REVISED ENVIRONMENTAL ASSESSSMENT STATEMENT[1]
1776 EASTCHESTER ROAD
BRONX, NY

Lead Agency:
New York City Department of City Planning (DCP)
120 Broadway – 31st Floor
New York, NY 10271

CEQR No. **17DCP165X**
October 13, 2017

[1] This revised EAS supersedes the original EAS, dated June 2, 2017, to reflect revisions made to the NYC Waterfront Revitalization Program assessment and analysis.

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* 1776 Eastchester Road

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
17DCP165X	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
170445ZMX, 170446ZRX, 170447ZSX	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			1776 Eastchester Realty LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			John Strauss for Hiram A. Rothkrug, EPDSCO		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 55 Water Mill Road		
CITY New York	STATE NY	ZIP 10007	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@epdsco.com	

5. *Project Description*

The Applicant, 1776 Eastchester Realty LLC, proposes a zoning map amendment to the New York City Zoning Resolution (ZR), Section 4a, to rezone portions of an M1-1 district to C4-2, C4-2A, and R5 districts, affecting a portion of a block located in the Morris Park neighborhood of the Bronx, Community District 11 (Block 4226, Lots 1 (part), 5 (part), 6, 7, 10, 11, 15, 7502 (formerly 16), 30 (part), 35 (part), 506, 507, 508, 509, 510, and 511, the "Rezoning Area"). The Applicant also seeks a zoning text amendment to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to allow in C4-2 Districts without a letter suffix, in Community District 11 in the Bronx, non-profit hospital staff dwelling buildings (rather than the zoning lot on which such buildings are sited) to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities. With the proposed map and text amendments, the Applicant seeks a Special Permit pursuant to ZR Section 74-70, to develop a 150,000 gsf/zsf non-profit hospital staff residence facility (Community Facility, Use Group 3) with 182 dwelling units on their site (Block 4226, Lot 7502, the "Project Site"), at a distance of approximately 475 feet from the existing Montefiore Hospital. The proposed 7-story community facility would be an addition to the existing 181,544 gsf/59,589 zsf, 5-story garage (Building G) building on the site, and the total size of the building including the below grade floors would be 331,544 gsf/209,589 zsf. Adhering to the Mayor's Mandatory Inclusionary Housing program, the Applicant also proposes a Zoning Text Amendment to amend Appendix F: Inclusionary Housing Designated Areas to establish a Mandatory Inclusionary Housing (MIH) Area contiguous with the portion of the Rezoning Area that would be zoned C4-2 or C4-2A, with Options 1 and 2. The Rezoning Area is bounded by Bronx State Hospital Drive to the east, Bassett Avenue to the west, Eastchester Road and Waters Place to the south, and the termination of Morris Park Avenue to the north. See attached Project Description.

Project Location

BOROUGH Bronx	COMMUNITY DISTRICT(S) 11	STREET ADDRESS 1776 Eastchester Road
TAX BLOCK(S) AND LOT(S) Block 4226, Lots 1 (part), 5 (part), 6, 7, 10, 11, 15, 7502 (formerly 16), 30 (part), 35 (part), 506, 507, 508, 509, 510, and 511		ZIP CODE 10461
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Portion of block bounded by Bronx State Hospital Drive, Basset Avenue, Eastchester Road/Waters Place, and Morris Park Avenue.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1		ZONING SECTIONAL MAP NUMBER 4a, 4b

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 74-70

***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:
☐ 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: Dept. of Buildings building permit

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

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.): 1,140,712 (Rezoning Area); 349,508 (Proposed Development Site)
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 1,140,712 (Rezoning Area); 349,508 (Proposed Development Site)
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): 150,000
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 331,544 (150,000 gsf addition to existing 181,544 gsf building)
HEIGHT OF EACH BUILDING (ft.): 122'-11"
NUMBER OF STORIES OF EACH BUILDING: 12

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: 349,508
The total square feet not owned or controlled by the applicant: 574,230??

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: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 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.)	0	0	150,000	0
Type (*e.g.,* retail, office, school)	0 units	0	182 non-profit hospital dwelling units	0

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 287 NUMBER OF ADDITIONAL WORKERS: 7

Provide a brief explanation of how these numbers were determined: Residents: assumes 1 occupant per studio apt (77 studios) + 2 occupants per 1 bedroom unit (105 one bedrooms); Workers: assumes .04 workers per dwelling unit (182 units)

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): 2023 (All Projected Development Sites)

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18 (Applicant Site)

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: community facility; transportation/utility

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.		
(e) Is the project a large, publicly sponsored project?	☐	☒
o 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?	☒	☐
o If "yes," complete the Consistency Assessment Form. See attached report.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	☒	☐
o Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
o Directly displace more than 500 residents?	☐	☒
o Directly displace more than 100 employees?	☐	☒
o Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o 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		
o **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)	☐	☒
o **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)	☐	☒
o **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)	☒	☐
o **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?	☐	☒
o 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?	☐	☒
o 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 attached report.		
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?	☐	☒
o 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?	☐	☒
o 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?	☐	☒
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☒
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 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?	☐	☒

	YES	NO
(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): 7,462		
o 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): 19,005,000		
(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:		
o 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.*	☐	☐
o 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?	☐	☐
o 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?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See attached report.	☐	☒
(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?	☐	☒
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;	☐	☒

	YES	NO
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. Although the Land Use, Zoning, and Public Policy technical area of the EAS provides a detailed analysis, a neighborhood character assessment is not warranted as the project does not have the potential to result in any significant adverse Land Use, Zoning, or Public Policy impacts. The rezoning area and the surrounding 400-foot radius project study area consist of a mixture of commercial retail, hotel, and office uses; community facilities including hospitals, ambulatory care facilities, medical offices, a school, and day care facilities; an MTA NYC Transit train yard; factory and warehouse uses; parking lots and structured parking; one- and two-family residences; and vacant parcels. As such, the proposed rezoning area and the project study area do not have a unified neighborhood character. The introduction of the proposed non-profit hospital staff dwelling units as well as the residential developments anticipated on the projected and potential development sites would fit in well with the eclectic mix of uses in both the rezoning area and the surrounding project study area. The projected and potential developments could alter existing development patterns in the future, especially of the underutilized parking lots and vacant parcels, by encouraging the development of new residential uses. However, this would be in compliance with City policies to encourage the development of new housing, especially affordable housing, in underutilized areas of the City.

The rezoning and project study areas are currently zoned M1-1, R4, R4A, and R6. The Proposed Actions would replace the M1-1 zoning of the affected area with a mixture of C4-2A, C4-2, and R5 districts. The change in zoning would be appropriate for this area as the proposed C4-2 and C4-2A zoning districts have a residential district equivalent of the R6 and R6A districts, respectively, and the area is bordered by R4, R5, and R6 zoning districts located a short distance to the east and west. The current M1-1 zoning is not appropriate for the project area given the overwhelmingly non-manufacturing character of its development pattern.

The EAS analyses determined that the Proposed Actions would not result in any significant adverse impacts related to socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, or transportation. In order to avoid a significant adverse impact related to noise, E designations will be placed on Block 4226, Lots 15, 507, 508/509, and 510/511 .

19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☐	☒
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
o 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?	☐	☒

	YES	NO

(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.

See attached report.

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
Brian Kintish, for EPDSCO	June 2, 2017

SIGNATURE Brian Kintish

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.

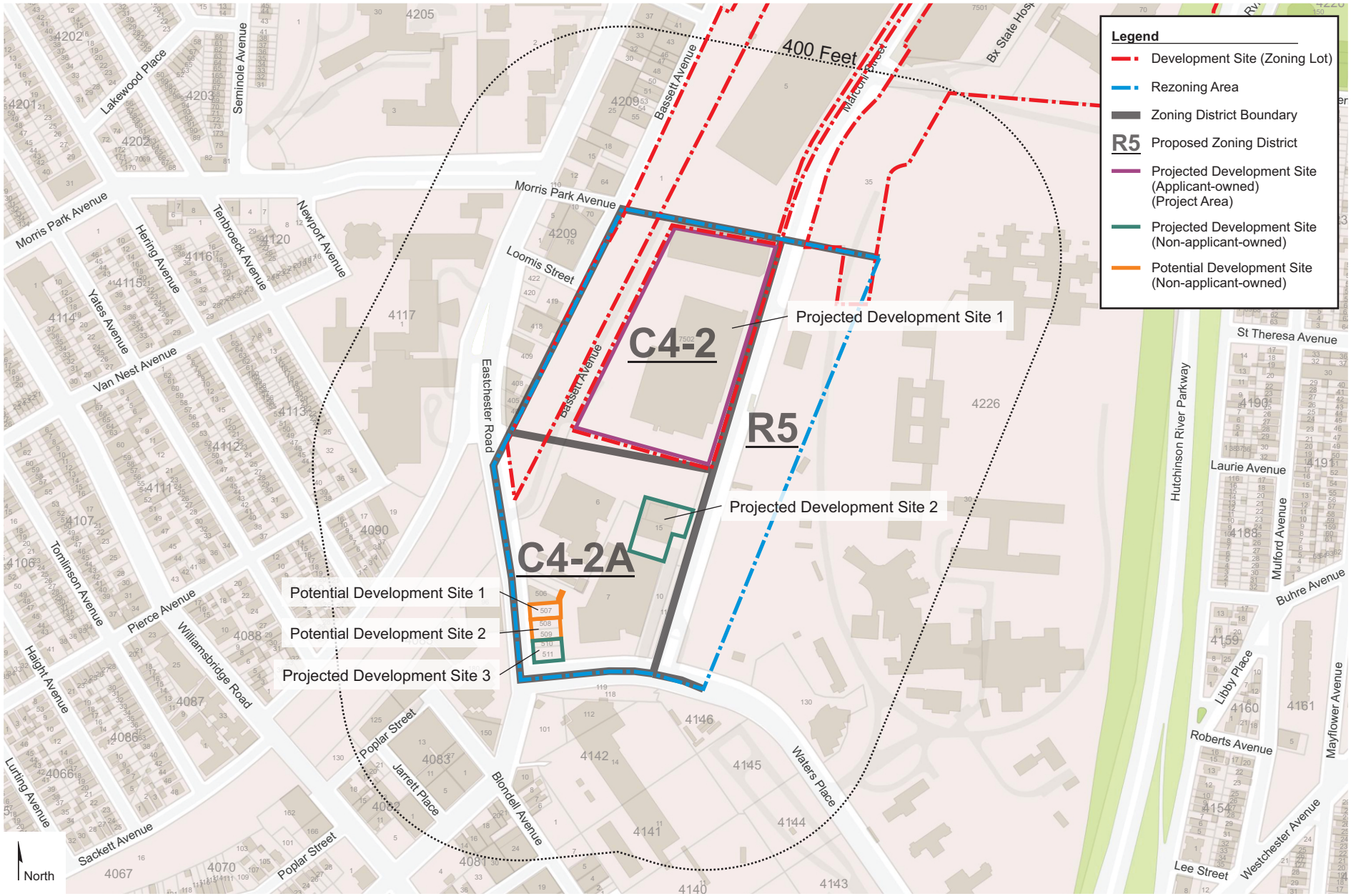
☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the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

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

TITLE	LEAD AGENCY
Deputy Director, Envionmental Assessment & Review Division	New York City Department of City Planning
NAME	**DATE**
Olga Abinader	June 2, 2017

SIGNATURE

Olga Abinader


Legend
Development Site (Zoning Lot)
Rezoning Area
Zoning District Boundary
R5 Proposed Zoning District
Projected Development Site (Applicant-owned) (Project Area)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
400 Feet
C4-2
R5
C4-2A
Projected Development Site 1
Projected Development Site 2
Potential Development Site 1
Potential Development Site 2
Projected Development Site 3
Eastchester Road
Bassett Avenue
Morris Park Avenue
Loomis Street
Marconi Street
Seminole Avenue
Lakewood Place
Newport Avenue
Tenbroeck Avenue
Hering Avenue
Yates Avenue
Van Nest Avenue
Tomlinson Avenue
Pierce Avenue
Haight Avenue
Williamsbridge Road
Lurting Avenue
Sackett Avenue
Poplar Street
Jarrett Place
Blondell Avenue
Waters Place
Hutchinson River Parkway
St Theresa Avenue
Laurie Avenue
Mulford Avenue
Buhre Avenue
Libby Place
Roberts Avenue
Mayflower Avenue
Westchester Avenue
Lee Street
Bx State Hosp
North

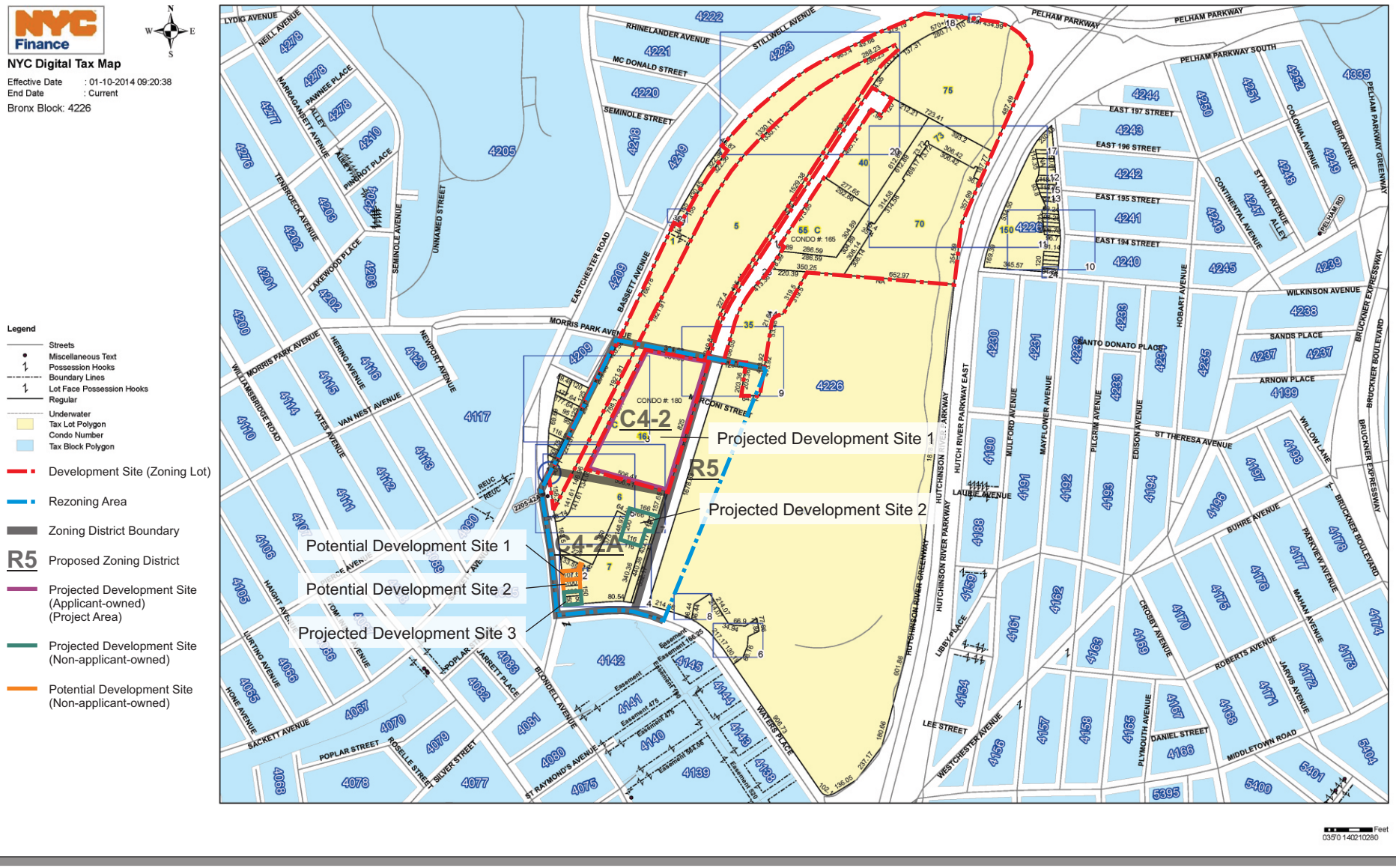
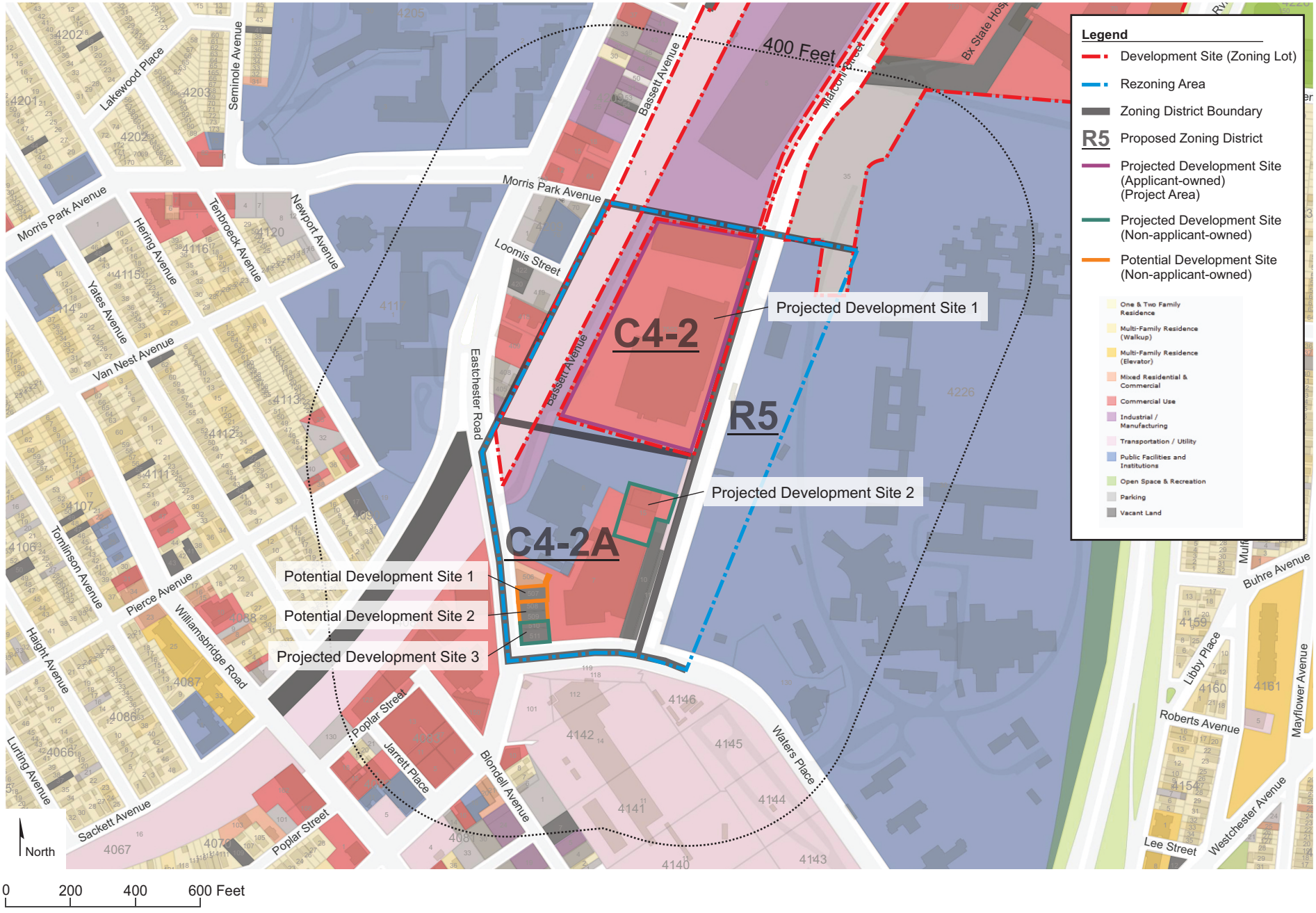
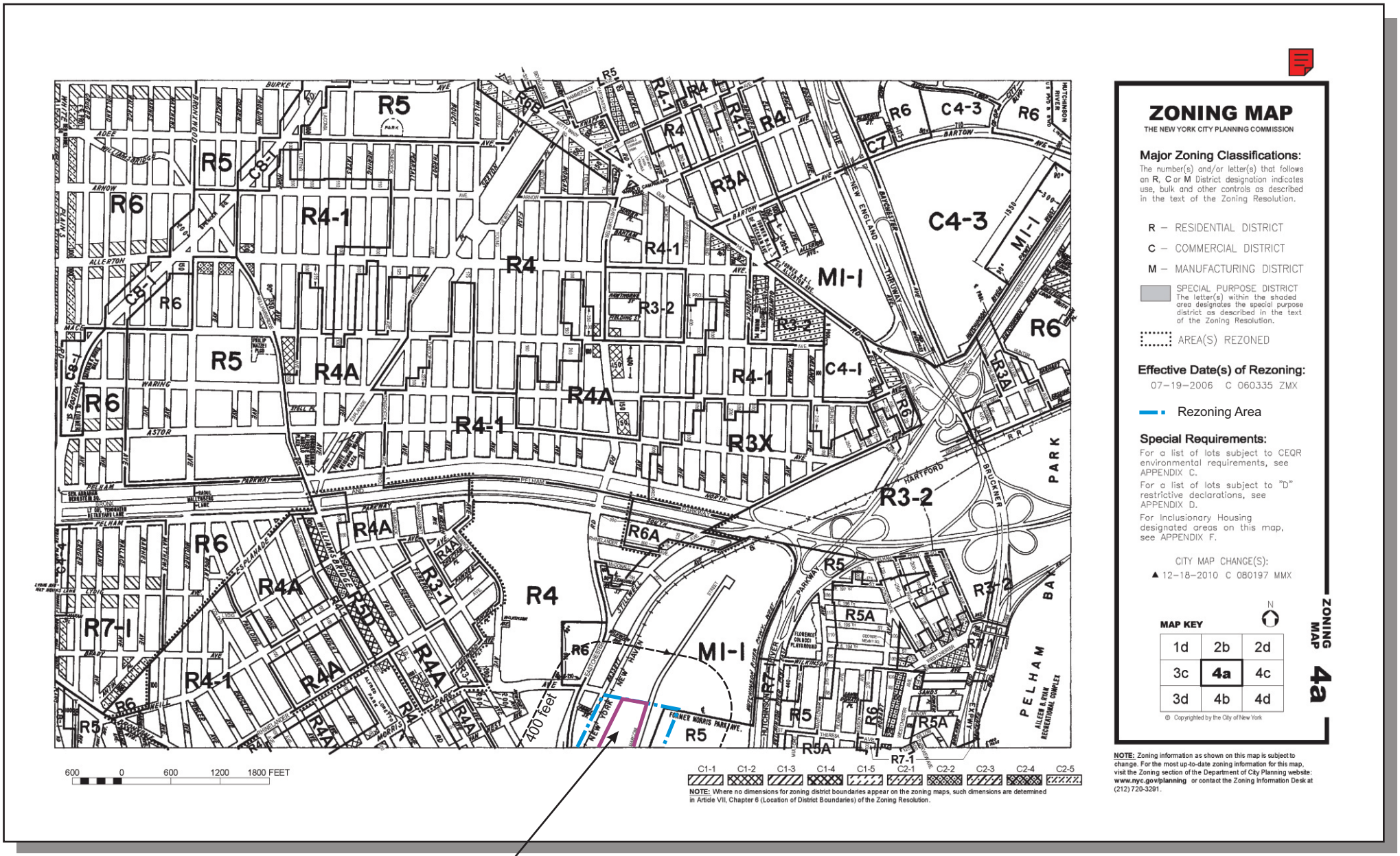
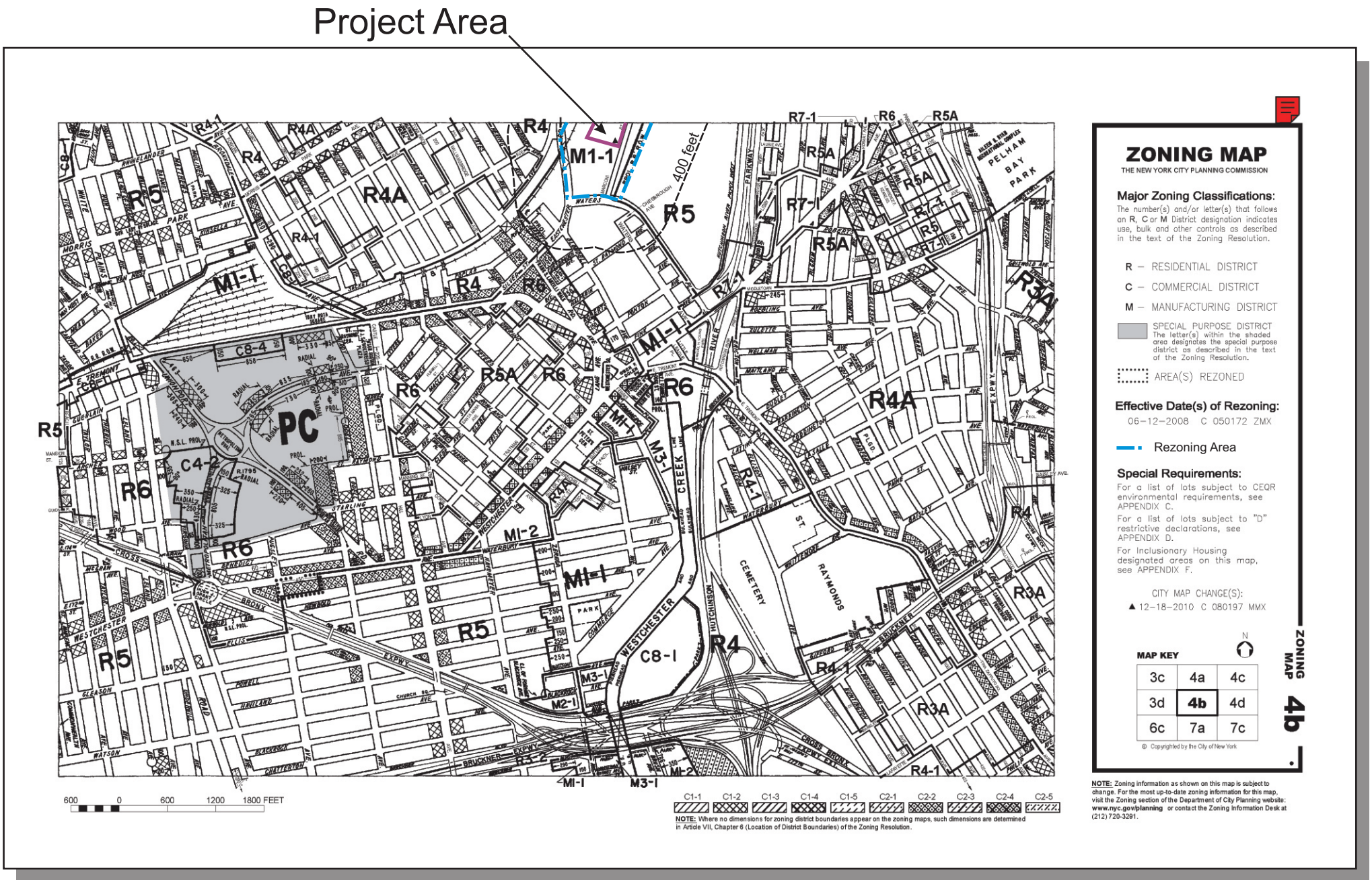

NYC Finance
NYC Digital Tax Map
Effective Date : 01-10-2014 09:20:38
End Date : Current
Bronx Block: 4226
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Development Site (Zoning Lot)
Rezoning Area
Zoning District Boundary
R5 Proposed Zoning District
Projected Development Site (Applicant-owned) (Project Area)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
C4-2
R5
C4-2A
Projected Development Site 1
Projected Development Site 2
Potential Development Site 1
Potential Development Site 2
Projected Development Site 3
EASTCHESTER ROAD
MORRIS PARK AVENUE
PELHAM PARKWAY
HUTCHINSON RIVER PARKWAY
HUTCHINSON RIVER PARKWAY EAST
BRUCKNER EXPRESSWAY
BRUCKNER BOULEVARD
Feet
0 350 140 210 280

Figure 3 - Land Use Map




ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION
Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.
R – RESIDENTIAL DISTRICT
C – COMMERCIAL DISTRICT
M – MANUFACTURING DISTRICT
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
AREA(S) REZONED
Effective Date(s) of Rezoning:
07–19–2006 C 060335 ZMX
Rezoning Area
Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.
CITY MAP CHANGE(S):
▲ 12–18–2010 C 080197 MMX
MAP KEY
1d 2b 2d
3c 4a 4c
3d 4b 4d
© Copyrighted by the City of New York
ZONING MAP 4a
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.
600 0 600 1200 1800 FEET
400 Feet
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.
Project Area


Project Area
400 feet
M1-1
R5
R4
R4A
R4-1
R5A
R6
R7-1
R3A
R3-2
MI-1
MI-2
M3-1
M2-1
C8-4
C4-2
C8-1
PC
R6
R5
R4
R4A
R4-1
R5A
R7-1
R3A
R3-2
MI-1
MI-2
M3-1
M2-1
C8-1
C4-2
C8-4
PC
CREEK
CEMETERY
RAYMONDS
WESTCHESTER
BRUCKNER
EXPWY
CROSS BRONX EXPWY
PELHAM BAY PARK
600 0 600 1200 1800 FEET
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.
ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION
Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.
R – RESIDENTIAL DISTRICT
C – COMMERCIAL DISTRICT
M – MANUFACTURING DISTRICT
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
AREA(S) REZONED
Effective Date(s) of Rezoning:
06–12–2008 C 050172 ZMX
Rezoning Area
Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.
CITY MAP CHANGE(S):
▲ 12–18–2010 C 080197 MMX
N
MAP KEY
3c 4a 4c
3d 4b 4d
6c 7a 7c
© Copyrighted by the City of New York
ZONING MAP 4b
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.


Legend
Rezoning Area
Zoning District Boundary
R5
Proposed Zoning District
Projected Development Site (Applicant-owned) (Project Area)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
400 Feet
C4-2
R5
C4-2A
Projected Development Site 1
Projected Development Site 2
Potential Development Site 1
Potential Development Site 2
Projected Development Site 3
North
MORRIS PARK AV
EASTCHESTER RD
BASSETT AV
LOOMIS ST
MARCONI ST
BX STATE HOSPITAL EN
WATERS PL
PIERCE AV
SACKETT AV
LAURIE AV
BUHRE AV
ROBERTS AV
HUTCHINSON RIVER
MULFORD AV
Hutchinson River Parkway



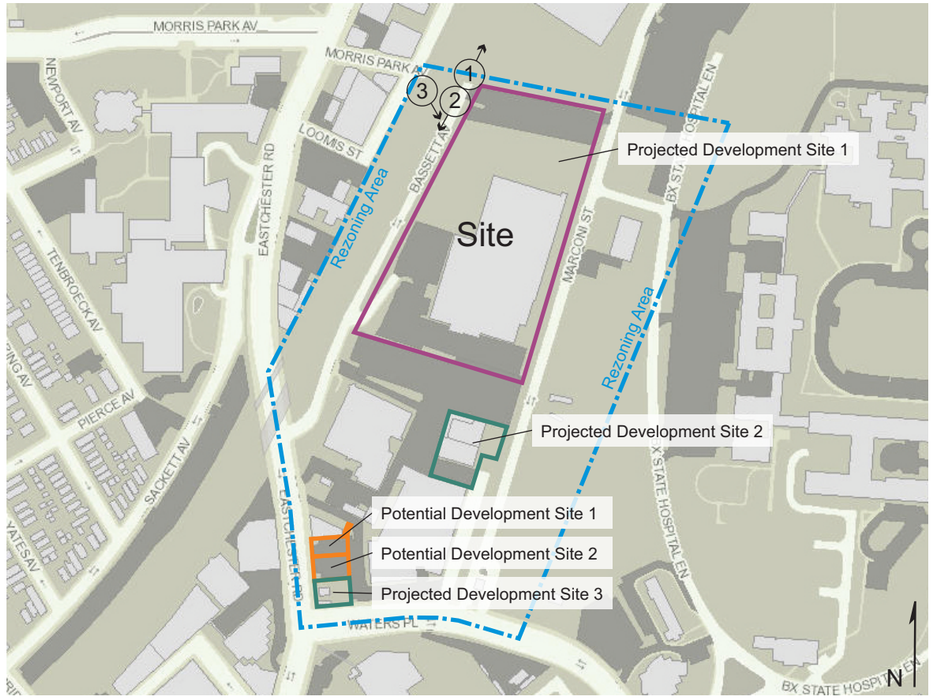
1. View of Bassett Avenue facing northeast from the Site.



2. View of Bassett Avenue facing southwest (Site at left).



3. View of the Site facing southeast from Bassett Avenue.





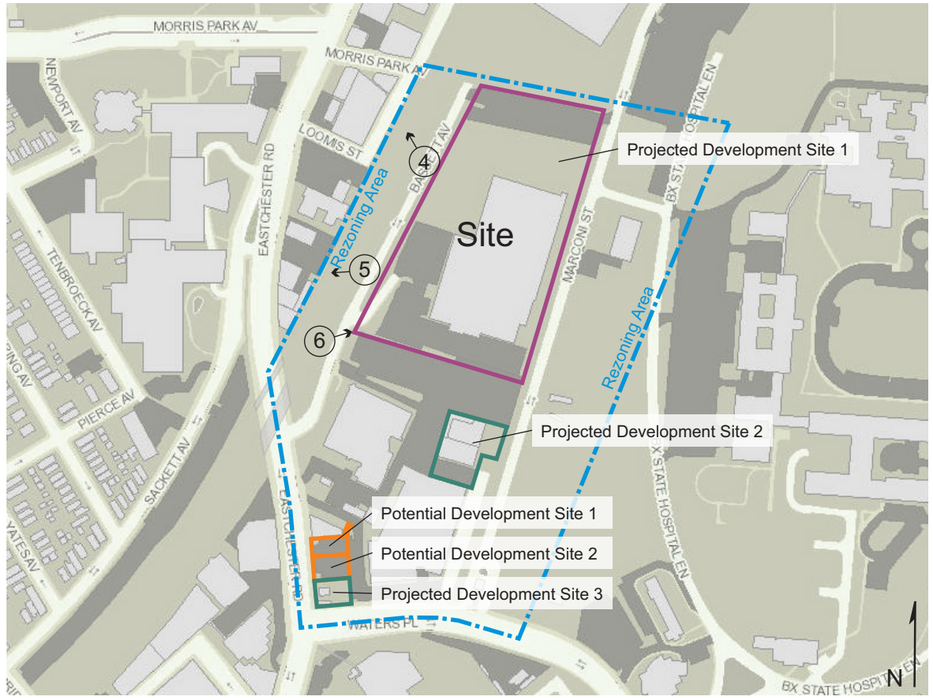
4. View of the side of Bassett Avenue facing northwest from the Site.



5. View of the side of Bassett Avenue facing southwest from the Site.



6. View of the Site facing northeast from Bassett Avenue.





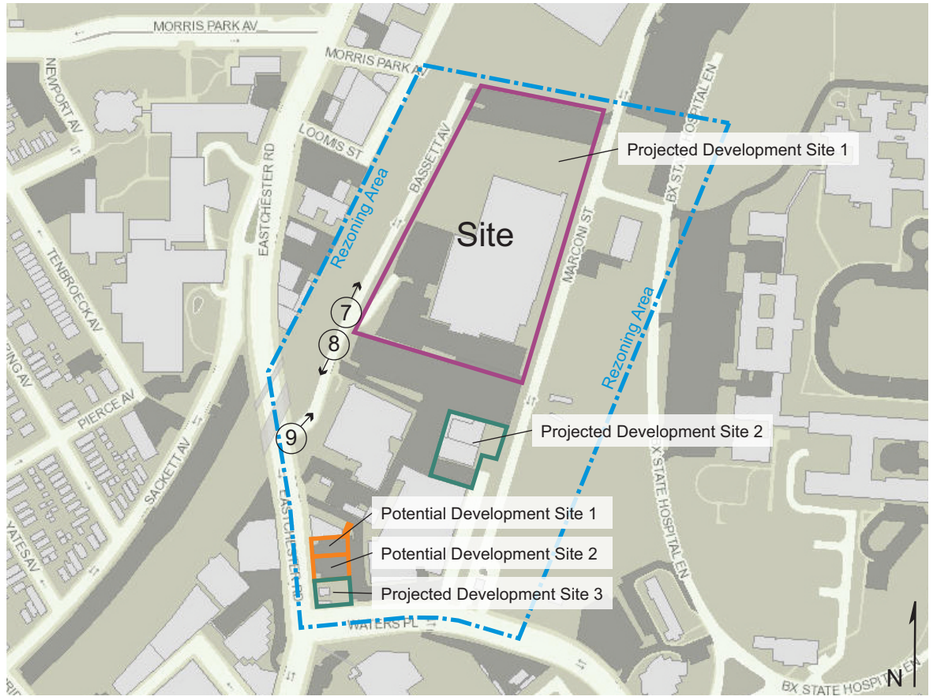
7. View of Bassett Avenue facing north (Site at right).



8. View of Bassett Avenue facing south from the Site.



9. View of Bassett Avenue facing northeast (Site ahead at center).





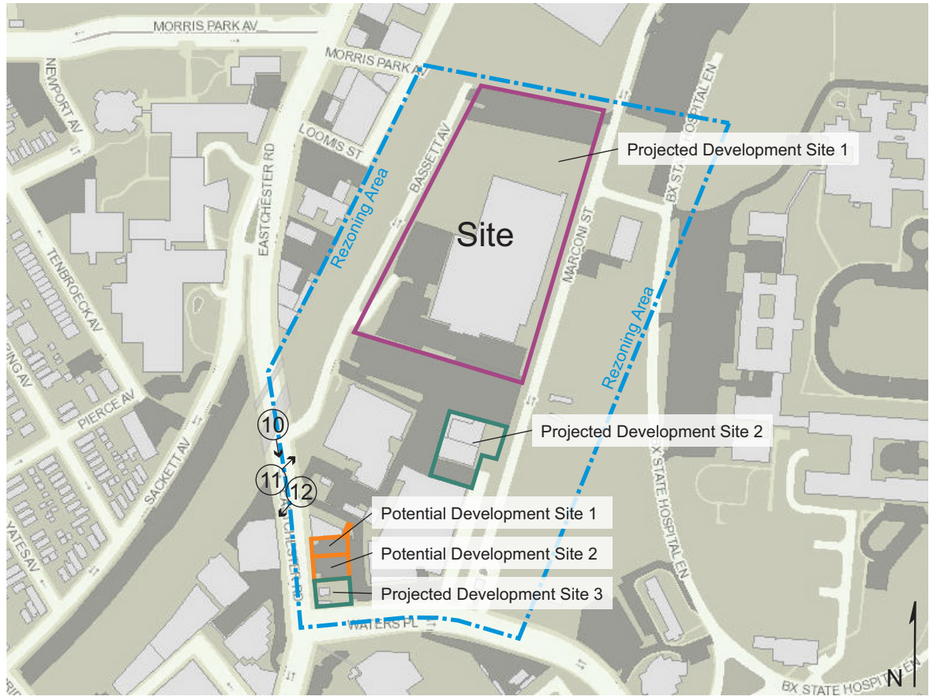
10. View of Eastchester Road facing south from Bassett Avenue.



11. View of the side of Eastchester Road facing northeast between Bassett Avenue and Waters Place.



12. View of the side of Eastchester Road facing southwest between Bassett Avenue and Waters Place.





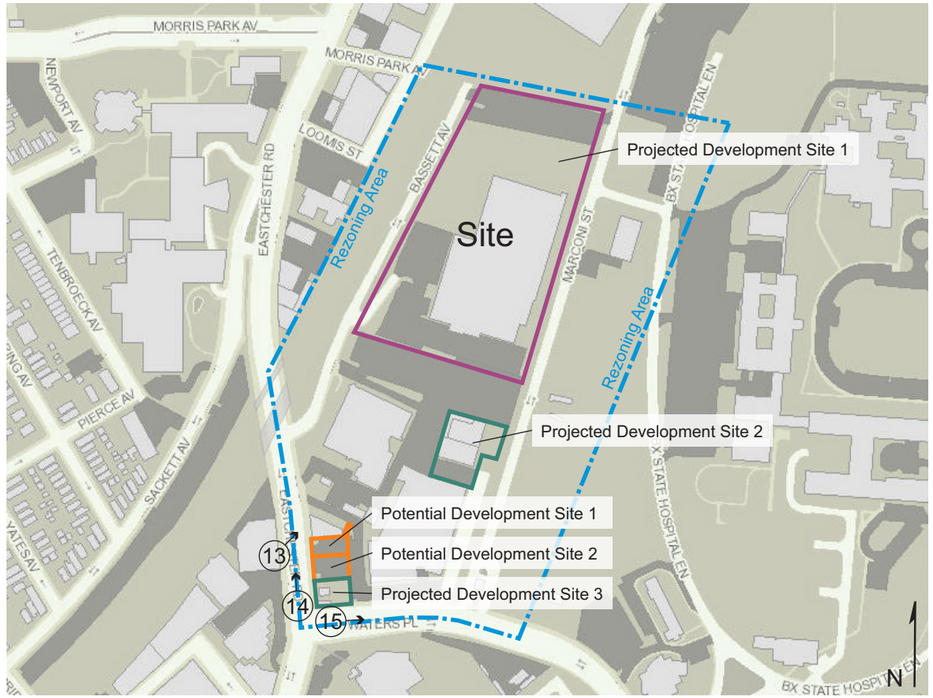
13. View of the side of Eastchester Road facing northeast between Bassett Avenue and Waters Place.



15. View of Waters Place facing east from Eastchester Road.



14. View of Eastchester Road facing north from Waters Place.





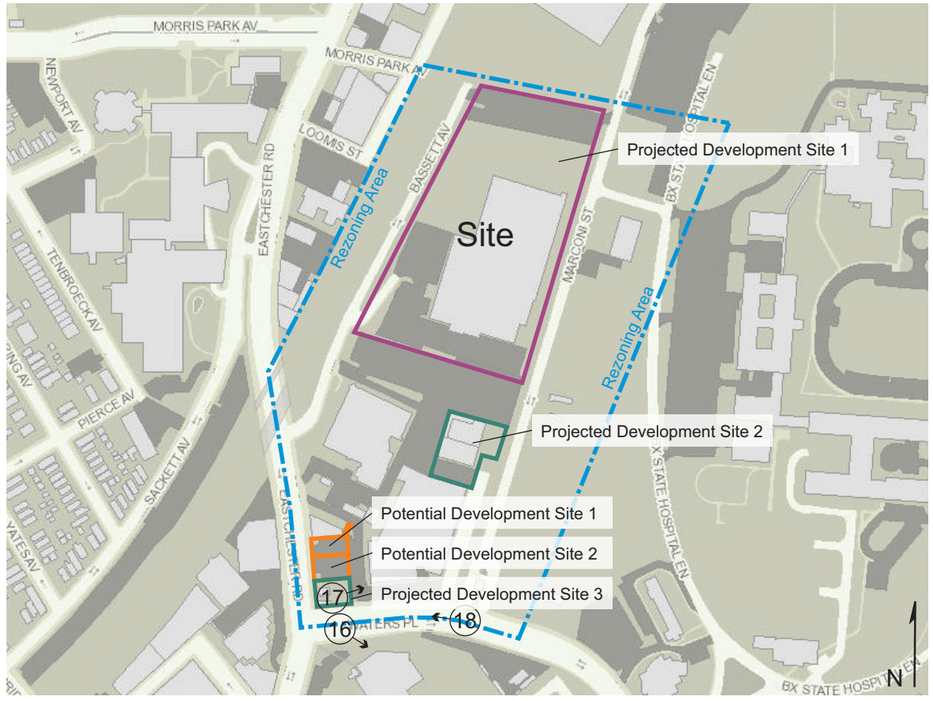
16. View of the side of Waters Place facing southeast, between Eastchester Road and Marconi Street.



