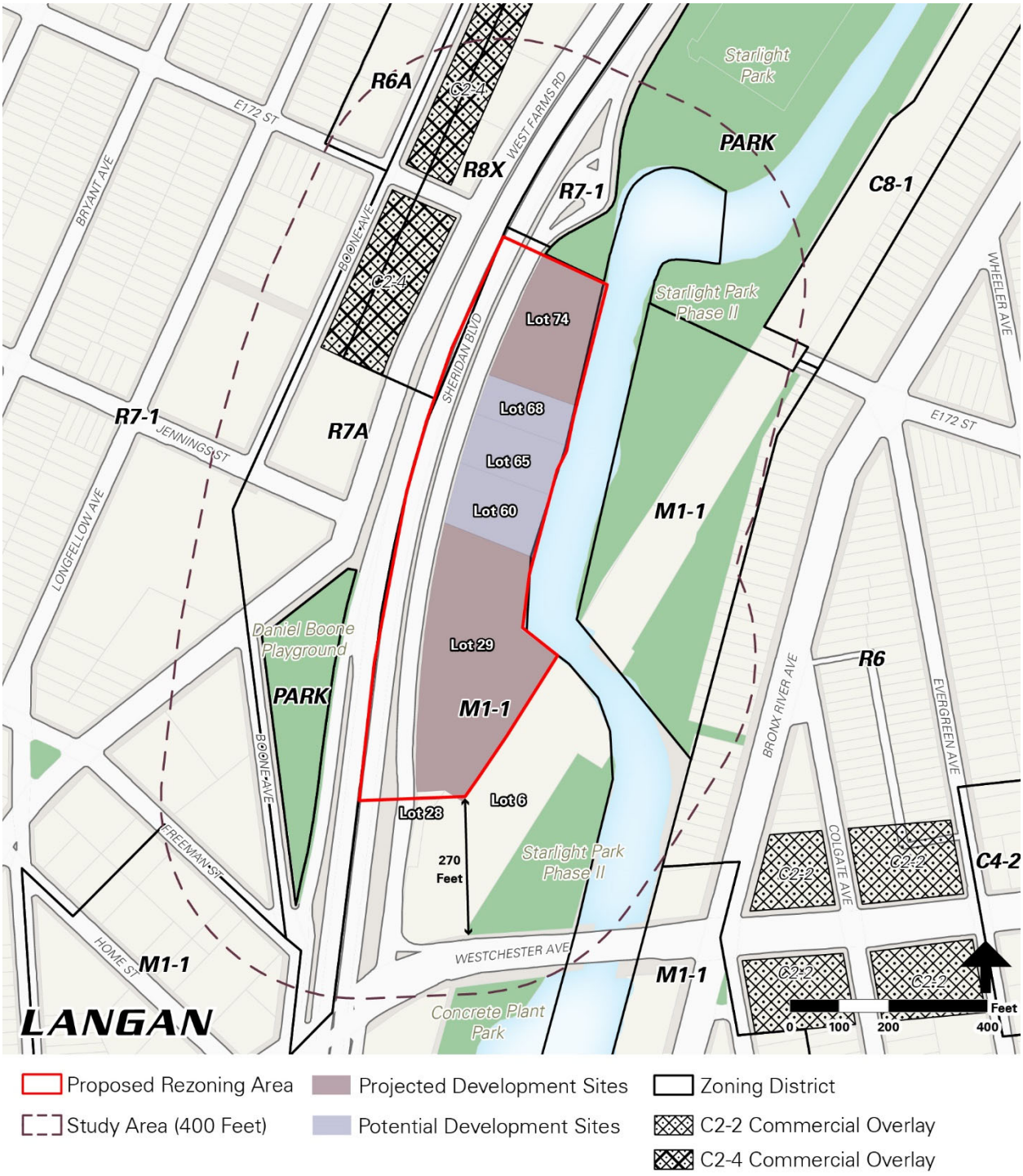
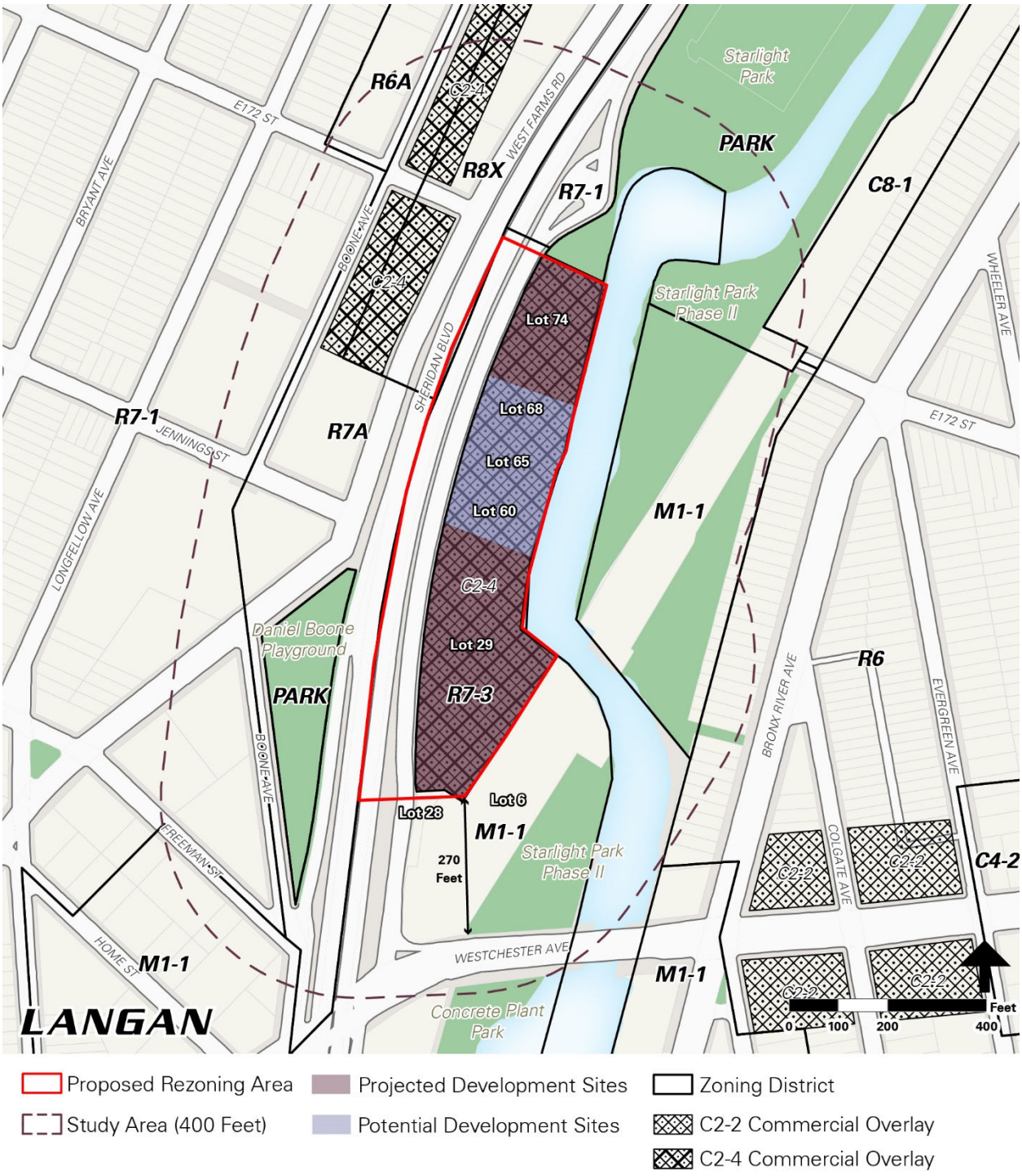


Figure 6: Proposed Zoning Map



EAS Figure 7: Key Map



Note: All photos captured on September 18, 2020 and October 2, 2020.

EAS Photograph 1



View north at the intersection of Boone Avenue and the Sheridan Boulevard. The mixed-use residential and commercial buildings along West Farms Road on the west (left) side of Sheridan Boulevard, are shown in the center of the frame. An elevation change can be seen along Sheridan Boulevard.

EAS Photograph 2



View northeast from the intersection of West Farms Road and Boone Avenue towards Daniel Boone Playground and the Sheridan Hotel (Block 3017, Lot 65 [Potential Site A]) in left of the frame.

EAS Photograph 3



View north along the Sheridan Boulevard service road (Edgewater Road) towards Projected Development Site 2 (Block 3017, Lot 29) to the right and center of the frame. Fencing fronts Edgewater Road for the entirety of Lot 29. The bicycle lane on the west (left) side of Edgewater Road was installed by the NYSDOT Sheridan Boulevard Improvements capital project.

EAS Photograph 4



View north along the Bronx River from Projected Development Site 2. The Rezoning Area borders the west (left) side of the Bronx River. Existing mixed-use development on the west side of Sheridan Boulevard is shown in the center of the frame.

EAS Photograph 5



View south along Sheridan Boulevard toward Westchester Avenue. Projected Development Site 2 is shown on the left side of the frame. This intersection (Jennings Street and Sheridan Boulevard) was recently improved by the NYSDOT's Sheridan Boulevard Improvements capital project.

EAS Photograph 6



View from the intersection at West Farms Road and Jennings Street east towards the Rezoning Area. The Sheridan Hotel is to the left of the frame and Projected Development Site 2 is to the right of the frame. Capital improvements were recently made to this intersection by NYSDOT as part of the Sheridan Boulevard Improvements project.

EAS Photograph 7



View south along Edgewater Road. The Sheridan Hotel is in the far left of the frame. Daniel Boone Playground is in the center of the frame, beyond the traffic lights.

EAS Photograph 8



View north along Edgewater Road and Sheridan Boulevard from Projected Development Site 1 towards recently constructed 14-story mixed-use residential and commercial buildings along the west (left) side of Sheridan Boulevard. Improvements were recently made to the intersection of Sheridan Boulevard and East 172nd Street by NYSDOT as part of the Sheridan Boulevard Improvements project.

EAS Photograph 9



View east along East 172nd Street towards Projected Development Site 1, Starlight Park, and the Bronx River. Mixed-use buildings line both sides of East 172nd Street between Boone Avenue and Sheridan Boulevard.

EAS Photograph 10



View of the pedestrian bridge across the Bronx River at Starlight Park. The Bronx River House, home of the Bronx River Alliance, is to the far left frame. The kayak and canoe launches are shown in the center of the frame in the river.

EAS Photograph 11



View south along the Bronx River from Starlight Park to the Rezoning Area, which is along the east side (to the right and center of the frame) of the Bronx River.

PART II: TECHNICAL ANALYSES

1. Introduction

The Applicants, Westfarms Realty LLC and 1480 Sheridan Realty LLC, seeks a series of discretionary actions, including zoning map and text amendments, a zoning authorization, and a zoning certification from the City Planning Commission (CPC), as well as discretionary financing for affordable housing and waterfront actions (collectively, the "Proposed Actions"). The Proposed Actions would apply to the "Rezoning Area," the portion of Bronx Block 3017 bound by Sheridan Boulevard, the prolongation of the southern streetline of East 172nd Street, the western pierhead and bulkhead line of the Bronx River, the Amtrak right-of-way, and a line 270 feet from Westchester Avenue. The Rezoning Area contains Bronx Block 3017, Lots 29, 60, 65, 68, and 74, and portions of Lots 6 and 28. The Proposed Actions would facilitate the development of approximately 866,017 gross-square-feet (gsf) of floor area within three buildings across two development sites in the Crotona Park East neighborhood of the Bronx, Community District 9 (see EAS Figures 1, 2, and 3).

2. Proposed Actions

To facilitate the Proposed Development, the Applicant seeks the "Proposed Actions", which include:

1. A zoning map amendment to rezone the Rezoning Area from M1-1 to an R7-3 district with a C2-4 commercial overlay;
2. A zoning text amendment to the New York City Zoning Resolution (ZR) to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to establish the Rezoning Area as a Mandatory Inclusionary Housing (MIH) area. At this time, the Applicant is proposing MIH Options 1, 2, and 3[1].
3. A CPC authorization(s) pursuant to ZR 62-822 to modify requirements for the locations of waterfront public access areas and visual corridors. The CPC

[1] The City's MIH Program has four MIH "Options" that each require a minimum percentage of housing units be designated as "affordable." The required affordable housing units must be provided to households with an average Area Median Income (AMI) that is dependent on the MIH Option selected. Required affordable housing under Options 1, 2, or 3 must be provided at an average below the New York City AMI. See https://www1.nyc.gov/assets/housing/downloads/pdf/mih-fact-sheet.pdf

authorization(s) would modify the locational requirements of ZR 62-56 to allow visual corridors through the proposed publicly accessible private open space to be modified to accommodate the Proposed Development;

4. Affordable housing financing from the Department of Housing Development and Preservation (HPD) to develop two buildings with fully affordable residential components on the Applicants' sites. At this time, the Applicant intends to apply for HPD's "Mix & Match" program.

The Proposed Development would require discretionary waterfront actions. A Joint Application will be made to NYSDEC and USACE to address these waterfront actions. The Proposed Actions are considered Type I pursuant to Title 6, Part 617.4(b)(5)(v) of the New York Codes, Rules, and Regulations (NYCRR), and are subject to environmental review in accordance with the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) guidelines. As such, a coordinated review with HPD, NYSDEC, and USACE will be required. The proposed development also would require a waterfront zoning certification pursuant to ZR Section 62-81 (a non-discretionary, ministerial action by the CPC) to demonstrate compliance with applicable waterfront zoning regulations.

