CEQR No. 22DCP037X

1810 Randall Avenue Rezoning

Environmental Assessment Statement

PREPARED FOR

Second Pentecostal Church of God La Hermosa, with
Vertical Community Development, LLC
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City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 1810 Randall Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 22DCP037X	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 220203ZMX; N220204ZRX	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Second Pentecostal Church of God La Hermosa		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Leon Hovsepian III		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 1810 Randall Avenue		
CITY New York	STATE NY	ZIP 10271	CITY Bronx	STATE NY	ZIP 10473
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 212-419-1830	EMAIL leon@verticalcd.com	

5. *Project Description*

The applicant, Second Pentecostal Church of God La Hermosa and Vertical Community Development LLC, is seeking approval for two discretionary actions (the "Proposed Actions") to facilitate redevelopment of the applicant-owned project site at 1810 Randall Avenue (Bronx Block 3522, Lots 38, 45, and 47; "Projected Development Site 1") in the Soundview neighborhood of Bronx Community District (CD) 9. The Proposed Actions include a zoning map amendment to rezone the affected area (Bronx Block 3522, Lots 38, 45, and 47) from R4A/C1-2 and R5/C1-2 to R6/C1-2 and a zoning text amendment to map a Mandatory Inclusionary Housing (MIH) area with MIH Option 1 coterminous with the proposed rezoning area. The applicant may seek affordable housing financing from the New York City Housing Development Corporation (HDC), the New York State Housing Finance Agency (HFA), and/or the Department of Housing and Urban Development (HUD). Environmental review of the Proposed Actions will be coordinated with the New York City Department of Housing Preservation and Development (HPD). Approval of the Proposed Actions would facilitate the redevelopment of Projected Development Site 1 with a 119,745 gross square feet (95,966 zoning square feet), eight-story and cellar mixed-use building containing a new house of worship on the building's cellar and ground floors, 16 accessory parking spaces on the ground floor, and a total of 167 dwelling units on the remaining floors (the "Proposed Project"). Projected Development Site 1 is located on the block bounded by Randall Avenue to the north, Taylor Avenue to the east, Beach Avenue to the west, and Lacombe Avenue to the south.

Project Location

BOROUGH Bronx	COMMUNITY DISTRICT(S) 9	STREET ADDRESS 1810 Randall Avenue
TAX BLOCK(S) AND LOT(S) Block 3522, Lots 38, 45, and 47		ZIP CODE 10473
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Projected Development Site 1 is located on the block bounded by Randall Avenue to the north, Taylor Avenue to the east, Beach Avenue to the west, and Lacombe Avenue to the south.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4A/C1-2 and R5/C1-2		ZONING SECTIONAL MAP NUMBER 7a

6. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP

☒ ZONING TEXT AMENDMENT ☐ ACQUISITION—REAL PROPERTY ☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY ☐ DISPOSITION—REAL PROPERTY ☐ FRANCHISE
☐ HOUSING PLAN & PROJECT ☒ OTHER, explain:
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO
☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)
☐ LEGISLATION
☒ FUNDING OF CONSTRUCTION, specify: Potential for construction financing from HPD
☐ RULEMAKING
☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL
☐ PERMITS, specify:
☐ OTHER, explain:

Other City Approvals Not Subject to CEQR (check all that apply)
☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☒ YES ☐ NO If "yes," specify: Potential financing for affordable housing from NYS HFA and/or HUD

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): 20,000
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 20,000
Other, describe (sq. ft.): 0

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 119,745
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 119,745
HEIGHT OF EACH BUILDING (ft.): 80
NUMBER OF STORIES OF EACH BUILDING: 8

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 20,000
The total square feet not owned or controlled by the applicant: 0

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 9,000 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 135,000 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 9,000 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	89,831		23,601	0
Type (*e.g.,* retail, office, school)	150 units		17 senior supportive housing units,	

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 334 NUMBER OF ADDITIONAL WORKERS: 13

Provide a brief explanation of how these numbers were determined: 2 residents per unit is conservatively assumed given that the units are senior AIRS and supportive housing units which would typically only house one resident each. Employee estimates provided by the applicant.

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2025

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: up to 18 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Public facilities and instutions

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See attached.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☒
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Part II: Supplemental Analyses and Appendix A		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☒	☐
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: A potential Vapor Encroachment Condition (VEC)	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney	☐	☒

	YES	NO
Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?		
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 6, 847		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 14,377,703 mbtu		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒

	YES	NO
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See Part II: Supplemental Analyses		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☒	☐
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒

(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

As with all construction projects, the Proposed Project would result in temporary disruptions to the surrounding area, including noise and dust. Such effects would be temporary, however, and limited to the construction period. Any impediments to pedestrian elements during construction would be temporary and in accordance with all applicable New York City rules and regulations. Construction of the proposed project would be carried out in accordance with all applicable New York City laws and regulations, which allow construction activities between 7AM and 6PM on weekdays. No impacts would result and no further analysis is required.

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Catherine Zinnel	February 22, 2022

SIGNATURE Catherine Zinnel

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	City Planning Commission
NAME	DATE
Stephanie Shellooe, AICP	February 25, 2022
SIGNATURE	

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 (CPC) 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 CPC 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, Second Pentecostal Church of God La Hermosa and Vertical Community Development LLC is seeking approval of a zoning map amendment to rezone the affected area (Bronx Block 3522, Lots 38, 45, and 47) from R4A/C1-2 and R5/C1-2 to R6/C1-2, and a zoning text amendment to map a Mandatory Inclusionary Housing (MIH) area with MIH options 1 and 2 coterminous with the proposed rezoning area, in the Soundview neighborhood of Bronx Community District 9. In addition to the proposed actions sought before the CPC, the applicant may seek affordable housing financing from the New York City Housing Development Corporation (HDC), the New York State Housing Finance Agency (HFA), and/or the Department of Housing and Urban Development (HUD). Approval of the proposed actions would facilitate the redevelopment of applicant-owned projected development site 1 (Lots 38, 45, and 47) with an 8-story and cellar mixed-use community facility and residential building containing a new house of worship on the building's cellar and ground floors, 16 accessory parking spaces on the ground floor, and a total of 167 dwelling units (DUs) on the remaining floors (the proposed project). The DUs would include 150 affordable independent residences for seniors (AIRS) units and 17 supportive senior housing units. The proposed project would provide additional affordable housing units to the neighborhood, while enhancing the community facility uses currently found on projected development site 1. Although the proposed actions would allow for an increase in density at projected development site, the proposed medium-density mixed use development would be consistent with the medium and low-density residential development found in the surrounding area. The proposed project would be consistent with the proposed zoning regulations, and with relevant public policies. In addition, the proposed actions would support the goals of Housing New York 2.0 through the provision of affordable senior and supportive housing, and through the MIH area designation. The proposed actions anticipated to result in a change in land use at projected development site 1, however, this change would reinforce the existing predominately residential land use patterns in the surrounding area. The analysis concludes that no significant adverse impacts are anticipated for land use, zoning, and public policy.

Shadows

A detailed analysis related to shadows is included in the EAS. Using a worst-case building height of 128 feet for projected development site 1 (building height of 115 feet plus 13 feet for the mechanical bulkhead), the shadows screening assessment identified the following three sunlight-sensitive open space resources within the shadow study area: Taylor Avenue/Soundview Avenue Greenstreet, Taylor-Soundview Block Association Garden, and Thieriot Avenue/Soundview Avenue Greenstreet. The detailed shadows analysis results indicate that projected development site 1 would cast incremental shadows on portions of the Taylor Avenue/Soundview Avenue Greenstreet on the December 21st analysis day for 2 hours and 41 minutes and on the March 21st/September 21st day for 1 hour and 18 minutes. Incremental shadow on portions of the Taylor-Soundview Block Association Garden would be cast on the March 21st/September 21st analysis period for 1 hour and 10 minutes and on the May 6th/August 6th analysis day for 44 minutes. Incremental shadow on portions of the Thieriot Avenue/Soundview Avenue Greenstreet would be cast on the May 6th/August 6th analysis day for 12 minutes and on the June 21st analysis day for 33 minutes. The analysis findings demonstrate that vegetation in the affected portions of each resource would continue to receive adequate sunlight of at least four to six hours, per the guidance in the 2020 CEQR Technical Manual found in Chapter 8, Shadows, on the affected analysis dates. The usability and viability of each resource, with respect to the survival of vegetation (including community garden plots) and the enjoyment of public recreation areas, would not be jeopardized as a result of project-generated incremental shadows. Therefore, the analysis concludes that the proposed actions would not result in significant adverse shadow impacts.

Urban Design and Visual Resources

A detailed analysis related to Urban Design and Visual Resources is included in the EAS. The With-Action scenario generally assumes that projected development site 1 would be redeveloped with the proposed project: an 8-story (and cellar) mixed use building with a total of approximately 119,745 gross square feet (gsf) (95,966 zoning square feet (zsf)), of which approximately 89,831 gsf (78,000 zsf) would be residential space with a total of 150 AIRS units and approximately 23,601 gsf (17,966 zsf) would be community facility space with a total of 17 supportive housing units. The new house of worship would be located in the cellar and ground floor, approximately 16 accessory parking spaces would be located on the ground floor, and the housing units would be located on the upper floors. The applicant's proposed project would have a building of 99 feet (including bulkhead); however, similar to shadows, the With-Action scenario assumes a building height of 128 feet (including bulkhead). The proposed actions would facilitate a change in the visual character of projected development site 1, with increased height and building bulk. Design elements and zoning controls, including limits on the base height and required setbacks, would be expected to result in a development that remains compatible with the scale and character of other buildings in the surrounding area. Although the proposed actions would introduce additional building height and bulk, comparative massing diagrams depicting the possible development with and without the proposed actions demonstrate that the development with the proposed actions would remain compatible with the scale and character of development within the surrounding area. In addition, the With-Action scenario would not result in any adverse effects on visual resources. Therefore, the analysis concludes that the proposed actions would not result in significant adverse impacts with respect to urban design and visual resources.

Hazardous Materials, and Air Quality

An (E) designation (E-660) related to hazardous materials and air quality, would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or air quality.

Project Name: 1810 Randall Avenue Rezoning
CEQR # 22DCP037X
SEQRA Classification: Unlisted

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 Stacey Barron at (212) 720-3419.	
TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE February 25, 2022
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Dan Garodnick	DATE February 28, 2022
SIGNATURE	

Project Name: 1810 Randall Avenue Rezoning
CEQR # 22DCP037X
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Bronx	Block 3522, Lots 38, 45, and 47

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality, an (E) designation (**E-660**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Project Name: 1810 Randall Avenue Rezoning
CEQR # 22DCP037X
SEQRA Classification: Unlisted

Air Quality

The (E) designation requirements for air quality would apply as follows:

> ***Projected Development Site 1 (Block 3522, Lots 38, 45, and 47):*** *Any new residential and/or commercial development on the above-referenced property must use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) system and hot water equipment and ensure the HVAC system and hot water equipment stack is located at the highest tier and at least 102 feet above the grade to avoid any potential significant adverse air quality impacts.*

EAS Figures

Figure 1 Project Area Map



Figure 2 Tax Map

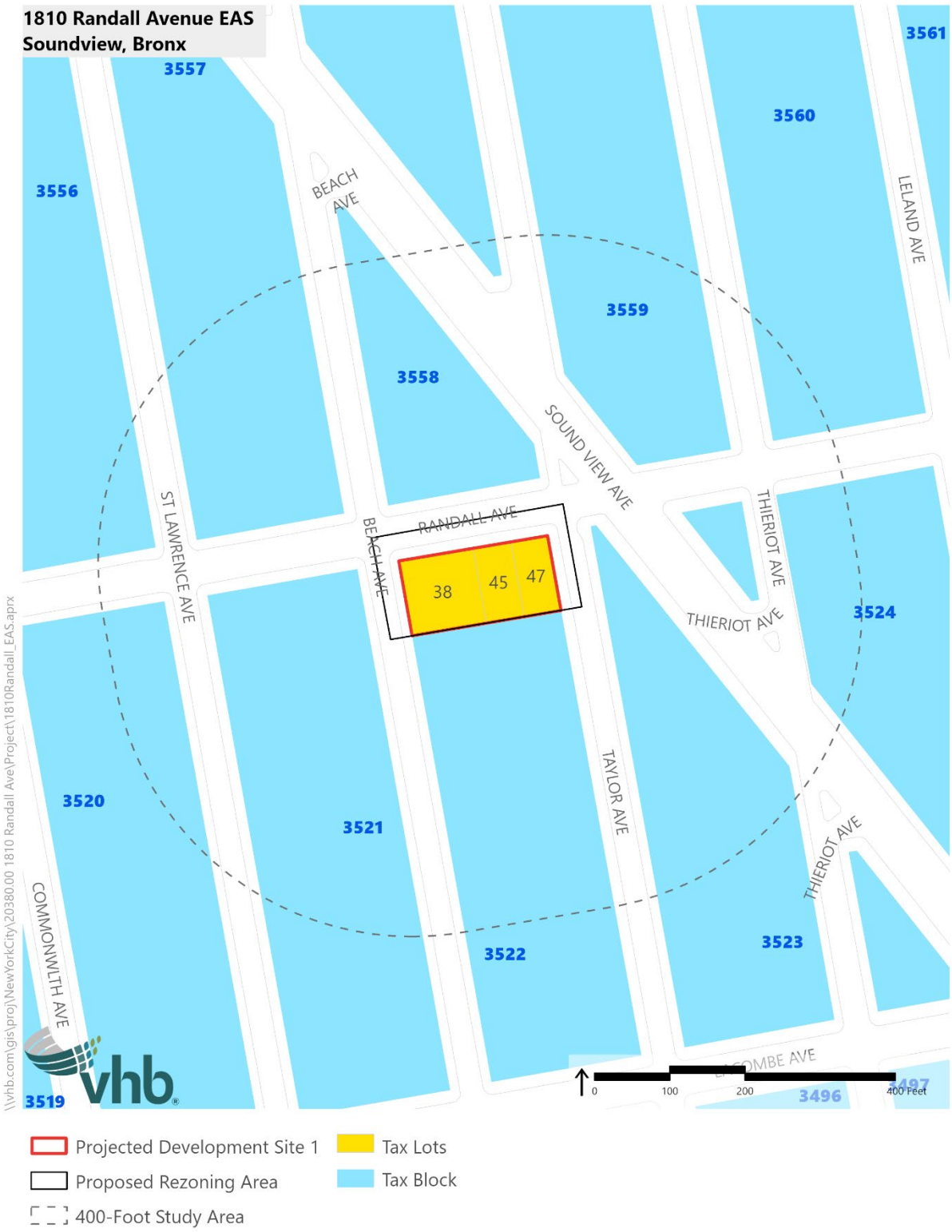


Figure 3 Existing Zoning Map



Figure 4 Proposed Zoning Map

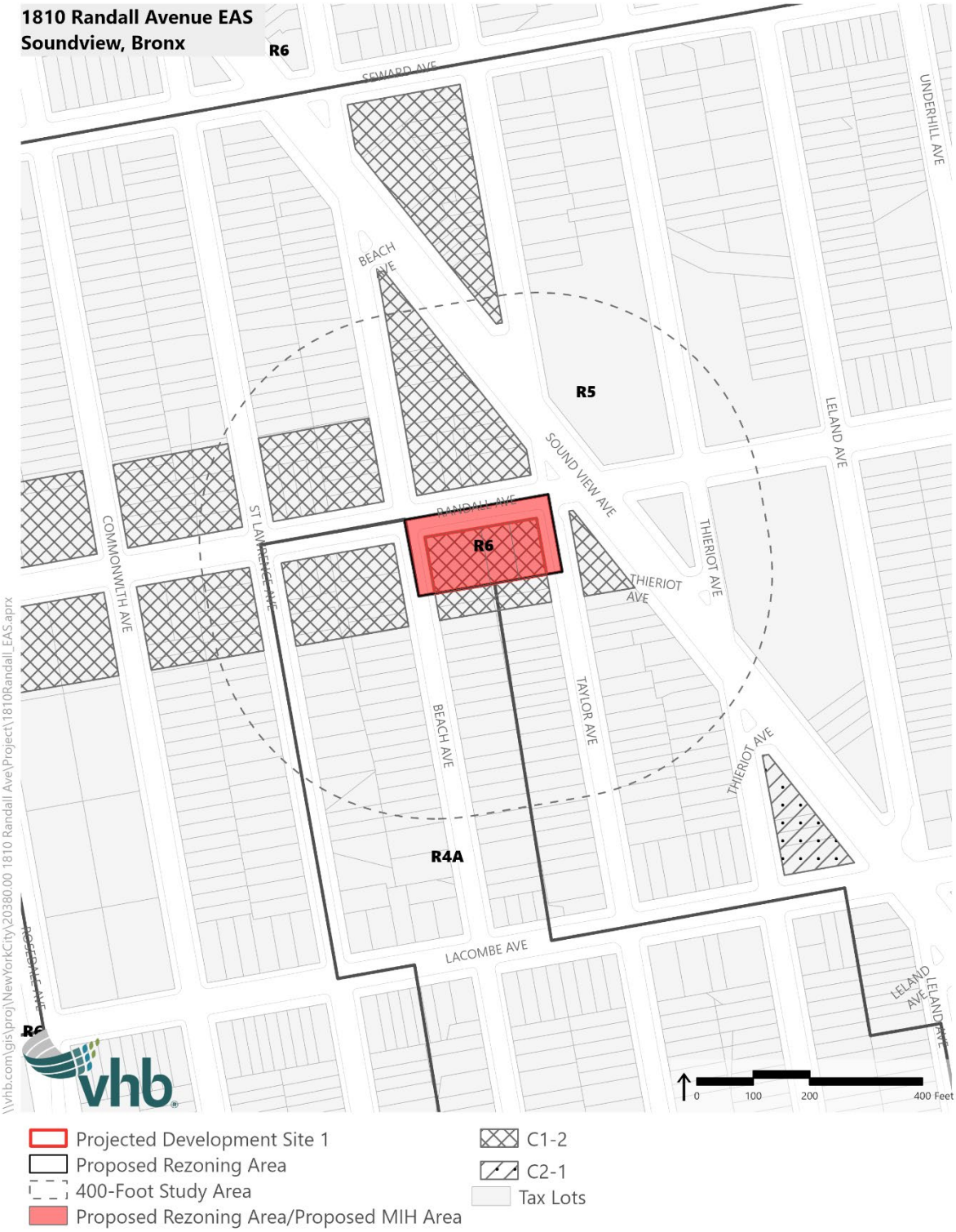


Figure 5 Land Use Map

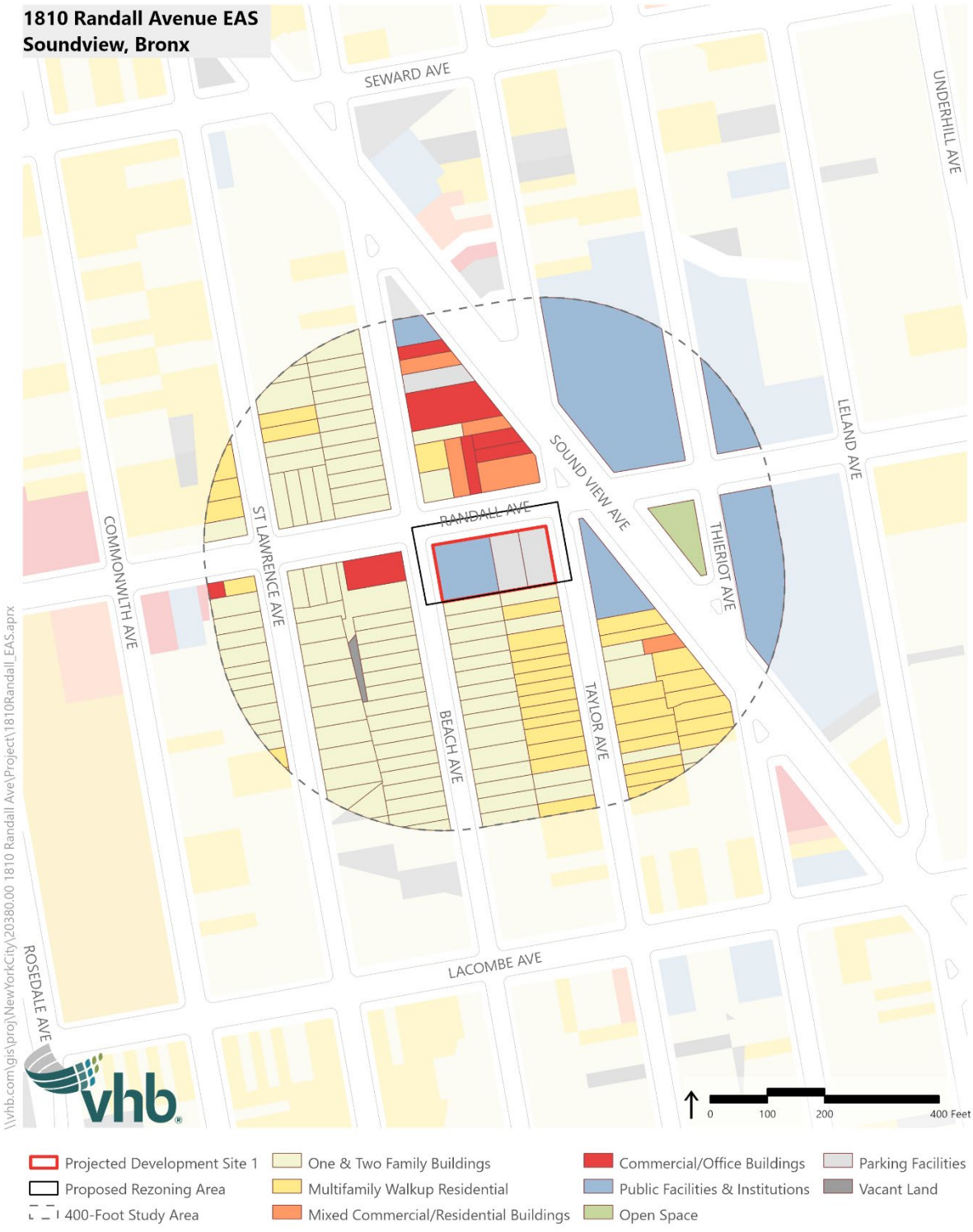


Figure 6 Photo Location Map



Photo 1 Intersection of Beach Avenue and Randall Avenue, Looking Southeast



Photo Date: October 27, 2021

Photo 2 Intersection of Beach Avenue and Randall Avenue, Looking South



Photo Date: October 27, 2021

Photo 3 Intersection of Randall Avenue and Beach Avenue, Looking East



Photo Date: October 27, 2021

Photo 4 Intersection of Randall Avenue and Taylor Avenue, Looking Southwest

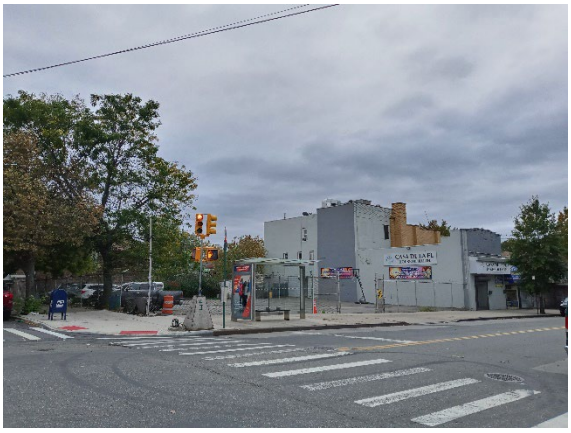


Photo Date: October 27, 2021

Photo 5 Intersection of Taylor Avenue and Randall Avenue, Looking West



Photo Date: October 27, 2021

Part I: Project Description

Introduction

The applicant, Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC, is seeking approval for two discretionary actions (the "Proposed Actions") to facilitate redevelopment of the applicant-owned project site at 1810 Randall Avenue (Bronx Block 3522, Lots 38, 45, and 47; "Projected Development Site 1") in the Soundview neighborhood of Bronx Community District (CD) 9. The Proposed Actions include a zoning map amendment to rezone the affected area (Bronx Block 3522, Lots 38, 45, and 47) R4A/C1-2 and R5/C1-2 to R6/C1-2 and a zoning text amendment to map a Mandatory Inclusionary Housing (MIH) area with MIH Option 1 coterminous with the proposed rezoning area. The applicant may seek affordable housing financing from the New York City Housing Development Corporation (HDC), the New York State Housing Finance Agency (HFA), and/or the Department of Housing and Urban Development (HUD). Environmental review of the Proposed Actions will be coordinated with the New York City Department of Housing Preservation and Development (HPD).

Approval of the Proposed Actions would facilitate the redevelopment of Projected Development Site 1 with an eight-story and cellar mixed-use building of 119,745 gross square feet (95,966 zoning square feet) (the "Proposed Project"). The Proposed Project would contain a new house of worship on the building's cellar and ground floors and 16 accessory parking spaces on the gruond floor. There would be a total of 167 affordable dwelling units on the remaining floors, of which 150 would be affordable independent residences for seniors (AIRS) units and 17 would be supportive housing units.

Development Site

Projected Development Site 1 is in the Soundview neighborhood of Bronx Community District 9. Located on the block bounded by Randall Avenue to the north, Taylor Avenue to the east, Beach Avenue to the west, and Lacombe Avenue to the south, it has a lot area of approximately 20,000 square feet (see **Figure 1**). Comprised of Lots 38, 45, and 47 on Bronx Block 3522, Projected Development Site 1 has 200 feet of frontage on Randall Avenue, 100 feet of frontage on Taylor Avenue, and 100 feet of frontage on Beach Avenue.

Projected Development Site 1 is currently improved with a one-story building that contains approximately 11,650 gross square feet (gsf). The building is currently occupied with a church and a soup kitchen which occupy a total community facility space of 9,520 gsf and four storefronts (one of which is vacant) which comprise a total commercial space of 2,130 gsf. Projected Development Site 1 also includes 20 unenclosed accessory parking spaces.

Projected Development Site 1 is located just west of Soundview Avenue, a wide thoroughfare (100 feet) in this section of the Bronx. Randall Avenue is a wide street (80 feet). Taylor Avenue and Beach Avenue are both narrow streets (60 feet wide). The surrounding area is predominantly residential in character; however, there are commercial uses located along Randall Avenue and Soundview Avenue. There are also several community facility uses, parking facilities, and vacant lots scattered throughout the area.

Figure 1 Site Location Map



Proposed Actions

The applicant is requesting several actions, including:

- A Zoning Map Amendment to Zoning Map 7a to rezone Projected Development Site 1 from R4A/C1-2 and R5/C1-2 to R6/C1-2;
- A Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing area with MIH Option 1 coterminous with the proposed rezoning area.

The applicant may seek affordable housing financing from the New York City Housing Development Corporation (HDC), the New York State Housing Finance Agency (HFA), and/or the Department of Housing and Urban Development (HUD). Environmental review of the Proposed Actions will be coordinated with the New York City Department of Housing Preservation and Development (HPD).

Proposed Project and With-Action Condition

In the With-Action Condition, the applicant would demolish the existing one-story building on Projected Development Site 1 to facilitate development of the Proposed Project. The Proposed Project would be an eight-story and cellar mixed-use building that would contain a new house of worship on the building's cellar and ground floors and a total of 167 dwelling units on the remaining floors. The dwelling units would be a mixture of AIRS and senior supportive housing units (community facility).

The Proposed Project would contain a total of approximately 119,745 gsf (95,966 zsf), of which approximately 89,831 gsf (78,000 zsf) would be residential space with a total of 150 AIRS units and approximately 23,601 gsf (17,966 zsf) would be community facility space with a total of 17 supportive housing units. The building would have a total height of 80 feet and provide approximately 16 accessory parking spaces.

Project Purpose and Need

The Proposed Actions would facilitate construction of the Proposed Project, which includes residential and community facility uses. Under the existing zoning, development on Projected Development Site 1 is limited to low-density residential uses, as well as local retail, local services, and most community facility uses. The Proposed Actions would rezone Projected Development Site 1 from R4A/C1-2 and R5/C1-2 zoning districts to a R6/C1-2 zoning district. It is the applicant's opinion that the rezoning is necessary to transform this underutilized property into a modern building with new space for the church, which has been a fixture in the surrounding area since approximately 1976. The proposed rezoning also reinforces existing predominately residential land use patterns in the surrounding area and is consistent with the medium and low-density residential development in the surrounding area, as well as the existing R6 zoning district located just west of the surrounding area. In addition, Projected Development Site 1 is located in proximity to public transportation even though it is located outside a Transit Zone. As a result, the rezoning area is well equipped to handle to proposed increase in density.

The Proposed Actions would also map a Mandatory Inclusionary Housing area with MIH Option 1 coterminous with the proposed rezoning area, thereby requiring that a share of

new housing constructed on Projected Development Site 1 be permanently affordable. The provision of affordable housing would help advance a City-wide initiative to generate 300,000 affordable homes by 2026, as detailed in the *Housing New York 2.0* Plan. Specifically, the applicant proposes to construct a mixture of AIRS and senior supportive housing units. Furthermore, Projected Development Site 1 is located in an area of the Bronx with high demand for residential units and senior housing. Notably, Bronx Community District 9 has a higher proportion of adults aged 65 and older (12.1 percent) than the Bronx (11.8 percent) as a whole. The provision of additional dwelling units, including income-restricted housing units dedicated to seniors under the AIRS program would help address these community needs.