17. View of the side of Waters Place facing northeast, between Eastchester Road and Marconi Street.



18. View of Waters Place facing west from Marconi Street.

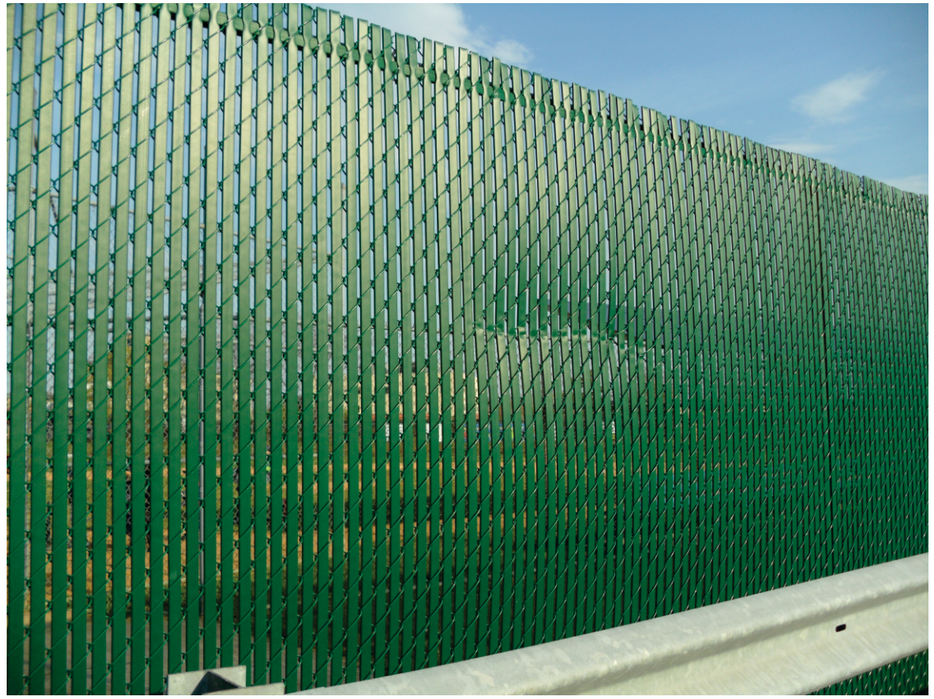




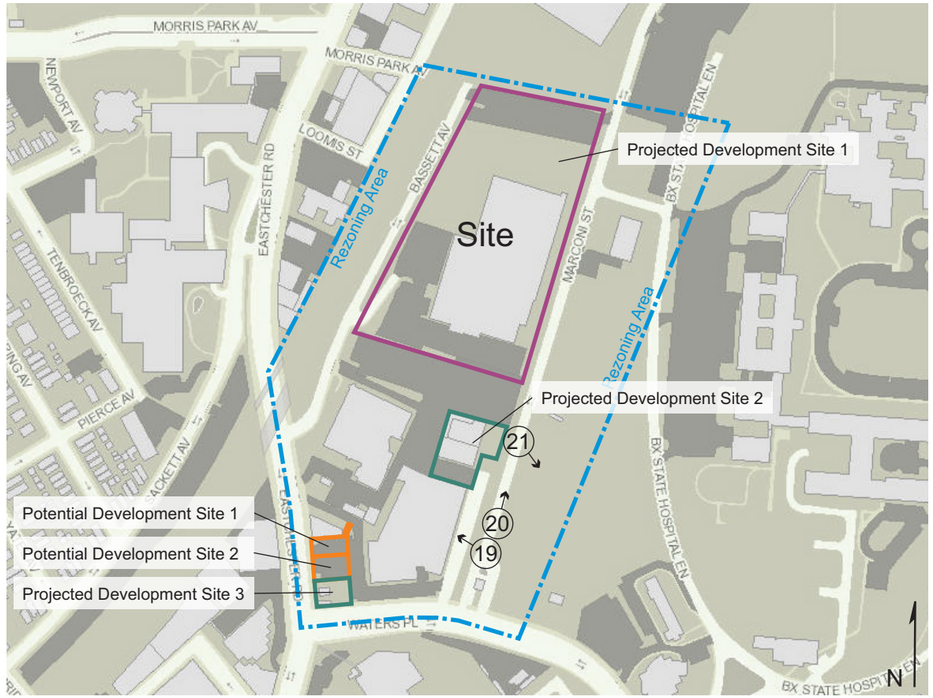
19. View of the west side of Marconi Street facing northwest.



20. View of Marconi Street facing north between Waters Place and the Site.



21. View of the side of Marconi Street facing southeast between Waters Place and the Site.





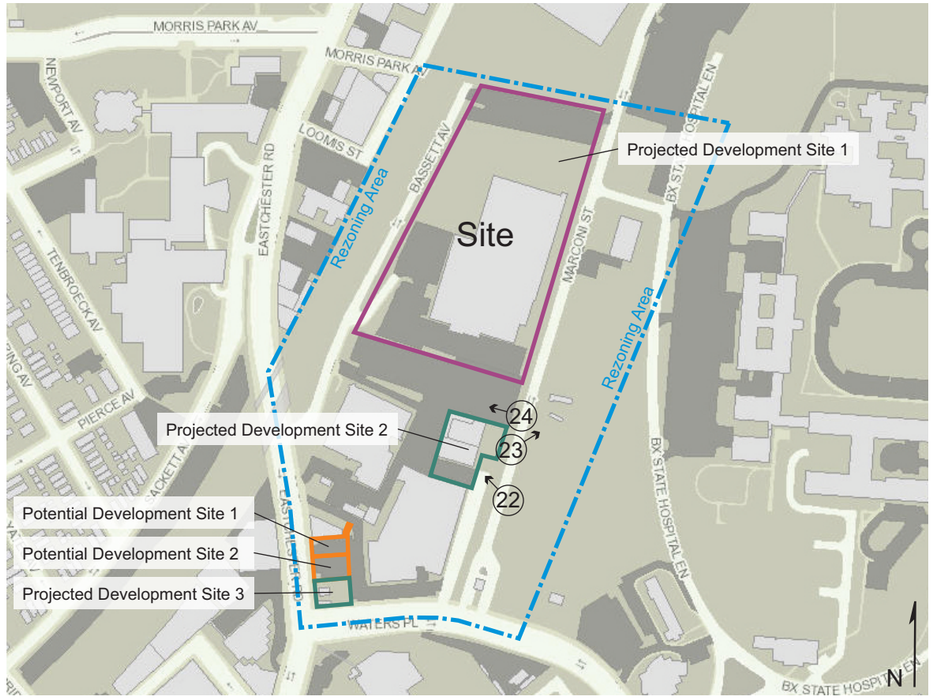
22. View of the side of Marconi Street facing northwest between Waters Place and the Site.



23. View of the side of Marconi Street facing northeast between Waters Place and the Site.



24. View of the side of Marconi Street facing west between Waters Place and the Site.





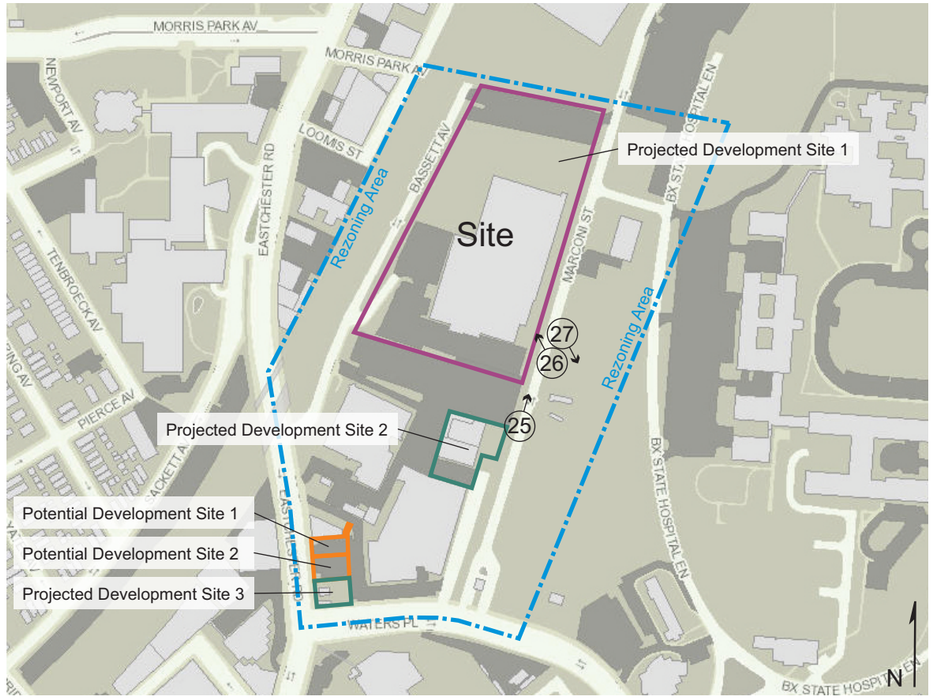
25. View of Marconi Street facing north (Site at left).

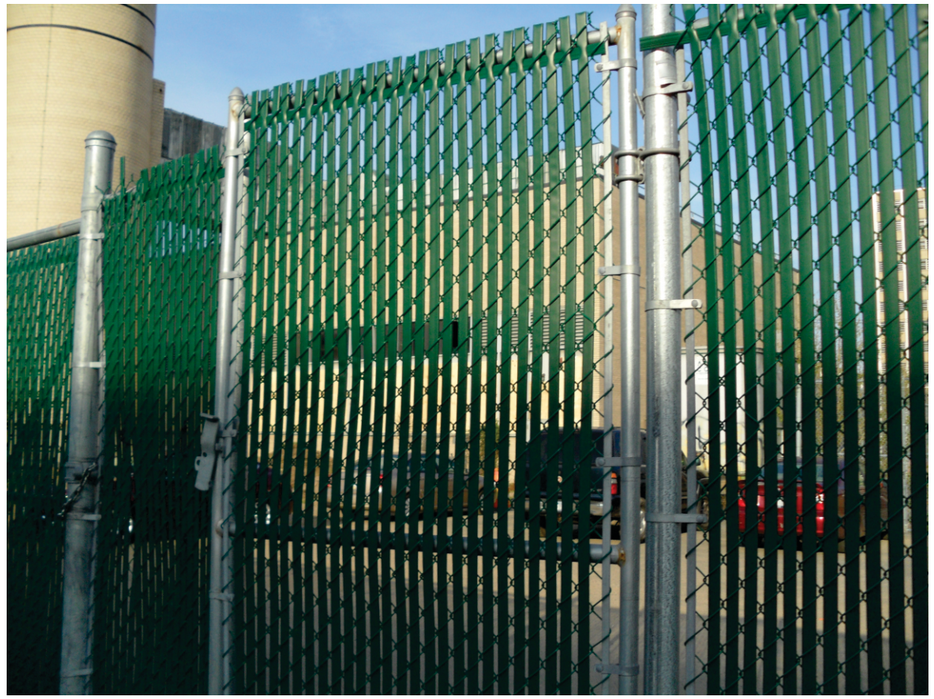


26. View of the Site facing northwest from Marconi Street.



27. View of the side of Marconi Street facing southeast from the Site.





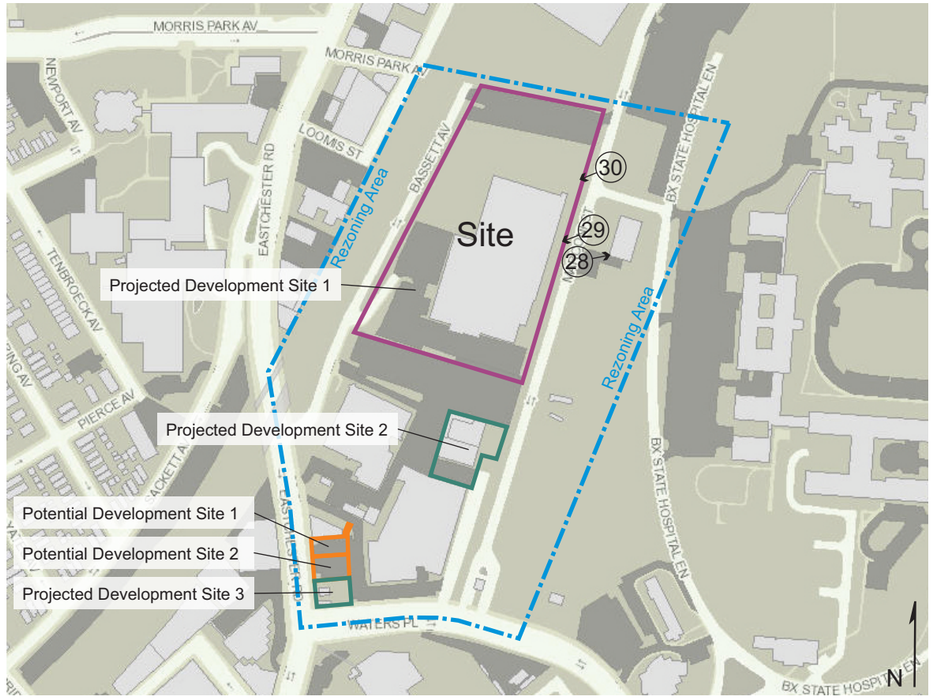
28. View of the side of Marconi Street facing northeast from the Site.



29. View of the Site facing southwest from Marconi Street.



30. View of the Site facing southwest from Marconi Street.





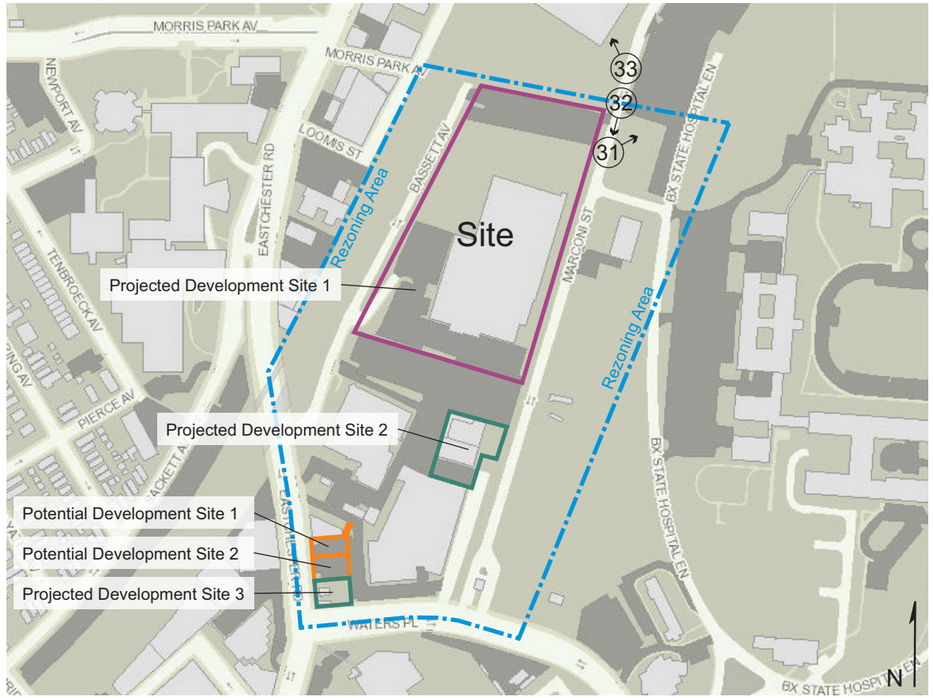
31. View of the side of Marconi Street facing northeast from the Site.



32. View of Marconi Street facing south (Site at right).

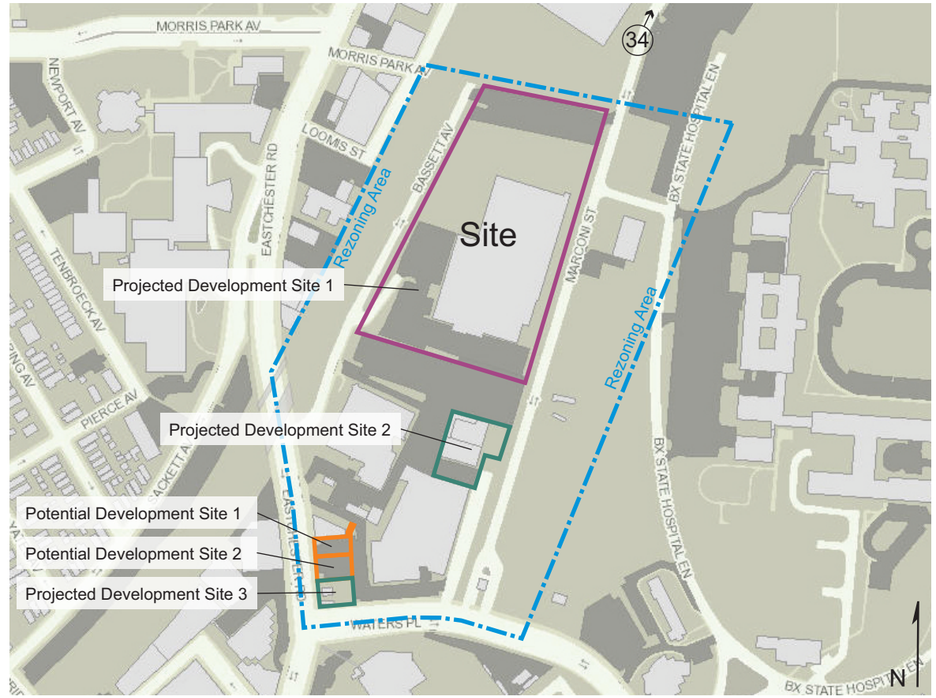


33. View of the side of Marconi Street facing northwest between the Site and the dead end.





34. View of Marconi Street facing north between the Site and the dead end.



1776 EASTCHESTER ROAD – MONTEFIORE STAFF HOUSING

Reasonable Worst-Case Development Scenario

INTRODUCTION

The Applicant, 1776 Eastchester Realty LLC, proposes a zoning map amendment to the New York City Zoning Resolution (ZR) to rezone portions of a M1-1 district to C4-2, C4-2A, and R5 districts, affecting a portion of a block located in the Morris Park neighborhood of the Bronx, Community District 11 (Block 4226, Lots 1 (part), 5 (part), 6, 7, 10, 11, 15, 7502 (formerly 16), 30 (part), 35 (part), 506, 507, 508, 509, 510, and 511, the "Rezoning Area" or the "Affected Area"). The Applicant also seeks a zoning text amendment to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to modify the locational requirements applicable to non-profit hospital staff dwellings that are located in C4-2 Districts without a letter suffix in Community District 11 in the Bronx. In such districts, the amended text would allow non-profit hospital staff dwelling buildings (rather than the zoning lot on which such buildings are sited) to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities. With the proposed map and text amendments, the Applicant seeks a Special Permit pursuant to ZR Section 74-70, to develop a 150,000 gsf non-profit hospital staff residence facility (Community Facility, Use Group 3) with 182 dwelling units on their site (Block 4226, Lot 7502, the "Project Site" or "Development Site"), at a distance of approximately 475 feet from the existing Montefiore Hospital. The proposed 7-story community facility would be an addition to the existing 181,544 gsf (59,589 zsf), 5-story garage (Building G) building on the site, and the total size of the building including the below grade floors would be 331,544 gsf (209,589 zsf). Adhering to the Mayor's Mandatory Inclusionary Housing program, the Applicant also proposes a Zoning Text Amendment to amend Appendix F: Inclusionary Housing Designated Areas to establish a Mandatory Inclusionary Housing (MIH) Area contiguous with the portion of the Rezoning Area that would be zoned C4-2 or C4-2A, in which MIH Options 1 and 2 would be available. The Rezoning Area is bounded by Bronx State Hospital Drive to the east, Bassett Avenue to the west, Eastchester Road and Waters Place to the south, and the termination of Morris Park Avenue to the north.

ACTIONS NECESSARY TO FACILITATE THE PROPOSAL

The Applicant, 1776 Eastchester Realty LLC, proposes the following actions (the "proposed actions"):

I. A Zoning Map Amendment to rezone portions of Block 4226 from an M1-1 manufacturing district to a C4-2 (Lot 7502 and p/o Lots 1 and 5), C4-2A (p/o Lots 1 and 5 and Lots 6, 7, 10, 11, 15, 506, 507, 508, 509, 510, 511, and 7502), and R5 (p/o Lots 30 and 35) in the Morris Park neighborhood of the Bronx, Community District 11. It should be noted that the Project Site (Block 4226, Lot 7502) is located on a

larger zoning lot that extends further north and captures several additional tax lots that are unaffected by the proposed actions.

II. A text amendment pursuant to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to allow for a change within C4-2 Districts without a letter suffix in Community District 11 in the Bronx such that the requirement that non-profit hospital staff dwelling units be located on a zoning lot no portion of which is located more than 1,500 feet from the hospital and related facilities be modified such that they be permitted within 1,500 feet of the nonprofit or voluntary hospital itself. Despite the close proximity of the hospital to be served under the arrangement, the expansive size of the zoning lot on which the Proposed Developed Site is located would otherwise preclude it from being used for Non-Profit Hospital Staff Dwelling Units as the language is currently written.

III. A Zoning Text Amendment to Appendix F of the ZR to establish the portion of the Rezoning Area that would be zoned C4-2 or C4-2A as a Mandatory Inclusionary Housing (MIH) area with MIH Options 1 or 2. This would require that all residential developments, enlargements, and conversions within this MIHA that meet the criteria set forth in the MIH program must comply with the requirements of one of the options described below:

    a. Option 1: 25% of residential floor area must be for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI.
    b. Option 2: 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI.

IV. A Zoning Special Permit, pursuant to an amended ZR 74-70, that would allow the proposed non-profit hospital staff dwellings (a Use Group 3 community facility) and respective zoning lot within 1,500 feet of a hospital, occupied by the non-profit hospital pursuant to a lease (as opposed to ownership by the hospital).

SURROUNDING AREA

The Rezoning Area is located in the most eastern portion of Morris Park neighborhood of the Bronx, Community District 11. The neighborhood primarily consists of one- and two-family residences, with portions being developed with multi-family residences. Commercial uses are located along Morris Park Avenue, Williamsbridge Road, and East Tremont Avenue. Major transportation infrastructure includes the Metro-North railway that intersects across the neighborhood, and the Hutchinson River Parkway, which runs parallel to the railway.

The immediate area surrounding the Rezoning Area is dominated by major health care-related institutional uses. To the east of the Rezoning Area are the grounds of the New

York State owned Bronx Psychiatric Center campus, which includes the Bronx Psychiatric Center, Bronx Development Center, the Bronx Children's Psychiatric Center, and the Beacon's Bronx Houses located at 1000, 1400, and 1500 Waters Place (Block 4226, Lot 30), which occupy more than 53 acres. These facilities are New York State psychiatric hospitals and mental health facilities, as well as assisted living residences, affiliated with Albert Einstein College of Medicine. The facilities have a campus-like setting that contains a number of buildings surrounded by landscaped open areas, several ball fields, walking paths, interior roadways, and at-grade parking areas. Vehicular access to the Bronx Psychiatric Center is provided from a signalized entrance on the north side of Waters Place located to the east of the intersection of Industrial Street and Waters Place.

Currently, the Bronx Psychiatric Center campus is being redeveloped with approximately 1.5 million gsf of commercial office space for business, professional, or medical facilities; 100,000 gsf of hotel use; 100,000 gsf of college/trade school space; 40,000 gsf of retail space; 2,000 gsf of community facility space; 197,112 square feet of open space, including one regulation-sized football/soccer field and one baseball diamond with supporting amenities; and approximately 5,440 accessory parking spaces. In addition, three primary existing buildings on the campus—1) the Bronx Children's Psychiatric, 2) the John W. Thompson, and 3) the Betty Parker Buildings—are being vacated and uses will be relocated to new BPC facilities located at the southern portion of the campus. The Bronx Children's Psychiatric Building would be demolished. The John W. Thompson Building would be renovated for educational, community facility, and hotel use and the Betty Parker Building would be renovated for business/medical/educational/office use. This project would include four new, approximately 13-story, 250,000 square foot buildings for office use, and a two-building retail plaza.

Further north of the Rezoning Area is the Hutchinson Metro Center office complex, located at 1200 and 1260 Waters Place, which encompasses approximately 32-acres of land (Block 4226, Lots 35, 40, 55, 70, and 75). The suburban-style office park campus contains one large, 4-story office building (developed from the former New York State operated Bronx Development Center), as well as a 1-story warehouse, which is leased by New York State for storage and as a filling station, and at grade accessory parking. The existing office building underwent extensive renovation in 2001-2002 and currently accommodates approximately 460,000 gsf of Class A office space, which is occupied by a variety of office and institutional tenants, including a range of health care facilities, doctors' offices, real estate companies, non-profit organizations, and government uses, as well as the Bronx campus of Mercy College.

The Hutchinson Metro Center was recently improved with two new office buildings (The Towers at Hutchinson Metro Center) that contain a total of approximately 525,000 gsf of office, where Montefiore's Hutchinson Campus, a facility that provides ambulatory care, is located. Additionally, the Public Safety Answering Center II (PSAC II), a 640,000 square foot public facility, was recently constructed on the northernmost portion of the

Hutchinson Metro Center complex (Block 4226, Lot 75 and p/o Lots 40 and 55). The Metro Center Atrium, also a new addition to the Hutchinson Metro Center, was also recently developed on the Project Site. Further discussion of the Metro Center Atrium is provided below.

To the west of the Rezoning Area are the Jacobi Medical Center located at 1400 Pelham Parkway South, the east campus of the Montefiore Medical Center, Albert Einstein Medical College of Yeshiva University and Calvary Hospital, as well as ancillary medical offices, community health centers, and research facilities.

Residential uses are predominantly located further from the Rezoning Area to the north of the Pelham Parkway in the neighborhood of Pelham Gardens and to the east of the Hutchinson River Parkway in the Pelham Bay neighborhood. In addition, to the west of the Rezoning Area, there is a small residential enclave, known as Indian Village, which is located directly south of the Pelham Parkway and is part of the larger Morris Park neighborhood that encompasses the area to the west and south of Jacobi Medical Center.

Many of the commercial and institutional uses in the vicinity of the Project Site occupy expansive properties that feature campus-like settings containing clusters of several buildings surrounded by landscaped open areas, at grade accessory parking, interior roadways, and/or pedestrian pathways. Industrial uses are generally located to the west of the Project Site on large properties that contain bulky low-rise warehouses or lofts that have open vehicular storage areas and accessory parking lots. Most of the properties in the immediate vicinity of the Rezoning Area do not have frontages along public streets and are accessed by private roadways that extend north of Waters Place or Eastchester Road.

DESCRIPTION OF THE REZONING AREA

The Rezoning Area is located entirely within an M1-1 zoning district. M1-1 districts permit Use Groups 4-14, 16, and 17, and allow for up to 1.0 Floor Area Ratio (FAR) of manufacturing and commercial use and 2.4 FAR of community facility use. The Rezoning Area consists of Block 4226, Lots 1 (part), 5 (part), 6, 7, 10, 11, 15, 7502 (formerly 16), 30 (part), 35 (part), 506, 507, 508, 509, 510, and 511, totaling approximately1,140,712 square feet of land area. Of this total land area, 349,508 square feet belongs to the Project Site that is owned by the Applicant. The Non-Applicant owned sites total 791,204 square feet in area. The following discussion provides a description of the applicant-owned Project Site and non-applicant owned sites.

Project Site (Applicant-Owned)

Block 4226, Former Lot 16 (now known as condo lot 7502) – The 349,508 square foot lot, part of the Hutchinson Metro Center zoning lot, is currently developed with a 359,933 gsf 8-story commercial building (Building E, the "Metro Center Atrium") containing 100,893

gsf of hotel use for 125 hotel rooms, 245,456 gsf of commercial use (including retail and office space and a recently developed health club), and 13,644 gsf of community facility space (including an ambulatory care facility and a day care center). In addition, the lot contains 1,014 parking spaces as follows: a 125,100 gsf open 3-story accessory parking garage (Building F, the North Garage) containing 380 parking spaces, a recently completed 5-story 181,544 gsf parking garage (Building G, the West Garage) containing 464 parking spaces, and 170 at-grade parking spaces on the lot. The total gross floor area on the site is 666,637 gsf. The floor area of 349,291 zsf on the Project Site represents an FAR of 1.0. The physical culture establishment obtained a BSA special permit. In addition, two of the garages received special permit approval from the BSA to permit rooftop parking in a manufacturing district.

Non-Applicant Owned Sites

Block 4226, Lot 1 – This is a 539,746 square foot U-shaped tax lot that is undeveloped and utilized as a portion of a railroad right-of-way. As part of the proposed rezoning and relocation of the current zoning district boundary, a 136,856 square foot portion of Lot 1 will be rezoned from M1-1 to R5.

Block 4226, Lot 5 – This large 524,200 square foot lot runs along the railroad right-of-way and contains two warehouse structures with two-stories and 285,630 square feet of floor area (0.54 FAR). As part of the proposed rezoning and relocation of the current zoning district boundary, a 78.440 square foot undeveloped portion of Lot 5 that is used for accessory truck parking will be rezoned from M1-1 to R5.

Block 4226, Lot 6 - The 88,421 square foot lot is developed with four 5- to 6-story buildings occupied by Calvary Hospital containing 172,268 gsf of floor area.

Block 4226, Lot 7 - The 92,300 square foot lot is developed with a one-story 62,660 gsf building occupied by a Stop and Shop Supermarket. Note that four other lots discussed below (Lots 10, 507, 508, and 509) are owned by the same owner as the supermarket.

Block 4226, Lot 10 - The 21,800 square foot lot consists of vacant land and serves as the loading area for the adjacent Stop and Shop Supermarket on Lot 7.

Block 4226, Lot 11 - The 4,985 square foot lot consists of vacant land.

Block 4226, Lot 15 - The 28,200 square foot lot is developed with three 2-story commercial/office buildings containing 20,235 gsf of floor area and 34 accessory parking spaces.

Block 4226, Lot 30 - A 33 acre site containing the Bronx Psychiatric Center, which is proposed for development under a separate action with additional office space, a new hotel, a community college, retail stores, and accessory parking. The plans also include a new baseball field and football/soccer/lacrosse field. The area within the proposed rezoning area consists of approximately 301,273 square feet of lot area and 9,751 square feet of building floor area for a power plant.

Block 4226, Lot 35 - part of the Hutchinson Metro Center and developed with a 4-story and roof, parking facility with a total of 760 spaces accessory to the Hutchinson Metro Center. As part of the proposed rezoning and relocation of the current zoning district boundary, a small southerly portion of Lot 35 totaling approximately 11,429 square feet in area, currently used for approximately 22 open, grade level accessory parking spaces, will be rezoned from M1-1 to R5. As the Hutchinson Metro Center development contains many thousands of square feet of community facility use, the accessory parking will remain a conforming use under the proposed R5 zoning district regulations.

Block 4226, Lot 506 - The 7,300 square foot lot is developed with one 1-story 5,743 gsf building containing retail stores including a Starbucks and a medical equipment supply store. The building interior was recently renovated in 2007.

Block 4226, Lot 507 - The 5,200 square foot lot consists of land used for parking owned by the same owner as the Stop and Shop Supermarket on Lot 7. The property previously contained a building that was demolished in 1999.

Block 4226, Lot 508 - The 3,750 square foot lot consists of land used for parking owned by the same owner as the Stop and Shop Supermarket on Lot 7.

Block 4226, Lot 509 - The 3,750 square foot lot consists of land used for parking owned by the same owner as the Stop and Shop Supermarket on Lot 7. The property has a 1976 Certificate of Occupancy for a contractor's yard.

Block 4226, Lot 510 - The 2,500 square foot lot consists of land used for parking. The property previously contained a building that was demolished in 1999. This lot is in common ownership with the adjacent Lot 511.

Block 4226, Lot 511 - The 5,000 square foot lot consists of vacant land. The property previously contained a building that was demolished in 2013.

Summary

Table 1 (below) presents a zoning summary of the above including the zoning lot size, the total development gsf and gsf by use, whether the existing use conforms with the M1-1 district use regulations; whether the existing development square footage conforms with the M1-1 district bulk maximum FAR regulations, and the ownership of each lot. For lots that would be only partially rezoned, the table lists only the lot area that is within the proposed Rezoning Area and only the gross floor area on the rezoned portion of the lot.

Table 1: Zoning Summary of Rezoning Area								
Block/Lot Nos.	**Zoning Lot Size (SF)**	**Total GSF**	**Comm'l GSF**	**Com Facil. GSF**	**GSF**	**Conformance (Use)**	**Compliance (Bulk-Max FAR, Exstg FAR)**	**Owner**
B 4226, L 1	136,856	Railroad	0	0	0	Yes	Yes	Hutch Metro Center 1 LLC
B 4226, L 5	78,440	0	0	0	0	Yes	Max M FAR 1.0, 0.54 Yes	M&M Service Center
B 4226, L 6	88,421	172,268	0	172,268	0	Yes	Max CF FAR 2.4; 1.95 Yes	Calvary Hospital Inc.
B 4226, L 7	92,300	62,660	62,660	0	0	Yes	Max C FAR 1.0; 0.68 Yes	FC Castle Center Assoc
B 4226, L 10	21,800	Vacant	0	0	0	Yes	Yes	Waters Place Assoc
B 4226, L 11	4,985	Vacant	0	0	0	Yes	Yes	FC Castle Center
B 4226, L 15	28,200	20,235	20,235	0	0	Yes	Max C FAR 1.0; 0.72 Yes	Hutch 34 Industrial Street
B 4226, L 7502 (former 16)	349,508	666,637	245,456	13,644	100, 893	Yes	Max C FAR 1.0, 0.96 Yes; Max CF FAR 2.4, 0.04 Yes; Max Total FAR 1.0, 1.0 Yes	1776 Eastchester Operating LLC
B 4226, L 30	301,273	9,751	0	0	0	Yes	Max CF FAR 2.4; 0.37 Yes	NYC DDC
B 4226, L 35	11,429	0	0	0	0	Yes	Max M FAR 1.0; 2.03 Yes (BSA approved)	Hutch 35 LLC
B 4226, L 506	7,300	5,743	5,743	0	0	Yes	Max C FAR 1.0; 0.79 Yes	Nappi Furniture Inc.
B 4226, L 507	5,200	parking	0	0	0	Yes	Yes	FC Castle Center
B 4226, L 508	3,750	parking	0	0	0	Yes	Yes	FC Castle Center
B 4226, L 509	3,750	parking	0	0	0	Yes	Yes	FC Castle Center
B 4226, L 510	2,500	parking	0	0	0	Yes	Yes	Waters Place Assoc
B 4226, L 511	5,000	vacant	0	0	0	Yes	Yes	Waters Place Assoc

DESCRIPTION OF THE PROPOSED DEVELOPMENT

As mentioned above, the Applicant has proposed the rezoning of the existing M1-1 district to C4-2, C4-2A, and R5 on portions of Block 4226, the Rezoning Area. The Project Site, Block 4226 Lot 7502 (formerly 16) and Lots 1 (part), 5 (part), and 6 (part), would be rezoned to C4-2, which permits a commercial FAR of 3.4, a residential FAR of 2.43[1], and a community facility FAR of 4.8. Commercial Use Groups 5, 6, 8, 9, 10 and 12, which include most retail establishments, are permitted in C4 districts as are residential and community facility Use Groups 1 through 4. Most of the remainder of the Rezoning Area would be mapped with C4-2A, a contextual district that permits an FAR of 3.0 for residential, commercial and community facility uses, and a maximum height of 70 feet. Since the Applicant intends on establishing a Mandatory Inclusionary Housing area, new development with inclusionary housing would be permitted at a maximum FAR of 3.6 and a maximum height of 85 feet. Small portions of Lots 30 and 35 on Block 4226, which are currently zoned M1-1, would be rezoned to R5 and would match the zoning on the remainder of these lots. The R5 zoning district permits residential and community facility

[1] Since the Applicant proposes to establish a Mandatory Inclusionary Housing area, they would typically be required to develop income-restricted units, and use additional floor area, with R6 typically allowing a maximum of 2.42 or 3.60 FAR, depending on their distance from a wide street. However, this application is subject to a site plan, and the Applicant does not intend on building residential use.

Use Groups 1 through 4. The maximum FAR for all housing types is 1.25 with a community facility FAR of 2.0.

The Applicant proposes to develop a 150,000 gsf, 7-story community facility addition containing 182 non-profit hospital dwelling units (Use Group 3) to the existing 5-story 181,544 gsf garage (Building G)[2] on the site. The zoning height of the building would be 122'-11'' but it would reach an actual height of 142'-0" considering the ground floor elevation of 19'-1". The proposed development is intended to serve hospital staff for Montefiore Hospital, located at 1825 Eastchester Road (Block 4117, Lot 1). Of the 182 apartments, there would be 77 studio apartments and 105 one-bedroom units on floors 6 through 12 of the building[3]. The proposed development and existing parking garage would have a total of 331,544 gross square feet of floor area.

The existing 1,014 accessory parking spaces would be accessory to the proposed development and existing buildings on the lot. On the Project Site, 170 spaces are provided at-grade, and 464 spaces are provided on the cellar through the 5th floor of Building G. The parking garage levels of the building are accessed via a driveway connection to Eastchester Road at the southwest corner of the zoning lot. No new curb cuts would be developed on the lot. 380 spaces are provided in the 125,100 gsf Building F (North Garage). Both garages will serve the Applicant-owned site. Per ZR Sections 36-33 and 25-23, the proposed 182 non-profit hospital dwelling units require 127 parking spaces at 0.7 spaces per unit. The location of the above noted parking is illustrated on the Site Plan located in the Appendix.

The development would use height factor zoning under the C4-2 district as the development would exceed the maximum building height allowed for quality housing[4]. The proposed development and existing parking garage would have a total of 331,554 gsf, and a total FAR of 0.6[5]. Collectively, all developments on the Project Site would have a total FAR of 1.43. The project on the Applicant-owned site is subject to site plan approval. Specifically, the CPC is approving a specific Site Plan under the Special Permit under which the lot would be developed with non-profit hospital staff dwelling units, a community facility (Use Group 3) use. Any changes to the proposed use or bulk would warrant a discretionary action.

The proposed zoning, map amendment, text amendment, and special permit and their implications are discussed under the Purpose and Need of the Proposed Action below.

[2] The proposed development is an addition/alteration to Building G.

[3] The average unit size would be 824 square feet. It would not be appropriate in this case to assume the standard average size of 1,000 gsf per dwelling unit as the proposed staff housing apartments are not designed for family living but rather for single individuals and couples and are therefore relatively small in size.

[4] It would permit a maximum height of 70 feet for Quality Housing buildings along wide streets outside of the Manhattan core and a maximum height of 75 feet under the proposed Zoning for Quality and Affordability text amendment.

[5] The existing parking garage has a FAR of 0.17 and the proposed development has a FAR of 0.43.

BUILD YEAR/PROJECT PHASING

The Project Build Year is 2023. Based on an estimated 12-month approval process and an 18-month construction period, it is assumed that the Applicant site (Projected Development Site 1) would be completed in 2019. It is assumed that the building on Projected Development Site 2 would take 24 months to build and would be completed in 2021 assuming the start of construction within 4 months of the completion of the building on Projected Development Site 1. It is assumed that the building on Projected Development Site 3 would take 18 months to build and would be completed in 2023 assuming the start of construction within 4 months of the completion of the building on Projected Development Site 2. The project build year under the Proposed Actions would therefore be 2023.

PURPOSE AND NEED OF THE PROPOSED ACTIONS

The Applicant seeks to develop a portion of the zoning lot to provide staff housing, a community facility use, for the nearby Montefiore Medical Center that includes a campus consisting of several hospital buildings and the affiliated Albert Einstein School of Medicine, located west of the Rezoning Area (Block 4117, Lot 1). The proposed zoning map amendment would include rezoning the Proposed Development Site from its existing M1-1 district to the proposed C4-2 district. The C4-2 district was suggested by DCP and chosen to accommodate the height of the proposed addition to Building G. The C4-2 zoning district was chosen as the proposed building has been designed using height factor zoning. The proposed building height of 122'-11'' exceeds the maximum building height of 85 feet that is allowed for quality housing. The zoning height of the building would be 122'-11'' but it would reach an actual height of 142'-0" considering the ground floor elevation of 19'-1".

The proposed zoning change also involves rezoning properties in addition to the Proposed Development Site ("Projected Development Site 1") from M1-1 to C4-2A. This change would serve to change the permitted bulk in the project area from 1.0 for manufacturing and commercial uses and 2.4 for community facility uses to 3.0 for commercial and community facility uses (manufacturing uses would not be allowed) and 3.6 for residential uses. It would also prohibit the establishment of currently permitted uses in Use Groups 7, 11, 13, 14, 16, and 17 (service/repair, custom manufacturing, open uses, boating related uses, semi-industrial and industrial uses). Uses that would interrupt the desired continuous retail frontage, such as home maintenance and repair service stores listed in Use Group 7, would not be allowed. It would allow for the establishment of new uses in Use Groups 1–4 (residential and community facility use) within the project area. The change in zoning would be appropriate for this area as it is bordered by R4, R5, and R6 zoning districts located a short distance to the east and west. The current M1-1 zoning is no longer appropriate for the project area as it does not reflect the large amount of commercial and community facility development that is now located in the area.

A small portion of the Rezoning Area (not part of the Development Site) would be rezoned from M1-1 to R5 and would match the existing R5 zoning on the remainder of these lots. This action is the result of the proposed relocation of the existing zoning boundary so that it is aligned with Marconi Street (as opposed to its current location, irregularly east of the line of Marconi Street). The area in question includes a 301,273 square foot portion of Lot 30, the Bronx Psychiatric Center property, which is being independently developed by Empire State Development Corporation and Simone Development, and an 11,429 square foot portion of Lot 35, which is part of the Hutchinson Metro Center and developed with approximately 22 open parking spaces which are part of an existing accessory parking facility. The proposed change is not anticipated to have any impact on future development.

The proposed zoning text amendment would amend an existing special permit pursuant to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to modify the locational requirements for non-profit hospital staff dwellings within C4-2 Districts without a letter suffix, in Community District 11 in the Borough of the Bronx. The current Special Permit provisions require that the non-profit staff dwellings be located on a zoning lot, no portion of which is located more than 1,500 feet from the hospital and related facilities. The proposed provisions would require that the non-profit hospital staff dwelling unit building itself be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities.

Eliminating the maximum distance between the non-profit dwelling units for staff and the hospital will allow creation of staff housing that is proximate to the hospital and related facilities it is designed to serve, even if such housing is located on oversized zoning lots, such as the Project Site, that extend more than 1,500 feet from the hospitals.

A special permit pursuant to the amended ZR Section 74-70 is needed because the proposed non-profit hospital staff dwellings for Montefiore Hospital would not be located on the same zoning lot as the hospital, but in compliance with the proposed zoning text, the staff dwellings will be located within 1,500 feet of the hospital (approximately 475 feet from the hospital campus).

The establishment of a Mandatory Inclusionary Housing area for this application was developed in consultation with DCP in order to facilitate the development of affordable housing at a higher FAR in the area to be rezoned. The proposed actions include a Zoning Text Amendment pursuant to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) Area contiguous with the portion of the Rezoning Area that would be zoned C4-2 or C4-2A. All residential developments, enlargements, and conversions within this MIHA that meet the criteria set forth in the MIH program would need to comply with the requirements of one of the options described below:

- Option 1: 25% of residential floor area must be for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI.
- Option 2: 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI.

It should be noted the area Proposed Development is not subject to MIH requirements, as the Proposed Development consists of a community facility use and not a residential use. However the MIH regulations would be applicable to the Rezoning Area, the majority of which are not under the ownership or control of the Applicant.

NO-ACTION SCENARIO

It is assumed that under the No-Action Scenario, existing conditions would continue on the Project Site and the Non-Applicant Owned sites.

WITH-ACTION SCENARIO

Projected Development Sites

Projected Development Site 1 (Block 4226, Lot 7502 [formerly Lot 16]) – The Applicant owned lot is subject to a site plan approval, and any changes to the proposed use or bulk of the development described above would warrant a discretionary action. It is therefore appropriate to assume the development of an additional 150,000 gsf of community facility (Use Group 3) floor area, containing approximately 182 non-profit hospital staff dwelling units. The site would be developed with a 150,000 gsf, 7-story community facility addition to the existing 181,544 gsf, 5-story garage (Building G) building. The total size of the building including the below grade floors would be 331,544 gsf. The zoning height of the building would be 122'-11'' but it would reach an actual height of 142'-0" considering the ground floor elevation of 19'-1".

The total development on the site would consist of 666,637 gsf of existing floor area (100,893 gsf of hotel use, 245,456 gsf of commercial use, 13,644 gsf of community facility use, a 125,100 gsf parking garage, and a 181,544 gsf parking garage) plus the proposed addition of 150,000 gsf of community facility space (Use Group 3), for a total of 816,637 gsf of floor area on the site. The existing floor area of 349,291 zsf on the Project Site represents an FAR of 1.0. With the addition of 150,000 zsf of community facility space, the total zoning floor area of 499,291 zsf represents an FAR of 1.43 on the 349,508 square foot lot.

Projected Development Site 2 (Block 4226, Lot 15) – This 28,200 square foot lot is currently developed with 20,235 gsf of commercial office floor area, in a building that was constructed in the 1950s, with 34 accessory parking spaces. It is assumed that this building would be demolished in the future. Under the maximum permitted floor area and parking requirements noted above, this lot could potentially be developed with up

to 101,520 square feet of residential floor area for 102 dwelling units and 44 parking spaces (36 for the market rate units and 8 for the affordable units). The development would include 31 affordable units, as per MIH Option #2. An eight-story, 85-foot tall building would be constructed on the site with approximately 12,700 square feet of floor area per floor.