3. Proposed Development

The Applicant proposes to demolish the existing buildings on Projected Sites 1 and 2 to allow development of one mixed-use building on Projected Development Site 1 ("Building 1"), and two mixed-use buildings ("Building 2" and "Building 3") on Projected Development Site 2. The buildings would contain ground floor and cellar retail uses and a fully affordable residential component. The Applicant would also undertake waterfront and open space improvements on Projected Development Sites 1 and 2 by constructing approximately 56,123 sf (1.29 acres) of privately owned, publicly accessible open space comprising a minimum 40-foot-wide shore public walkway, upland connections, a supplemental access area, and a publicly accessible open space on Projected Development Site 2. The Proposed Development would provide up to 970 DU, all of which would be permanently affordable. The floor area by use in the Proposed Development is shown in Table 1.

Table 1: Proposed Development - Floor Area by Use

	GSF by Use				Programming		
Building	**Residential**	**Retail**	**Parking**	**Total**	**Bldg Height (ft)***	**Parking Spaces**	**DU**
Projected Development Site 1							
Bldg 1	258,862	5,000		263,862	240	0	304
Projected Development Site 2							
Bldg 2	292,920	9,209	20,000	302,129	240	100	345
Bldg 3	273,006	7,020		300,026	240		321
TOTAL	**824,788**	**21,229**	**20,000**	**866,017**	**Max. 240**	**100**	**970**

* The building height includes 15-foot-tall mechanical bulkheads on each building.

Projected Development Site 1 would be developed with a 24-story, 240-foot-tall (225 feet plus a 15-foot-tall mechanical bulkhead), 263,862-gsf building containing approximately 304 affordable DU. A minimum 40-foot-wide shore public walkway would be developed along the site's waterfront, and a 35-foot-wide waterfront public access would be provided along the site's southern boundary between Sheridan Boulevard and the shore

public walkway. The waterfront open space on Projected Development Site 1 would comprise approximately 15,002 sf (see Appendix A for the proposed site plan). The street would be improved as part of Project Development Site 1's development. Up to 5,000 gsf of retail would be developed at ground floor and at the cellar level along the shore public walkway.

Projected Development Site 2 would be developed with two 24-story, 240-foot-tall (225 feet plus 15-foot-tall mechanical bulkhead) buildings totaling 602,155 gsf. Combined, the two buildings would contain up to 16,229 gsf of retail and 706 affordable DUs (565,926 residential gsf). Building 2 would contain 9,209 gsf of retail, 345 affordable DUs (292,920 gsf residential), and 100 accessory parking spaces (approximately 20,000 gsf). Building 3 would contain 7,020 gsf of retail and 321 affordable DUs (273,006 residential gsf).

A minimum 40-foot-wide shore public walkway would be developed along Projected Development Site 2's waterfront. An upland connection would be developed along Projected Development Site 2's northern lot line between Sheridan Boulevard and the Bronx River; the proposed CPC authorization pursuant to ZR 62-822 would allow the flexibility to align the required 50-foot-wide visual corridor and upland connection along this northern lot line instead of along the prolongation of Jennings Street. The area between Buildings 2 and 3 would be improved with a publicly accessible open space that would contain an amphitheater and other passive recreational uses. This space would provide a second public access area between Sheridan Boulevard and the Bronx River waterfront on Projected Development Site 2. The waterfront open space on Projected Development Site 2 would comprise approximately 20,867 sf. The Applicant also proposes approximately 20,254-sf of additional publicly accessible open space on this site. Drawings of the Proposed Development are provided in Appendix A.

All dwelling units on the Applicant-owned sites would be affordable to low-income households (for CEQR purposes, defined as households earning 80 percent or less than the AMI). Sites within the Transit Zone do not require parking for affordable units reserved for low-income households, however the Proposed Actions would provide up to 100 parking spaces on Projected Site 2. The Proposed Development would be funded in part by discretionary affordable housing financing from HPD.

4. Purpose and Need

The Proposed Actions would help achieve a larger vision for the neighborhood – established in DCP's *Southern Boulevard Neighborhood Study*, the Bronx River Alliance's *Bronx River Greenway Plan*, and the *Sheridan Expressway-Hunts Point Land Use and Transportation Study* – by revitalizing a section of the Bronx River waterfront with mixed-use development comprising affordable residential, retail, and open space uses. The Proposed Actions would achieve these larger policy goals by reconnecting upland areas to existing waterfront spaces – including Starlight Park and Concrete Plant Park – and by providing project-generated waterfront open space through a series of public access areas. The existing manufacturing district would be rezoned to a mixed-use district to allow for residential and commercial development at a similar scale to recent development in the area such as the Compass Residences affordable housing complex (on West Farms Road) across Sheridan Boulevard from the Rezoning Area. The proposed zoning map and text amendments would allow the site planning and massing of the projected buildings to respond to the surrounding waterfront and urban context, and support a superior site plan with better urban design.

The Proposed Actions would also introduce new affordable residential units in the Rezoning Area, in accordance with the goals of citywide public policies such as *OneNYC 2050*, *Housing New York 2.0*, and the New York City Waterfront Revitalization Program, as well as more localized policies such as the *Southern Boulevard Neighborhood Study*, and the *Sheridan Expressway-Hunts Point Land Use and Transportation Study*.

5. Analysis Framework

The *2021 CEQR Technical Manual* will serve as guidance on the methodologies and impact criteria to evaluate the potential environmental effects of the Proposed Actions. Consistent with the guidelines set forth in the *CEQR Technical Manual,* existing conditions will be described. Conditions will then be forecast to the future analysis year absent the Proposed Actions (the "No-Action Condition"). The With-Action Condition assumes the Proposed Actions would be adopted and the development sites would be redeveloped and fully occupied by the analysis (build) year. The With-Action Condition will be compared to the No-Action Condition to determine the project "increment". The increment will be used to determine the incremental effects of the Proposed Actions over the No-Action Condition. The CEQR process will determine whether the Proposed Actions have potential to result in significant adverse impacts, as defined in the *CEQR Technical Manual* (and pursuant to both Title 62 of the Rules of the City of New York and Part 617 of NYCRR). Collectively, the existing, No-Action, and With-Action conditions are referred to as the Reasonable Worst Case Development Scenario (RWCDS).

The RWCDS established for the Proposed Actions includes both the Applicant's Proposed Development on Projected Development Sites 1 and 2, as well as Potential Development Site A. Because the Proposed Actions would allow residential use and increase the permissible underlying FAR, the Proposed Actions may incentivize new development on the non-Applicant owned sites in the Rezoning Area. The RWCDS established that Lots 60, 65, and 68 could potentially be merged into one zoning lot to form Potential Development Site A. There are currently no plans for development on Potential Development Site A. Pursuant to CEQR guidelines, potential development sites are not included in density-related assessment areas, including energy, water and sewer infrastructure, solid waste and sanitation services, transportation, construction, and the indirect effects of socioeconomic conditions, community facilities, and open space (see Draft Scope of Work).

No-Action Condition

In the No-Action Condition, existing conditions in the Rezoning Area would remain. A one-story, approximately 14,000-gsf automobile mechanic training facility would remain on Projected Development Site 1, and an open parking facility would remain on Projected Development Site 2. Potential Site A would remain improved as a hotel, an open truck parking facility, and a vacant industrial building. The existing uses conform to the use requirements of M1 districts (the existing hotel was developed prior to the adoption of the M1 Hotels Text Amendment in 2018, and therefore is a grandfathered use).

With-Action Condition

In the With-Action Condition, the Proposed Actions would be adopted, and the existing industrial buildings on the Applicants' sites would be demolished and replaced with the

Proposed Development. On Potential Development Site A, if redeveloped, this site would also be demolished and redeveloped into a mixed-use waterfront building.

The With-Action Condition assumes the Applicant would construct the Proposed Development, which would nearly maximize the allowable bulk and height of the proposed R7-3/C2-4 zoning district. In the With-Action Condition, Projected Development Site 2 would remain underbuilt by 34,255 zoning sf (zsf), or approximately six percent of the proposed zoning capacity of R7-3/C2-4. Maximizing the bulk for this site would require a more expensive building configuration than is proposed. To maximize the bulk allowed by the proposed zoning, two towers atop the seven-story base of Building 3 would have to be developed, leading to added costs that cannot be borne for the proposed affordable housing development; accordingly, only one tower is currently proposed. In a two-tower (maximum capacity) scenario, a second building core would be required, with redundancy in vertical circulation and reduced floor area efficiency, making it prohibitively expensive for the proposed fully affordable housing development. Therefore, the Proposed Development is the worst-case development scenario for the Applicant's sites.

Projected Development Sites 1 and 2

In the With-Action Condition, Projected Development Sites 1 and 2 would be developed with the Proposed Development as described above.

Potential Development Site A

The RWCDS established that in the With-Action Condition, Lots 60, 65, and 68 could reasonably be merged into one zoning lot and redeveloped. For analysis purposes, the EIS will analyze a hypothetical development scenario whereby Potential Development Site A would be developed with a 24-story, 240-foot-tall, 380,025-gsf building in the With-Action Condition. The building would have a seven-story base, above which two towers would rise to a roof height of 225 feet (an overall height of 240 feet when including a 15-foot-tall mechanical bulkhead). The building would comprise 349,422 gsf of residential space (349 DU), 3,493 gsf of ground floor retail, and 27,110 gsf of accessory parking. The building would provide 349 DUs, 88-105 of which would be affordable pursuant to MIH. The remaining DUs would be market rate units. Following the underlying R7-3/C2-4 zoning requirements, 140 parking spaces would be provided at the ground floor of the building. A dwelling unit factor of 1,000 sf per unit was assumed at Potential Development Site A.

While there are no specific development plans for Potential Development Site A, if redeveloped, Potential Development Site A's waterfront would be improved with a minimum 40-foot-wide shore public walkway. Based on the underlying waterfront area requirements in an R7-3/C2-4 district, a public access area or visual corridor on this site would not be required through this potential development site to the shore public walkway along the waterfront.

Increment

Compared to the No-Action Condition, the With-Action Condition would result in larger building envelopes and an increment of 826,820 gsf on the Projected Development Sites. The increment established in the RWCDS is shown in Table 2.

Table 2: Project Increment by Use

	No-Action	With-Action	Increment
Projected Development Sites			
DU	0	970	970
Affordable DUs (≤80% AMI)	*0*	*970*	*970*
Affordable DUs (>80% AMI)	*0*	*0*	*0*
Market-Rate DUs	*0*	*0*	*0*
Residents (assumed 2.82 residents/household)	0	2,735	2,735
Employees	22	105	83
Waterfront Public Open Space (sf)	0	35,869	35,869
Projected Development Site 1	*0*	*15,002*	*15,002*
Projected Development Site 2	*0*	*20,867*	*20,867*
Other Publicly Accessible Open Space (Site 2)	0	20,254	20,254
Parking Spaces	425	100	-325
Residential gsf	0	824,788	824,788
Retail gsf	0	21,229	21,229
Industrial gsf	39,197	0	-39,197
Enclosed Parking gsf	0	20,000	20,000
Open Parking sf*	6,000	0	-6,000
Total gsf – Projected Development Sites	**39,197**	**866,017**	**826,820**
Potential Development Site A			
DU	0	349	349
Parking Spaces	50	140	+90
Residential gsf	0	349,422	349,422
Retail gsf	26,353	3,493	-22,860
Industrial gsf	16,398	0	-16,398
Enclosed Parking gsf	0	27,110	27,110
Open Parking sf*	10,000	0	-10,000
Total gsf – Potential Development Site A	**42,751**	**380,025**	**337,274**

* These DUs by AMI level are assumed for CEQR purposes only. Depending on the MIH Options made available, Potential Development Site A is estimated to yield between 70 and 105 affordable DUs.

** Open uses are excluded from gsf calculations.

Analysis (Build) Year

The analysis year established for this project is 2031, the year when new development generated by the Proposed Actions would be complete and fully occupied. Construction of the Proposed Development would begin after the Proposed Actions have been approved and required permits obtained. Assuming 24 months for CEQR and ULURP, and additional time following these approvals for HPD financing administration, environmental remediation, Department of Buildings (DOB) submissions, and NYSDEC permits, construction is expected to commence in spring 2025. Construction of Building 1 on Projected Development Site 1 (1460 Sheridan Boulevard) would begin first, followed by the construction of Building 2 on Projected Development Site 2 (1480 Sheridan Boulevard). Construction of Building 3 on Projected Development Site 2 would commence in 2026. Assuming some concurrent construction and approximately 24 months of construction per each building, the Proposed Development would be complete and fully occupied in 2028.

Construction on Potential Development Site A would begin in 2028, and would take approximately 30 months to complete. The build year of 2031 encompasses the construction of both projected and potential development sites.

6. Technical Analyses

Land Use, Zoning, and Public Policy

Per 2021 *CEQR Technical Manual* guidelines, a land use assessment identifies the uses and development trends in the area that may be affected by a proposed project and determines whether that proposed project is compatible with those conditions or may affect them. Similarly, the analysis considers the project's compliance with, and effect on, the area's zoning and other applicable public policies.

The Proposed Actions would result in changes to uses allowed as-of-right and the underlying height and bulk regulations at the Rezoning Area. Therefore, an assessment of potential impacts to land use, zoning, and public policy will be provided in the Draft Environmental Impact Statement (DEIS). Because the Rezoning Area is within the Coastal Zone Boundary, a Waterfront Revitalization Plan (WRP) consistency assessment will be provided in the DEIS (see Draft Scope of Work).

