ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION
Sideya Sherman, Director Department of City Planning

Memorandum

To: Sarah Whitham, Paul Philips

From: Evren Ulker-Kacar

Date: July 24, 2026

Re: Qualified Action Determination

Land Use Application No.: 240216ZMX; N240217ZRX

Project Name: 4506 Park Avenue Rezoning

CEQR No.: 26DCP089X

Department Determination

The Department of City Planning has reviewed the above-referenced application and determined that, pursuant to Subdivision 5-a of section 8-0111 of the Environmental Conservation Law, it is a Qualified Action not subject to further review under SEQRA / CEQR.

This Qualified Action:

_X_(Subdivision 5-a(b)(i)(1-6)) is an action for the purposes of the construction of housing that shall:

- Be connected to existing community or public water and sewerage systems at the commencement of habitation;
- Be located at a previously disturbed site;
- Not be located within an area zoned exclusively for industrial uses;
- Contain no more than fifty thousand square feet of commercial, retail, community facility or other non-industrial non-residential uses;
- Either:
    - Not exceed 250 dwelling units, or
    - Not exceed 500 dwelling units within a zoning district where, at the time of application, the standard maximum residential building height is greater than

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45 feet, the maximum height of a building is regulated by something other than a horizontal plane and that allows residential buildings to exceed 45 feet, or there is no such maximum building height;

- Not include construction of only one single-family residence on a parcel of one-half or more acres.
- (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials and is accompanied by an applicant certification where applicable.[1]

___(Subdivision 5-a(b)(iii)) is an action for the purposes of construction of public parks located at a previously disturbed site that do not include performance centers, athletic stadiums, or other venues for mass gatherings, or other buildings or structures which do not serve public park, recreation, or open space purposes;

___Subdivision 5-a(b)(iv) is an action for the purposes of multi-use bicycle and pedestrian trails located at a previously disturbed site;

___Subdivision 5-a(b)(v) is an action for purposes of construction of public school facilities to be connected at the commencement of use to existing community or public water and sewerage systems, including sewage treatment works, (Subdivision 5-a(c)(i)) is subject to local municipal requirements regarding hazardous materials, and is accompanied by an applicant certification where applicable.

___Subdivision 5-a(b)(vi) an action for the purposes of water and wastewater infrastructure projects that:

- replace, rehabilitate or reconstruct municipal water or wastewater infrastructure, in-kind and on the same site, including lead service line replacement;
- replace, rehabilitate, upgrade or reconstruct an existing small community water system, including lead service line replacement; or
- provide sewer service to a disadvantaged community served by one or more inadequate sewage treatment systems that has been determined by the department not to require a permit or approval pursuant to articles fifteen, twenty-four or twenty-five of this chapter or any rules or regulations promulgated thereunder;

___Subdivision 5-a(b)(vii) an action for the purposes of a retrofit of an existing structure and its appurtenant areas to incorporate green infrastructure.

[1] E-937 for hazardous materials will be placed on Bronx Block 3038, Lots 1, 3, 5, 7, 8, 9, 11, 12, 13, 14, 16, 20, 38, 45, 87, and 187.

Qualified Action Determination Form

The Qualified Action Determination Form may be used for projects seeking a Qualified Action Determination under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law. If there are questions about whether a project qualifies, contact the Environmental Assessment and Review Division (EARD) Project Manager. For City guidance on Qualified Actions, see here. For instructions on how to receive a Qualified Action determination from the Department of City Planning, see here.

Date: July 23, 2026

Land Use Application No.: 240216ZMX; N240217ZRX

Project Name: 4506 Park Avenue Rezoning

CEQR No.: 26DCP089X

Proposed Action

Rocky & Brothers Realty LLC (the "Applicant") requests approval of the Proposed Actions: (i) A zoning map amendment to change the Proposed Rezoning Area from the current M1-1 and R6A zoning districts to R7X and R7A zoning districts with C2-4 commercial overlays, and (ii) A zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing ("MIH") Area.