Projected Development Site 3 (Block 4226, Lots 510 and 511) - Block 4226, Lot 510 is a 2,500 square foot parking lot and is in common ownership with the adjacent Lot 511, a 5,000 square foot vacant lot. Both of these lots are currently being offered for sale. Under the maximum permitted floor area and parking requirements noted above, Lots 510 and 511 totaling 7,500 square feet in area, could potentially be developed with up to 27,000 square feet of residential floor area for 27 dwelling units and 12 parking spaces (10 for the market rate units and 2 for the affordable units). The development would include 8 affordable units, per MIH Option #2. An eight-story, 85-foot tall building would be constructed on the site with approximately 3,375 square feet of floor area per floor.

Potential Development Sites

Potential Development Sites are sites that are considered less likely to be developed by the project build year of 2023 as further detailed below.

Potential Development Site 1 (Block 4226, Lot 507) – Under the maximum permitted C4-2A floor area and parking requirements, this 5,200 square foot parking lot could potentially be developed with up to 18,720 square feet of residential floor area for 19 dwelling units and 9 parking spaces (7 for the market rate units and 2 for the affordable units). The development would include 6 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 2,340 square feet of floor area per floor. However, as this lot is adjacent to the Stop and Shop site discussed below and is under the same ownership, new development is less likely to occur on the lot by the project build year.

Potential Development Site 2 (Block 4226, Lots 508 and 509) – The two lots are 3,750 square foot each, and are currently used for parking and under the same ownership as the Stop and Shop site (discussed above). Under the maximum permitted C4-2A floor area and parking requirements, the 7,500 square foot combined Lots 508 and 509 could potentially be developed with up to 27,000 square feet of residential floor area for 27 dwelling units and 12 parking spaces[6] (10 for the market rate units and 2 for the affordable units). The development would include 8 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 3,375 square feet of floor area per floor. However, as these lots are adjacent to the Stop and Shop site discussed below and are under the same ownership, new development is less likely to occur on the lot by the project build year.

[6] Any additional development consisting of an expansion to the existing Stop and Shop supermarket would require parking to be provided at a ratio of 1 space per 300 square feet of zoning floor area.

Other Sites

Other Sites are sites where additional development would be allowed but which are not seen as either Projected or Potential Development Sites by the project build year of 2023 as further detailed below.

Block 4226, Lot 1 – This is a U-shaped large irregular tax lot that is undeveloped and utilized as a portion of a railroad right-of-way. As part of the proposed rezoning and relocation of the current zoning district boundary, a 136,856 square foot portion of Lot 1 will be rezoned from M1-1 to R5. As part of an active railroad right-of-way, the lot is not available for redevelopment. The proposed change is therefore not anticipated to result in any future development.

Block 4226, Lot 5 – This large 524,200 square foot lot runs along the railroad right-of-way and contains two warehouse structures with two-stories and 285,630 square feet of floor area (0.54 FAR). As part of the proposed rezoning and relocation of the current zoning district boundary, a portion of Lot 5 totaling approximately 78,440 square feet in area, currently used for accessory truck parking, will be rezoned from M1-1 to R5. The lot serves as a regional distribution center for a major chain of sporting goods stores, and the proposed change is not anticipated to result in any future development.

Block 4226, Lot 7 - Under the maximum permitted floor area and parking requirements noted above, the 92,300 square foot lot developed with 62,660 gsf of commercial floor area (a Stop and Shop supermarket) could be potentially developed with an additional 214,240 square feet of commercial floor area requiring the provision of 714 parking spaces. (It is assumed that any additional development would consist of an expansion of the existing supermarket and parking would therefore be required to be provided at a ratio of 1 space per 300 square feet of zoning floor area.) However, due to the configuration of the existing development on this site, it would not be feasible to provide any additional development. The lot is entirely covered with the existing buildings, parking (including parking on the roof of the existing building), and access drives.

The existing building, a one-story 62,660 gsf building occupied by a Stop and Shop Supermarket, is unlikely to be redeveloped. Due to its sloping site, most of the existing square footage of the building is considered cellar and does not qualify as floor area for zoning purposes. While the maximum permitted commercial FAR would increase from 1.0 to 3.0 under the proposed C4-2A district, the existing supermarket is unlikely to expand or relocate to other areas of the Bronx. The current operator of the building, Stop and Shop, recently purchased the existing building and other locations operated by Pathmark. Due to the location's past success, Stop and Shop saw long term potential and committed substantial investment to the site to keep this particular store open. For these reasons, it is likely that the current operator has a long term lease with the owner of the lot and therefore unlikely to move to a different location (and create opportunity for new development). Given that the existing building has not capitalized on the maximum permitted commercial FAR of 1.0 under the existing M1-1 district since its development in 1999, it is also unlikely that the store would pursue an enlargement or expansion under

the proposed C4-2A district by the build year. Under the Proposed Actions, it is assumed that the site, along with Lot 10 (also leased to Stop and Shop for vehicular access), would remain in their existing conditions.

Block 4226, Lot 6 - The 88,421 square foot lot developed with 172,268 gsf of community facility floor area could be developed with an additional 92,995 square feet of community facility floor area. However, no new development is anticipated on this property which is a long standing institutional use (Calvary Hospital) with no known development plans. See additional discussion below.

The 88,421 square foot lot is developed with four buildings occupied by Calvary Hospital containing 172,268 gsf of floor area and approximately 1.9 FAR of community facility use. With the proposed C4-2 and C4-2A district, the maximum community facility FAR would increase from 2.4 to 3.0, allowing the hospital to expand in floor area. However, since the existing hospital is a long-standing institutional use with no known development plans, the site is not expected to increase in FAR as a result of the rezoning. In addition, the hospital has not capitalized on the maximum permitted FAR of 2.4 under the existing M1-1 district since its development in 1977. In the With-Action Scenario, it is therefore assumed that the four buildings occupied by Calvary Hospital would remain in its existing condition and that no new development would occur on the site.

Block 4226, Lot 10 - The 21,800 square foot vacant lot could be developed with 65,400 square feet of commercial office space. However, this lot is a long linear lot measuring 50′ by 340′ with frontage along the 50′ dimension of the lot only which would make the lot difficult to develop. It also serves as the loading area for the adjacent Stop and Shop Supermarket on Lot 7. Therefore, it is assumed that no new development would occur on this parcel.

Block 4226, Lot 11 - The 4,985 square foot lot vacant lot could be developed with 14,955 square feet of commercial office space. However, this lot is a long linear lot measuring 15.75′ by 332′ with frontage along the 15.75′ dimension of the lot only which would make the lot difficult to develop. Therefore, it is assumed that no new development would occur on this parcel.

Block 4226, Lot 30 – This 33 acre site, containing the Bronx Psychiatric Center, is proposed for development with additional office space, a new hotel, a community college, retail stores, and accessory parking as part of a separate application. The area within the proposed rezoning area consists of approximately 301,273 square feet of lot area and 9,751 square feet of building floor area for a power plant. This area will be rezoned from M1-1 to R5 for the proposed relocation of the existing zoning boundary so that it is aligned with Marconi Street and would match the existing R5 zoning on the remainder of the lot. This development is subject to discretionary approval as it requires a rezoning in order to proceed. The proposed change is not anticipated to result in any future development.

Block 4226, Lot 35 – This lot is part of the Hutchinson Metro Center and is developed with 760 accessory parking spaces. As part of the proposed rezoning and relocation of the current zoning district boundary, a small southerly portion of Lot 35 totaling

approximately 11,429 square feet in area, currently used for approximately 22 open, grade level accessory parking spaces, will be rezoned from M1-1 to R5 for the proposed relocation of the existing zoning boundary so that it is aligned with Marconi Street and would match the existing R5 zoning on the remainder of the lot. The proposed change is not anticipated to result in any future development.

Block 4226, Lot 506 - The 7,300 square foot lot developed with 5,743 gsf of commercial retail space, including a Starbucks and a medical equipment supply store, could be developed with an additional 16,157 square feet of additional commercial retail floor area. The building on this lot was constructed in the 1950s and the building interior was recently renovated in 2007. It is assumed that no new development would occur on this parcel.

ENVIRONMENTAL ASSESSMENT STATEMENT

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Full Form, the analysis areas that require further explanation include land use, zoning, and public policy, socioeconomics, community facilities, open space, shadows, historic and cultural resources, urban design and visual resources, hazardous materials, transportation, air quality, noise, and construction as further detailed below. The subject heading numbers below correlate with the relevant chapters of the *CEQR Technical Manual.*

4. LAND USE, ZONING AND PUBLIC POLICY

Under the *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a land use analysis evaluates the use and development trends in the area that may be affected by a proposed action and determines whether the proposed action is compatible with those conditions or may affect them. Similarly, the analysis considers the proposed action's compliance with, and effect on, the area's zoning and other applicable public policies.

The Proposed Actions include a zoning map amendment to the New York City Zoning Resolution (ZR) to rezone portions of a M1-1 district to C4-2, C4-2A, and R5 districts, affecting a portion of a block located in the Morris Park neighborhood of the Bronx, Community District 11 (Block 4226, Lots 1 (part), 5 (part), 6, 7, 10, 11, 15, 7502 (formerly 16), 30 (part), 35 (part), 506, 507, 508, 509, 510, and 511, the "Rezoning Area" or the "Affected Area"). The Applicant also seeks a zoning text amendment to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to modify the locational requirements applicable to non-profit hospital staff dwellings that are located in C4-2 Districts without a letter suffix in Community District 11 in the Bronx. In such districts, the amended text would allow non-profit hospital staff dwelling buildings (rather than the zoning lot on which such buildings are sited) to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities. With the proposed map and text amendments, the Applicant seeks a Special Permit pursuant to ZR Section 74-70, to develop a 150,000 gsf non-profit hospital staff residence facility (Community Facility, Use Group 3) with 182 dwelling units on their site (Block 4226, Lot 7502, the "Project Site" or "Development Site"), at a distance of approximately 475 feet from the existing Montefiore Hospital. The proposed 7-story community facility would be an addition to the existing 181,544 gsf (59,589 zsf), 5-story garage (Building G) building on the site, and the total size of the building including the below grade floors would be 331,544 gsf (209,589 zsf). Adhering to the Mayor's Mandatory Inclusionary Housing program, the Applicant also proposes a Zoning Text Amendment to amend Appendix F: Inclusionary Housing Designated Areas to establish a Mandatory Inclusionary Housing (MIH) Area contiguous with the portion of the Rezoning Area that would be zoned C4-2 or C4-2A, in which MIH Options 1 and 2 would be available. Absent the Proposed Actions (the No-Action condition) it is assumed

that existing conditions would continue on the Project Site and the Non-Applicant Owned sites.

According to the *CEQR Technical Manual*, the appropriate study area for land use, zoning and public policy is related to the type and size of the project, as well as the location and context of the area that could be affected by the project. To assess the potential for project related impacts, the land use study area has been defined as the area located within a 400-foot radius of the proposed Rezoning Area. The 400-foot radius study area is generally bounded by Wilkinson Avenue on the north, Chesbrough Avenue on the south, Newport Avenue on the west, and an area between Marconi Street and the Hutchinson River Parkway on the east. Various sources have been used to prepare a comprehensive analysis of land use, zoning, and public policy characteristics of the area, including field surveys, studies of the neighborhood, census data, and land use and zoning maps.

LAND USE

Existing Conditions

Rezoning Area

The Rezoning Area is developed with 334,094 gsf of commercial office and retail space including a supermarket and health club in addition to typical office and local retail uses, a 100,893 gsf 125-room hotel, 185,912 gsf of community facility space including a hospital, an ambulatory care facility, and a day care center, a 9,751 gsf power plant building, and accessory parking. The existing development on each of the Projected and Potential Development Sites as well as Other Sites is detailed below. See Land Use map.

Project Site (Applicant-Owned)

Block 4226, Former Lot 16 (now known as condo lot 7502) – The 349,508 square foot lot, part of the Hutchinson Metro Center zoning lot, is currently developed with a 359,933 gsf 8-story commercial building (Building E, the "Metro Center Atrium") containing 100,893 gsf of hotel use for 125 hotel rooms, 245,456 gsf of commercial use (including retail and office space and a recently developed health club), and 13,644 gsf of community facility space (including an ambulatory care facility and a day care center). In addition, the lot contains 1,014 parking spaces as follows: a 125,100 gsf open 3-story accessory parking garage (Building F, the North Garage) containing 380 parking spaces, a recently completed 5-story 181,544 gsf parking garage (Building G, the West Garage) containing 464 parking spaces, and 170 at-grade parking spaces on the lot. The total gross floor area on the site is 666,637 gsf. The floor area of 349,291 zsf on the Project Site represents an FAR of 1.0. The physical culture establishment obtained a BSA special permit. In addition, two of the garages received special permit approval from the BSA to permit rooftop parking in a manufacturing district.

Non-Applicant Owned Sites

Block 4226, Lot 1 – This is a 539,746 square foot U-shaped tax lot that is undeveloped and utilized as a portion of a railroad right-of-way. As part of the proposed rezoning and

relocation of the current zoning district boundary, a 136,856 square foot portion of Lot 1 will be rezoned from M1-1 to R5.

Block 4226, Lot 5 – This large 524,200 square foot lot runs along the railroad right-of-way and contains two warehouse structures with two-stories and 285,630 square feet of floor area (0.54 FAR). As part of the proposed rezoning and relocation of the current zoning district boundary, a 78.440 square foot undeveloped portion of Lot 5 that is used for accessory truck parking will be rezoned from M1-1 to R5.

Block 4226, Lot 6 - The 88,421 square foot lot is developed with four 5- to 6-story buildings occupied by Calvary Hospital containing 172,268 gsf of floor area.

Block 4226, Lot 7 - The 92,300 square foot lot is developed with a one-story 62,660 gsf building occupied by a Stop and Shop Supermarket. Note that four other lots discussed below (Lots 10, 507, 508, and 509) are owned by the same owner as the supermarket.

Block 4226, Lot 10 - The 21,800 square foot lot consists of vacant land and serves as the loading area for the adjacent Stop and Shop Supermarket on Lot 7.

Block 4226, Lot 11 - The 4,985 square foot lot consists of vacant land.

Block 4226, Lot 15 - The 28,200 square foot lot is developed with three 2-story commercial/office buildings containing 20,235 gsf of floor area and 34 accessory parking spaces.

Block 4226, Lot 30 - A 33 acre site containing the Bronx Psychiatric Center, which is being redevoped under a separate action with additional office space, a new hotel, a community college, retail stores, and accessory parking. The plans also include a new baseball field and football/soccer/lacrosse field. The area within the proposed rezoning area consists of approximately 301,273 square feet of lot area and 9,751 square feet of building floor area for a power plant.

Block 4226, Lot 35 - part of the Hutchinson Metro Center and developed with a 4-story and roof, parking facility with a total of 760 spaces accessory to the Hutchinson Metro Center. As part of the proposed rezoning and relocation of the current zoning district boundary, a small southerly portion of Lot 35 totaling approximately 11,429 square feet in area, currently used for approximately 22 open, grade level accessory parking spaces, will be rezoned from M1-1 to R5. As the Hutchinson Metro Center development contains many thousands of square feet of community facility use, the accessory parking will remain a conforming use under the proposed R5 zoning district regulations.

Block 4226, Lot 506 - The 7,300 square foot lot is developed with one 1-story 5,743 gsf building containing retail stores including a Starbucks and a medical equipment supply store. The building interior was recently renovated in 2007.

Block 4226, Lot 507 - The 5,200 square foot lot consists of land used for parking owned by the same owner as the Stop and Shop Supermarket on Lot 7. The property previously contained a building that was demolished in 1999.

Block 4226, Lot 508 - The 3,750 square foot lot consists of land used for parking owned by the same owner as the Stop and Shop Supermarket on Lot 7.

Block 4226, Lot 509 - The 3,750 square foot lot consists of land used for parking owned by the same owner as the Stop and Shop Supermarket on Lot 7. The property has a 1976 Certificate of Occupancy for a contractor's yard.

Block 4226, Lot 510 - The 2,500 square foot lot consists of land used for parking. The property previously contained a building that was demolished in 1999. This lot is in common ownership with the adjacent Lot 511.

Block 4226, Lot 511 - The 5,000 square foot lot consists of vacant land. The property previously contained a building that was demolished in 2013.

400-Foot Radius Project Study Area

The Rezoning Area is located in the most eastern portion of Morris Park neighborhood of the Bronx, Community District 11. The neighborhood primarily consists of one- and two-family residences, with portions being developed with multi-family residences. Commercial uses are located along Morris Park Avenue, Williamsbridge Road, and East Tremont Avenue. Major transportation infrastructure includes the Metro-North railway that intersects across the neighborhood, and the Hutchinson River Parkway, which runs parallel to the railway.

The immediate area surrounding the Rezoning Area is dominated by major health care-related institutional uses. To the east of the Rezoning Area are the grounds of the New York State owned Bronx Psychiatric Center campus, which includes the Bronx Psychiatric Center, Bronx Development Center, the Bronx Children's Psychiatric Center, and the Beacon's Bronx Houses located at 1000, 1400, and 1500 Waters Place (Block 4226, Lot 30), which occupy more than 53 acres. These facilities are New York State psychiatric hospitals and mental health facilities, as well as assisted living residences, affiliated with Albert Einstein College of Medicine. The facilities have a campus-like setting that contains a number of buildings surrounded by landscaped open areas, several ball fields, walking paths, interior roadways, and at-grade parking areas. Vehicular access to the Bronx Psychiatric Center is provided from a signalized entrance on the north side of Waters Place located to the east of the intersection of Industrial Street and Waters Place.

Currently, the Bronx Psychiatric Center campus is being redeveloped with approximately 1.5 million gsf of commercial office space for business, professional, or medical facilities; 100,000 gsf of hotel use; 100,000 gsf of college/trade school space; 40,000 gsf of retail space; 2,000 gsf of community facility space; 197,112 square feet of open space, including one regulation-sized football/soccer field and one baseball diamond with supporting amenities; and approximately 5,440 accessory parking spaces. In addition, three primary existing buildings on the campus—1) the Bronx Children's Psychiatric, 2) the John W. Thompson, and 3) the Betty Parker Buildings—are being vacated and uses will be relocated to new BPC facilities located at the southern portion of the campus. The Bronx Children's Psychiatric Building would be demolished. The John W. Thompson Building

would be renovated for educational, community facility, and hotel use and the Betty Parker Building would be renovated for business/medical/educational/office use. This project would include four new, approximately 13-story, 250,000 square foot buildings for office use, and a two-building retail plaza.

Further north of the Rezoning Area is the Hutchinson Metro Center office complex, located at 1200 and 1260 Waters Place, which encompasses approximately 32-acres of land (Block 4226, Lots 35, 40, 55, 70, and 75). The suburban-style office park campus contains one large, 4-story office building (developed from the former New York State operated Bronx Development Center), as well as a 1-story warehouse, which is leased by New York State for storage and as a filling station, and at grade accessory parking. The existing office building underwent extensive renovation in 2001-2002 and currently accommodates approximately 460,000 gsf of Class A office space, which is occupied by a variety of office and institutional tenants, including a range of health care facilities, doctors' offices, real estate companies, non-profit organizations, and government uses, as well as the Bronx campus of Mercy College.

The Hutchinson Metro Center was recently improved with two new office buildings (The Towers at Hutchinson Metro Center) that contain a total of approximately 525,000 gsf of office, where Montefiore's Hutchinson Campus, a facility that provides ambulatory care, is located. Additionally, the Public Safety Answering Center II (PSAC II), a 640,000 square foot public facility, was recently constructed on the northernmost portion of the Hutchinson Metro Center complex (Block 4226, Lot 75 and p/o Lots 40 and 55). The Metro Center Atrium, also a new addition to the Hutchinson Metro Center, was also recently developed on the Project Site. Further discussion of the Metro Center Atrium is provided below.

To the west of the Rezoning Area are the Jacobi Medical Center located at 1400 Pelham Parkway South, the east campus of the Montefiore Medical Center, Albert Einstein Medical College of Yeshiva University and Calvary Hospital, as well as ancillary medical offices, community health centers, and research facilities.

Residential uses are predominantly located further from the Rezoning Area to the north of the Pelham Parkway in the neighborhood of Pelham Gardens and to the east of the Hutchinson River Parkway in the Pelham Bay neighborhood. In addition, to the west of the Rezoning Area, there is a small residential enclave, known as Indian Village, which is located directly south of the Pelham Parkway and is part of the larger Morris Park neighborhood that encompasses the area to the west and south of Jacobi Medical Center.

Many of the commercial and institutional uses in the vicinity of the Project Site occupy expansive properties that feature campus-like settings containing clusters of several buildings surrounded by landscaped open areas, at grade accessory parking, interior roadways, and/or pedestrian pathways. Industrial uses are generally located to the west of the Project Site on large properties that contain bulky low-rise warehouses or lofts that have open vehicular storage areas and accessory parking lots. Most of the properties in

the immediate vicinity of the Rezoning Area do not have frontages along public streets and are accessed by private roadways that extend north of Waters Place or Eastchester Road.

Future No-Action Scenario

Rezoning Area

Under the No-Action Scenario for the project build year of 2023, it is assumed that the three Projected Development Sites, two Potential Development Sites, and all the other sites would remain in their existing condition as detailed above. No new as-of-right development would occur on the Projected or Potential Development Sites as these sites are either developed to close to their maximum permitted FAR of 1.0 or they have a long term history of use for parking often after previously existing buildings on these properties were demolished. The current M1-1 zoning is no longer appropriate for the project area and is not likely to support new development due to a low permitted FAR and a prohibition on the development of residential uses. Further explanation for why the individual sites in the Rezoning Area would not be developed in the No-Action condition is provided below.

Projected Development Site 1 is developed to the maximum FAR of 1.0 permitted under the property's existing M1-1 zoning while Projected Development Site 2 is developed very close to this maximum 1.0 FAR. Projected Development Site 3 previously contained buildings that were demolished in 1999 and 2013 and have remained vacant or used for parking since then. Potential Development Site 1 similarly contained a building that was demolished in 1999. Potential Development Site 2 has a long term history of use for parking. Lot 6 is a long standing institutional use (Calvary Hospital) with no known development plans. Due to the configuration of the existing supermarket development on Lot 7, it would not be feasible to provide any additional development. Lots 10 and 11 are long linear lots which would be difficult to develop. Lot 10 also serves as the loading area for the adjacent supermarket on Lot 7. The building on Lot 506 was recently renovated in 2007 and it is therefore assumed that no new development would occur. The affected portion of Lot 1 is part of an active railroad right-of-way. The affected portion of Lot 5 is part of a regional distribution center for a major chain of sporting goods stores. The affected areas of Lots 30 and 35 will be rezoned from M1-1 to R5 for the proposed relocation of the existing zoning boundary so that it is aligned with Marconi Street and would match the existing R5 zoning on the remainder of these lots. The proposed change is not anticipated to result in any future development.

400-Foot Radius Project Study Area

The following action has been identified for the 400-foot radius project study area based on a review of the NYC Department of City Planning's (DCP) Land Use & CEQR Application Tracking System (LUCATS) for Bronx Community District 11 for the past ten year period.

A revised plan (CEQR No. 16DCP163X) was filed with DCP on 08/22/16 for the Albert Einstein College of Medicine at 1300 Morris Park Avenue/1925 Eastchester Road for the renewal of a Special Permit to allow an accessory parking garage to have more than the permitted number of spaces and to allow rooftop parking as well as the renewal of an Authorization to allow these parking spaces to be located without regard to zoning lot lines.

No development plans are known to exist for the existing parking lots or other uses within the project study area as identified above by the project build year of 2023[1].

Therefore, surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2023. The 400-foot area surrounding the Rezoning Area is primarily developed with a mixture of large medical related facilities and an MTA NYC Transit train yard interspersed with smaller office, warehouse, automobile related, and residential uses. Other than the parking lots and garages which are heavily utilized, few usable undeveloped parcels remain within the project study area and it is therefore anticipated that no significant new development would occur within this area by 2023.

Future With-Action Scenario

Rezoning Area

Under the With-Action Scenario for the project build year of 2023, the three Projected Development Sites would be developed with two new buildings and an addition to an existing building containing a total of 278,520 gsf of floor area including 182 non-profit hospital staff dwelling units, 129 dwelling units (based on an average size of 1,000 gsf per dwelling unit) including 39 affordable units, and 56 accessory parking spaces. The projected development on each of the three Development Sites is detailed below.

Projected Development Site 1 would be developed with a 150,000 gsf, 7-story community facility addition containing 182 non-profit hospital dwelling units (Use Group 3) above the existing 181,544 gsf, 5-story garage (Building G) building. The proposed development is intended to serve hospital staff for Montefiore Hospital, located at 1825 Eastchester (Block 4117, Lot 1). Of the 182 apartments, there would be 77 studio apartments and 105 one-bedroom units on floors 6 through 12 of the building[2]. The

[1] Based on an estimated 12-month approval process and an 18-month construction period, the Build Year is assumed to be 2019 for the Applicant site (Projected Development Site 1). It is assumed that the building on Projected Development Site 2 would take 24 months to build and would be completed in 2013 assuming the start of construction within 4 months of the completion of the building on Projected Development Site 1. It is assumed that the building on Projected Development Site 3 would take 18 months to build and would be completed in 2023 assuming the start of construction within 4 months of the completion of the building on Projected Development Site 2. The final project build year under the Proposed Actions would therefore be 2023.

[2] The average unit size would be 824 square feet. It would not be appropriate in this case to assume the standard average size of 1,000 gsf per dwelling unit as the proposed staff housing apartments are not designed for family living but rather for single individuals and couples and are therefore relatively small in size.

total size of the building including the below grade parking garage floors would be 331,544 gsf. The zoning height of the 12-story building would be 122'-11'' but it would reach an actual height of 142'-0" considering the ground floor elevation of 19'-1".

In summary, the total development on the site would consist of 666,637 gsf of existing floor area (100,893 gsf of hotel use, 245,456 gsf of commercial use, 13,644 gsf of community facility use, a 125,100 gsf parking garage, and a 181,544 gsf parking garage) plus the proposed addition of 150,000 gsf of community facility space (Use Group 3), for a total of 816,637 gsf of floor area on the site. As this lot is subject to a site plan approval, any changes to the proposed use or bulk of the development described above would warrant a discretionary action.

Projected Development Site 2 would be developed with up to 101,520 square feet of residential floor area for 102 dwelling units and 44 parking spaces (36 for the market rate units and 8 for the affordable units). The development would include 31 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 12,700 square feet of floor area per floor. It is assumed that the existing commercial office building on the site would be demolished in order to accommodate the proposed development.

Projected Development Site 3 would be developed with up to 27,000 square feet of residential floor area for 27 dwelling units and 12 parking spaces (10 for the market rate units and 2 for the affordable units). The development would include 8 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 3,375 square feet of floor area per floor.

Under the With-Action Scenario for the project build year of 2023, the two Potential Development Sites would be developed with two new buildings containing a total of 45,720 gsf of residential floor area for 46 dwelling units (based on an average size of 1,000 gsf per dwelling unit) including 14 affordable units, and 21 accessory parking spaces. As these lots are adjacent to the Stop and Shop on Lot 7 and are under the same ownership, new development is less likely to occur on these lots by the project build year. The potential development on the two Potential Development Sites is detailed below. These sites would be less likely to be developed by the project build year of 2023.

Potential Development Site 1 could potentially be developed with up to 18,720 square feet of residential floor area for 19 dwelling units and 9 parking spaces (7 for the market rate units and 2 for the affordable units). The development would include 6 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 2,340 square feet of floor area per floor.

Potential Development Site 2 could potentially be developed with up to 27,000 square feet of residential floor area for 27 dwelling units and 12 parking spaces[3] (10 for the market rate units and 2 for the affordable units). The development would include 8 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 3,375 square feet of floor area per floor.

MIH requirements would apply to all the Non-Applicant owned sites. MIH Options 1 and 2 would both be available, but the numbers of income-restricted and market rate units cited above reflect Option 2, under which 30% of residential floor area must be associated with dwelling units reserved for residents with incomes averaging 80% AMI. All affordable units would be permanently affordable. MIH would not apply to projected development on the Applicant owned Projected Development Site 1 as the projected development on this site would consist of 182 non-profit hospital dwelling units (a Use Group 3 community facility use) intended to serve hospital staff for Montefiore Hospital.

The remaining lots within the Rezoning Area including Block 4226, Lots 1 (part), 5 (part), 6, 7, 10, 11, 30 (part), 35 (part), and 506 would remain in their existing use as they are not expected to be developed as explained under the No-Action scenario discussion above. Table 4-1 below presents the No-Action and With-Action developments on the three Projected Development Sites and two Potential Development and shows the increment between these two scenarios.

[3] Any additional development consisting of an expansion to the existing Stop and Shop supermarket would require parking to be provided at a ratio of 1 space per 300 square feet of zoning floor area.

Table 4-1
No-Action and With-Action Development Scenarios and Increment

Projected Develop Site #	Block/Lot	Applic/ Non-Applic Owned	Lot Size (SF)	No-Action Scenario	With-Action Scenario	Increment
1	4226, 7502	Applicant	349,508	100,893 gsf hotel-125 rooms, 245,456 gsf retail, office, health club, 13,644 gsf community facility (ambulatory care, day care), 1,014 parking spaces	100,893 gsf hotel-125 rooms, 245,456 gsf retail, office, health club, 13,644 gsf community facility (ambulatory care, day care), 1,014 parking spaces, 150,000 gsf community facility-182 non-profit hospital staff DUs	Added: 150,000 gsf community facility comprised of 182 non-profit hospital staff dwelling units
2	4226, 15	Non-Applicant	28,200	20,235 gsf office, 34 parking spaces	101,520 gsf residential-102 DUs (31 affordable), 44 parking spaces	Removed: 20,235 gsf office, 34 parking spaces Added: 101,520 gsf residential-102 DUs (31 affordable), 44 parking spaces
3	4226, 510 & 511	Non-Applicant	7,500	parking & vacant land	27,000 gsf residential-27 DUs (8 affordable), 12 parking spaces	Removed: parking & vacant land Added: 27,000 gsf residential-27 DUs (8 affordable), 12 parking spaces
Potential Develop Site #	**Block/Lot**	**Applic/ Non-Applic Owned**	**Lot Size (SF)**	**No-Action Scenario**	**With-Action Scenario**	**Increment**
1	4226, 507	Non-Applicant	5,200	parking	18,720 gsf residential -19 DUs (6 affordable), 9 parking spaces	Removed: parking Added: 18,720 gsf residential -19 DUs (6 affordable), 9 parking spaces
2	4226, 508 & 509	Non-Applicant	7,500	parking	27,000 gsf residential -27 DUs (8 affordable), 12 parking spaces	Removed: parking Added: 27,000 gsf residential -27 DUs (8 affordable), 12 parking spaces

400-Foot Radius Project Study Area

The Proposed Actions would not result in any changes in land use within the 400-foot radius project study area.

Conclusion

The Applicant seeks to develop his property to provide 182 non-profit hospital dwelling units (Use Group 3) above the existing 181,544 gsf garage (Building G) on the site to house hospital staff for the nearby Montefiore Hospital.

For the purposes of a conservative analysis, three lots within the Rezoning Area are projected to be developed with two new buildings and an addition to an existing building containing a total of 278,520 gsf of floor area including 182 non-profit hospital staff dwelling units, 129 dwelling units including 39 affordable units, and 56 accessory parking spaces. In addition, two lots within the Rezoning Area could potentially be developed with two new buildings containing a total of 45,720 gsf of residential floor area for 46 dwelling units including 14 affordable units, and 21 accessory parking spaces. This would constitute a significant land use change in the Rezoning Area but the Applicant believes this change would be beneficial as it would fully develop these underutilized sites and would provide hospital staff housing as well as affordable housing and accessory parking.

The projected and potential developments on the non-Applicant owned sites would primarily replace existing parking lots and vacant land which would not be considered to be a significant land use impact. The projected and potential developments could alter existing development patterns in the future, especially of the underutilized parking lots and vacant parcels, by encouraging the development of new residential uses. However, this would be in compliance with City policies to encourage the development of new housing, especially affordable housing, in underutilized areas of the City.

Based on the above analyses, it has been determined that no potentially significant adverse impacts related to land use are expected to occur as a result of the Proposed Actions. Therefore, further analysis of land use is not warranted.

ZONING

Existing Conditions

Rezoning Area

The Rezoning Area is currently zoned M1-1. The M1 district is often a buffer between M2 and M3 districts and adjacent residential or commercial districts. Light industries typically found in M1 areas include woodworking shops, auto storage and repair shops, and wholesale service and storage facilities. Offices, most retail uses, and some community facility uses are also permitted but residential uses are not allowed. Strict performance standards are common to all M1 districts. The M1-1 district permits a maximum FAR of 1.0 for manufacturing and commercial uses and 2.4 for Use Group 4 community facility uses. The M1-1 district permits a maximum building height of 30 feet. The M1-1 district requires a setback of 20 feet on narrow streets and 15 feet on wide streets and permits a maximum building height of 30 feet or two-stories, whichever is less. No front or side yards are generally required but a standard rear yard of 20 feet is required in the M1-1 district. Parking is required based on the type of use and the size of the establishment.

The Food Retail Expansion to Support Health (FRESH) program is mapped over the entire Rezoning Area. The City has established the FRESH program in response to the issues raised in neighborhoods that are underserved by grocery stores. FRESH provides zoning

and financial incentives to promote the establishment and retention of neighborhood grocery stores in underserved communities throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by a full-line grocery store operator. Stores that benefit from the FRESH program must provide a minimum of 6,000 square feet of retail space for a general line of food and nonfood grocery products intended for home preparation, consumption and utilization. The project site is eligible for various tax incentives related to grocery store development and operation.

400-Foot Radius Project Study Area

The 400-foot radius project study area directly to the north and south of the Rezoning Area is zoned M1-1. The area to the east across Marconi Street is zoned R5 while the area to the west across Eastchester Road is zoned R4, R4A, and R6. The FRESH program is also mapped over the entire 400-foot radius area to the north, south, and east and a portion of the area to the west. This 400-foot radius area is eligible for various tax incentives related to grocery store development and operation. The M1-1 district and the FRESH program are discussed above. The R4, R4A, R5, and R6 districts are discussed below.

The R4 zoning district is a low density zone permitting multiple dwellings. A variety of housing types, including garden apartments and rowhouses, are common in this district. The R4 zone permits a residential maximum FAR of 0.75 with an attic allowance of up to 0.15 for a total FAR of 0.9, a maximum 45 percent lot coverage, and a maximum building height of 35 feet resulting in buildings generally no taller than three stories, and requires one parking space per dwelling unit. The maximum community facility FAR is 2.0.

The R4A zoning district allows only detached one- and two-family residences. The R4A zone permits a maximum residential FAR of 0.75 with an attic allowance of up to 0.15 for a total FAR of 0.9, and a maximum community facility FAR of 2.0. The R4 zone permits a maximum building height of 35 feet resulting in buildings generally no taller than three stories, and it requires one parking space per dwelling unit.

The R5 zoning district allows all housing types including detached, semi-detached, attached and multi-family residences as well as community facility uses. The maximum FAR for all housing types is 1.25 with a community facility FAR of 2.0 and the maximum street wall and total building heights are 30 and 40 feet, respectively. The maximum building height is 40 feet with a maximum perimeter wall height of 30 feet. Off-street parking in a grouped facility is required for at least 85 percent of the dwelling units.

R6 zoning districts are widely mapped in built-up, medium-density areas of the City. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale "tower in the park" developments. Two sets of bulk regulations apply in the R6 district. Standard height factor regulations produce small multi-family buildings on small zoning 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, pre-1961 apartment buildings in the neighborhood.

Buildings developed pursuant to height factor regulations are often tall buildings set back from the street and surrounded by open space and on-site parking. The FAR in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories. It allows a community facility FAR of up to 4.8. There are no height limits for height factor buildings although they must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. Off-street parking is required for 70% of a building's dwelling units.

The optional Quality Housing regulations produce high lot coverage buildings set at or near the street line. The FAR is 3.0; the maximum base height before setback is 60 feet with a maximum building height of 70 feet. On a narrow street (beyond 100 feet of a wide street), the maximum FAR is 2.2; the maximum base height before setback is 45 feet with a maximum building height of 55 feet. Off-street parking is required for 50% of all dwelling units.

Future No-Action Scenario

Rezoning Area

In the future and absent the action, the Rezoning Area would continue to be zoned M1-1 and would remain subject to the provisions of the FRESH Program.

400-Foot Radius Project Study Area

Based on a review of DCP's LUCATS listings for Bronx Community District 11, no rezonings are proposed for the 400-foot radius project study area. No rezoning actions are presently being contemplated by the DCP, as indicated on the DCP website, for the study area by the final project build year of 2023.

Future With-Action Scenario

Rezoning Area

The Proposed Actions consist of a zoning map amendment, two zoning text amendments, and a special permit. The zoning map amendment would rezone a portion of Block 4226 from the existing M1-1 district to a C4-2A zoning district (Lots 6 (part), 7, 10, 11, 15, 506, 507, 508, 509, 510, and 511), from the existing M1-1 district to a C4-2 zoning district (Lots 7502, 1 (part), 5 (part), and 6 (part)), and from the existing M1-1 district to an R5 district [Lots 30 (part) and 35 (part)]. The Proposed Actions include a zoning text amendment to ZR Section 23-933 Appendix F to establish a Mandatory Inclusionary Housing (MIH) area over the portion of the Rezoning Area that would be zoned C4-2 or C4-2A. The Proposed Actions also include a zoning text amendment to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to modify the locational requirements applicable to non-profit hospital staff dwellings that are located in C4-2 Districts without a letter suffix in Community District 11 in the Bronx. In such districts, the amended text would allow non-profit hospital staff dwelling buildings (rather than the zoning lot on which such

buildings are sited) to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities. Finally, the Proposed Actions include a request for a Special Permit pursuant to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) with the proposed changes from the zoning text amendments described above, to develop a non-profit hospital staff dwelling on the Proposed Development Site.

As indicated above, the Rezoning Area is projected to be developed with two new buildings and an addition to an existing building containing a total of 278,520 gsf of floor area including 182 non-profit hospital staff dwelling units, 129 dwelling units (based on an average size of 1,000 gsf per dwelling unit) including 39 affordable units, and 56 accessory parking spaces. The two Potential Development Sites would be developed with two new buildings containing a total of 45,720 gsf of residential floor area for 46 dwelling units (based on an average size of 1,000 gsf per dwelling unit) including 14 affordable units, and 21 accessory parking spaces. See Table 4-2 below which summarizes the major provisions of the existing and proposed zoning districts as applicable to the three Projected Development Sites and two Potential Development Sites.

Table 4-2
No-Action and With-Action Development Scenarios and Increment

Proj Devel Site #	**Existing Zoning**					**Proposed Zoning**				
	Zoning	Max FAR	Max GSF	Max Ht	Use Groups	Zoning	Max FAR	Max GSF	Max Ht	Use Grps
1	M1-1	1.0 M, C; 2.4 CF	349,508 M, C; 838,819 CF	30′ or 2-stories before setback	4-14, 16, 17	C4-2	3.6 R; 3.4 C; 4.8 CF	1,258,228 R; 1,188,327 C; 1,677,638 CF	85′	1-6, 8-10, 12
2	M1-1	1.0 M, C; 2.4 CF	28,200 M, C; 67,680 CF	30′ or 2-stories before setback	4-14, 16, 17	C4-2A	3.6 R; 3.0 C; 3.0 CF	101,520 R; 84,600 C, CF	85′	1-6, 8-10, 12
3	M1-1	1.0 M, C; 2.4 CF	7,500 M, C; 18,000 CF	30′ or 2-stories before setback	4-14, 16, 17	C4-2A	3.6 R; 3.0 C; 3.0 CF	27,000 R; 22,500 C, CF	85′	1-6, 8-10, 12
Potential Devel Site #	**Existing Zoning**					**Proposed Zoning**				
1	M1-1	1.0 M, C; 2.4 CF	5,200 M, C; 12,480 CF	30′ or 2-stories before setback	4-14, 16, 17	C4-2A	3.6 R; 3.0 C; 3.0 CF	18,720 R; 15,600 C, CF	85′	1-6, 8-10, 12
2	M1-1	1.0 M, C; 2.4 CF	7,500 M, C; 18,000 CF	30′ or 2-stories before setback	4-14, 16, 17	C4-2A	3.6 R; 3.0 C; 3.0 CF	27,000 R; 22,500 C, CF	85′	1-6, 8-10, 12

The proposed C4 districts are mapped in regional commercial centers that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Use Groups 5, 6, 8, 9, 10 and 12, which include most retail establishments, are permitted in C4 districts. Uses that would interrupt the desired continuous retail frontage, such as home maintenance and repair service stores listed in Use Group 7, are not allowed. The C4 district also allows residential and community facility Use Groups 1-4.

The proposed C4-2 districts are mapped in more densely built areas of the City than C4-1 districts and permit a commercial FAR of 3.4 and a community facility FAR of 4.8. The C4-2 district has a residential district equivalent of the R6 district permitting a residential FAR of between 0.78 and 2.43. This FAR can be increased to 3.0 on wide streets outside the Manhattan Core under the Quality Housing Program. This FAR can also be increased up to 3.6 with the Inclusionary Housing Program bonus. C4-2A districts permit a commercial and community facility FAR of 3.0. The C4-2A district has a residential district equivalent of the R6A district permitting a residential FAR of 3.0 which can be increased up to 3.6 with the Inclusionary Housing Program bonus.

The C4-2 district was suggested by DCP and chosen to accommodate the height of the proposed addition to Building G on the Applicant property. The C4-2 zoning district was chosen as the proposed building has been designed using height factor zoning. The proposed building height of 122'-11'' exceeds the maximum building height of 85 feet that is allowed for quality housing. Since the Applicant proposes to establish a Mandatory Inclusionary Housing area, they would typically be required to develop income-restricted units, and use additional floor area, with R6 typically allowing a maximum of 2.42 or 3.60 FAR, depending on their distance from a wide street. However, this application is subject to a site plan approval, and the Applicant does not intend on building residential use.

The proposed development on the Applicant's Projected Development Site 1 would use height factor zoning under the C4-2 district as the development would exceed the maximum building height allowed for quality housing[4]. The proposed development and existing parking garage would have a total of 331,554 gsf on the 349,508 square foot lot, and a total FAR of 0.95[5]. Collectively, the existing and proposed 816,637 gsf of floor area on Projected Development Site 1 would have a total FAR of 2.34. The project on the Applicant-owned site is subject to site plan approval. Any changes to the proposed use or bulk would warrant a discretionary action. The CPC is approving a specific Site

[4] It would permit a maximum height of 70 feet for Quality Housing buildings along wide streets outside of the Manhattan core and a maximum height of 75 feet under the Zoning for Quality and Affordability text amendment.

[5] The existing parking garage has an FAR of 0.52 and the proposed development has an FAR of 0.43.

Plan under the Special Permit. The lot would be developed with non-profit hospital staff dwelling units, a community facility (Use Group 3) use.

The proposed zoning text amendment would amend an existing special permit pursuant to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to modify the locational requirements for non-profit hospital staff dwellings within C4-2 Districts without a letter suffix, in Community District 11 in the Borough of the Bronx. The current Special Permit provisions require that the non-profit staff dwellings be located on a zoning lot, no portion of which is located more than 1,500 feet from the hospital and related facilities. The proposed provisions would require that the non-profit hospital staff dwelling unit building itself be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities.

The proposed project would be a Use Group 3 community facility development, not a residential development, and so would not be subject to the MIH requirements that will apply within the C4-2 and C4-2A zoning districts within the Rezoning Area. The requirements would apply to residential developments on Projected and Potential Development Sites are not under the ownership or control of the Applicant.

The proposed zoning change also involves rezoning properties in addition to the Projected Development Site 1 from M1-1 to C4-2A. The change in zoning would be appropriate for this area as it is bordered by R4, R5, and R6 zoning districts located a short distance to the east and west. The current M1-1 zoning is no longer appropriate for the project area. The establishment of a Mandatory Inclusionary Housing area for this application was developed in consultation with DCP in order to facilitate the development of affordable housing at a higher FAR in the area to be rezoned.

A small portion of the Rezoning Area (not part of the Development Site) would be rezoned from M1-1 to R5 and would match the existing R5 zoning on the remainder of these lots. This action is the result of the proposed relocation of the existing zoning boundary so that it is aligned with Marconi Street (as opposed to its current location, irregularly east of the line of Marconi Street). The area in question includes a 301,273 square foot portion of Lot 30, the Bronx Psychiatric Center property, which is being independently developed by Empire State Development Corporation and Simone Development, and an 11,429 square foot portion of Lot 35, which is part of the Hutchinson Metro Center and developed with approximately 22 open parking spaces which are part of an existing accessory parking facility. The proposed change is not anticipated to have any impact on future development. Small portions of Lot 1 (which is part of the Metro-North Railroad right-of-way) and Lot 5 (occupied by a warehousing and distribution center, of which the area to be rezoned is an undeveloped part) would also be rezoned from M1 to R5 to provide a consistent zoning district boundary that would align with Morris Park Avenue to the west of the railroad right-of-way.