Socioeconomic Conditions

As defined in the *CEQR Technical Manual,* the socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area, regardless of whether the changes result in other environmental impacts under CEQR. A CEQR socioeconomic assessment considers whether a proposed project could result in significant adverse impacts on the socioeconomic character from direct displacement of residents, indirect displacement of the residential population within a study area, direct displacement of existing businesses on a project site, indirect displacement of existing businesses within a study area, or adverse effects on specific industries.

There are no existing residential uses in the Rezoning Area and the Proposed Actions would not directly displace any residents. Additionally, the Proposed Actions would not directly displace more than 100 employees. Therefore, direct residential displacement or direct business displacement analyses will not be provided. Additionally, the Proposed Actions would not be expected to affect conditions in a specific industry, substantially reduce employment, or impair the economic viability in a specific industry or category of business. Therefore, no further assessment is required on adverse effects on specific industries.

The Proposed Actions would generate less than 200,000 square feet of commercial space, and an indirect business displacement analysis will not be warranted. The Proposed Actions would result in 970 incremental dwelling units across the projected development sites. According to the *CEQR Technical Manual*, projects that would result in more than 200 incremental residential units have the potential to result in significant adverse impacts related to indirect residential displacement. Therefore, an assessment of potential indirect residential displacement will be provided in the DEIS (see Draft Scope of Work).

Community Facilities

The *CEQR Technical Manual* defines community facilities as public or publicly funded schools, hospitals, libraries, childcare centers, health care facilities, and fire and police protection services. A proposed project may affect community facility services directly when it physically displaces or alters a community facility, or indirectly when it results in a change in population that would affect the delivery of services provided by a community facility. Per the *CEQR Technical Manual*, a project may have the potential for an indirect impact on community facilities and services if it would result in an increase in population that would subsequently increase demand for existing services provided beyond the capacity of the facilities to serve the needs of the community.

The Proposed Actions would not directly eliminate, displace, or alter public or publicly funded community facilities, and would not warrant an analysis of direct effects on community facilities. The Proposed Actions would not introduce a sizeable new neighborhood and would not warrant analyses of health care facilities or police and fire protection services.

The Proposed Actions would result in a change in residential population that may affect the demand for community facilities. The Proposed Actions would generate more than 731 DUs, which is the minimum number of project-generated DUs that warrant a libraries analysis in the Bronx per Table 6-1 of the *CEQR Technical Manual*. A libraries assessment will therefore be provided in the DEIS (see Draft Scope of Work).

Using the Projected Public School Ratios published by the New York City School Construction Authority (SCA), the Proposed Actions are projected to introduce 375 elementary or intermediate school students, and 127 high school students. Because the Proposed Actions would generate more than 50 elementary or intermediate school students, the Proposed Actions warrant an analysis of public elementary and intermediate schools. A public schools assessment will be provided in the DEIS (see Draft Scope of Work). The Proposed Actions would not warrant an analysis of high schools because the Proposed Actions are projected to generate 127 high school students, which is below the threshold of 150 high school students noted in Table 6-1 of the *CEQR Technical Manual*.

Additionally, the Proposed Actions would introduce 970 affordable units in the Bronx, which is above the CEQR childcare analysis threshold of 141 units noted in Table 6-1 of the *CEQR Technical Manual*. An analysis of the demand for childcare facilities resulting from the Proposed Actions will also be provided in the DEIS (see Draft Scope of Work).

Open Space

Per the *CEQR Technical Manual*, an assessment of potential effects on open space resources is required if a proposed project would have the potential to result in either direct or indirect effects on open spaces. Direct effects may occur when the proposed project would encroach on, or cause a loss of, open space. Indirect effects may occur when the population generated by the proposed project strains the capacity of existing open spaces so that their service to the future population of the affected area would be substantially or noticeably diminished. The *CEQR Technical Manual* requires an assessment of indirect effects if the population generated is greater than 200 residents or 500 employees.

The Proposed Actions would not change or eliminate open space, and an analysis of direct effects on open space is not warranted. The Proposed Actions would result in an incremental increase of approximately 83 workers and would not warrant an indirect

assessment of open space impacts for non-residents. The Proposed Actions are projected to result in approximately 2,735 residents; because the incremental increase in the residential population is over 200 residents, an indirect assessment of open space impacts for residents will be provided in the DEIS (see Draft Scope of Work).

Shadows

A CEQR shadow assessment is warranted when a proposed action would result in a new structure or an addition to an existing structure that is greater than 50 feet in height or is adjacent to a sunlight-sensitive resource. Incremental shadows occur when a shadow from a proposed project is cast on a publicly accessible open space, historic landscape, or other historic resource that relies on sunlight for its enjoyment by the public, or its architectural and historic integrity (e.g., stained glass windows), or if the shadow falls on a natural feature and adversely affects its use or landscaping and vegetation. Shadows on features such as city streets, sidewalks, buildings, and privately owned open space, or that occur within 1.5 hours of sunrise or sunset, generally are not considered significant by CEQR.

The Proposed Actions would result in several new structures greater than 50 feet in height that are adjacent to two sunlight-sensitive resources: the Bronx River and Starlight Park. A shadows assessment will be provided in the DEIS to determine the effects of project-generated shadows on nearby sunlight-sensitive resources. The assessment will estimate the shadow conditions on an hourly basis during the four representative CEQR analysis days (see Draft Scope of Work).

Historic and Cultural Resources

Per the *CEQR Technical Manual*, historic and cultural resources include both architectural and archaeological resources. Archaeological resources include physical remains, usually subsurface, such as burials, foundations, artifacts, wells, or privies of the prehistoric, Native American, or historic periods. Architectural resources generally include historically important buildings, structures, objects, sites, and districts.

Archaeological Resources

The Proposed Development would involve construction resulting in in-ground disturbance. The development sites are within a larger area classified by the New York State Historic Preservation Office (SHPO) as “archaeologically sensitive.” A site-specific Request for Environmental Review was submitted to the NYC Landmarks Preservation Commission (LPC) for consultation on the potential for the development sites to contain architectural or archaeological historic and cultural resources. Based on the correspondence from LPC dated 23 November 2021, the development sites do not have the potential to contain archaeological resources (see LPC correspondence in Appendix B).

Architectural Resources

LPC’s letter dated 23 November 2021 noted that there are no architectural resources on the development sites. However, LPC noted that within 400 feet of the Rezoning Area, the IRT No. 6 Subway Truss Bridge is a historic resource that is eligible for listing on the State/National Registers of historic places (S/NR).

Because the Rezoning Area is within 400 feet of an eligible historic resource, a historic and cultural resources assessment will be provided in the DEIS (see Draft Scope of Work).

Urban Design and Resources

Per the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from street level, a physical alteration beyond that allowed by the existing zoning, including projects that permit the modification of yard, height, and setback requirements or projects that result in an increase in built floor area beyond what would be allowed as-of-right or in the No-Action Condition.

The Proposed Actions would change the permissible bulk envelope in the Rezoning Area, and the actions would result in the construction of buildings that are not permitted under current zoning. As such, the Proposed Actions have the potential to affect the pedestrian's experience of public space and an urban design and visual resources assessment will be provided in the DEIS (see Draft Scope of Work).

Natural Resources

The *CEQR Technical Manual* defines a natural resource as "(1) the city's biodiversity (plants, wildlife, and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the city's environmental stability." Such resources include groundwater, soils, and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife. An assessment may be appropriate if a natural resource is present on or near the project site and the project would directly or indirectly disturb that resource.

The Rezoning Area is adjacent to the Bronx River, a natural resource as defined in Chapter 11, Section 100 of the *CEQR Technical Manual*, and a natural resources assessment will be provided in the DEIS. The Bronx River is the only freshwater river in NYC and supports several important aquatic species. The assessment will provide information on any in-water construction methods that would be utilized, as well as a description of the waterfront bulkhead structures and shoreline adjacent to the Bronx River. Additionally, the shadows assessment provided in the DEIS will determine the effects of project-generated shadows on the Bronx River (see Draft Scope of Work).

Hazardous Materials

The potential for significant impacts from hazardous materials occurs when hazardous materials exist on a site and an action would increase pathways to their exposure to humans and the environment, or an action would introduce new activities or processes using hazardous materials. Potential routes of exposure to hazardous materials can include direct contact, such as contact between contaminated soil and skin (dermal contact), breathing of VOCs or chemicals associated with suspended soil particles (inhalation), or swallowing soil or water (ingestion). The Proposed Actions would lead to ground disturbance in an existing industrial area, and a hazardous materials assessment will be provided in the DEIS (see Draft Scope of Work).

Water and Sewer Infrastructure

Per the *CEQR Technical Manual*, New York City's water and sewer network is fundamental to the operation, health, safety, and quality of life of the City and its surrounding environment, and it must be sized to fit the users and surface conditions to function adequately. Ensuring these systems have adequate capacity to accommodate land use or density changes arising from new development is critical to avoid issues such as sewer back-ups, street flooding, or pressure reductions.

The purpose of a water and sewer infrastructure analysis is to assess whether a proposed project may adversely affect the City's water distribution or sewer system and, if so, assess the effects of such a project to determine whether its impact will be significant. Per the *CEQR Technical Manual*, projects in the Bronx that would generate 400 or more incremental DUs warrant a water and sewer assessment. Further, the Rezoning Area is within the Bronx River drainage area, and the Proposed Development involves development on a site that is larger than one acre where the amount of impervious surface may increase. The projected water demand resulting from the Proposed Actions would be approximately 280,303 gallons per day (gpd), less than the one-million-gpd threshold that warrants a water supply assessment. Based on correspondence with the NYC Department of Environmental Protection (DEP), a hydraulic analysis of the existing sewer system will likely be required prior to the submittal of the Site Connection Proposal to determine if the system is capable of supporting the Proposed Actions and the related increase in wastewater flow. A preliminary water and sewer infrastructure assessment will be provided in the DEIS (see Draft Scope of Work).

Solid Waste and Sanitation Services

A solid waste assessment is warranted if a proposed action would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. Per the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. Based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the RWCDS associated with the Proposed Actions would result in a net increase of approximately 44,449 pounds (lbs) of solid waste per week compared to the No-Action Condition, as shown in Table 3. Therefore, an analysis of potential adverse solid waste and sanitation impacts is not anticipated to be included in the DEIS.

Table 3: Solid Waste Generation: No-Action, With-Action, and Increment

	No-Action Condition			With-Action Condition			Increment		
Land Use (Unit Type)	Units	Rate (lbs/wk)	Solid Waste (Tons/wk)	Units	Solid Waste (lbs/wk)	Solid Waste (Tons/wk)	Units	Solid Waste (lbs/wk)	Solid Waste (Tons/wk)
Residential (DU)	0	0	0.00	970	39,770	19.89	970	39,770	19.89
Retail (Employees)	0	0	0.00	64	5,031	2.52	64	5,031	2.52
Industrial (Employees)	39	353	0.18	0	0	0.00	-39	-353	-0.18
Total Solid Waste		**353**	**0.35**		**44,801**	**22**		**44,449**	**22.22**
Solid Waste Handled by DSNY			**0.00**			**19.89**			**19.89**
Solid Waste Handled by Private Carter			**0.35**			**2.52**			**2.34**

Energy

Per the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Although significant adverse energy impacts are not anticipated for the Proposed Actions, the DEIS will disclose the projected amount of energy demand projected to result from the Proposed Actions. Based on the rates presented in Table 15-1 of the *CEQR Technical Manual* and as shown in Table 4, it is estimated that the Proposed Actions would result in an annual energy consumption of approximately 109 billion MBTUs, an increment of 87 billion MBTUs over the No-Action Condition. Because the Proposed Actions are not anticipated to affect the transmission or generation of energy, an analysis of the anticipated additional demand from the Proposed Actions' RWCDS is not anticipated to be included in the DEIS.

Table 4: Annual Energy Generation - No-Action, With-Action, and Increment

Land Use	**Source Energy 1,000 BTU/SF**	**Rate (MBTUs/ SF)**	**No-Action Condition**	**Consumption MBTUs/ Year**	**With-Action Condition**	**Consumption MBTUs/ Year**	**Increment MBTUs/ Year**
Residential	126.7	126,700	0.00	0	824,788	104,500,639,600	104,500,639,600
Institutional	250.7	250,700	0.00	0	0	0	0
Industrial	554.3	554,300	39,197	21,726,897,100	0	0	-21,726,897,100
Commercial	216.3	216,300	0	0	21,229	4,591,832,700	4,591,832,700
Total Energy Consumption				**21,726,897,100**		**109,092,472,300**	**87,365,575,200**

Transportation

The objective of a transportation analysis is to determine whether a proposed action may have a potentially significant adverse impact on traffic operations and mobility, public transportation facilities and services; pedestrian elements and flow; safety of roadway users (pedestrians, bicyclists and vehicles); and parking. The *CEQR Technical Manual* describes a two-tier screening process to determine if quantified analyses of transportation conditions are warranted. The preliminary assessment begins with a trip generation analysis (Level 1) to estimate person and vehicle trips that would result from the Proposed Actions. According to the *CEQR Technical Manual*, a project that is expected to result in fewer than 50 peak hour vehicle trips and fewer than 200 peak hour transit or pedestrian trips does not warrant further quantified analyses.

When these thresholds are exceeded, detailed trip assignments (Level 2) are performed to estimate the incremental trips at specific transportation elements and to identify potential locations for further analyses. If the trip assignments show that the Proposed Actions could generate 50 or more peak hour vehicle trips at an intersection, 200 or more

peak hour subway trips at a station, 50 or more peak hour bus trips in one direction along a bus route, 50 or more Citywide Ferry Service trips, or 200 or more peak hour pedestrian trips traversing a pedestrian element, then further quantified analyses of transportation conditions may be warranted to assess transportation conditions in the Study Area.