Description of Site and Previous Disturbance

The Directly Affected Area consists of Lots 1, 3, part of ("p/o") 5, 7, 8, 9, 11, 12, 13, 14, 16, p/o 20, p/o 29, 38, 45, 87, and 187 on Block 3038 in the Fordham/Belmont neighborhood of the Bronx. The Directly Affected Area is bounded by East 183rd Street to the north, Park Avenue to the west, East 182nd Street to the south, and Washington Avenue to the east. The western portion of Block 3038 is zoned M1-1; the eastern portion is mapped with an R6A zoning district. Parts of ("p/o") Lots 5, 20, 29, and 45 are split zoning lots (M1-1/R6A); p/o Lot 20 is mapped with a C2-4 commercial overlay. Lot 1 (4500 Park Ave) has a lot area of 4,595 sf and 50 feet of frontage on Park Avenue, and contains a two-story, 4,595 sf house of worship. Lot 3 (4504 Park Avenue) has a lot area of 4,475 sf and 50 ft of frontage on Park Avenue, and contains a one-story, 4,450 sf autobody/repair facility. Lots 5, 7, 8, 9, and 11 (4506-4522 Park Avenue) have a total combined lot area of 24,499 sf and 173 ft of frontage on Park Avenue. Lot 5 is currently improved with a one-story, 8,590 gsf warehouse. Lots 7, 8, and 9 contain unlicensed surface parking. Lot 11 contains a one-story, 3,400 gsf autobody/repair facility. Lots 12 and 13 (4524 Park Avenue) have a total combined lot area of 6,347 sf and 48 ft of frontage on Park Avenue. Both lots contain unlicensed surface parking. Lot 14 (438 E.

183 St) has a lot area of 4,110 sf and 47 ft of frontage on E. 183 St, contains surface parking. Lot 16 (442 E. 183 St) has a lot area of 4,500 sf and 50 ft of frontage on E. 183 St, and contains a one-story, 9,000 gsf house of worship. Lots 20, 87, 187, and (452-456 E. 183 St), have a total combined lot area of 8,000 sf and 83 ft of frontage on E. 183 St. Lots 87 and 187 are vacant; Lot 20 contains unlicensed surface parking. P/o Lot 29 (2271 Washington Ave), which has an area of approx. 5,625 sf, contains surface parking. Lots 38 and 45 (2249 Washington Ave; 449 E. 182 St) have a total combined lot area of 19,922 sf with 195.35 ft of frontage on E. 182 St and 100.37 ft of frontage on Washington Ave. Lot 38 is currently improved with a one-story, 8,800 gsf warehouse and restaurant and Lot 45 is currently improved with a one-story warehouse. According to available historical sources, 4506 Park Avenue (Lots 5, 7, 8, and 9) was formerly undeveloped as early as 1896; developed with residential and commercial buildings between 1910 and 1978; and developed with the current structure that was constructed in 1910. Tenants on the subject property include multiple residences (1927-1976); Aetna Garage Co Inc (1927-c 1940); Maple House of The Bronx (c 1949); Pap Warehouse Distributors Inc Auto Pts (1971-1983); I B Distributing Corp (c 1993); Giva Distributing 2 R (c 2005); NCL (c 2005); MSS Construction Corp. (c 2014); RSC of NY Corp (c 2014); and Autopart International Inc (2014-Present). The past use of the Lot 11, as determined by a review of reasonably ascertainable historical information (i.e., aerial photographs, Sanborn Maps, city directories, and historical topographic maps) dates back to 1896. Lot 11 was a vacant lot from 1901-1915. According to the city directories and the Sanborn maps the site was a laundry service from 1940 to 1956. The Sanborn maps indicate a one-story building with basement labeled as steam laundry. The 1977 Sanborn map indicates a boiler repair and is supported by the city directory from 1965-1983 and collision shop from 2000 -2020. The past use of Lot 45, as determined by a review of reasonably ascertainable historical information (i.e., aerial photographs, Sanborn Maps, and historical topographic maps) dates back to 1896. Lot 45 was occupied with a two-story structure and a one-story structure in 1896 and as a two-story structure with the one-story structure no longer depicted from 1901 through 1914. From 1915 through 1978, a four-story brick structure was depicted on Lot 45. From 1979 through 1989, Lot 45 is depicted as vacant land. In 1991, the subject property is depicted with a warehouse through 2019. Lot 38 has existed as a one-story structure with basement since at least 1950. A review of the historical city directories indicated that Lot 38 was listed as Embarque La Famosa Minaya Shipping from 2010 to present.