The proposed zoning text amendment to modify ZR Section 23-933, Appendix F is necessary in order to establish the C4-2 and C4-2A portions of the Rezoning Area as an

MIH area in which new residential developments, enlargements, or conversions must satisfy either Option 1 or Option 2 of the MIH program. As a result, residential developments within the proposed C4-2 and C4-2A districts would be required to provide the specified amount of income restricted units (at least 25 percent of new residential floor area in the case of Option 1 and at least 30 percent in the case of Option 2), affordable to the specified income bands (under Option 1 the income-restricted units would be affordable to households with annual incomes averaging 60 percent of the income index provided in the Zoning Resolution, with at least 10 percent of the income-restricted floor area in units affordable to households with annual incomes of 40 percent of the index; under Option 2 they would be affordable to households with annual incomes averaging 80 percent of the index; and, under either option, all of the income-restricted units would be affordable to households with incomes not exceeding 130 percent of the index), and may build up to a maximum residential FAR of 3.6 with a maximum total building height of 85 feet with qualifying ground floors. For developments subject to the MIH requirements, parking would be provided for 25% of income restricted units and 50% of market rate units per ZR Sections 25-25 and 25-23. Approximately 300 square feet of land area is required per parking space to account for the space itself plus area for circulation. All parking would be at-grade.

The FRESH program would not be relevant to the proposed action as grocery stores are not currently located on any of the Projected or Potential Development Sites and are not proposed.

400-Foot Radius Project Study Area

The Proposed Actions would not result in any changes in zoning in the 400-foot radius project study area.

Conclusion

The proposed zoning map and zoning text amendments would only apply to the Rezoning Area and would not affect lots beyond this area. The Proposed Actions would not result in any significant impacts to zoning patterns in the area since the mapping of the proposed C4-2 and C4-2A zoning districts in the Rezoning Area would result in development that would be compatible with the existing mixed neighborhood context while also providing enough floor area to develop a reasonable number of affordable dwelling units on the non-Applicant owned parcels. The change in zoning would be appropriate for this area as the proposed C4-2 and C4-2A zoning districts have a residential district equivalent of the R6 and R6A districts, respectively, and the area is bordered by R4, R5, and R6 zoning districts located a short distance to the east and west. The current M1-1 zoning is no longer appropriate for the project area. The rezoning of small areas from M1-1 to R5 is the result of the proposed relocation of the existing zoning boundary so that it is aligned with Marconi Street (as opposed to its current location, irregularly east of the line of Marconi Street) and to provide a consistent northern zoning district boundary that would align with Morris Park Avenue. The proposed change is not anticipated to have any impact on future development.

Based on the above analysis, it has been determined that no potentially significant adverse impacts related to zoning are expected to occur as a result of the Proposed Actions. Therefore, further analysis of zoning is not warranted.

PUBLIC POLICY

Existing Conditions

According to the *CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. Public policies applicable to the Rezoning Area and 400-foot radius project study area are discussed below.

Rezoning Area and 400-Foot Radius Project Study Area

The Rezoning Area and nearly the entire 400-foot radius project study area with the exception of its western edge are located within the City's Coastal Zone boundary. These areas are therefore subject to the provisions of the City's Waterfront Revitalization Program (WRP).

No other public policies would apply to the Proposed Actions as the Rezoning Area and the surrounding 400-foot radius study area are not located within the boundaries of any 197-a Community Development Plans or Urban Renewal Area plans, and also are not within a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area. No Historic Districts or individually designated historic resources are located within the Rezoning Area or the surrounding 400-foot radius study area.

Future No-Action Scenario

In the future, without the action, new development in the Rezoning Area and within the 400-foot radius project study area would remain within the boundaries of the City's Coastal Zone, and therefore subject to the provisions of the WRP. No other public policy initiatives would pertain to the Rezoning Area or to the 400-foot study area around the Area by the project build year of 2023. In addition, no changes are anticipated to any public policy documents relating to the Rezoning Area or the surrounding study area by the project build year.

Future With-Action Scenario

Rezoning Area

As part of the Mayor's Housing New York plan, the City Council has recently approved a citywide zoning text amendment to authorize a Mandatory Inclusionary Housing (MIH) program (ULURP # 160051ZRY). The purpose of the MIH program is to promote neighborhood economic diversity in locations where land use actions create substantial new housing opportunities. The text amendment will have no effect until mapped

through subsequent discretionary actions of the CPC, each of which will be subject to a public review process and separate environmental review. As with zoning actions generally, MIH Areas may be applied through DCP-initiated actions or as part of private applications, including certain zoning map amendments, text amendments, and Special Permits that create opportunities for significant new housing development. The MIH program would require (through zoning) that when CPC actions create significant new housing capacity in medium and high-density areas, either 25 or 30 percent of new housing would be permanently affordable. Under the proposal, the CPC and ultimately the City Council would apply at least one of these requirements to each MIH area:

- Option 1: 25 percent of residential floor area must be for affordable housing units for residents with incomes averaging 60 percent Area Median Income (AMI) ($46,620 for a family of three) with at least 10% of the residential floor area affordable at or below 40% AMI; or
- Option 2: 30 percent of residential floor area must be for affordable housing units for residents with incomes averaging 80 percent AMI ($62,150 for a family of three).

In addition to the options above, the City Council and the CPC could decide to apply one or both of the following options:

- A deep affordability option, where
    - 20% of the total residential floor area must be for housing units for residents with incomes averaging 40% AMI ($31,080 per year for a family of three);
    - No direct subsidies could be used for these units except where needed to support more affordable housing; or
- An additional, limited workforce option for markets where moderate-income development is marginally feasible without subsidy. Under this option,
    - 30 percent of the residential floor area must be for housing units for residents with incomes averaging 115 percent AMI ($104,895/year for a family of three);
    - No units could go to residents with incomes above 130 percent AMI ($101,010/year for a family of three);
    - No direct subsidies could be used for these affordable housing units; and
    - This option would not be available in Manhattan CDs 1-8, which extend south of 96th Street on the east side and south of 110th Street on the west side.

Requirements would apply to developments, enlargements and residential conversions of more than ten units. Developments between 11 and 25 units would have the optional alternative of making a payment into an affordable housing fund, to be used to support affordable housing within that Community District.

As indicated, the Proposed Actions include a Zoning Text Amendment to modify ZR Section 23-933, Appendix F to designate the newly mapped C2-4 and C2-4A districts as Mandatory Inclusionary Housing Areas in which all residential developments,

enlargements, and conversions that meet the criteria set forth in the MIH program must comply with the requirements of one of Option 1 or Option 2.

The MIH program would not be applicable to the projected development on the Applicant owned Projected Development Site 1 as the projected development for this site would consist of a community facility building containing 182 non-profit hospital staff dwelling units (a Use Group 3 community facility use) to serve Montefiore Hospital. However the MIH regulations would be applicable to the Rezoning Area, the majority of which are not under the ownership or control of the Applicant.

Waterfront approval is required for the proposed development as the Rezoning Area is located within the City's Coastal Zone Boundary Area and the project must be assessed for its consistency with the City's Waterfront Revitalization Program. The Waterfront Consistency Assessment Form and a narrative explaining how the Proposed Actions would be consistent with WRP policies are attached to this document. The narrative explains how the Actions comply with the policies noted after each Consistency Assessment Form question that has been affirmatively responded to. The Proposed Actions are consistent with WRP policies, and no potentially significant adverse impacts related to the WRP are anticipated as a result of these Actions.

400-Foot Radius Project Study Area

The proposed development would not have any impact on the Coastal Zone within a 400-foot radius of the Rezoning Area.

Conclusion

No impact to public policies would occur as a result of the Proposed Actions. The action would be an appropriate development in the Rezoning Area and would be a positive contribution to Bronx Community District 11 and to the surrounding neighborhood.

The proposed project would meet the City's public policy goals as explained above as well as similar State and national public policy goals related to the provision of affordable housing. All development would comply with the provisions of the City's WRP applicable to the Coastal Zone area.

Based on the above analyses, it has been determined that no potentially significant adverse impacts related to public policy are expected to occur as a result of the Proposed Actions. Therefore, further analysis of public policy is not warranted.

FOR INTERNAL USE ONLY
Date Received: _____

WRP No. 17-123
DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program* (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: 1776 Eastchester Realty LLC

Name of Applicant Representative: John Strauss for Hiram A. Rothkrug

Address: 55 Water Mill Road, Great Neck, NY 11021

Telephone: 718-343-0026 Email: jstrauss@environmentalstudiescorp.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Applicant seeks to rezone the Project Site, Block 4226, Lot 7502, to C4-2 and seeks Zoning Text Amendments and a Special Permit pursuant to ZR Section 74-70 to develop a 150,000 gsf non-profit hospital staff residence facility (Community Facility, Use Group 3) with 182 dwelling units at a distance from the existing Montefiore Hospital.

2. Purpose of activity

The proposed actions would enable the Applicant to develop 182 hospital staff dwelling units for employees of Montefiore Hospital in the Morris Park neighborhood of the Bronx. The 349,508 square foot Proposed Development Site (Projected Development Site 1), part of the Hutch Center zoning lot, is currently developed with a 359,933 gsf 8-story commercial building (Building E) containing 100,893 gsf of hotel use for 125 hotel rooms, 245,456 gsf of commercial use (including retail and office space and a recently developed health club), and 13,644 gsf of community facility space (including an ambulatory care facility and a day care center). In addition, the lot contains 1,014 parking spaces within a 125,100 gsf open 3-story accessory parking garage (Building F, the North Garage) containing 380 parking spaces, a recently completed 5-story 181,544 gsf parking garage (Building G, the West Garage) containing 464 parking spaces, and 170 at-grade parking spaces on the lot. The proposed project would result in the construction of a 150,000 gsf 12-story, 122'-11" tall community facility building containing 182 non-profit hospital dwelling units (Use Group 3) above the existing 181,544 gsf garage (Building G).

C. PROJECT LOCATION

Borough: Bronx Tax Block/Lot(s): B 4226, L 7502

Street Address: 1776 Eastchester Road, Bronx

Name of water body (if located on the waterfront): N/A

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☑ Zoning Map Amendment
- ☑ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☑ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☑ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☑ Permits, specify: Dept. of Buildings building permit

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☑ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☑ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☑ No
4. Is the project located within a FEMA 1% annual chance floodplain? *(6.2)* ☑ Yes ☐ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)* ☑ Yes ☐ No
6. Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).* ☐ Yes ☑ No

   ☐ Significant Maritime and Industrial Area (SMIA) *(2.1)*
   ☐ Special Natural Waterfront Area (SNWA) *(4.1)*
   ☐ Priority Martine Activity Zone (PMAZ) *(3.5)*
   ☐ Recognized Ecological Complex (REC) *(4.4)*
   ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) *(2.2, 4.2)*

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☑	☐	☐

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☑
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☑
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☑
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☑
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☑
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☑
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☑
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☑
4.8	Maintain and protect living aquatic resources.	☐	☐	☑

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☑
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☑
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☑
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☑
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☑
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☑
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☑
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☑
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☑
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☑
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☑
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☑
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: John Strauss for Hiram A. Rothkrug

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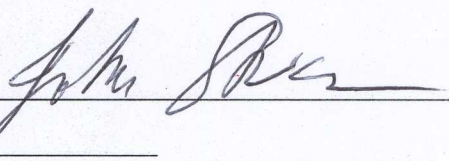
Applicant/Agent's Signature: 

Date: October 2, 2017

1776 Eastchester Road

Explanation of Consistency with Waterfront Policies

1. **Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**

Policy 1 relates to the development of new residential, commercial, and community facility uses on the waterfront in order to revitalize derelict waterfront areas. The Rezoning Area and the Proposed Development Site are not located directly on the waterfront but are located more than 1,300 feet from the Hutchinson River. The Rezoning Area and the Proposed Development Site are separated from the Hutchinson River by the Bronx State Psychiatric Hospital Complex which is developed with multiple buildings, roadways, and driveways. Nevertheless, the proposed rezoning and the associated development would bring new residents and visitors to the area potentially resulting in new activity in the park strips adjacent to the Hutchinson River.

2. **Policy 1.1: Encourage commercial and residential redevelopment in appropriate coastal zone areas.**

The project site is an appropriate location for the proposed development and meets the criteria of Policy 1.1 as described below.

A. Criteria that should be considered to determine areas appropriate for reuse through public and private actions include: compatibility with the continued functioning of the designated Special Natural Waterfront Areas, the Arthur Kill Ecologically Sensitive Maritime and Industrial Area, or Significant Maritime and Industrial Areas, where applicable; the absence of unique or significant natural features or, if present, the potential for compatible development; the presence of substantial vacant or underused land; proximity to existing residential or commercial uses; the potential for strengthening upland residential or commercial areas and for opening up the waterfront to the public; transportation access; the maritime and industrial jobs potentially displaced or created; and the new opportunities created by redevelopment.

Public actions – such as property disposition, urban renewal plans, and infrastructure provision – should facilitate redevelopment of underused property to promote housing and economic development and enhance the city's tax base, subject to consideration of Policy 2, where applicable.

Relative to Policy 1.1 A., the Rezoning Area and the Proposed Development Site are not designated as a Special Natural Waterfront Area (SNWA), as the Arthur Kill Ecologically Sensitive Maritime and Industrial Area, or as a Significant Maritime and Industrial Area (SMIA) nor are they in close proximity to any areas so designated. The Rezoning Area and the Proposed Development Site do not border the Hutchinson River and are separated from it by a distance of over 1,300 feet and an area developed with buildings, roadways, and driveways that are part of the Bronx State Psychiatric Hospital Complex. The Rezoning Area and the Proposed Development Site do not contain any unique and significant natural features. The Proposed Development Site is developed with a 359,933 gsf 8-story commercial building (Building E) containing 100,893 gsf of hotel use for 125 hotel rooms, 245,456 gsf of commercial use (including retail and office space and a recently developed health club), and 13,644 gsf of community

facility space (including an ambulatory care facility and a day care center). In addition, the lot contains 1,014 parking spaces within a 125,100 gsf open accessory parking garage (Building F, the North Garage) containing 380 parking spaces, a recently completed 181,544 gsf parking garage (Building G, the West Garage) containing 464 parking spaces, and 170 at-grade parking spaces on the lot. The Applicant proposes to construct a 150,000 gsf 12-story, 122'-11'' tall community facility building containing 182 non-profit hospital dwelling units (Use Group 3) above the existing 181,544 gsf garage (Building G).

The Rezoning Area and the Proposed Development Site are located in the most eastern portion of Morris Park neighborhood of the Bronx, Community District 11. The neighborhood primarily consists of one and two family residences, with portions being developed with multi-family residences. Commercial uses are located along Morris Park Avenue, Williamsbridge Road, and East Tremont Avenue. Major transportation infrastructure includes the Metro-North railway that intersects across the neighborhood, and the Hutchinson River Parkway, which runs parallel to the railway. The area to the east of the Rezoning Area is comprised of institutional uses, including Albert Einstein College of Medicine, Montefiore Weiler, and Jacobi Medical Center. The area to the west of the Rezoning Area is comprised of a mixture of commercial, industrial, and institutional uses, including the Yeshiva University campus.

The projected development would add to and strengthen the surrounding mixed-use community. The development would have no impact upon public access to the waterfront as the Rezoning Area and the Proposed Development Site are not located along the waterfront. The development would not result in the loss of any existing jobs, and is anticipated to result in the generation of approximately 7 new residential service jobs on the Applicant's property. Additional jobs would be generated by new development on the Non-Applicant owned projected development sites.

The proposed action would not involve any public actions, such as property disposition, Urban Renewal Plans, and infrastructure provision. However, the action would facilitate redevelopment of underused property to promote housing and economic development and would thereby enhance the city's tax base.

3. **Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.**

A. Encourage development at a density compatible with the capacity of surrounding roadways, mass transit, and essential community services such as public schools. Lack of adequate local infrastructure need not preclude development, but it may suggest the need to upgrade or expand inadequate or deteriorated local infrastructure.

The project site is located in an area with fully developed infrastructure with adequate capacity to serve the proposed project.

The Rezoning Area is bordered by Eastchester Road and Marconi Place which provide access to larger through roads and parkways including Morris Park Avenue and the Hutchinson River Parkway.

The Rezoning Area is approximately 0.4 miles from the Middletown Road subway station on the #6 subway line at the intersection of Westchester Avenue and Middletown Road. The Rezoning Area is also served by the Bx21, Bx24 and Bx31 bus lines.

The nearest public elementary school, P. S. 71 at 3040 Roberts Avenue serving grades K through 8, is located approximately 0.35 miles from the Rezoning Area. The most recent enrollment and capacity data from the NYC Department of Education indicates that in the 2015-2016 school year, the target capacity of P. S. 71 was 1,234 seats while 1,697 students were enrolled, representing a utilization rate of 138%.

4. Policy 1.5: Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.

A. Projects should consider potential risks related to coastal flooding to features specific to each project, including, but not limited to, critical electrical and mechanical systems, residential living areas, and public access areas.

See discussion under Policy 6.2 below.

5. **Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.**

As shown on the revised preliminary FEMA Panels 3604970101G and 3604970102G, dated December 5, 2013 and January 30, 2015, respectively, the Rezoning Area is located within both Zones AE and X. Zone AE which has a base flood elevation of 13 feet and a 1 percent annual chance flood hazard. Zone AE is described as "Areas subject to inundation by the 100-year flood determined in a Flood Insurance Study by detailed methods. Base flood elevations are shown within these zones. Mandatory flood insurance purchase requirements apply." In addition, building code requires construction meets flood resistant construction standards. The proposed development would meet these standards which require that all spaces below the flood elevation, plus 1 foot for freeboard, are floodproofed and uses are limited to parking, storage, or access. Zone X has a 0.2 percent annual chance flood hazard. Zone X is described on the FEMA Flood Panel Map as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

6. **Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published by the NPCC, or any successor thereof) into the planning and design of projects in the city's Coastal Zone.**

The building does not contain a publicly accessible waterfront and is located upland from any shore. The project is located approximately 7,377 feet from Eastchester Bay and 3,647 feet from Westchester Creek, the nearest existing shorelines. The developed areas between the Applicant's projected development site and these shoreline areas serve as a buffer to these waterways.

The project architect, Newman Design Architects PLLC, has provided the following responses regarding the design of the building relative to protecting the structure and its residents, workers, visitors, and natural features.

The existing 5-story garage above which the proposed 7-story staff housing building would be constructed is at a base elevation of 11.6 feet and is dry flood protected to 1.2 feet above the Base Flood Elevation (BFE) at the time of filing/construction (11.39' Bronx datum, 14.0 NGVD). The BFE is 10.39' Bronx Datum (13.0' NGVD). The garage building has a Design Flood Elevation (DFE) of 14 feet which includes one-foot of freeboard. The lowest parking level of the building in the cellar is currently below the current 1% annual chance floodplain height, and will be below the 1% flood elevation between now and the year 2100, the project's lifespan, under all sea level rise projections. However, the entrance to the parking garage and the aboveground walls of the garage are at an elevation of 2.0 feet above the BFE. In addition, the stairs and elevators in the garage are wet flood proofed. The entire garage building is built on piles and is constructed of concrete and steel which is flood and salt water resistant.

Access to the staff parking level on the first floor of the garage will be at an elevation of 22.0 feet, which is 11.61 feet above BFE. The staff parking level of the building is currently above the current 1% annual chance floodplain height, and will be above the 1% flood elevation between now and the year 2100, the project's lifespan, under all sea level rise projections except the high sea level rise projection for 2090 and beyond. Potential consequences from flooding would include minor damage to parking areas. This could result in minor damage to property and temporary displacement of residents' vehicles.

Beyond the parking floors, the next lowest level of the proposed staff housing building would be the proposed residential lobbies and the staff housing electrical systems. Access to the staff housing from the lobby or stairs is planned from Basset Avenue at an elevation 71.0 feet, well above the DFE. The building's electrical system will also be located at this elevation. The planned residential access and electrical systems level is currently above the current 1% annual chance floodplain height, and will be above the 1% flood elevation between now and the year 2100, the project's lifespan, under all sea level rise projections.

All proposed residential uses will be located on the 6th floor of the building and above starting at an elevation of 72.0 feet, well above the DFE. The planned residential floors are currently above the current 1% annual chance floodplain height, and will be above the 1% flood elevation between now and the year 2100, the project's lifespan, under all sea level rise projections

Coastal storms could bring high winds in addition to the flood hazards described above. The site is not within a Coastal A or V zone and is not susceptible to wave action. The project would not make flooding on adjacent sites worse, nor would it conflict with other plans for flood protection on adjacent sites.

In summary, the proposed project is currently within the official FEMA 1% annual chance floodplain and is required to meet NYC Building Code requirements for flood resistant construction. The existing garage building, consistent with these regulations, has a DFE of 14 feet which includes one-foot of freeboard. The existing 5-story garage building above which the

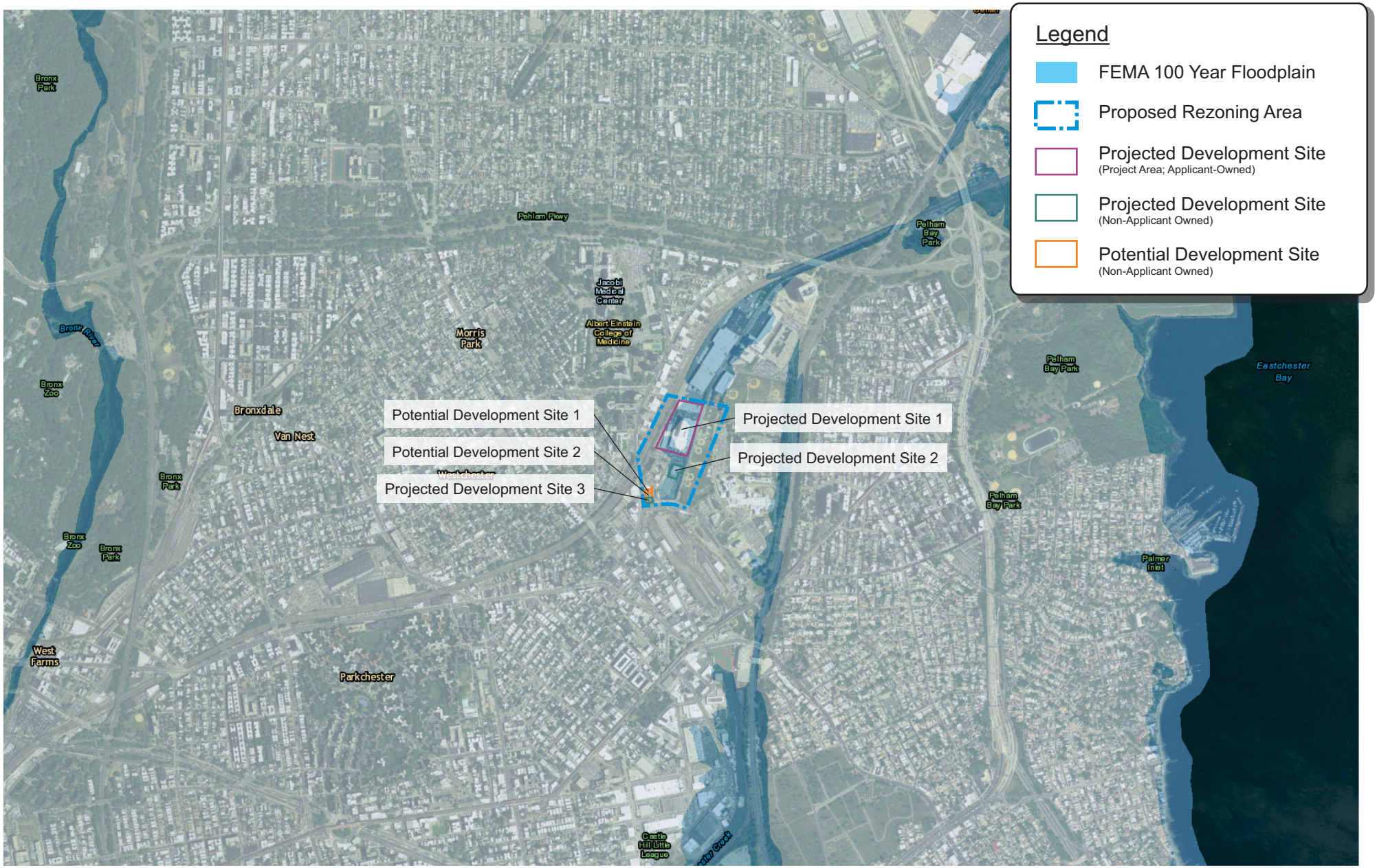
proposed 7-story staff housing building would be built has been designed to only locate the cellar level parking below the level of the floodplain which, if exposed to flood waters, would result in minimal damage to the building and its operation. The existing garage is dry flood protected to 1.2 feet above the BFE which would assure that the stairs and elevator below this level are flood protected. No dwelling units or building mechanicals for the proposed staff housing addition are proposed in the cellar or the five levels of the garage below the addition.

Adaptive measures to protect the project site from future flooding could include elevation of the site or the construction of a floodwall to protect the site from higher water levels. Although elevation of the site may not be feasible, construction of a floodwall or installation of water barriers will be given ongoing consideration as water levels continue to rise.

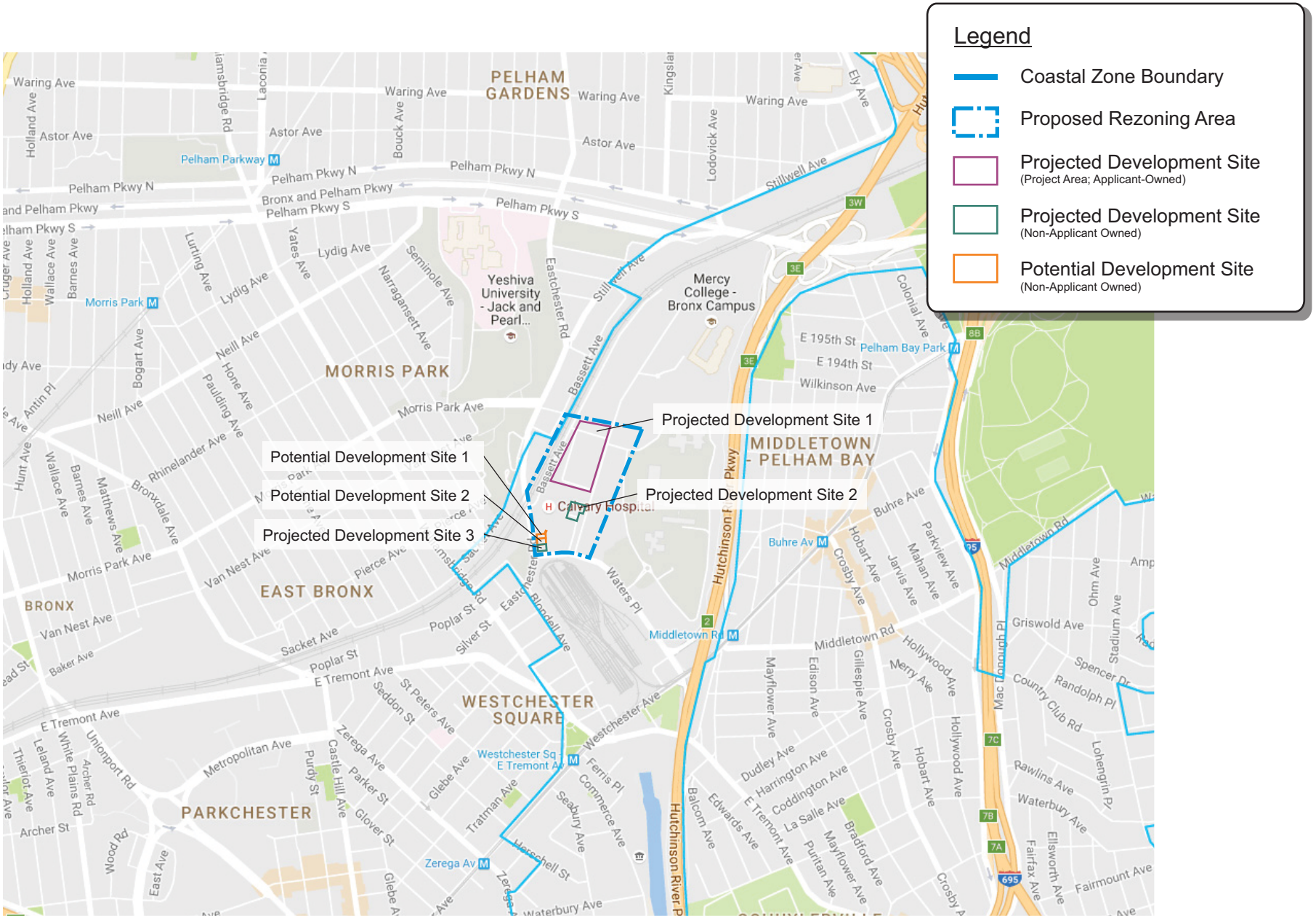
The proposed project is consistent with Policy 6.2. The existing garage building and the proposed staff housing addition above it have been designed to minimize the effects of flooding under present conditions and all but the most extreme future projections with any potential flood damage limited to the lowest parking levels of the structure. Potential losses resulting from higher high water levels in the future can feasibly be managed by adaptive measures such as floodwalls.

Conclusion

Based on the discussion above related to waterfront policies 1 (1.1, 1.3, and 1.5) and 6 (6.1 and 6.2) applicable to the proposed project, it has been determined that the Proposed Actions are consistent with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program. The Proposed Actions would encourage residential redevelopment in appropriate coastal zone areas and encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate. The project would also be designed such that it would minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions caused by climate change. The actions would integrate consideration of the latest New York City projections of climate change and sea level rise into the planning and design of the project.



Source: Federal Emergency Management Agency (fema.gov)



Source: NYS DOS Office of Communities and Waterfronts (dos.ny.gov)

5. SOCIOECONOMIC CONDITIONS

Introduction

The Proposed Actions include a zoning map amendment to the New York City Zoning Resolution (ZR) to rezone portions of a M1-1 district to C4-2, C4-2A, and R5 districts, affecting a portion of a block located in the Morris Park neighborhood of the Bronx, Community District 11 (Block 4226, Lots 1 (part), 5 (part), 6, 7, 10, 11, 15, 7502 (formerly 16), 30 (part), 35 (part), 506, 507, 508, 509, 510, and 511, the "Rezoning Area" or the "Affected Area"). The Applicant also seeks a zoning text amendment to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to modify the locational requirements applicable to non-profit hospital staff dwellings that are located in C4-2 Districts without a letter suffix in Community District 11 in the Bronx. In such districts, the amended text would allow non-profit hospital staff dwelling buildings (rather than the zoning lot on which such buildings are sited) to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities. With the proposed map and text amendments, the Applicant seeks a Special Permit pursuant to ZR Section 74-70, to develop a 150,000 gsf non-profit hospital staff residence facility (Community Facility, Use Group 3) with 182 dwelling units on their site (Block 4226, Lot 7502, the "Project Site" or "Development Site"), at a distance of approximately 475 feet from the existing Montefiore Hospital. The proposed 7-story community facility would be an addition to the existing 181,544 gsf (59,589 zsf), 5-story garage (Building G) building on the site, and the total size of the building including the below grade floors would be 331,544 gsf (209,589 zsf). Adhering to the Mayor's Mandatory Inclusionary Housing program, the Applicant also proposes a Zoning Text Amendment to amend Appendix F: Inclusionary Housing Designated Areas to establish a Mandatory Inclusionary Housing (MIH) Area contiguous with the portion of the Rezoning Area that would be zoned C4-2 or C4-2A, in which MIH Options 1 and 2 would be available. Absent the Proposed Actions (the No-Action condition) it is assumed that existing conditions would continue on the Project Site and the Non-Applicant Owned sites.

While the Proposed Development is anticipated to create 150,000 new square feet of community facility use (182 non-profit hospital staff dwellings), the anticipated development assumed in the RWCDS is also anticipated to result in the development of 129 additional dwelling units, 39 of which would be considered affordable at 80% AMI under MIH. This would result from the development on Projected Sites 2 and 3. However, the redevelopment of Projected Development Site 2 would also result in the loss of 20,235 square feet of commercial office space.

Preliminary Assessment

The increment of 311 dwelling units (182 non-profit hospital staff dwellings and 129 housing units) is greater than the *CEQR Technical Manual* threshold of 200 dwelling units,

so a preliminary socioeconomics assessment is required. Therefore, the following provides a preliminary assessment of the potential for the proposed action to result in any significant adverse impacts related to direct and indirect residential and business displacement.

Direct Business and Residential Displacement

The assessment of direct displacement focuses on the three projected development sites identified under the RWCDS. There are currently no residential uses on these sites, so the Proposed Actions would not result in any direct residential displacement. This section addresses direct displacement of businesses.

Site 1: The Applicant-owned Project Site (Block 4226, Lot 7502) is currently developed with a 359,933 gsf 8-story commercial building (Hutchinson Metro Center Building E, the "Metro Center Atrium") containing 100,893 gsf of hotel use for 125 hotel rooms, 245,456 gsf of commercial use (including retail and office space and a recently developed health club), and 13,644 gsf of community facility space (including an ambulatory care facility and a day care center), in addition to two parking garages (Hutchinson Metro Center Buildings F and G). The proposed project would not displace any of these uses, however, because the project would consist of the vertical enlargement of Building G. All businesses now located on Lot 7502 would remain in the future with the Proposed Actions.

Site 2: Redevelopment is projected for the non-Applicant-owned Site 2 (Block 4226, Lot 15). The lot is now occupied by 20,235 square feet of office space in a two-story building with the address 34 Marconi Street. Under the With-Action RWCDS, the building would be demolished, and the site would be redeveloped. Information on current occupancy has not been made available, but online listings indicate that at least some of the space has been leased as medical office space and that at least some of the space is vacant and being offered for lease as medical or commercial office space. For purposes of this analysis, it is conservatively assumed that the space is fully occupied, with one employee per 425 square feet. That yields an estimate of 48 workers (physicians and employees) who would be displaced as a result of the Proposed Actions.

Site 3: Redevelopment is also projected for the non-Applicant-owned Site 3, which consists of two adjacent tax lots (Block 4226, Lots 510 and 511) that are currently undeveloped. One lot is currently unutilized, and the other is used for parking. For purposes of this analysis, it is assumed that Lot 510 is occupied by a commercial parking lot with four employees, which would be displaced as a result of the Proposed Actions.

In total, the Proposed Actions and developments projected under the RWCDS would displace a parking lot and 20,235 square feet of commercial space leased to an unspecified number of medical and commercial office tenants, and an estimated 52 workers. That is below the *CEQR Technical Manual* threshold of 100 employees. Therefore, no further analysis is required for direct business displacement.

Indirect Residential Displacement

As indicated in the *CEQR Technical Manual*, "the objective of the indirect residential displacement analysis is to determine whether the proposed project may either introduce a trend or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change." The risk of indirect residential displacement is typically associated with rising rents caused by new higher-income housing that may contribute to increased area housing costs to an extent that could potentially force lower-income residents out of the neighborhood. The potential for impact is generally limited to households in unprotected, private rental units.

The first step in the preliminary assessment is to determine whether the proposed action would add a new higher income population as compared to the existing population. The *CEQR Technical Manual* indicates that if a project would introduce a more costly type of housing, then the new population may be expected to have higher incomes. 39 of the 311 new dwelling units would be reserved for low-income households at an average of 80% of adjusted median income (AMI), which consists of $86,976 per year for a family of four. Furthermore, 182 of the proposed dwelling units would be reserved for hospital staff and would not be available on the market. It is assumed for analysis purposes that the remaining 90 residences would, however, be market-rate and could be expected to rent or sell within the price levels comparable to local levels.

The Applicant's Projected Development Site 1 is located within Bronx Census Tract 284. The surrounding half-mile study area generally encompasses seven Census Tracts including Tracts 200, 254, 256, 266.01, 284, 286, and 296 (see Table 5-1). A half-mile study area was utilized (compared to a quarter-mile study area radius) because the immediate area is almost exclusively non-residential. The half-mile study area captures more housing units to the south and west and therefore is more appropriate to assess the residential socioeconomic characteristics of the surrounding area.

Table 5-1: Population and Household Size

Census Tract	Population (2014)	Average Household Size:
200	4,672	
254	1,959	
256	1,727	
266.01	2,512	2.6
284	640	
286	972	
296	1,479	
Total	**12,482**	**--**

Source: US Census, U.S. Census Bureau, 2009-2014 5-Year American Community Surveys

Even if the socioeconomic characteristics of the new population that would result from the proposed action were to be dramatically different than the existing population, the associated increase in population would be relatively small in relation to the study area and would not be substantial enough to affect real estate market conditions. The proposed rezoning would allow for the development of approximately 311 units within the rezoning area for the With-Action RWCDS. The assumed household size for the surrounding census tracts is 2.6 persons per household, based on 2010 Census data. Using the average household size found within the study area's census tracts; the With-Action RWCDS would be expected to generate a new residential population of 608[6]. This would represent a 4.87% increase of the study area population from 12,482 to 13,090 in the With-Action scenario (see Table 5-1). The *CEQR Technical Manual* notes "if the population increase is less than 5 percent within the study area, or identified sub-areas, further analysis is not necessary as this change would not be expected to affect real estate market conditions." Subsequently, the proposed action is not anticipated to result in a significant adverse impact related to indirect residential displacement.

[6] Assuming an average household size of 1.5 for the hospital staff dwelling unit, as the units are reserved for single occupancy or couples. The remaining units to be created are assumed for an average household size of 2.6.

Indirect Business Displacement

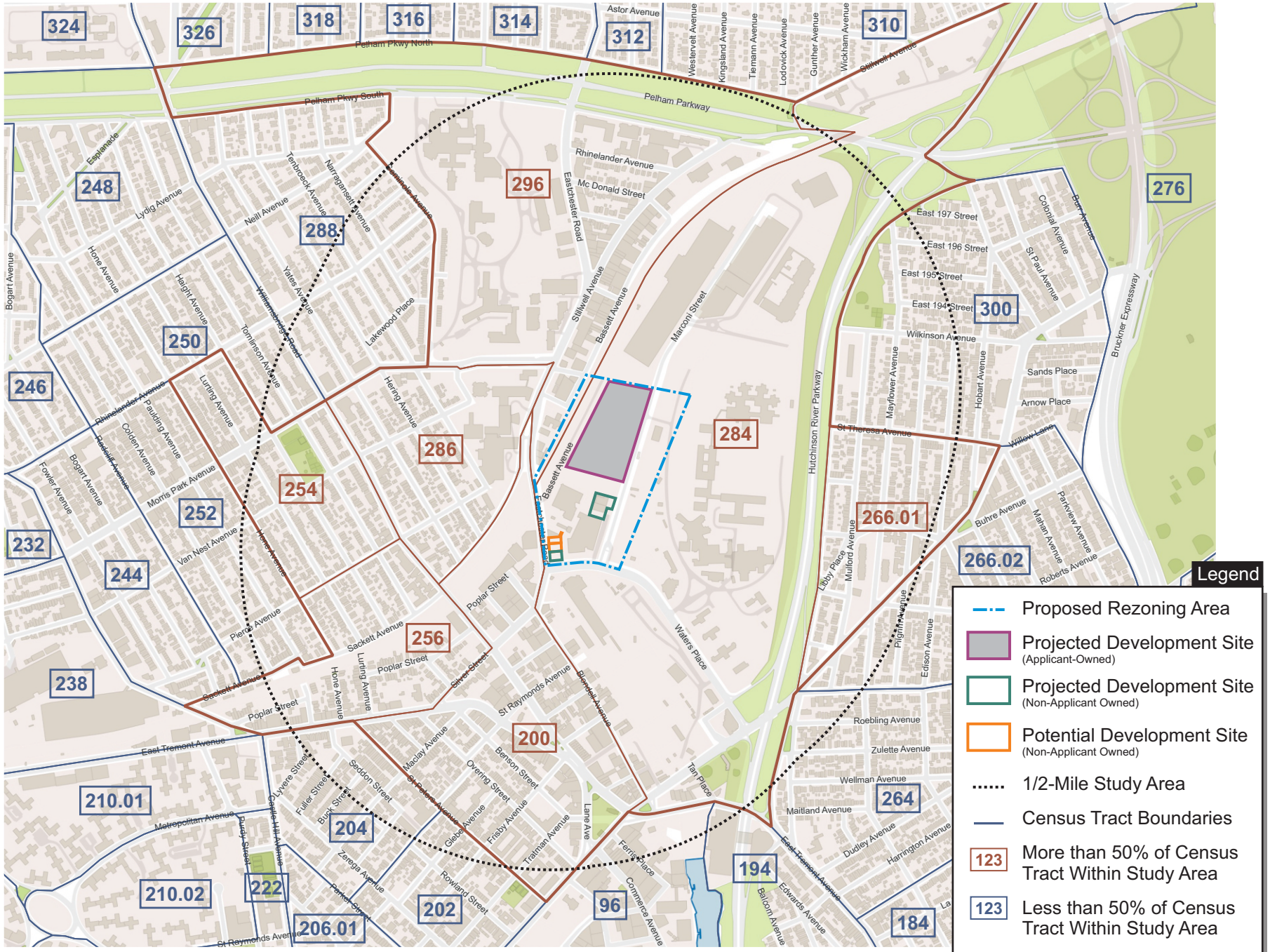
The Proposed Actions would directly displace 20,235 square feet of office space occupied by an estimated 48 workers in medical and commercial offices. The tenants can easily be absorbed in the surrounding area, in which the medical and commercial office space inventory is expected to grow by 1.5 million square feet in the future as a result of the redevelopment of the Bronx Psychiatric Center.

The With-Action RWCDS would add an estimated 608 residents and no commercial space to the area. The purchasing power of an additional 608 residents would not be expected to have a substantial effect on the commercial space market.

In summary, the Proposed Actions would not have a substantial effect on commercial real estate conditions in the area and would therefore not have a significant adverse impact through indirect business displacement.

Conclusion

The Proposed Actions would not result in significant direct or indirect displacement of residents or businesses. Therefore, the Proposed Actions would not significantly impact the neighborhood's socioeconomic fabric and no further analysis is warranted.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Gunther Avenue
Wickham Avenue
Stillwell Avenue
Esplanade
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Tenbroeck Avenue
Narragansett Avenue
Neill Avenue
Seminole Avenue
Rhinelander Avenue
Mc Donald Street
Eastchester Road
Stillwell Avenue
Bassett Avenue
Marconi Street
East 197 Street
East 196 Street
East 195 Street
East 194 Street
Colonial Avenue
St Paul Avenue
Barr Avenue
Bruckner Expressway
Wilkinson Avenue
Sands Place
Arnow Place
Willow Lane
St Theresa Avenue
Mayflower Avenue
Hobart Avenue
Hutchinson River Parkway
Bogart Avenue
Hone Avenue
Haight Avenue
Yates Avenue
Williamsbridge Road
Tomlinson Avenue
Lakewood Place
Lurting Avenue
Hering Avenue
Rhinelander Avenue
Paulding Avenue
Colden Avenue
Fowler Avenue
Bogart Avenue
Morris Park Avenue
Van Nest Avenue
Hone Avenue
Pierce Avenue
Sackett Avenue
Poplar Street
Silver Street
Waters Place
Buhre Avenue
Mahan Avenue
Parkview Avenue
Roberts Avenue
Libby Place
Mulford Avenue
Pilgrim Avenue
Edison Avenue
Roebling Avenue
Zulette Avenue
Wellman Avenue
Maitland Avenue
Dudley Avenue
Harrington Avenue
East Tremont Avenue
Tan Place
Ferris Place
Commerce Avenue
Edwards Avenue
Baldom Avenue
Maclay Avenue
St Peters Avenue
Benson Street
Overing Street
Frisby Avenue
Trafman Avenue
Lane Ave
Cleveland Avenue
Olivere Street
Fuller Street
Buck Street
Seddon Street
Metropolitan Avenue
Bronx River
Zerega Avenue
Rowland Street
St Raymonds Avenue
Blondell Avenue
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Proposed Rezoning Area
Projected Development Site (Applicant-Owned)
Projected Development Site (Non-Applicant Owned)
Potential Development Site (Non-Applicant Owned)
1/2-Mile Study Area
Census Tract Boundaries
123 More than 50% of Census Tract Within Study Area
123 Less than 50% of Census Tract Within Study Area
North

6. COMMUNITY FACILITIES AND SERVICES

Introduction

The community facilities and services considered under CEQR are public schools, public or publicly subsidized day care centers, public libraries, hospitals and other health care facilities, and police and fire protection services. Under the guidelines set forth in the *CEQR Technical Manual,* a detailed analysis is required only if a proposed action would displace or otherwise directly affect an existing community facility or if it would place significant new demands on facilities or services. Most of the demand for community facility services is generated by the introduction of new residents in an area.

Direct Effects

The Proposed Actions would not physically displace or affect any existing community facilities, and would therefore have no direct impact on any community facilities or services. Therefore, further assessment of direct impacts is not warranted.