The Proposed Project also includes a new house of worship, a new community hall (with kitchen), four new classrooms, and an audio-visual room. The existing house of worship, Second Pentecostal Church of God La Hermosa, was constructed as a theater in 1937. It was converted to use as a house of worship in 1975 and the applicant believes it is in dire need of repair. In particular, the soup kitchen, which is operated by the church, is no longer functional. The Proposed Project would enable Second Pentecostal Church of God La Hermosa to better serve the surrounding community through enhanced programming while providing needed senior housing and supportive services.

Analysis Framework and Reasonable Worst-Case Development Scenario

For the purpose of the environmental analyses, the No-Action condition represents the future absent the proposed actions and serves as the baseline by which the proposed actions (or With-Action condition) are compared to determine the potential for significant environmental impacts. The difference between the No-Action and With-Action conditions represents the increment to be analyzed in the CEQR process.

Future No-Action Condition

No development is expected to occur on Projected Development Site 1 absent the Proposed Actions and existing conditions would remain unchanged in the future No-Action condition. Projected Development Site 1 is currently improved with a one-story building that contains approximately 9,520 gsf of community facility space occupied by the church and soup kitchen as well as 2,130 gsf of commercial space consisting of four local retail spaces (one of which is vacant). Projected Development Site 1 also includes 20 unenclosed accessory parking spaces.

The Proposed Actions apply only to Projected Development Site 1 and would not create additional projected or potential development sites.

Future With-Action Condition

As stated previously, in the future With-Action condition, the applicant would demolish the existing one-story building on Projected Development Site 1 to facilitate development of an eight-story and cellar mixed-use building (the Proposed Project). The Proposed Project would contain a new house of worship on the building's cellar and ground floors and a total

of 167 dwelling units on the remaining floors. The dwelling units would be a mixture of 150 AIRS units, and 17 community facility supportive housing units.

The Proposed Project would have a floor area ratio (FAR) of 3.6 and a total floor area of approximately 119,745 gsf, of which approximately 89,831 gsf would be residential space and approximately 23,601 gsf would be community facility space. The building would have a total height of 80 feet and provide approximately 16 accessory parking spaces. The Proposed Project is also the Reasonable Worst-Case Development Scenario (RWCDS) and will be analyzed as the With-Action Condition instead of an alternate scenario.

Increment for Analysis

Increment Table can be found in **Table 1**.

Table 1 Future No-Action and With-Action Comparison

	Existing Conditions	No-Action Conditions	With-Action Conditions	Increment
Community Facility (gsf)	9,520	9,520	23,601	+14,081
Commercial (gsf)	2,130	2,130	0	-2,130
Residential (gsf)	0	0	89,831	+89,831
Dwelling Units	0	0	167*	+167
Parking Spaces	20	20	16	-4
Total GSF	11,650	11,650	119,745	+108,095

* The 167 total dwelling units include 150 AIRS units (included in the 89,831 gsf of residential space) and 17 supportive housing units (included in the 23,601 gsf of community facility space).

Analysis (Build) Year

The build year for the proposed project is 2025, which assumes completion of the Uniform Land Use Review Procedure (ULURP) and receipt of financing for affordable housing in 2022, and a construction period of 18 months to be completed by 2024, and the building fully occupied by 2025.

Public Review Process

The Proposed Project described above is subject to public review under ULURP, Section 200 of the City Charter, as well as City Environmental Quality Review (CEQR) procedures.

The New York City Charter (the Charter) requires certain actions that are reviewed by the City Planning Commission (CPC) to undergo a ULURP. ULURP is a standardized procedure whereby applications affecting the land use of the city would be publicly reviewed. The Charter also established mandated time frames within which application review must take place. Key participants in the ULURP process are the Department of City Planning (DCP) and the CPC, the local community board, the Manhattan Borough President, the City Council and the Mayor.

Part II: Supplemental Analyses

Additional Technical Information for EAS Full Form

An analysis framework has been established to assess the potential for the Proposed Actions to result in significant adverse environmental impacts. Assessment of the impacts of the Proposed Actions is based on when the full effects of the Proposed Actions are expected to have occurred. It is anticipated that the Proposed Project would be constructed and operational by 2025.

Based on existing conditions, observed trends, and known and expected changes, a development scenario was prepared for the future without the proposed actions (No-Action condition) in the 2025 build year. The No-Action condition was used as a baseline to identify the potential impacts of the Proposed Actions. From the possible development scenarios that were considered both reasonable and likely to occur as a result of the Proposed Actions, the one with the worst environmental effects is analyzed in the future with the proposed actions (the With-Action condition) as the Reasonable Worst Case Development Scenario (RWCDS).

The potential impacts of the Proposed Actions on the environment are determined based on a comparison of the No-Action condition to the With-Action condition. A summary of the comparison, or analysis framework, is provided in **Table 1**.

Table 1 Future No-Action and With-Action Comparison

	Existing Conditions	No-Action Conditions	With-Action Conditions	Increment
Community Facility (gsf)	9,520	9,520	23,601	+14,081
Commercial (gsf)	2,130	2,130	0	-2,130
Residential (gsf)	0	0	89,831	+89,831
Dwelling Units	0	0	167*	+167
Parking Spaces	20	20	16	-4
Total GSF	**11,650**	**11,650**	**119,745**	**+108,095**

Notes:

The Proposed Project will have 150 senior units and 17 supportive housing units. While the supportive housing units are technically a community facility use, they are treated as residential units for the purposes of density related analyses.

Provided below are preliminary screening analyses, conducted based on guidelines presented in the *2020 CEQR Technical Manual* in order to determine whether further analysis of a given technical area is necessary to determine the potential for significant adverse impacts to the environment in that area. Technical areas that were checked yes in the **EAS Form - Part II: Technical Analysis** are discussed below.

Land Use, Zoning, and Public Policy

According to the *CEQR Technical Manual,* a land use analysis is warranted for projects that would affect land use or change zoning on a site. Because the Proposed Actions include a

zoning map amendment and a zoning text amendment, a land use, zoning, and public policy analysis is warranted. See **Section 2, Land Use, Zoning, and Public Policy.**

Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may be reasonably expected to create substantial socioeconomic changes within the area affected by the project that would not be expected to occur without the project. The following screening assessment considers threshold circumstances identified in the *CEQR Technical Manual* and enumerated below that can lead to socioeconomic changes warranting further assessment.

- **Direct Residential Displacement:** *Would the project directly displace residential population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.*

  Projected Development Site 1 does not contain any residential uses or population. Therefore, no analysis of direct residential displacement is warranted.

- **Direct Business Displacement:** *Would the project directly displace more than 100 employees, or would the project directly displace a business whose products or services are uniquely dependent on its location, are the subject of policies or plans aimed at its preservation or serve a population uniquely dependent on its services in its present location? If so, assessments of direct business displacement and indirect business displacement are appropriate.*

  The Proposed Project includes demolition of an existing one-story building that is currently occupied by a church, soup kitchen, and four storefronts (one which is vacant). The Proposed Project would contain a new house of worship and community hall with kitchen on the building's cellar and ground floors. During construction of the Proposed Project, the church and soup kitchen would be temporarily relocated. Because fewer than 100 employees would be directly displaced by the Proposed Project, further assessment is not warranted.

- **Indirect Displacement due to Increased Rents:** *Would the project result in substantial new development that is markedly different from existing uses, development and activities within the neighborhood? Residential development of 200 units or less or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, assessments of indirect residential displacement and indirect business displacement are appropriate.*

  The Proposed Actions would result in the introduction of 167 residential units; therefore, an assessment of potential indirect residential displacement is not warranted.

The Proposed Actions would not result in the addition of more than 200,000 square feet of commercial space. Therefore, there is no potential for indirect business displacement, and further assessment is not warranted.

› **Indirect Business Displacement due to Retail Market Saturation:** *Would the project result in a total of 200,000 sf or more of retail on a single development site or 200,000 sf or more of region-serving retail across multiple sites?*

The Proposed Actions would not result in retail space exceeding 200,000 square feet. Therefore, an assessment of potential indirect business displacement due to retail market saturation is not warranted.

› **Adverse Effects on Specific Industries:** *Is the project expected to affect conditions within a specific industry?*

The Proposed Actions would not be expected to affect conditions within a specific industry, affect a substantial number of workers or residents who depend on the goods or services provided by affected businesses, or result in the loss or substantial diminishment of a particularly important product or service within the City; therefore, an assessment of adverse effects on specific industries is not warranted.

Based on the screening assessment presented above, the Proposed Actions would not warrant an analysis of indirect residential displacement, potential for direct residential displacement, direct business displacement, indirect business displacement due to retail market saturation, or adverse effects on specific industries.

Community Facilities and Services

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility (e.g., schools, child care facilities, libraries, health care facilities, police and fire protection services) or if it would have an indirect effect by introducing new populations that would overburden existing facilities. The manual further states that for public schools, libraries, and childcare centers, potential impacts depend on the size, income characteristics, and age distribution of the new population.

The Proposed Actions would not physically alter or displace any community facilities. The Proposed Actions would expand the current community facility operations within a new building, improving the space and capacity for the current facility.

The Proposed Actions would result in an increment of 167 affordable units, which is below the threshold for an analysis of schools and libraries but above the threshold for a childcare center analysis in Bronx. However, because the Proposed Project includes 150 senior units and 17 supportive housing units, it is expected to generate very few, if any, childcare eligible children. Therefore, an assessment of community facilities and services is not warranted.

Open Space

The *CEQR Technical Manual* recommends performing an open space assessment if a project would result in either a direct or indirect effect on open space.

A proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space;

changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or results in increased noise or air pollutant emissions, odor, or shadows that would affect the usefulness of a public open space, whether on a permanent or temporary basis. A proposed project can also directly affect an open space by enhancing its design or increasing its accessibility to the public. The Proposed Actions would not result in a physical loss of public open space, affect the use of an open space so that it no longer serves the same user population, limit public access to an open space, or cause increased noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness (see **Section 3, Shadows**; **Section 7, Air Quality**; and **Section 8, Noise**). Therefore, no analysis of direct effects to open space is warranted.

Indirect effects may occur when the population generated by the proposed project overtaxes the capacity of existing open spaces so that their service to the future population of the affected area would be substantially or noticeably diminished. The *CEQR Technical Manual* provides different thresholds for the assessment of indirect effects based on whether the area is considered underserved or well-served in terms of open space. Projected Development Site 1 is located in a well-served area in Bronx Community District 9. The threshold for an analysis of potential indirect effects in such an area is whether the Proposed Project would introduce more than 350 residents or 750 employees. The Proposed Project includes 150 senior housing units and 17 senior supportive housing units, which would introduce a maximum of 2 residents per unit under a conservative analysis, or 334 residents. The project is also expected to generate an increment of six employees. Therefore, no analysis of indirect effects to open space with regards to residents or workers is warranted.

Shadows

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, sunlight-sensitive natural features, or historic resources with sun-sensitive features. The Proposed Actions would result in the construction of a new structure that is 80 feet in height. Therefore, a shadows assessment is warranted. See **Section 3, Shadows**.

Historic and Cultural Resources

According to the *CEQR Technical Manual,* a historic and cultural resources assessment is warranted if there is the potential to affect either archaeological or architectural resources; the manual further recommends that a historic resources assessment be prepared if a proposed action would result in any of the following actions: in-ground disturbance; new construction, demolition, or significant physical alteration of any building, structure, or object; the change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; or the screening or elimination of publicly accessible views, even if no known historic resources are located nearby.

Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. Archaeological resources are considered only in those areas where new in-ground disturbance is likely to occur. The Proposed Project involves new in-ground disturbance. In a

letter dated January 8, 2021, the LPC determined that the three properties within Projected Development Site 1 had no archaeological significance (see **Appendix A**). Architectural resources generally include historically important buildings, structures, objects, sites, and districts. Historic and cultural resources include designated New York City Landmarks (NYCLs) and Historic Districts; properties calendared for consideration as NYCLs by the New York City Landmarks Preservation Commission (LPC) or determined eligible for NYCL designation (NYCL-eligible); properties listed on the State and National Register of Historic Places (S/NR) or formally determined eligible for S/NR listing (S/NR-eligible), or properties contained within a S/NR listed or eligible district; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHLs); and potential historic resources (i.e., properties not identified by one of the programs listed above, but that appear to meet their eligibility requirements).

Projected Development Site 1 is not located in a Historic District designated by LPC, it is not NYCL-eligible, nor is it in an S/NR eligible district or a property deemed eligible by S/NR. In a letter dated January 8, 2021, the LPC determined that the three properties within Projected Development Site 1 had no architectural significance (see **Appendix A**). Furthermore, a review of NYCL and S/NR resources revealed no eligible or designated resources within the study area. Therefore, no further analysis is warranted.

Urban Design and Visual Resources

According to the methodologies of the *CEQR Technical Manual,* if a project requires actions that would result in physical changes to a project site beyond those allowable by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared.

Because the Proposed Actions would result in physical changes to Projected Development Site 1 beyond those allowable by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources is warranted. See **Section 4, Urban Design and Visual Resources**.

Natural Resources

As stated in the *CEQR Technical Manual,* a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance (e.g., surface and groundwater, wetlands, landscaped areas, gardens, and built structures used by wildlife). An assessment of natural resources is appropriate if a natural resource exists on or near a site, or if there is a potential for impacts related to stormwater and shadows. Because there are no natural resources within or near the Project Area, no further analysis is warranted.

Hazardous Materials

According to the *CEQR Technical Manual,* a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposure, either human or environmental, or when an action would

introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. Because the Proposed Project would result in new in-ground disturbance, an assessment of hazardous materials is warranted. See **Section 5, Hazardous Materials**.

Water and Sewer Infrastructure

According to the *CEQR Technical Manual,* a water and sewer infrastructure assessment analyzes whether an action may adversely affect New York City's water distribution or sewer system and, if so, assesses the effects of the action to determine whether the impact is significant.

Water Supply

According to the *CEQR Technical Manual*, a preliminary water supply infrastructure analysis is necessary if the project would result in an exceptionally large demand for water (i.e., over 1 million gallons per day [gpd]), or is located in an area that experiences low water pressure (i.e., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The Proposed Project would not result in an exceptionally large demand for water, nor is it located in an area that experiences low water pressure. Therefore, no further analysis is warranted.

Wastewater and Stormwater

With regard to wastewater and stormwater conveyance, the *CEQR Technical Manual* states that a preliminary infrastructure analysis would be needed if a project that is located in a combined sewer area within the Bronx would result in incremental development over the No-Action scenario of more than 1,000 residential units or 250,000 sf of commercial, public facility, and institution and/or community facility space. Because the Proposed Actions would introduce 167 residential units and 23,601 gsf of community facility space, a wastewater and stormwater preliminary assessment is not warranted.

Solid Waste and Sanitation Services

The *CEQR Technical Manual* states that an assessment of solid waste and sanitation services is warranted if an action would have the potential to result in a substantial increase in solid waste production that could overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, actions resulting in substantial waste generation, defined as 50 tons (100,000 pounds) per week or more, warrant additional analysis for effects on solid waste and sanitation services. The Proposed Actions would not result in substantial waste generation. Therefore, no further analysis is warranted.

Energy

According to the *CEQR Technical Manual,* a detailed assessment of energy impacts is only required for projects that would significantly affect the transmission or generation of energy

or that would result in substantial consumption of energy. The Proposed Actions would not affect the transmission or generation of energy. Based on factors provided in Table 15-1 of the *CEQR Technical Manual,* the Proposed Actions are expected to generate approximately 14,377,703 mbtu of energy consumption. Therefore, the effect of the Proposed Actions on the transmission or generation of energy does not require further analysis

Transportation

According to the *CEQR Technical Manual,* detailed transportation analyses may be warranted if a proposed project results in 50 or more vehicle trips and/or 200 or more transit/pedestrian trips during a given peak hour. Based on a travel demand forecast, it is expected the RWCDS would not result in any exceedance of the trip thresholds for vehicular traffic, bus, subway or pedestrians. See **Section 6, Transportation**.

Air Quality

Ambient air quality, or the quality of the surrounding air, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under CEQR, an air quality assessment determines both a proposed project's effects on ambient air quality as well as the effects of ambient air quality on the project. As discussed in the *CEQR Technical Manual*, a proposed project may potentially result in the following types of air quality impacts:

- Potential impacts from mobile sources introduced by a project.
- Potential impacts from stationary sources associated with a project, such as:
  - Potential impacts from a project's heating, ventilation, and air conditioning (HVAC) system emissions on surrounding uses.
- Potential impacts on the proposed project from either manufacturing/processing facilities or large/major sources that are located near the project site.

Because the Proposed Actions would not result in vehicular trips that exceed the thresholds outlined in the *CEQR Technical Manual*, an analysis of mobile sources is not warranted. A stationary source air quality analysis will be conducted and will focus on an assessment of the Proposed Project's HVAC systems potential to affect uses in the surrounding area. The air quality assessment will also consider potential impacts onto the Proposed Project from manufacturing/processing facilities or large/major sources that are located near Projected Development Site 1. See **Section 7, Air Quality**.

Greenhouse Gas Emissions and Climate Change

According to the *CEQR Technical Manual,* GHG assessments are appropriate for projects in New York City requiring an EIS that would result in the development of 350,000 square feet or greater. Because the Proposed Project does not meet this threshold, no further analysis is warranted.

Depending on the sensitivity, location, and useful life of development resulting from an action, it may be appropriate to include discussion of the potential effects of climate change in environmental review. Rising sea levels and increases in storm surge and coastal flooding

are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for sites located within the current 100- or 500-year flood zone, as delineated in the FEMA PFIRMs, or within future 100-year flood zones as projected by the New York City Panel on Climate Change, as appropriate. Projected Development Site 1 is not located in a flood zone nor is it projected to be in a future flood zone. Therefore, no further analysis is warranted.

Noise

As discussed in the 2020 *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would introduce noise-sensitive receptors in an area with high ambient noise levels. Specifically, an analysis would be required if a project generates or reroutes vehicular traffic, if a project is located near a heavily trafficked thoroughfare, or if a project would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the project would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the project would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the project would be located in an area with high ambient noise levels resulting from stationary sources.

The Proposed Project is expected to generate traffic. The results of the Level 1 screening traffic analysis indicated that the trip generation would not exceed the 50 vehicles per hour Level 1 threshold and no further analysis of mobile sources is necessary.

The Proposed Project is not anticipated to include any substantial stationary source noise generators, such as unenclosed cooling or ventilation equipment, loudspeaker systems, stationary diesel engines, or other similar types of uses. The design and specifications for mechanical equipment—such as heating, ventilation, and air conditioning (HVAC) systems—would incorporate sufficient noise reduction to comply with applicable noise regulations and standards, including the standards contained in the revised New York City Noise Control Code. This will ensure that mechanical equipment does not result in any significant increases in noise levels, either by itself or cumulatively with other project noise sources.

As the Proposed Actions would introduce new noise-sensitive land uses, a noise analysis is warranted. See **Section 8, Noise**.

Public Health

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. As detailed in the EAS, no significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise. Therefore, an assessment of public health is not warranted.

Neighborhood Character

As discussed in the *CEQR Technical Manual*, an analysis of neighborhood character is warranted when a project has the potential to result in significant adverse impacts in any of the following technical areas: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise. In addition, an assessment may be warranted when there is a combination of moderate effects in these technical areas that, when considered together, may affect the defining elements of neighborhood character. The Proposed Actions do not have the potential to result in moderate effects nor is there potential for significant adverse effects. Therefore, a neighborhood character analysis is not warranted.

Construction

Construction impacts, although temporary, can include disruptive and noticeable effects resulting from an action. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are considered when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and area air quality conditions. In addition, because soils may be disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the potential construction impacts that could result from contamination.

A construction assessment is typically warranted for construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resources; and/or (i) occurring on multiple sites in the same geographic area.

Because construction on the Proposed Project is expected to last fewer than 24 months, no further analysis is warranted.

1

Introduction

As discussed in **Part II: Supplemental Analysis** of this Environmental Assessment Statement (EAS), several technical areas were identified for further analysis:

- Land Use, Zoning, and Public Policy
- Shadows
- Urban Design and Visual Resources
- Hazardous Materials
- Transportation
- Air Quality
- Noise

Analysis of these areas follow in **Section 2** through **Section 8**.

2

Land Use, Zoning, and Public Policy

This section considers the potential for the Proposed Project to result in significant adverse impacts to land use, zoning, and public policy. Under the guidelines of the *2020 City Environmental Quality Review (CEQR) Technical Manual*, this analysis evaluates the uses in the area that may be affected by the Proposed Project and determines whether the Proposed Project is compatible with land use, zoning, and public policy conditions, or may otherwise affect them. The analysis also considers the Proposed Project's compatibility with zoning regulations and other public policies applicable to the area.

Introduction

As described in **Part I: Project Description,** the applicant, Second Pentecostal Church of God La Hermosa and Vertical Community Development LLC, is requesting several actions (the "Proposed Actions") to facilitate development of a mixed-use building of 119,745 gross square feet (the "Proposed Project") at 1810 Randall Avenue in the Soundview neighborhood of Bronx Community Board 9. The Proposed Project would contain a new house of worship on the building's cellar and ground floors and a total of 167 dwelling units on the remaining floors. The dwelling units will be a mixture of affordable independent residences for seniors (AIRS) and supportive housing units.

According to the *CEQR Technical Manual*, an analysis of land use, zoning, and public policy is warranted for projects that would affect land use or zoning on a site. Because the Proposed

Actions include a zoning map amendment and zoning text amendments, an analysis of land use, zoning, and public policy is warranted.

Methodology

This analysis of land use, zoning, and public policy follows the guidelines set forth in the *CEQR Technical Manual* for a preliminary assessment (Section 320). According to the *CEQR Technical Manual*, a preliminary land use and zoning assessment:

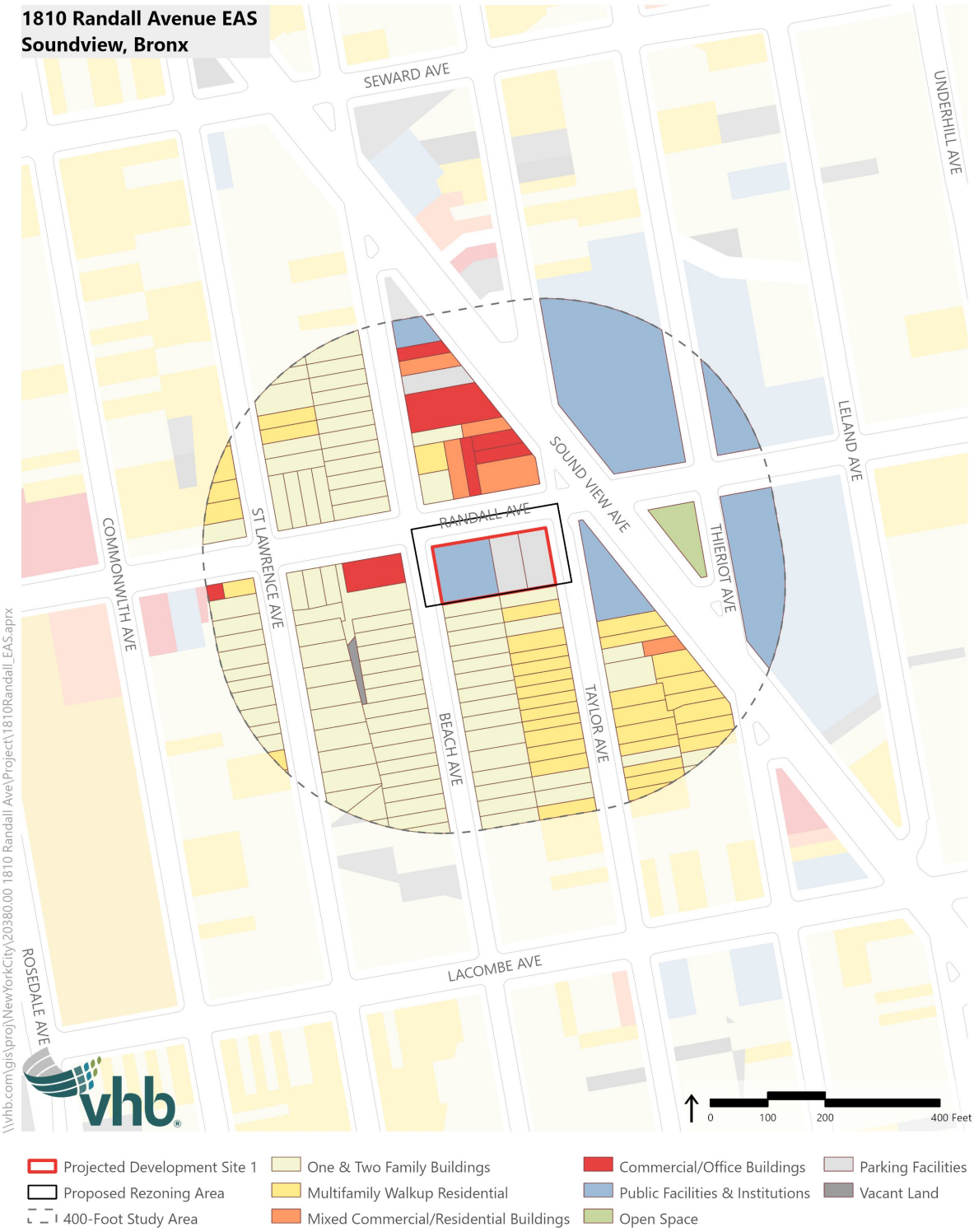
- Describes existing and future land uses and zoning information, and describes any changes in zoning that could cause changes in land use;
- Characterizes the land use development trends in the area surrounding the Development Site that might be affected by the Proposed Actions; and
- Determines whether the Proposed Project is compatible with those trends or may alter them.

The following assessment method was used to determine the potential for the proposed project to result in significant adverse impacts on land use, zoning, and public policy:

1. Establish a "study area", a geographic area surrounding Projected Development Site 1 to determine how the Proposed Project may affect the immediate surrounding area. For this assessment, a study area of 400 feet surrounding Projected Development Site 1 was used.
2. Identify data sources, including any public policies (formal plans, published reports) to be used to describe the existing and No-Action conditions related to land use, zoning, and/or public policy.
3. Assess the Proposed Project's potential effects on land use, zoning and public policy to determine whether the Proposed Project is consistent with or conflicts with area land uses, zoning, or the identified policies.
    - If the Proposed Project could conflict with the identified policies, a detailed assessment would be conducted; or
    - If the Proposed Project is found to not conflict with the identified policies, no further assessment is needed.

The study area for this analysis is the area within 400 feet of Projected Development Site 1 which, for the Proposed Project, is generally bounded by a line approximately 300 feet north of Randall Avenue to the north, Thieriot Avenue to the east, mid-block between Commonwealth Avenue and St. Lawrence Avenue to the west, and a line approximately 200 feet north of Lacombe Avenue to the south. (see **Figure 2-1**). This is the area in which the Proposed Actions would be most likely to have effects in terms of land use, zoning, and public policy.

Figure 2-1 Land Use Map



Assessment

Existing Conditions

Land Use

Projected Development Site 1

Projected Development Site 1 consists of Bronx Block 3522, Lots 38, 45, and 47. It is bounded by Randall Avenue to the north, Taylor Avenue to the east, Beach Avenue to the west, and Lacombe Avenue to the south. Projected Development Site 1 is currently improved with a one-story building that contains a total of approximately 11,650 gsf. The building is currently occupied with 9,520 gross square footage (gsf) of community facility space, which is occupied by a church and a soup kitchen, as well as 2,130 gsf of commercial space, which is occupied by four local retail spaces (one of which is vacant). Projected Development Site 1 also includes 20 unenclosed parking spaces.

Study Area

Projected Development Site 1 is in the Soundview neighborhood of Bronx Community District 9. It is located just west of Soundview Avenue, a wide thoroughfare (100 feet) in this section of the Bronx. As shown in **Figure 2-1** and **Table 2-1**, the study area is predominantly residential in character; however, there are commercial uses located along Randall Avenue and Soundview Avenue. There are also several community facilities, parking garages, and vacant lots scattered throughout the area.

On the block directly north of Projected Development Site 1, there is a mix of commercial, residential, and mixed-use buildings. Specifically, the block contains one- and two-family homes, a multifamily residential building, mixed-use buildings with ground floor retail and residential above, and some one-story commercial buildings.

There are several community facilities located north and east of Projected Development Site 1. They include three churches, a public school, and a daycare. The Taylor-Soundview Block Association Garden, an open space, is located on a triangle bounded by Randall Avenue, Soundview Avenue, and Thieriot Avenue.

Within the study area, the block directly east of Projected Development Site 1 is predominantly comprised of three-story, multifamily residential buildings. Similarly, the eastern portion project block (south of Projected Development Site 1) contains multifamily residential buildings while the western portion contains one- and two-family homes. One- and two-family homes are also predominant on the block to the west of Projected Development Site 1 (which also contains pharmacy, at the corner of Randall Avenue and Beach Avenue) and the block to the northwest.