Proposed Project

The Applicant-controlled Projected Development Site 1 is known as and by the street address 4506-4522 Park Avenue and is comprised of five tax lots (Lots 5, 7, 8, 9, and 11) on Block 3038 in the Fordham/Belmont neighborhood of the Bronx, Community District 6. Projected Development Site 1 ("Building A") would be developed with a 14-story (maximum height of 145 ft) plus cellar approximately 192,379 gross square foot ("GSF") (146,990 zoning square feet ("ZSF")) mixed-use building fronting Park Avenue, containing 4,500 gsf (4,500 zsf) of ground-floor commercial use and approximately 187,879 gsf (142,490 zsf) of residential use on floors 1 through 14, containing 179 dwelling units ("DUs") and built to a Floor Area Ratio ("FAR") of 6.00. 20-30% of the 179 dwelling units (36-54 units) would be affordable pursuant to MIH at an average of 40-80% of AMI depending on the Option selected. Approximately 67 accessory off-street parking spaces would be provided in the cellar or on the ground floor (rear of building). One curb cut would be installed on Park Avenue in connection with the parking entrance. The Applicant-controlled Projected Development Site 2 is known as and by the street address 449 East 182nd Street and 2249 Washington Avenue and is comprised of two tax lots (Lots 38 and 45) on Block 3038. Projected Development Site 2 ("Building B") would be developed with a 9-story (maximum height of 95 ft) plus cellar approximately 137,689 gsf (105,256 zsf) mixed-use building fronting East 182nd Street, containing 5,413 gsf (5,413 zsf) of ground-floor commercial use and approximately 132,276 gsf (99,843 zsf) of residential use on floors 1 through 9, containing 129 DUs and built to an FAR of 5.28. 20-30% of the 129 dwelling units (26-39 units) would be affordable pursuant to MIH at an average of 40-80% of AMI depending on the Option selected. Approximately 49 off-street parking spaces would be provided in the cellar or on the ground floor (side of building). One curb cut would be installed on East 182nd Street in connection with the parking entrance.

Future Without the Proposed Actions (No-Action Condition)

In the No-Action Condition, it is assumed that all parcels within the M1-1 district (Lots 1, 3, 7, 8, 9, 11, 12, 13, 14, 16, 87, 187, and p/o 5, p/o 20, p/o 29, and p/o 45) would remain the same as under existing conditions. Development trends in the area do not suggest that new manufacturing or industrial uses, or other uses permitted as-of-right in an M1-1 district, would be developed. In the No-Action Condition, it is assumed that Lot 38 would be developed with an as-of-right 32,845 gsf residential building, containing 44 dwelling units. Along with p/o Lot 5, p/o Lot 20, and Lots 22, 23, 24, 124, 125, 126, 27, p/o Lot 29, and p/o Lot 45 on Block 3038, Lot 38 was included in the 2010 Third Avenue/Tremont Avenue Rezoning. As described above, the goal of the Third Avenue/Tremont Avenue Rezoning was to provide new opportunities for mixed residential and commercial development. Therefore, contemplating a future as-of-

right residential use on Lot 38 (pursuant to the R6A regulations) is reasonable. This assumption is further substantiated by the predominantly residential character defining Washington Avenue, including the residential uses fronting Washington Avenue (Lots 27 and 29) and East 183rd Street (Lots 22, 124, 125, and 126) on the same block.

Future With the Proposed Actions (With-Action Condition)

In the With-Action Condition, Projected Development Site 1 would be developed with a 14-story (145 feet), approximately 192,379 gsf (146,990 zsf) mixed-use building fronting Park Avenue (Lots 5, 7, 8, 9, and 11). Projected Development Site 1 would contain approximately 4,500 gsf (4,500 zsf) of ground-floor commercial use and approximately 187,879 gsf (142,490 zsf) of residential use on floors 1 through 14 with 179 dwelling units, of which 20-30% (36-54 units) would be made affordable pursuant to MIH at an average of 40-80% AMI, depending on the Option selected. Approximately 67 accessory off-street parking spaces would be provided. Projected Development Site 2 would be developed with a 9-story (95 feet), approximately 137,689 gsf (105,256 zsf) mixed-use building fronting East 182nd Street (Lots 38 and 45). Projected Development Site 2 would contain approximately 5,413 gsf (5,413 zsf) of ground-floor commercial use and approximately 132,276 gsf (99,843 zsf) of residential use on floors 1 through 9 with 129 dwelling units, of which 20-30% (26-39 units) would be made affordable pursuant to MIH at an average of 40-80% AMI, depending on the Option selected. Approximately 49 accessory off-street parking spaces would be provided. Projected Development Site 3 (Lot 1) would be developed with a 9-story (95 ft) 38,120 gsf (27,564 zsf) mixed-use building containing 3,000 gsf (3,000 zsf) of ground-floor commercial space and 35,120 gsf (27,564 zsf) of residential space on floors 2 through 9 with 25 dwelling units, of which 20-30% (5-8 units) would be made affordable pursuant to MIH at an average of 40-80% AMI, depending on the Option selected. Projected Development Site 4 (Lots 12 and 13) would be developed with a 14-story (145 ft), approximately 50,894 gsf (38,082 zsf) mixed-use building containing 2,000 gsf (2,000 zsf) of ground-floor commercial space and 48,894 gsf (36,082 zsf) of residential space on floors 2 through 14 with 36 dwelling units, of which 20-30% (8-11 units) would be made affordable pursuant to MIH at an average of 40-80% AMI, depending on the Option selected. Projected Development Site 5 (Lot 14) would be developed with a 7-story (75 ft), approximately 32,800 gsf (24,660 zsf) mixed-use building containing 2,500 gsf (2,500 zsf) of ground-floor commercial space and 30,300 gsf (22,160 zsf) of residential space on floors 2 through 7 with 22 dwelling units, of which 20-30% (5-7 units) would be made affordable pursuant to MIH at an average of 40-80% AMI, depending on the Option selected. Projected Development Site 6 (Lots 87, 187, and