Indirect Effects

The *CEQR Technical Manual* provides a set of thresholds to use in determining whether detailed studies of potentially significant adverse indirect impacts related to community facilities and services are warranted. The With-Action RWCDS includes the development of 182 non-profit hospital staff dwelling units on the Applicant's property (Projected Development Site 1) plus 129 dwelling units of housing on Projected Development Sites 2 and 3 for a total of 311 dwelling units in the Rezoning Area. Although the Applicant's 182 hospital staff dwelling units would consist entirely of small apartment units (studio and one bedroom apartments) not intended for family occupancy, these units have been included in the community facilities section in order to provide a conservative analysis. No new residential development is anticipated to occur under the No-Action RWCDS. Therefore, the Proposed Actions would result in the development of a net increase of 311 dwelling units in the Rezoning Area.

The Mandatory Inclusionary Housing (MIH) provisions would not apply to the projected development on the Applicant's property (Projected Development Site 1) as this development would consist solely of 182 non-profit hospital staff dwelling units which are considered to be a community facility rather than a residential use. For the non-Applicant owned sites 2 and 3, the MIH provisions would apply, and under the With-Action RWCDS, 30% of the residential floor area would be reserved for affordable housing units for residents with incomes averaging 80% AMI (39 units). All affordable units would be permanently affordable.

Based on *CEQR Technical Manual* criteria (Table 6-1), the development of 311 dwelling units would exceed the minimum number of 90 dwelling units for conducting a detailed analysis of impacts to public elementary and middle schools in the Borough of the Bronx. An assessment of the project's potential impacts on public elementary and middle schools is described below.

Under the criteria in Table 6-1, the development of 39 dwelling units at or below 80% of Area Median Income (AMI) would not exceed the minimum number of 141 dwelling units for conducting a detailed analysis of impacts to publicly funded child care. Therefore, an assessment of the project's potential impacts on publicly funded child care would not be required.

Public Schools

The *CEQR Technical Manual* states that, in general, if a project would introduce more than 50 school-age children (elementary and intermediate grades), significant impacts on public schools may occur and further analysis of schools may be appropriate. The RWCDS under the Proposed Actions includes the development of 311 dwelling units, including 182 units on the Applicant controlled Projected Development Site 1 and 129 units on the non-Applicant owned sites 2 and 3.

Based on the factors contained in Table 6-1a, the 311 new dwelling units resulting from the Proposed Actions would be anticipated to generate a total of 171 public school students, including 121 elementary school and 50 middle school pupils. The 311 dwelling units would be anticipated to generate a total of 59 public high school students, which would fall below the threshold of concern of 150 high school level pupils. A detailed public elementary and intermediate schools analysis is provided below.

Other Community Facilities

The development of 311 dwelling units of housing on the Projected Development Sites within the Rezoning Area would not be anticipated to exceed the thresholds of concern for any other community facilities and services. Based on the *CEQR Technical Manual*, the Proposed Actions would have no adverse impacts to libraries, health care facilities, or fire and police protection.

Public Schools

Existing Conditions

Primary Study Area (Sub-district Analysis)

The project site is located in Bronx Community School District (CSD) 11, Sub-district 1 which is considered to be the primary study area for the analysis of elementary and intermediate schools.

Within CSD 11, Sub-district 1, there are 15 elementary schools and 10 intermediate level schools. Figure 6-1, Public Elementary and Intermediate Schools Within CSD 11, Sub-district 1, illustrates the locations of these public elementary and intermediate schools.

Table 6-1 provides a listing of the elementary and intermediate schools within CSD 11, Sub-district 1. The table identifies the schools by school number/name, address, and grades served, and includes the latest available enrollment and school capacity numbers.

Elementary school capacity numbers are less than actual building capacities as they assume a class size reduction for Kindergarten through the third grades of 20 children per class, 28 children for grades 4-8; and 30 children for grades 9-12 ("target capacity").

Table 6-1 indicates that the elementary schools within CSD 11, Sub-district 1 are generally over capacity with the exception of four of the 15 schools and have an average utilization rate of approximately 114% with enrollments ranging from 27% to 171% of target capacity at individual school buildings. The elementary schools within CSD 11, Sub-district 1 have a total enrollment of 11,370 students relative to a target capacity of 9,986 seats resulting in a shortfall of 1,384 seats.

Table 6-1 indicates that 4 of the 10 intermediate level schools in CSD 11, Sub-district 1 are over capacity and have an average utilization rate of 96% with rates ranging from 45% to 185% of target capacity at individual middle school buildings. The intermediate level schools in CSD 11, Sub-district 1 have a total enrollment of 4,770 students relative to a target capacity of 4,946 seats resulting in 96 available seats.

Table 6-1

CSD 11, Sub-district 1 (Primary Study Area) - Existing Enrollment, Capacity and Utilization 2015-2016 School Year

#	School Number (Bldg ID)	Address	Grades	School Enrollment	Target Capacity	Available Seats	% Utilized
ELEMENTARY SCHOOLS							
1	P.S. 41	3352 Olinville Ave.	PK-5	963	682	-281	141
2a	P.S. 76	900 Adee Ave.	PK-5	815	666	-149	122
2b	P.S. 76 Temp. Bldg.	900 Adee Ave.	PK-5	250	162	-88	154
3a	P.S./I.S. 83	950 Rhinelander Ave.	PK-8	590	512	-77	115
3b	P.S./I.S. 83 Annex	950 Rhinelander Ave.	PK-8	458	416	-42	110
4a	P.S./I.S. 89	980 Mace Ave.	PK-8	803	803	0	100
4b	P.S./I.S. 89 Temp. Bldg.	980 Mace Ave.	PK-8	165	108	-57	153
5a	P.S. 96	2385 Olinville Ave.	PK-5	971	1,007	36	96
6a	P.S. 97*	1375 Mace Ave.	PK-5	404	352	-52	115
6b	P.S. 97 Temp. Bldg.	1375 Mace Ave.	PK-5	150	149	-1	101
7a	P.S. 105	725 Brady Ave.	PK-5	850	945	95	90
7b	P.S. 105 Temp. Bldg.	725 Brady Ave.	PK-5	408	257	-151	159
8a	P.S. 106	1514 Olmstead Ave.	PK-5	1,170	1,018	-152	115
9	P.S. 108*	1166 Neill Ave.	PK-5	597	350	-247	171
10a	P.S. 121	2750 Throop Ave.	PK-5	837	884	47	95

10b	P.S. 121 Temp. Bldg.	2750 Throop Ave.	PK-5	121	101	-20	120
11	P.S./I.S. 194	2365 Waterbury Ave.	PK-8	894	647	-247	138
12	P.S. 357	800 Lydig Ave.	PK-5	236	177	-59	133
13	P.S./I.S. 498	1640 Bronxdale Ave.	PK-8	346	231	-115	150
14	P.S. 567	1560 Purdy St.	PK-5	272	255	-17	107
25	P.S. 481	1684 White Plains Rd.	PK-5	70	264	194	27
	Subtotal			**11,370**	**9,986**	**-1,384**	**114**
INTERMEDIATE SCHOOLS							
15a	P.S./I.S. 83	950 Rhinelander Ave.	PK-8	379	330	-49	115
15a	P.S./I.S. 83 Annex	950 Rhinelander Ave.	PK-8	294	267	-27	110
16a	P.S./I.S. 89	980 Mace Ave.	PK-8	428	428	0	100
16b	P.S./I.S. 89 Temp. Bldg.	980 Mace Ave.	PK-8	88	58	-30	152
17	I.S. 127	1560 Purdy St.	6-8	751	827	76	91
18	I.S. 144	2545 Gunther Ave.	6-8	486	1,078	592	45
19	P.S./I.S. 194	2365 Waterbury Ave.	PK-8	469	339	-130	138
20	I.S. 326	2441 Wallace Ave.	6-8	387	375	-12	97
21	I.S. 468	2441 Wallace Ave.	6-8	352	229	-123	154
22	P.S./I.S. 498	1640 Bronxdale Ave.	PK-8	280	187	-93	150
23	I.S. 556	2441 Wallace Ave.	6-8	398	580	182	67
24	I.S. 566	2545 Gunther Ave.	6-8	458	248	-210	185
	Subtotal			**4,770**	**4,946**	**176**	**96**
	TOTAL			**16,140**	**14,932**	**-1,208**	**108**

** Utilization calculated based on enrollment including students in TCUs. Capacity of TCUs excluded.*

Source: 2015-2016 Enrollment, Capacity and Utilization Report, NYC Department of Education. Target Capacity assumes maximum classroom capacity of 20 children per class for grades K-3; 28 children for grades 4-8; and 30 children for grades 9-12.

There is one elementary and one elementary/middle school level charter school within CSD 11, Sub-district 1 which are not included in the table above. Per *CEQR Technical Manual* guidelines, charter school enrollments are not included in NYC Department of Education (DOE) enrollment projections. The elementary and middle school level charter school in the sub-district includes the following:

1. Carl Icahn Charter School 2, 1640 Bronxdale Avenue, PK-8, 222 elementary and 99 middle school (321 total) students enrolled, 254 elementary seats and 113 middle school seats target capacity, 46 available seats.

2. Bronx Charter School for Better Learning, 2545 Gunther Avenue, PK-5, 73 elementary school students enrolled, 112 elementary seats target capacity, 39 available seats.

Future No-Action Scenario

This section presents an analysis of public school enrollments (including Pre-Kindergarten enrollments) and capacities for the project build year of 2023 without the Proposed Actions. The analysis includes the primary study area of CSD 11, Sub-district 1 and is derived from DOE enrollment projections.

In the future and absent the actions, it is assumed that no new residential development would occur in the Rezoning Area by the project build year of 2023. However, based on the NYC School Construction Authority's (SCA) "Projected New Housing Starts" (aka Housing Pipeline) projections, additional student enrollments would occur in CSD 11, Sub-district 1 under the No-Build condition by the project build year of 2023 as presented in Table 6-2 below.

As outlined in the *CEQR Technical Manual*, No-Action school capacity changes considered in a community facilities analysis include information on proposed and adopted "Significant Changes in School Utilization" and the DOE's Five Year Capital Plan.

Since the DOE is actively engaged in an ongoing process of repurposing underutilized school space, either for its own programs or for Charter Schools, a school building that is significantly underutilized in the existing condition may be programmed to include a new school organization in the near future. In this case, the available capacity may be radically altered within a few months of when the assessment is made. In DOE's Underutilized Space Memorandum dated January 30, 2015, I.S. 144 in CSD 11, Sub-district 1 has been identified as underutilized by 300 seats or more.

DOE has opened and co-located the Bronx Charter School for Better Learning II (84XTBD, "BBL II") in building X144, located at 2545 Gunther Avenue in CSD 11, beginning in the 2015-2016 school year. BBL II was co-located in building X144 with J.H.S. 144 Michelangelo (11X144, "J.H.S. 144") and Pelham Gardens Middle School (11X566, "Pelham Gardens"), which are both existing zoned district middle schools that serve students in sixth through eighth grades. BBL II is a new public charter school that serves students in kindergarten through fifth grade. A "co-location" means that two or more school organizations are located in the same building and may share common spaces like auditoriums, gymnasiums, and cafeterias.

Pursuant to recent amendments to the Education Law, which provide certain new and expanding charter schools with access to facilities, BBL II requested co-located space within a DOE facility. BBL II is a replication of the Bronx Charter School for Better Learning (84X718, "BBL"), an existing public charter school located in District 11 in the X111 building, located at 3740 Baychester Avenue, Bronx, NY 10466. BBL serves students in kindergarten through fifth grades, and the majority of these students reside in District 11. BBL performs well in comparison to schools within the Bronx and across New York City. In the 2013-2014 school year, BBL ranked in the 81st percentile for Citywide and 96th percentile for District-wide English Language Arts ("ELA") proficiency scores. In the 2013-2014 school year, BBL ranked in the 87th percentile for Citywide and 91st percentile

for District-wide math proficiency scores. Given BBL's record of success and the need for additional elementary school seats in the Bronx resulting from kindergarten and elementary school enrollment growth, the DOE supported the placement of BBL II in District 11.

BBL II has been authorized by the State University of New York Trustees (SUNY) to serve students in kindergarten through fourth grade with the plan to grow through fifth grade following its first charter renewal. Beginning in the 2015-2016 school year, BBL II will serve approximately 70-80 kindergarten students, and it will add one grade each school year thereafter until it reaches its full grade span of kindergarten through fifth grades in 2020-2021. At that time, BBL II will serve 420-480 students in kindergarten through fifth grades.

According to the 2013-2014 Enrollment, Capacity, Utilization, Report (the "Blue Book"), building X144 has a target capacity of 1,534 students. During the 2014-2015 school year, the building serves a total of approximately 1,025 students, yielding a building utilization rate of approximately 67%. According to the Under-utilized Space Memorandum, building X144 is "under-utilized" and has space to accommodate additional students. BBL II, J.H.S 144, and Pelham Gardens will collectively serve between 1,380 and 1,500 students in the X144 building in 2020-2021, which yields a projected utilization rate of approximately 90% - 98%.

The DOE's FY 2015-2019 Proposed Five Year Capital Plan Amendment dated November 2016 identified a need for 1,920 school seats in the Van Nest/Pelham Parkway area of CSD 11 in which the Rezoning Area is located. 640 of these seats were funded as of January 2016 and 554 seats are in scope and/or design. Completion of construction of these 554 seats as an addition to P.S. 97 is anticipated in May 2021. Based on the above, the analysis includes an increase of 554 school seats in CSD 11, Sub-district 1 in the future 2023 analysis year.

Table 6-2 indicates that there would be a substantial shortfall of seats at the elementary school level within Sub-district 1 in 2023 without the proposed project. However, the middle school level would have a modest excess capacity.

Table 6-2

Estimated Public School Enrollment, Capacity, and Utilization Year 2023
Future Without the Proposed Actions

School Level	2023 Projected Enrollment (w/Pre-K)	Students Generated by Development Without Actions	Total Projected Enrollment	Program Capacity	Seats Available	Program Utilization (%)
Elementary/Pre K-5 Schools						
Sub-district 1	11,992	303	12,295	10,172[7]	-2,123	120.9%
Intermediate/Secondary 6-8 Schools						
Sub-district 1	4,690	84	4,774	4,946	172	96.5%
Source: DOE Enrollment Projections (Projected 2015-2024)						

Sub-district Projections

	Percentages for Sub-district 1	*Projected Enrollment*
P.S.	58.38%	11,992
I.S.	51.90%	4,690

Future With-Action Scenario

As stated above, applying the household multipliers for the Bronx from Table 6-1a of the *CEQR Technical Manual* to the maximum RWCDS of 311 dwelling units, would result in the anticipated generation of approximately 171 elementary and middle school children. Approximately 121 of these children would be elementary school students and the remaining 50 would be intermediate school enrollments. The development would not include the addition of any new schools or additional capacity in the District.

Table 6-3 presents the anticipated student enrollments that would be generated by the Proposed Actions and the effect of these enrollments on the available capacity of the schools within Sub-district 1. The projected increase of 121 elementary and 50 middle school students resulting from the Proposed Actions in 2023 would have a minimal impact upon the utilization rates of the schools in Sub-district 1. With the addition of these new enrollments, middle schools in Sub-district 1 would remain slightly under capacity while elementary schools would remain substantially over capacity. However, based on *CEQR Technical Manual* criteria and as further explained below, it is not anticipated that the elementary school and middle school students that would be generated by the Proposed Actions would result in a significant impact on the elementary and intermediate schools in the area.

[7] Includes 554 new seats as an addition to P.S. 97 anticipated by May 2021. Includes a decrease of 368 seats in capacity to accommodate the Bronx Charter School for Better Learning II which currently has a capacity of 112 seats and is projected to reach capacity of 480 students by 2021.

Table 6-3

Estimated Public School Enrollment, Capacity, and Utilization Year 2023
Future With the Proposed Actions

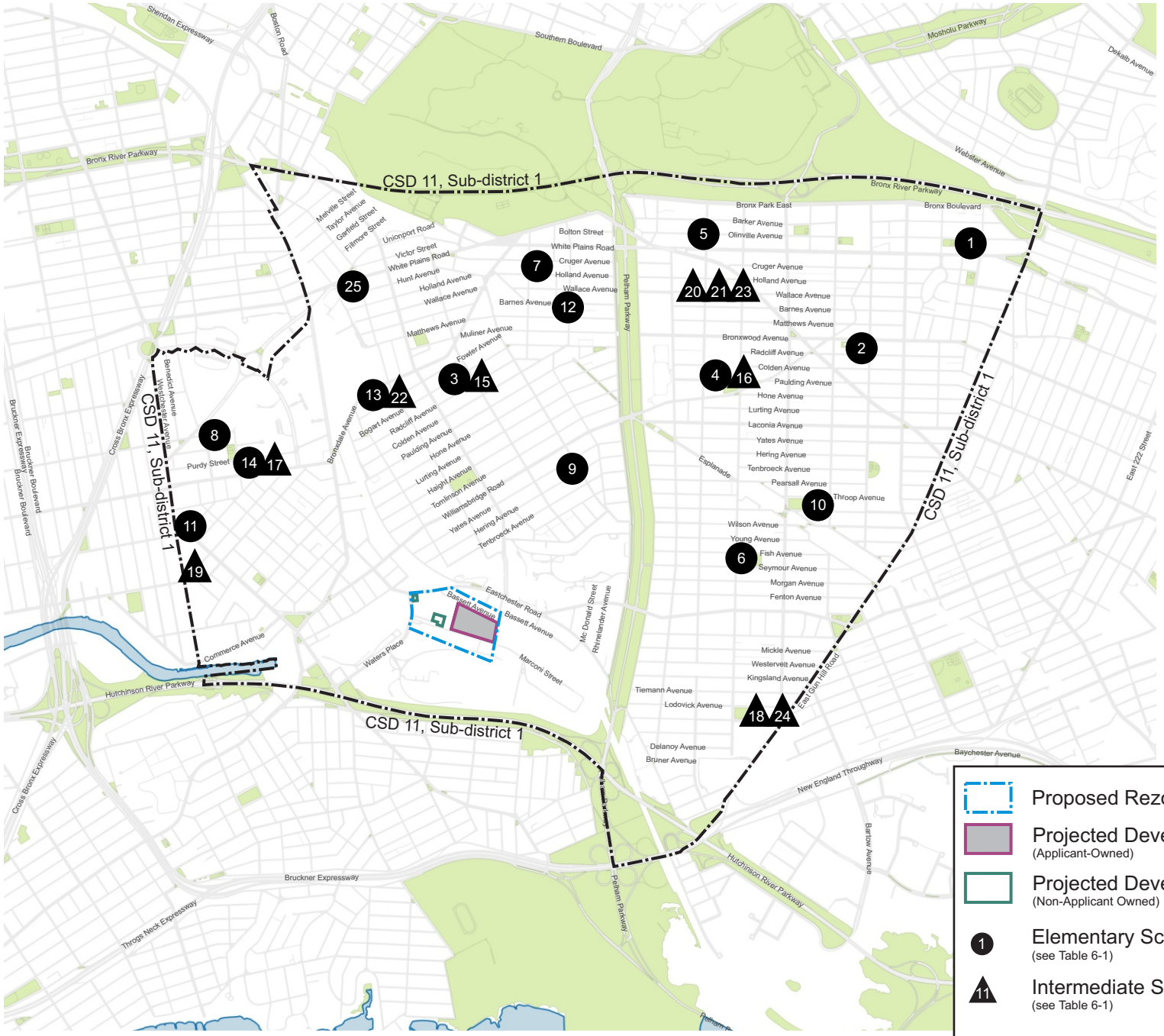
School Level	2023 No-Build Projected Enrollment (w/Pre-K)	Students Generated by Develop (With Action)	Total Projected Enroll	Program Capacity	Seats Avail	Program Utiliz (%)	No Action Prog Utiliz (%)	Diff betw No Action/ With Action
Elementary/K-5 Schools								
Sub-dist 1	12,295	121	12,416	10,172	-2,244	122.1%	120.9%	1.2%
Intermediate/Secondary 6-8 Schools								
Sub-dist 1	4,774	50	4,824	4,946	122	97.5%	96.5%	1.0%

According to the *CEQR Technical Manual*, a significant impact on schools may occur if the following two conditions are met. A significant impact may occur if the project results in a collective utilization rate of the elementary and/or intermediate schools in the Sub-district study area that is equal to or greater than 100 percent in the With-Action Condition, and if the project results in an increase of five percent or more in the collective utilization rate between the No-Action and With-Action conditions. With the Proposed Actions, the intermediate schools in Sub-district 1 would be slightly below 100 percent utilization (97.5%) while the elementary schools would be substantially more than 100 percent utilized (122.1%). The difference between the No-Action and With-Action utilization rate within Sub-district 1 of the middle schools would be 1.0 percent while that of the elementary schools would be 1.2 percent. Therefore, the Proposed Actions would not be expected to result in a significant adverse impact on elementary or intermediate schools. No further analysis of the Proposed Actions on public schools is therefore required.

Conclusion

The proposed project would not physically displace or alter a community facility or cause a change that could affect the service delivery of a community facility. In addition, the development would not create a demand that would either overtax, or not be met by existing or proposed services or facilities. Development under the Proposed Actions would not adversely affect public schools, hospitals and other health care facilities, public libraries, publicly subsidized child care centers, and police and fire protection services. Therefore, the project would have no potentially significant adverse impacts related to community facilities and services and further assessment is not warranted.

Figure 6-1: Public Elementary and Intermediate Schools Within CSD 11, Sub-district 1



7. OPEN SPACE

Introduction

For the purpose of CEQR, open space is defined as publicly or privately owned land that is publicly accessible and has been designated for leisure, play, or sport; or land that is set aside for the protection and/or enhancement of the natural environment. Under CEQR, an open space analysis is conducted to determine whether or not a proposed action would have either a direct impact resulting from the elimination or alteration of open space or an indirect impact resulting from overtaxing the use of open space. The analyses focus only on officially designated existing or planned public open space. Open space may be public or private and may include active and/or passive areas. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns and paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation with benches, walkways, and picnicking areas. Certain spaces such as lawns, can be used for both active and passive recreation.

Open space analyses may be necessary when an action would potentially have a direct or indirect effect on open space. A direct impact would physically change, diminish or eliminate an open space or reduce its utilization or aesthetic value. An indirect impact could result from an action introducing a substantial new user population that would create or exacerbate an overutilization of open space resources.

Direct Effects

There are no open space resources located in the vicinity of the Rezoning Area. The nearest open space resource is the landscaped strips adjoining the Hutchinson River Parkway approximately 1,500 feet to the east of the Rezoning Area. Due to the distance of the Rezoning Area from this open space resource, potential shadow impacts from the projected and potential developments are unlikely. However, a discussion of potential shadows impacts on the open space resource is presented in the Shadows section below.

Indirect Effects

Introduction

On the basis of *CEQR Technical Manual* criteria, the projected and potential developments in the Rezoning Area could potentially result in indirect effects to open space resources within the project study area and must be further assessed to determine whether significant indirect effects would be expected to occur. For projects that are not located in "underserved" or "well-served" areas identified in the *CEQR Technical Manual,* an open space assessment is conducted if that project would generate more than 200 residents or 500 workers.

The With-Action RWCDS includes the development of 311 dwelling units of housing on Projected Development Sites 1, 2, and 3 in the Rezoning Area for a total of 311 dwelling units. No new residential development is anticipated to occur under the No-Action

RWCDS. Therefore, the Proposed Actions would result in the development of a net increase of 311 dwelling units in the Rezoning Area. Based on 2010 Census data, the average household size is 2.6 persons per dwelling unit in the Census Tracts located within 1/4-mile of the Rezoning Area (tracts 200, 284, 286, and 296). The development of 311 dwelling units would therefore be expected to generate approximately 809 residents in the Rezoning Area. The Proposed Actions would result in a development that would exceed the threshold number of 200 new residents and a preliminary quantitative analysis of indirect open space impacts is therefore required.

The Proposed Actions would generate approximately 12 workers in the Rezoning Area based on an estimate of 0.04 workers per dwelling units for the 311 dwelling units noted above. New employees would therefore not exceed the threshold number of 500 new workers, and a quantitative analysis of indirect open space impacts for employees would not be required.

Preliminary Assessment

Based on the methodologies presented in the *CEQR Technical Manual*, an initial quantitative open space assessment involves a determination of an area's open space ratio based on the population of the study area and the acreage of all publicly accessible open space resources within this study area. If an area's open space ratio decreases significantly as a result of a proposed action or if an area has a very low open space ratio, a more detailed assessment may be required.

Based on the calculation of the ratio of publicly accessible open space acres to the study area population, a determination of the adequacy of open space resources in the study area was quantified. The resultant computation for the study area was then compared with the median ratio for New York City, which is 1.5 acres per 1,000 residents, and with the planning benchmarks of 2.5 acres per 1,000 population established by the DCP.

The *CEQR Technical Manual* considers an action to result in significant impacts to open space resources if it would decrease the open space ratio substantially, thereby reducing the availability of open spaces for an area's population. A decrease in the open space ratio of 5 percent or more is generally considered to be a significant adverse impact on open space resources. However, if the existing open space ratio is low even an open space ratio change of less than 1 percent may result in potential significant open space impacts.

The project study area exhibits an above average open space ratio of 4.64 acres per 1,000 residents, (based on 72.0 acres of existing open space divided by the 2010 Census study area population of 15,501 persons).

Existing Conditions

Study Area Population

The study area population was estimated using data from the 2010 U. S. Census of Population and Housing for the accessible census tracts located fully or at least 50 percent

within the one-half mile study area. As shown in Table 7-1, in 2010 the study area contained a total of 15,501 residents within the seven relevant census tracts.

Table 7-1

Study Area Population

Census Tract	Total Population (2010)
200	4,334
254	1,959
256	1,663
266.01	2,911
284	894
286	1,191
296	2,549
Study Area Total	**15,501**

Study Area Open Space

The one-half mile open space study area is generally bounded by Pelham Parkway on the north, Rowland Street and Commerce Avenue on the south, Edison Avenue on the east, and Colden Avenue on the west. Within the census tracts that are fully or at least 50 percent within this area, there are six publicly owned and accessible facilities (See Figure 7-1, Open Space Facilities and Census Tracts and Table 7-2, Inventory of Open Space Resources), providing a total of approximately 72.0 acres of open space resources.

Table 7-2
Inventory of Open Space Resources
1776 Eastchester Road

Map Key	Open Space Name and Location	Total Size (acres)	Size within Study Area (acres)
1	Loreto Playground Morris Park Ave. betw. Haight Ave. & Tomlinson Ave.	2.18	2.18
2	Owen F. Dolen Park Between Lane Ave., E. Tremont Ave., & Westchester Ave.	1.40	1.40
3	Samuel H. Young Park Westchester Ave. betw. Waters Ave. & E. Tremont Ave.	1.28	1.28
4	Pelham Bay Little League Park Westchester Ave. betw. Tan Pl. & Waters Ave	1.26	1.26

5	Hutchinson River Parkway Greenway Whitestone Bridge Approach to the NYC-Westchester County Line	229.14	35.81
6	Pelham Parkway Greenway Bronx Park, Hutch. River Pkwy. betw. Pelham Pkwy North and South	108.91	30.07
TOTAL		**344.17**	**72.0**

Assessment of Open Space Adequacy

The open space ratio was calculated based on the study area population shown in Table 7-1 and the total open space acreage shown in Table 7-2. The resultant ratio is 4.64 acres per 1,000 residents based on 72.0 acres of existing open space divided by the 2010 Census study area population of 15,501 persons. This ratio falls well above the citywide average of 1.5 acres as well as the benchmark of 2.5 acres per 1,000 population, indicating that the area has an above average amount of public open space resources.

Future No-Action Condition

Study Area Population

As stated above, the 2010 census population of the half-mile open space study area was 15,501 persons. In order to account for background growth to the 2023 project build year, a conservative annual growth rate of 0.5% per year was applied to the 2010 population of the ½-mile open space study area. This growth factor would result in the addition of 1,008 additional residents. Therefore, as projected to 2023, the base population is projected to be 16,509 residents. No new residential development would occur in the Rezoning Area under the future no action scenario. Therefore, the open space study area would have a No-Action population of 16,509 persons in 2023.

Study Area Open Space

There would be no increase or decrease in the 72.0 acres of existing open space area within the project study area by the project build year of 2023.

Assessment of Open Space Adequacy

The future no-action open space ratio within a ½ mile radius of the Rezoning Area would be approximately 4.36 based on the area population of 16,509 persons in 2023 and the 72.0 acres of open space area.

Future With-Action Scenario

Study Area Population

As discussed above, the Proposed Actions are expected to generate approximately 809 new residents based on existing census data (average household size) for the census tracts located within ¼-mile of the Rezoning Area. Adding this population to the future no-

action population of 16,509 would result in a total study area population of approximately 17,318 persons.

The Proposed Actions would generate approximately 12 new workers in the Rezoning Area. New employees would therefore not exceed the threshold number of 500 new workers and a quantitative analysis of indirect open space impacts for employees would not be required. The addition of 12 new workers to the Rezoning Area relative to existing and Future No-Action conditions would not affect the conclusions of this analysis in a substantive manner.

Study Area Open Space

No new publicly accessible open space and recreational resources are planned to be added to the study area by 2023 with the Proposed Actions. Therefore, in 2023 with the Proposed Actions, the project study area would contain approximately 72.0 acres of open space resources, the same as under currently existing and future no-action conditions.

Assessment of Open Space Adequacy

The projected open space ratio in 2023 with the Proposed Actions would be 4.16 acres per 1,000 residents compared with the projected ratio of 4.36 acres in the study area in the future without the project. This represents a decrease of approximately 0.20 acres or 4.6 percent in the open space ratio. Therefore, the community would continue to have an above average amount of open space compared to the City as a whole and relative to DCP's open space planning goal.

Table 7-3 shows the calculation of open space ratios for the existing, Future No-Action, and Future With-Action Scenarios.

Table 7-3

Existing and Future With-Action Open Space Ratios

	Existing Conditions	Future No-Action	Future With-Action
Publicly Accessible Open Space (Acreage)	72.0	72.0	72.0
Study Area Population	15,501	16,509	17,318
Open Space Ratio (Acres/1,000 Residents)	4.64	4.36	4.16 – 0.20 ac/4.6% decrease

Impact Significance

Quantitative Impact

The *CEQR Technical Manual* considers an action to result in significant impacts to open space resources if it would directly displace or alter an existing resource to the detriment of its users. The project development associated with the proposed rezoning would not result in the direct displacement of any parklands or recreational facilities. The Proposed Actions would, however, reduce the open space ratio as further discussed below.

At 4.16 acres per 1,000 population, the amount of publicly accessible open space with the Proposed Actions would remain well above the average of 1.5 acres per 1,000 population in community districts in the City. The amount of publicly accessible open space would also remain well above the benchmark of 2.5 acres per 1,000 population.

The *CEQR Technical Manual* considers an action to result in significant impacts to open space resources if it would directly displace or alter an existing resource to the detriment of its users or generate a substantial enough population to noticeably diminish the capacity of available open spaces to serve the affected neighborhood. A decrease in the open space ratio of 5 percent or more is generally considered to be a significant adverse impact on open space resources only if the area has an average open space ratio of 1.5 acres or less per 1,000 population.

Relative to indirect impacts on open space resources, the proposed development would result in a decrease of 4.6 percent in the open space ratio in the project study area, which would be below the 5 percent threshold of concern noted in the *CEQR Technical Manual*. At an open space ratio of 4.16, the ratio in the project study area would be well above the community district median of 1.5 acres per 1,000 population. Therefore, based on *CEQR Technical Manual* criteria, the proposed project would not result in a significant adverse impact on open space resources.

A detailed open space assessment is not required as it has been determined that the project would not decrease the open space ratio by more than 5 percent in an area with a community district median of 1.5 acres or less per 1,000 population. In addition, private open space would be provided on Projected Development Sites 1, 2, and 3 which would serve to meet at least a portion of the open space needs of the project's residents.

Qualitative Impact

The *CEQR Technical Manual* considers an action to result in significant impacts to open space resources if it would significantly increase shadows, noise, air pollutant emissions, or odors on existing public open spaces resources compared to the future without the action conditions. The project development associated with the proposed rezoning would not increase such impacts on existing public open spaces resources as further explained below.

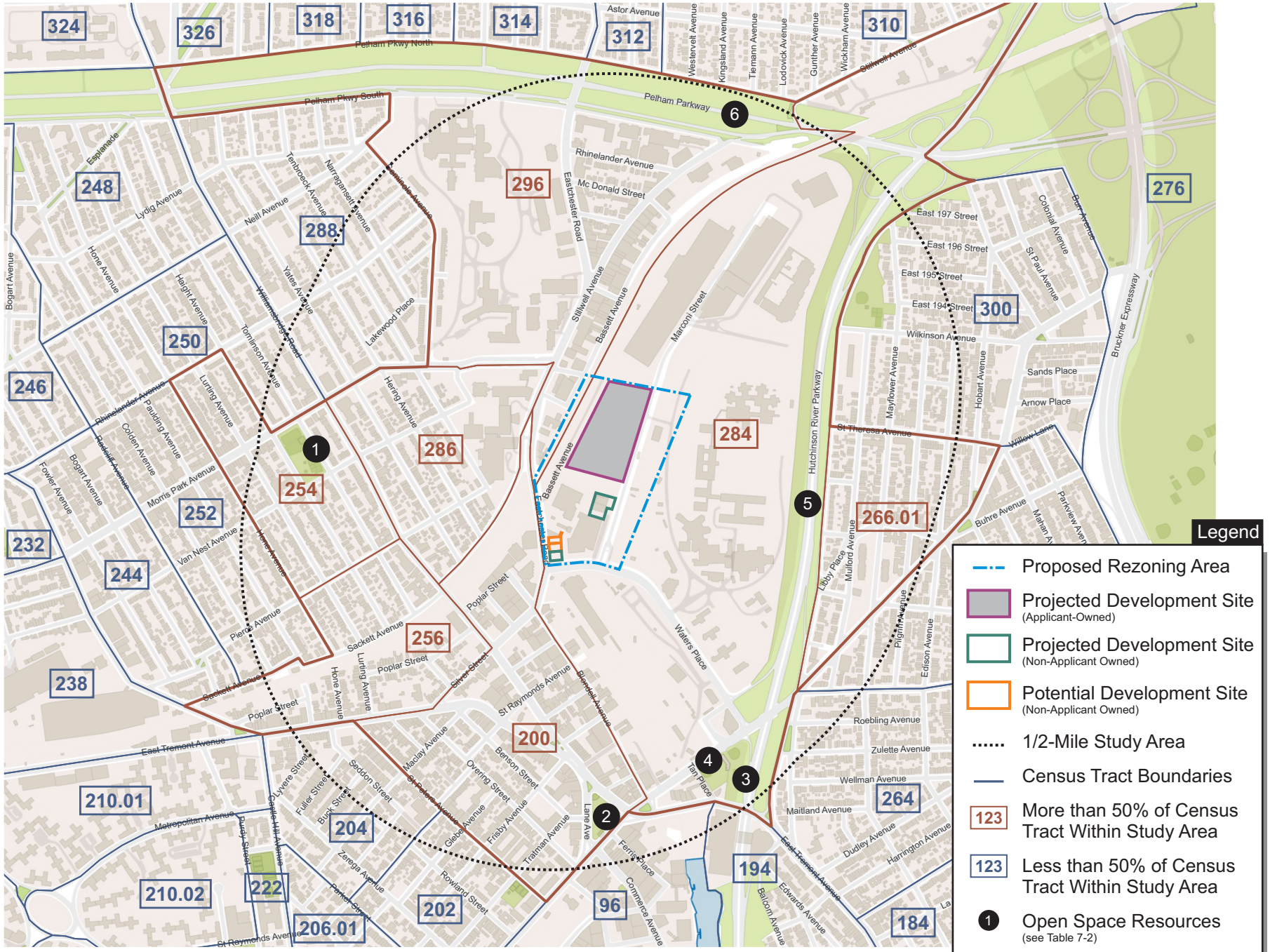
Based on *CEQR Technical Manual* criteria and as explained further in the Shadows section below, buildings on Projected Development Sites 1, 2, and 3 and Potential Development

Sites 1 and 2 would not cast new shadows on any open space resources as no open space areas are located within the maximum shadow radius of these buildings.

Conclusion

Due to the absence of direct impacts on any open space resource and the negligible decrease in the future with the action open space ratio relative to the amount of available open space, it is concluded that the project would not have any potentially significant adverse open space impacts and further assessment is not warranted.

Figure 7-1: Open Space Facilities and Census Tracts



8. SHADOWS

Introduction

Under CEQR, a shadow is defined as the circumstance in which a building or other built structure blocks the sun from the land. An adverse shadow impact is considered to occur when the shadow from a proposed project falls upon a publicly accessible open space, a historic landscape, or other historic resource if the features that make the resource significant depend on sunlight, or if the shadow falls on an important natural feature and adversely affects its uses or threatens the survival of important vegetation. An adverse impact would occur only if the shadow would fall on a location that would otherwise be in sunlight; the assessment therefore distinguishes between existing shadows and new shadows resulting from a proposed project. Finally, the determination of whether the impact of new shadows on an open space or a natural or historic resource would be significant is dependent on their extent and duration. In general, shadows on City streets and sidewalks or on other buildings are not considered significant under CEQR. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are not considered significant under CEQR.

The heights of the buildings to the roofs of the top floors and the roofs of the bulkheads on the Projected and Potential Development Sites would be as follows:

- Projected Development Site 1: top floor roof: 122'-11"; bulkhead roof: 130'-11"

- Projected Development Site 2: top floor roof: 85'; bulkhead roof: 95'

- Projected Development Site 3: top floor roof: 85'; bulkhead roof: 95'

- Potential Development Site 1: top floor roof: 85'; bulkhead roof: 95'

- Potential Development Site 2: top floor roof: 85'; bulkhead roof: 95'

According to the *CEQR Technical Manual*, a shadows assessment is not required unless the project would include a structure or an addition to a structure at least 50 feet in height or if it would contain shorter structures that might cast substantial new shadows on an adjacent park, historic resource, or an important natural resource. The longest shadows radius is calculated as 4.3 times the maximum proposed building height including rooftop bulkheads.

Preliminary Screening Assessment

Tier 1 Screening Assessment

There are no shadow sensitive open space or historic resources in the vicinity of the Projected Development Sites as shown on the attached Tier 1 Screening Assessment diagram.

The longest shadow cast by the buildings on the three Projected Development Sites are as follows:

- Projected Development Site 1: bulkhead roof: 130′-11″ x 4.3 = 562.9′

- Projected Development Site 2: bulkhead roof: 95′ x 4.3 = 408.5′

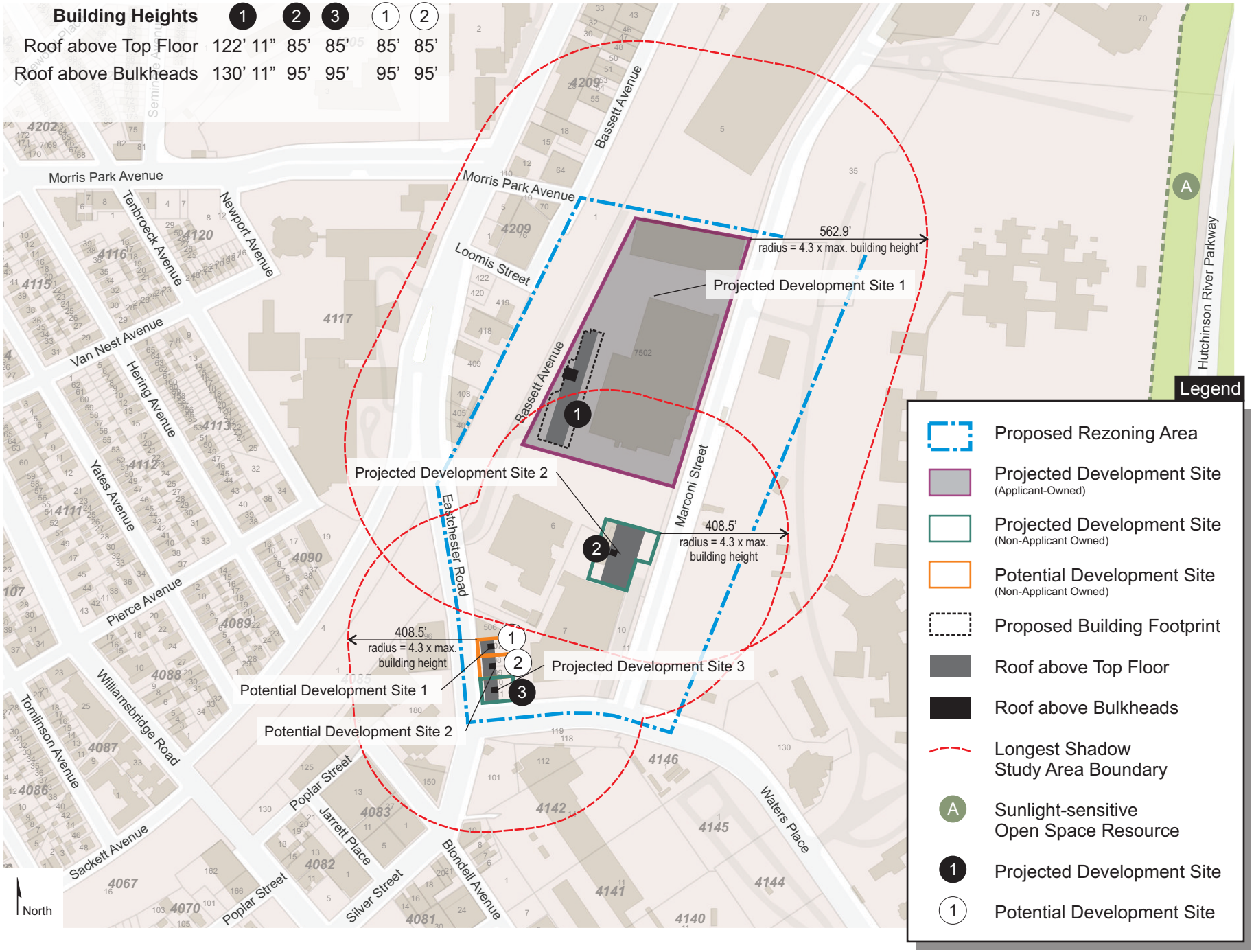
- Projected Development Site 3: bulkhead roof: 95′ x 4.3 = 408.5′

- Potential Development Site 1: bulkhead roof: 95′ x 4.3 = 408.5′

- Potential Development Site 2: bulkhead roof: 95′ x 4.3 = 408.5′

Conclusion

Buildings on Projected Development Sites 1, 2, and 3 and Potential Development Sites 1 and 2 would not cast any new shadows on shadow sensitive open space or historic resources as no such resources are located within the shadows radius areas of these Sites. Therefore, the Proposed Actions would not result in any significant shadows impacts, and no further assessment is needed for the project.


Building Heights
1 2 3 1 2
Roof above Top Floor 122' 11" 85' 85' 85' 85'
Roof above Bulkheads 130' 11" 95' 95' 95' 95'
Morris Park Avenue
Tenbroeck Avenue
Newport Avenue
Van Nest Avenue
Hering Avenue
Yates Avenue
Pierce Avenue
Williamsbridge Road
Tomlinson Avenue
Sackett Avenue
Poplar Street
Jarrett Place
Silver Street
Blondell Avenue
Bassett Avenue
Loomis Street
Eastchester Road
Marconi Street
Waters Place
Hutchinson River Parkway
562.9'
radius = 4.3 x max. building height
408.5'
radius = 4.3 x max. building height
Projected Development Site 1
Projected Development Site 2
Projected Development Site 3
Potential Development Site 1
Potential Development Site 2
North
Legend
Proposed Rezoning Area
Projected Development Site
(Applicant-Owned)
Projected Development Site
(Non-Applicant Owned)
Potential Development Site
(Non-Applicant Owned)
Proposed Building Footprint
Roof above Top Floor
Roof above Bulkheads
Longest Shadow
Study Area Boundary
Sunlight-sensitive
Open Space Resource
Projected Development Site
Potential Development Site

9. HISTORIC AND CULTURAL RESOURCES

The 2014 *City Environmental Quality Review* (CEQR) *Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

As discussed in the Project Description, the Applicant is seeking a zoning map amendment to the New York City Zoning Resolution (ZR) to rezone portions of a M1-1 district to C4-2, C4-2A, and R5 districts, affecting a portion of a block located in the Morris Park neighborhood of the Bronx, Community District 11 (Block 4226, Lots 1 (part), 5 (part), 6, 7, 10, 11, 15, 7502 (formerly 16), 30 (part), 35 (part), 506, 507, 508, 509, 510, and 511, the "Rezoning Area" or the "Affected Area"). The Applicant also seeks a zoning text amendment to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to modify the locational requirements applicable to non-profit hospital staff dwellings that are located in C4-2 Districts without a letter suffix in Community District 11 in the Bronx. In such districts, the amended text would allow non-profit hospital staff dwelling buildings (rather than the zoning lot on which such buildings are sited) to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities. With the proposed map and text amendments, the Applicant seeks a Special Permit pursuant to ZR Section 74-70, to develop a 150,000 gsf non-profit hospital staff residence facility (Community Facility, Use Group 3) with 182 dwelling units on their site (Block 4226, Lot 7502, the "Project Site" or "Development Site"), at a distance of approximately 475 feet from the existing Montefiore Hospital. The proposed 7-story community facility would be an addition to the existing 181,544 gsf (59,589 zsf), 5-story garage (Building G) building on the site, and the total size of the building including the below grade floors would be 331,544 gsf (209,589 zsf). Adhering to the Mayor's Mandatory Inclusionary Housing program, the Applicant also proposes a Zoning Text Amendment to amend Appendix F: Inclusionary Housing Designated Areas to establish a Mandatory Inclusionary Housing (MIH) Area contiguous with the portion of the Rezoning Area that would be zoned C4-2 or C4-2A, in which MIH Options 1 and 2 would be available.

