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1460 & 1480 Sheridan Boulevard
Agency Correspondence

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1460 & 1480 Sheridan Boulevard
NYCDEP Correspondence

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Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

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August 10, 2022

Stacey Barron
Associate Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: 1460-1480 Sheridan Boulevard
Block 3017, Lots 29, 60, 65, 68 and 74
CEQR # 22DCP178X

Dear Ms. Barron:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November 2021 Environmental Assessment Statement (EAS) and July 2022 Draft Environmental Impact Statement (DEIS) Hazardous Materials Chapter prepared by Langan, and the December 2018 Phase I Environmental Site Assessment (Phase I) prepared by CDM Smith, on behalf of Westfarms Realty LLC and 1480 Sheridan Realty LLC, (applicant), for the above referenced project located along the Bronx River between Westchester Avenue and East 172nd Street in the Crotona Park East neighborhood of Bronx Community District 9. It is our understanding that the applicant is seeking:

1. A zoning map amendment from the New York City Department of City Planning (DCP) to rezone Block 3017, Lots 29, 60, 65, 68 and 74 from a M1-1 zoning district to a R7-3/C2-4 zoning district;
2. A zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the project area as a Mandatory Inclusionary Housing Area;
3. A City Planning Commission authorization pursuant to Section 62-822 of the ZR to modify requirements for the locations of waterfront public access areas and visual corridors;
4. Affordable housing financing from the New York City Department of Housing Preservation and Development.

The proposed actions would facilitate the redevelopment of Block 3017, Lot 74 (Projected Development Site 1) and Block 3017, Lot 29 (Projected Development Site 2) with three new 24-story, 866,017 gross square feet (gsf), mixed-use buildings containing approximately 824,788 gsf of residential space (970 dwelling units), 21,229 gsf of commercial retail space and 20,000 gsf of parking space. The project will also include waterfront and open space improvements such as a minimum 40-foot-wide shore public walkway, two upland connections, and a publicly accessible open space. The applicant-owned Projected Development Sites are currently developed with six commercial buildings while the remainder of the project area not controlled by the applicant, Block 3017, Lots 60, 65 and 68 (Potential Development Site A) is currently developed with a three-story hotel, a one-story industrial building and an open truck parking facility. It should be noted that Potential Development Site A have the potential to be merged into one zoning lot and redeveloped with the adoption of the proposed actions.

Phase I
Projected Development Sites 1 and 2: Block 3017, Lots 74 and 29

The December 2018 Phase I report revealed that historical on-site and surrounding area land uses consists of manufacturing, commercial and residential uses including Auto Yard Auto Parts, an auto repair shop, filling stations, an auto junk yard, iron works, Union Railway power house, Moncon Construction Company, Global Roses florist, a public school, laundromats, a parking yard, a coal and lumber yard, Belco Steel Corporation, Hunts Point Auto Wreckers, a plaster casting manufacturer, a concrete slab manufacturer, East-End Parking Corporation, The Sheridan Hotel, Marine Boiler and Welding Inc., as well as several residential buildings. Regulatory databases such as the New York State Department of Environmental Conservation (NYSDEC) SPILLS, Leaking Underground Storage Tank, Leaking Storage Tanks (LTANKS), Resource Conservation and Recovery Act Generators, and Petroleum Bulk Storage (PBS) Underground Storage Tanks (USTs) and PBS Aboveground Storage Tanks (ASTs) identified several sites in close proximity to the project site. The SPILLS database reported 34 SPILLS within a 1/8-mile radius of the project site and the LTANKS database reported 45 LTANKS within a 1/2-mile radius of the project site. The PBS USTs and the PBS ASTs databases reported 17 USTs and 57 ASTs within a 1/4-mile radius of the project site. The Phase I also reported six Historical Auto Stations within a 1/8-mile radius of the project site. Based on the age of the buildings that currently occupies the project site, asbestos containing materials, lead based paint and polychlorinated biphenyls could be present in the structures.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Projected Development Sites 1 and 2: Block 3017, Lots 74 and 29 (Sites under the control or ownership of the applicant)

- Based on the applicant's proposal to enter the NYSDEC Brownfield Cleanup Program (BCP) and construct subject to its requirements, DEP concurs that the incorporation of all testing and remedial measures under NYSDEC BCP requirements will ensure that there would be no potential for significant adverse hazardous materials impacts as a result of the proposed project. Since the BCP is a voluntary program, DEP concurs with the DEIS Hazardous Materials Chapter recommendation that an (E) Designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject property. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance in the event the applicant is not accepted into or withdraws their participation from the NYSDEC BCP. These measures will ensure the development is protective of human health and the environment through the Mayor's Office of Environmental Remediation (OER) oversight as part of the New York City Department of Buildings approval process.

Potential Development Site A: Block 3017, Lots 60, 65 and 68 (Site not under the control or ownership of the applicant)

- Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, DEP concurs with the DEIS Hazardous Materials Chapter recommendation that an (E) Designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject property. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. The applicant should be directed to coordinate further hazardous materials assessments through OER.

Future correspondence and submittals related to this project should include the following CEQR # **22DCP178X**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595-6756.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estesen
C. Scantlebury
M. Wimbish
S. Shellooe – DCP
M. Bertini – OER

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1460 & 1480 Sheridan Boulevard
LPC Correspondence

LANGAN

Landmarks Preservation Commission

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

Voice (212)-669-7700
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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