The Proposed Development is expected to exceed at least one of these thresholds; therefore, detailed analyses will be conducted in the DEIS to determine if the Proposed Development has the potential to result in significant adverse impacts (see Draft Scope of Work).

Air Quality

Air quality can be affected by mobile sources (such as pollutants produced by motor vehicles) and by stationary sources (such as pollutants produced by fixed facilities). A CEQR air quality assessment assesses the potential effects of the Proposed Actions on ambient air quality (i.e., the quality of the surrounding air), or the effects on a proposed project because of ambient air conditions.

The Proposed Actions would result in buildings with new heating, ventilation, and cooling (HVAC) systems. A screening will be completed for each building following the guidance provided in the *CEQR Technical Manual*. The screening will include evaluating the potential project-on-project effects and project-on-existing effects. If the Proposed Actions do not pass the stationary source screening, detailed dispersion analysis will be undertaken to analyze the effects of project-generated emissions from HVAC and hot water systems.

If warranted, relevant air emissions permits will be obtained from DEP and, if required, an industrial source air quality assessment will be conducted following the *CEQR Technical Manual* guidance to assess the effects of existing industrial sources on project-generated development. If required, detailed dispersion modeling will be completed using EPA's AERSCREEN program.

The Proposed Actions are anticipated to result in an enclosed parking facility containing more than 85 spaces, which exceeds the CEQR threshold, and a parking facility air quality assessment will therefore be warranted. An assessment of mobile emissions sources from train operations along the nearby Metro-North right-of-way is not anticipated to be required because regularly scheduled trains operate using electric locomotives. However, project-generated traffic is expected to exceed the *CEQR Technical Manual* threshold of 12 heavy-duty diesel vehicle-equivalent trips at least one intersection, and therefore would warrant a detailed mobile source assessment. The DEIS is expected to include an assessment of emissions from mobile emissions sources (see Draft Scope of Work).

Greenhouse Gas (GHG) Emissions and Climate Change

The *CEQR Technical Manual* recommends that a GHG consistency assessment be conducted for any project resulting in 350,000 square feet (sf) or more of development where an EIS is required, and for other energy-intensive projects. The Proposed Actions require the preparation of an EIS and would enable the construction of over 350,000 sf of development. Therefore, a GHG assessment will be included in the DEIS (see Draft Scope of Work).

Noise

Per the *CEQR Technical Manual*, the purpose of a CEQR noise assessment is to determine:

1. A proposed project's potential effects on sensitive noise receptors, including the effects on the level of noise inside residential, commercial, and institutional facilities (if applicable), and at open spaces; and
2. The effects of ambient noise levels on new sensitive uses introduced by a proposed project. If significant adverse impacts are identified, CEQR requires such impacts to be mitigated or avoided to the greatest extent practicable.

The noise assessment will analyze the potential noise effects associated with the Proposed Actions. The Proposed Actions would introduce new noise-sensitive receptors to the Rezoning Area, consisting of residential and open space uses. The Proposed Actions would generate additional vehicular traffic and introduce new residential units near a rail line, as well as mechanical equipment. Therefore, a noise assessment will be provided in the DEIS (see Draft Scope of Work).

Public Health

As stated in the *CEQR Technical Manual*, when no significant unmitigated adverse impact is found in other CEQR analysis areas -- such as air quality, water quality, hazardous materials, or noise -- a public health analysis is not warranted. If unmitigated adverse impacts are found in any of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the DEIS (see Draft Scope of Work).

Neighborhood Character

Per the *CEQR Technical Manual*, neighborhood character is an amalgam of various elements that give a neighborhood its distinct "personality." These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise conditions; however, not all of these elements contribute to neighborhood character in all cases.

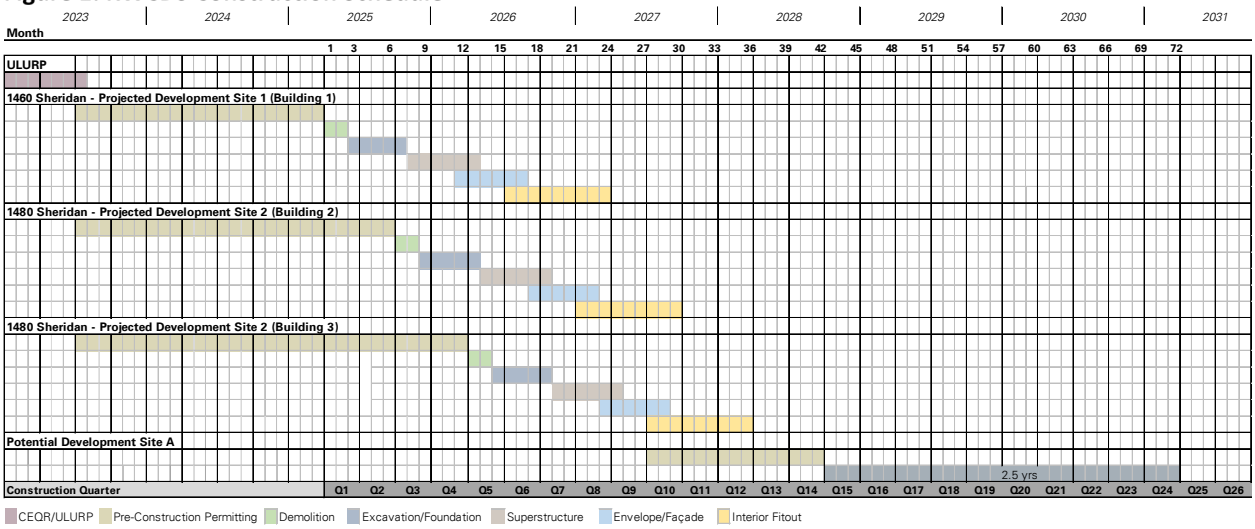
For a proposed project, a CEQR neighborhood character assessment pursuant first identifies the defining features of the neighborhood and then evaluates whether the project has the potential to adversely affect one or more of the neighborhood's defining features. A project has the potential to affect a neighborhood's character by a combination of moderate effects or significant adverse impacts to any of the defining features of the neighborhood. Therefore, to determine the effects of a proposed action on neighborhood character, the relevant features of neighborhood character are considered cumulatively. In addition, a significant impact identified in one of the technical areas that may contribute to a neighborhood's character is not automatically equivalent to a significant impact on neighborhood character, but rather serves as an indication that neighborhood character should be examined.

Because the EAS could not rule out significant adverse impacts in the areas of open space, transportation, and noise (CEQR technical areas that contribute to neighborhood character), an assessment of neighborhood character will be provided in the DEIS (see Draft Scope of Work).

Construction

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The illustrative construction schedule is provided in Figure 1.

Figure 1: RWCDS Construction Schedule



The Proposed Actions would result in construction that would be classified as "long-term" per CEQR (more than two years). Construction would occur on development sites that are adjacent to a natural resource (the Bronx River) and near public open spaces. Project-generated construction would also occur within 400 feet of a historic resource, and proximate to other land uses sensitive to transportation, air quality, and noise conditions. Therefore, a construction assessment will be provided in the DEIS (see Draft Scope of Work).

APPENDICES

LANGAN



Architectural Drawings

Prepared by Newman Design

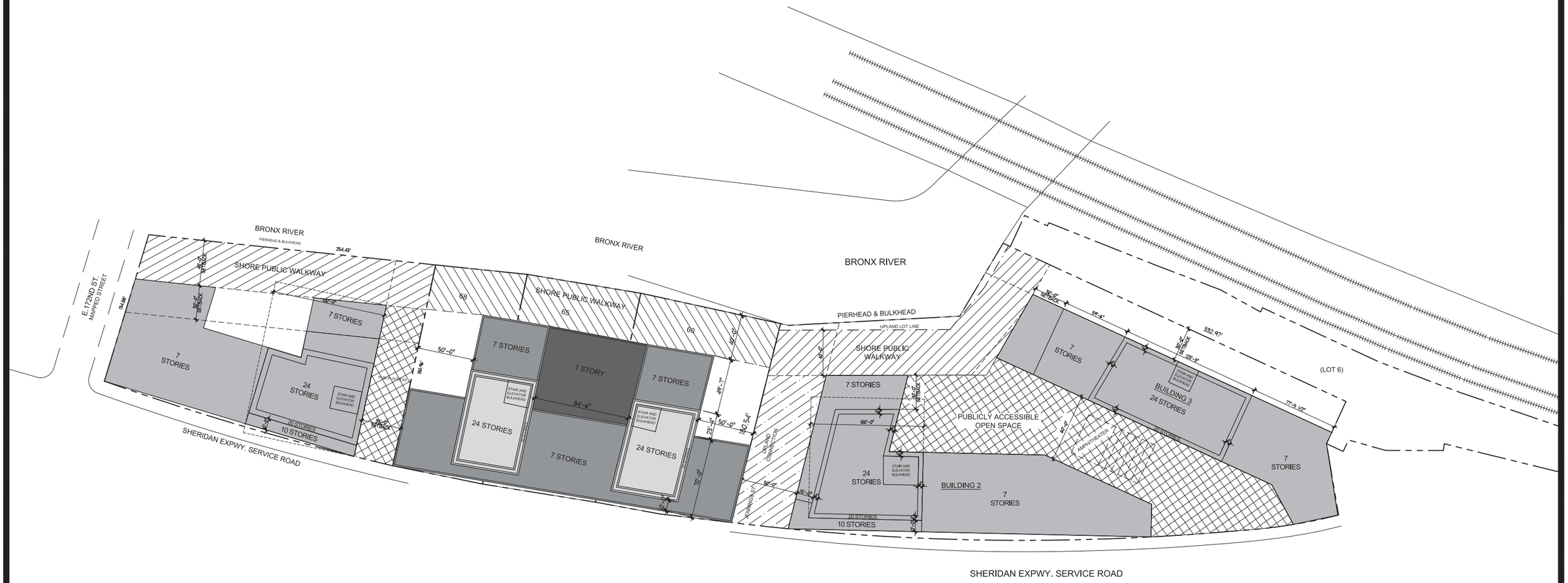
LANGAN

SHERIDAN EXPWY

BRONX, NY

DATE: 11/24/2021
JOB #: 15-54

Images are for graphical purposes, and dimensions
are subject to normal construction deviation, not to scale.



0' 40' 80' 120'

SCALE: NOT TO SCALE

DEVELOPMENT SITES 1,2 & A
SITE PLAN

NEWMAN DESIGN
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210 West Rogues Path • Cold Spring Hills, NY 11743

A-1

Projected Development Site 1 (1460 Sheridan Boulevard)

LANGAN

1460 SHERIDAN EXPWY

BRONX, NY

DATE: 11/01/2021
JOB #: 15-54

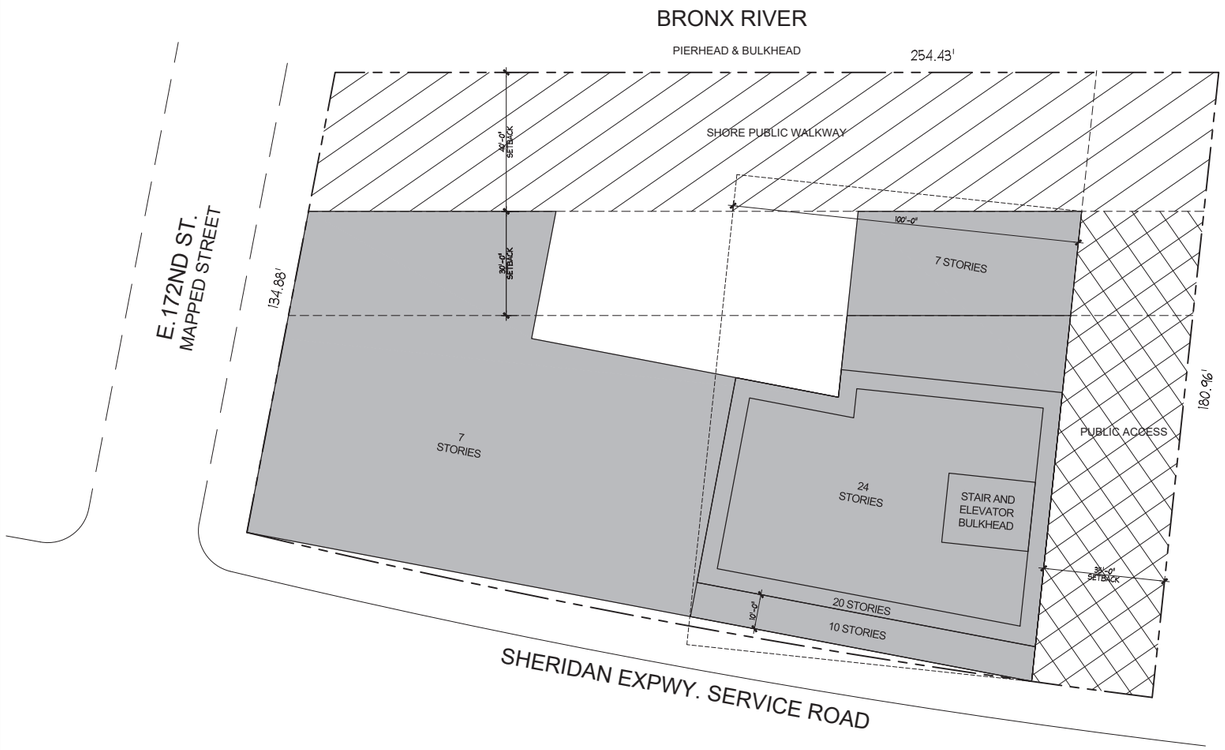
Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