The Rezoning Area and the 400-foot radius project study area are not a Federal, State, or New York City designated Historic District and do not contain any individually

designated historic resources. As such, a historic architectural analysis is not warranted for the Proposed Actions.

An assessment of archaeological resources is typically required for projects that involve in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. The Applicant seeks to develop his property, Projected Development Site 1, Block 4226, Lot 7502, with a 150,000 gsf 7-story community facility addition containing 182 non-profit hospital dwelling units (Use Group 3) above the existing 181,544 gsf 5-story garage (Building G) on the site. The completed 12-story structure would be 122'-11'' tall. The proposed development consists entirely of an addition/alteration to Building G and would not result in new ground disturbance. Therefore, no potential archaeological impacts from the proposed development would occur. In addition, by letter dated 01/11/17, LPC has determined that the Applicant's property has no architectural or archaeological significance (see Historic and Archaeological Resources Appendix).

By letter dated 01/11/17, LPC has determined that the non-Applicant properties, including Projected Development Sites 2 and 3 (Block 4226, Lots 15 and 510/511) and Potential Development Sites 1 and 2 (Block 4226, Lots 507 and 508/509) have no architectural or archaeological significance (see Historic and Archaeological Resources Appendix).

The Proposed Actions would not result in any significant adverse impacts to historic or archaeological resources.

10. URBAN DESIGN AND VISUAL RESOURCES

Introduction

An assessment of urban design is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment 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, including the following:

1. Projects that permit the modification of yard, height, and setback requirements;

2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the proposed project.

The Proposed Actions include:

I. A Zoning Map Amendment to rezone portions of Block 4226 from an M1-1 manufacturing district to a C4-2 (Lot 7502 and p/o Lots 1 and 5), C4-2A (p/o Lots 1 and 5 and Lots 6, 7, 10, 11, 15, 506, 507, 508, 509, 510, 511, and 7502), and R5 (p/o Lots 30 and 35) in the Morris Park neighborhood of the Bronx, Community District 11. It should be noted that the Project Site (Block 4226, Lot 7502) is located on a larger zoning lot that extends further north and captures several additional tax lots that are unaffected by the proposed actions.

II. A text amendment pursuant to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to allow for a change within C4-2 Districts without a letter suffix in Community District 11 in the Bronx such that the requirement that non-profit hospital staff dwelling units be located on a zoning lot no portion of which is located more than 1,500 feet from the hospital and related facilities be modified such that they be permitted within 1,500 feet of the nonprofit or voluntary hospital itself. Despite the close proximity of the hospital to be served under the arrangement, the expansive size of the zoning lot on which the Proposed Developed Site is located would otherwise preclude it from being used for Non-Profit Hospital Staff Dwelling Units as the language is currently written.

III. A Zoning Text Amendment to Appendix F of the ZR to establish the portion of the Rezoning Area that would be zoned C4-2 or C4-2A as a Mandatory Inclusionary Housing (MIH) area with MIH Options 1 or 2. This would require that all residential developments, enlargements, and conversions within this MIHA that meet the criteria set forth in the MIH program must comply with the requirements of one of the options described below:

   a. Option 1: 25% of residential floor area must be for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI.
   b. Option 2: 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI.

IV. A Zoning Special Permit, pursuant to an amended ZR 74-70, that would allow the proposed non-profit hospital staff dwellings (a Use Group 3 community facility) and respective zoning lot within 1,500 feet of a hospital, occupied by the non-profit hospital pursuant to a lease (as opposed to ownership by the hospital).

The maximum amount of floor area that would be permitted in the Rezoning Area in the future under the existing zoning is up to 1,140,712 zoning square feet of commercial space or up to 2,737,709 square feet of community facility space. However, in the future absent the proposed actions it is not anticipated that any new development would occur in the Rezoning Area. The three Projected Development Sites, the two Potential Development Sites, and the ten remaining sites are either developed close to their maximum permitted FAR of 1.0 or they have a long term history of use for parking often after previously existing buildings on these properties were demolished. The current M1-1 zoning of these properties is not likely to support new development due to a low permitted FAR and a prohibition on the development of residential uses. Further explanation for why the individual sites in the Rezoning Area would not be developed in the No-Action condition is provided below.

Projected Development Site 1 is developed to the maximum FAR of 1.0 permitted under the property's existing M1-1 zoning while Projected Development Site 2 is developed very close to this maximum 1.0 FAR. Projected Development Site 3 previously contained buildings that were demolished in 1999 and 2013 and have remained vacant or used for parking since then. Potential Development Site 1 similarly contained a building that was demolished in 1999. Potential Development Site 2 has a long term history of use for parking. Lot 6 is a long standing institutional use (Calvary Hospital) with no known development plans. Due to the configuration of the existing supermarket development on Lot 7, it would not be feasible to provide any additional development. Lots 10 and 11 are long linear lots which would be difficult to develop. Lot 10 also serves as the loading area for the adjacent supermarket on Lot 7. The building on Lot 506 was recently renovated in 2007 and it is therefore assumed that no new development would occur. **T**he affected portion of Lot 1 is part of an active railroad right-of-way. The affected portion of Lot 5 is part of a regional distribution center for a major chain of sporting goods stores. The affected areas of Lots 30 and 35 will be rezoned from M1-1 to R5 for the proposed relocation of the existing zoning boundary so that it is aligned with Marconi Street and would match the existing R5 zoning on the remainder of these lots. The proposed change is not anticipated to result in any future development.

In the Future With the Actions, the Rezoning Area is projected to be developed with two new buildings and an addition to an existing building containing a total of 278,520 gsf of floor area including 182 non-profit hospital staff dwelling units, 129 dwelling units (based on an average size of 1,000 gsf per dwelling unit) including 39 affordable units, and 56 accessory parking spaces. The two Potential Development Sites would be developed with two new buildings containing a total of 45,720 gsf of residential floor area for 46 dwelling

units (based on an average size of 1,000 gsf per dwelling unit) including 14 affordable units, and 21 accessory parking spaces. The projected and potential developments would have a range of heights between 85 and 123 feet.

Based on a comparison of the Future No-Action and Future With-Action scenarios, the requested rezoning would facilitate the development on the three Projected Development Sites in the Rezoning Area of two new buildings and an addition to an existing building containing a total of 150,000 gsf of floor area including 182 non-profit hospital staff dwelling units, 129 dwelling units (based on an average size of 1,000 gsf per dwelling unit) including 39 affordable units, and 56 accessory parking spaces. The rezoning would also result in the loss of 20,235 gsf of existing office space, 34 accessory parking spaces, and undeveloped land and land used informally for parking on the three Projected Development Sites. The requested rezoning could also facilitate the development of the two Potential Development Sites with two new buildings containing a total of 45,720 gsf of residential floor area for 46 dwelling units (based on an average size of 1,000 gsf per dwelling unit) including 14 affordable units, and 21 accessory parking spaces. The rezoning would result in the loss of land used informally for parking on the two Potential Development Sites. The proposed action would also permit the modification of the existing yard, height, and setback requirements of the lots within the Rezoning Area and introduce new buildings with greater height. A preliminary urban design assessment is therefore required.

Methodology

The study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. Therefore, the urban design analysis is based on the 400-foot radius project study area.

For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. The land use study area may serve as the initial basis for analysis; however, in many cases where significant visual resources exist, it may be appropriate to look beyond the land use study area to encompass views outside of this area, as is often the case with waterfront sites or sites within or near historic districts. The Rezoning Area, the 400-foot radius project study area, and the area beyond do not contain any visual resources.

Both graphics and text may be used to describe the area affected by a project. This assessment should be organized to identify those elements of urban design in the area. The information required in both the preliminary and detailed assessments help describe the existing urban design of the area. For example, the affected areas may be described by the regularity of street grid, building form, site planning and configuration, parking, and streetscape, as well as by predominant land use(s): low-rise, residential, medium-density residential, commercial, industrial, or undeveloped.

Preliminary Assessment

Existing Conditions

Rezoning Area

The Rezoning Area comprises the southerly portion of Block 4226 in the Morris Park neighborhood of the Bronx, between Bronx State Hospital Drive, Bassett Avenue, Eastchester Road, Waters Place, and the termination of Morris Park Avenue. Eastchester Road is a two-way roadway starting at the southern end of Block 4226 and extending up to East Gun Hill Road on the north. Waters Place is a short two-way roadway extending between Eastchester Road on the north and Westchester Avenue on the south. Bronx State Hospital Drive is a driveway providing access through the Bronx State Hospital complex with connections from both Marconi Street and Waters Place. Marconi Street is a short two-way roadway that starts at Waters Place and extends northward approximately three blocks to provide access to the Bronx State Hospital complex. Bassett Avenue is a short two-way roadway extending northward from Eastchester Road providing access to various users on Block 4226. The Rezoning Area consists of approximately1,140,712 square feet of land area.

The Rezoning Area is developed with 278,520 gsf of commercial office and retail space including a supermarket and health club in addition to typical office and local retail uses, a 100,893 gsf 125-room hotel, 185,912 gsf of community facility space including a hospital, an ambulatory care facility, and a day care center, a 9,751 gsf power plant building, and accessory parking. The existing development on each of the Projected and Potential Development Sites as well as Other Sites is detailed below.

An aerial photograph of the project study area and 34 ground level photographs of the Rezoning Area and the immediate context are included at the end of this section which show existing conditions on the site and in the surrounding area. The Projected and Potential Development Sites are also identified on the four urban design figures which follow.

Projected Development Sites

Projected Development Site 1 is developed with a 359,933 gsf 8-story commercial building (Building E) containing 100,893 gsf of hotel use for 125 hotel rooms, 245,456 gsf of commercial use (including retail and office space and a recently developed health club[8]), and 13,644 gsf of community facility space (including an ambulatory care facility and a day care center). In addition, the lot contains 1,014 parking spaces within a 125,100 gsf open 3-story accessory parking garage (Building F, the North Garage) containing 380 parking spaces, a recently completed 5-story 181,544 gsf parking garage (Building G, the West Garage) containing 464 parking spaces, and 170 at-grade parking spaces on the lot. The total gross floor area on the site is 666,637 gsf.

[8] An LA Fitness physical culture establishment (PCE) that obtained a BSA special permit as is required for all PCEs in New York City.

Projected Development Site 2 is developed with three commercial/office buildings containing 20,235 gsf of floor area and 34 accessory parking spaces.

Projected Development Site 3 consists of two lots in common ownership and includes a 2,500 square foot parking lot and a 5,000 square foot vacant lot.

Potential Development Sites

Potential Development Site 1 is a 5,200 square foot lot used for parking.

Potential Development Site 2 consists of two lots in common ownership, 3,750 square foot each, both of which are currently used for parking.

Other Sites

Block 4226, Lot 1 is a large U-shaped irregular tax lot that is undeveloped and utilized as a portion of a railroad right-of-way. The area within the proposed rezoning area consists of approximately 136,856 square feet of lot area.

Block 4226, Lot 5 is a 524,200 square foot lot that runs along the railroad right-of-way and contains two warehouse structures with two-stories and 285,630 square feet of floor area. The area within the proposed rezoning area consists of approximately 78,440 square feet of undeveloped lot area that is used for accessory truck parking.

Block 4226, Lot 7 is developed with a one-story 62,660 gsf building occupied by a Stop and Shop Supermarket.

Block 4226, Lot 6 is developed with four buildings occupied by Calvary Hospital containing 172,268 gsf of floor area.

Block 4226, Lot 10 is a 21,800 square foot vacant lot used as the loading area for the adjacent Stop and Shop Supermarket on Lot 7.

Block 4226, Lot 11 is a 4,985 square foot vacant lot.

Block 4226, Lot 30 - A 33 acre site containing the Bronx Psychiatric Center, which is proposed under a separate action for development with additional office space, a new hotel, a community college, retail stores, and accessory parking. The plans also include a new baseball field and football/soccer/lacrosse field. The area within the proposed rezoning area consists of approximately 301,273 square feet of lot area and 9,751 square feet of building floor area for a power plant.

Block 4226, Lot 35 - part of Hutchinson Metro Center and developed with a 4-story and roof, parking facility with a total of 760 spaces accessory to Hutchinson Metro Center. As part of the proposed rezoning and relocation of the current zoning district boundary, a small southerly portion of Lot 35 totaling approximately 11,429 square feet in area, currently used for approximately 22 open, grade level accessory parking spaces, will be rezoned from M1-1 to R5. As the Hutchinson Metro Center development contains many

thousands of square feet of community facility use, the accessory parking will remain a conforming use under the proposed R5 zoning district regulations.

Block 4226, Lot 506 is developed with one 5,743 gsf building containing retail stores including a Starbucks and a medical equipment supply store.

The Rezoning Area does not contain any visual resources such as open space facilities, historic resources, or natural resources.

400-Foot Radius Project Study Area

The area immediately north of the Rezoning Area between Basset Avenue and Marconi Street is developed with a large warehouse/factory use with accessory office space and parking. A large parking garage is located east of Marconi Street. The entire 400-foot radius area to the east of the Rezoning Area consists of the buildings, driveways, and grounds of the Bronx Psychiatric Center. Most of the project study area to the south of the Rezoning Area across Waters Place consists of an MTA NYC Transit train yard. Other uses in this area include office buildings, medical offices, several warehouses, parking lots and structured parking, and a few one- and two-family residences. The 400-foot radius project study area to the west of the Rezoning Area between Bassett Avenue and Eastchester Road is developed with a mixture of office buildings, warehouses, a school, parking lots and garages, and vacant parcels. Most of the remaining area further to the east consists of medical laboratories, offices, and parking for the Albert Einstein College of Medicine, Montefiore Weiler, and Jacobi Medical Center. There is also an area of one- and two-family residences in the southeastern corner of the project study area.

In terms of urban design context, the Rezoning Area is not really part of the Morris Park neighborhood to the west. It is, rather part of the Hutchinson Mtero Center, an area in the midst of transformation from industrial and transportation uses and underutilized land to a center for large commercial and institutional developments, on large land parcels, that bears an urban design kinship and programmatic linkages to nearby large institutional campuses on superblocks. The Hutchinson Metro Center was recently improved with two new office buildings (The Towers at Hutchinson Metro Center) that contain a total of approximately 525,000 gsf of office, where Montefiore's Hutchinson Campus, a facility that provides ambulatory care, is located. Additionally, the Public Safety Answering Center II (PSAC II), a 640,000 square foot public facility, was recently constructed on the northernmost portion of the Hutchinson Metro Center complex (Block 4226, Lot 75 and p/o Lots 40 and 55). The Metro Center Atrium, also a new addition to the Hutchinson Metro Center, was also recently developed on the Project Site. Currently, the Bronx Psychiatric Center campus is being redeveloped with approximately 1.5 million gsf of commercial office space for business, professional, or medical facilities; 100,000 gsf of hotel use; 100,000 gsf of college/trade school space; 40,000 gsf of retail space; 2,000 gsf of community facility space; 197,112 square feet of open space, including one regulation-sized football/soccer field and one baseball diamond with supporting amenities; and approximately 5,440 accessory parking spaces.

No visual resources such as open space facilities, historic resources, or natural resources exist within the 400-foot radius project study area.

Zoning calculations of the existing conditions on the site, including floor area calculations, lot coverage, and building heights, are shown in Table 10-1 below.

No-Action Scenario

Rezoning Area

As stated above, in the future absent the proposed actions it is not anticipated that any new development would occur in the Rezoning Area. The three Projected Development Sites and the two Potential Development Sites are either developed close to their maximum permitted FAR of 1.0 or they have a long term history of use for parking often after previously existing buildings on these properties were demolished. The current M1-1 zoning of these properties is not likely to support new development due to a low permitted FAR and a prohibition on the development of residential uses.

The future No-Action Development Scenario in the Rezoning Area would be the same as the existing condition discussed in the previous section. Therefore, no changes would occur to the existing urban design and visual character of the Rezoning Area.

The No-Action Scenario on the Projected and Potential Development Sites is illustrated on the four urban design figures included at the end of this section.

400-Foot Radius Project Study Area

The following development action was identified within the 400-foot radius project study area based on a review of the NYC Department of City Planning's (DCP) Land Use & CEQR Application Tracking System (LUCATS) for Bronx Community District 11 for the past ten year period.

> A revised plan (CEQR No. 16DCP163X) was filed with DCP on 08/22/16 for the Albert Einstein College of Medicine at 1300 Morris Park Avenue/1925 Eastchester Road for the renewal of a Special Permit to allow an accessory parking garage to have more than the permitted number of spaces and to allow rooftop parking as well as the renewal of an Authorization to allow these parking spaces to be located without regard to zoning lot lines.

No development plans are known to exist for the existing parking lots or other uses within the 400-foot radius project study area as identified above by the project build year of 2023. Therefore, surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2023.

Since no visual resources exist within a 400-foot radius of the Rezoning Area and no significant new development is anticipated to occur within this area, the No-Action Scenario would not result in any significant impacts to the visual resources. Zoning

calculations of future No-Action conditions on the site, including floor area calculations, lot coverage, and building heights, are shown in Table 10-1 below.

Future With-Action Scenario

Rezoning Area

The future With-Action Development Scenario would result in a denser development on the property as compared to the future Existing/No-Action Development Scenario. The Applicant seeks to develop Projected Development Site 1 with a 150,000 gsf 7-story, community facility addition containing 182 non-profit hospital dwelling units (Use Group 3) above the existing 181,544 gsf 5-story garage (Building G)[9]. The 12-story building would reach a height of 122'-11''. The proposed development is intended to serve hospital staff for Montefiore Hospital, located at 1825 Eastchester (Block 4117, Lot 1). Of the 182 apartments, there would be 77 studio apartments and 105 one-bedroom units on floors 6 through 12 of the building[10]. The new development would be added to the existing 100,893 gsf of hotel use, 245,456 gsf of commercial use, and 13,644 gsf of community facility use on the site. As this lot is subject to a site plan approval, any changes to the proposed use or bulk of the development described above would warrant a discretionary action.

New development is also projected to occur on two of the Non-Applicant controlled sites in the Rezoning Area, Projected Development Sites 2 and 3 as follows.

Projected Development Site 2 would be developed with up to 101,520 square feet of residential floor area for 102 dwelling units and 44 parking spaces (36 for the market rate units and 8 for the affordable units). The development would include 31 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 12,700 square feet of floor area per floor. It is assumed that the existing commercial office building on the site would be demolished in order to accommodate the proposed development.

Projected Development Site 3 would be developed with up to 27,000 square feet of residential floor area for 27 dwelling units and 12 parking spaces (10 for the market rate units and 2 for the affordable units). The development would include 8 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 3,375 square feet of floor area per floor.

[9] The proposed development is an addition/alteration to Building G.

[10] The average unit size would be 824 square feet. It would not be appropriate in this case to assume the standard average size of 1,000 gsf per dwelling unit as the proposed staff housing apartments are not designed for family living but rather for single individuals and couples and are therefore relatively small in size.

Under the With-Action Scenario for the project build year of 2023, two Potential Development Sites could also be developed as detailed below. However, new development on these sites is less likely to occur by the project build year.

Potential Development Site 1 could potentially be developed with up to 18,720 square feet of residential floor area for 19 dwelling units and 9 parking spaces (7 for the market rate units and 2 for the affordable units). The development would include 6 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 2,340 square feet of floor area per floor.

Potential Development Site 2 could potentially be developed with up to 27,000 square feet of residential floor area for 27 dwelling units and 12 parking spaces[11] (10 for the market rate units and 2 for the affordable units). The development would include 8 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 3,375 square feet of floor area per floor.

The With-Action Scenario on the Projected and Potential Development Sites is illustrated on the four urban design figures included at the end of this section.

The difference between the No-Action and With-Action Scenarios on the three Projected Development Sites would be the development under the With-Action Scenario of two new buildings and an addition to existing building containing a total of 278,520 gsf of floor area including 182 non-profit hospital staff dwelling units, 129 dwelling units (based on an average size of 1,000 gsf per dwelling unit) including 39 affordable units, and 56 accessory parking spaces. It is assumed that an existing 20,235 gsf commercial office building with 34 accessory parking spaces and a lot informally used for parking would be removed to accommodate the new development on the three Projected Development Sites.

The difference between the No-Action and With-Action Scenarios on the two Potential Development Sites would be the development under the With-Action Scenario of two new buildings containing a total of 45,720 gsf of residential floor area for 46 dwelling units (based on an average size of 1,000 gsf per dwelling unit) including 14 affordable units, and 21 accessory parking spaces. It is assumed that the lots informally used for parking would be removed to accommodate the new development on the two Potential Development Sites.

The With-Action development would change the low-density office use, parking, and vacant land character of most of the Rezoning Area to a higher density residential community with accessory parking. The With-Action development would increase the

[11] Any additional development consisting of an expansion to the existing Stop and Shop supermarket would require parking to be provided at a ratio of 1 space per 300 square feet of zoning floor area.

density of development on Projected Development Site 1 which is already intensely developed. In addition to a significantly greater amount of floor area, building heights would be significantly greater under the With-Action Scenario with new buildings ranging from 8- to 12-stories. The existing commercial building on the Applicant owned site is eight-stories in height while the two garage buildings are three- and five-stories tall. The existing buildings in the Rezoning Area on the non-Applicant owned site are one- and two-stories in height with the exception of the five- to seven-story buildings on the Calvary Hospital property.

Zoning calculations of future With-Action conditions on the site, including floor area calculations, lot coverage, and building heights, are shown in Table 10-1 below. A three-dimensional representation of the future With-Action condition streetscape is also attached.

Table 10-1
Zoning Calculations Relevant to Urban Design Analysis – Projected Development Sites

Item	Existing Conditions	No-Action Conditions	With-Action Conditions
Development Scenario	100,893 gsf hotel-125 rooms; 265,691 gsf retail, office, health club; 13,644 gsf community facility (ambulatory care, day care); 1,048 parking spaces plus lots used informally for parking; vacant land	100,893 gsf hotel-125 rooms; 265,691 gsf retail, office, health club; 13,644 gsf community facility (ambulatory care, day care); 1,048 parking spaces plus lots used informally for parking; vacant land	100,893 gsf hotel-125 rooms; 265,691 gsf retail, office, health club; 13,644 gsf community facility (ambulatory care, day care); 1,070 accessory parking spaces; 150,000 gsf hospital staff dwelling-182 units, 129 dwelling units including 39 affordable units
Building Floor Area (except parking)	380,228 sf	380,228 sf	638,513 sf
Building Heights	One 8-story (105′), one 5-story (53′), one 3-story (23′)	One 8-story (105′), one 5-story (53′), one 3-story (23′)	One 8-story (105′), one 12-story (123′), one 3-story (23′); two 8-story (85′)
Lot Coverage	204,750 (53.2%)	204,750 (53.2%)	210,707 (54.7%)

400-Foot Radius Project Study Area

Conditions within the 400-foot radius project study area are anticipated to be the same as conditions identified under the No-Action discussion above.

Conclusion

The proposed action would result in the development of hospital staff housing, residential uses, and accessory parking on three Projected Development Sites and two Potential Development Sites located in an area characterized by a mix of commercial uses, parking, and vacant land.

The proposed C4-2 district for Projected Development Site 1 was chosen to accommodate the height of the proposed addition to Building G. The C4-2 zoning district was chosen as the proposed building has been designed using height factor zoning. The proposed building height of 122'-11'' exceeds the maximum building height of 85 feet that is allowed for quality housing. Since the Applicant proposes to establish a Mandatory Inclusionary Housing area, they would typically be required to develop income-restricted units, and use additional floor area, with R6 typically allowing a maximum of 2.42 or 3.60 FAR, depending on their distance from a wide street. However, this application is subject to a site plan, and the Applicant does not intend on building residential use.

The proposed development on Projected Development Site 1 would use height factor zoning under the C4-2 district as the development would exceed the maximum building height allowed for quality housing[12]. The proposed development and existing parking garage would have a total of 331,554 gsf on the 349,508 square foot lot, and a total FAR of 0.95[13]. Collectively, the existing and proposed 816,637 gsf of floor area on Projected Development Site 1 would have a total FAR of 2.34. The project on the Applicant-owned site is subject to site plan approval. Any changes to the proposed use or bulk would warrant a discretionary action. The CPC is approving a specific Site Plan under the Special Permit. The lot would be developed with non-profit hospital staff dwelling units, a community facility (Use Group 3) use.

The proposed zoning change also involves rezoning properties in addition to the Projected Development Site 1 from M1-1 to C4-2A and M1-1 to R5. The proposed zoning districts would be similar to the R4, R5, and R6 zoning districts bordering the Rezoning Area or located a short distance to the east and west. The establishment of a Mandatory Inclusionary Housing area would facilitate the development of affordable housing at a higher FAR in the area to be rezoned.

In terms of urban design, the Proposed Actions and the RWCDS With-Action developments would be consistent with the ongoing transformation of the Hutchinson Metro Center into a cluster of campus-like, high density developments with a mix of uses, including office buildings, institutional uses, hotels, recreational facilities, and, with the projected and potential developments on the non-Applicant owned sites, residential buildings.

The With-Action Development Scenario would not result in any significant impacts to visual resources as no such resources are located within or near the Rezoning Area. The With-Action developments would not partially or totally block a view corridor or a

[12] It would permit a maximum height of 70 feet for Quality Housing buildings along wide streets outside of the Manhattan core and a maximum height of 75 feet under the Zoning for Quality and Affordability text amendment.

[13] The existing parking garage has an FAR of 0.52 and the proposed development has an FAR of 0.43.

natural or built visual resource that is rare in the area or considered a defining feature of the neighborhood.

In summary, the Proposed Actions would not have a significant adverse impact on urban design and visual resources, and a detailed urban design analysis would not be required.


Legend
Rezoning Area
Zoning District Boundary
R5
Proposed Zoning District
Projected Development Site (Applicant-owned) (Project Area)
Projected Development Site (Non-applicant-owned)
Potential Development Site (Non-applicant-owned)
400 Feet
C4-2
R5
C4-2A
Projected Development Site 1
Projected Development Site 2
Potential Development Site 1
Potential Development Site 2
Projected Development Site 3
North
MORRIS PARK AV
EASTCHESTER RD
BASSETT AV
LOOMIS ST
MARCONI ST
BX STATE HOSPITAL EN
WATERS PL
PIERCE AV
SACKETT AV
LAURIE AV
BUHRE AV
ROBERTS AV
HUTCHINSON RIVER
MULFORD AV
Hutchinson River Parkway



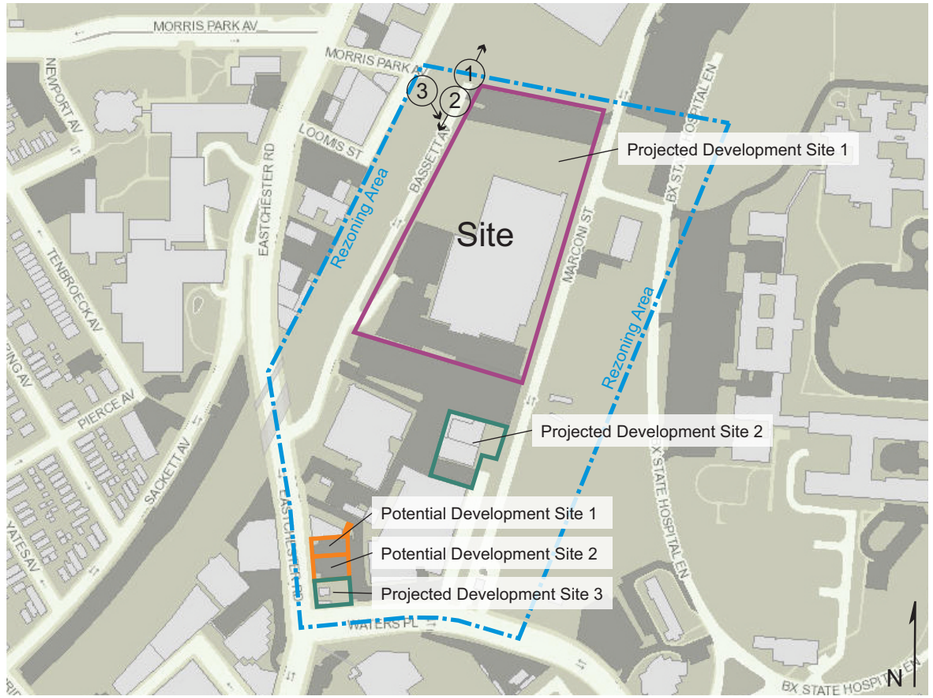
1. View of Bassett Avenue facing northeast from the Site.



2. View of Bassett Avenue facing southwest (Site at left).



3. View of the Site facing southeast from Bassett Avenue.





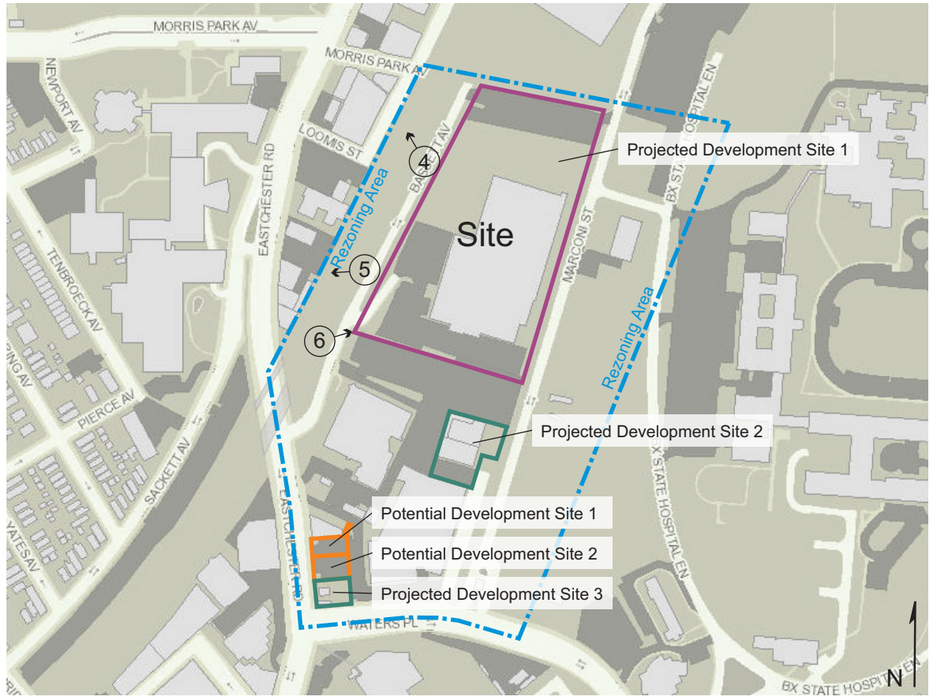
4. View of the side of Bassett Avenue facing northwest from the Site.



5. View of the side of Bassett Avenue facing southwest from the Site.



6. View of the Site facing northeast from Bassett Avenue.





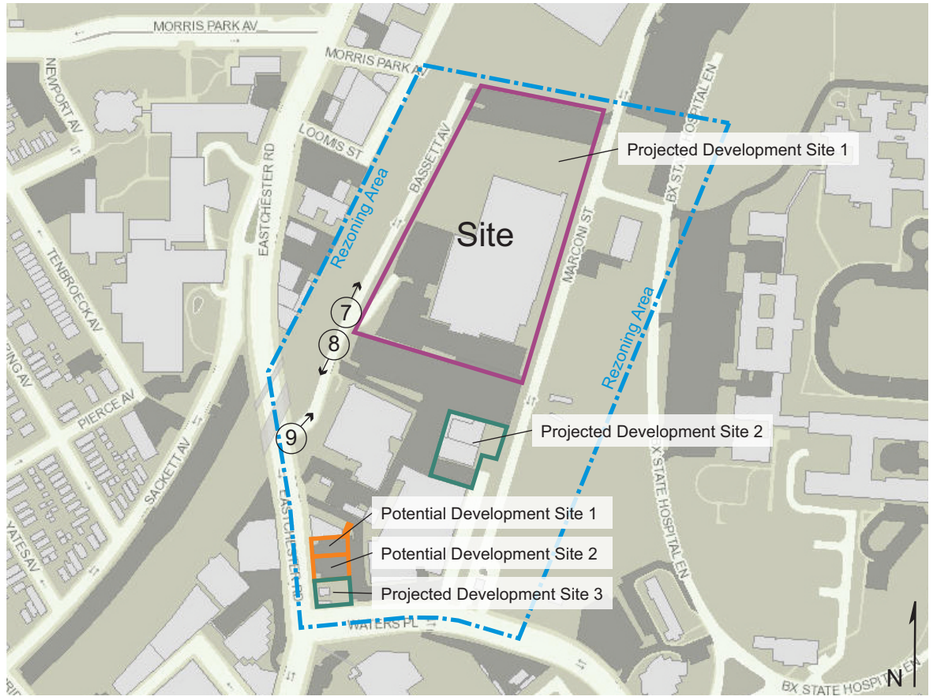
7. View of Bassett Avenue facing north (Site at right).



8. View of Bassett Avenue facing south from the Site.



9. View of Bassett Avenue facing northeast (Site ahead at center).





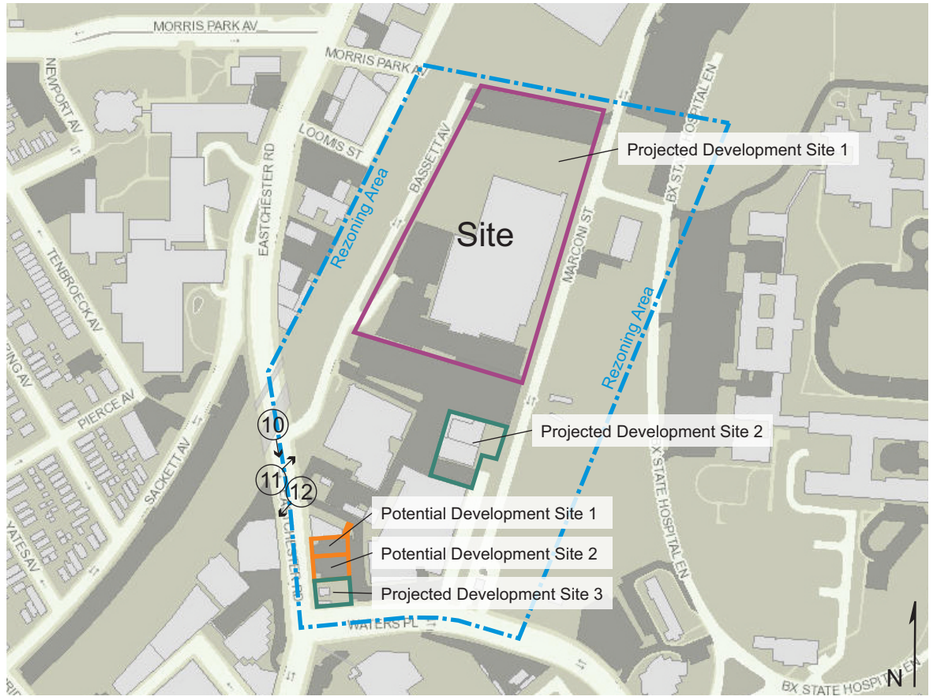
10. View of Eastchester Road facing south from Bassett Avenue.



11. View of the side of Eastchester Road facing northeast between Bassett Avenue and Waters Place.



12. View of the side of Eastchester Road facing southwest between Bassett Avenue and Waters Place.





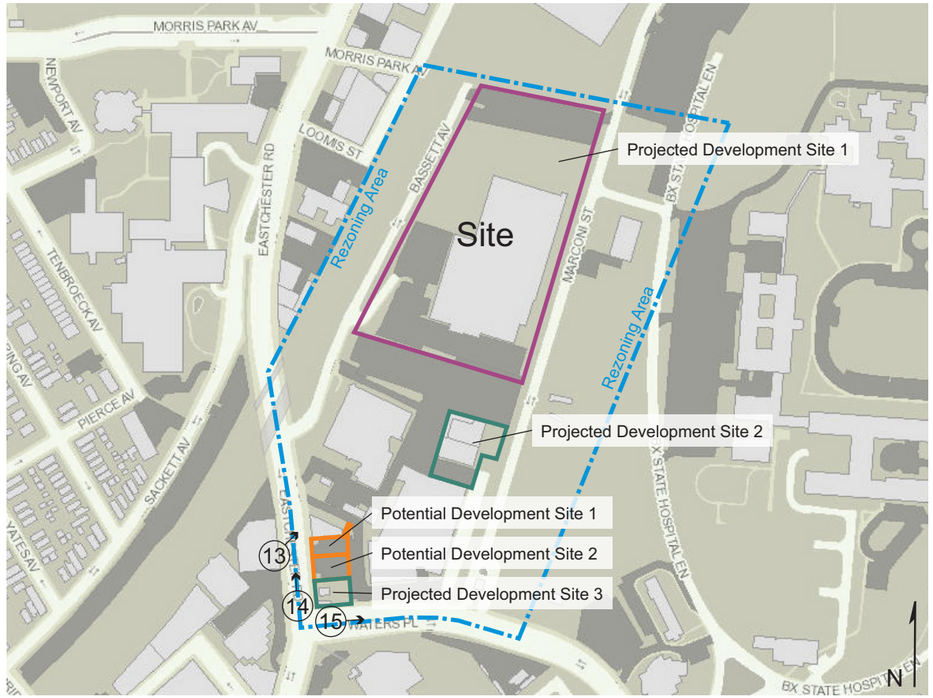
13. View of the side of Eastchester Road facing northeast between Bassett Avenue and Waters Place.



15. View of Waters Place facing east from Eastchester Road.



14. View of Eastchester Road facing north from Waters Place.





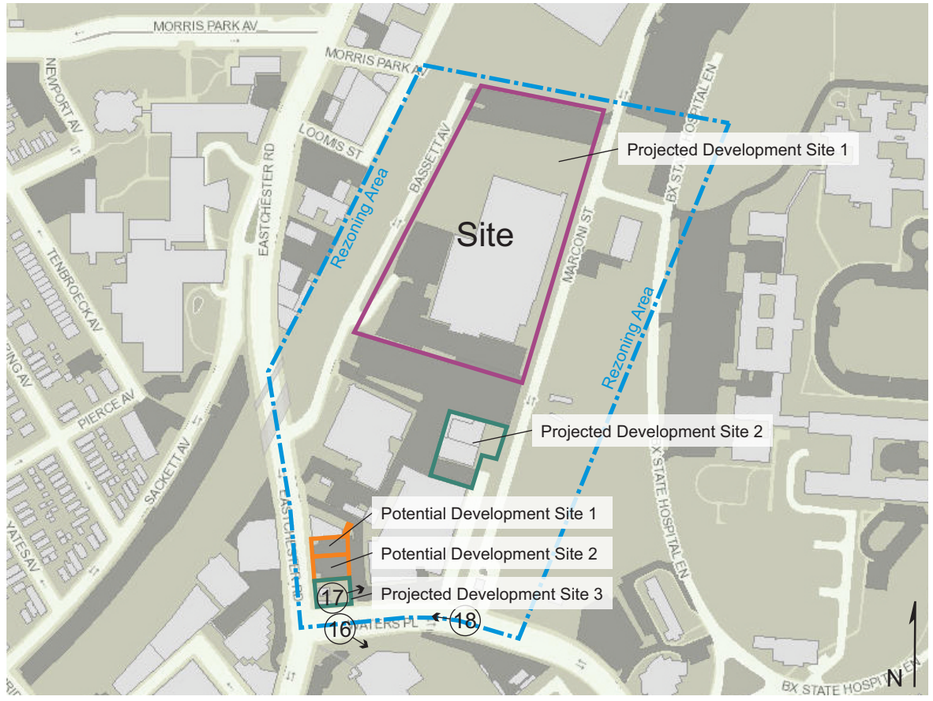
16. View of the side of Waters Place facing southeast, between Eastchester Road and Marconi Street.



17. View of the side of Waters Place facing northeast, between Eastchester Road and Marconi Street.



18. View of Waters Place facing west from Marconi Street.

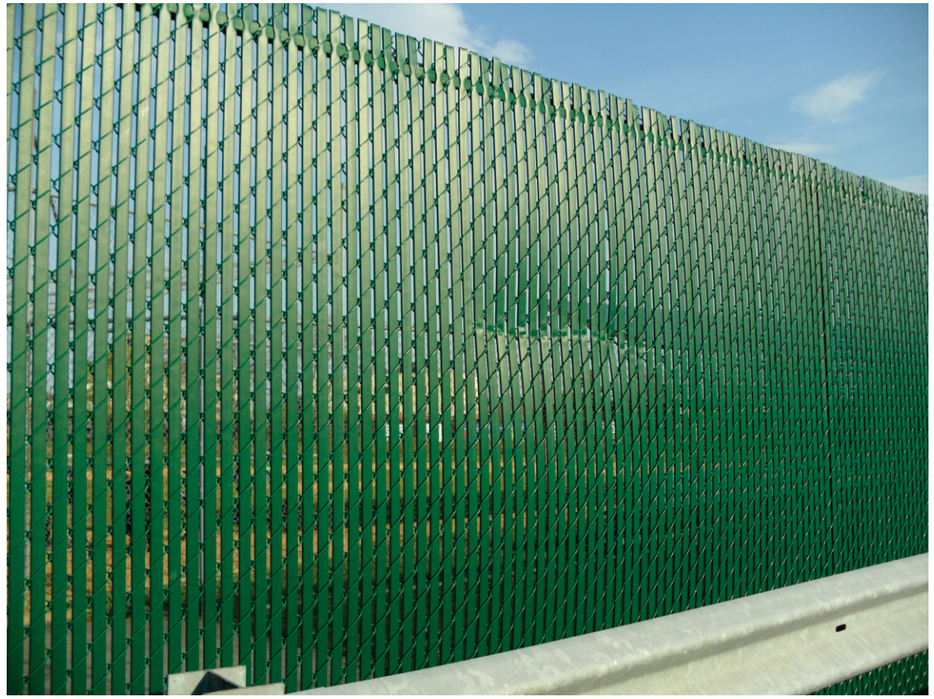




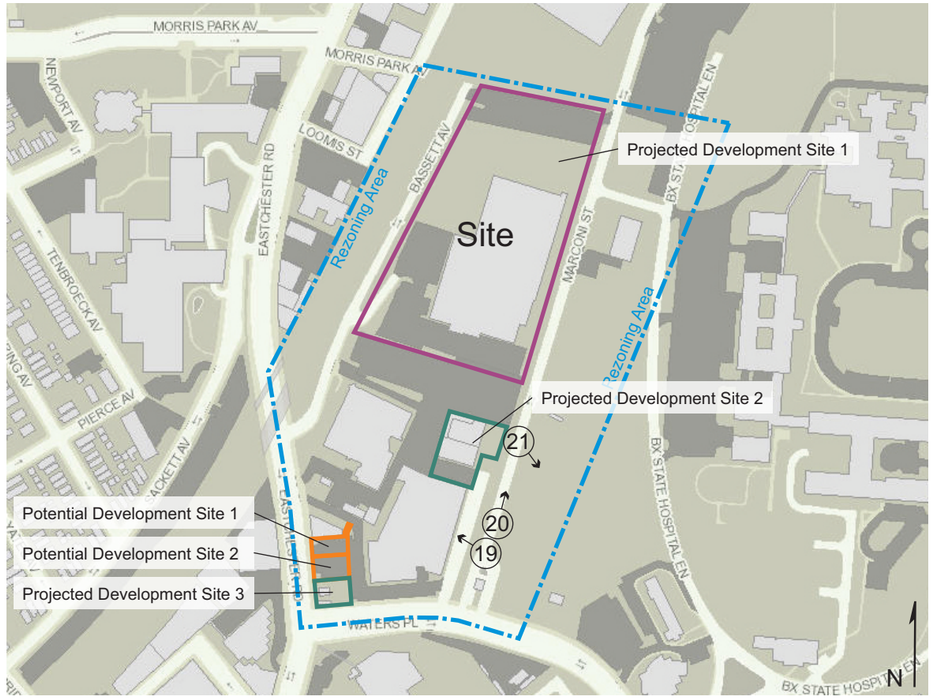
19. View of the west side of Marconi Street facing northwest.