Just outside of the study area, to the west of Projected Development Site 1, are two medium-density affordable housing developments. Academy Gardens LLC is located on the block bound by Randall Avenue, Commonwealth Avenue, Rosedale Avenue, and Lacombe Avenue consists of six-story, multifamily residential buildings. To the west of Rosedale Avenue is Soundview Houses, a New York City Housing Authority development comprised of 13 seven-story, multifamily residential buildings.

Table 2-1 Study Area Generalized Land Uses

Land Use	Number of Tax Lots[2]	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)
One & Two Family Residential	91	59	242,203	40
Multifamily Walkup Residential	39	25	100,878	17
Mixed Commercial/Residential	5	3	13,819	2
Commercial/Office	7	5	23,724	4
Public Facilities and Institutions	6	4	202,058	33
Open Space	1	1	5,760	1
Parking Facilities	4	3	16,153	3
Vacant Land	1	1	3,888	1
Total	**154**	**100%[1]**	**605,983**	**100%[1]**

Source: Map PLUTO 19v1

[1] Numbers may not add up to 100% due to rounding

[2] All Lots intersecting the 400-foot radius study area were included in analysis

Zoning

Projected Development Site 1

As shown in **Figure 2-2**, Projected Development Site 1 is mapped with R4A and R5 zoning districts, and a C1-2 commercial overlay. The entirety of Projected Development Site 1 was mapped within an R5/C1-2 zoning district at the time of adoption of the Zoning Resolution, effective December 15, 1961. In 2007, the eastern half of Projected Development Site 1 was rezoned to a R4A/C1-2 zoning district, pursuant to the Clason Point/Harding Park Rezoning.

R4A districts permit one- and two-family detached residences. Characterized by houses with two stories and an attic beneath a pitched roof, R4A districts have a floor area ratio (FAR) of 0.75 (plus an attic allowance) and a minimum lot width of 30 feet. The perimeter wall may rise to 21 feet before sloping or being set back to the maximum building height of 35 feet. R4A districts require a minimum front yard of 10 feet, a minimum rear yard of 30 feet, and two side yards of a minimum of two feet each. One off-street parking space is required for each dwelling unit.

R5 zoning districts allow a variety of housing at a higher density than permitted in R4 districts. A maximum FAR of 1.25 typically produces three-and four-story attached houses and small apartment houses. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods. The maximum street wall height of a new building is 30 feet and the maximum building height is 40 feet. Detached houses must have two side yards that total at least 13 feet, each with a minimum depth of five feet. Semi-detached houses need one eight-foot-wide side yard. Apartment houses need two side yards, each at least eight feet wide. Front yards must be a minimum of 10 feet and rear yards must be a minimum of 30 feet. Off-street parking is required for 85 percent of the dwelling

units in the building, but requirements are lower for income-restricted housing units and are further modified within the Transit Zone.

Projected Development Site 1 is also mapped with a C1-2 commercial overlay. Typically mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. When mapped in R1 through R5 districts, the maximum commercial FAR is 1.0. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. One parking space is required per 300 square feet of floor area.

Study Area

Like Projected Development Site 1, the entirety of the study area is mapped with R4A, R5, and C1-2 zoning districts, which are described above. The R4A zoning district is bounded by Randall Avenue to the north, St. Lawrence Avenue to the west, and midblock between Beach Avenue and Taylor Avenue to the east. The R5 district is mapped on the remaining portion of the study area. C1-2 commercial overlays are mapped along Randall Avenue, west of Sound View Avenue.

Just outside of the study area, north of Seward Avenue and west of Rosedale Avenue, is a R6 zoning district. R6 districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens, and the Bronx. Standard height factor regulations, introduced in 1961, produce small multifamily buildings on small lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, per-1961 apartment buildings. The FAR for buildings developed pursuant to height factor regulations ranges from 0.78 to 2.43, whereas the FAR for buildings built pursuant to Quality Housing regulations have a FAR of 2.2 on narrow streets and 3.0 on wide streets, with higher maximum FAR available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

Figure 2-2 Existing Zoning Map



Public Policy

Housing New York 2.0

The City first released "Housing New York: A Five-Borough Ten-Year Plan," in May 2014 to create and preserve 200,000 high-quality, affordable homes over ten years. An updated version of the plan titled "Housing New York 2.0" was unveiled in November 2017, which commits to completing the initial goal of 200,000 affordable homes two years ahead of schedule, by 2022, and generating an additional 100,000 homes over the following four years.

PlaNYC/OneNYC 2050

In 2011, the Mayor's Office of Long-Term Planning and Sustainability released an update to PlaNYC: A Greener, Greater New York. PlaNYC represents a comprehensive and integrated approach to planning for New York City's future. It includes policies to address three key challenges that the City faces over the next twenty years: population growth; aging infrastructure; and global climate change. In the 2011 update, elements of the plan were organized into ten categories—housing and neighborhoods, parks and public space, brownfields, waterways, water supply, transportation, energy, air quality, solid waste, and climate change—with corresponding goals and initiatives for each category.

In April 2015, the Mayor's Office of Sustainability and the Mayor's Office of Recovery and Resiliency released OneNYC, a comprehensive plan for a sustainable and resilient city. OneNYC represents a reworking of the sustainability plan for the City, known as PlaNYC: A Greener, Greater New York, discussed above. Like PlaNYC, growth, sustainability, and resiliency remain at the core of OneNYC, but promoting economic equity is a guiding principle throughout the plan. OneNYC has since been updated to OneNYC 2050, which was released in 2019 and consists of eight goals and thirty initiatives.

The goals of the plan are:

- A Vibrant Democracy through empowering participation, welcoming immigrants, promoting justice and equal rights, and promoting democracy and civic innovation
- An Inclusive Economy through good paying jobs and job training, economic security through fair wages and benefits, expanded decision making power of workers and communities,
- Thriving Neighborhoods through affordable housing, access to neighborhood open spaces and cultural resources, community safety, and place-based community planning.
- Healthy Lives through high quality, accessible health care, addressing health and mental health needs of communities, making healthy lifestyles easier, and designing a healthy physical environment.
- Equity and Excellence in Education through early childhood education, equity in K-12 opportunity, and increasing integration, diversity, and inclusion in NYC schools.
- A Livable Climate through carbon neutrality and clean electricity, resilience, economic opportunities through climate action, and climate accountability and justice.
- Efficient Mobility through modern mass transit, safe and accessible streets, reduced congestion and emissions, and regional and global connections

› Modern Infrastructure through investments in core physical infrastructure and hazard mitigation, digital infrastructure improvement, and best practices for asset maintenance and capital project delivery.

No-Action Condition

No development is expected to occur on Projected Development Site 1 absent the Proposed Actions and existing conditions would remain unchanged in the future No-Action condition. Projected Development Site 1 is currently improved with a one-story building that contains approximately 9,520 gsf of community facility space, which is occupied by the church and soup kitchen, as well as 2,130 gsf of commercial space, which is occupied by four local retail spaces (one of which is vacant). Projected Development Site 1 also includes 20 unenclosed accessory parking spaces.

The Proposed Actions apply only to Projected Development Site 1 and would not create additional projected or potential development sites.

Land Use

In the future No-Action condition, land use would remain the same as it is on Projected Development Site 1 and the character of the study area would remain the same. There are no new developments anticipated within the 400-foot study area under the No-Action condition.

Zoning

There are no anticipated zoning changes within the study area under the No-Action condition. Projected Development Site 1 and study area would continue to be governed by the various zoning regulations in the area, as described in the existing conditions section above.

Public Policy

In the future No-Action condition, there are no known public policy changes that are anticipated to affect the Development Site or study area.

With-Action Condition

In the future With-Action condition, the applicant would demolish the existing one-story building on Projected Development Site 1 to facilitate development of an eight-story and cellar mixed-use building. The Proposed Project would contain a new house of worship on the building's cellar and ground floors and a total of 167 dwelling units on the remaining floors. The dwelling units would be a mixture of 150 AIRS units and 17 supportive housing units.

The Proposed Project would contain a total of approximately 119,745 gsf, of which approximately 89,831 gsf would be residential space and approximately 23,601 gsf would be community facility space. The building would have a total height of 80 feet and provide approximately 16 accessory parking spaces.

Land Use

In the With-Action condition, the applicant would redevelop Projected Development Site 1 with a new mixed-use building with residential and community facility uses. The Proposed Project would expand the existing community facility use by approximately 14,081 gsf and introduce an additional 89,831 gsf of residential space (**Table 2-2**). The Proposed Project would be consistent with existing land uses in the study area, which is predominantly characterized by residential uses with several community facilities. Thus, significant adverse impacts to land use are not expected.

Table 2-2 Future No-Action and With-Action Comparison

	Existing Conditions	No-Action Conditions	With-Action Conditions	Increment
Community Facility (gsf)	9,520	9,520	23,601	+14,081
Commercial (gsf)	2,130	2,130	0	-2,130
Residential (gsf)	0	0	89,831	+89,831
Dwelling Units	0	0	167*	+167
Parking Spaces	20	20	16	-4
Total GSF	**11,650**	**11,650**	**119,745**	**+108,095**

* The 167 total dwelling units include 150 AIRS units (included in the 89,831 gsf of residential space) and 17 senior supportive housing units (included in the 23,601 gsf of community facility space).

Zoning

The applicant is seeking a zoning map amendment and a zoning text amendment. The zoning map amendment to Zoning Map 7a would rezone Projected Development Site 1 from R4A/C1-2 and R5/C1-2 to R6/C1-2, as depicted in **Figure 2-3**. The zoning text amendment, to Appendix F of the Zoning Resolution, would map a Mandatory Inclusionary Housing (MIH) area with MIH Option 1 coterminous with the proposed rezoning area. These actions would increase the density and building height permitted on Projected Development Site 1 and ensure that residential development within Projected Development Site 1 contains affordable housing in perpetuity. While the Proposed Project would be of greater density than the existing residential uses within the study area, it is comparable to the two affordable housing developments located just outside the study area. Such density is necessary to facilitate the provision of affordable housing.

Though the Proposed Actions would change the zoning designation of Projected Development Site 1, the proposed R6 zoning district can also be found to the north and west of the study area. The Proposed Actions would also facilitate the expansion of an existing community facility and the development of affordable housing on Projected Development Site 1. As such, as compared to the No-Action condition, the Proposed Project would provide substantial benefits to the surrounding community by enabling the existing community facility to provide enhanced programming and by providing needed senior housing and supportive services.

The Proposed Actions include the following zoning changes:

Proposed Zoning Map Amendment

A zoning map amendment to Zoning Map 7a would rezone Projected Development Site 1 from R4A/C1-2 and R5/C1-2 to R6/C1-2. Under the existing zoning, development on Projected Development Site 1 is limited to low-density residential uses, as well as local retail, local services, and most community facility uses. The Proposed Actions would allow for medium-density residential development consistent with the R6 zoning district.

Proposed Zoning Text Amendment

A zoning text amendment, to Appendix F of the Zoning Resolution, "Mandatory Inclusionary Housing Areas," would map a Mandatory Inclusionary Housing (MIH) area with MIH Option 1 coterminous with the proposed rezoning area. While all proposed dwelling units would be income-restricted, this will ensure that a portion of future residential development on Projected Development Site 1 will be affordable in perpetuity under MIH Option 1. Option 1 would require 25% of the units to be set aside for households averaging an income of 60% of the Area Median Income (AMI).

Public Policy

The Proposed Actions would not result in any changes to public policies affecting the study area. As discussed below, the Proposed Actions would be consistent with, and supportive of, public policies relevant to the study area.

Housing New York 2.0

The Proposed Actions would introduce 167 affordable housing units that are a mixture of AIRS and supportive housing units. As such, the Proposed Actions would contribute to achieving the City's goal of creating new affordable housing units and would be supportive of this public policy goal.

OneNYC 2050

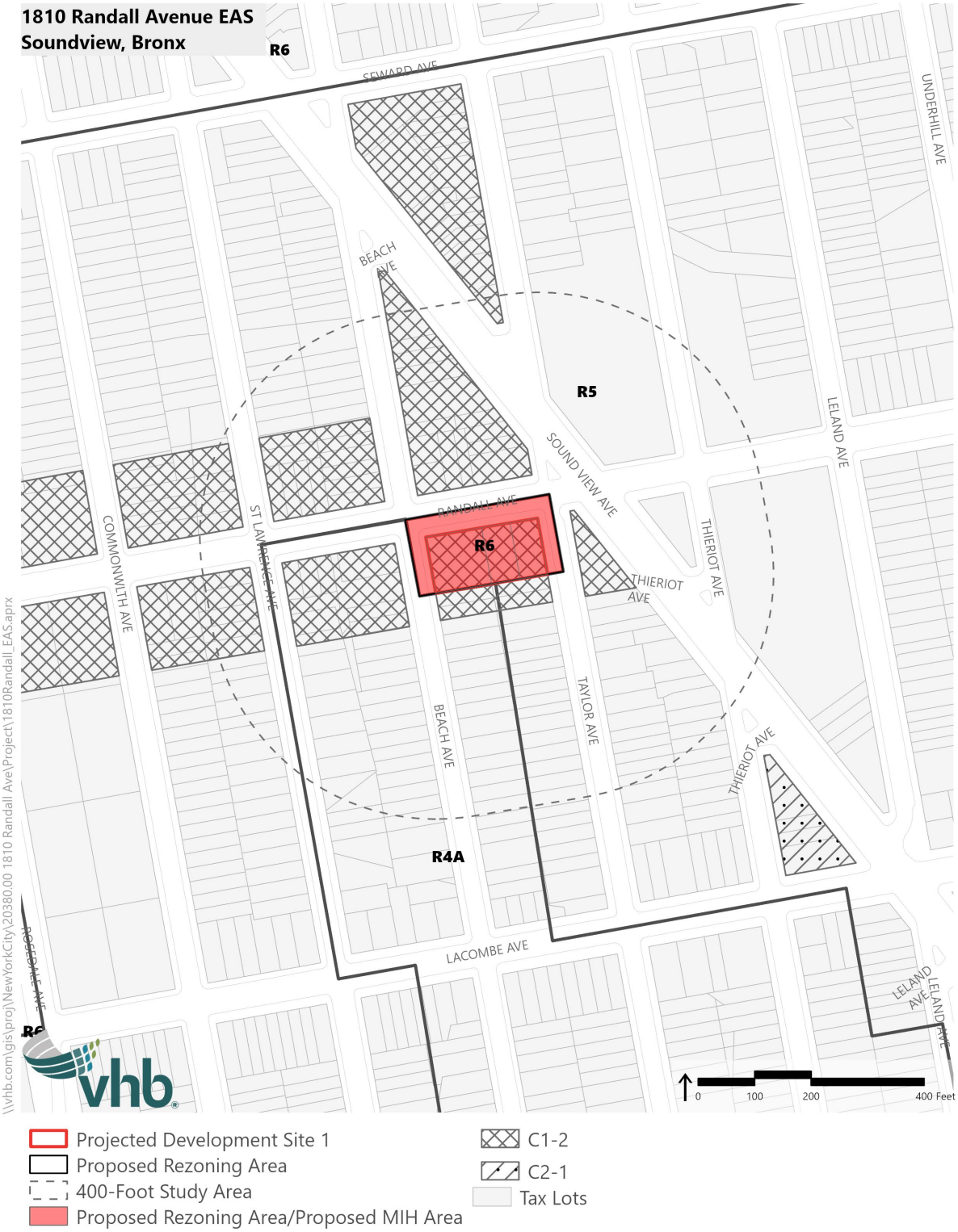
The Proposed Actions would also support some of the initiatives outlined in OneNYC 2050, as detailed below.

Goal 3: Thriving Neighborhoods

Initiative 9: Ensure all New Yorkers have access to safe, secure, and affordable housing

This goal is focused around fostering communities that have safe and affordable housing, and are well-served by parks, cultural resources, and shared spaces. As noted, the Proposed Actions would introduce 167 new housing units to the Soundview neighborhood, all of which would be dedicated senior or supportive housing. As such, the Proposed Actions would be in support of this initiative by expanding the City's affordable housing stock.

Figure 2-3 Proposed Zoning Map



Goal 4: Healthy Lives

Initiative 14: Advance equity by addressing the health and mental health needs of all communities

The purpose of this goal is to improve the health and mental health needs of all communities regardless of race, gender, ethnicity, or religion as a means of reducing the disparities in negative health outcomes for communities of color. The Proposed Actions will result in 167 AIRS and senior supportive housing units. Housing that is accompanied by supportive services can improve outcomes for people with mental health and substance abuse issues, while yielding significant taxpayer savings by reducing demand for high-cost shelters, hospitals, and other emergency resources. As such, the Proposed Actions would be in support of this initiative by addressing community health and mental health needs.

Conclusion

As described above, the Proposed Actions would result in the redevelopment of Projected Development Site 1 with a mixed-use community facility and residential building with a FAR of 3.6. The resulting development would be consistent with the proposed zoning regulations for Projected Development Site 1. In addition, the Proposed Actions would provide additional affordable housing units to the neighborhood and would enhance the community facility uses currently found on site. Though greater in density, the use of the subject property (i.e., residential and community facility) would be consistent with the residential character of the study area. Plus, by providing affordable senior and supportive housing, the Proposed Actions would support the goals of Housing New York 2.0. Based on the foregoing, the Proposed Project would not result in any significant adverse impacts to land use, zoning, or public policy.

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3

Shadows

A shadow is defined in the *2020 CEQR Technical Manual* as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space, or feature. The purpose of this section is to assess whether new structures may cast shadows on sunlight-sensitive publicly accessible resources or other resources of concern such as natural resources, and to assess the significance of their impact.

Introduction

The *2020 CEQR Technical Manual* states that a shadows assessment is warranted for proposed actions that would result in new structures greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features. A significant adverse shadow impact occurs when the incremental shadow added by a proposed project falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight exposure, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources.

The site currently contains an approximately 35-foot-tall building (as measured to the top of the roof). The Proposed Actions would result in an eight-story building, which would measure 80 feet in height (99 feet with bulkhead). Because the Proposed Project would have

the potential to cast shadows on four sunlight-sensitive resources including three landscaped Greenstreets and the Taylor-Soundview Block Association Garden, a shadows assessment has been provided.

Methodology

According to the *2020 CEQR Technical Manual*, the longest shadow a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. In accordance with the *CEQR Technical Manual*, a preliminary screening assessment is conducted to ascertain whether shadows resulting from a project could reach any sunlight-sensitive resource at any time of year; if the preliminary assessment indicates that, in the absence of intervening buildings, shadows from a project could reach sunlight-sensitive resources on any of the representative analysis days, a detailed analysis is typically warranted.

Sunlight-Sensitive Resources

The *CEQR Technical Manual* defines sunlight-sensitive resources as those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. The following are considered to be sunlight-sensitive resources:[1]

- Public open space (e.g., parks, beaches, playgrounds, plazas, schoolyards, greenways, and landscaped medians with seating). Planted areas within unused portions of roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources. The uses and vegetation in an open space establish its sensitivity to shadows. This sensitivity is assessed for both (1) warm-weather-dependent features like wading pools and sand boxes, or vegetation that could be affected by loss of sunlight during the growing season (i.e., March through October); and (2) features, such as benches, that could be affected by a loss of winter sunlight. Uses that rely on sunlight include passive uses, such as sitting or sunning; active uses, such as playfields or paved courts; and such activities as gardening, or children's wading pools and sprinklers. Where lawns are actively used, the turf requires extensive sunlight. Vegetation requiring direct sunlight includes the tree canopy, flowering plants, and plots in community gardens. Generally, four to six hours a day of sunlight, particularly in the growing season, is a minimum requirement.
- Features of historic architectural resources that depend on sunlight for their enjoyment by the public. Only the sunlight-sensitive features are considered, as opposed to the entire architectural resource. Sunlight-sensitive features include the following: design elements that are part of a recognized architectural style that depends on the contrast between light and dark (e.g., deep recesses or voids such as open galleries, arcades, recessed balconies, deep window reveals, and prominent rustication); elaborate, highly carved ornamentation; stained-glass windows; exterior building materials and color that depend on direct sunlight for visual character (e.g., the polychromy (multicolored) features found on Victorian Gothic Revival or Art Deco façades); historic landscapes, such

[1] According to the *CEQR Technical Manual*, City streets, sidewalks, and private open spaces (such as private residential front and back yards, stoops, and vacant lots) are not considered to be sunlight-sensitive resources.

as scenic landmarks including vegetation recognized as an historic feature of the landscape; and structural features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as an historic landmark.

- Natural resources where the introduction of shadows could alter the resource's condition or microclimate. Such resources could include surface water bodies, wetlands, or designated resources such as coastal fish and wildlife habitats.

Preliminary Assessment

The preliminary screening assessment consists of three tiers of analysis:

- **Tier 1 Screening:** The first tier determines a simple radius around the proposed building representing the longest shadow that could be cast. If there are sunlight-sensitive resources within the radius, the analysis proceeds to the second tier.
- **Tier 2 Screening:** The second-tier analysis reduces the area that could be affected by project-generated shadows by accounting for a specific range of angles that can never receive shade in New York City due to the path of the sun in the northern hemisphere. According to the *CEQR Technical Manual*, shadows cannot be cast within New York City within 108 degrees from True North. Topographic lines are included to demonstrate the terrain of the area.
- **Tier 3 Screening:** If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by new shadows by looking at specific representative days of the year and determining the maximum extent of shadow over the course of each representative day. For the Tier 3 screening, three-dimensional modeling software with the capacity to model shadows is used, and the maximum building envelope that could be achieved as a result of a proposed project is modeled and geo-located within the program. Terrain, which has been included in the Tier 1 and Tier 2 Screenings, is also incorporated into the model to account for how changes in elevation throughout the study area can influence shadows that could be cast by a proposed project. The representative analysis days are December 21 (winter solstice), June 21 (summer solstice), March 21/September 21 (vernal/autumnal equinox), and May 6/August 6 (halfway between summer solstice and the equinoxes). The modeling software is also used to approximate times that shadows cast from a proposed project could enter and exit a resource.

Detailed Assessment

As noted above, if the Tier 3 screening indicates that, in the absence of intervening buildings, shadows from a proposed project would reach a sunlight-sensitive resource on any of the representative analysis days, a detailed shadow analysis would be warranted. Because existing buildings (or No-Action buildings) may already cast shadows on a sun-sensitive resource, a proposed project may not result in additional (incremental) shadows upon that resource. The detailed shadow analysis models a baseline condition (future No-Action) that is compared to the future condition resulting from a proposed project (future With-Action) to illustrate the shadows cast by the No-Action development and distinguish the additional (incremental) shadow cast by the project. The detailed shadows analysis uses a combination

of Geographic Information Systems (GIS) 3D modeling and modeling in Sketchup, as well as GIS data provided publicly.

Determination of Significance

As described in the *CEQR Technical Manual*, an incremental shadow is generally not considered significant when its duration is no longer than 10 minutes at any time of year and the resource continues to receive substantial direct sunlight. A significant shadow impact generally occurs when an incremental shadow of 10 minutes or longer falls on a sunlight-sensitive resource and results in one of the following:

- Vegetation: a substantial reduction in sunlight available to a sunlight-sensitive feature of the resource to less than the minimum time necessary for its survival (when there was sufficient sunlight in the future without the project), or a reduction in direct sunlight exposure where the sensitive feature of the resource is already subject to substandard sunlight (i.e., less than the minimum time necessary for its survival).
- Historic and cultural resources: a substantial reduction in sunlight available for the enjoyment or appreciation of the sunlight-sensitive features of an historic or cultural resource.
- Open space utilization: a substantial reduction in the usability of open space as a result of increased shadow, with consideration given to anticipated new users and the open space's utilization rates throughout the affected time periods as well as to the inventory of available open space resources in the study area.
- For any sunlight-sensitive feature of a resource: complete elimination of all direct sunlight on the sunlight-sensitive feature of the resource, when the complete elimination results in substantial effects on the survival, enjoyment, or, in the case of open space or natural resources, the use of the resource.

In general, a significant adverse shadow impact occurs when the incremental shadow created by a proposed action falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight exposure, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources.

Preliminary Assessment

Tier 1 and 2 Screening

As described above, the Proposed Actions would result in an eight-story building, which would measure 80 feet in height (99 feet with bulkhead). This building height and bulk associated with the Proposed Project represent the Applicant's intended design. The construction of a taller building would significantly increase construction costs, making such construction infeasible by any development, but particularly for the Proposed Project, since it is a 100 percent affordable development. However, for the purposes of conducting a conservative shadows assessment, this assessment considers a Worst-Case Building massing that would maximize the allowable height under the Proposed Actions, resulting in a total building height of 115 feet (128 feet with bulkhead) (the "Worst-Case Building"). Because a

building could cast a maximum shadow of up to 4.3 times its height, the Worst-Case Building could cast a maximum potential shadow of approximately 550.4 feet.

Next, in order to establish the study area for this assessment, the area that can never receive shade (due to the path of the sun in the northern hemisphere) is removed. According to the *CEQR Technical Manual*, shadows cannot be cast within New York City within 108 degrees from True North (see **Figure 3-1**).

Table 3-1 names and identifies the location of each open space resource within the maximum potential shadow sweep. There are no historical resources and no natural resources within the potential shadow sweep. Four open spaces resources were identified within the maximum potential shadow sweep, which serves as the study area for this assessment. However, open space resource O4, Thieriot Avenue Greenstreet, is excluded from the assessment, as it is within an area that can never receive incremental shading from the Worst-Case Building.

Table 3-1 Potential Sunlight Sensitive Open Spaces of Concern

Map ID #	Name/Location	Potential Resource Summary	Sunlight Sensitive Features
Open Space Resources			
O1	Taylor Avenue/Soundview Avenue Greenstreet	Planted median containing one tree, hedges, and a paved walking path	Vegetation
O2	Taylor-Soundview Block Association Garden[1]	A fenced-in community garden on a triangular block with eight trees, plots, and seating	Vegetation, seating, plots, and active use of garden
O3	Thieriot Avenue/Soundview Avenue Greenstreet	Planted median containing one tree, hedges, and a paved walking path	Vegetation
O4	Thieriot Avenue Greenstreet	Planted median containing one tree, hedges, and a paved walking path	Vegetation

Source: New York City Department of Parks and Recreation open space database, NYC Capital Planning Platform POPS map, field surveys
[1] NYC Parks GreenThumb Garden

Figure 3-1 Tier 1 and Tier 2 Screening



Tier 3 Screening Assessment

In accordance with the *CEQR Technical Manual*, a Tier 3 screening assessment was performed because the Tier 1 and Tier 2 assessments identified several sunlight-sensitive resources within the area of the longest shadow that could be cast by the Worst-Case Building massing and within ±108 degrees of True North.

The Tier 3 screening assessment was performed for the four representative days of the year set forth in the *CEQR Technical Manual*: December 21, the winter solstice and shortest day of the year; March 21/September 21, the equinoxes; May 6/August 6, the midpoints between the summer solstice and the equinoxes; and June 21, the summer solstice and the longest day of the year.

In accordance with the *CEQR Technical Manual*, a model of the Worst-Case Building was developed in a three-dimensional computer program (ArcGIS Pro). The model was geolocated, and the surrounding terrain was imported into the model to account for differences in topography. As noted above, the Tier 3 shadow screening shows the shadows that could be cast as a result of the Worst-Case Building massing but does not account for existing buildings which may already cast shadows on the identified resources. **Figure 3-2** through **Figure 3-5** below show Tier 3 screening results.

The Tier 3 screening indicates that in the absence of intervening structures, shadows cast by the Worst-Case Building massing could reach three open space resources: Taylor Avenue/Soundview Avenue Greenstreet, Taylor-Soundview Block Association Garden, and Thieriot Avenue/Soundview Avenue Greenstreet. These shadows could reach these resources on all four of the analysis days. These resources were then considered further in the detailed analysis below.