ZONING REGULATIONS

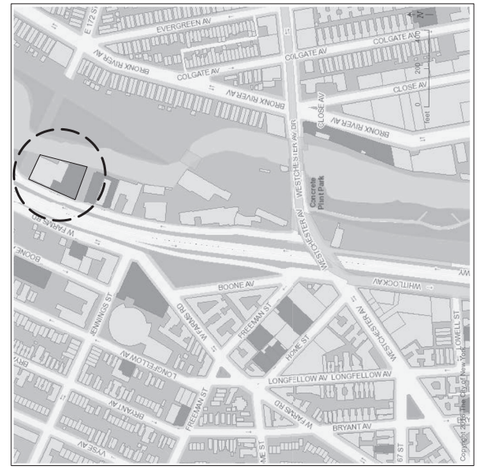
ZONING RESOLUTION/ BLDG. CODE	BLOCK - 3017 , LOT- 74	BOROUGH - BRONX	
	MAP NUMBER	3D	
	EXISTING ZONING DISTRICT	M1-1	
	RE-ZONE DISTRICT	R7-3 w/ C2-4 overlay (M.I.H.)	
	TAX LOT NUMBER	74 (WATERFRONT LOT)	
	COMMUNITY DISTRICT NUMBER	9	
FLOOR AREA CALCULATIONS			
	LOT SIZE AREA	41,408 SQ. FT.	
23-145	ZR 33-121: MAX COMMERCIAL FAR - 1.0	1.0 F.A.R. x 41,408 SF = 41,408 SQ. FT.	
23-154D(2)(iii)	MAX RESIDENTIAL FAR - 6.0 (M.I.H.)	6.0 F.A.R. x 41,408 SF = 248,448 SQ. FT.	
	MAX ALLOWABLE FAR	248,448 SQ. FT.	
	TOTAL F.A. PROPOSED	248,412 SF ±	
PARKING REQUIREMENTS			
36-21	COMMUNITY FACILITY	NONE REQUIRED	0
36-361	COMMERCIAL	1 per 1,000 SQ. FT. (WAIVER FOR 40 SPACES) NONE REQUIRED	0
25-251	RESIDENTIAL	TRANSIT ZONE - AFFORDABLE HOUSING 0 REQUIRED	0
25-80	BICYCLE PARKING	COMMERCIAL: 1 per 10,000 SQ. FT. 5,00 sq. ft. / 10,000 = 1 BICYCLE REQUIRED RESIDENTIAL: 1 PER 2 D.U. (258,862 RES GSF / 850 GSF/D.U. = 304 D.U.±) 304 / 2 = 152 BICYCLES REQUIRED	153

MAXIMUM BUILDING HEIGHT		ALLOWABLE	PROPOSED	
62-341	BUILDING BASE HT.	65' MAX	65'	O.K.
	BUILDING HT.	185' MAX + 40' PENTHOUSE	185' MAX + 10' PENTHOUSE	O.K.
MAXIMUM NUMBER OF STORIES		ALLOWABLE	PROPOSED	
23-664b	MAXIMUM # OF STORIES	-	24	
BUILDING SETBACK (ABOVE BASE HEIGHT)		ALLOWABLE	PROPOSED	
23-662c	WIDE STREET	10'-0"	10'-0"	O.K.
23-662c	NARROW STREET	15'-0"	N/A	O.K.

LOT COVERAGE		
62-322	LOT AREA = 41,408 SQ. FT. 70% INTERIOR = 41,408 SQ. FT. x 70% = 28,985.6 SQ. FT. MAXIMUM ALLOWABLE LOT COVERAGE 28,985.6 SQ. FT.	
	PROPOSED BUILDING LOT COVERAGE = 21,888 SQ. FT.	O.K.
62-322	(C)(5) MAX WIDTH OF STORY FACING SHORELINE, ENTIRELY ABOVE MAX BASE HEIGHT = 100FT	O.K.
62-341	(C)(3) MIN OF 30% OF LOT AREA @ 20FT HIGH	O.K.
62-57	WATERFRONT PUBLIC ACCESS REQUIREMENT IN R7 = 20% PUBLIC ACCESS REQ'D = 41,408 SQ. FT. X 20% = 8,282 SF/ 0.19 ACRES	
	SHORE PUBLIC WALKWAY PROVIDED = 10,246 SF / 0.24 ACRES PUBLIC ACCESS PROVIDED = 4,845 SF / 0.11 ACRES TOTAL PROVIDED = 15,091 SF / .35 ACRES	O.K.



SITE MAP



0 10' 20' 40'
SCALE: 1" = 20'-0"

SITE 1
ZONING AND SITE PLANS

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

1460 SHERIDAN EXPWY

BRONX, NY

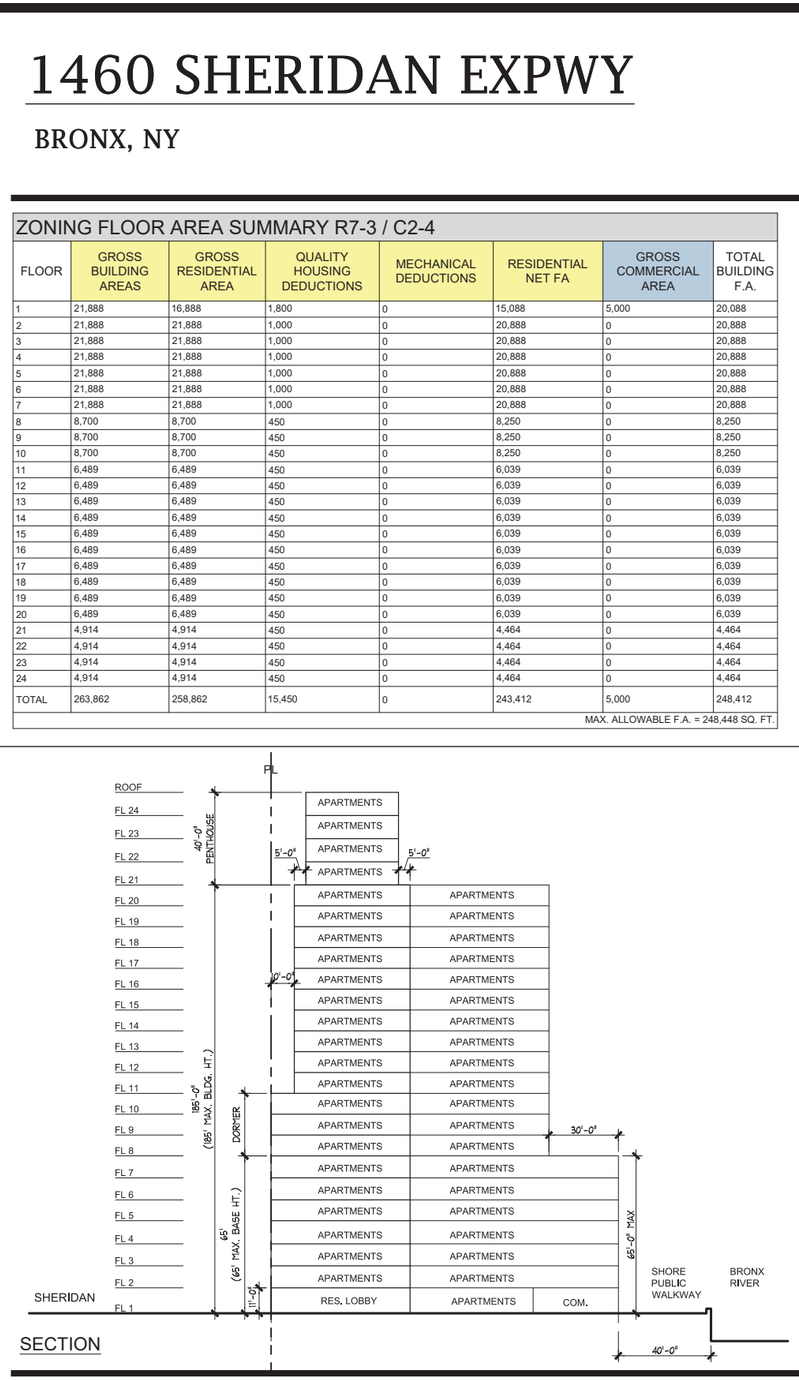
DATE: 11/01/2021
JOB #: 15-54

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

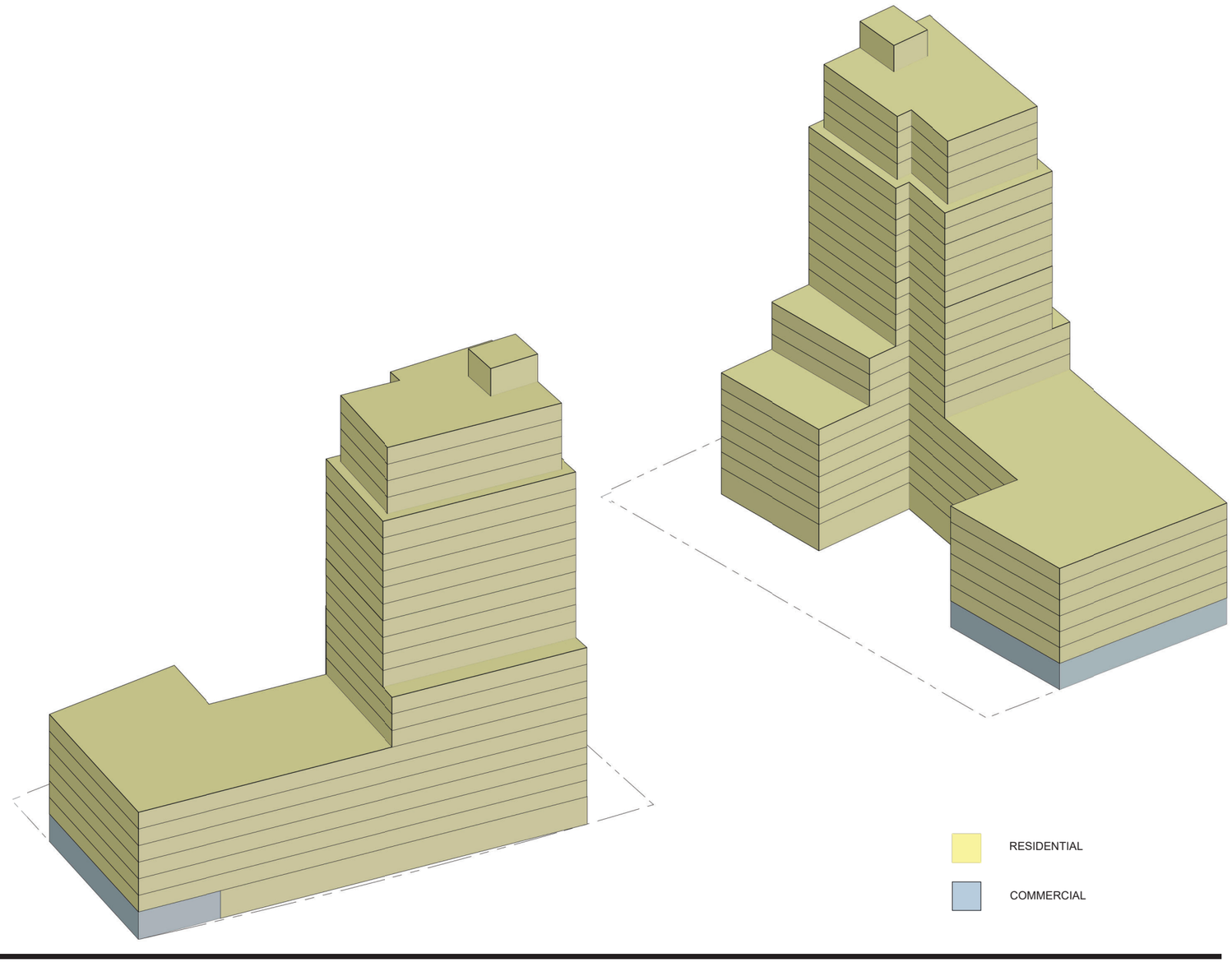
ZONING FLOOR AREA SUMMARY R7-3 / C2-4

FLOOR	GROSS BUILDING AREAS	GROSS RESIDENTIAL AREA	QUALITY HOUSING DEDUCTIONS	MECHANICAL DEDUCTIONS	RESIDENTIAL NET FA	GROSS COMMERCIAL AREA	TOTAL BUILDING F.A.
1	21,888	16,888	1,800	0	15,088	5,000	20,088
2	21,888	21,888	1,000	0	20,888	0	20,888
3	21,888	21,888	1,000	0	20,888	0	20,888
4	21,888	21,888	1,000	0	20,888	0	20,888
5	21,888	21,888	1,000	0	20,888	0	20,888
6	21,888	21,888	1,000	0	20,888	0	20,888
7	21,888	21,888	1,000	0	20,888	0	20,888
8	8,700	8,700	450	0	8,250	0	8,250
9	8,700	8,700	450	0	8,250	0	8,250
10	8,700	8,700	450	0	8,250	0	8,250
11	6,489	6,489	450	0	6,039	0	6,039
12	6,489	6,489	450	0	6,039	0	6,039
13	6,489	6,489	450	0	6,039	0	6,039
14	6,489	6,489	450	0	6,039	0	6,039
15	6,489	6,489	450	0	6,039	0	6,039
16	6,489	6,489	450	0	6,039	0	6,039
17	6,489	6,489	450	0	6,039	0	6,039
18	6,489	6,489	450	0	6,039	0	6,039
19	6,489	6,489	450	0	6,039	0	6,039
20	6,489	6,489	450	0	6,039	0	6,039
21	4,914	4,914	450	0	4,464	0	4,464
22	4,914	4,914	450	0	4,464	0	4,464
23	4,914	4,914	450	0	4,464	0	4,464
24	4,914	4,914	450	0	4,464	0	4,464
TOTAL	263,862	258,862	15,450	0	243,412	5,000	248,412

MAX. ALLOWABLE F.A. = 248,448 SQ. FT.



