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
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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).

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- **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