Figure 3-2 Tier 3 Screening December 21 Analysis Day



Figure 3-3 Tier 3 Screening March 21/September 21 Analysis Day



Figure 3-4 Tier 3 Screening May 6/August 6 Analysis Day

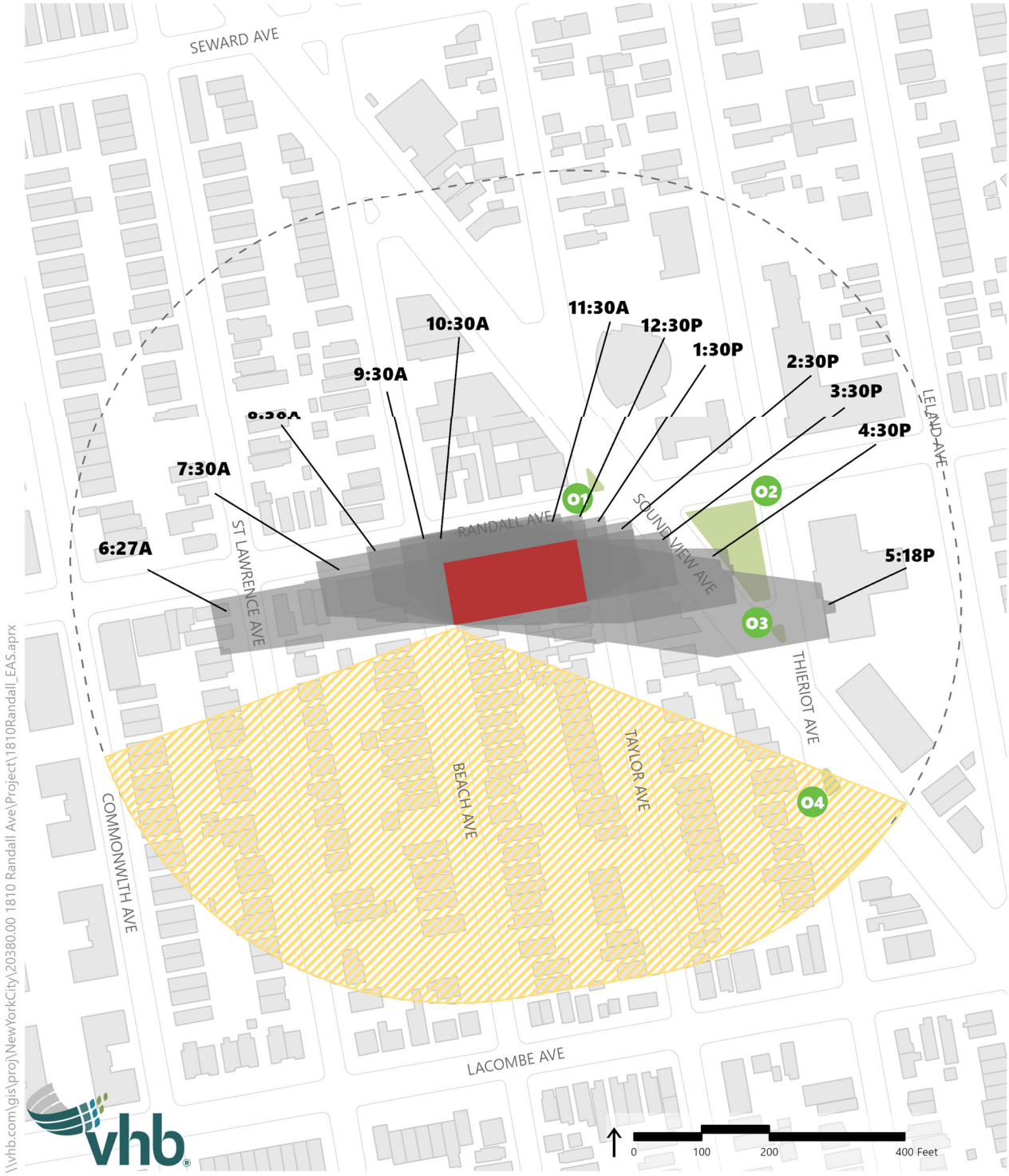


Figure 3-5 Tier 3 Screening June 21 Analysis Day



Detailed Assessment

No-Action Condition

In the future without the Proposed Actions (the No-Action condition), Projected Development Site 1 would remain in its existing condition as a one-story building that contains approximately 11,650 gross square feet (gsf) of local retail and community facility space with 20 unenclosed accessory parking spaces. The Proposed Actions apply only to Projected Development Site 1 and would not create additional projected or potential development sites.

With-Action Condition

In the future With-Action condition, the applicant would demolish the existing one-story building on Projected Development Site 1 to facilitate development of the Proposed Project, an eight-story and cellar mixed-use building. The Proposed Project would contain a new house of worship on the building's cellar and ground floors and a total of 167 dwelling units on the remaining floors. The dwelling units will be a mixture of AIRS and supportive housing units. The Proposed Project would contain a total of approximately 119,745 gsf, of which approximately 89,831 gsf would be residential space and approximately 23,601 gsf would be community facility space and would provide approximately 16 accessory parking spaces. The building would measure 80 feet in height (99 feet with bulkhead).

For the purposes of conducting a conservative shadows assessment, this assessment does not consider the Proposed Project but rather the future condition resulting from a worse-cast building of 115 feet (128 feet with bulkhead) (the Worst-Case Building), which is the maximum permitted height under the Proposed Actions. It is important to note that the Applicant does not intend to construct a building greater than 80 feet in height. The construction of a taller building would significantly increase construction costs, making such construction infeasible by any development, but particularly for the Proposed Project, since it is a 100 percent affordable development.

The detailed shadow analysis compares the future condition resulting from the Worst-Case Building massing to the No-Action condition in order to illustrate the shadows cast by existing or future buildings and distinguish the additional (incremental) shadow cast by the Worst-Case Building massing. Any new shadows projected to be cast onto the identified resources are considered "incremental shadows."

Modeling Results

As noted above, based on the Tier 3 screening results, three sunlight-sensitive resources were identified for detailed analysis. **Table 3-2** provides the modeled incremental shadow entry/exit times for the sunlight-sensitive resources. The start times shown in the table represent the time that incremental shadow would enter any portion of the open space or sunlight-sensitive feature of the historic resource, and the end time represents the time that the incremental shadows leave the open space or sunlight-sensitive feature of the historic resource.

Detailed shadow analyses are discussed for the three open space resources in the relevant sub-section below.

Table 3-2 Detailed Analysis Summary of Incremental Shadow Entry/Exit Times

Map ID #	Analysis Day			
	Dec 21 8:51A- 02:53P	**March 21/Sept 21 7:36A-4:29P**	**May 6/Aug 6 6:27A-5:18P**	**June 21 5:57A-6:01P**
Open Space Resources				
O1 –Taylor Avenue/Soundview Avenue Greenstreet	12:12P – 2:53P 2 hours, 41 minutes	12:48P – 2:26P 1 hour, 18 minutes	-	-
O2 – Taylor-Soundview Block Association Garden	-	3:19P – 4:29P 1 hour, 10 minutes	4:24P – 5:18P 44 minutes	5:16P – 5:42P 24 minutes
O3 –Thieriot Avenue/Soundview Avenue Greenstreet	-	-	5:06P – 5:18P 12 minutes	5:28P – 6:01P 33 minutes

Open Space Resources

O1 – Taylor Avenue/Soundview Avenue Greenstreet

The Taylor Avenue/Soundview Avenue Greenstreet is located north of Randall Avenue between Soundview Avenue and Taylor Avenue. It is a triangular space with an area of approximately 506 square feet. It contains a single tree surrounded by hedges at its base. Approximately 256 square feet, or 50 percent, of the resource is a paved pedestrian refuge for crossing pedestrians. The detailed shadows analysis shows that in two analysis periods – the December 21st analysis period and the March 21st/September 21st analysis period – there would be incremental shadow. On the December 21st analysis period, incremental shadow would fall on the resource for two hours and 41 minutes, between 12:12 PM and 2:53 PM (see **Figure 3-6** to **Figure 3-11**). Although a significant portion of this open space resource would receive shading in the afternoon, December is not considered the growing season per *CEQR Technical Manual* guidance. Additionally, the incremental shading would not completely eliminate sunlight on this resource during the December analysis period as unobstructed sunlight would continue to be available earlier in the analysis day. Therefore, the viability of vegetation would not be impacted.

On the March 21st/September 21st analysis period, incremental shadow would fall on the resource for one hour and 18 minutes, between 12:48 PM to 2:26 PM (see **Figure 3-12** to **Figure 3-15**). However, the shading would be limited to the south side of the resource, which consists primarily of pavement. The Greenstreet would receive uninterrupted sunlight from 7:36 AM until 12:48 PM on the March 21st/September 21st analysis day, a duration of 5 hours and 12 minutes. It would also receive uninterrupted sunlight on the May 6th/August 6th analysis day and on the June 21st analysis day. As such, the Greenstreet would not be adversely impacted due to shadows and further analysis is not warranted.

Figure 3-6 Taylor Avenue/Soundview Avenue Greenstreet (O1) – December 21 – 12:12 PM



Figure 3-7 Taylor Avenue/Soundview Avenue Greenstreet (O1) – December 21 – 12:42 PM

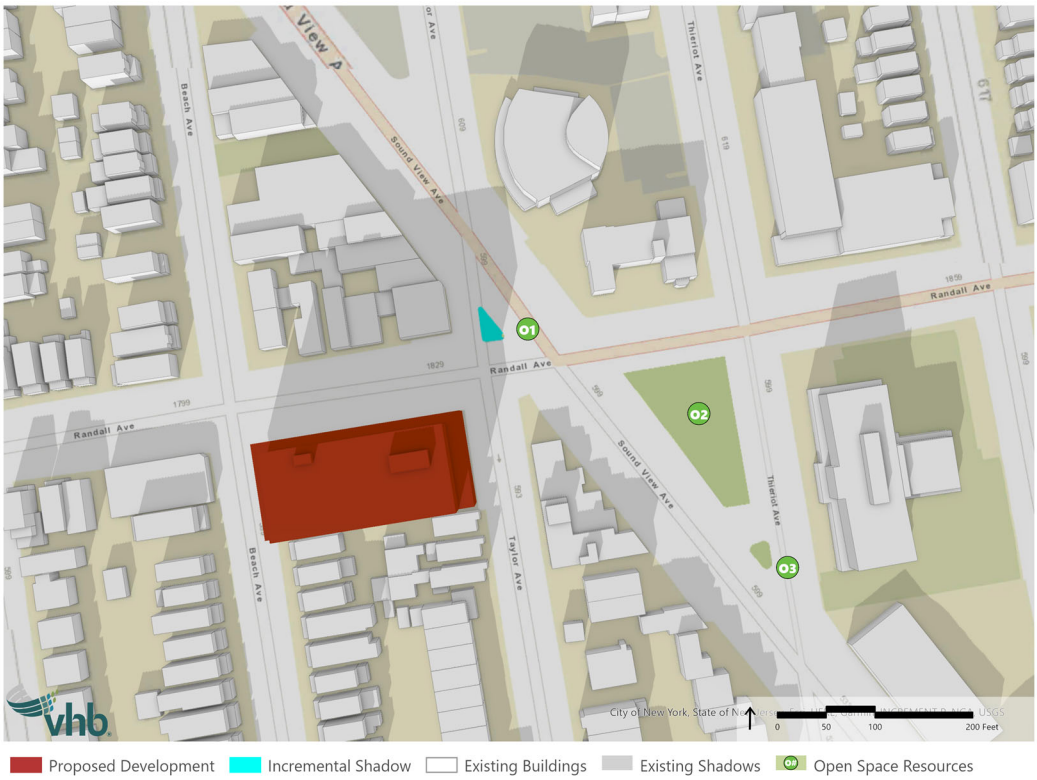


Figure 3-8 Taylor Avenue/Soundview Avenue Greenstreet (O1) – December 21 – 1:12 PM

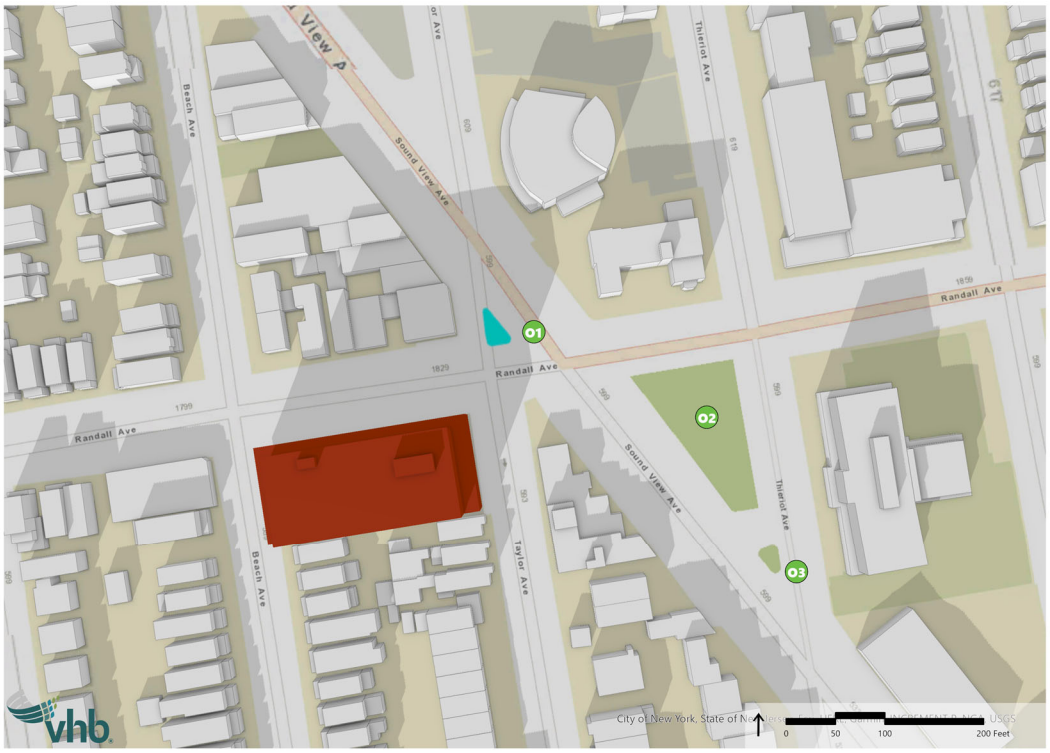


Figure 3-9 Taylor Avenue/Soundview Avenue Greenstreet (O1) – December 21 – 1:42 PM

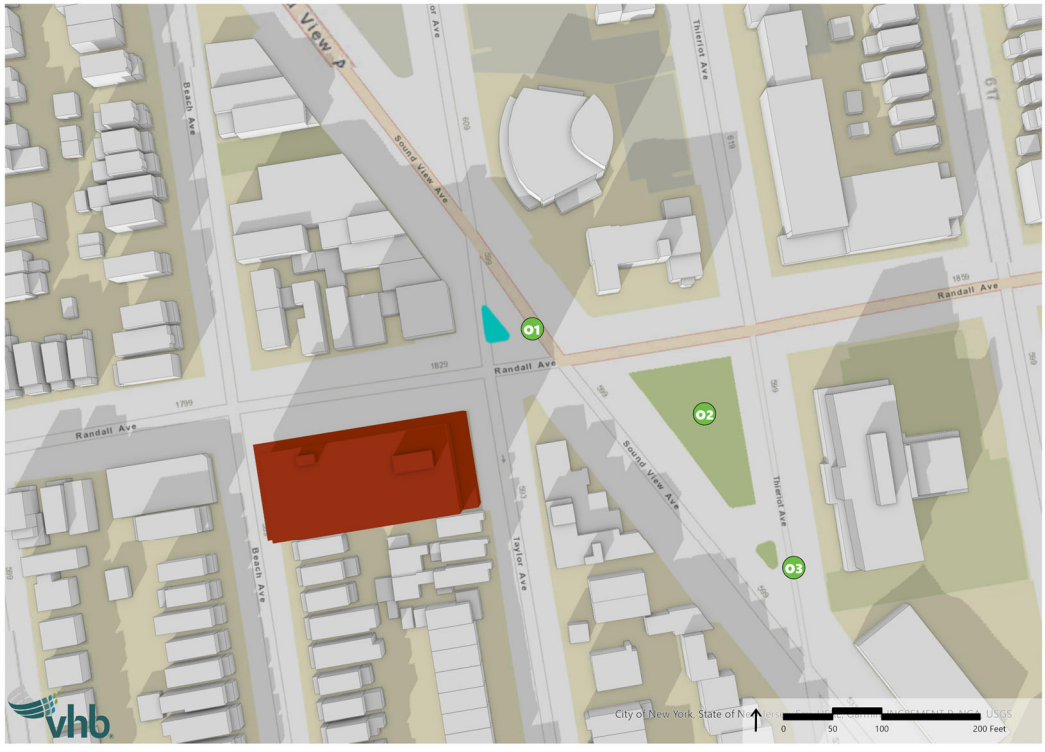


Figure 3-10 Taylor Avenue/Soundview Avenue Greenstreet (O1) – December 21 – 2:12 PM

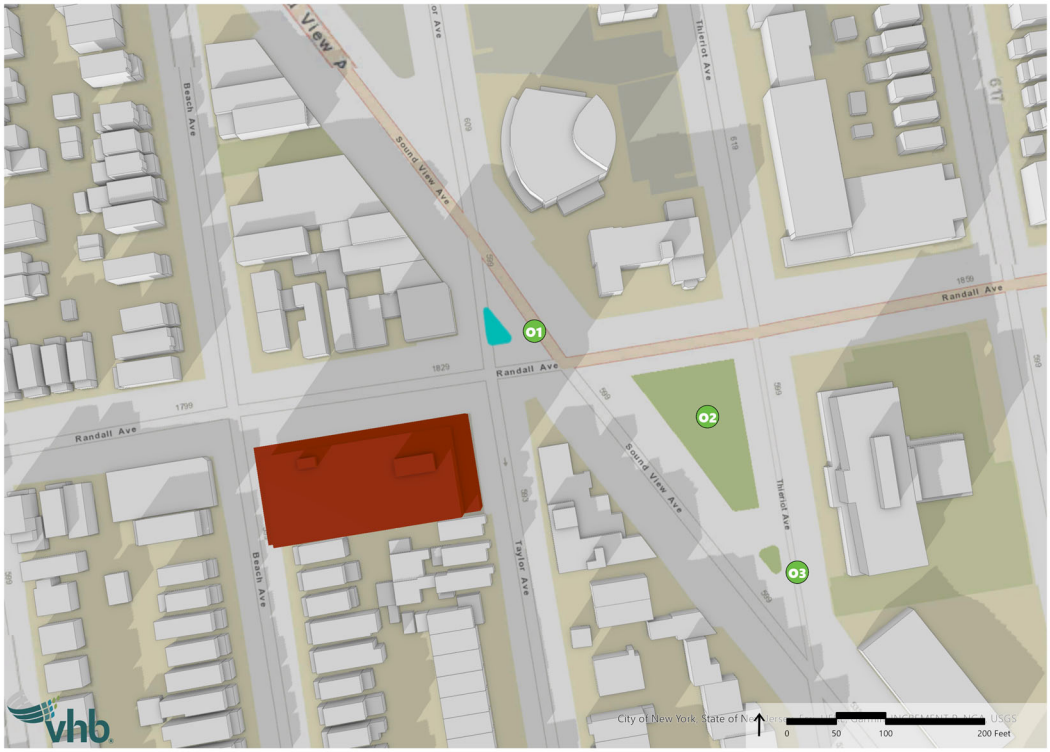


Figure 3-11 Taylor Avenue/Soundview Avenue Greenstreet (O1) – December 21 – 2:42 PM

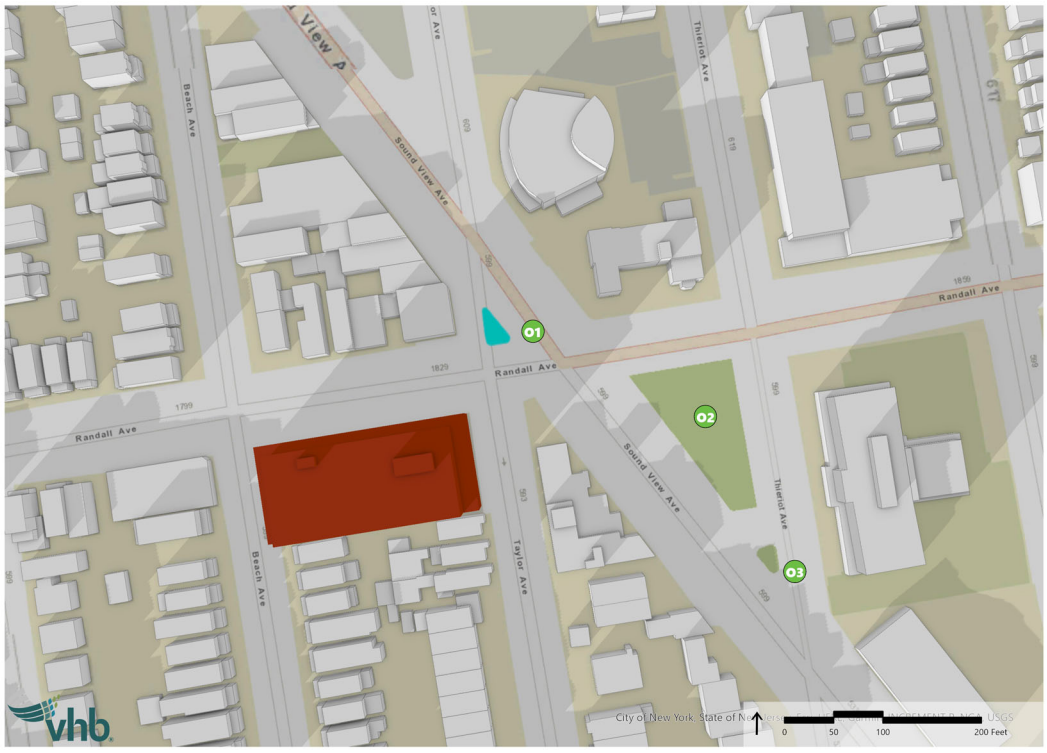


Figure 3-12 Taylor Avenue/Soundview Avenue Greenstreet (O1) – March 21/September 21 – 12:48 PM

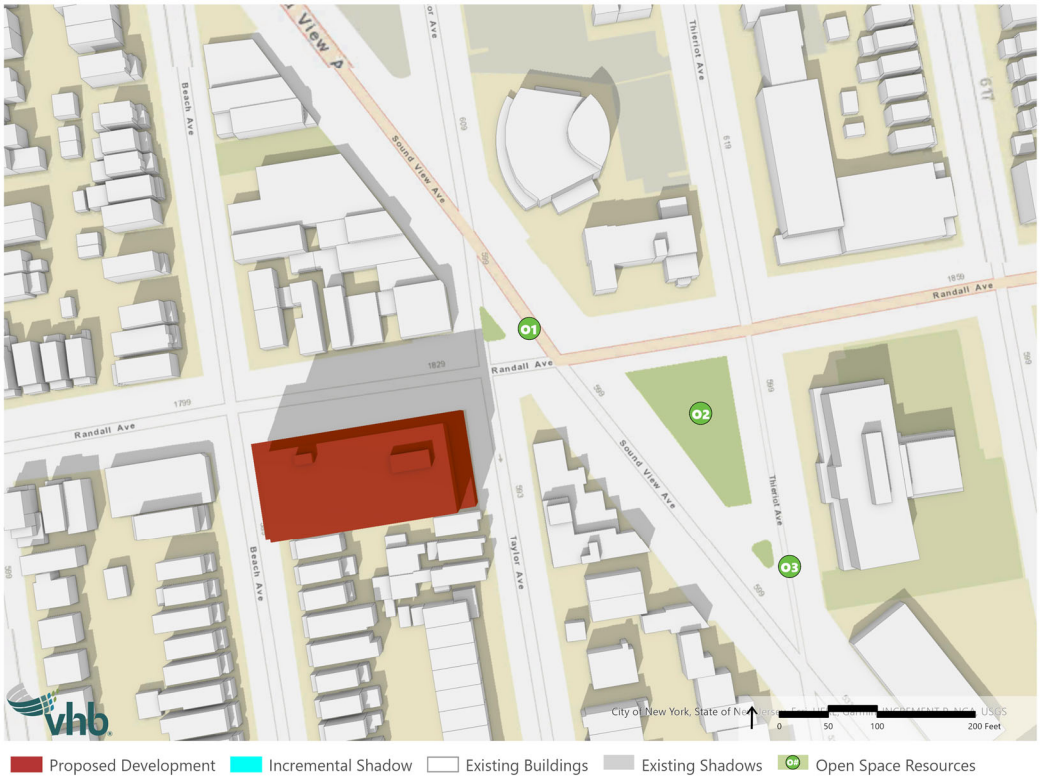


Figure 3-13 Taylor Avenue/Soundview Avenue Greenstreet (O1) – March 21/September 21 – 1:18 PM

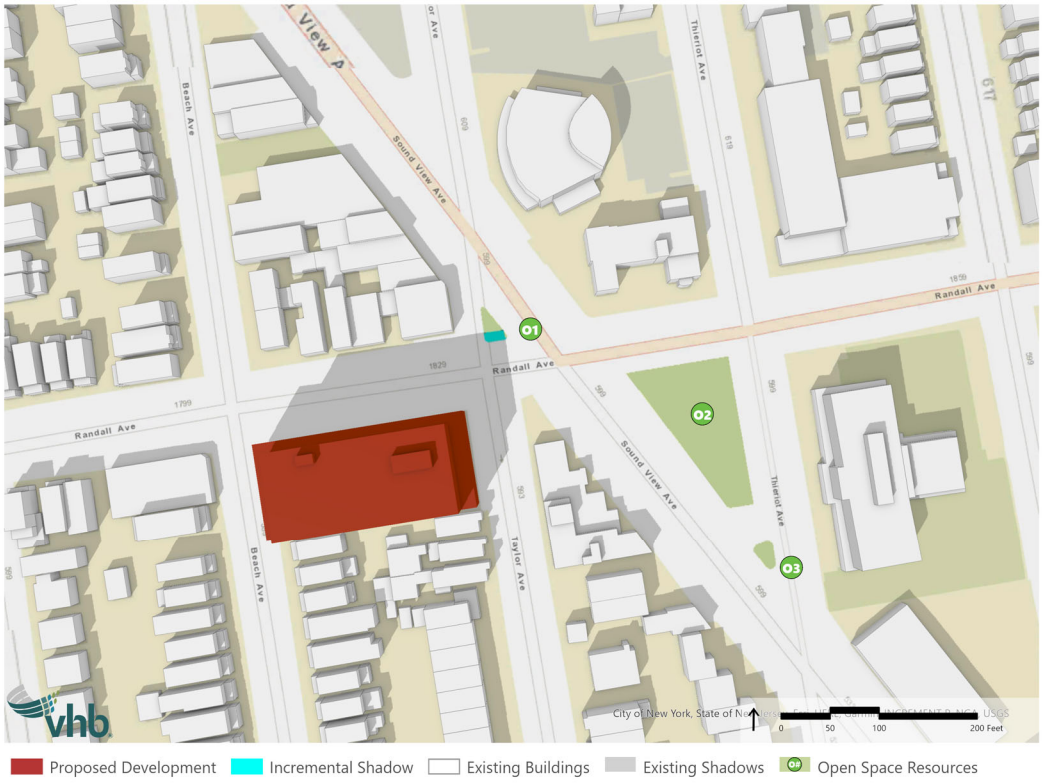
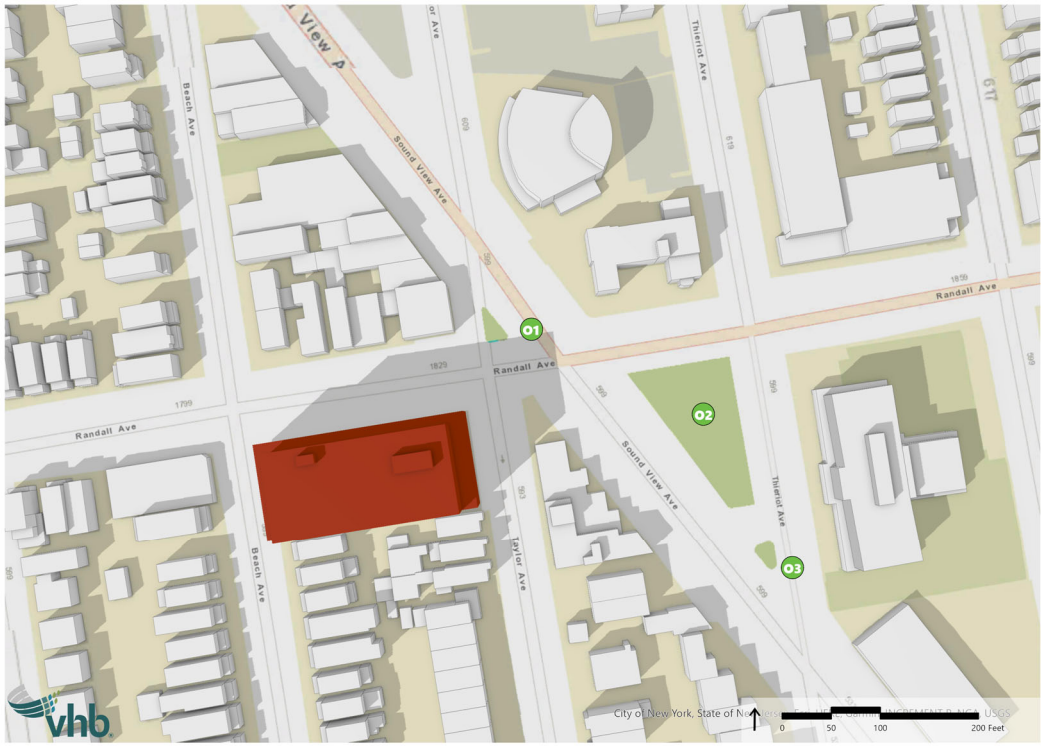
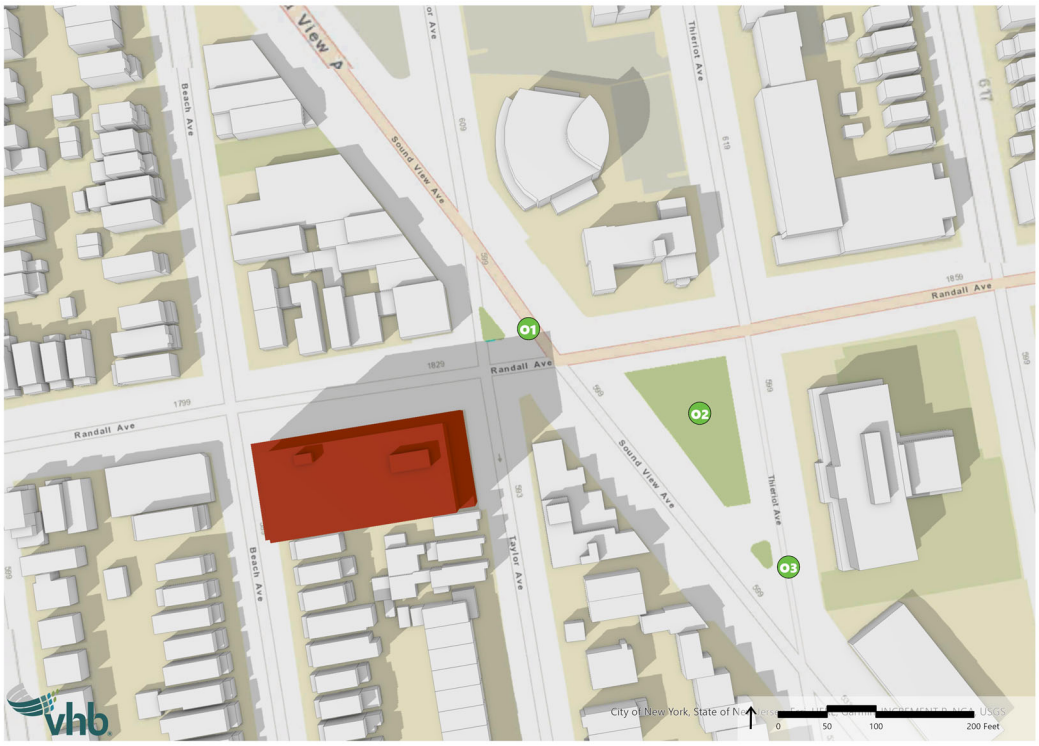


Figure 3-14 Taylor Avenue/Soundview Avenue Greenstreet (O1) – March 21/September 21 – 1:48 PM



Proposed Development | Incremental Shadow | Existing Buildings | Existing Shadows | Open Space Resources

Figure 3-15 Taylor Avenue/Soundview Avenue Greenstreet (O1) – March 21/September 21 – 2:18 PM



Proposed Development | Incremental Shadow | Existing Buildings | Existing Shadows | Open Space Resources

O2 – Taylor-Soundview Block Association Garden

The Taylor-Soundview Block Association Garden is located on the south side of Randall Avenue between Soundview Avenue and Thieriot Avenue. It is a triangular space that consists of approximately 9,175 square feet. This open space resource is one block east across Randall Avenue from Projected Development Site 1. The garden is enclosed with a chain-link fence and is open to the public for 20 hours a week from April 1 to October 31.