20. View of Marconi Street facing north between Waters Place and the Site.



21. View of the side of Marconi Street facing southeast between Waters Place and the Site.





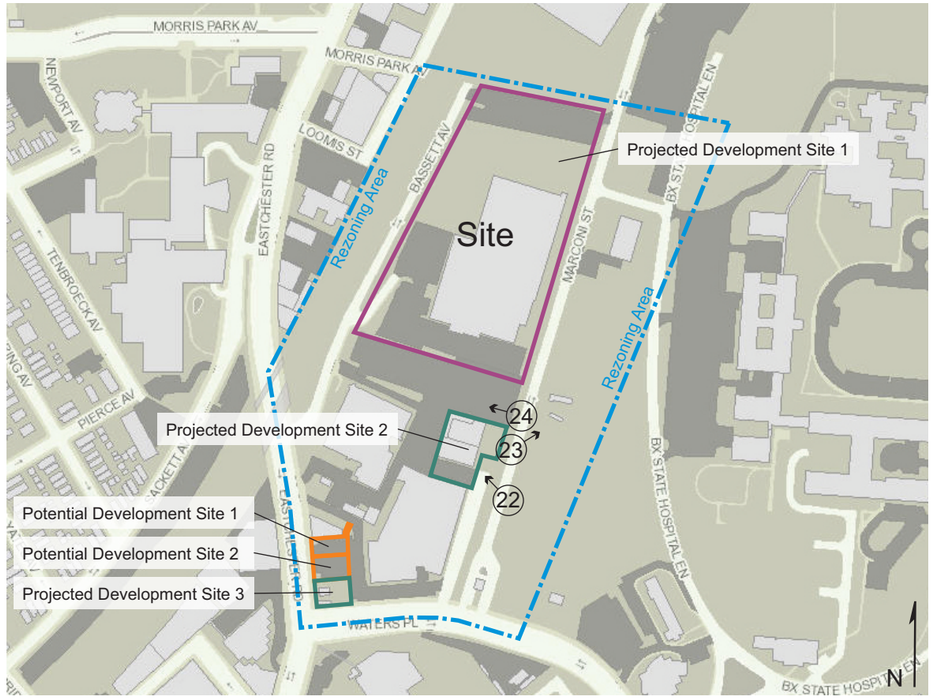
22. View of the side of Marconi Street facing northwest between Waters Place and the Site.



23. View of the side of Marconi Street facing northeast between Waters Place and the Site.



24. View of the side of Marconi Street facing west between Waters Place and the Site.





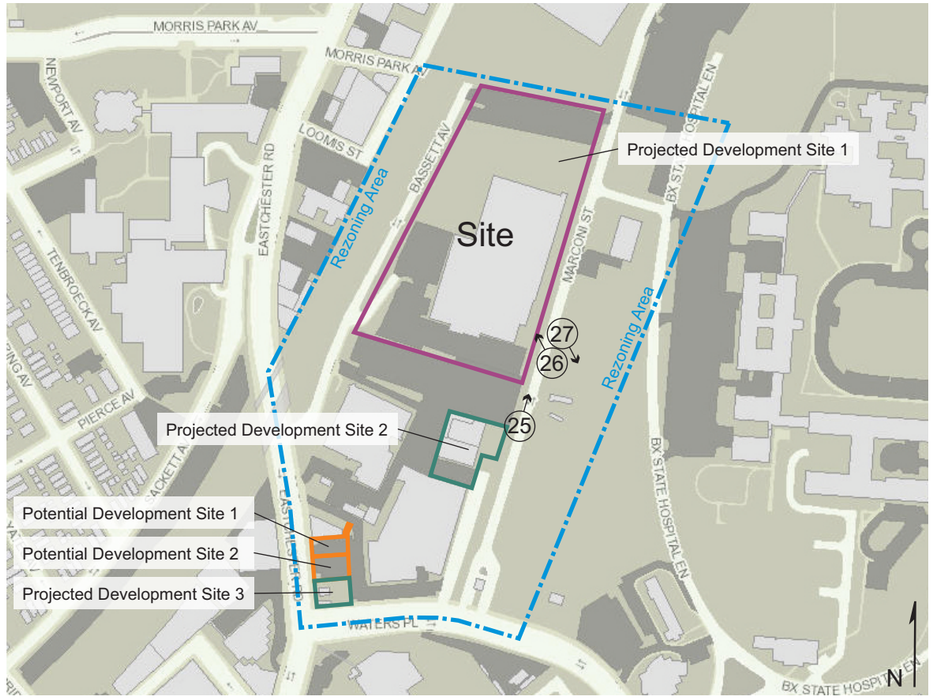
25. View of Marconi Street facing north (Site at left).

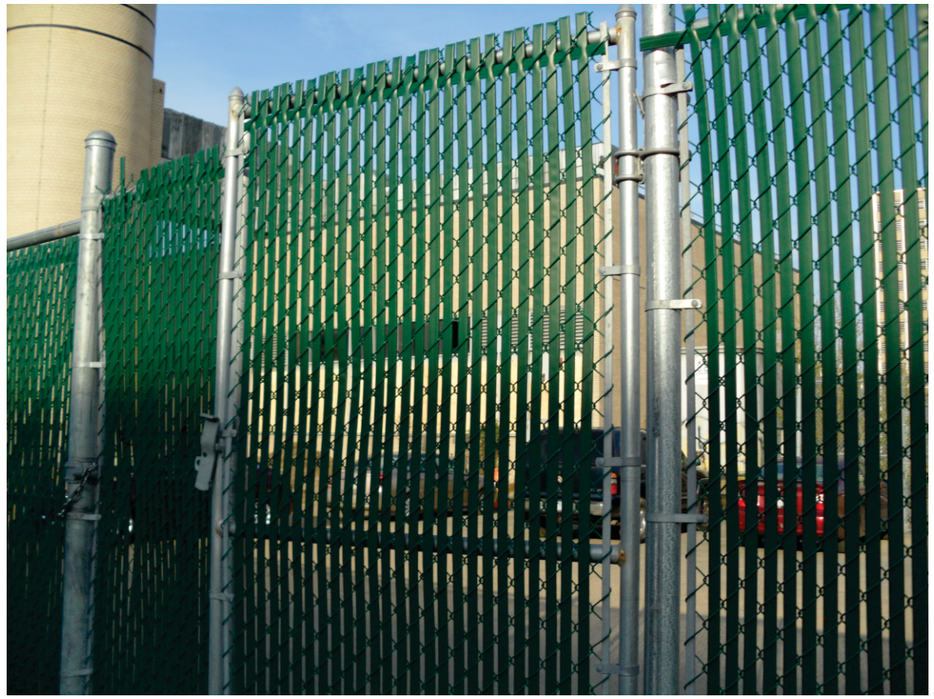


26. View of the Site facing northwest from Marconi Street.



27. View of the side of Marconi Street facing southeast from the Site.





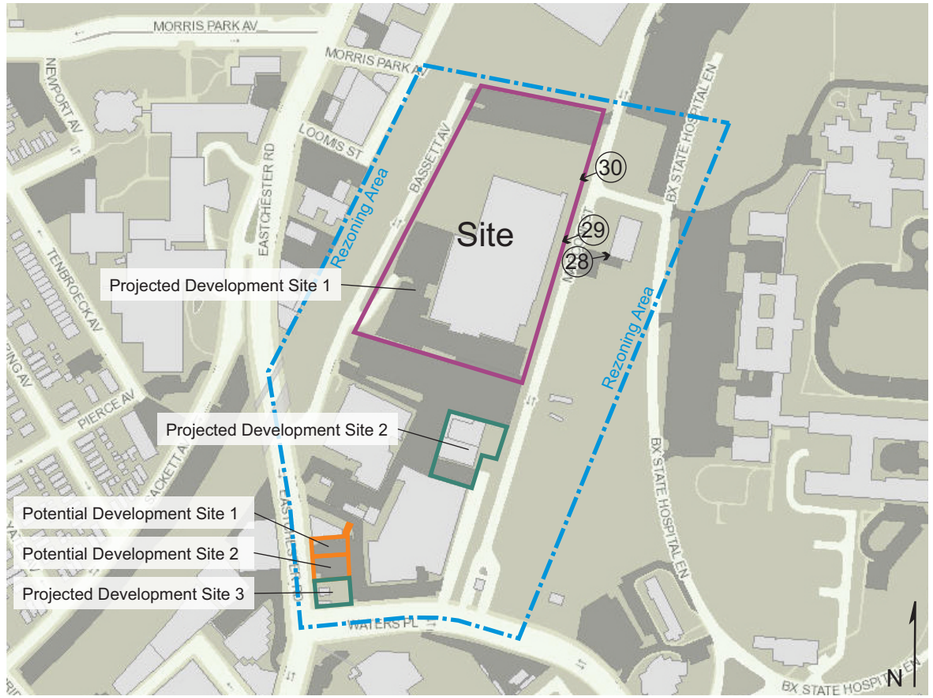
28. View of the side of Marconi Street facing northeast from the Site.



29. View of the Site facing southwest from Marconi Street.



30. View of the Site facing southwest from Marconi Street.





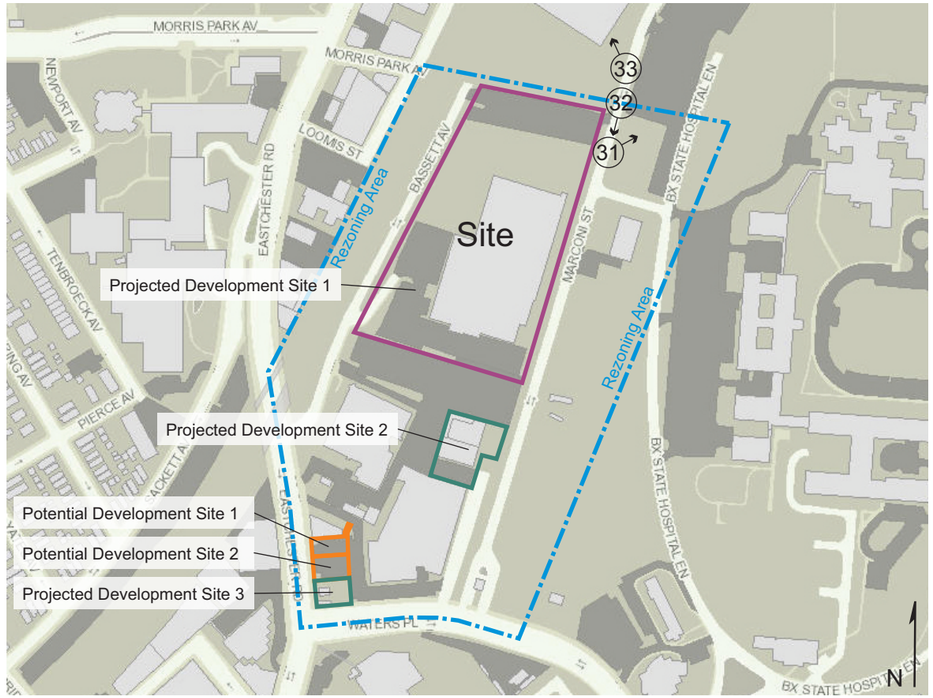
31. View of the side of Marconi Street facing northeast from the Site.



32. View of Marconi Street facing south (Site at right).



33. View of the side of Marconi Street facing northwest between the Site and the dead end.





34. View of Marconi Street facing north between the Site and the dead end.

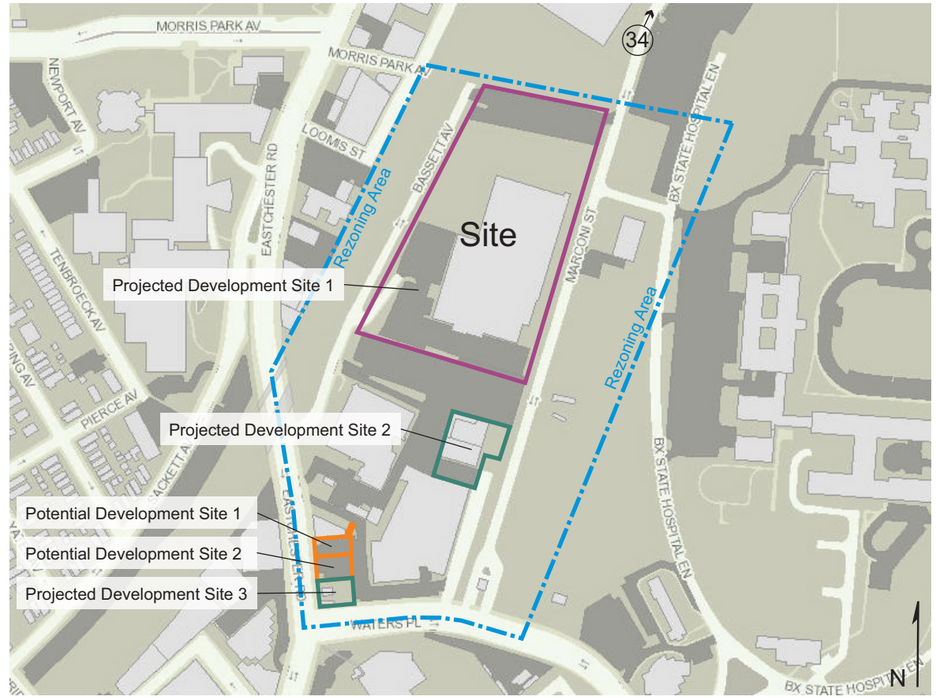
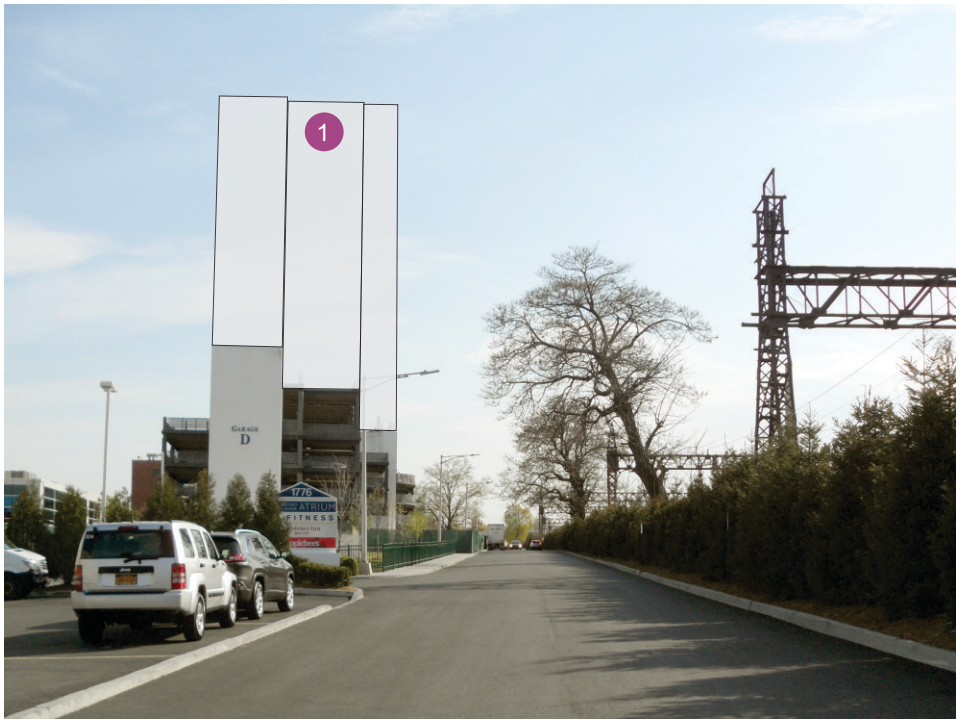


Figure 1 - Urban Design Diagram
Projected Development Site 1

Bassett Avenue facing south (Projected Site 1 at left)

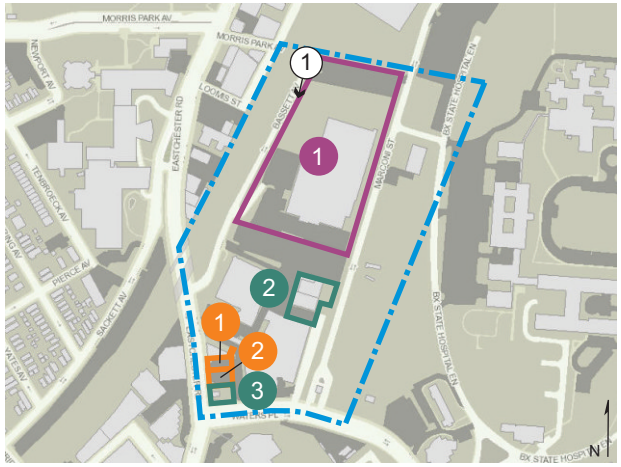


Bassett Avenue facing south (Projected Site 1 at left)



Future No-Action and Context

Future With-Action



Legend

- Projected Development Site (Applicant-owned)
- Projected Development Site (Non- applicant-owned)
- Potential Development Site (Non- applicant-owned)
- Rezoning Area
- (1) Viewpoint Location

Figure 2 - Urban Design Diagram
Projected Development Site 2

Marconi Street facing north (Projected Site 2 at left)

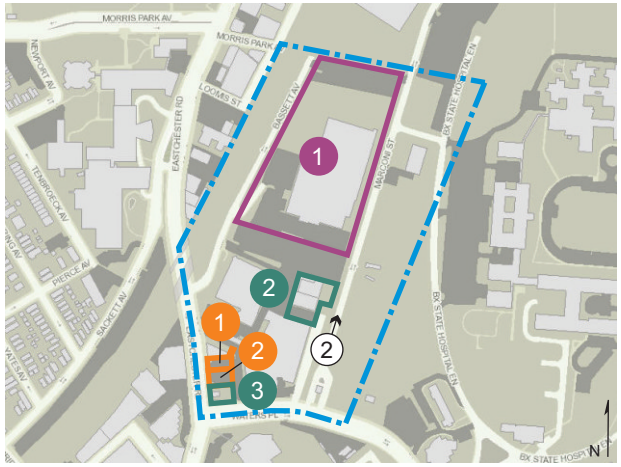


Marconi Street facing north (Projected Site 2 at left)



Future No-Action and Context

Future With-Action



Legend

- Projected Development Site (Applicant-owned)
- Projected Development Site (Non- applicant-owned)
- Potential Development Site (Non- applicant-owned)
- Rezoning Area
- (1) Viewpoint Location

Figure 3 - Urban Design Diagram
Projected Development Site 3
Potential Development Site 2

Eastchester Road facing south (Projected Site 3 at left)

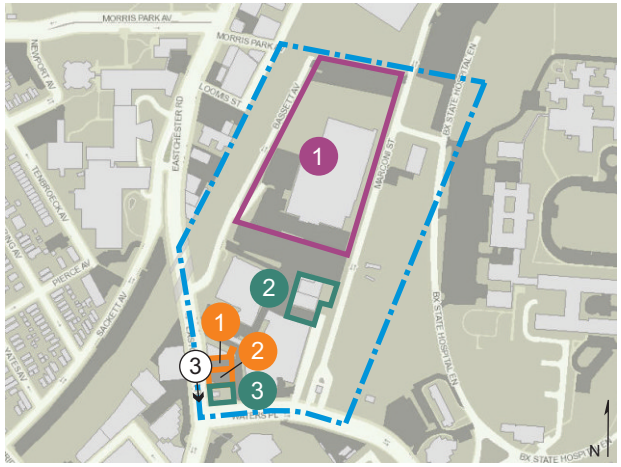


Eastchester Road facing south (Projected Site 3 at left)



Future No-Action and Context

Future With-Action



Legend

- Projected Development Site (Applicant-owned)
- Projected Development Site (Non- applicant-owned)
- Potential Development Site (Non- applicant-owned)
- Rezoning Area
- (1) Viewpoint Location

Figure 4 - Urban Design Diagram
Projected Development Site 3
Potential Development Sites 1 & 2

Eastchester Road facing south (Potential Sites 1 and 2 at left)

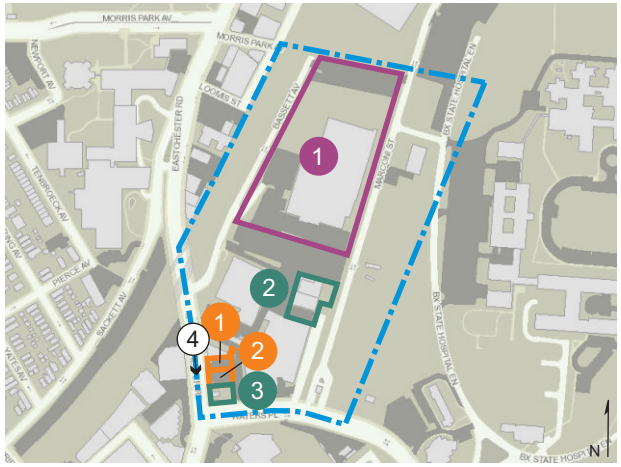


Eastchester Road facing south (Potential Sites 1 and 2 at left)



Future No-Action and Context

Future With-Action



Legend

- Projected Development Site (Applicant-owned)
- Projected Development Site (Non- applicant-owned)
- Potential Development Site (Non- applicant-owned)
- Rezoning Area
- (1) Viewpoint Location

12. HAZARDOUS MATERIALS

Projected Development Site 1

The Proposed Development Site (Projected Development Site 1) is identified as 1776 Eastchester Road, Bronx, NY (Block 4226, Lot 16 - now known as condo lot 7502). The 349,508 square foot lot, part of the Hutchinson Metro Center zoning lot, is currently developed with a 359,933 gsf 8-story commercial building (Building E) containing 100,893 gsf of hotel use for 125 hotel rooms, 245,456 gsf of commercial use (including retail and office space and a recently developed health club[14]), and 13,644 gsf of community facility space (including an ambulatory care facility and a day care center). In addition, the lot contains 1,014 parking spaces within a 125,100 gsf open accessory parking garage (Building F, the North Garage) containing 380 parking spaces, a recently completed 181,544 gsf parking garage (Building G, the West Garage) containing 464 parking spaces, and 170 at-grade parking spaces on the lot.

The Applicant proposes to develop a 150,000 gsf 7-story, community facility addition containing 182 non-profit hospital dwelling units (Use Group 3) above the existing 181,544 gsf 5-story garage (Building G)[15]. The resulting 12-story structure would be 122'-11'' tall. The proposed development is intended to serve hospital staff for Montefiore Hospital, located at 1825 Eastchester Road (Block 4117, Lot 1). The project on the Applicant-owned site is subject to site plan approval. Any changes to the proposed use or bulk would warrant a discretionary action.

No hazardous materials concerns would result from the Proposed Actions as the proposed development would be occurring on top of an existing building where no new soils disturbance would occur. It is therefore concluded that there are no hazardous materials concerns on Projected Development Site 1 that would be relevant to the Proposed Actions and no hazardous materials impacts would occur.

Projected Development Sites 2 and 3 and Potential Development Sites 1 and 2

Projected Development Sites 2 and 3 and Potential Development Sites 1 and 2 are not under the control or ownership of the Applicant and they are not included in the proposed development plans for this project. The historical uses of these sites based on NYC Department of Buildings records are summarized below.

- Projected Development Site 2 (Block 4226, Lot 15) – This property has a Certificate of Occupancy from 1943 for manufacturing of wood finishing materials and storage. The 1985 Certificate of Occupancy shows the same use with the addition of office space. The 2002 Certificate of Occupancy shows warehouse and office uses. The 2008 Certificate of

[14] An LA Fitness physical culture establishment (PCE) that obtained a BSA special permit as is required for all PCEs in New York City.

[15] The proposed development is an addition/alteration to Building G.

Occupancy shows the same uses as the 2002 Certificate with the addition of vehicle parking. The 2009 and 2001 Certificates of Occupancy show only office uses and vehicle parking.

- Projected Development Site 3 (Block 4226, Lots 510 and 511) – The previously existing development on Lot 510 was demolished in 1999 and the property has remained vacant since that time. The previously existing development on Lot 511 was demolished in 2012 and the property has remained vacant since that time. Department of Buildings records indicate the presence of a Class 1 hazardous condition on Lot 511 for which a violation was issued in 2013. No further records are available for these properties. However, due to the long term manufacturing zoning of these parcels and their long term period of vacancy, unspecified hazardous materials concerns could arise from prior uses and from dumping on the property.

- Potential Development Site 1 (Block 4226, Lot 507) - This property has a Certificate of Occupancy from 1952 for storage, factory, and offices. The 1962 and 1973 Certificates of Occupancy shows storage, offices, and boiler. The 1978 Certificates of Occupancy show truck repair, parts storage, and offices.

- Potential Development Site 2 (Block 4226, Lots 508 and 509) – Lot 509 has a Certificate of Occupancy from 1976 for a contractors yard. Demolition occurred on the property in 1972 and the site has been vacant in recent years. No records are available for Lot 508 which has been vacant in recent years. Due to the long term manufacturing zoning of these parcels and their long term period of vacancy, unspecified hazardous materials concerns could arise from prior uses and from dumping on these parcels.

An "E" designation for hazardous materials will be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject properties. The "E" designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance on these properties. These applicant(s) should be directed to coordinate further hazardous materials assessments through the Mayor's Office of Environmental Remediation.

Therefore, in order to avoid any potential impacts associated with hazardous materials, an (E) designation (E-436) will be assigned for hazardous materials on the following properties:

Block 4226, Lots 15, 510/511, 507, and 508/509

The text for the (E) designations related to hazardous materials is 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.

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted. Therefore, there is no potential for the Proposed Actions to result in significant adverse impacts related to hazardous materials on Projected Development Sites 2 and 3 and Potential Development Sites 1 and 2.

16. TRANSPORTATION

Introduction

The following trip generation screening analysis has been performed pursuant to the methodologies identified in the *2014 CEQR Technical Manual*. Based on the proposed development trip generation screening analysis results, it was determined that the proposed action would not result in significant adverse impacts as is summarized below.

The following trip generation analysis has been prepared for both the proposed action and the no-action scenarios. The proposed action would include a total increase of 129 residential units (market rate and affordable), 182 non-profit hospital staff housing units, and a total decrease of 20,235 gsf of commercial office space.

Based on standard and approved trip generation rates and modal split and temporal distribution as is detailed below and summarized in **Table 1 and Exhibits 1 thru 4**, the proposed action would generate 45, 3, and 48 net vehicle trip ends, during the AM, Midday, and PM peak hours, respectively, as is summarized **Table 3**.

The action would generate less than 50 vehicle trip ends during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of traffic and parking impacts.

Future No-Action Conditions

It is assumed that under the No-Action Scenario, that all existing conditions would continue on both the Project Site and the Non-Applicant Owned lots.

Projected Development Site (Applicant-Owned)

Block 4226, Lot 7502 (formerly lot 16) - This 349,508 square foot lot is part of the Hutchinson Metro Center, and is currently developed with a 359,933 gsf 8-story commercial building (Building E), which contains 100,893 gsf of hotel use (125 hotel rooms), 245,456 gsf of commercial use (including retail, office space, and health club), and 13,644 gsf of community facility space, which includes an ambulatory care facility and a day care center. In addition, the lot contains 1,014 parking spaces as follows: a 125,100 gsf 3-story accessory parking garage (Building F, the North Garage) containing 380 parking spaces, a recently completed 5-story 181,544 gsf parking garage (Building G, the West Garage) containing 464 parking spaces, and 170 at-grade parking spaces on the lot. The total gross floor area on the site is 666,637 gsf.

Projected Development Sites (Non-Applicant Owned Sites)

Block 4226, Lot 15 – This 28,200 square foot lot is currently developed with 20,235 gsf of commercial office floor area, in a building that was constructed in the 1950s,

with 34 accessory parking spaces. It is assumed that this building would be demolished in the future with action condition.

Block 4226, Lots 510 and 511 - Lot 510, a 2,500 square foot parking lot, is in common ownership with the adjacent Lot 511, a 5,000 square foot vacant lot.

Absent the proposed action, all of the projected sites are considered vacant or underutilized, and no credits were taken for the transportation analysis with exception of the above noted Block 4226, Lot 15, located at 1776 Eastchester Road, which would remain the same as the existing condition (20,235 gsf of commercial office space as shown in Trip generation Tables 1 thru 3).

Future With-Action Conditions

Projected Development Site (Applicant-Owned)

Projected Development Site 1 (Block 4226, Lot 7502 [formerly Lot 16]) – The Applicant is proposing to develop 150,000 gsf of community facility (Use Group 3) floor area, containing approximately 182 non-profit hospital staff housing units. The site would be developed with a 7-story community facility, in addition to the existing 181,544 gsf, 5-story garage (Building G) building. The total size of the building including the below grade floors would be 331,544 gsf.

In summary, the total development on the site would consist of 666,637 gsf of existing floor area (100,893 gsf of hotel use, 245,456 gsf of commercial use, 13,644 gsf of community facility use, 125,100 gsf parking garage, and a 181,544 gsf parking garage) in addition to the 150,000 gsf of community facility space (Use Group 3), for a total of 816,637 gsf of floor area on the site.

Projected Development Sites (Non-Applicant Owned Sites)

Projected Development Site 2 (Block 4226, Lot 15) –This lot could potentially be developed with up to 101,520 square feet of residential floor area for 102 dwelling units and 44 parking spaces (36 for the market rate units and 8 for the affordable units). The development would include 31 affordable units. An eight-story, 85-foot tall building would be constructed on the site with approximately 12,700 square feet of floor area per floor. In order to accommodate this development, the existing 20,235 gsf of commercial office floor area on the site would be demolished.

Projected Development Site 3 (Block 4226, Lots 510 and 511) – These two lots could potentially be developed with up to 27,000 square feet of residential floor area for 27 dwelling units and 12 parking spaces (10 for the market rate units and 2 for the affordable units). The development would include 8 affordable units.

Trip Generation Rates

Commercial Office Space

The *2014 CEQR Technical Manual (Table 16-2)* was utilized for trip generation rates, including truck trips, daily temporal distribution, and 2006-2010 American Community Survey (ACS) Reverse-Journey-to Work (RJTW) data for Census Tract #'s 96, 194, 200, 264, 266.01, 284, 296 and 300 in the Bronx, NY for modal split information and vehicle occupancy rates, as is summarized in **Table 1.**

The estimated modal split data for commercial office space is approximately 56% by car, one (1)% by taxi, 19% by bus, 15% by subway, 8% by foot, and one (1)% by other mode of travel, such as bicycle, as shown in Exhibits 3 and 4.

Residential Units

The *2014 CEQR Technical Manual (Table 16-2)* was utilized for trip generation rates, including truck trips, daily temporal distribution, and 2010-2014 American Community Survey (ACS) Journey-to Work (JTW) data for Census Tract #'s 96, 194, 200, 264, 266.01, 284, 296 and 300 in the Bronx, NY for modal split information and vehicle occupancy rates, as is summarized in **Table 1.**

The estimated modal split data for residential development is approximately 43.6% by car, 0.9% by taxi, 10.3% by bus, 32.7% by subway, 7.8% by foot, and 4.7% by other mode of travel, such as bicycle, as shown in Exhibits 1 and 2.

Non-Profit Hospital Staff Housing

Non-Hospital Related Trips

It was conservatively assumed 4 of 8.075 daily person trips (CEQR) for non-hospital related trips.

The *2014 CEQR Technical Manual (Table 16-2)* was utilized for trip generation rates, including truck trips, daily temporal distribution, and 2010-2014 American Community Survey (ACS) Journey-to Work (JTW) data for Census Tract #'s 96, 194, 200, 264, 266.01, 284, 296 and 300 in the Bronx, NY for modal split information and vehicle occupancy rates, as is summarized in **Table 1.**

The estimated modal split data for residential development is approximately 43.6% by car, 0.9% by taxi, 10.3% by bus, 32.7% by subway, 7.8% by foot, and 4.7% by other mode of travel, such as bicycle, as shown in Exhibits 1 and 2.

Hospital Related Trips

It was assumed 4.075 of 8.075 daily person trips (CEQR) for hospital-related trips.

Th*e 2014 CEQR Technical Manual (Table 16-2)* was utilized for trip generation rates, including truck trips, daily temporal distribution, and 2010-2014 American Community Survey (ACS) Journey-to Work (JTW) data for Census Tract #'s 96, 194, 200, 264, 266.01,

284, 296 and 300 in the Bronx, NY for modal split information and vehicle occupancy rates, were adjusted for staff travelling to/from hospital, as is summarized in **Table 1.**

Modal split data for hospital-related trips was adjusted for staff, living in hospital housing, and walking or bicycling to/from hospital (located within a walking distance). It was assumed that approximately 95% would travel by foot and 5% would travel by other mode of travel, such as bicycle.

Person and Vehicle Trips

Person Trips

The proposed project would generate a total of 192, 68, and 223 net person trip ends during the AM, Midday, and PM peak hour time periods, respectively, as is summarized in **Table 2**.

Vehicle Trips

The proposed project would generate a total of 45, 3, and 48 net vehicle trip ends during the AM, Midday, and PM peak hour time periods, respectively, as is summarized in **Table 3.**

The proposed action would generate less than 50 net vehicle trip ends during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of traffic and parking impacts.

Transit and Pedestrians

Bus Trips

The proposed action would generate a total of 10, -1, and 10 net bus trip ends during the AM, Midday, and PM peak hour time periods, respectively, as summarized in **Table 2**.

The proposed action would generate less than 200 bus trip ends/and 50 bus trip ends per bus per direction during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of bus impacts.

Subway Trips

The proposed action would generate a total of 37, 21, and 55 net subway trip ends during the AM, Midday, and PM peak hour time periods, respectively, as summarized in **Table 2**.

The proposed action would generate less than 200 subway trip ends during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of subway impacts.

Pedestrian Trips

The proposed action would generate a total of 138, 61, and 166 net pedestrian (bus, subway, walk and other) trip ends during the AM, Midday, and PM peak hour time periods, respectively, as summarized in **Table 2**.

The proposed action would generate fewer than 200 pedestrian trip ends during Weekday AM, Midday, and PM peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of pedestrian impacts.

Conclusion

The project would not result in 200 or more transit trips (50 bus trip ends per bus per direction) or 200 or more pedestrian trips during any peak hours. Therefore, and in accordance with the threshold guidelines as detailed in the *2014 CEQR Technical Manual*, the proposed action is not expected to result in significant adverse impacts related to transit or pedestrian conditions. Specifically, the proposed action is unlikely to have a significant effect on traffic flow, parking and operating conditions, vehicular safety, transit provision, and pedestrian safety.

Table 1 : Transportation Planning Factors

1776 Eastchester Road mixed use developments, Bronx NY

Land Use:	Office	Residential	Community Facility	Community Facility
	Space-sq.ft.	Unit	Residential Unit staf	Residential Unit staff
Size/Units:	-20,235	129	182	182
	(1)	**(1)**	**(4)**	**(6)**
Trip Generation:				
Weekday	18	8.075	4	4.075
	per 1,000 sq-	per unit	per 1,000 sq.ft.	per 1,000 sq.ft.
Linked-Trip:	0%	0%	0%	0%
Temporal Distribution:	**(1)**	**(1)**	**(1)**	**(1)**
AM Peak Hour	12%	10%	10%	10%
MD Peak Hour	15%	5%	5%	5%
PM Peak Hour	14%	11%	11%	11%
	(2)	**(3)**	**(3)**	**(6)**
Modal Split :	all periods	all periods	all periods	all periods
Auto	56%	43.6%	43.6%	0%
Taxi	1%	0.9%	0.9%	0%
Subway	15%	32.7%	32.7%	0%
Bus	19%	10.3%	10.3%	0%
Walk	8%	7.8%	7.8%	95%
Other	1%	4.7%	4.7%	5%
Total	100%	100%	100%	100%
	(5)	**(5)**	**(5)**	
Vehicle Occupancy:	**(2)**	**(3)**	**(3)**	
Auto	1.08	1.1	1.1	
Taxi	1.40	1.4	1.4	
Truck Trip Generation:	**(1)**	**(1)**	**(1)**	
Weekday	0.32	0.06	0.06	
	per 1,000 sqf	per 1,000 s.f.	per 1,000 s.f.	
	(1)	**(1)**	**(1)**	
AM Peak Hour	10%	12%	12%	
MD Peak Hour	11%	9%	9%	
PM Peak Hour	2%	2%	2%	
AM/MD/PM	50/50	50/50	50/50	

Sources:

(1)-2014 CEQR Technical Manual, Table 16-2.

(2)-2006-2010 (ACS)-Reverse Journey-to-Work (RJTW)Census Tract #'s 96, 194, 200, 264, 266.01, 284, 296 and 300 in the Bronx, NY.

(3)-2010-2014 (ACS) Journey-to-Work (JTW)Census Tract #'s 96, 194, 200, 264, 266.01, 284, 296 and 300 in the Bronx, NY.

(4)-4 of 8.075 daily person trips (CEQR) conservatively assumed non-hospital related trips,

(5)-East New York Rezonng FEIS.

(6)- 4.075 of daily person trips (CEQR) conservatively assumed hospital-related trips.

Table 2 : Estimated Person Trips

1776 Eastchester Road mixed use developments, Bronx NY

Land Use:	Office	Residential	Residetial unit staff	Residential unit Staff	Total Net Demand	
Size/Units:	19,662.65	129	182	182		
Peak hour Trips						
AM Peak Hour	-44	104	73	74	207	
Midday Peak Hour	-55	52	36	37	71	
PM Peak Hour	-51	115	80	82	225	
Person Trips:						
AM Peak Hour						
Auto	-25	45	32	0	52	
Taxi	0	1	1	0	2	
Subway	-7	34	10	0	37	37
Bus	-8	11	7	0	10	10
Walk	-4	8	5	70	79	79
Other	0	5	3	4	12	12
Total	-44	104	58	74	192	138
Midday Peak Hour						
Auto	-31	23	16	0	8	
Taxi	-1	0	0	0	-1	
Subway	-8	17	12	0	21	21
Bus	-10	5	4	0	-1	-1
Walk	-4	4	3	35	38	38
Other	-1	2	2	0	3	3
Total	-55	51	37	35	68	61
PM Peak Hour						
Auto	-29	50	35	0	56	
Taxi	-1	1	1	0	1	
Subway	-8	37	26	0	55	55
Bus	-10	12	8	0	10	10
Walk	-4	9	6	78	89	89
Other	-1	5	4	4	12	12
Total	-53	114	80	82	223	166

Table 3 : Estimated Vehicular Trips

1776 Eastchester Road mixed use developments, Bronx NY

Vehicular Trips	office	Residential	Residential Unit Staf	Residential Unit Staff	Total
AM Peak Hour					
Auto (Total)	-23	41	29	0	47
Taxi	0	0	0	0	0
Taxi (Balanced)	0	0	0	0	0
Truck	-1	0	0	0	-1
Truck(Balanced)	-2	0	0	0	-2
Total	-25	41	29	0	45
Midday Peak Hour					
Auto (Total)	-29	21	15	0	7
Taxi	-1	0	0	0	-1
Taxi (Balanced)	-2	0	0	0	-2
Truck	-1	0	0	0	-1
Truck(Balanced)	-2	0	0	0	-2
Total	-33	21	15	0	3
PM Peak Hour					
Auto (Total)	-27	45	32	0	50
Taxi	-1	0	0	0	-1
Taxi (Balanced)	-2	0	0	0	-2
Truck	0	0	0	0	0
Truck(Balanced)	0	0	0	0	0
Total	-29	45	32	0	48

Exhibit 1

Modal Split Information

2010-2014 ACS 5-YEAR Journey-to-Work (JTW) for tract numbers 96, 194, 200, 264, 266.01, 284, 296 and 300 in the Bronx

1776 Eastchester Road, Bronx New York

2010-2014 ACS 5-Year, Journey-to-Work:

Census Tract	Total Workers	Car or Van Drive-Alone	Car Pool	Bus	Street Car	Subway	R.R.	Ferry	Taxi	Motor cycle	Bi cycle	Walk	Other Means	Worked @ Home	Total
96	834	150	54	125	17	285	0	0	11	0	5	166	0	21	834
194	894	476	19	55	0	272	0	0	0	0	0	57	11	4	894
200	1996	298	133	215	49	1049	0	0	43	0	24	102	16	67	1,996
264	2737	1357	198	217	30	566	0	0	0	0	50	172	0	147	2,737
266.01	1253	477	136	57	0	513	7	0	0	0	0	43	20	0	1,253
284	118	10	28	13	0	22	0	0	12	0	0	0	0	33	118
296	843	121	27	60	0	251	0	0	5	0	0	328	18	33	843
300	2,927	1,250	324	357	0	794	35	0	29	0	0	41	0	97	2,927
Total	11,602	4,139	919	1,099	96	3,752	42	0	100	0	79	909	65	402	11,602
		0.357	*###*	*0.095*	*0.01*	*0.323*	*0.004*	*0.00*	*0.01*	*0.00*	*0.01*	*0.078*	*0.01*	*0.035*	*1.00*

Modal Split summary

Auto	**0.436**
Taxi	**0.009**
Bus	**0.103**
Subway	**0.327**
Walk	**0.078**
Other	**0.047**
Total	**1.000**

Exhibit 2

Vehicle Occupancy Information

2010-2014 ACS 5-YEAR Journey-to-Work (JTW) for tract numbers 96, 194, 200, 264, 266.01, 284, 296 and 300 in the Bronx

2010-2014 ACS-5 Year, Vehicle Occupancy Rate:

Census Tract	Total	Drove alone	Total carpool	2person	3 Person	4 Person	5 or 6 Persor	7 or more Person	Total
96	204	150	54	37	17	0	0	0	54
194	495	476	19	19	0	0	0	0	19
200	431	298	133	108	12	13	0	0	133
264	1555	1357	198	198	0	0	0	0	198
266	613	477	136	111	9	0	0	16	136
284	38	10	28	22	6	0	0	0	28
296	148	121	27	27	0	0	0	0	27
300	1574	1250	324	219	71	34	0	0	324
	3,484	2,889	595	522	44	13	0	16	595
		2,889		261	15	3	0	2	3,170

Vehicle Occupancy = 1.10

Exhibit 3

Modal Split Information

2006-2010 ACS 5-YEAR Reverse Journey-to-Work (RJTW) for tract numbers 96, 194, 200, 264, 266.01, 284, 296 and 300 in the Bronx

1776 Eastchester Road, Bronx New York

2006-2010 ACS 5-Year,Reverse Journey-to-Work:

Census Tract	Total Workers	Car or Van Drive-Alone	Car Pool	Bus	Street Car	Subway	R.R.	Ferry	Taxi	Motor cycle	Bi cycle	Walk	Other Means	Worked @ Home	Total
96	5069	2375	335	1025	35	840	110	0	0	0	20	235	90	4	5,069
194	990	530	80	160	0	185	10	0	0	0	0	25	0	0	990
200	4105	1885	280	810	0	480	10	0	90	0	10	510	20	10	4,105
264	535	215	60	10	0	110	0	0	35	0	0	20	0	85	535
266.01	495	90	15	50	0	205	0	0	0	0	0	45	0	90	495
284	5270	2775	290	1175	0	810	25	0	25	0	0	170	0	0	5,270
296	8155	4055	735	1275	10	870	100	0	80	0	0	1000	0	30	8,155
300	1,540	740	95	405	10	115	15	0	0	0	0	160	0	0	1,540
Total	26,159	12,665	1,890	4,910	55	3,615	270	0	230	0	30	2,165	110	219	26,159
		0.484	*0.072*	*0.188*	*0.00*	*0.138*	*0.010*	*0.00*	*0.01*	*0.00*	*0.00*	*0.083*	*0.00*	*0.008*	*1.00*

Modal Split summary

Auto	**0.56**
Taxi	**0.01**
Bus	**0.19**
Subway	**0.15**
Walk	**0.08**
Other	**0.01**
Total	**1.00**

Exhibit 4

Vehicle Occupancy Information

2006-2010 ACS 5-YEAR Reverse Journey-to-Work (RJTW) for tract numbers 96, 194, 200, 264, 266.01, 284, 296 and 300 in the Bronx

2006-2010 ACS-5 Year, Vehicle Occupancy Rate:

Census Tract	Total	Drove alone	Total carpool	2person	3 Person	4 Person	5 or 6 Persor	7 or more Person	Total
96	2710	2375	335	260	45	30	0	0	335
194	610	530	80	80	0	0	0	0	80
200	2165	1885	280	250	20	0	0	10	280
264	275	215	60	35	25	0	0	0	60
266	105	90	15	15	0	0	0	0	15
284	3065	2775	290	215	35	40	0	0	290
296	4790	4055	735	535	75	35	0	90	735
300	835	740	95	75	10	10	0	0	95
	13,720	11,925	1,795	1,390	200	105	0	100	1,795
		11,925		695	67	26	0	14	12,727

Vehicle Occupancy = **1.08**

17. AIR QUALITY

Introduction

Under *CEQR*, two potential types of air quality impacts are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those which could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO), or those which add new uses near mobile sources, such as parking garages or atypical roadways. Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as the heat and hot water boiler of a proposed development which could adversely affect other buildings in proximity to the proposed development.