SECTION



0 15' 30' 60'
SCALE: 1" = 30'-0"

SITE 1
FLOOR AREAS, SECTION AND AXONS

NEWMAN DESIGN
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210 West Rogues Path • Cold Spring Hills, NY 11743

A-2

Projected Development Site 2 (1480 Sheridan Boulevard)

LANGAN

1480 SHERIDAN EXPWY

BRONX, NY

DATE: 11/24/2021
JOB #: 15-54

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

ZONING REGULATIONS

ZONING RESOLUTION/ BLDG. CODE	BLOCK - 3017 , LOT- 29	BOROUGH - BRONX	
	MAP NUMBER	3D	
	EXISTING ZONING DISTRICT	M1-1	
	RE-ZONE DISTRICT	R7-3 w/ C2-4 overlay	
	TAX LOT NUMBER	29 (WATERFRONT LOT)	
	COMMUNITY DISTRICT NUMBER	9	
FLOOR AREA CALCULATIONS			
	LOT SIZE AREA	96,010 SQ. FT.	
23-145	ZR 33-121: MAX COMMERCIAL FAR - 1.0	1.0 F.A.R. x 96,010 SF = 96,010 SQ. FT.	
23-154d(2)(iii)	MAX RESIDENTIAL FAR - 6.0 (M.I.H.)	6.0 F.A.R. x 96,010 SF = 576,060 SQ. FT.	
	MAX ALLOWABLE FAR	576,060 SQ. FT.	
	TOTAL F.A. PROPOSED	543,711 SF±	

PARKING REQUIREMENTS			
36-21	COMMUNITY FACILITY	NONE REQUIRED	0
36-361	COMMERCIAL	1 per 1,000 SQ. FT. NONE REQUIRED (WAIVER FOR 40 SPACES)	0
25-251	RESIDENTIAL	TRANSIT ZONE - AFFORDABLE HOUSING 0 REQUIRED	0
25-80	BICYCLE PARKING	COMMERCIAL: 1 per 10,000 SQ. FT. 8,000 sq. ft. / 10,000 = 1 BICYCLE REQUIRED	334
		RESIDENTIAL: 1 per 2 D.U. BLDG 1: (292,920 GSF / 850 GSF/D.U. = 345 D.U.±) BLDG 2: (273,006 GSF / 850 GSF/D.U. = 321 D.U.±)	
		666 / 2 = 333 BICYCLES REQUIRED	

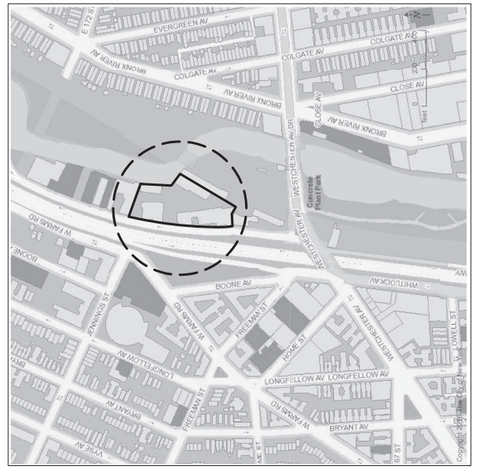
MAXIMUM BUILDING HEIGHT				
		ALLOWABLE	PROPOSED	
62-341	BUILDING BASE HT.	65' MAX	65' - 0"	O.K.
	BUILDING HT.	185' MAX + 40' PENTHOUSE	185' - 0" + 40' PENTHOUSE	O.K.

MAXIMUM NUMBER OF STORIES				
		ALLOWABLE	PROPOSED	
23-664b	MAXIMUM # OF STORIES	24	24	TBD

BUILDING SETBACK (ABOVE BASE HEIGHT)				
		ALLOWABLE	PROPOSED	
23-662c	WIDE STREET	10'-0"	10'-0"	O.K.

LOT COVERAGE		
23-145	LOT AREA = 96,010 SQ. FT. 70% INTERIOR = 96,010 SQ. FT. x 70% = 67,207 SQ. FT. MAXIMUM ALLOWABLE LOT COVERAGE 67,207 SQ. FT.	
24-12	PROPOSED BUILDING LOT COVERAGE = 44,382 SQ. FT.	O.K.
62-322	(C)(4) 8100 SF MAX F/A/ ABOVE MAX BASE HEIGHT ON ZONING LOTS EXCEEDING 1.5 ACRES (C)(5) MAX WIDTH OF STORY FACING SHORELINE, ENTIRELY ABOVE MAX BASE HEIGHT = 100FT	O.K.
62-341	(C)(3) MIN OF 30% OF LOT AREA @ 20FT HIGH	O.K.
62-57	WATERFRONT PUBLIC ACCESS REQUIREMENT IN R7 = 20% PUBLIC ACCESS REQ'D = 96,010 SQ. FT. X 20% = 19,202 SF/ 0.44 ACRES	
	SHORE PUBLIC WALKWAY PROVIDED = 11,186 SF / 0.26 ACRES PUBLICLY ACCESSIBLE OPEN SPACE = 22,861 SF / 0.52 ACRES UPLAND CONNECTION PROVIDED = 6,811 SF / 0.16 ACRES TOTAL PROVIDED =40,858 SF/ 0.94 ACRES	O.K.

SITE MAP



0 16' 32' 64'

SCALE: 1/32" = 1'-0"

SITE 2
ZONING AND SITE PLANS

NEWMAN DESIGN

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210 West Rogues Path • Cold Spring Hills, NY 11743

1480 SHERIDAN EXPWY

BRONX, NY

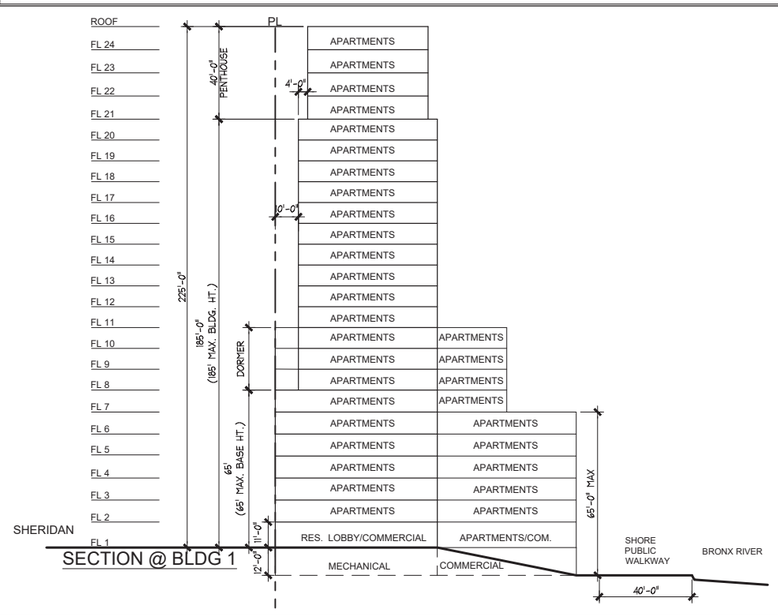
DATE: 11/24/2021
JOB #: 15-54

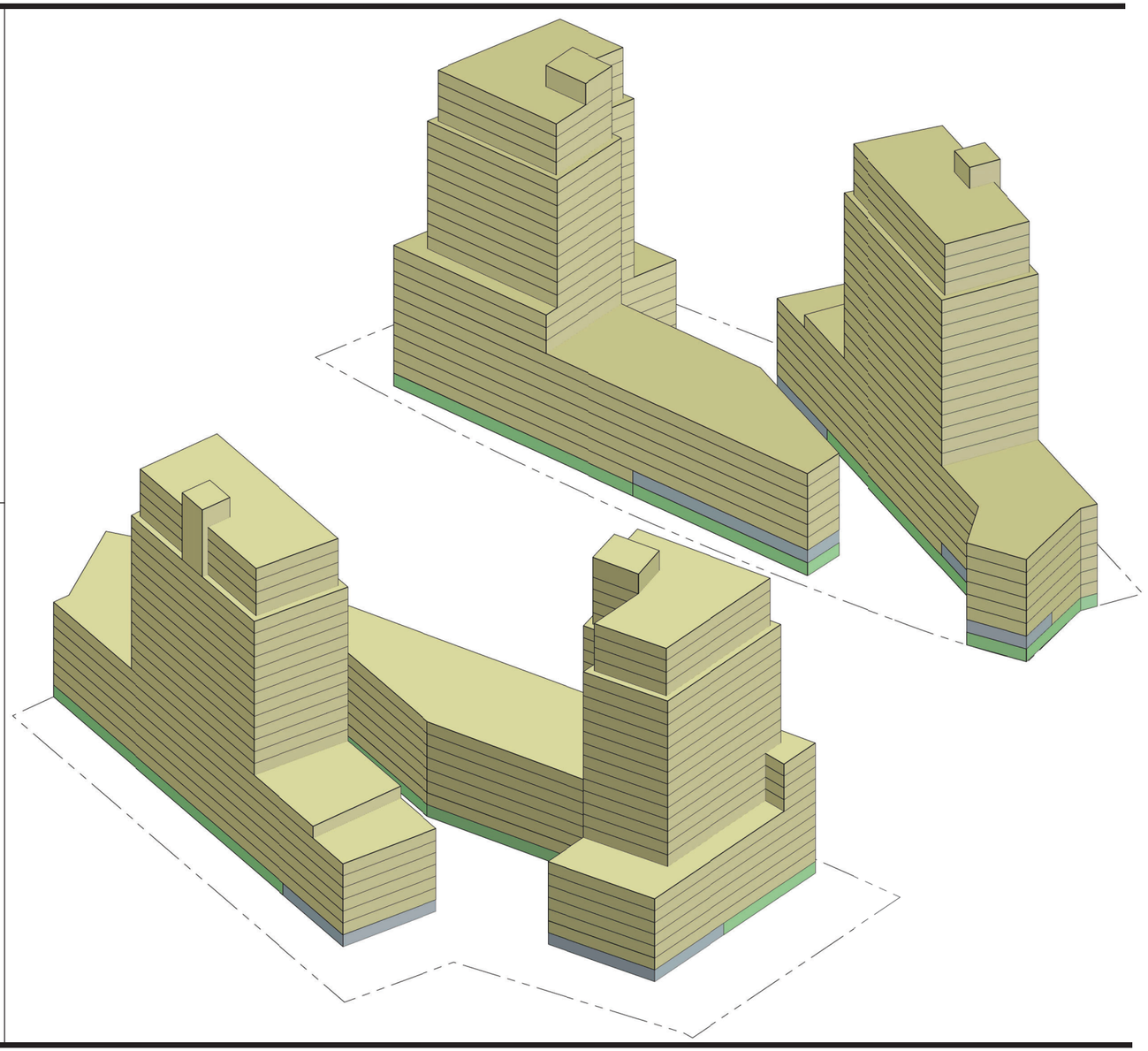
Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

ZONING FLOOR AREA SUMMARY R7-3 / C2-4

FLOOR	GROSS BUILDING AREAS			GROSS RESIDENTIAL AREA		QUALITY HOUSING DEDUCTIONS		MECHANICAL DEDUCTIONS		RESIDENTIAL NET F.A.		TOTAL RES. F.A.	GROSS COMMERCIAL AREA		TOTAL BUILDING F.A.
	BLDG #2	BLDG #3	TOTAL	BLDG #2	BLDG #3	BLDG #2	BLDG #3	BLDG #2	BLDG #3	BLDG #2	BLDG #3		BLDG #2	BLDG #3	
CELLAR	24684	20463	45,147	20475	16443								4,209	4,020	
1	24684	20463	45,147	19684	20463	1,800	1,600	0	0	17,884	18,863	36,747	5,000	3,000	44,747
2	24684	20463	45,147	24677	20463	1,125	950	0	0	23,552	19,513	43,065			43,065
3	24684	20463	45,147	24677	20463	1,125	950	0	0	23,552	19,513	43,065			43,065
4	24684	20463	45,147	24677	20463	1,125	950	0	0	23,552	19,513	43,065			43,065
5	24684	20463	45,147	24677	20463	1,125	950	0	0	23,552	19,513	43,065			43,065
6	24684	20463	45,147	24677	20463	1,125	950	0	0	23,552	19,513	43,065			43,065
7	21266	18360	39,626	21266	18360	1,125	950	0	0	20,141	17,410	37,551			37,551
8	9055	8100	17,155	9055	8100	465	380	0	0	8,590	7,720	16,310			16,310
9	9055	8100	17,155	9055	8100	465	380	0	0	8,590	7,720	16,310			16,310
10	9055	8100	17,155	9055	8100	465	380	0	0	8,590	7,720	16,310			16,310
11	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
12	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
13	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
14	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
15	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
16	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
17	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
18	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
19	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
20	7664	8100	15,764	7664	8100	465	380	0	0	7,199	7,720	14,919			14,919
21	6195	6642	12,837	6195	6642	465	380	0	0	5,730	6,262	11,992			11,992
22	6195	6642	12,837	6195	6642	465	380	0	0	5,730	6,262	11,992			11,992
23	6195	6642	12,837	6195	6642	465	380	0	0	5,730	6,262	11,992			11,992
24	6195	6642	12,837	6195	6642	465	380	0	0	5,730	6,262	11,992			11,992
TOTAL	322,639	293,469	616,108	292,920	273,006	16,455	13,760	0	0	276,465	259,246	535,711	9,209	3,000	543,711

MAX. ALLOWABLE F.A. = 576,060 SQ. FT.