Several raised garden beds are located around the perimeter of the garden, approximately 8 mature deciduous trees are located within the garden, and the green space also includes a shed. The middle of the garden contains pathways and two awnings that cover open-air seating areas (see **Figure 3-16**).

Figure 3-16 Taylor-Soundview Block Association Garden Layout



Incremental shadow from the Proposed Development would fall on portions of the garden on the March 21st/September 21st analysis day for 1 hour and 10 minutes (see **Figure 3-17**

to **Figure 3-19**). Although some of the raised beds and vegetation would receive shading on this analysis day, the incremental shading would be limited to the northern area of the garden which currently contains raised garden beds, an awning, and a portion of a pathway. The incremental shading would not completely eliminate sunlight on this resource during the March 21st/September 21st analysis period as unobstructed sunlight would continue to be available from 7:36 AM to 3:19 PM, a period of 7 hours and 43 minutes (including consideration of shadows cast by intervening structures). The garden would continue to receive adequate sunlight during the growing season (at least the four to six hours minimum specified in the 2020 *CEQR Technical Manual*) and vegetation would not be affected.

Figure 3-17 Taylor-Soundview Block Association Garden (O2) – March 21/September 21 – 3:19 PM



Figure 3-18 Taylor-Soundview Block Association Garden (O2) – March 21/September 21 – 3:49 PM

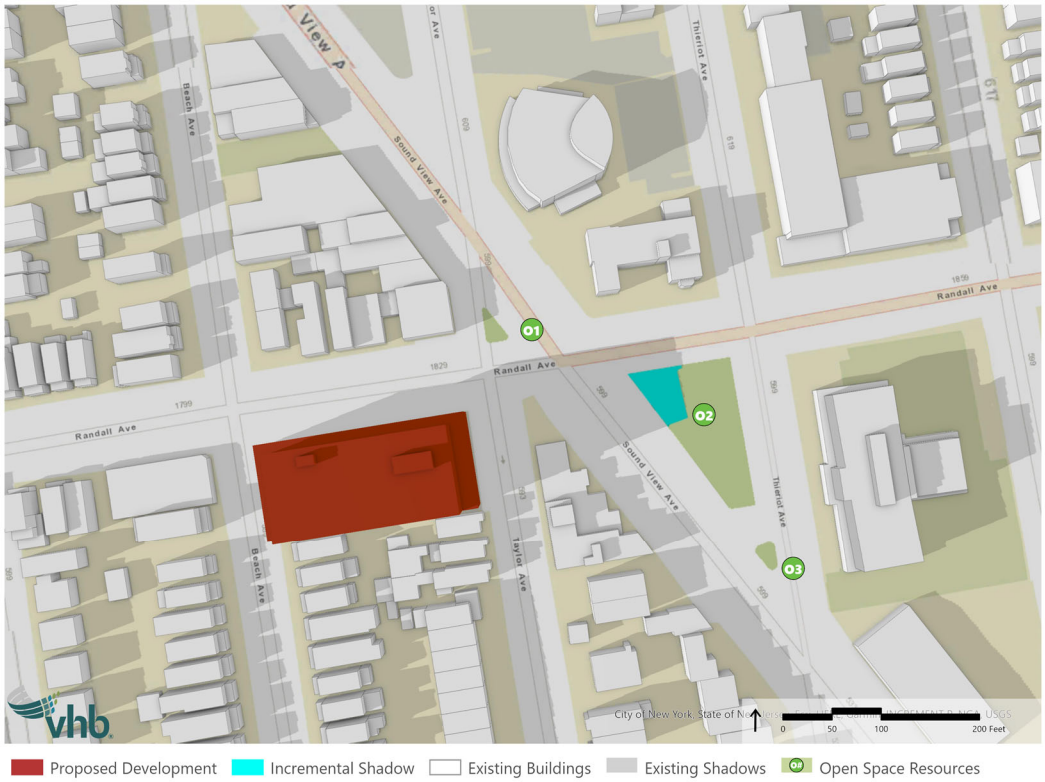
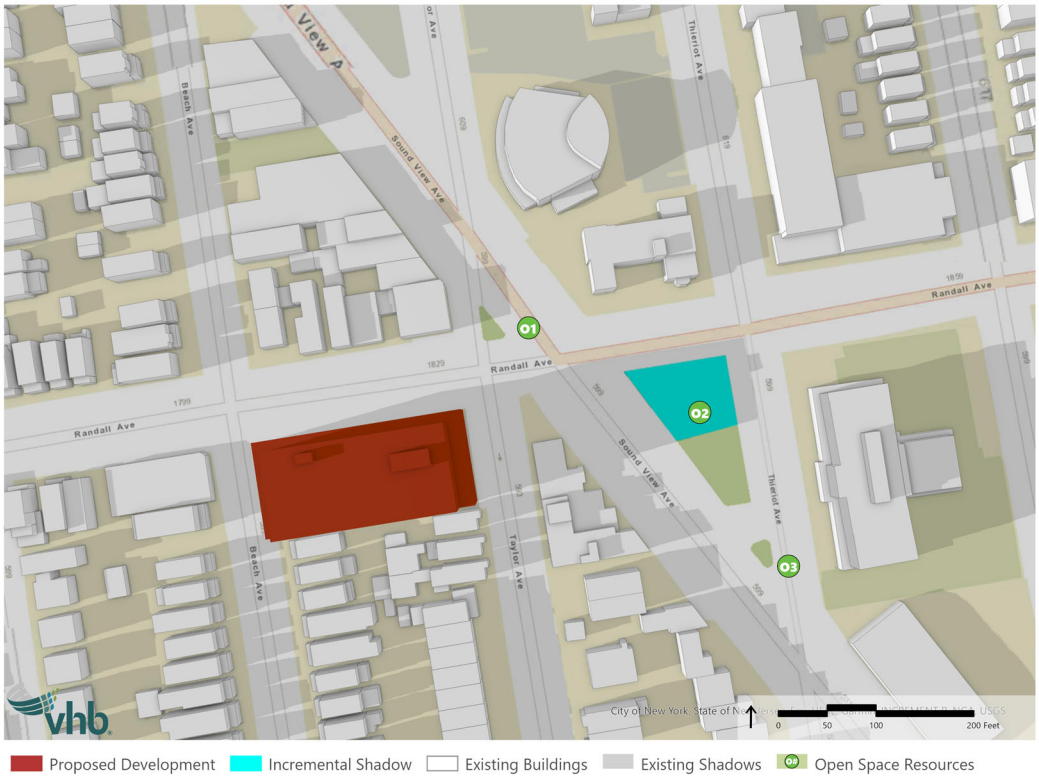


Figure 3-19 Taylor-Soundview Block Association Garden (O2) – March 21/September 21 – 4:19 PM



Incremental shadow from the Proposed Development would also fall on portions of the garden on the May 6th/August 6th analysis day for 44 minutes (see **Figure 3-20** to **Figure 3-23**). Incremental shading would be limited to the southwest corner of the garden, which would fall mainly on the chain-link fence and a small portion of one of the deciduous trees. The garden would receive uninterrupted sunlight from 6:27 AM until 4:24 PM on the May 6th/August 6th analysis day, a duration of approximately 9 hours.

Figure 3-20 Taylor-Soundview Block Association Garden (O2) – May 6/August 6 – 4:24 PM

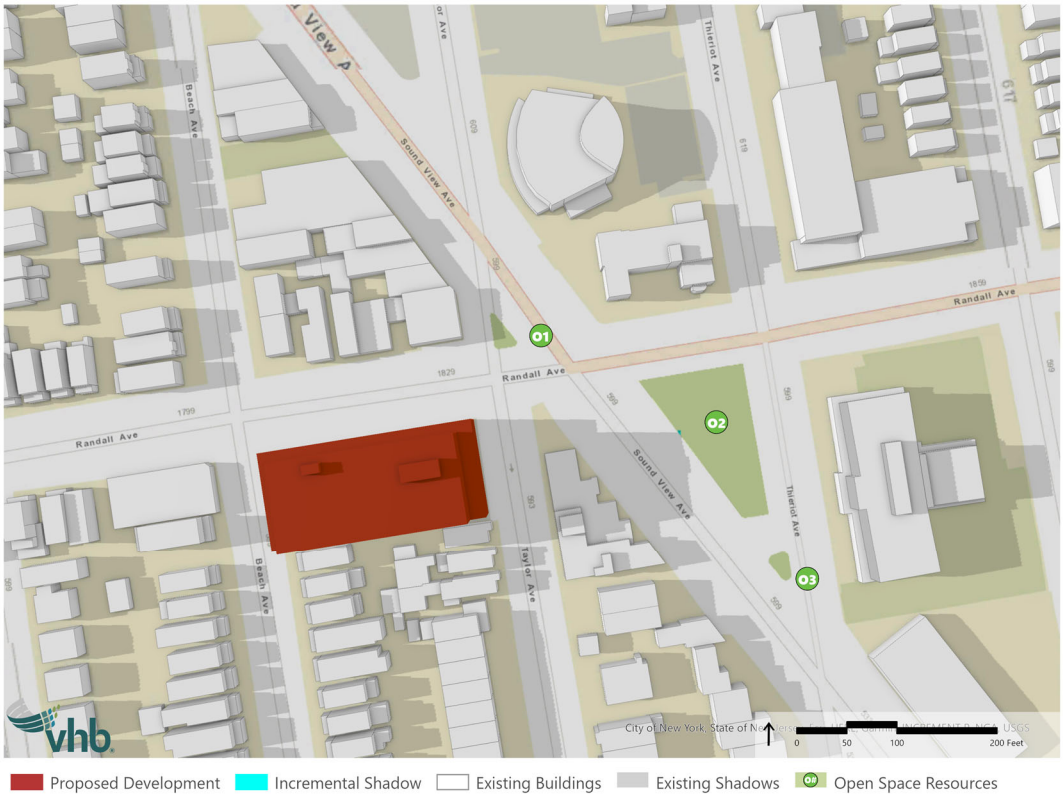
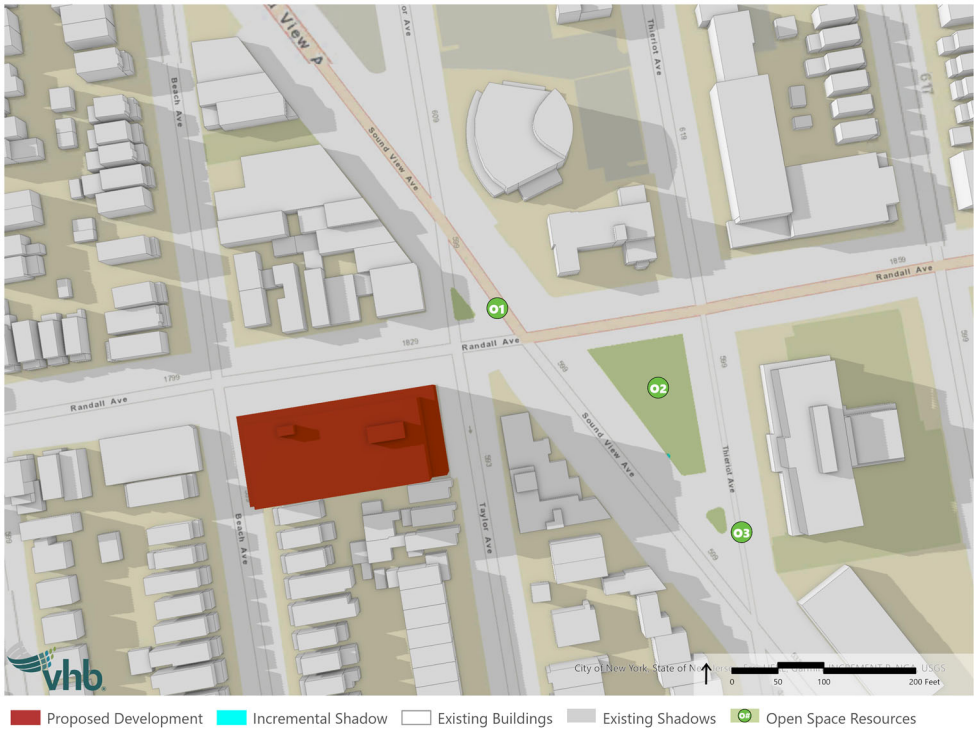


Figure 3-21 Taylor-Soundview Block Association Garden (O2) – May 6/August 6 – 4:54 PM



Incremental shadow from the Proposed Development would also fall on portions of the garden on the June 21st analysis day for 24 minutes (see **Figure 3-22**). The garden would receive uninterrupted sunlight from 5:57 AM until 5:16 PM on the June 21st analysis day, a duration of 11 hours and 29 minutes. The garden would not receive incremental shadows for any duration during the December 21st analysis day. As such, the community garden would not be adversely impacted due to shadows and further analysis is not warranted.

Figure 3-22 Taylor-Soundview Block Association Garden (O2) – June 21 – 5:16PM



O3 – Thieriot Avenue/Soundview Avenue Greenstreet

The Thieriot Avenue/Soundview Avenue Greenstreet is located south of Randall Avenue between Soundview Avenue and Thieriot Avenue. It is a triangular space with an area of approximately 395 square feet. It contains a single tree surrounded by hedges at its base. Approximately 271 square feet, or 68 percent, of the resource is a paved pedestrian refuge for crossing pedestrians. Incremental shadow from the Proposed Development would fall on portions of the Greenstreet on the May 6th/August 6th analysis day for 12 minutes. Incremental shading would be limited to the northern side of the Greenstreet which would fall mostly on the pavement (see **Figure 3-23**). The Greenstreet would continue to receive adequate sunlight during the growing season (at least the four to six hours minimum specified in the *CEQR Technical Manual*) and vegetation would not be affected.

Incremental shadow would also fall on the resource during the June 21st analysis period for 33 minutes (see **Figure 3-24** to **Figure 3-25**). Although this open space resource would receive shading in the late afternoon, the incremental shadow would only affect the northern portion of the Greenstreet and it short in duration. No incremental shadows would affect this resource during any other analysis day. As such, the Greenstreet would not be adversely impacted due to shadows and further analysis is not warranted.

Figure 3-23 Thieriot Avenue/Soundview Avenue Greenstreet (O3) – May 6/August 6 – 5:06 PM

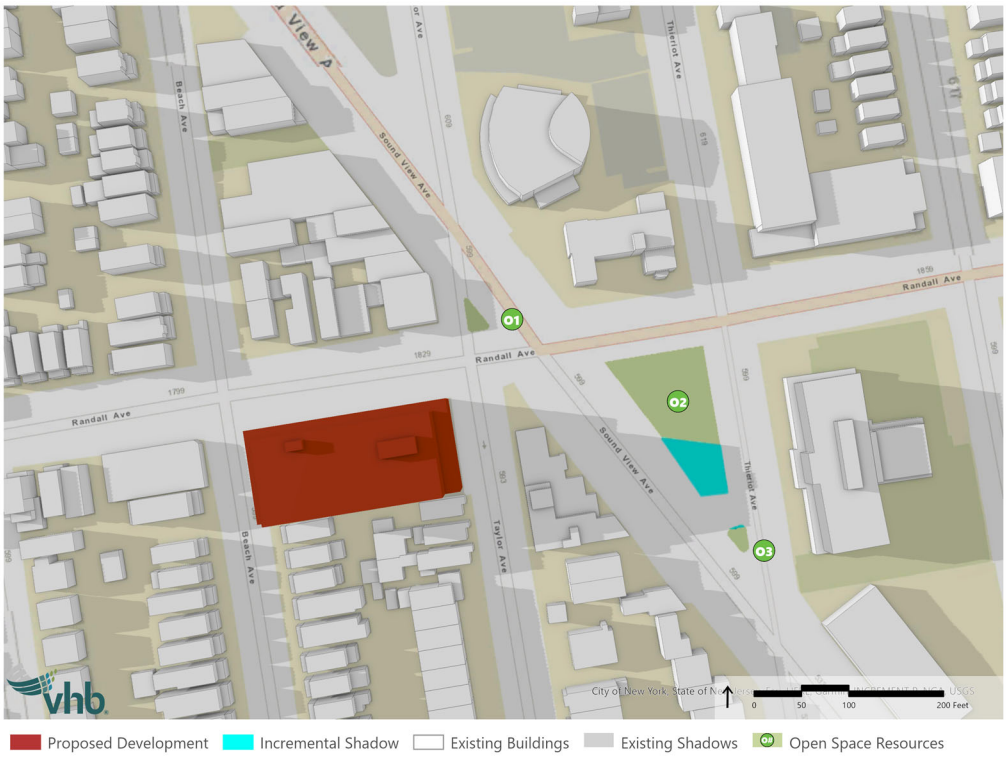


Figure 3-24 Thieriot Avenue/Soundview Avenue Greenstreet (O3) – June 21 – 5:28 PM

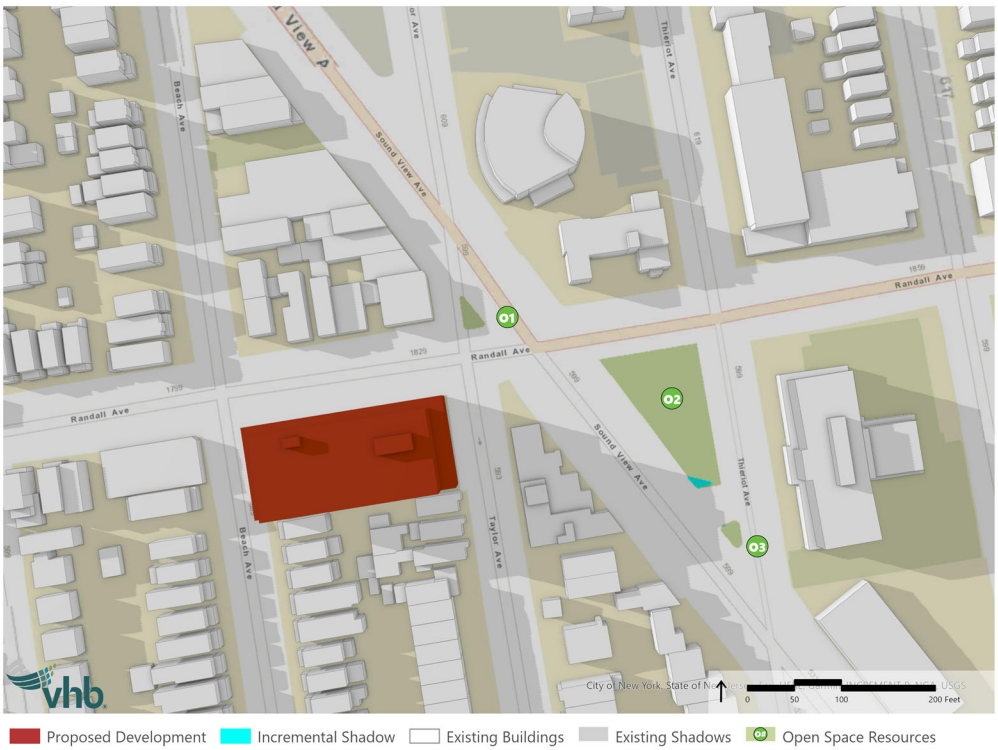
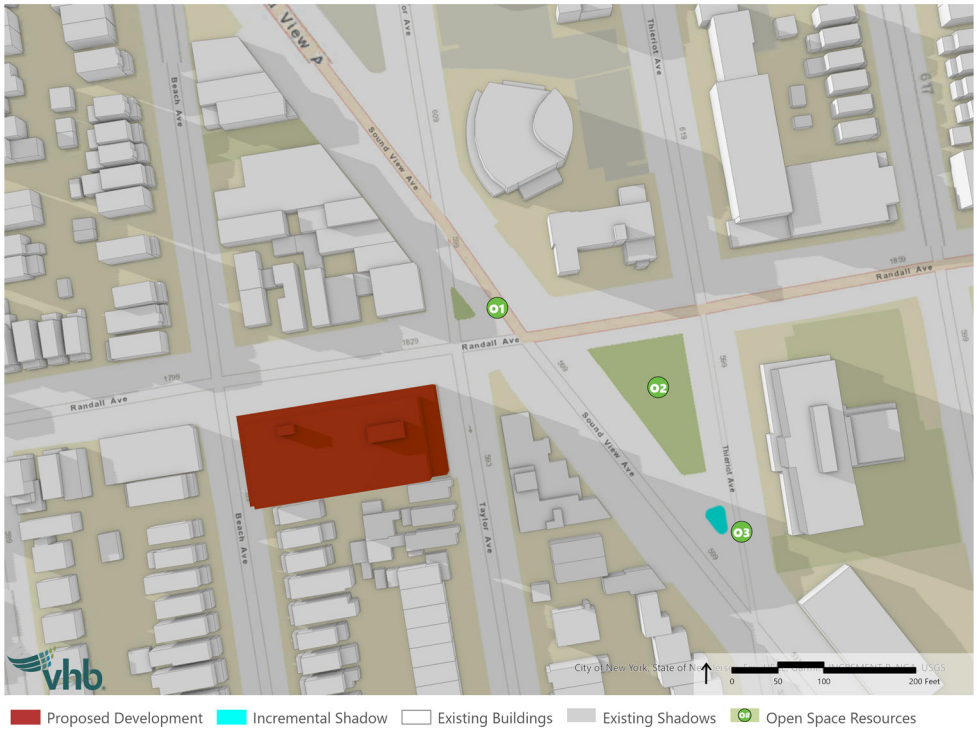


Figure 3-25 Thieriot Avenue/Soundview Avenue Greenstreet (O3) – June 21 – 5:58 PM



Conclusion

The shadows assessment determined that incremental shadows resulting from a Worst-Case Building massing that maximizes height under the Proposed Actions would reach three open space resources. The location of incremental shadows in relation to sunlight-sensitive features, the duration of incremental shadows, and sunlight conditions throughout the analysis day were considered in determining significance of the project-generated shadows.

Overall, the incremental shadows would be limited in extent and duration. Incremental shadow on the Taylor Avenue/Soundview Avenue Greenstreet would be cast on the December 21st analysis day for 2 hours and 41 minutes and on the March 21st/September 21st day for 1 hour and 18 minutes. This new incremental shadow occurs during the winter season and early spring season and would not substantially reduce the quantity of direct sunlight, impact vegetation, nor significantly alter the utilization of the resource.

Incremental shadow on the Taylor-Soundview Block Association Garden would be cast on the March 21st/September 21st for 1 hour and 10 minutes. The shadow reaches a small portion of the raised garden bed on the northern half while falling mostly on the awning and the part of the pathway. The community garden receives uninterrupted sunlight for at least seven hours on this analysis day. Incremental shading also occurs on May 6th/August 6th for 44 minutes, affecting the southern portion with raised garden beds and a few trees. The community garden receives at least 9 hours of uninterrupted sunlight on this analysis day. The garden also receives at least 11 hours of sunlight on the June 21st analysis day. Under these conditions, the incremental shadow cast on the garden would not substantially reduce the quantity of direct sunlight, impact vegetation, nor significantly alter the utilization of the resource.

Incremental shadow on the Thieriot Avenue/Soundview Avenue Greenstreet would be cast on the May 6th/August 6th day for 12 minutes. This new shadow would only affect the paved portion of the Greenstreet. Additionally, on the June 21st analysis day, shadow would be cast on the resource for 33 minutes. Because the duration would be short, the incremental shadows would not adversely impact this resource.

In summary, the Proposed Actions would not result in significant adverse shadows impacts, and no publicly accessible open spaces would experience significant adverse shadow impacts as a result of the Proposed Actions.

4

Urban Design and Visual Resources

An urban design assessment under CEQR considers whether and how a project may change the experience of a pedestrian in the study area. The assessment focuses on the components of a proposed project that may have the potential to alter the arrangement, appearance, and functionality of the built environment.

Introduction

Urban design is the totality of components that may affect a pedestrian's experience of public space. To determine if a proposed action has the potential to change the pedestrian experience, an urban design assessment under CEQR guidelines focuses on the components of a proposed action that may alter the arrangement, appearance, and functionality of the built environment from the pedestrian's perspective. In accordance with the *2020 CEQR Technical Manual*, a preliminary assessment of urban design is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning regulations.

A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

As described in **Part I: Project Description**, the applicant is seeking a zoning map amendment and zoning text amendment (the "Proposed Actions") to facilitate an approximately 119,745-gross-square-foot (gsf) mixed-use development (the "Proposed Project") on Lots 38, 45, and 47 on Bronx Block 3522 ("Projected Development Site 1") in the

Soundview neighborhood of Bronx Community District 9. Projected Development Site 1 would be rezoned from an R4A/C1-2 and R5/C1-2 district to the proposed R6/C1-2 district. The proposed zoning district has different bulk and dimensional regulations than those of the existing zoning district. Thus, an urban design and visual resources analysis is warranted.

Methodology

In accordance with the *CEQR Technical Manual* guidelines, the following preliminary urban design and visual resources assessment considers a 400-foot radius study area where the Proposed Actions would be most likely to influence the built environment. The preliminary assessment focuses on those project elements that have the potential to alter the built environment, or urban design, of the Development Site, which is collectively formed by the following components:

- **Street Pattern and Streetscape:** The arrangement and orientation of streets define location, flow of activity, street views, and create blocks on which buildings and open spaces are arranged. Other elements including sidewalks, plantings, street lights, curb cuts, and street furniture also contribute to an area's streetscape.
- **Buildings:** A building's size, shape, setbacks, pedestrian and vehicular entrances, lot coverage, and orientation to the street are important urban design components that define the appearance of the built environment.
- **Open Space:** Open space includes public and private areas that do not contain structures, including parks and other landscaped areas, cemeteries, and parking lots.
- **Natural Features:** Natural features include vegetation and geologic and aquatic features that are natural to the area.
- **View Corridors and Visual Resources:** Visual resources include significant natural or built features, including important view corridors, public parks, landmark structures or districts, or otherwise distinct buildings.

The following information, if known, is included in a preliminary assessment:

- A concise narrative of the existing study area, and conditions under the future No-Action and With-Action conditions;
- An aerial photograph of the study area and ground-level photographs of the project site with immediate context;
- Zoning and floor area calculations of the existing and future No-Action and With-Action conditions;
- Building massing and building heights; and
- A three-dimensional representation of the future With-Action and No-Action condition streetscape.

