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, MD Hutch Owner, LLC, is seeking a zoning map amendment (the "Proposed Action") to rezone an M1-2 district to a C8-3 district on Block 5559, Lot 7501 (Projected Development Site 1) in the Ferry Point neighborhood of Bronx Community District 10. The Proposed Action would not result in any development but is sought to permit Use Group VI uses in excess of 10,000 gross square feet (gsf) within the existing shopping center on Projected Development Site 1. The existing development would continue to consist of 410,404 gsf and 875 off-street parking spaces at the cellar and ground levels. The building's height of 37 feet would not change and no new construction would occur, but spaces within the shopping center would be converted to accommodate retail and office uses in excess of 10,000 square feet. The Proposed Actions would not introduce inconsistent land uses to the study area. Further, the proposed C8-3 district allows for automotive and heavy commercial services, including shopping centers, and would be consistent with the existing uses on site and in the study area. Finally, the Proposed Actions are consistent with relevant public policies. The conversion of the existing shopping center could allow for the introduction of a FRESH store in area lacking in supermarkets with fresh produce. The Proposed Action would also be consistent with the *Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery* program and new businesses on site would be permitted to take advantage of development, loan, and assistance initiatives. Finally, the Projected Development Site is within the Coastal Zone Boundary and the Proposed Action would be consistent with the policies set forth in the New York City Waterfront Revitalization Program (WRP #20-199). The Proposed Action would not result in significant adverse impacts land use, zoning, and public policy.

Air Quality

A detailed analysis of air quality is included in the EAS. Because the Proposed Action would not facility any incremental off-street parking spaces a detailed parking facility analysis is unwarranted. Additionally, the project-generated peak hour heavy-duty diesel vehicles traffic screens out of additional analysis. However, the Projected Development Site is located in close proximity to the Hutchinson River Parkway, defined as an atypical roadway or other major mobile source of pollutants. As a result, a detailed atypical roadway analysis is included in the EAS. The detailed analysis concludes that pollutant concentrations in the with action condition are within National Ambient Air Quality Standards and no significant adverse impacts related vehicle emissions on the adjacent roadway would occur. Because the Proposed Action would not result in new construction, a detailed heating/hot water, ventilation, and air conditioning (HVAC) analysis was not required. In addition, a screening was conducted for nearby existing industrial sources and none were identified. As a result, no significant adverse impacts related to air quality would occur.

Disadvantaged Communities Assessment

The EAS includes an assessment of effects on Disadvantaged Communities (DACs). The Projected Development Site is located within a census tract identified as having comparatively higher burdens and vulnerabilities. The ½ mile study area also contains census tracts identified as having both comparatively higher and lower vulnerabilities. Approval of the Proposed Action would facilitate the conversion of an existing shopping center to allow as-of-right retail establishments exceeding 10,000 zoning square feet and would not result in significant adverse impacts related to any CEQR analysis areas. The Proposed Action would not create, exacerbate, or contribute to any environmental burdens, nor would increase the vulnerability of nearby disadvantaged communities.

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 Jameson Mitchell at +1 212-720-3422.

TITLE	LEAD AGENCY
Deputy 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 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 2/26/2026
SIGNATURE Evren Ulker Kacar	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 3/2/2026
SIGNATURE	