20) would be developed with an 11-story (115 ft), approximately 58,471 gsf (45,312 zsf) mixed-use building containing 4,000 gsf (4,000 zsf) of ground-floor commercial space and 54,471 gsf (41,312 zsf) of residential space on floors 2 through 11 with 41 dwelling units, of which 20-30% (9-12 units) would be made affordable pursuant to MIH at an average of 40-80% AMI, depending on the Option selected. Two (2) Potential Development Sites have been identified in the Directly Affected Area: Potential Development Site A (Lot 3) may be developed as an approximately 31,325 gsf mixed-use development, including 26,850 gsf of residential use and 4,475 gsf of commercial use, and would rise to a height of 145 feet. Potential Development Site B (Lot 16) may be developed as an approximately 31,500 gsf mixed-use development, including 27,000 gsf of residential use and 4,500 gsf of commercial use, and would rise to a height of 145 feet.

Table 1: Total Development Increment (All Projected Development Sites)

Land Use	**Existing Condition** (M1-1; R6A)	**No-Action Condition** (M1-1; R6A)	**With-Action Condition** (R7X/C2-4; R6A/C2-4)	**Increment**
Residential GSF	0	32,845	488,940	456,095
Dwelling Units	*0*	*44*	*432*	*388*
Non-Residential GSF	35,185	26,385	21,413	4,972
Commercial GSF	*0*	*0*	*21,413*	*21,413*
Industrial GSF	*30,590*	*21,790*	*0*	*-21,790*
Community Facility GSF	*4,595*	*4,595*	*0*	*-4,595*

See attached for Applicant Hazardous Materials Certification

Rocky & Brothers Realty LLC
81-60 243rd Street
Bellerose, NY 11426

Applicant Hazardous Materials Certification

Pursuant to Subdivision 5 of Section 8-0111 of the Environmental Conservation Law, certain applications seeking a Qualified Action determination by a lead agency must complete an Applicant Certification regarding hazardous materials remediation.

Project Name: 4506 Park Avenue Rezoning

Applicant Name: Rocky & Brothers Realty LLC

Contact: Nora Martins, Akerman LLP; nora.martins@akerman.com

Date: July 23, 2026

Project Number: CEQR No. 26DCP089X

Project BBLs: Bronx Block 3038, Lots 1, 3, part of ("p/o") 5, 7, 8, 9, 11, 12, 13, 14, 16, p/o 20, p/o 29, 38, 45, 87, and 187.

I, Sarbjit Singh, am a member of Rocky & Brothers Realty LLC, the applicant ("Applicant"), which is the fee owner of Lots 5, 7, 8 and 9 within the Proposed Rezoning Area. The following additional fee owners have authorized the Applicant to file this application affecting their respective properties: Park Rocky LLC (fee owner of Lot 11) and 449E182 LLC (fee owner of Lot 45) (together with the Applicant, the "Owners"). The Application seeks (i) a zoning map amendment to change the Proposed Rezoning Area from the current M1-1 and R6A zoning districts to R7X and R7A zoning districts with C2-4 commercial overlays, and (ii) a zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing ("MIH") Area mapping Options 1, 2, and 3. ("the Application"). Applicant seeks a determination that the Application is a Qualified Action under Subdivision 5 of Section 8-0111 of the Environmental Conservation Law (the "Qualifying Action").

Rocky & Brothers Realty LLC
81-60 243rd Street
Bellerose, NY 11426

The Owners acknowledge that the Application is required to comply with local municipal requirements regarding hazardous materials remediation including, as applicable, an E-Designation regarding hazardous materials (E-937) and the completion of a Phase 1 Environmental Site Assessment.

The Owners hereby certify that:

(1) The Owners have followed and will follow all applicable laws, rules, and regulations regarding hazardous waste;

(2) a Phase I Environmental Site Assessment has been conducted for the Property in accordance with all appropriate inquiries regulations of the United States Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation, and Liability Act (40 CFR Section 312) to identify any recognized environmental conditions;

(3) The Owners have followed or will follow all applicable recommendations of such Phase I Environmental Site Assessment for the Property; and

(4) The Owners will report contamination at, on, or under the Property as required by applicable laws, rules and regulations.

Rocky & Brothers Realty LLC

Sarbjit Singh

By: Sarbjit Singh

Park Rocky LLC

Sarbjit Singh

By: Sarbjit Singh

449E182 LLC

Sarbjit Singh

By: Sarbjit Singh