NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The applicant, Wharton Properties, is seeking a Zoning Map Amendment to map a C2-3 commercial overlay over a 10,000 square foot (sf) lot (Bronx, Block 4981, Lot 94) located at 1959 Strang Avenue (Projected Development Site 1) in the Edenwald neighborhood of Bronx, Community District (CD) 12. The Project Site is currently mapped with R4 and R4-1 zoning districts and is occupied by a vacant building, formerly occupied by a restaurant. The Proposed Action would facilitate redevelopment of the site with a 3,610 gross square foot (gsf), one-story commercial building with an accessory surface parking lot with 12 spaces. For the purpose of a conservative analysis, the EAS assesses a redevelopment scenario for a larger building: a two-stories-and cellar, 30 foot tall, 12,000 gsf commercial retail building, with an accessory surface parking lot with 20 spaces. The Proposed Action would return a currently underutilized lot to an active commercial use. Baychester Avenue is a wide street served by mass transit, with a bus stop located adjacent to the site. Commercial uses, including a bank and the Baychester Shopping Center, occupy the south side of Strang Avenue across from the site and the triangle bounded by Strang and Baychester Avenues and E. 233rd Street. The proposed Zoning Map Amendment would alter the Project Site's use regulations by permitting uses listed in commercial Use Groups 6, 7, 8, 9, and 14. Such uses are now prohibited except where they have been located continuously since before the effective date of the current Zoning Resolution in 1961. New commercial development could achieve a maximum permitted floor area ratio (FAR) of 1.00 and a maximum permitted building height of 30 feet or two stories, whichever is less. Residential and community facility uses would continue to be permitted, as they are at present. The Proposed Action would not introduce land uses or zoning that would be incompatible with the surrounding area. The Proposed Action would therefore not result in any significant adverse impacts to land use, zoning and public policy, and no further analysis is required.

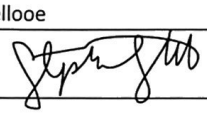
Urban Design and Visual Resources

A detailed analysis related to urban design and visual resources is included in this EAS. The Proposed Action would facilitate the redevelopment of an underutilized lot containing a vacant commercial building. The Projected Development Site would be redeveloped with a two-story commercial building with accessory surface parking. Although it would be one of only two non-residential buildings located on the block, the development would occupy a corner that is opposite another commercial building (a bank) and a superblock that is developed entirely with commercial buildings and their accessory parking lots. As required by the proposed zoning, landscaping along the site's side lot lines would screen views of the parking lot from the adjacent residential properties. The new building's height, 30 feet, would be compatible with the heights of the nearby residential buildings. The Proposed Action would not affect the topography, street system, block forms, or building arrangements within the vicinity of the proposed rezoning area. The Proposed Action would therefore not result in any significant adverse impacts to urban design or visual resources, and no further analysis is required.

Hazardous Materials and Air Quality

An (E) designation (E-666) related to hazardous materials and air quality would be established as part of the approval of the Proposed Action. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or air quality.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Stephanie Shellooe at (212) 720-3328.

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe	DATE March 11, 2022
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Dan Garodnick	DATE March 14, 2022
SIGNATURE 	

Project Name: 1959 Strang Avenue
CEQR # 22DCP069X
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	BX	Block 4981, Lot 94

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality, (E) designation (**E-666**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

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Air Quality

The (E) designation requirements for air quality would apply as follows:

> ***Block 4981, Lot 94 (Projected Development Site 1):*** *Any new commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC), and hot water system(s) stack is located at the building's highest level or at least 33 feet above grade, and that the stack is located at least 25 feet from the northern lot line facing Edenwald Avenue to avoid any potential significant adverse air quality impacts.*