0 15' 30' 60'
SCALE: 1" = 30'-0"

SITE 2
FLOOR AREAS, SECTION AND AXONS

RESIDENTIAL
COMMERCIAL
MECH(BELOW GRADE)

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

A-3

Projected Development Site A (Lots 60, 65, and 68)

LANGAN

SHERIDAN EXPWY

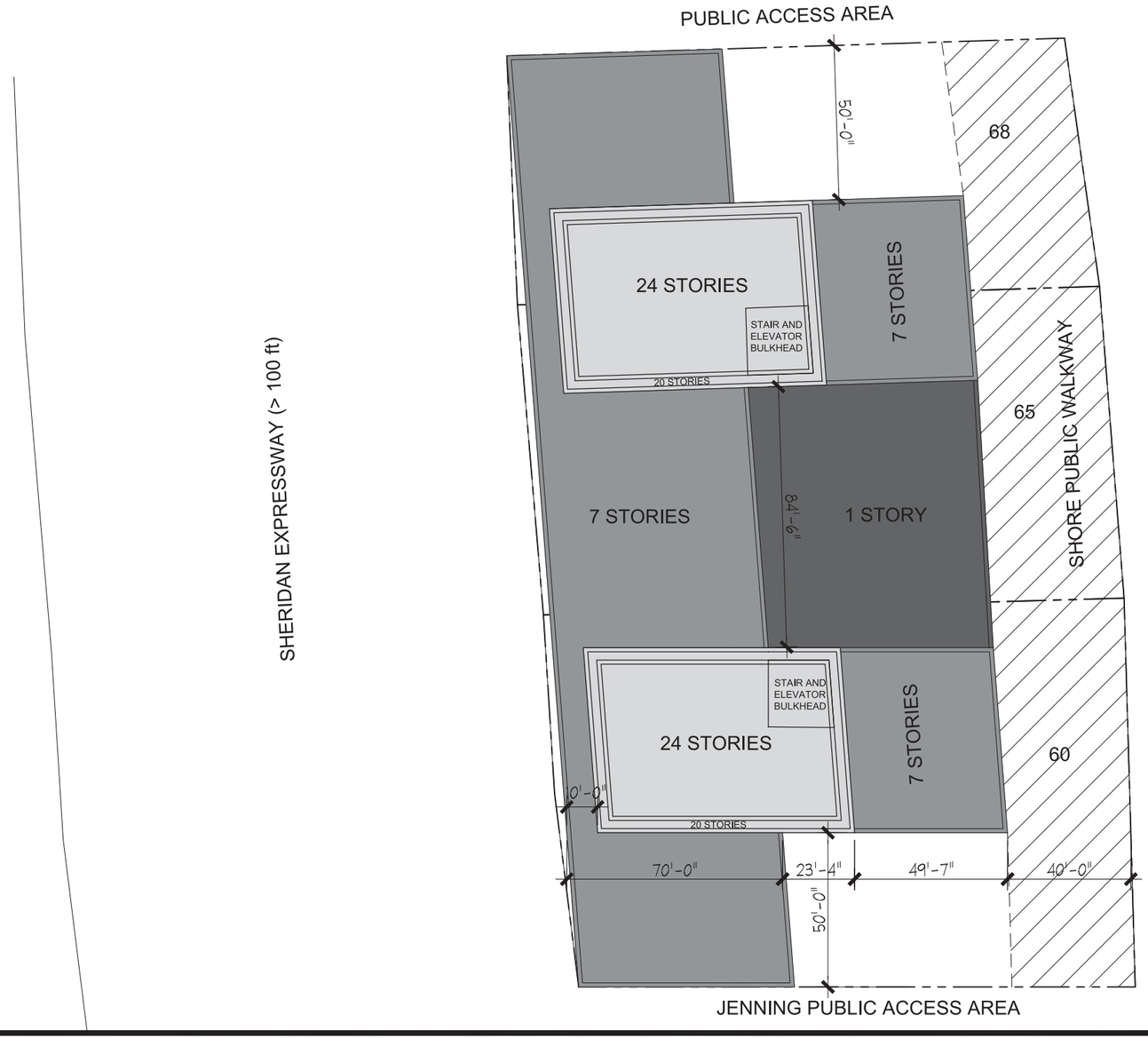
BRONX, NY

DATE: 11/01/2021
JOB #: 15-54

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

ZONING REGULATIONS

ZONING RESOLUTION/ BLDG. CODE				
	BLOCK - 3017 , LOT- 60,65,68		BOROUGH - BRONX	
	MAP NUMBER	3D		
	EXISTING ZONING DISTRICT	M1-1		
	RE-ZONE DISTRICT	R7-3 w/ C2-4 overlay (M.I.H.)		
	TAX LOT NUMBER	60,65,68 (WATERFRONT LOT)		
	COMMUNITY DISTRICT NUMBER	9		
FLOOR AREA CALCULATIONS				
	LOT SIZE AREA	23,495 SF + 19,070 SF + 14, 411 SF = 56,976 SQ. FT.		
23-154 (d)(2)(iii)	MAX RESIDENTIAL FAR - 6.0 (M.I.H.)	6.0 F.A.R. x 56,976 SF = 341,856 SQ. FT.		
	MAX RES. ALLOWABLE FAR	341,856 SQ. FT.		
	TOTAL RES. F.A. PROPOSED	338,320 SF ±		
33-121	MAX COMMERCIAL FAR - 2.0	2.0 F.A.R. x 56,976 SF = 113,952 SQ. FT.		
	MAX ALLOWABLE COMMER. FAR	113,952 SQ. FT.		
	TOTAL COMMER. F.A. PROPOSED	3,493 SF ±		
	TOTAL F.A. PROPOSED	341,805 SF ±		
DWELLING UNITS				
		ALLOWABLE	PROPOSED	
23-22	MAX NUMBER OF D.U.	341,813 SF/ 680 ZSF = 503 D.U. ±	349,422 SF/ 1000 GSF = 349 D.U. ±	O.K.
PARKING REQUIREMENTS				
25-23 25-251	RESIDENTIAL	50% MARKET RATE: 50 %(244 M.R. UNITS) =122 SPACES		140
		35 UNITS ABOVE 80% AMI = 50% (35 DU) = 18 SPACES		
		TRANSIT ZONE - AFFORDABLE HOUSING- 0 REQUIRED		0
36-21 36-232	COMMERCIAL	1 PER 1,000 SQ. FT. (WAIVER FOR UP TO 40 SPACES) 0 REQUIRED		0
25-80	BICYCLE PARKING	RESIDENTIAL: 1 PER 2 D.U. 349 / 2 = 175 BICYCLES REQUIRED		175
MAXIMUM BUILDING HEIGHT				
		ALLOWABLE	PROPOSED	
62-341	BUILDING BASE HT.	65' MAX	65'	O.K.
	BUILDING HT.	185' MAX	185'	O.K.
MAXIMUM NUMBER OF STORIES				
		ALLOWABLE	PROPOSED	
23-664b	MAXIMUM # OF STORIES	-	24	
BUILDING SETBACK (ABOVE BASE HEIGHT)				
		ALLOWABLE	PROPOSED	
23-662(c)(1)	WIDE STREET	10'-0"	10'-0"	O.K.
23-662(c)(1)	NARROW STREET	15'-0"	N/A	O.K.
LOT COVERAGE				
62-322	LOT AREA = 23,495 SF + 19,070 SF + 14, 411 SF = 56,976 SQ. FT. 70% INTERIOR = 56,976 SQ. FT. x 70% = 39,883.2 SQ. FT. MAXIMUM ALLOWABLE LOT COVERAGE 39,883.2 SQ. FT.			
	PROPOSED BUILDING LOT COVERAGE = 36,364 SQ. FT.			O.K.
62-341	(C)(5) MAX WIDTH OF STORY FACING SHORELINE, ENTIRELY ABOVE MAX BASE HEIGHT = 100FT			O.K.
62-341	(C)(3) MIN OF 30% OF LOT AREA @ 20FT HIGH			O.K.
62-341	(C)(4) EACH RESIDENTIAL STORY OF A BUILDING LOCATED ENTIRELY ABOVE THE MAXIMUM BASE HEIGHT SHALL NOT EXCEED A GROSS AREA OF 7,000 SF			
		ALLOWABLE	PROPOSED	
	TOWER 1	7,000 SF	6,264 SF	O.K.
	TOWER 2	7,000 SF	6,177 SF	O.K.
62-57	WATERFRONT PUBLIC ACCESS REQUIREMENTS IN R7 = 20% PUBLIC ACCESS REQ'D = 56,976 SQ. FT. X 20% = 11,395 SF/ 0.26 ACRES			
	SHORE PUBLIC WALKWAY PROVIDED = 12,691 SF / 0.29 ACRES			O.K.



POTENTIAL DEVELOPMENT SITE A
ZONING AND SITE PLANS

01/07/2021

NEWMAN DESIGN
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210 West Rogues Path • Cold Spring Hills, NY 11743

SHERIDAN EXPWY

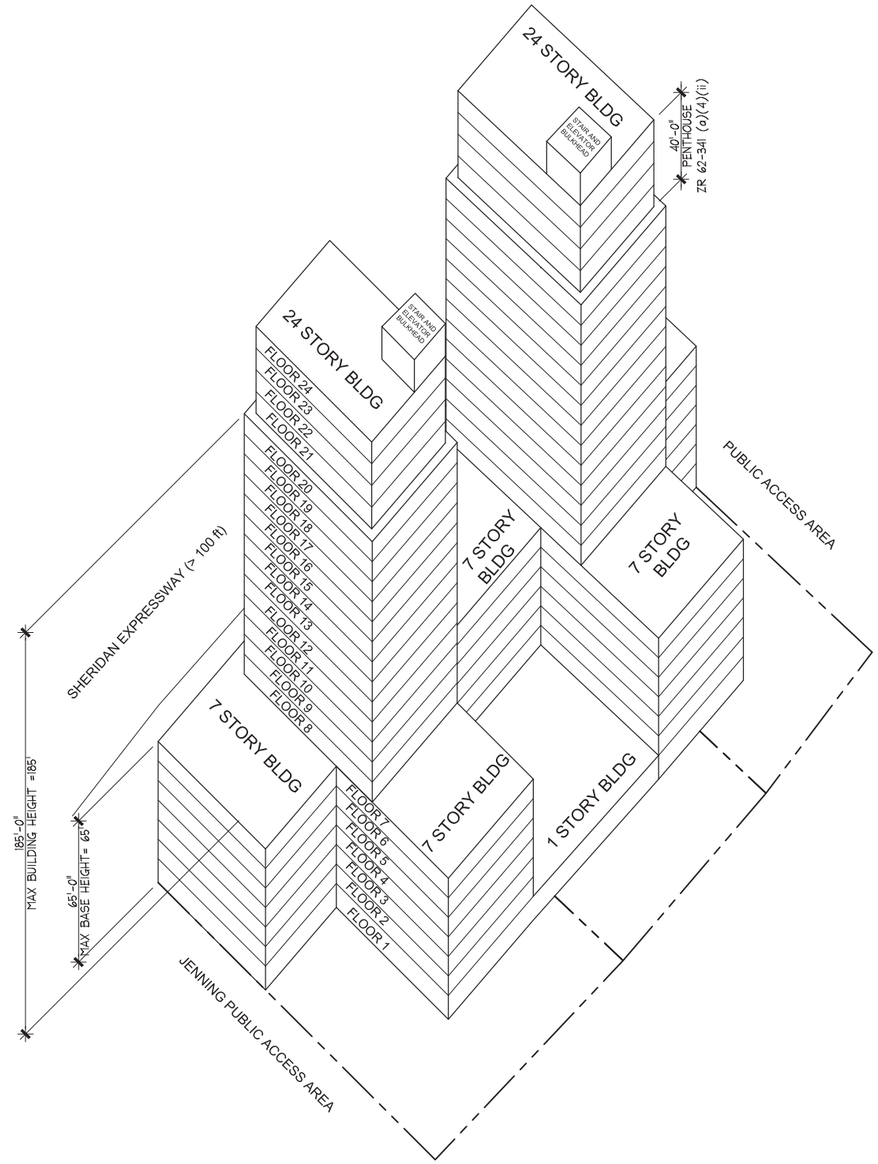
BRONX, NY

DATE: 11/01/2021
JOB #: 15-54

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

FLOOR AREA SUMMARY

			RESIDENTIAL				COMMERCIAL	BUILDING
FLOOR	BLDG GROSS	PARKING	GROSS RES. AREA	QUALITY HOUSING DEDUCT.	MECH. DEDUCT.	NET F.A	COMMERCIAL F.A	TOTAL NET F.A
1	36,364	27,110	5,761	700	0	5,061	3,493	8,554
2	30,056		30,056	885	0	29,171		29,171
3	30,056		30,056	885	0	29,171		29,171
4	30,056		30,056	885	0	29,171		29,171
5	30,056		30,056	885	0	29,171		29,171
6	30,056		30,056	885	0	29,171		29,171
7	30,056		30,056	885	0	29,171		29,171
8	10,121		10,121	300	0	9,821		9,821
9	10,121		10,121	300	0	9,821		9,821
10	10,121		10,121	300	0	9,821		9,821
11	10,121		10,121	300	0	9,821		9,821
12	10,121		10,121	300	0	9,821		9,821
13	10,121		10,121	300	0	9,821		9,821
14	10,121		10,121	300	0	9,821		9,821
15	10,121		10,121	300	0	9,821		9,821
16	10,121		10,121	300	0	9,821		9,821
17	10,121		10,121	300	0	9,821		9,821
18	10,121		10,121	300	0	9,821		9,821
19	10,121		10,121	300	0	9,821		9,821
20	10,121		10,121	300	0	9,821		9,821
21	7,938		7,938	300	0	7,638		7,638
22	7,938		7,938	300	0	7,638		7,638
23	7,938		7,938	300	0	7,638		7,638
24	7,938		7,938	300	0	7,638		7,638
TOTAL	380,025	27,110	349,422	11,110	0	338,312	3,493	341,805