If the preliminary assessment determines that a change to the pedestrian experience is minimal and unlikely to disturb the vitality, walkability, or visual character of the study area, then no further assessment is necessary. However, if it shows that changes to the pedestrian environment and/or visual resources are significant enough to require greater explanation and further study, then a detailed analysis may be appropriate.

The following preliminary assessment follows these guidelines and provides a characterization of existing conditions, a description of urban design under the future No-Action and With-Action conditions, and an analysis determining the extent to which physical changes resulting from the Proposed Actions would alter the pedestrian experience.

As discussed in **Part II: Supplemental Analysis**, the study area does not contain any designated historic resources. The study area also does not contain any views of the waterfront or public parks. Based on the above, the study area does not contain visual resources, and as such, an analysis of visual resources is not warranted.

Study Area

The urban design study area is typically defined as the area within 400 feet of a project site. For this project, the study area is generally bounded by a line approximately 300 feet north of Randall Avenue to the north, Thieriot Avenue to the east, mid-block between Commonwealth Avenue and St. Lawrence Avenue to the west, and a line approximately 200 feet north of Lacombe Avenue to the south. A field survey was conducted on December 4, 2020 to document existing conditions in the study area. Representative photographs of the study area are included in the discussion below. **Figure 4-1** provides a key map depicting the location from which each photograph was captured as well as the viewing direction.

Figure 4-1 Study Area Photograph Location Map



Preliminary Assessment

Existing Conditions

Projected Development Site 1

Projected Development Site 1 is currently improved with a one-story building that contains approximately 11,650 gsf. The building is currently occupied with a church, a soup kitchen, and four storefronts (one of which is vacant). The façade of the church, soup kitchen, and storefronts is predominantly brick and concrete. The church has an approximately 10-foot parapet along Randall Avenue, but the roof is largely flat. The rear portion of the building is approximately 35 feet in height. The front door of the church is on the north side of the building, fronting on Randall Avenue. The storefronts and soup kitchen are approximately 16 feet in height with flat roofs and shorter parapets than the church. Most of the storefronts have roll-down gates below the store signage. The soup kitchen contains an associated loading dock on the corner of Randall Avenue and Beach Avenue, with another roll-down gate.

Parking for the church is provided via a private, fenced-in parking lot located on the eastern portion of Projected Development Site 1, with frontage along Randall Avenue and Taylor Avenue. This space constitutes the remainder of the Development Site and includes 20 surface accessory parking spaces.

Study Area

Urban Design

The study area is generally characterized by regularly shaped blocks organized along a typical street grid. The one exception is Soundview Avenue, a major north-south thoroughfare within the neighborhood that runs diagonally through the study area, forming triangular blocks and lots to the north and east of Projected Development Site 1. St. Lawrence Avenue, Beach Avenue, Taylor Avenue, and Thieriot Avenue also provide north-south access through the study area. Within the study area, Randall Avenue provides east-west access.

Street widths vary, with the major roadways (i.e., Soundview Avenue) generally wider than the local roadways (i.e., Beach Avenue, Taylor Avenue). Generally, concrete sidewalks interspersed with street trees and limited grassed areas line both sides of the study area roadways. As on-street parking is permitted throughout the study area, parked cars typically line the roadways. Bus shelters are provided on the north and south sides of Randall Avenue between Beach Street and Taylor Avenue (see **Photo 4-1**).

Buildings within the study area exhibit a diverse assortment of shapes and forms, which closely correlate to land use. As discussed in **Section 2, Land Use, Zoning and Public Policy,** land use within the study area primarily includes attached and detached one- and two-family residences, multifamily walkup residences, two-story mixed-use buildings with ground floor retail, and taller community facility buildings.

Residential uses are predominantly located in the western and southeast portions of the study area. Residential buildings are one- to three-stories in height, and typically contain gabled roofs. Façade treatments are predominantly brick and vinyl siding. The study area contains a mix of detached and attached houses. Attached houses typically contain two conjoined buildings, separated from neighboring attached houses by narrow concrete pathways. Detached houses are similarly separated from neighboring houses by concrete pathways and driveways. Streetwall conditions within the residential areas vary, though many houses contain narrow front yards improved with paved patio areas or minimal lawn and landscaped areas. Fencing, typically metal or chain-link, often line the boundaries of the front yards. Some houses are built up to the streetwall, or contain improvements (i.e., stoops) (see **Photo 4-2** and **Photo 4-3**). Multifamily walkup buildings are interspersed with one- and two-family residences throughout the study area, located primarily to the south and east of Projected Development Site 1 along Taylor Avenue and Soundview Avenue, and on the block to the northwest of Projected Development Site 1. These buildings are similarly set back from the street with fencing, though these units generally have flat roofs and are primarily attached (see **Photo 4-4**).

Photo 4-1 Randall Avenue, a two-way street, adjacent to Projected Development Site 1



Photo 4-2 Attached single-family homes set back from the street with fencing along St. Lawrence Avenue



Photo 4-3 Detached single-family homes set back from the street with fencing along St. Lawrence Avenue



Photo 4-4 Attached multi-family homes on Taylor Avenue



Within the study area, commercial uses are confined to the blocks adjoining Soundview Avenue and Randall Avenue. Commercial buildings along these roadways are typically one- and two-story mixed-use or strictly commercial brick structures. Roofs are flat, though some contain peaked parapet treatments. The ground floors contain awnings, signage, and advertisements associated with the commercial uses. Ground floors also typically contain large windows and commercial displays (see **Photo 4-5** and **Photo 4-6**).

Projected Development Site 1 marks a location in the study area that transitions from the lower density residential uses described above to higher bulk community facility uses to the north and east. North of Projected Development Site 1, the triangular lot at the intersection of Soundview Avenue and Beach Avenue contains a one-story church building with a flat roof with parapet treatments, stained glass windows, and an awning at the building's entrance on Soundview Avenue that extends to the curb. The remainder of the lot is landscaped with hedges along a perimeter chain-link fence (see **Photo 4-7**). Larger community facility buildings are concentrated further south along Soundview Avenue and east along Randall Avenue. These buildings include the two-story Holy Cross Church that rises approximately 33 feet in height on the front and approximately 48 feet at the rear portion of the building. It has stairs leading up to the entrance, a curved roof, and textured glass windows (see **Photo 4-8**). Directly next to the Holy Cross Church is a three-story building that is used as a retreat center, which is set back from the street with metal fencing, landscaping on the front and side lawns, and a flat roof. It is approximately 38 feet in height (see **Photo 4-9**). The church and retreat center share a parking lot fronting on Thieriot Avenue.

Across the street from the retreat center is a three-story school that is owned by the church; it is approximately 35 feet in height and set back from the street with low metal fencing and landscaping along the perimeter of the building. Immediately to the south, on the corner of Randall Avenue and Thieriot Avenue, is Public School 69 Journey Prep School, housed in a three-story brick building approximately 51 feet in height. Fencing is constructed along the perimeter of the property and stairs lead to the building entrance along Thieriot Avenue. A portion of the street in front of the school on Thieriot Avenue is closed for a play area that is marked by street artwork (see **Photo 4-10**). Directly across from the school is the Taylor-Soundview Block Association Garden, surrounded by chain-linked fencing with trees and other vegetation on the interior of the garden. Soundview Avenue creates another triangular block as it meets Taylor Avenue and on that block is the Seabury Daycare Center, a two-story brick building set back from the street with a playground on its roof. This building has a unique blocked shape with a long entrance stairwell at the corner of Taylor Avenue and Randall Avenue (see **Photo 4-11**).

Photo 4-5 **Mixed-use buildings with ground floor storefronts and residential units above along Randall Avenue**



Photo 4-6 **Pharmacy directly west of Projected Development Site 1 on the corner of Beach Avenue and Randall Avenue**



Photo 4-7 **Church with grassed lot facing Soundview Avenue**



Photo 4-8 **Holy Cross Church with textured glass windows and slanted roof on Soundview Avenue**



Photo 4-9 Retreat center adjacent to Holy Cross Church set back from the street with at the corner of Soundview Avenue and Randall Avenue



Photo 4-10 Public School 69 Journey Prep School



Photo 4-11 Daycare directly east of Projected Development Site 1 along Taylor Avenue and Soundview Avenue



No-Action Condition

As described in **Part I: Project Description**, absent the Proposed Actions, no development is expected to occur on Projected Development Site 1 and existing conditions would remain unchanged in the No-Action condition. Projected Development Site 1 is currently improved with a one-story building that contains approximately 9,520 gsf of community facility space as well as 2,130 gsf of commercial space. Projected Development Site 1 also includes 20 unenclosed accessory parking spaces.

With-Action Condition

In the With-Action condition, Projected Development Site 1 would be rezoned to R6/C1-2, and a zoning text amendment would map an MIH area conterminous with the proposed rezoning area. The Proposed Actions would facilitate redevelopment of Projected Development Site 1 with an eight-story structure, which would be approximately 80 feet in height (99 feet with bulkhead) and would contain approximately 119,745 gsf, including 89,831 gsf of residential space, 23,601 gsf community facility space accomodating church space and a recreational center, and parking. The proposed church, recreational center, and parking would be located on the ground floor. Additional church space would be located on the cellar floor. The upper stories would contain 167 units of low-income senior and supportive housing. The community facility and residential entrances would be provided from Randall Avenue while the parking would be accessed from Taylor Avenue.

As described above, the building height and bulk associated with the Proposed Project represent the applicant's intended design. The construction of a taller building would significantly increase construction costs, making such construction infeasible by any development, but particularly for the Proposed Project, since it is a 100 percent affordable development. However, for the purposes of conducting a conservative assessment, this assessment considers a Worst-Case Building massing that would maximize the allowable height under the Proposed Actions, resulting in a total building height of 115 feet (128 feet with bulkhead) (the "Worst-Case Building").

A comparison of the building massings under the No-Action and With-Action conditions are depicted in **Figure 4-2** and **Figure 4-3**. The Proposed Project massing is shown in white, while the Worst-Case Building massing is depicted in a dotted line.

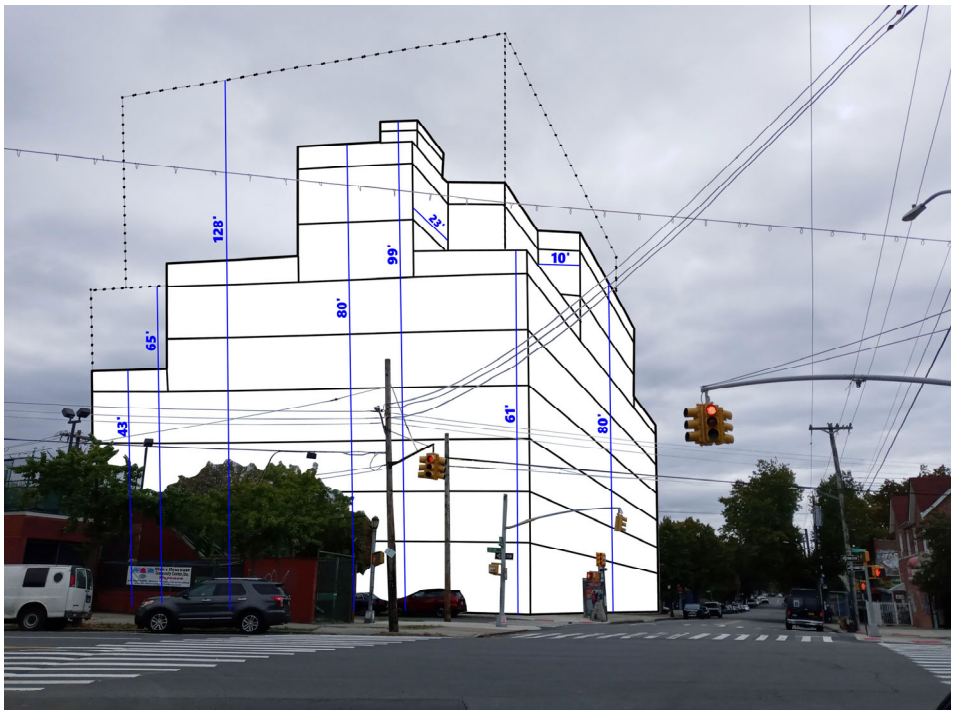
The Proposed Actions apply only to Projected Development Site 1 and would not create additional projected or potential development sites.

Figure 4-2 Building Massings: View from Soundview Avenue Facing Southwest towards Projected Development Site 1

No-Action Condition



With-Action Condition



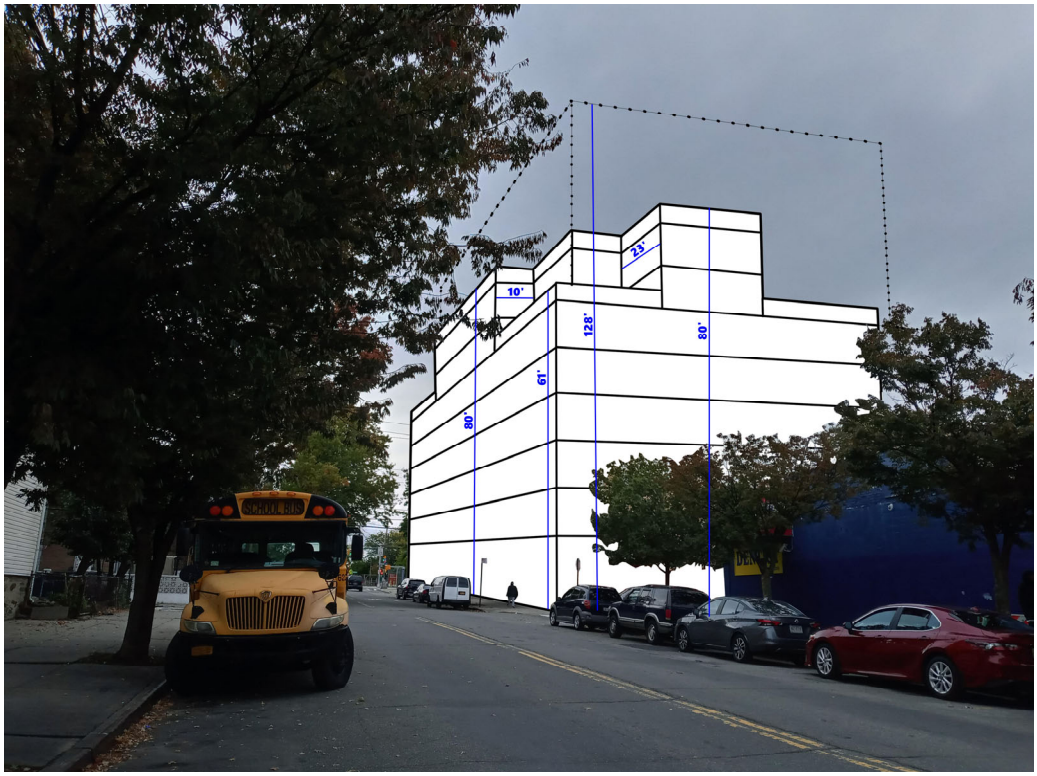
For Illustrative Purposes Only

Figure 4-3 Building Massings: View from Randall Avenue just west of Beach Avenue Facing Southeast towards Projected Development Site 1

No-Action Condition



With-Action Condition



For Illustrative Purposes Only

Urban Design

The Proposed Actions would facilitate a change in the visual character of Projected Development Site 1, with increased height and building bulk. Overall, in the With-Action condition, the Proposed Project would be about 40 feet greater in height than the No-Action Condition and the Worst-Case Building would be 88 feet greater in height than the No-Action condition. As detailed above, Projected Development Site 1 is adjacent to a residential neighborhood to the west and south composed largely of two- and three-story single-family and multi-family homes. The With-Action condition would be taller and higher density compared with the built condition of the residential portions of the study area.

Although the Proposed Actions would introduce a building that is greater in height and bulk than the surrounding buildings, as shown in **Figure 4-2** and **Figure 4-3**, the Proposed Project has been designed to integrate with the existing built environment of its surroundings. It would include setbacks along the four sides of the building, with a 10-foot setback above the base height in the front of the building along Randall Avenue, and a 23-foot setback above the base height along the primarily residential streets (Beach Avenue and Taylor Avenue). The Proposed Project's building base will reach approximately 60 feet in height along Randall Avenue before the setbacks and 40 feet at the rear of the building, shifting bulk along the wider street frontage and creating a step-down effect toward the residential buildings adjacent to Projected Development Site 1 to the south. Similarly the Worst-Case Building would setback at 65 feet in height and then rise 63 feet in height beyond this point.

These design elements will better integrate the Proposed Project with the height of the surrounding structures. The With-Action condition would therefore remain compatible with the scale and character of other buildings within the block. As described above, Projected Development Site 1 is located in an area that transitions from the lower density of the residential neighborhood to the west and south to the higher bulk community facility buildings generally to the north and east. These buildings occur on a major thoroughfare on Soundview Avenue and are also in the vicinity of smaller-scale residential uses. As such, the building bulk, though larger than the No-Action condition, is appropriate for its location within the larger neighborhood.

Furthermore, for such a prominent location at the major intersection of Randall Avenue, Taylor Avenue, and Soundview Avenue, Projected Development Site 1 is currently underutilized, with a significant portion of the site developed with surface parking. The Proposed Project would therefore represent an improvement over current visual conditions, hiding parking within the interior of the building and improving Projected Development Site 1 with an upgraded structure. The Proposed Project would also provide upgraded facilities to the church and introduce additional residential space that would consist of 100 percent affordable housing, including a mixture of AIRS units and supportive housing units.

Overall, although the Proposed Actions would result in changes to the visual character of Projected Development Site 1, the Proposed Project would incorporate design components to improve the integration of Projected Development Site 1 and its surrounding uses, and would introduce a building that is appropriate in height and bulk for its location at a prominent intersection. As such, the With-Action condition would not result in significant adverse impacts to urban design.

Conclusion

Overall, the With-Action condition would be compatible with the urban design character of the study area, due to the presence of other churches and community facilities. As such, it would be consistent with the surrounding building form and streetscape. The Proposed Project would introduce additional building height to the study area. However, given the building's setback and variations in height that create a step-down effect, the With-Action condition would be compatible with the scale and character of nearby buildings. Therefore, the Proposed Actions would not result in a significant adverse impact on urban design and no further analysis is necessary.

5

Hazardous Materials

This section assesses whether the Proposed Project may increase the exposure of people or the environment to hazardous materials, and, if so, whether this increased exposure would result in potential significant public health or environmental impacts.

Introduction

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds, methane, polychlorinated biphenyls (PCBs), and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive or toxic).

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when:

- hazardous materials exist on a site;
- an action would increase pathways to their exposure; or
- an action would introduce new activities or processes using hazardous materials.

This section presents the methods and findings of the hazardous materials assessment and identified potential for significant adverse impacts (as defined by the *CEQR Technical Manual*) with respect to workers, the community and/or the environment that could result during construction and after implementation of the Proposed Project. As indicated in the *CEQR Technical Manual,* the hazardous materials (E) Designation is an institutional control

that may be placed on a site to establish a hazardous materials review and approval framework. It provides a mechanism to ensure that testing for and remediation of hazardous materials, if necessary, are completed prior to future development of an affected site, thereby eliminating the potential for a hazardous materials impact. (E) Designated parcels are administered under the authority of the New York City Mayor's Office of Environmental Remediation (OER).

Methodology

The potential for hazardous materials was evaluated based on the following documents:

› Phase I Environmental Site Assessment (ESA), dated November 11, 2020 prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB).

The Phase I ESA was prepared for Projected Development Site 1 in accordance with ASTM Practice E1527-13, inclusive of the "All Appropriate Inquiry" requirement amended in the Federal Register on December 30, 2013. The United States Environmental Protection Agency (EPA) "All Appropriate Inquiry" requirement establishes specific regulatory requirements for conducting appropriate inquiries into the previous ownership, uses, and environmental conditions of a property for the purposes of qualifying for certain landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The goal of a Phase I ESA process is to identify "Recognized Environmental Conditions" (RECs), which means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. As stated in Practice E1527-13, there may be environmental issues or conditions at the site, which may be requested by the user to be addressed as part of the Phase I ESA, which are not covered within the Practice. These additional environmental issues (or non-scope considerations) could evaluate for the potential presence of radon, lead-based paint (LBP), asbestos-containing materials (ACM), wetlands, and mold and water damage.

Per the ASTM Standard, a Phase I ESA reviews a variety of information sources, including current and historic Sanborn Fire Insurance Maps and aerial photographs; state and federal environmental regulatory databases identifying listed sites; and local environmental records. The Phase I ESA summarized herein also included reconnaissance of Projected Development Site 1 and surrounding neighborhood.

As indicated in **Part I: Project Description**, the Proposed Actions would facilitate development of an eight-story and cellar mixed-use building. The Proposed Project would contain a new house of worship on the building's cellar and ground floors and a total of 167 dwelling units on the remaining floors. The Proposed Project would contain a total of approximately 119,745 gross square feet (gsf), of which approximately 89,831 gsf would be residential space and approximately 23,601 gsf would be community facility space. The building would have a total height of 80 feet and provide approximately 16 accessory parking spaces.

Preliminary Assessment

Existing Conditions

Projected Development Site 1 is currently improved with a one-story building that contains approximately 11,650 gsf. The building is currently occupied with a church, a soup kitchen, and four storefronts (one of which is vacant). Projected Development Site 1 also includes 20 unenclosed parking spaces.

Phase I Environmental Site Assessment

The Phase I ESA, dated November 11, 2020, was completed for Projected Development Site 1 and included analyses as specified in the ASTM Method E1527-13. The following findings were presented in the Phase I ESA:

- Projected Development Site 1 has a topographic elevation of approximately 31 feet above mean sea level (amsl).
- Groundwater flow beneath Projected Development Site 1 is expected to be within 31 feet below grade surface (bgs). Regional groundwater flow is expected to mimic surface topography and flow to the south-southwest, toward the Bronx River.
- Based on a review of historic resources, Projected Development Site 1 was vacant/undeveloped as early as 1898. Between 1928 and 1950, Projected Development Site 1 was improved with the existing building on the western portions (Lot 38), with the eastern portions cleared/vacant. By 1950, the on-site building was utilized as a movie theatre and converted to a church by 1975. Between 1983 and 1985, the eastern portions of Projected Development Site 1 (Lots 45 and 47) were improved with the existing surface parking lot. Projected Development Site 1 has remained generally unchanged since 1985.
- Working quantities of maintenance products including paints, five-gallon containers of joint compound, among other materials were observed within basement areas during the site reconnaissance. These items were noted to not be of significant environmental concern. Furthermore, although access was limited during the site reconnaissance to several storefront areas, based upon the current and known former uses of the storefronts, there was no evidence that suggested significant quantities of hazardous materials were stored within these spaces with the potential to adversely affect subsurface conditions.
- Sanitary wastes generated at Projected Development Site 1 discharge into the New York City municipal sewer.
- Stormwater generated at Projected Development Site 1 flows overland and discharges to curbside storm drains located along neighboring roadways.
- Condensate floor drains observed in the basement areas presumably discharge to the municipal sewer and are unlikely to leach in-situ.
- An out-of-service fuel oil aboveground storage tank (AST) was observed within the basement. A fill port and vent pipe were observed along the eastern exterior of the on-site building. The on-site building no longer utilizes fuel oil for heating purposes and utilizes natural gas-fired rooftop heating, ventilation and air conditioning (HVAC) units. Areas of staining were observed along the floor slab adjacent to the AST, but were noted

to be a *de minimis condition*, and unlikely to adversely affect subsurface conditions at Projected Development Site 1.

- No visual evidence of debris, dumping or surficial staining, with the exception of the noted conditions associated with the out-of-service AST, was observed with the potential to affect subsurface conditions at Projected Development Site 1.
- Fluorescent light fixtures were observed throughout the building spaces. Given the age of the building, ballasts associated with fluorescent light fixtures have the potential to contain PCBs. Furthermore, building materials (i.e., window caulking, etc.) have the potential to contain PCBs given the age.
- Projected Development Site 1 was not identified in any listings in the regulatory agency database search included in the Phase I ESA with the potential to affect subsurface conditions.

Based upon the results of the Phase I ESA, the following REC was identified for Projected Development Site 1:

- A former dry-cleaning facility, Regal Cleaners, was previously located approximately 180-feet north and hydraulically upgradient of Projected Development Site 1 with respect to groundwater flow. This facility may have been in operation as early as 1986 up to 2014. This facility was listed as a Resource Conservation and Recovery Act (RCRA) Small Quantity Hazardous Waste Generator (SQG) since 1992 for the generation of F-coded halogenated solvent waste (i.e., tetrachloroethylene [PCE]). Given the apparent prolonged history of dry-cleaning activities at this site and proximate upgradient location with respect to groundwater flow, a Vapor Encroachment Condition (VEC) could not be ruled out for Projected Development Site 1. A potential VEC was considered a REC.

In addition to the above-listed REC, the following Business Environmental Risks (BERs) were identified for Projected Development Site 1:

- Although the presence of an out-of-service AST does not represent a REC, the AST is considered a BER and should be properly registered and abandoned prior to any potential renovation or demolition to avoid an inadvertent release.
- PCBs could be present in building materials (i.e., window caulking, etc.) and in ballasts associated with fluorescent light fixtures. PCBs are subject federal disposal restrictions and are considered a BER for Projected Development Site 1.
- Given the age of the building, there is a potential for building materials, including pipe insultation observed during the site reconnaissance, to be considered ACM. Additionally, there is a potential for lead-based paint (LBP) to be present. The potential presence of ACM and LBP represents a BER for Projected Development Site 1.
- Visual evidence of mold and water damage was observed during the site reconnaissance. Mold-infested ceiling tiles were observed. The presence of mold and water damage represents a BER for Projected Development Site 1.

Future No-Action Condition

No development is expected to occur on Projected Development Site 1 absent the Proposed Actions and existing conditions would remain unchanged in the future No-Action condition. Under the No-Action condition, an (E) Designation for hazardous materials would not be

applied, and soil, groundwater and the potential VEC identified in the Phase I ESA would not be investigated or mitigated. Furthermore, the existing AST would remain in-place and potential hazardous building materials (i.e., LBP, mold-infested surfaces and ACM) would not be abated.

Future With-Action Condition

In the future With-Action condition, the applicant would demolish the existing one-story building on Projected Development Site 1 to facilitate development of an eight-story and cellar mixed-use building (the Proposed Project). The Proposed Project would contain a new house of worship on the building's cellar and ground floors and a total of 167 dwelling units on the remaining floors. The Proposed Project would have a total floor area of approximately 119,745 gsf, of which approximately 89,831 gsf would be residential space and approximately 23,601 gsf would be community facility space. The building would have a total height of 80 feet and provide approximately 16 accessory parking spaces.

Based on consultation with the NYC Department of Environmental Protection (see **Appendix B**), to address any concerns relating to hazardous materials on Projected Development Site 1, a subsurface investigation (Phase II ESA) would be required to identify potential subsurface contamination relating to the REC and BERs identified in the Phase I ESA. A Phase II ESA would characterize the Development Site for contaminants relating to soil, groundwater and soil vapor conditions in accordance with the *CEQR Technical Manual*. Subsurface contaminants would subsequently be dealt with through the development and implementation of a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP), which would be prepared to mitigate potential risk and exposure relating to the presence of hazardous materials in the subsurface. However, it is not feasible to perform a complete subsurface investigation to characterize environmental conditions at Projected Development Site 1 in its current condition with capable equipment. The Development Site contains an existing building with an active church use and the existing basement area has accessibility constraints due to limited height clearance and potential subgrade utilities associated with the building boiler. As such, the Proposed Actions would include an (E) Designation for hazardous materials (E-660), which would be applied to Bronx Block 3522, Lots 38, 45, and 47. Applying an (E) Designation to Projected Development Site 1 provides a mechanism for regulatory oversight for future remedial action as a post-demolition, pre-construction requirement that would reduce or eliminate the potential for future risk or exposure as it relates to hazardous materials and the conditions identified in the Phase I ESA to the maximum extent practicable. Compliance in association with the hazardous materials (E) Designation on Projected Development Site 1 would be conducted under the administration of OER.

The (E) Designation process generally begins with the evaluation of RECs and/or areas of concern (AOCs) that may require additional investigation based upon the results of the Phase I ESA. Any potential RECs or AOCs identified would follow the (E) Designation protocol for additional investigation and potential remedial action. Compliance with the (E) Designation protocols will utilize the Phase I ESA to the maximum extent practicable. The applicable text for the (E) Designation to be applied to Bronx Block 3522, Lots 38, 45, and 47 would be as follows:

Task 1: Sampling Protocol

Prior to construction, the applicant submits to OER, for review and approval, a Phase II Investigation protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.

No sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2: Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from the test results, a proposed Remedial Action Work Plan (RAWP) must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER in accordance the approved RAWP. The applicant should then provide proper documentation that remedial action has been satisfactorily completed.

An OER-approved construction-related Health and Safety Plan (CHASP) would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

In addition to applying a hazardous materials (E) Designation to Projected Development Site 1, regulatory requirements relating to asbestos, lead-based paint and PCBs in building materials would be followed as part of standard demolition practices. Given these procedures, the With-Action condition would not result in any significant adverse impacts with respect to hazardous materials for Projected Development Site 1.

