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	

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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.

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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.*