ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Anita Laremont, *Director*
Department of City Planning

Centerland Realty, LLC
c/o Amanda Iannotti
500 International Drive, Suite 150
Mount Olive, NJ

| | |
|---|---|
| **Re:** | **1930 Adee Avenue Rezoning** |
| CEQR No. | 21DCP150X |
| ULURP No(s). | 210391ZMX; N210392ZRX |
| SEQRA Classification: | Unlisted |
| Bronx Community District: | **12** |

Dear Amanda Iannotti,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action would not have a significant adverse impact on the environment.

Enclosed is the Negative Declaration for CEQR No. 21DCP150X, 1930 Adee Avenue Rezoning, including supporting statements for the finding that the proposed actions would not have a significant adverse impact on the environment. The Negative Declaration was issued on December 13, 2021.

Sincerely,

Stephanie Shellooe, AICP, *Deputy Director*

December 13, 2021
Date

cc: Project File
Anita Laremont, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Ruben Diaz Jr., Bronx Borough President
Bronx Community Board 12

Stephanie Shellooe, AICP, *Director*, (212) 720-3328 | sshellooe@planning.nyc.gov 120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

## 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 proposed actions are a Zoning Map Amendment (ZM) to map an R6B zoning district over the Affected Area currently zoned as R4, and a Zoning Text Amendment (ZR) to establish the Affected Area as an MIH Area. The Applicant seeks to alter the existing building on Lot 69 to facilitate the occupancy of a new 14,834 gross square foot (gsf) community facility to be used as a pre-school and day-care. No in-ground disturbance is expected to occur. A portion of the 25-foot-tall, two-story building will be lowered to a height of 23 feet to comply with lot coverage requirements that allow a lot's rear yard to be covered by community facility uses up to one story and 23 feet in height. The project is located in the Baychester neighborhood within Community District 12 in the Borough of the Bronx. Existing land uses within the surrounding area primarily consist of one-, two-, and multi-family residential buildings ranging from one to three stories in height. Three-story multi-family residential buildings are primarily located on the subject block, many with non-complying FARs. Several commercial and manufacturing uses area located south of the Proposed Project Area. The Proposed Actions would legalize an existing illegally, non-complying building to facilitate the building's modification into a UG 3 pre-school and day-care; the lot's location along a wide road near largely residential areas with existing community facilities would be a consistent location for such a use. Therefore, the Proposed Actions would not generate land uses that would be incompatible with surrounding uses.

*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 Katherine Glass at +1 212-720-3425.*

| TITLE | LEAD AGENCY |
|---|---|
| Director, Environmental Assessment and Review Division | Department of City Planning on behalf of the City Planning Commission<br>120 Broadway, 31st Fl. New York, NY 10271 \| 212.720.3328 |
| NAME<br>Stephanie Shellooe | DATE<br>December 10, 2021 |
| SIGNATURE  | |
| TITLE<br>Chair, City Planning Commission | |
| NAME<br>Anita Laremont | DATE<br>December 13, 2021 |
| SIGNATURE  | |