Conclusion

The Phase I ESA identified a potential VEC from an off-site source. Potential impacts relating to this condition would be reduced or eliminated through the placement of a hazardous materials (E) Designation (E-660) on Projected Development Site 1 (Bronx Block 3522, Lots 38, 45, and 47). Applying an (E) Designation to Projected Development Site 1 would reduce or eliminate the potential for future risk or exposure as it relates to hazardous materials to the maximum extent practicable. Compliance in association with the hazardous materials (E) Designation on the Development Site would be conducted under the administration of OER.

In addition to the above, regulatory requirements pertaining to building materials containing ACM, LBP and/or PCBs would be addressed under standard demolition/renovation procedures. With the implementation of the above measures, there would be no significant adverse impacts with respect to hazardous materials.

6

Transportation

The objective of the transportation analyses is to determine whether a proposed project may have a potential significant impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, cyclists, and motorists), and on- and off-street parking.

Introduction

Projected Development Site 1 is in the Soundview neighborhood of Bronx Community Board 9. Located on the block bounded by Randall Avenue to the north, Taylor Avenue to the east, Beach Avenue to the west, and Lacombe Avenue to the south, Projected Development Site 1 has a lot area of approximately 20,000 square feet.

Projected Development Site 1 currently has a one-story building that contains approximately 11,650 gross square feet (gsf). The building is currently occupied by a community facility (a church with a soup kitchen) and four storefronts – the four storefronts occupy a total of approximately 2,130 gsf and the church occupies the remaining 9,520 gsf. Projected Development Site 1 also includes 20 unenclosed accessory parking spaces.

The applicant proposes to demolish the existing one-story building on Projected Development Site 1 to facilitate construction of the Proposed Project, a 119,745 gross square feet (gsf) eight-story and cellar mixed-use building containing a new 14,650 gsf house of worship and a mixture of affordable independent residences for seniors (AIRS) and senior supportive housing units totaling 167 dwelling units. The building would provide 16 accessory parking spaces.

The following travel demand forecasts reflect an increment of 167 dwelling units and 5,130 gsf of house of worship space (14,650 gsf of new church space minus 9,520 gsf of existing church space). To be conservative the travel demand forecast does not take credit for the approximately 2,130 gsf of existing storefront spaces that would be displaced by the Proposed Project.

Methodology

According to the *2020 CEQR Technical Manual* procedures for transportation analysis, a two-tiered screening process is to be undertaken to determine whether a quantified analysis is necessary. The first step, the Level 1 (Trip Generation) screening, determines whether the volume of peak hour person and vehicle trips generated by the Proposed Project would remain below the minimum thresholds for further study.

These thresholds are:

- 50 peak hour vehicle trip ends;
- 200 peak hour subway/rail or bus transit riders; and
- 200 peak hour pedestrian trips.

If the Proposed Project results in increments that would exceed any of these thresholds, a Level 2 (Trip Assignment) screening assessment is usually performed. Under this assessment, project-generated trips that exceed Level 1 thresholds are assigned to and from the project site through their respective networks (streets, bus and subway lines, sidewalks, etc.) based on expected origin-destination patterns and travel routes. This determines the volume of peak hour vehicle traffic that would be added per intersection, the volume of riders that would be added per subway line or bus route, and the walk trips that would be added per individual pedestrian network element (crosswalk, corner reservoir area, etc.). If the Level 2 screening assessment determines that any specific traffic location, transit line or station element, or pedestrian network element would experience an increase of trips beyond the above thresholds for any peak hour, then a detailed analysis is typically warranted.

Level 1 (Trip Generation) Screening Assessment

The travel demand factors used to calculate the projected number of trips were obtained primarily from the *2020 CEQR Technical Manual*, American Community Survey (ACS) journey-to-work Census data, *2018 Jerome Avenue Rezoning FEIS*, and data from surveys conducted by the New York City Department of Transportation (NYCDOT). **Table 6-1** provides the travel demand assumptions used for the weekday AM, midday, PM, and Saturday midday peak hours.

Table 6-1 Project Travel Demand Assumptions

Land Use	Residential	House of Worship
Daily Person Trip Rate	Weekday/ Saturday 8.18/9.08[1] *per dwelling unit*	Weekday/ Saturday 19.20/21.8[4] *per student*
Peak Temporal Distribution		
Weekday AM	9.0%[1]	7.9%[4]
Weekday Midday	6.0%[1]	4.0%[4]
Weekday PM	8.0%[1]	7.2%[4]
Saturday Midday	8.0%[1]	15.8%[4]
Modal Split (%)		
	All Periods	All Periods
Auto	39.3%[3]	5.0%[4]
Taxi	1.5%[3]	1.0%[4]
Bus	18.9%[3]	3.0%[4]
Subway	33.0%[3]	6.0%[4]
Walk	7.3%[3]	85.0%[4]
Vehicle Occupancy		
	All Periods	All Periods
Auto	1.12[3]	1.65[4]
Taxi	1.40[4]	1.40[4]
Directional Splits (In/Out)		
Weekday AM	22%/78%[1]	54%/46%[4]
Weekday Midday	50%/50%[1]	50%/50%[4]
Weekday PM	63%/37%[1]	52%/48%[4]
Saturday Midday	51%/49%[1]	71%/29%[4]
Delivery Trip Rate	Weekday/ Saturday 0.06/0.02[2] *per dwelling unit*	Weekday/ Saturday 0.29/0.29[4] *per 1,000 gsf*
Delivery Temporal Distribution		
Weekday AM	12.0%[2]	10.0%[4]
Weekday Midday	9.0%[2]	11.0%[4]
Weekday PM	2.0%[2]	1.0%[4]
Saturday Midday	9.0%[2]	0.0%[4]
Delivery Trip Directional Split (In/Out)	50%/50%	50%/50%

Sources:
[1] NYCDOT residential survey data
[2] *2020 City Environmental Quality Review Technical Manual*
[3] American Community Survey journey-to-work 5-year (2015-2019) data for Bronx census tracts 2, 4, 16, 20, 24, 38, 42 and 46
[4] *2018 Jerome Avenue Rezoning FEIS*

Residential

For the residential use, trip generation rates, temporal distributions, and directional distributions are based on NYCDOT residential survey data. For trip generation, a rate of 8.18 daily person trips per DU for weekday and 9.08 daily person trips per DU for Saturday was used. For temporal distributions, 9 percent, 6 percent, 8 percent, and 8 percent distribution rates were used for the weekday AM, midday, PM, and Saturday midday peak hours, respectively. Directional distributions used were 22 percent "in" for the weekday AM peak hour, 50 percent "in" for the weekday midday peak hour, 63 percent "in" for the weekday PM peak hour, and 51 percent "in" for the Saturday midday peak hour. Modal splits of 39.3 percent by auto, 1.5 percent by taxi, 18.9 percent by bus, 33.0 percent by subway, and 7.3

percent by walk, and a vehicle occupancy rate of 1.12 persons per auto, were obtained from the 2015 - 2019 ACS journey-to-work data for surrounding Bronx census tracts 2, 4, 16, 20, 24, 38, 42, and 46. A taxi occupancy rate of 1.40 persons per taxi during the peak hours was obtained from the *2018 Jerome Avenue Rezoning FEIS*. Directional distributions (24 percent "in" for the weekday AM peak hour, 50 percent "in" for the weekday midday peak hour, 61 percent "in" for the weekday PM peak hour, and 45 percent "in" for the Saturday midday peak hour) were obtained from the residential survey data collected by NYCDOT.

For residential delivery trips, trip generation rates of 0.06 and 0.02 daily truck trips per DU for the weekday and Saturday, respectively, and temporal distributions of 12 percent, 9 percent, 2 percent, and 9 percent for the weekday AM, midday, PM, and Saturday midday peak hours, respectively, were obtained from the *2020 CEQR Technical Manual*.

House of Worship

For the house of worship use, all travel demand factors were based on the *2018 Jerome Avenue Rezoning FEIS*. The trip generation rates used were 19.2 and 21.8 daily person trips per 1,000 sf for weekday and Saturday, respectively. Temporal distributions of 7.9 percent, 4.0 percent, 7.2 percent, and 15.8 percent were used for the weekday AM, midday, PM, and Saturday midday peak hours, respectively. The modal splits used for all peak hours were 5 percent by auto, 1 percent by taxi, 3 percent by bus, 6 percent by subway and 85 percent by walk. The vehicle occupancies used were 1.65 persons per auto and 1.40 persons per taxi. The directional distributions used, 54 percent "in" during the weekday AM peak hour, 50 percent "in" during the weekday midday peak hour, 52 percent "in" during the weekday PM peak hour, and 71 percent "in" during the Saturday midday peak hour,

For house of worship delivery trips, a trip generation rate of 0.29 daily truck trips per 1,000 sf for the weekday and 0.29 daily truck trips for Saturday, and a temporal distribution of 10 percent, 11 percent, 1 percent, and 0 percent for the weekday AM, midday and PM; and Saturday midday peak hours, respectively, were obtained from the *2018 Jerome Avenue Rezoning FEIS*.

Level 1 Screening Results

Transit and Pedestrians

The total number of person trips generated by the Proposed Project are provided in **Table 6-2**.

Table 6-2 Trip Generation Summary – Person Trips

	Weekday AM			Weekday Midday			Weekday PM			Saturday Midday		
Mode	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Auto	11	38	49	15	15	30	25	15	40	24	22	46
Taxi	0	1	1	0	0	0	0	0	0	0	0	0
Bus	5	18	23	9	9	18	15	9	24	14	13	27
Subway	9	32	41	13	13	26	21	12	33	20	18	38
Walk	6	10	16	6	6	12	9	7	16	17	9	26
Total	**31**	**99**	**130**	**43**	**43**	**86**	**70**	**43**	**113**	**75**	**62**	**137**

The number of bus, subway and pedestrian trips are summarized below:

- During the AM peak hour, the project can be expected to generate 23 bus trips, 41 subway trips, and 80 pedestrian trips (16 walk-only plus bus and subway trips).
- During the midday peak hour, the project can be expected to generate 18 bus trips, 26 subway trips, and 56 pedestrian trips (12 walk-only plus bus and subway trips).
- During the PM peak hour, the project can be expected to generate 24 bus trips, 33 subway trips, and 73 pedestrian trips (16 walk-only plus bus and subway trips).
- During the Saturday peak hour, the project can be expected to generate 27 bus trips, 38 subway trips, and 91 pedestrian trips (26 walk-only plus bus and subway trips).

As the number of peak hour bus, subway, and pedestrian trips are not expected to exceed the *CEQR Technical Manual* Level 1 screening thresholds, a Level 2 trip assignment is not needed, and further detailed analyses are not warranted for those travel modes.

Traffic and Parking

Table 6-3 summarizes the total peak hour vehicular volumes ("ins" plus "outs") for the Proposed Project. The Proposed Project would result in an hourly trip increment of 48 vehicles per hour (vph) during the weekday AM peak hour, 26 vph in the weekday midday peak hour, 35 vph in weekday PM peak hour, and 42 vph in the Saturday midday peak hour. As the volume of vehicle trips generated by the Proposed Project would not meet or exceed the 50-vehicle trip *CEQR Technical Manual* threshold during any peak hour, a Level 2 trip assignment is not warranted; significant vehicular traffic impacts are not expected. Consequently, an analysis of parking conditions is also not warranted.

Table 6-3 Trip Generation Summary – Vehicle Trips

	Weekday AM			Weekday Midday			Weekday PM			Saturday Midday		
Mode	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Auto	10	34	44	13	13	26	22	13	35	22	20	42
Taxi	1	1	2	0	0	0	0	0	0	0	0	0
Truck	1	1	2	0	0	0	0	0	0	0	0	0
Total	**12**	**36**	**48**	**13**	**13**	**26**	**22**	**13**	**35**	**22**	**20**	**42**

Conclusion

The projected number of traffic, transit, or pedestrian trips generated by the Proposed Project would not exceed the CEQR transportation screening thresholds and, therefore, no further analyses are necessary. Significant impacts are not expected.

7

Air Quality

Ambient air quality, or the quality of the surrounding air, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under CEQR, an air quality assessment determines both a proposed project's effects on ambient air quality as well as the effects of ambient air quality on the project.

Introduction

The Proposed Project will introduce an eight-story, mixed-use building fronting Beach Avenue, Randall Avenue, and Taylor Avenue. It would contain a new house of worship on the building's cellar and ground floors and a total of 167 dwelling units on the remaining floors. The dwelling units will be a mixture of AIRS and supportive housing units. This section examines the potential for air quality impacts associated with the Proposed Project.

Air quality impacts can be characterized as either direct or indirect impacts. Direct impacts result from emissions generated by stationary sources, such as stack emissions from on-site fuel burned for boilers and heating, ventilation, and air conditioning (HVAC) systems. Indirect effects are caused by off-site emissions associated with a project, such as emissions from on-road motor vehicles ("mobile sources") traveling to and from a development site. Consistent with the *2020 CEQR Technical Manual* (CEQR TM), potential air quality impacts of the Proposed Project could result in the following air quality analyses:

- Potential for the project-generated vehicular emissions to have mobile source impacts on sensitive receptors near the intersections.
- The potential for stationary air emissions from the natural gas-fueled HVAC systems of the proposed mixed-use residential and community facility building to significantly impact existing or future sensitive land uses (stationary source HVAC analysis); and
- Potential impacts on the Proposed Project from either manufacturing/processing facilities or large/major sources that are located near the project site (industrial and large/major source analysis).

The Proposed Project would introduce 16 accessory parking spaces, which is below the parking space threshold from Table 16-1 of the CEQR TM required for a parking analysis. Therefore, an assessment of emissions from such a facility is not warranted.

Air Quality Standards

In accordance with the requirements of the Clean Air Act (CAA), as amended 1990, the U.S. Environmental Protection Agency (EPA) has promulgated National Ambient Air Quality Standards (NAAQS) (40 CFR part 50) for pollutants considered harmful to public health and the environment. The Clean Air Act established two types of national air quality standards. Primary standards set limits to protect public health, including the health of sensitive populations such as sick, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against decreased visibility, damage to animals, crops, vegetation, and buildings.

The EPA Office of Air Quality Planning and Standards (OAQPS) has set NAAQS for six principal pollutants, which are called "criteria" pollutants. These six pollutants are ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter less than 10 microns in diameter (PM_{10}) and less than 2.5 microns in diameter ($PM_{2.5}$), and lead (Pb). These standards are reviewed from time to time and may be revised.

The State of New York has adopted similar standards as those set by the EPA, with the exception of lead, total suspended particulates (TSP), particulate matter (PM_{10}, $PM_{2.5}$), and hydrocarbons. The NAAQS are presented in **Table 7-1**.

In addition to criteria pollutants, there are other pollutants not included by the EPA in the list of principal pollutants. Non-criteria pollutants are emitted by a wide range of man-made and naturally occurring sources. These pollutants are sometimes referred to as hazardous air pollutants (HAP) and, when emitted from mobile sources, as Mobile Source Air Toxics (MSATs). No federal ambient air quality standards have been promulgated for these pollutants. However, EPA and the New York State Department of Environmental Conservation (NYSDEC) have issued guidelines that establish acceptable ambient levels based on human exposure.

Table 7-1 National Ambient Air Quality Standards

Pollutant	Primary/ Secondary	Averaging Level	Level	Form
Carbon Monoxide (CO)	Primary	8 hours	9 ppm	Not to be exceeded more than once per year
		1 hour	35 ppm	
Lead (Pb)	Primary and secondary	Rolling 3-month average	0.15 µg/m^3 (1)	Not to be exceeded
Nitrogen Dioxide (NO_2)	Primary	1 hour	100 ppb	98th percentile of 1-hour daily maximum concentrations, averaged over 3 years
	Primary and secondary	1 year	53 ppb (2)	Annual mean
Ozone (O_3)	Primary and secondary	8 hours	0.070 ppm (3)	Annual fourth-highest daily maximum concentration, averaged over 3 years
Particulate Matter ($PM_{2.5}$)	Primary	1 year	12.0 µg/m^3	Annual mean, averaged over 3 years
	Secondary	1 year	15.0 µg/m^3	Annual mean, averaged over 3 years
	Primary and secondary	24 hours	35 µg/m^3	98th percentile, averaged over 3 years
Particulate Matter (PM_{10})	Primary and secondary	24 hours	150 µg/m^3	Not to be exceeded more than once per year on average over 3 years
Sulfur Dioxide (SO_2)	Primary	1 hour	75 ppb(4)	99th percentile of 1-hour daily maximum concentrations, averaged over 3 years
	Secondary	3 hours	0.5 ppm	Not to be exceeded more than once per year

Notes:

(1) In areas designated nonattainment for the Pb standards prior to the promulgation of the current (2008) standards, and for which implementation plans to attain or maintain the current (2008) standards have not been submitted and approved, the previous standards (1.5 µg/m3 as a calendar quarter average) also remain in effect.

(2) The level of the annual NO2 standard is 0.053 ppm. It is shown here in terms of ppb for the purposes of clearer comparison to the 1-hour standard level.

(3) Final rule signed October 1, 2015, and effective December 28, 2015. The previous (2008) O3 standards additionally remain in effect in some areas. Revocation of the previous (2008) O3 standards and transitioning to the current (2015) standards will be addressed in the implementation rule for the current standards.

(4) The previous SO_2 standards (0.14 ppm 24-hour and 0.03 ppm annual) will additionally remain in effect in certain areas: (1) any area for which it is not yet 1 year since the effective date of designation under the current (2010) standards, and (2) any area for which an implementation plan providing for attainment of the current (2010) standard has not been submitted and approved and which is designated nonattainment under the previous SO2 standards or is not meeting the requirements of a SIP call under the previous SO2 standards (40 CFR 50.4(3)). A SIP call is a USEPA action requiring a state to resubmit all or part of its State Implementation Plan to demonstrate attainment of the required NAAQS.

Source: EPA NAAQS Table, https://www.epa.gov/criteria-air-pollutants/naaqs-table, accessed January 2021.

Regulatory Context

The 1990 CAA with Amendments resulted in states being divided into attainment and non-attainment areas, with classifications based upon the severity of their air quality problems. Air quality control regions are classified and divided into one of three categories: attainment, unclassified, or non-attainment depending upon air quality data and ambient concentrations of pollutants. Attainment areas are regions where ambient concentrations of a pollutant are below the respective NAAQS; non-attainment areas are those where concentrations exceed

the NAAQS. Maintenance areas are former non-attainment that achieved attainment. An unclassified area is a region where data are insufficient to make a determination and is generally considered as an attainment area for administrative purposes. A single area can be in attainment of the standards for some pollutants while being in non-attainment for others.

Bronx County is designated as a serious non-attainment area for 2008 8-hour ozone standard and moderate non-attainment area for the 2015 8-hour ozone standard, both as part of a larger New York-Northern New Jersey-Long Island, NY-NJ-CT non-attainment area. The area has been designated a maintenance area for the CO standard as of May 20, 2002 and for the 2006 $PM_{2.5}$ standard as of April 18, 2014. Bronx County is in attainment for all other criteria pollutants (PM_{10}, Pb, NO_2, and SO_2).

Pollutants of Concern

Air pollution is of concern because of its demonstrated effects on human health. Of special concern are the respiratory effects of the pollutants and their potential toxic effects, as described below. The Proposed Project will use a natural gas-fired boiler. The main pollutant of concern from the natural gas-fueled boilers is nitrogen dioxide (NO_2).

Nitrogen oxides (NO_X), the most significant of which are nitric oxide (NO) and nitrogen dioxide (NO2), can occur when combustion temperatures are extremely high (such as in engines) and atmosphere nitrogen gas combines with oxygen gas. NO is relatively harmless to humans but quickly converts to NO2. Nitrogen dioxide has been found to be a lung irritant and can lead to respiratory illnesses. Nitrogen oxides, along with VOCs, are also precursors to ozone formation.

Particulate matter is made up of small solid particles and liquid droplets. PM_{10} refers to particulate matter with a nominal aerodynamic diameter of 10 micrometers or less, and $PM_{2.5}$ refers to particulate matter with an aerodynamic diameter of 2.5 micrometers or less. Particulates can enter the body through the respiratory system. Particulates over 10 micrometers in size are generally captured in the nose and throat and are readily expelled from the body. Particulates smaller than 10 micrometers, and especially particles smaller than 2.5 micrometers, can reach the air ducts (bronchi) and the air sacs (alveoli) in the lungs. Particulates are associated with increased incidence of respiratory diseases, cardiopulmonary disease, and cancer.

Non-criteria pollutants may be of concern in addition to the criteria pollutants discussed above. Non-criteria pollutants are emitted by a wide range of man-made and naturally occurring sources. These pollutants are sometimes referred to as hazardous air pollutants (HAP) and when emitted from mobile sources, as Mobile Source Air Toxics (MSATs). Emissions of non-criteria pollutants from industrial sources are regulated by the EPA.

Federal ambient air quality standards do not exist for non-criteria pollutants; however, the NYSDEC has issued standards for certain non-criteria compounds, including beryllium, gaseous fluorides, and hydrogen sulfide. NYSDEC has also developed guidance document DAR-1 (August 2016), which contains a compilation of annual and short term (1-hour) guideline concentration thresholds for these compounds. The NYSDEC's DAR-1 guidance thresholds represent ambient levels that are considered safe for public exposure. EPA has also developed guidelines for assessing exposure to non-criteria pollutants. These exposure guidelines are used in health risk assessments to determine the potential effects to the public.

Impact Criteria

The predicted concentrations of pollutants of concern associated with a proposed project are compared with either the NAAQS for criteria air pollutants or ambient guideline concentrations for non-criteria pollutants. In general, if a project would cause the standards for any pollutant to be exceeded, it would likely result in a significant adverse air quality impact. In addition, the City's *de minimis* criteria are also used to determine significance of impacts for $PM_{2.5}$.

$PM_{2.5}$ De Minimis Criteria

New York City uses the *de minimis* criteria to determine a project's potential to result in a significant adverse $PM_{2.5}$ impact under CEQR. The *de minimis* criteria are as follows:

- Predicted increase of more than half the difference between the background concentration and the 24-hour standard;
- Annual average $PM_{2.5}$ concentration increments which are predicted to be greater than 0.1 µg/m^3 at ground level on a neighborhood scale (i.e., the annual increase in concentration representing the average over an area of approximately 1 square kilometer, centered on the location where the maximum ground-level impact is predicted for stationary sources; or at a distance from a roadway corridor similar to the minimum distance defined for locating neighborhood scale monitoring stations); or
- Annual average $PM_{2.5}$ concentration increments which are predicted to be greater than 0.3 µg/m^3 at a discrete receptor location (elevated or ground level).

Background Concentrations

Background concentrations are ambient pollution levels associated with existing stationary, mobile, and other emission sources from the area and are not associated with the Proposed Project. The latest three years of monitoring data (2017 to 2019) from the IS 52 monitoring station at 681 Kelly Street in the Bronx were used to develop background concentrations for 1-hour and annual NO_2, and 24-hour $PM_{2.5}$. These concentrations are presented in **Table 7-2**. These concentrations were estimated using the form of the air quality standard (see the Form column of **Table 7-1** for information).

Table 7-2 Background Concentrations

Pollutant	Averaging Time	Monitoring Location	Background Concentration
Nitrogen Dioxide	1-Hour	IS 52	59 ppb
	Annual	IS 52	17.2 ppb
Particulate Matter ($PM_{2.5}$)	24-Hour	IS 52	19 µg/m^3

Source: VHB, Inc. January 2021

Methodology

Mobile Source Analysis

As per Section 210 of the CEQR TM guidance, a screening analysis of mobile source emissions of Carbon Monoxide (CO) and Particulate Matter (PM) on ambient pollutant levels in the study area is required for projects that would generate peak hour auto traffic or peak hour heavy-duty diesel vehicle traffic or its equivalent in vehicular emissions. For the project's study area, as described in Chapter 17, Sections 210 and 311 of the CEQR TM, the threshold for conducting an analysis of CO emissions corresponds to 170 project-generated vehicles at a given intersection in the peak hour. The need for conducting an analysis of PM emissions is based on road type and the number of project-generated peak hour heavy-duty diesel vehicles (or its equivalency in vehicular $PM_{2.5}$ emissions) as determined using the worksheet provided on page 17-12 of the CEQR TM.

HVAC Analysis

As described in **Part I: Project Description**, the Proposed Project would result in one new mixed-use building on Projected Development Site 1. It is assumed that the building's HVAC system would be exhausted through a boiler stack. Thus, an air quality analysis is required to assess the potential for emissions from the HVAC system to significantly impact existing buildings (project-on-existing impacts) and future developments.

CEQR Graphical Screening

As described in Section 220 and Section 322 in Chapter 17 of the CEQR TM, for single-building projects that would use fossil fuels (i.e., No. 2 fuel oil or natural gas) for HVAC systems, a preliminary stationary source screening analysis is typically warranted to evaluate the potential for impacts on existing buildings from HVAC systems emissions for the Proposed Project. The CEQR TM provides screening nomographs based on fuel type, stack height, minimum distance from the source to the nearest receptor buildings with similar or greater heights, and floor area of development resulting from the Proposed Project. There are three different curves representing three different stack heights (30 feet, 100 feet and 165 feet) on the figures, and the height closest to but not higher than the proposed stack height should be selected. Based on the development sizes, if the distances from Projected Development Site 1 to the nearest buildings of similar or greater height is less than the minimum required distance determined, there is the potential for a significant air quality impact from the project's boilers, and further analysis would be warranted using the EPA's AERMOD model.

Industrial Source Analysis

As described in Section 220 and Section 322 in Chapter 17 of the CEQR TM, an air quality assessment is required to evaluate the potential impacts of air toxics emissions from ventilation exhaust systems of manufacturing or processing facilities within a 400-foot radius of a project site when a project would result in new sensitive uses (particularly residences, schools, hospitals, or parks). If any sources are identified, a screening analysis is performed based on Table 17-3 in Chapter 17 of the CEQR TM. The screening table provides the maximum 1-hour, 8-hour, 24-hour and annual average modeled values based on a generic

emission rate of 1 gram per second of a pollutant from a 20-foot tall point source for the distances between 30 feet and 400 feet from the receptor of same height. Potential impacts predicted from the industrial source of concern based on the screen table are compared with the short-term guideline concentrations (SGCs) and annual guideline concentration (AGCs) recommended in NYSDEC's DAR-1 AGC/SGC Tables. If a proposed project fails the above screening analysis, or the screening analysis methodology is not applicable to the project, further refined analysis using EPA's AERSCREEN and/or AERMOD model is warranted to determine any potential for significant adverse impacts.

Large or Major Source Analysis

As described in Section 220 and Section 322 in Chapter 17 of the CEQR TM, an air quality assessment is required to evaluate the potential impacts of emissions from a "large" or "major" emission source within a 1,000-foot radius of a project site. "Major" sources are identified as those sources located at Title V facilities that require Prevention of Significant Deterioration permits. "Large" sources are identified as sources located at facilities that require a State Facility Permit. A detailed analysis is usually performed for such sources, if any are identified, to determine any potential for significant adverse impact.

Assessment

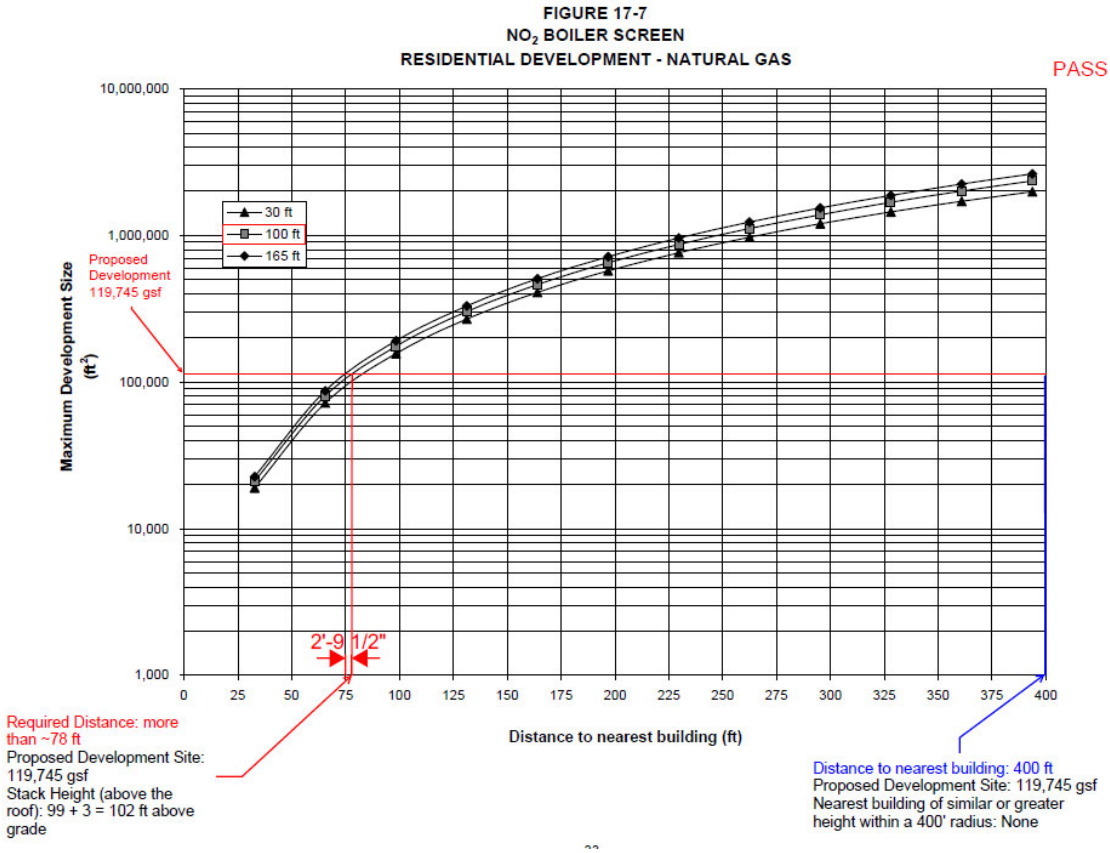
Mobile Source Analysis

The CEQR TM guidelines were used to assess mobile sources generated by Proposed Project. As indicated in **Section 6, Transportation**, the increment of project-generated vehicle trips is below the applicable transportation thresholds. Furthermore, the number of incremental vehicular trips from the Proposed Actions would be lower than the CEQR TM CO-based screening threshold of 170 vehicles per hour, and the $PM_{2.5}$-based screening threshold for heavy duty diesel trucks (or equivalent) for collector roads. Thus, a refined analysis of mobile sources at intersections is not required, and there would be no significant adverse mobile source air quality impacts.