POTENTIAL DEVELOPMENT SITE A
FLOOR AREA AND AXON

01.07.2021

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A-4

Proposed Visual Corridors and Upland Connections

LANGAN

1460 & 1480 Sheridan Boulevard, Bronx

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-05-2008 12:11:37
End Date : Current

Bronx Block: 3017

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Development Site
- Area Proposed to be Rezoned
- Prolongation of the Northern and Southern Streetlines of Jennings Street
- Prolongation of the Northern Streetline and Street Widening Line of Jennings Street



1480 SHERIDAN EXPWY

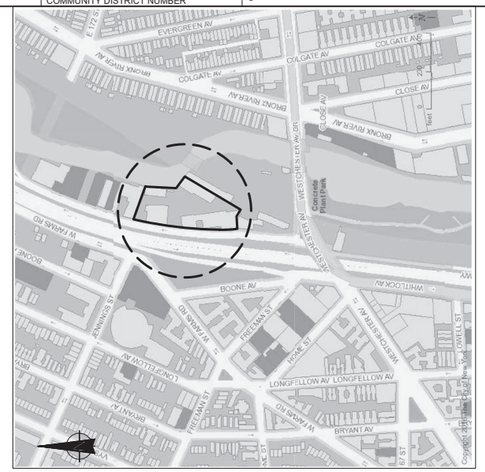
BRONX, NY

DATE: 04/22/2022
JOB #: 15-54

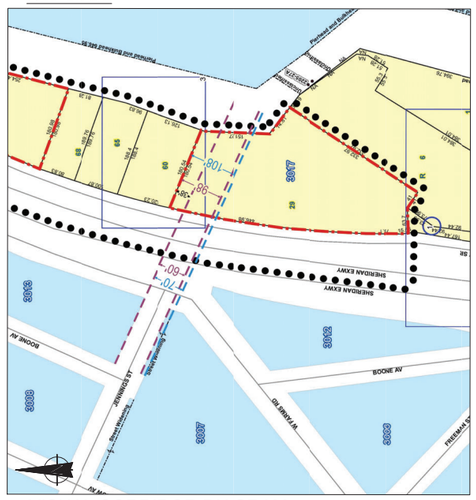
Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

ZONING REGULATIONS

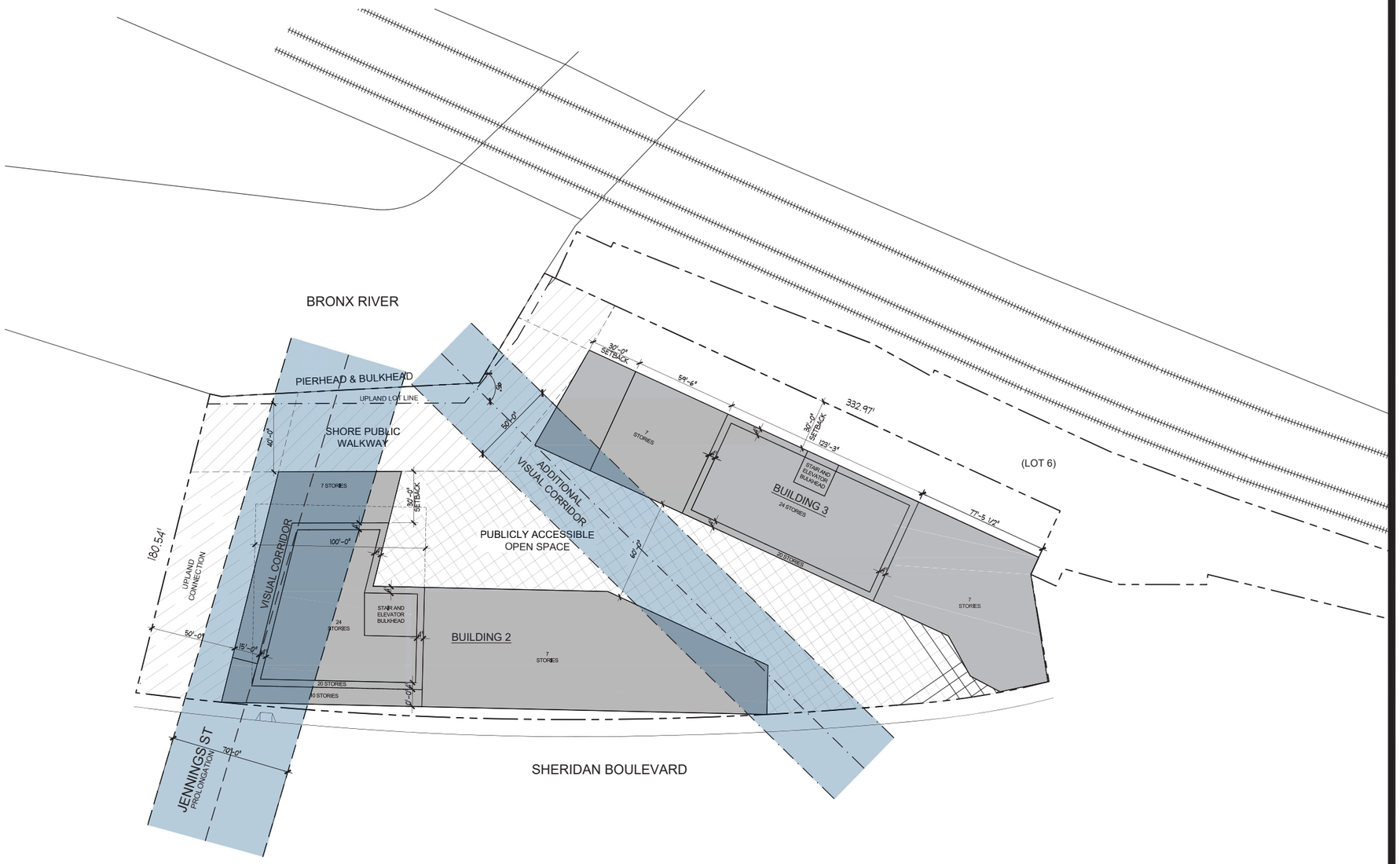
	BLOCK - 3017 , LOT- 29	BOROUGH - BRONX
	MAP NUMBER	3D
	EXISTING ZONING DISTRICT	M1-1
	RE-ZONE DISTRICT	R7-3 w/ C2-4 overlay
	TAX LOT NUMBER	29 (WATERFRONT LOT)
	COMMUNITY DISTRICT NUMBER	9



SITE MAP



VISUAL CORRIDOR DIAGRAM



0 16' 32' 64'

SCALE: 1/32" = 1'-0"

SITE 2
VISUAL CORRIDOR ANALYSIS (PER DCP)

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1480 SHERIDAN EXPWY

BRONX, NY

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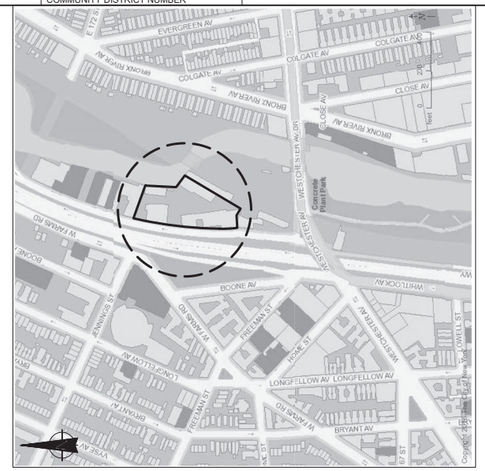
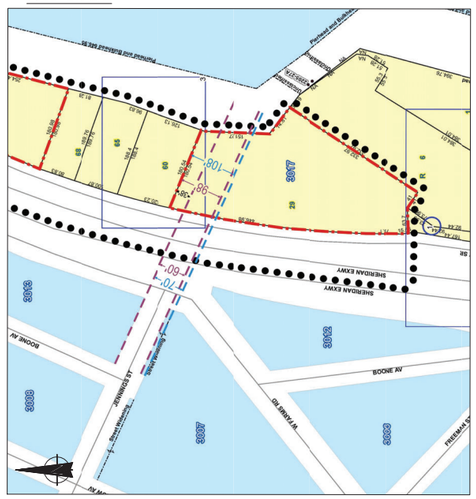
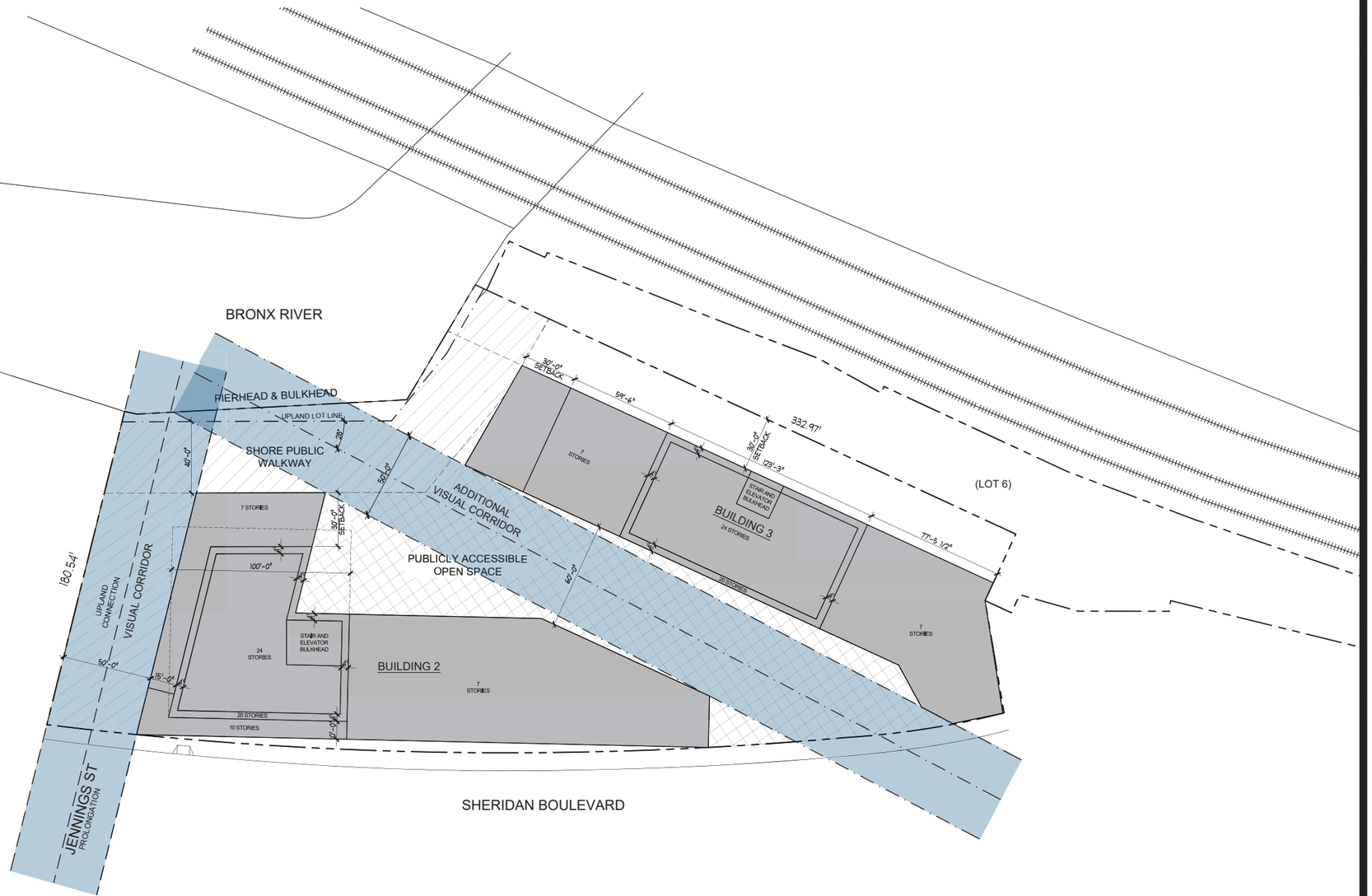


SITE MAP



VISUAL CORRIDOR DIAGRAM



0 16' 32' 64'

SCALE: 1/32" = 1'-0"

SITE 2
PROPOSED VISUAL CORRIDORS

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B

LPC Correspondance

LANGAN

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-X
Project: SHERIDAN BLVD. REZONING
Date Received: 11/23/2021

Properties with no Architectural or Archaeological significance:

1) 1480 SHERIDAN EXPRESSWAY, BBL: 2030170029
2) 1428 EDGEWATER ROAD, BBL: 2030170060
3) 1440 SHERIDAN EXPRESSWAY, BBL: 2030170065
4) 1458 SHERIDAN EXPWY SR, BBL: 2030170068
5) 1460 SHERIDAN EXPRESSWAY, BBL: 2030170074

Comments:
S/NR ELIGIBLE IRT NO. 6 SUBWAY TRUSS BRIDGE OVER WESTCHESTER AVENUE WITHIN RADIUS.

Gina Santucci 12/1/2021

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 35998_FSO_DNP_12012021.docx