HVAC Analysis

Projected Development Site 1 was analyzed using the CEQR screening procedure. The Proposed Project involves the development of an eight-story, mixed-use building with residential and community facility uses. The Proposed Project would contain a total of approximately 119,745 gsf, of which approximately 89,831 gsf would be residential space and approximately 23,601 gsf would be community facility space. The building would have a total height of 80 feet with a mechanical bulkhead of 19 feet (total height of 99 feet to the top of the mechanical bulkhead). The HVAC systems' exhaust stack was assumed to rise 3 feet above the mechanical bulkhead, at 102 feet. There are no buildings of similar or taller height to the proposed building within the 400-feet study area. Thus, further analysis is not required, and no significant adverse air quality impact is expected from the Proposed Project's HVAC system (see **Figure 7-1**).

Figure 7-1 Proposed Building – Natural Gas Screening



To ensure that there are no significant adverse impacts from the HVAC system and hot water equipment of the Proposed Actions, an E-Designation (E-660) related to air quality would be established as part of the approval of the Proposed Actions. The language for the E-Designation related to air quality is as follows:

Block 3522, Lots 38, 45, and 47:

Any new residential and/or commercial development on the above-referenced property must use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) system and hot water equipment and ensure the HVAC system and hot water equipment stack is located at the highest tier and at least 102 feet above the grade to avoid any potential significant adverse air quality impacts.

Industrial Source Analysis

To assess potential air quality impacts on the Proposed Project from existing industrial sources that emit toxic air contaminants, an investigation of existing land uses within a 400-foot radius of the project block was conducted to identify potential sources and determine if there are active permits associated with those sources.

Land use maps in conjunction with the NYCDEP's Clean Air Tracking System (NYCDEP CATS) were reviewed to identify surrounding land uses that could have NYCDEP-issued industrial

permits (i.e., sites classified as Industrial/Manufacturing, Transportation/Utility, or Public Facilities/Institutions). The identified uses (e.g. schools, houses of worship, day care center and an auto parts store) were not found to be associated with industrial permits and would not likely emit air toxic pollutants. Thus, further analysis is not required, and no significant air quality impacts from air toxic emissions on the Proposed Project are expected.

"Large" or "Major" Source Analysis

To assess the potential impacts of any "large" or "major" sources on the proposed development, the NYSDEC Title V and State Facility Permit website were reviewed along with aerial photos provided by Google and Bing.[1,2] Based on this review, there are no existing "large" or "major" emission sources within a 1,000-foot radius of the project block. Therefore, no significant adverse impacts from existing "large" or "major" emission sources on the Proposed Project are anticipated, and no further analysis is warranted.

Conclusion

The mobile source screening analysis indicated that the increment of project-generated vehicle trips would be below the CEQR TM CO and PM thresholds. Thus, there would be no potential for adverse air quality impacts from mobile sources at intersections.

The proposed building will be the tallest building within the 400-foot radius of Projected Development Site 1. Thus, no potential for significant adverse air quality impacts are expected from the Proposed Project's HVAC systems on surrounding uses.

No manufacturing or industrial sources were identified within a 400-foot radius of Projected Development Site 1, and thus there would be no potential for significant adverse impacts from surrounding industrial sources on the Proposed Project.

Lastly, no large or major sources were identified within a 1,000-foot radius of Projected Development Site 1, and thus there would be no potential for significant adverse impacts from large or major sources on the Proposed Project.

In summary, the Proposed Project will not result in any adverse air quality impacts.

[1] NYSDEC Title V- http://www.dec.ny.gov/dardata/boss/afs/issued_atv.html

[2] State Permit- http://www.dec.ny.gov/dardata/boss/afs/issued_asf.html

8

Noise

The goal of this section is to determine whether the Proposed Project may increase noise exposure at existing sensitive receptors and whether new receptors would be introduced into an acceptable ambient noise environment.

Introduction

The Proposed Actions would facilitate development of an eight-story mixed-use building at 1810 Randall Avenue in the Soundview neighborhood of Bronx Community Board 9. The Proposed Project would contain a new house of workship on the building's cellar and ground floors and residential dwelling units on the remaining floors. As such, the Proposed Actions would introduce new noise-sensitive receptors to the Project Site.

Per the *2020 CEQR Technical Manual*, a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Mobile sources include vehicular traffic; stationary sources include rooftop equipment such as emergency generators, cooling towers, and other mechanical equipment.

The noise assessment includes the following:

- Background on metrics used to describe noise;
- The methodology and criteria used to assess potential impacts;
- An assessment of the potential for the proposed development to significantly affect existing receptors due to the introduction of new mobile or stationary sources;

- Results from ambient sound level monitoring; and
- An evaluation of the ambient sound levels at new receptor locations.

Noise Background

Noise is defined as unwanted or excessive sound. Sound becomes unwanted when it interferes with normal activities such as sleep, work, or recreation. How people perceive sound depends on several measurable physical characteristics. These factors include:

- **Level:** Sound level is based on the amplitude of sound pressure fluctuations and is often equated to perceived loudness.
- **Frequency:** Sounds are comprised of acoustic energy distributed over a variety of frequencies. Acoustic frequencies, commonly referred to as tone or pitch, are typically measured in Hertz (Hz). Pure tones have energy concentrated in a narrow frequency range and can be more audible to humans than broadband sounds. Sound levels are most often measured on a logarithmic scale of decibels (dB). The decibel scale compresses the audible acoustic pressure levels which can vary from the threshold of hearing (0 dB) to the threshold of pain (120 dB). Because sound levels are measured in dB, the addition of two sound levels is not linear. Adding two equal sound levels results in a 3 dB increase in the overall level. Research indicates the following general relationships between sound level and human perception:
  - A 3-dB increase is a doubling of acoustic energy and is the threshold of perceptibility to the average person.
  - A 10-dB increase is a tenfold increase in acoustic energy and is perceived as a doubling in loudness to the average person.

Audible sound is comprised of acoustic energy over a range of frequencies typically from 20 to 20,000 Hz. The human ear does not perceive sound levels at each frequency as equally loud. To compensate for this phenomenon in perception, a frequency filter known as A-weighting (dBA) is used to evaluate environmental noise levels. **Table 8-1** presents a list of common outdoor and indoor sound levels.

Table 8-1 Common Indoor and Outdoor Sound Levels

Outdoor Sound Levels	Sound Pressure μPa		Sound Level dBA	Indoor Sound Levels
	6,324,555	-	110	Rock Band at 5 m
Jet Over-Flight at 300 m		-	105	
	2,000,000	-	100	Inside New York Subway Train
Gas Lawn Mower at 1 m		-	95	
	632,456	-	90	Food Blender at 1 m
Diesel Truck at 15 m		-	85	
Noisy Urban Area—Daytime	200,000	-	80	Garbage Disposal at 1 m
		-	75	Shouting at 1 m
Gas Lawn Mower at 30 m	63,246	-	70	Vacuum Cleaner at 3 m
Suburban Commercial Area		-	65	Normal Speech at 1 m
	20,000	-	60	
Quiet Urban Area—Daytime		-	55	Quiet Conversation at 1 m
	6,325	-	50	Dishwasher Next Room
Quiet Urban Area—Nighttime		-	45	
	2,000	-	40	Empty Theater or Library
Quiet Suburb—Nighttime		-	35	
	632	-	30	Quiet Bedroom at Night
Quiet Rural Area—Nighttime		-	25	Empty Concert Hall
Rustling Leaves	200	-	20	
		-	15	Broadcast and Recording Studios
	63	-	10	
		-	5	
Reference Pressure Level	20	-	0	Threshold of Hearing

μPA: MicroPascals describe pressure. The pressure level is what sound level monitors measure.
dBA: A-weighted decibels describe pressure logarithmically with respect to 20 μPa (the reference pressure level).
Source: Highway Noise Fundamentals, Federal Highway Administration, September 1980.

Because sound levels change over time, a variety of sound level metrics can be used to describe environmental noise. The following is a list of sound level descriptors that are used in the noise analysis:

- L10 is the sound level which is exceeded for 10 percent of the time during a given time period. Therefore, it represents the higher end of the range of sound levels. The unit is commonly used in the 2020 *CEQR Technical Manual* to evaluate acceptable thresholds for noise exposure for new receptors that would be introduced by a proposed development.
- Leq is the energy-average A-weighted sound level. The Leq is a single value that is equivalent in sound energy to the fluctuating levels over a period of time. Therefore, the Leq considers how loud noise events are during the period, how long they last, and how many times they occur. Leq is commonly used to describe environmental noise and relates well to human annoyance. In accordance with the 2020 *CEQR Technical Manual*,

the Leq sound level is used to assess the potential for significant increases in noise due to a proposed development at existing receptors in the study area.

› Ldn (or DNL) is the sound level that represents noise over a 24-hour period taking in to account how loud noise events are, how long they last, and whether they occur during the day or night (with a 10-decibel penalty given to noise occurring at night due to the greater sensitivity to noise).

Assessment Methodology

This noise analysis considers two receptor types when evaluating noise for a proposed development, existing and new receptor(s). Since the Proposed Project would introduce new residences and a house of worship, these are considered "new receptors."

The analysis also considers "existing receptors" which are the current noise-sensitive uses, such as residential, community facilities, and commercial properties surrounding Projected Development Site 1. The following describes the results of the noise assessment for these two types of receptors.

Noise Assessment for Existing Receptors

Noise impact at existing nearby sensitive receptors is assessed according to the relative increase between No-Action and With-Action sound levels. Noise impact is assessed according to the increase in the Leq sound level in accordance with the 2020 *CEQR Technical Manual*. Per *CEQR Technical Manual* guidance, if mobile or stationary sources associated with the Proposed Project increase Leq sound levels by 3 dB or more and absolute levels exceed 65 dBA Leq, the Proposed Project would result in a significant adverse noise impact and consideration of potential attenuation measures would be required. Additionally, if No-Action condition noise levels are 60 dBA Leq or less, a 5-dB increase would be considered a significant adverse noise impact.

Mobile Sources

As described in **Section 6, Transportation**, a Level 1 trip generation screening assessment has been conducted to determine the peak hour vehicular volumes that would be generated by the Proposed Project. The results of the Level 1 assessment indicated that the trip generation would not exceed the 50 vehicles per hour Level 1 threshold, there would not be traffic impacts, and no further analyses are necessary. Since the With-Action scenario would not generate sufficient vehicular traffic to exceed the threshold for a detailed transportation analysis, according to Table 16-1 in the 2020 *CEQR Technical Manual*, the Proposed Actions would not result in a doubling of noise passenger car equivalents (PCEs), which would be necessary to cause a 3-dBA increase in noise levels. Therefore, the Proposed Project would not result in significant adverse mobile source noise impacts, and the existing noise measurement results would be representative of the With-Action condition.

Stationary Sources

The Proposed Project is not anticipated to include any substantial stationary source noise generators, such as unenclosed cooling or ventilation equipment, loudspeaker systems, car washes, or other similar types of uses. The design and specifications for the mechanical

equipment, such as heating, ventilation, and air conditioning, are not known at this time. As the project design advances, mechanical equipment would be selected that incorporates sufficient noise reduction to comply with applicable noise regulations and standards, including the standards contained in the revised New York City Noise Control Code. This would ensure that mechanical equipment does not result in any significant increases in noise levels by themselves or cumulatively with other project noise sources.

Noise Assessment for New Receptors

With-Action noise conditions at new sensitive receptors that would be introduced by the Proposed Actions are evaluated according to absolute exterior sound level. The noise exposure guidelines for acceptable ambient conditions depend on the type of land use; for residential and community facility spaces, the goal is to maintain interior noise levels of 45 dBA or lower. With-Action exterior sound levels are evaluated to determine if receptors would be in an acceptable ambient sound level environment. It is generally assumed that without specific information on a building's window and wall construction, the outdoor-to-indoor noise reduction of the building is 25 decibels. Therefore, exterior ambient sound levels exceeding 70 dBA at residential receptors (which would equate to an interior noise level of 45 dBA) are considered to be Marginally Unacceptable and the need to provide window/wall sound attenuation that is sufficient to reduce interior sound levels to acceptable levels must be considered.

Since the Proposed Project would introduce residential and community facility uses to Projected Development Site 1, the highest of the L_{eq} and L_{10} sound levels is used to evaluate whether the Proposed Project would introduce new receptors into an acceptable noise environment. The analysis presents the results of ambient noise monitoring that was conducted at Projected Development Site 1 and the assessment of whether new receptors would be in a high ambient noise environment.

Noise Exposure Guidelines

The 2020 *CEQR Technical Manual* provides noise exposure guidelines for assessing ambient noise conditions at new residential and community facility receptors, as shown in **Table 8-2**.

Table 8-2 Noise Exposure guidelines for Use in City Environmental Impact Review

Receptor Type	Time Period	Acceptable External Exposure	Marginally Acceptable External Exposure	Marginally Unacceptable External Exposure	Clearly Unacceptable External Exposure
Community Facility	All Times	$L_{10} \leq 65$ dBA	65 < L10 ≤ 70 dBA	70 < L10 ≤ 80 dBA	L10 > 80 dBA
Residence	7 AM to 10 PM				
Residence	10 PM to 7 AM	$L_{10} \leq 55$ dBA	55 < L10 ≤ 70 dBA	70 < L10 ≤ 80 dBA	L10 > 80 dBA

Source: Table 19-2, 2020 *CEQR Technical Manual*.

Existing Sound Levels

Noise monitoring was conducted at two sites on Wednesday, November 18, 2020 in accordance with the *CEQR Technical Manual* as shown in **Figure 8-1**. Noise monitors were placed with a minimum of four feet between the microphone and nearby reflecting surfaces. With roadway activity dominating the overall noise environment, 20-minute noise measurements were conducted during morning peak periods (8 to 9 AM), midday period (12 to 1 PM) and evening peak period (5 to 6 PM). Measurements were conducted using a Type I sound level meter at ground level.

Figure 8-1 Noise Monitoring Locations

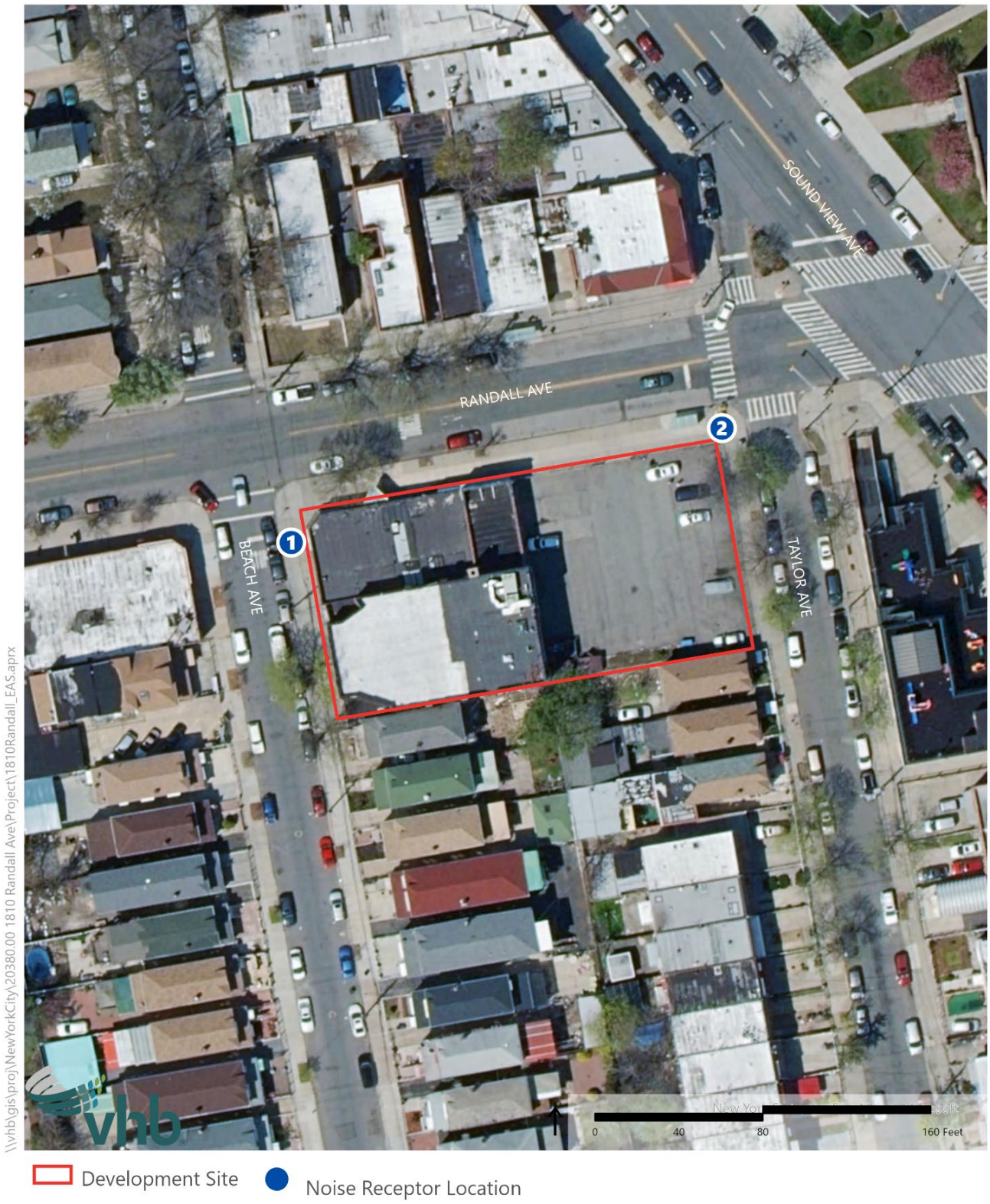


Table 8-3 summarizes the measurement results. The measured L_{eq} levels ranged from 61.3 dBA to 66.5 dBA and the L_{10} levels ranged between 64.7 and 69.8 dBA.

Table 8-3 Ambient Sound Level Measurements

Site	Monitoring Location	Period	Duration	L_{eq}	L_{min}	L_{max}	L_1	L_{10}	L_{50}	L_{90}
1	Randall Avenue and Beach Avenue	Morning	20 min	**61.3**	52.0	75.6	71.7	**64.7**	59.0	55.8
		Midday	20 min	**64.2**	49.1	83.2	75.8	**68.8**	60.7	54.2
		Evening	20 min	**65.0**	47.0	86.0	77.1	**69.8**	60.4	50.9
2	Randall Avenue and Taylor Avenue	Morning	20 min	**63.9**	51.4	81.2	74.6	**67.9**	60.7	55.8
		Midday	20 min	**62.5**	49.6	80.2	74.4	**65.6**	59.5	54.2
		Evening	20 min	**66.5**	49.7	90.2	78.6	**67.7**	59.8	53.7

Source: Measurements conducted by VHB on November 18, 2020.

Acceptability Assessment

The 2020 *CEQR Technical Manual* provides noise exposure guidelines for assessing ambient sound levels, as shown in **Table 8-2**. Based on these noise exposure guidelines, noise impact has been assessed to determine the level of acceptability for new sensitive receptors at Projected Development Site 1. **Table 8-4** summarizes the greatest of the measured L_{eq} and L_{10} sound levels at each location. **Table 8-4** indicates whether the With-Action sound levels are considered to be acceptable according to the 2020 *CEQR Technical Manual*.

Table 8-4 With-Action Sound Level Acceptability

Site	Monitoring Location	Period	Highest of Leq and L10 Sound Level (dBA)	Acceptability
1	Randall Avenue and Beach Avenue	Morning	**64.7**	Acceptable
		Midday	**68.8**	Marginally Acceptable
		Evening	**69.8**	Marginally Acceptable
2	Randall Avenue and Taylor Avenue	Morning	**67.9**	Marginally Acceptable
		Midday	**65.6**	Marginally Acceptable
		Evening	**67.7**	Marginally Acceptable

Source: VHB, 2021

According to the noise exposure guidelines in the *CEQR Technical Manual*, With-Action L_{10} sound levels are Acceptable or Marginally Acceptable at both locations and all facades of Projected Development Site 1. Based on the finding of Acceptable or Marginally Acceptable sound levels, it is not necessary to specify minimum outdoor-to-indoor sound attenuation of the window/wall at Projected Development Site 1.

HUD Noise Assessment

For projects that receive certain funding from the United States Housing and Urban Development (HUD) such as Community Development Block Grants, it is necessary to assess whether residential developments would be introduced into an acceptable noise environment. HUD's policy is to provide minimum national standards to protect citizens

against excessive noise in the communities and places of residences, to encourage noise-compatible land use planning in relation to airports, highways, railroads, and other sources of high ambient noise, and to encourage the control of noise at its source in cooperation with other Federal departments and agencies.

HUD's noise standard (24 CFR Part 51.103) is based on exterior day night average sound levels (DNL). The HUD noise assessment assesses the DNL including noise from airports within 15 miles, railroads within 3,000 feet, and major roadways within 1,000 feet. Major roadways are defined as those with 10,000 Average Annual Daily Traffic (AADT) or greater.

Sites where environmental or community exterior noise exposure exceeds 65 dBA (DNL) are considered noise impacted areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51. The HUD interior noise goal is 45 dBA (DNL). HUD assumes that typical building construction methods will achieve a minimum of 20 dBA outdoor-to-indoor sound attenuation with windows closed, so that an interior sound level of 45 dBA (DNL) would be achieved when the exterior sound level is 65 dBA (DNL) or lower.

Noise levels below 65 dBA (DNL) are considered "Acceptable" according to HUD Noise Standard and there is no need for measures to reduce noise such as berms, barriers, or improving building outdoor-to-indoor sound attenuation.

Noise levels that exceed 65 dBA (DNL) but do not exceed 75 dBA (DNL are considered "Normally Unacceptable" noise conditions. HUD requires that a minimum of 5 dB of additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dBA but does not exceed 70 dBA, or a minimum of 10 dB of additional sound attenuation if the DNL is greater than 70 dBA but does not exceed 75 dBA.

Noise levels that are above 75 dBA (DNL) are "Unacceptable" noise conditions according to the HUD Noise Standard. For new construction, noise attenuation measures in these locations require the approval of the Assistant Secretary for Community Planning and Development (for projects reviewed under Part 50) or the Responsible Entity's Certifying Officer (for projects reviewed under Part 58). In "Unacceptable" noise zones, HUD strongly encourages conversion of noise-exposed sites to land uses compatible with the high noise levels.

The Proposed Project is located approximately 2.2 miles from LaGuardia International Airport. The most recent publicly available noise exposure maps indicate that Projected Development Site 1 is outside the 65 DNL contour. The 65 DNL contour extends to Clason Point in the Bronx but does not extend to Projected Development Site 1 in Soundview.

There are no train lines within 1,500 feet of Projected Development Site 1 or any major roadways with 10,000 AADT or greater. Sound View Avenue is approximately 110 feet from Projected Development Site 1. However, according to the New York State Traffic Data Viewer, the most recent traffic counts for Soundview Avenue in 2019 have an estimated AADT of 9,742 vehicles.

Therefore, there are no major sources of transportation noise near the Proposed Project and noise levels are considered Acceptable according to the HUD Noise Standard and there is no need for noise mitigation.

Conclusion

A noise assessment was conducted to determine whether the Proposed Project would significantly increase sound levels from mobile and stationary sources at existing noise receptors adjacent to Projected Development Site 1, and if new noise receptors that would be introduced by the Proposed Project would be in an acceptable ambient sound level environment. The analysis indicated that the Proposed Actions would not result in significant adverse noise impact due to stationary or mobile sources. The results of the analysis showed that the Proposed Project would be introduced into an Acceptable or Marginally Acceptable noise environment according to CEQR and HUD noise standards. Therefore, there is no need for attenuation measures, and it is not necessary to specify a minimum outdoor-to-indoor sound attenuation of the window/wall.

Appendix A: LPC Correspondence

Landmarks Preservation Commission

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

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-X
Project: 1810_RANDALL
Date Received: 1/5/2021

Properties with no Architectural or Archaeological significance:

1) 1800 RANDALL AVENUE, BBL: 2035220038
2) RANDALL AVENUE, BBL: 2035220045
3) RANDALL AVENUE, BBL: 2035220047

Gina Santucci 1/8/2021

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 35362_FSO_DNP_01082021.docx

Appendix B: DEP Correspondence

Environmental Protection

Vincent Sapienza, P.E.
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4422
alicata@dep.nyc.gov

August 27, 2021

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

Re: 1810 Randall Avenue
Block 3522, Lots 38, 45, and 47
CEQR # 22DCP037X

Dear Ms. Barron:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the July 2021 Environmental Assessment Statement and the November 2020 Phase I Environmental Site Assessment (Phase I) prepared by VHB on behalf of Second Pentecostal Church of God La Hermosa (applicant) for the above referenced project. It is our understanding that the applicant is seeking the approval for three discretionary actions (Proposed Actions) from the New York City Department of City Planning (DCP) to facilitate redevelopment of Block 3522, Lots 38, 45, and 47 (Projected Development Site 1) in the Soundview neighborhood of Bronx Community District 9. The Proposed Actions include a zoning map amendment to rezone Projected Development Site 1 from R4/C1-2 and R5/C1-2 to R6-1/C1-2; a zoning text amendment to establish a new R6-1 zoning district; and a zoning text amendment to map Projected Development Site 1 as a Mandatory Inclusionary Housing area. Projected Development Site 1 is located on the block bounded by Randall Avenue to the north, Taylor Avenue to the east, Beach Avenue to the west, and Lacombe Avenue to the south. Approval of the Proposed Actions would facilitate construction of an eight-story and cellar mixed-use building containing a new house of worship on the building's cellar and ground floors and a total of 167 dwelling units on the remaining floors.

The November 2020 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including a church, a parking lot, a movie theatre, a dry cleaning facility, mixed-use developments, commercial storefronts, residential buildings, a day care, a dentist, a pharmacy, a medical center, etc. Regulatory databases identified 10 spills, 2 historical auto sites, and 2 historical cleaner sites within 1/8 mile; 5 underground storage tank sites, 5 aboveground storage tank sites, and 2 dry cleaners within 1/4 mile; 24 leaking storage tank sites within 1/2 mile; and 2 manufactured gas plant sites within 1 mile of the subject property.

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

- DCP should inform the applicant that based on the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment is necessary to adequately identify/characterize the surface and subsurface soils, groundwater and soil vapor of the subject property, and to inform and disclose the measures necessary to avoid impacts from hazardous materials. A Phase II Investigation Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be developed in accordance with the *City Environmental Quality Review Technical Manual* and submitted for DEP review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semivolatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigation Health and Safety Plan (HASP) should also be submitted for DEP review and approval.

- DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted for DEP review and approval prior to the start of any fieldwork.

Future correspondence and submittals related to this project should include the following CEQR # **22DCP037X**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,

Wei Yu

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estesen
R. Lucas
M. Wimbish
O. Abinader - DCP

From:	Yu, Wei
To:	Stacey Barron (DCP)
Cc:	Weissbard, Ron; Estesen, Terrell; Wimbish, Mitchell; Stephanie Shellooe (DCP)
Subject:	1810 Randall Avenue Rezoning, CEQR # 22DCP037X, Request # 22DCP037X-14-28012022130150
Date:	Wednesday, February 2, 2022 2:55:46 PM

Stacey,

DEP has reviewed the 1/28/2022 revised hazardous materials section of the EAS for the 1810 Randall Avenue Rezoning project and we have no further comments. Please let me know if you have any questions. I will mark the review request complete; please acknowledge and mark the review closed. Thank you.

Wei Yu | Deputy Director | NYC Environmental Protection
Bureau of Sustainability | Hazardous Materials
(O) 718 595-4358 | wyu@dep.nyc.gov