Air Toxics

A field survey was conducted on June 15, 2016 of commercial and manufacturing properties within 400 feet of the Rezoning Area, as shown on the Land Use map above. The survey found 11 active uses that could potentially require a DEP Air Quality Permit. As shown on the list in the Air Quality Appendix, two of these uses have Air Quality Permits for automotive spray booths. The permits are also included in the Appendix.

Stationary Source

A stationary source analysis is required for the proposed development as further discussed in the Air Quality report below.

Mobile Source

Project Trip Generation

Under guidelines contained in the *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. As explained in the Transportation section above, the Proposed Actions would generate 45, 3, and 48 net vehicle trip ends, during the AM, Midday, and PM peak hours. These trip generation numbers are based on the net difference in traffic generation between the existing/Future No-Action condition and the Future With Action condition. Vehicular trips generated by the proposed development would not exceed the 170 vehicle trip threshold noted above. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual,* and no significant mobile source air quality impacts would be generated by the proposed development.

Parking Facility
Under guidelines contained in the *CEQR Technical Manual,* projects may result in significant mobile source impacts when they create mobile sources of pollutants or add new uses near mobile sources of pollutants. These actions are discussed in the Mobile Source – Parking Facility Section.

Proposed Action

The Applicant, the 1776 Eastchester Realty LLC, proposes a zoning map amendment to rezone a portion of Block 4226 (Lots 7502, 1 (part), 5 (part), 6, 7, 10, 11, 15, 30 (part), 35 (part), 506, 507, 508, 509, 510, and 511), located in the Morris Park neighborhood of the Bronx.

The "Rezoning Area," located east of the Metro-North railway, is part of the Hutchinson Metro Center Complex, and is primarily surrounded by industrial, manufacturing and commercial uses. The Metro Complex is currently occupied by office space, a campus for Mercy College, the Bronx Psychiatric Center, and Calvary Hospital. Within the Metro Center is a proposed Marriot Hotel, with additional office and retail space (currently under construction) and a Public Safety Answering Center.

The area to the east of the Rezoning Area is comprised of institutional uses, including the Albert Einstein College of Medicine, and the Montefiore Weiler and Jacobi Medical Centers. The area to the west of the Rezoning Area is comprised of a mixture of commercial, industrial, and institutional uses, including Yeshiva University's campus.

The Rezoning Area comprises approximately 1,140,712 square feet (sf) of land area. Of this total land area, 349,508 square feet belongs to the Project Site, which is owned by the Applicant. The non-applicant owned sites comprise 791,204 sf of area.

The following is description of the applicant-owned Project Site as well as the non-applicant sites. These developments are shown on Figure 1.

Projected Developments

Projected Development Site 1 (Block 4226, Lot 7502) **–** The site would be developed with a 150,000-gross square foot (gsf), seven-story (132 foot-tall) community facility addition to the existing 181,544 gsf, 5-story garage building. The total size of the building, including the below grade floors, would be 331,544 gsf.

Projected Development Site 2 (Block 4226, Lot 15) – The lot would be developed with up to 101,520 gsf for 102 dwelling units and 44 parking spaces. An eight-story, 85-foot tall building, would be constructed on the site.

Projected Development Site 3 (Block 4226, Lots 510 and 511) - Lots 510 and 511, totaling 7,500 gsf in area, would be developed with up to 27,000 square feet of residential floor

area for 27 dwelling units and 12 parking spaces. An eight-story, 85-foot tall, building would be constructed on the site.

Potential Developments

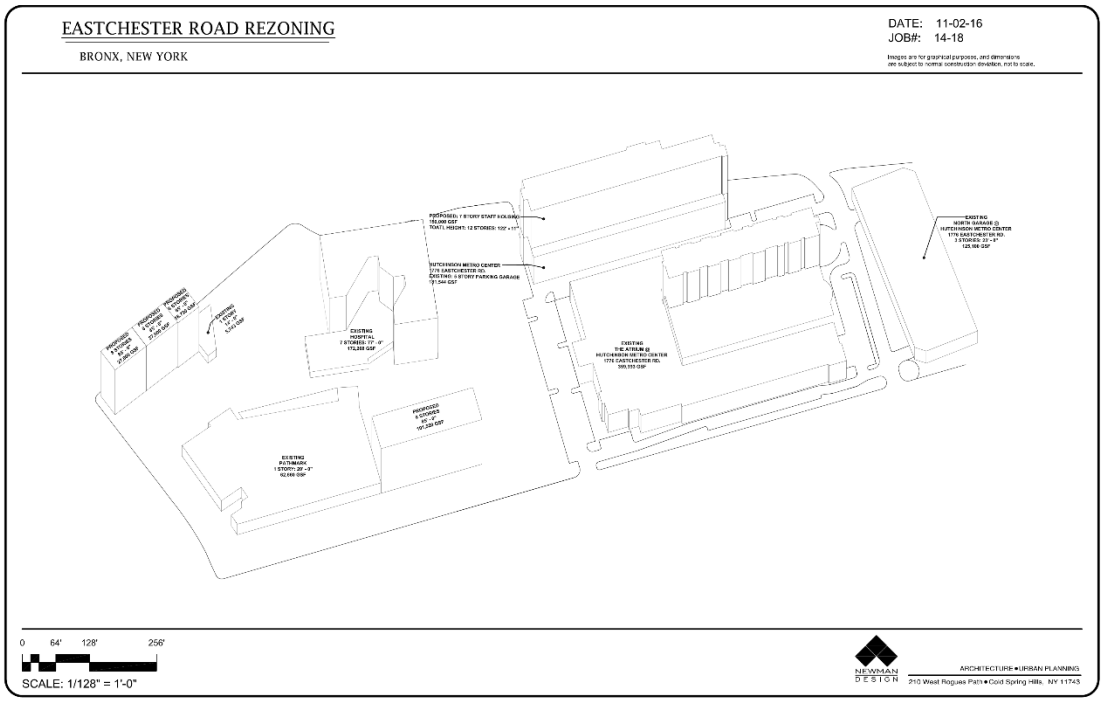
Potential Development Site 1 (Block 4226, Lot 507) – The lot will be developed with up to 18,720 gsf of residential floor area for 19 dwelling units and 9 parking spaces. An eight-story, 85-foot tall, building would be constructed on the site.

Potential Development Site 2 (Block 4226, Lots 508 and 509) – The two combined lots (508 and 509) will be developed with up to 27,000 gsf of residential floor area for 27 dwelling units and 12 parking spaces. An eight-story, 85-foot tall, building would be constructed on the site.

Other Sites

The remaining lots (1 (part), 5 (part), 6, 7, 10, 11, 30 (part), 35 (part), and 506) would not be redeveloped. Therefore, the With-Action development scenario on these lots would be the same as the existing/No-Action development scenario.

Figure 1: Proposed Developments on Block 4226 at 1776 Eastchester Road, Bronx



HVAC ANALYSIS

Emissions released from the heating, ventilation, and air conditioning (HVAC) systems of each proposed building could potentially impact the other proposed buildings, and

buildings of the same height can impact each other. Each of proposed buildings can also impact the taller Applicant-owned building on Projected Site 1 (Lot 7502). In addition, the combined emissions from proposed buildings could cumulatively impact the Applicant-owned building. Therefore, a project-on-project analysis and a cumulative analysis was conducted to determine whether the potential impacts of these emissions would be significant.

A review of existing nearby land uses, using NYC Oasis interactive mapping application and Google imaging software, show that there are no existing buildings taller than any of the proposed developments within 400 feet of the study area. As such, no project-on-existing buildings analysis will be required.

Based on review of the New York State Department of Environmental Conservation (NYSDEC) list of facilities with State or Title V permits, one facility was identified as a "Major" Title V emission source -- The Albert Einstein College, which is located at 1300 Morris Park, Bronx. Emissions from this source could potentially impact the proposed developments. Therefore, an analysis was conducted to estimate the potential impacts of these emissions on the proposed developments.

Vehicular activity inside the existing 5-story garage produces emissions that could potentially impact the air quality of the proposed building above - Projected Development Site 1. Therefore, an air quality dispersion modeling was conducted to determine whether the potential impact of these emissions would be significant. The potential air quality impacts were estimated following the procedures and methodologies prescribed in the *New York City Environmental Quality Review 2014 Technical Manual (CEQR TM)*.

Standards and Guidelines

Relevant Air Pollutants

The EPA has identified several pollutants, which are known as criteria pollutants, as being of concern nationwide. As the proposed developments, would be heated by natural gas, the two criteria pollutants associated with natural gas combustion – nitrogen dioxide (NO_2) and particulate matter smaller than 2.5 microns ($PM_{2.5}$) – were considered for analysis.

Applicable Air Quality Standards and Significant Impact Criteria

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the criteria pollutants by EPA. The NAAQS are concentrations set for each of the criteria pollutants in order to protect public health and the nation's welfare, and New York has adopted the NAAQS as the State ambient air quality standards. This analysis addressed compliance of the potential impacts with the 1-hour and annual NO_2, 24-hour PM_{10}, and 1-hour CO NAAQS.

In addition to the NAAQS, the *CEQR TM* requires that projects subject to CEQR apply a CO and $PM_{2.5}$ significant impact criteria (based on concentration increments) developed

by the New York City Department of Environmental Protection (NYCDEP) to determine whether potential adverse CO or $PM_{2.5}$ impacts would be significant. If the estimated impacts of a proposed project are less than these increments, the impacts are not considered to be significant. This analysis addressed compliance of the potential impacts with the 24-hour and annual $PM_{2.5}$ and 8-hour CO CEQR significant incremental impact criteria.

The current standards and CEQR significant impact criteria that were applied to this analysis, together with their health-related averaging periods, are provided in Table 1.

TABLE 1
APPLICABLE NATIONAL AMBIENT AIR QUALITY STANDARDS AND CEQR THRESHOLD VALUES

Pollutant	Averaging Period	NAAQS	CEQR
NO_2	1 Hour	0.10 ppm (188 µg/m^3)	--
	Annual	.053 ppm (100 µg/m^3)	--
CO	Maximum 1 Hour	35 ppm	--
	Maximum 8 Hour	9 ppm	3.8
PM_{10}	24 Hour	150 µg/m^3	--
$PM_{2.5}$	24 Hour	35 µg/m^3	4.6
	Annual	12 µg/m^3	0.3

NO_2 NAAQS

Nitrogen oxide (NOx) emissions from gas combustion consist predominantly of nitric oxide (NO) at the source. The NOx in these emissions are then gradually converted to NO_2, which is the pollutant of concern, in the atmosphere (in the presence of ozone and sunlight as these emissions travel downwind of a source).

The 1-hour NO_2 NAAQS standard of 0.100 ppm (188 ug/m^3) is the 3-year average of the 98th percentile of daily maximum 1-hour average concentrations in a year. For determining compliance with this standard, the EPA has developed a modeling approach for estimating 1-hour NO_2 concentrations that is comprised of 3 tiers: Tier 1, the most conservative approach, assumes a full (100%) conversion of NOx to NO_2; Tier 2 applies a conservative ambient NOx/NO_2 ratio of 80% to the NOx estimated concentrations; and Tier 3, which is the most precise approach, employs AERMOD's Plume Volume Molar Ratio Method (PVMRM) module. The PVMRM accounts for the chemical transformation of NO emitted from the stack to NO_2 within the source plume using hourly ozone background concentrations. When Tier 3 is utilized, AERMOD generates 8th highest daily maximum 1-hour NO_2 concentrations or total 1-hour NO_2 concentrations if hourly NO_2 background concentrations are added within the model, and averages these values over

the numbers of the years modeled. Total estimated concentrations are generated in the statistical form of the 1-hour NO_2 NAAQS format and can be directly compared with the 1-hour NO_2 NAAQS standard.

Based on New York City Department of Planning (NYCDCP) guidance, Tier 1, as the most conservative approach, should initially be applied as a preliminary screening tool to determine whether violations of the NAAQS is likely to occur. If exceedances of the 1-hour NO_2 NAAQS were estimated, the less conservative Tier 3 approach was applied.

The annual NO_2 standard is 0.053 parts per million (ppm or 100 ug/m^3). In order to conservatively estimate annual NO_2 impacts, a NO_2 to NOx ratio of 0.75 percent, which is recommended by the NYCDEP for an annual NO_2 analysis, was applied.

$PM_{2.5}$ CEQR Significant Impact Criteria

CEQR TM guidance includes the following criteria for evaluating CO significant adverse incremental impacts:

> *An increase of 0.5 parts per million (ppm) or more in the maximum 8-hour average CO con-centration at a location where the predicted No-Action 8-hour concentration is equal to 8 ppm or between 8 ppm and 9 ppm; or*
>
> *An increase of more than half the difference between baseline (i.e., No-Action) concentrations and the 8-hour standard, when No-Action concentrations are below 8 ppm.*

An 8-hour CO background concentration of 1.6 ppm was obtained from the NYSDEC Botanical Garden (Pfizer Lab) monitoring station as the maximum 8-hour average not to be exceeded more than once per calendar year. As the applicable background value is 1.6 ppm, half of the difference between the 8-hour CO NAAQS and this background value is 3.7 ppm. As such, a significant impact criterion of 3.7 ppm was used for determining whether the potential 8-hour CO impacts of the proposed development are considered to be significant.

CEQR TM guidance includes the following criteria for evaluating significant adverse $PM_{2.5}$ incremental impacts:

> *Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour $PM_{2.5}$ background concentration and the 24-hour standard.*

The 24-hour $PM_{2.5}$ background concentration of 25.8 ug/m^3 was obtained from Bronx Botanical Garden (Pfizer Lab) monitoring station as the average of the 98th percentile for the latest 3 years of available monitoring data collected by the NYSDEC for 2013-2015. As the applicable background value is 25.8 ug/m^3, half of the difference between the 24-hour $PM_{2.5}$ NAAQS and this background value is 4.6 ug/m^3. As such, a significant impact criteria of 4.6 ug/m^3 was used for determining whether the potential 24-hour $PM_{2.5}$ impacts of the proposed developments are considered to be significant. The annual 3-

years average background concentration is 9.3 ug/m3 was used for determining whether the potential annual $PM_{2.5}$ impacts would exceed annual significant impact criteria.

For an annual average adverse $PM_{2.5}$ incremental impact, according to *CEQR* guidance:

> *Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 ug/m^3 at any receptor location for stationary sources.*

The above 24-hour and annual significant impact criteria were used to evaluate the significance of predicted $PM_{2.5}$ impacts.

HVAC ANALYSIS

Scenarios Considered

The project-on-project HVAC analysis included the consideration of multiple scenarios and combinations as the HVAC emissions from each proposed development may impact one or more of the other proposed developments, including the Applicant-owned Building. The following project-on-project scenarios were considered:

- Projected Development Site 2 (Lot 15) on Projected Development Site 1 (Lot 7502);
- Projected Development Site 3 (Lots 510, 511) on Potential Development Site 2 (Lots 508 and 509);
- Potential Development Site 1 (Lot 507) on Potential Development Site 2 (Lots 508 and 509), and
- Projected Development Site 3 (Lots 510, 511) on Potential Development Site 1 (Lot 507).

CEQR Screening Analysis

Based on CEQR guidance, a preliminary screening analysis needs to be conducted as a first step to predict whether the potential impacts of the HVAC emissions would be significant and therefore require a detailed analysis. The CEQR screening procedure is only applicable to single sites (buildings) that are more than 30 feet apart from the nearest site (building) of similar or greater height.

Therefore, for the project-on-project impact analysis, the screening procedure could be applied to Projected Development Site 2 as it impacts Projected Development Sites 1 and 3, and Potential Development Sites 1 and 2 (and vice versa), Projected Development Site 3 as it impacts Potential Development Site 1, and Potential Development Site 1 as it impacts Projected Development Site 3.

For the other sites, which are adjacent to each other (such as Potential Sites 1 and 2 and Projected Site 3 and Potential Site 2), and those which failed the screening procedure, a detailed analysis needs to be conducted.

The total square footage of each building was used in the analysis and the nomograph (recommended by the NYCDCP), depicted on *CEQR TM* Technical Appendix Figure 17-

7 "NO_2 Boiler Screen – Residential Development" and Figure 17-5 "SO_2 Boiler Screen – Residential Development – Fuel oil #2" for a corresponding stack height, was applied.

This nomograph depicts the size of the development versus the distance below which a potential impact could occur, and provides a threshold distance. As required by *CEQR* screening procedures, the 30-foot curve for all development sites were applied as the 30 feet curve height is closest to but not higher than the stack heights (with are based on building heights and an assumed stack height of 3 feet).

If the actual distance between a stack and an affected building is greater than the threshold distance for a building size, then that building passes the screening analysis (and no significant impact is predicted). However, if the actual distance is less than the threshold distance for a building, then there is a potential for a significant impact and a detailed analysis would be required.

The results of the screening analysis for project-on-project are presented in Tables 2a and 2b. As shown, all projected and potential development sites located at least 30 feet apart of each other passed the screening analysis because the actual distances between these sites are greater than the threshold distances determined from CEQR Figures 17-7 and 17-5, respectively, indicating that no further detailed analysis are required for these sites.

Detailed analyses would be required, however, for Potential Site 1 as it impacts Potential Site 2, and Potential Site 2 as it impacts Potential Site 1, Potential Site 2 as it impacts Projected Site 3 and Projected Site 3 as it impacts Potential Site 2. In addition, a cumulative project-on-project analysis on the Applicant-owned Projected Site 1 will also need to be conducted.

Table 2a: Results of the Project-on-Project Screening Analysis

Site ID	Lots on Block 4226	Floor Area	Stack Height	Nearest Building	Distance to Building	Threshold Distance Figure 17-7	CEQR Figure 17-7 Results	
		sq. ft.	feet	feet	feet	feet	Pass	Fail
Projected Site 2	15	101,520	88	Projected Site 1	325	77	Pass	
Projected Site 2	15	101,520	88	Projected Site 3	400	77	Pass	
Projected Site 2	15	101,520	88	Potential Site 1	335	77	Pass	
Projected Site 2	15	101,520	88	Potential Site 2	367	77	Pass	
Projected Site 3	510/511	27,000	88	Projected Site 2	400	40	Pass	
Projected Site 2	15	101,520	88	Projected Site 3	400	77	Pass	
Potential Site 1	507	18,720	88	Projected Site 2	335	30	Pass	
Potential Site 2	508/509	27,000	88	Projected Site 2	367	40	Pass	

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Please ensure you have the current version that can be found on www.nyc.gov/oec.

FIG App 17-5
SO_2 BOILER SCREEN
RESIDENTIAL DEVELOPMENT - FUEL OIL #2

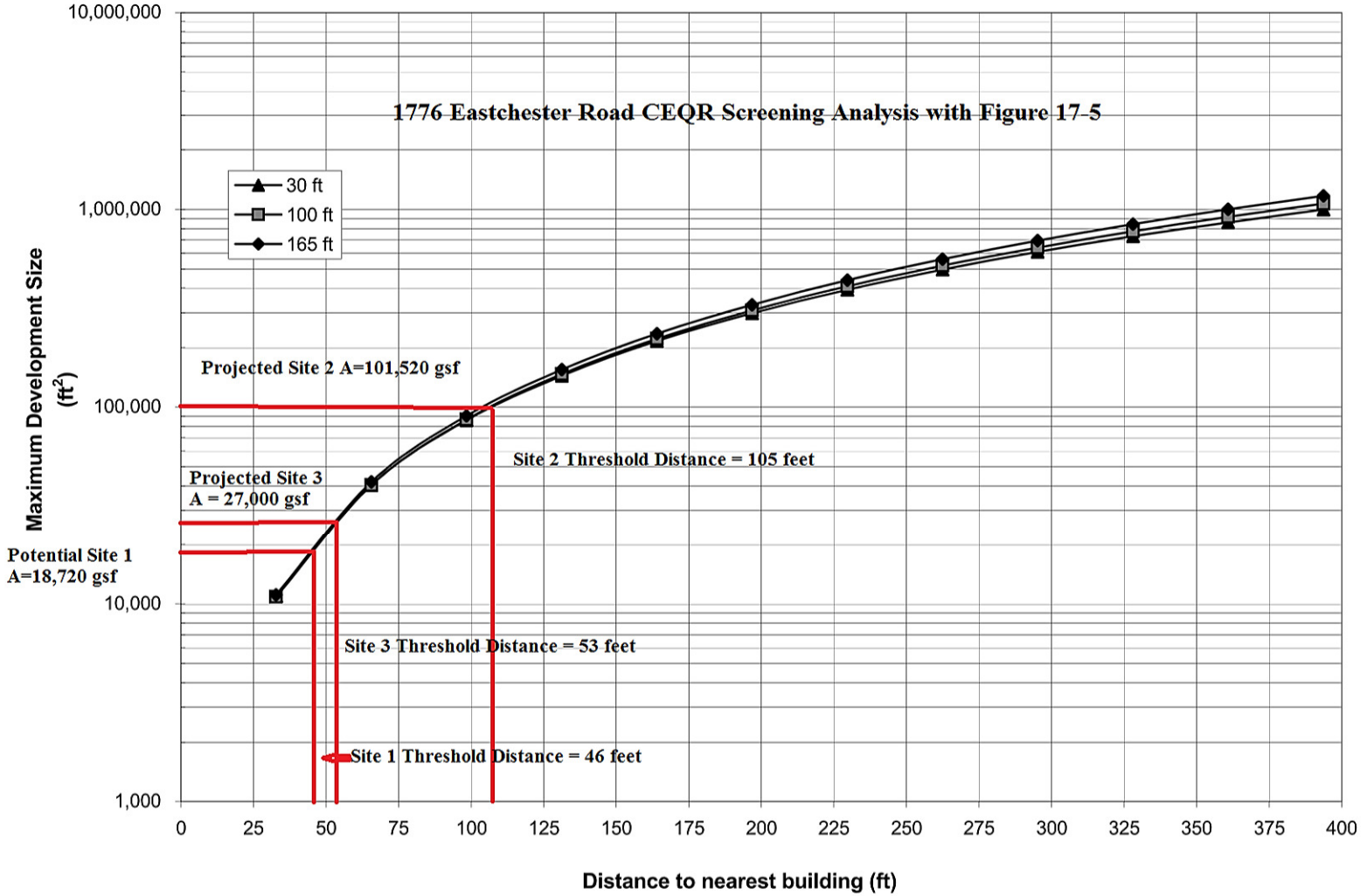


Table 2b: Results of the Project-on-Project CEQR Screening Analysis using Figure 17-5 for SO_2

Site ID	Lots on Block 4226	Floor Area	Stack Height	Nearest Building	Distance to Building	Threshold Distance Figure 17-7	CEQR Figure 17-7 Results	
		sq. ft.	feet	feet	feet	feet	Pass	Fail
Projected Site 2	15	101,520	88	Projected Site 1	325	105	Pass	
Projected Site 2	15	101,520	88	Projected Site 3	400	105	Pass	
Projected Site 2	15	101,520	88	Potential Site 1	335	105	Pass	
Projected Site 2	15	101,520	88	Potential Site 2	367	105	Pass	
Projected Site 3	510/511	27,000	88	Projected Site 2	400	53	Pass	
Projected Site 2	15	101,520	88	Projected Site 3	400	105	Pass	
Potential Site 1	507	18,720	88	Projected Site 2	335	46	Pass	
Potential Site 2	508/509	27,000	88	Projected Site 2	367	53	Pass	

Detailed Analysis

A dispersion modeling analysis was conducted to estimate impacts from the HVAC emissions of each of the proposed sites using the latest version of EPA's AERMOD dispersion model 7.10.1 (EPA version 15181). In accordance with CEQR guidance, this analysis was conducted assuming stack tip downwash, urban dispersion surface roughness length, and elimination of calms. AERMOD's Plume Volume Molar Ratio Method (PVMRM) module was utilized for 1-hour NO_2 analysis -- to account for NOx to NO_2 conversion. Analyses were conducted with and without the effects of wind flow around the proposed sites (i.e., with and without downwash) utilizing AERMOD Building Profile Input Program (BPIP) algorithm and the highest results are reported.

Emission rates for HVAC analysis were estimated as follows:

- As all of the proposed developments will be heated by natural gas, emission rates of NOx and $PM_{2.5}$ were calculated based on annual natural gas usage corresponding to the gross floor area of the site (gsf), EPA AP-42 emission factors for firing natural gas combustion in small boilers, and gross heating values of natural gas;
- $PM_{2.5}$ emissions from natural gas combustion accounted for both filterable and condensable particulate matter;
- Short-term NO_2 and $PM_{2.5}$ emission rates were estimated by accounting for seasonal variation in heat and hot water demand; and
- The natural gas fuel usage factor 59.1 cubic foot per square foot per year was obtained from CEQR Table US1, Total Energy Consumption, Expenditures and Intensities, 2005, Part I: Housing Unit Characteristics and Energy Use Indicators for New York using conservative factor for residential uses.

Table 3 provides estimated $PM_{2.5}$ and NO_2 short-term (e.g., 24-hour and 1-hour) and annual emission rates for each development from the boiler firing natural gas. The diameter of the stacks and the exhaust's exit velocities were estimated based on values obtained from NYCDEP "CA Permit" database for the corresponding boiler sizes (i.e., rated heat input or million BTUs per hour). Boiler sizes were estimated based on assumption that all fuel would be consumed during the 100-day (or 2,400 hour) heating season. A stack exit temperature was assumed to be 300°F (423°K), which is appropriate for boilers, was assumed for all boilers.

Table 3: Estimated Pollutant Short-term and Annual Emission Rates for Project-on-Project Analysis

Site ID	Lot	Stack Height	Total Floor Area	$PM_{2.5}$ Emission Rate (1)		NO_2 Emission Rate (2)	
		feet	ft^2	g/sec	g/sec	g/sec	g/sec
				24-hr	Annual	1-hr	Annual
Projected Site 2	15	88	101,520	2.39E-03	6.56E-04	3.15E-02	8.63E-03
Projected Site 3	510, 511	88	27,000	6.37E-04	1.74E-04	8.38E-03	2.30E-03
Potential Site 1	507	88	18,720	4.41E-04	1.21E-04	5.81E-03	1.59E-03
Potential Site 2	508, 509	88	27,000	6.37E-04	1.74E-04	8.38E-03	2.30E-03

Notes:
1. $PM_{2.5}$ emission factor for natural gas combustion of 7.6 lb/10^6 cubic feet included filterable and condensable particulate matter (Filterable $PM_{2.5}$ =1.9 lb/10^6 cubic feet and condensable $PM_{2.5}$=5.7 lb/10^6 cubic feet (AP-42, Table 1.4-2).
2. NOx emission factor for natural gas of 100 lb/10^6 cubic feet for uncontrolled boilers with <100MMBtu/hr (AP-42, Table 1.4-1). Table 1.4-1).

Meteorological Data

All analyses were conducted using the latest five consecutive years of meteorological data (2011-2015). Surface data was obtained from La Guardia Airport and upper air data was obtained from Brookhaven station, New York. The data were processed by Trinity Consultants, Inc. using the current EPA AERMET and EPA procedures. These meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the 5-year period.

Five years of meteorological data were combined into a single multiyear file to conduct 24-hour $PM_{2.5}$ and 1-hour NO_2 modeling. The $PM_{2.5}$ special procedure which incorporated into AERMOD calculates concentrations at each receptor for each year modeled, averages those concentrations across the number of years of data, and then selects the highest values across all receptors of the 5-year averaged highest values.

Background Concentrations

Because Pfizer Lab in Bronx does not collect hourly ozone and NO2 background data, in order to conduct the 1-hour NO_2 Tier 3 analysis, hourly NO_2 and hourly ozone

background concentrations was developed from available monitoring data collected by the New York State Department of Environmental Conservation (NYSDEC) at the Queens College II monitoring station for the 5 consecutive years (2011-2015), and compiled into AERMOD's required hourly emission (NO_2) and concentration (ozone) data format.

The 1-hour NO_2 background concentration at Pfizer Lab as the 3-year average of the 98th percentile of daily maximum 1-hour concentrations for 2013-2015 is 58.7 ppb or 110 ug/m^3, and the annual NO_2 background concentration which is annual average for latest 3 years is 17.58 ppb or 33 ug/m^3.

Stack and Receptor Locations for HVAC Analysis

For the project-on-project analysis, it was assumed that emissions from each development site would be released through a single stack located on the roof at the minimum distance from the nearest taller building. Therefore, the HVAC exhaust stack on each building was initially placed at the 10 feet distance from the nearest building if buildings were attached to each other or at 10 feet distance from the lot line when buildings were apart from each other (as per NYC Building Code provision). If exceedances of the CEQR significant threshold values or NAAQS were predicted, setback distances were increased until the threshold distance at which no exceedances of the CEQR thresholds or NAAQS were predicted. Stack heights were assumed to be 3 feet above the height on the building roof, as per CEQR recommendation.

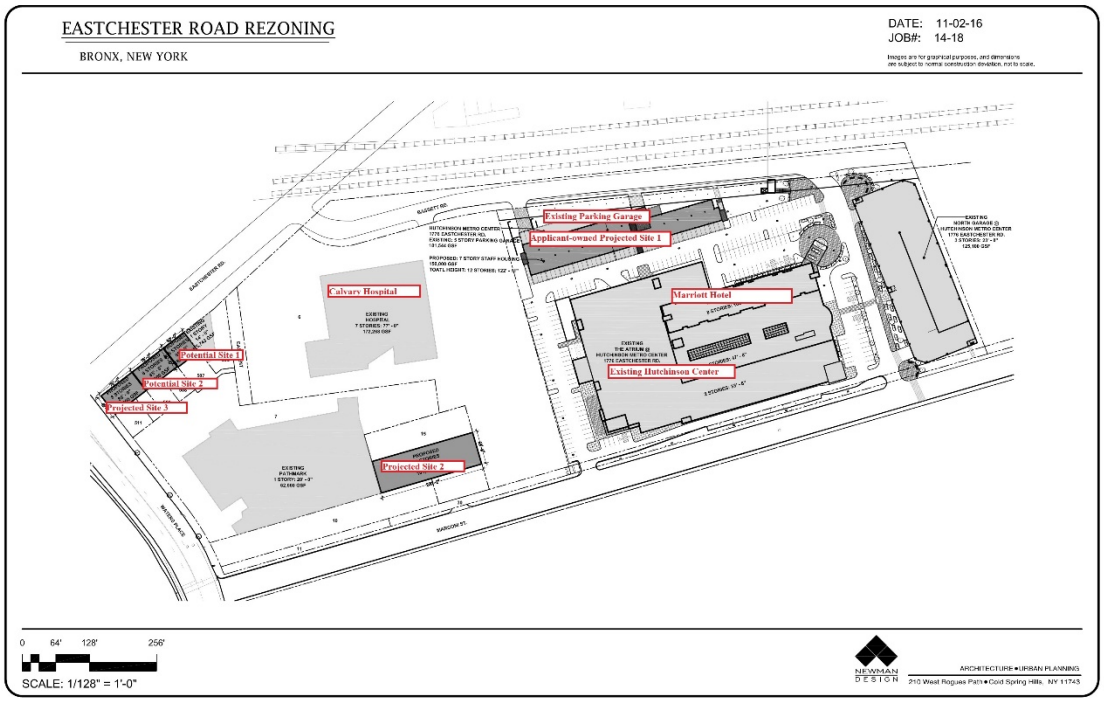
Receptors were placed around all faces of each building in 10 foot increments on all floor levels, starting 10 feet above the ground and extending up to the level of the upper windows (that was assumed to be approximately 5 feet below roof level). Because, according to the proposed design, Projected Site 1 would be located on the top of the 5-story existing garage, receptors were placed starting from 5th floor and extended up to 12th floor. In order to assure that maximum impacts are estimated, more than 500 receptors were placed on Projected Site 1.

Proposed Development Sites are shown on Figure 2. Modeling parameters used in the analysis are provided in Table 4.

Table 4: Modeling Parameters for HVAC Analysis

Model	AERMOD (EPA Version 15181)
Source Type	Point Source
Number of emission points (stacks)	One on each building
Surface Characteristic	Urban Area Option
Urban Surface Roughness Length	1
Downwash effect	BPIP Program
Meteorological Data	Preprocessed by the AERMET meteorological preprocessor program by Trinity Consultants, Inc. Yearly meteorological data for 2011-2015 concatenated into single multiyear file for $PM_{2.5}$ modeling, as EPA recommended
Surface Meteorological Data	LaGuardia 2011-2015
Profile Meteorological Data	Brookhaven Station 2011-2015
Pollutant Background Concentrations	Bronx Pfizer Lab and Queens College 2 monitoring stations data for 2011-2015
$PM_{2.5}$ Analysis	Special procedure incorporated into AERMOD where model calculates concentration at each receptor for each year modeled, averages those concentrations across the number of years of data, and then selects the highest across all receptors of the N-year averaged highest values

Figure 2: Proposed Development Site Buildings



$PM_{2.5}$ Results

Results of the project-on-project HVAC $PM_{2.5}$ analysis, including a cumulative analysis of the Projected and Potential Sites on the Applicant Site, are provided in Table 5.

Table 5: Project-on-Project and Cumulative $PM_{2.5}$ Analysis Results

Site ID	Receptor Sites	24-hr $PM_{2.5}$ Impacts	Annual $PM_{2.5}$ Impacts	CEQR Significant Impact Criteria 24hr/Annual
		µg/m³	µg/m³	µg/m³
Projected Site 2	Projected Site 1 (Applicant Site)	0.65	0.02	4.6/0.3
Projected Site 3	Potential Site 2	0.14	0.01	4.6/0.3
Potential Site 2	Projected Site 3	0.31	0.01	4.6/0.3
Potential Site 2	Potential Site 1	0.22	0.01	4.6/0.3
Potential Site 1	Potential Site 2	0.21	0.01	4.6/0.3
Cumulative Impact of Projected Sites 2 and 3 and Potential Sites 1 and 2 on Applicant Building		0.65	0.02	4.6/0.3

When considering these results, it should be noted that when emissions from buildings of the same height impact each other (such as Projected Site 3 on Potential Site 2 or Potential Site 1 on Potential Site 2 and vice versa), lower impacts occur because the stack exhaust point is 3 feet above the roof and the upper receptor windows (where the highest impacts occur) are 5 feet below the roof height. As such, the height separation between stack and receptors are 8 feet (or greater with plume rise).

As shown in Table 5, no exceedances of the CEQR significant incremental thresholds or applicable NAAQS for all pollutants were found at the initial stack locations, e.g., at the minimum 10 feet set-back distances from the impacted buildings. No significant cumulative impact is also predicted when the combined emissions from all developments together impact the Applicant-owned building on Projected Site 1. As such, no additional stack setbacks are required for the Projected Site 2, Projected Site 3, Potential Site 1, and Potential Site 2. That is, all the stacks on these buildings could be located at the minimum distance from the lot line (e.g., 10 feet) facing the impacted building allowable by the Building Code without causing any exceedances of the CEQR significant incremental impact thresholds or NAAQS. E-designations will only be required to limit fuel use to natural gas exclusively for all development sites.

Therefore, with this E-designation in place, the emissions from each site would not significantly impact any of the other sites -- individually or cumulatively -- including the Applicant Building.

NO_2 Results

The NO_2 analysis was conducted using the same stack locations as they were determined in the $PM_{2.5}$ analysis. The results of the project-on-project, including cumulative impact on Applicant building, NO_2 analyses are provided in Table 6. For the 1-hour NO_2 analysis for the individual sites and cumulative impact, a Tier 1 analysis was sufficient to demonstrate the compliance with 1-hour NO_2 NAAQS of 188 ug/m^3. With the Tier 1 analysis, the background concentration should be added to estimate 1-hour NO_2 impact, and the total 1-hour NO_2 concentration is compared to the 1-hour NO_2 NAAQS.

The estimated annual average NO_2 total concentrations, which included impacts and the NO_2 annual background concentration, are also less than the annual NO_2 NAAQS of 100 ug/m^3 for all sites considered.

Therefore, NO_2 emissions would not cause significant impacts with the proposed E-designations.

Table 6: Project-on-Project and Cumulative NO_2 Analysis Results

Site ID	Receptor Sites	1-hr NO_2 Total Conc.(1)	Annual NO_2 Total Conc.(1)	NAAQS 1-hr/Annual
		µg/m^3	µg/m^3	µg/m^3
Projected Site 2	Projected Site 1 (Applicant Site)	130.9	33.2	188/100
Projected Site 3	Potential Site 2	114.8	33.1	188/100
Potential Site 2	Projected Site 3	118.5	33.1	188/100
Potential Site 2	Potential Site 1	118.3	33.1	188/100
Potential Site 1	Potential Site 2	115.8	33.1	188/100
Cumulative Impact of Projected Sites 2 and 3 and Potential Sites 1 and 2 on Applicant Building		130.9	33.2	188/100

(1) Total 1-hr and annual NO_2 concentrations include corresponding background values 110 ug/m^3 and 33 ug/m^3, respectively.

Impacts on Nearby Calvary Hospital

In accordance with CEQR guidance, an analysis of the potential impacts of the project's HVAC emissions of the nearby Calvary Hospital is not warranted because Cavalry Hospital, which is 77 feet tall, is shorter than the proposed project buildings. However, there is a roof-top section of Calvary Hospital that is taller than the project buildings and, as this section may contain air intake ducts for the hospital, an analysis was conducted to estimate whether these impacts would be significant.

An analysis of potential $PM_{2.5}$ and NO_2 impacts of the project's HVAC emissions on this elevated section of Calvary Hospital, particularly proposed Site 2 (which is closest to the hospital), was therefore conducted to determine whether these impacts would be significant. The likely areas on the roof where the air intakes of the hospital were

conservatively determined. A set of air intakes on the closest portion of the hospital to the proposed development -- at a height of 97 feet above the ground, which is taller than the 85-foot-tall project buildings -- was selected for this analysis. The distance between Proposed Site 2, which is the closest project building, and these air intake locations is 180 feet.

Maximum 24-hour hour and annual $PM_{2.5}$ and 1-hour NO_2 impacts (with and without downwash effects) were estimated. The results of the analysis are that the highest 24-hr and annual $PM_{2.5}$ impacts are estimated to be 1.02 and 0.04 ug/m^3, respectively, which are well below the CEQR significant impact thresholds of 4.6 ug/m^3 and 0.3 ug/m^3. The maximum 1-hour NO_2 impact is estimated to be 38.86 ug/m^3, which with the added background concentration of 110 ug/m^3, results in a total concentration that is below the 1-hr NO_2 NAAQS of 188 ug/m^3.

As such, the HVAC emissions from the proposed project would not significantly impact the hospital.

E- DESIGNATIONS

An (E) designation (E-436) would be required to restrict fuel to the exclusive use of natural gas in the HVAC systems for all of the proposed developments.

The text of the (E) designations for the Applicant-owned Projected Site 1 would be as follows:

Any new commercial or residential development on Block 4226 Lot 7502 must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems to avoid any potential significant adverse air quality impacts. Stack shall be located at a minimum of 135 feet above grade.

The text of the (E) designations for the Projected Site 2 would be as follows:

Any new commercial or residential development on Block 4226 Lot 15 must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems to avoid any potential significant adverse air quality impacts. Stack shall be located at a minimum of 88 feet above grade.

The text of the (E) designations for the Projected Site 3 would be as follows:

Any new commercial or residential development on Block 4226 Lots 510 and 511 must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems to avoid any potential significant adverse air quality impacts. Stack shall be located at a minimum of 88 feet above grade.

The text of the (E) designations for the Potential Site 1 would be as follows:

Any new commercial or residential development on Block 4226 Lot 507 must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems to avoid any potential significant adverse air quality impacts. Stack shall be located at a minimum of 88 feet above grade.

The text of the (E) designations for the Potential Site 2 would be as follows:

Any new commercial or residential development on Block 4226 Lots 508 and 509 must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water systems to avoid any potential significant adverse air quality impacts. Stack shall be located at a minimum of 88 feet above grade.

MAJOR COMBUSTION SOURCE ANALYSIS

Plant Information

Two facilities with major combustion emission sources are located within 1,000 feet of the rezoning area. These are the Albert Einstein College of Medicine (AECOM) of Yeshiva University and the Bronx Psychiatric Center (BPC).

The AECOM facility, which is located at 1300 Morris Park Avenue, has a Title V (Federal) Permit (# 2-6005-00133/00002, valid through 07/12/2020) that allows for the operation of eight boilers -- four main mid-sized (i.e., less than 100 MMBtu/hour) boilers and four small-sized (i.e., less than 10 MMBtu/hour) boilers firing both natural gas and #2 fuel oil (as a backup). The facility's permit also lists four emergency engine generators, which are classified as large stationary diesel-fueled internal combustion engines, that can operate a maximum of 500 hours a year. Even if these units operate only in emergency situations, these emissions could significantly impact the proposed developments on a short-term basis and were considered in this analysis.

Emissions from the four mid-sized boilers are routed into one stand-alone stack located at the Einstein Boiler Plant at 1199 Sackett Avenue. The eight other emission source stacks (from the 4 small boilers and 4 generators) are located on buildings dispersed throughout the campus area, as shown on Figure 3, which displays more than twenty buildings within the campus area -- with six identified as housing emission sources.

According to the permit, and as shown on Figure 3, buildings within the AECOM campus that house the emission sources are the Chanin Building (#3); located at 1845 Eastchester Road; the Ullman Building (#6), located at 1250 Morris Park Avenue; the Rousso Building (#12), located at 1165 Morris Park Avenue; the Price Building (#18), located at 1301 Morris Park Avenue; the Rhinelander Building (#15), located 1579 Rhinelander Avenue; and the Einstein Boiler Plant (#20), located at 1199 Sackett Avenue.

Also listed in the permit are 350 laboratory fume hoods. However, no information is provided in the permit regarding the amounts or types of chemicals released from these hoods or the exhaust locations. However, a CEQR analysis, which was recently completed for fume hoods at Rockefeller University(which is a similar type of facility) concluded that the maximum air quality impacts of the roof-top fume hood emissions occur at the air intake ducts on the roof of the same buildings, and that these impacts were not significant. As the project sites are all more than 550 feet from the AECOM lab fume hoods, the potential impacts on the proposed project are not considered to be significant, and no analysis is warranted.

The BPC is located at 1500 Waters Place (Block 4226 Lot 30). The facility's permit # 2-6005-00115/0008, valid through 07/12/2023, includes two boilers rated at 15.35 MMBtu/hour each that can burn either natural gas or fuel Number 2 (with a sulfur content of 0.0015 % by weight). NO_2 emissions are limited to 24.99 tons/year under this permit. The permit lists two emission points with the same UTM coordinates (NYTME 597.8 km and NYTMN 4522.5 km). For the conservative purposes, one stack, with the combined emissions associated with both boilers, was assumed.

BPC's other permit is a Title V permit, # 2-6005-00115/0009, valid through 11/18/2017, that includes three boilers rated at 45 MMBtu/hour each that exhaust emissions through one common stack. The facility burns residual fuel Number 6 with a sulfur content of up to 0.3 % by weight. The location of the stack's emission point is (in UTM coordinates) NYTME 597,647 km and NYTMN 4,522,696 km, which were used in this analysis.

Emission Data

According to the AECOM and BPC's permit 2-6005-00115/0008, coordinates for emission points in the UTM coordinate system provided in the permit are in kilometers and not in meters, which are necessary for the modeling analysis, and are exactly the same for all emission points -- NYTME 597.233 km NYTME and 4522.533 km NYTMN. Because these coordinates are not accurate enough to locate these stacks with the necessary precision required for the modeling analysis, emission sources were located (for modeling purposes) using Google Earth Pro 3-D images of the area within the AECOM/BPC campus. Measured UTM coordinates of each emission point were then transferred to a GIS Pluto shape file that was used as the base map for AERMOD modeling to approximate stack locations for all emission sources. The UTM coordinates provided in the BPC permit 2-6005-00115/0009, however, are close to the actual stack location shown on the Google map, and were used in this analysis.

According to the AECOM permits, the facility has several emission units with the corresponding emission points located on different buildings within the campus:

- Emission Unit U-00001 Emission Point 00001 relates to the Einstein Boiler Plant, where the existing stand-alone stack is associated with the emissions of four (4) mid-size boilers is located (Permit Page 23 and Figure 3)

- Emission Unit U-00002 Emission Point 00002 relates to the Chanin building, which is associated with engine generator ENG01 (Permit Page 24 & 68 and Figure 3)
- Emission Unit U-00002 Emission Point 00003 relates to the Ullman building, which is associated with engine generator ENG02 (Permit Page 24 & 68 and Figure 3)
- Emission Unit U-00002 Emission Point 00004 and 00005 relate to the Price building, which is associated with engine generators ENG03 and ENG04 (Permit Page 24 & 68 and Figure 3)
- Emission Unit U-00003 Emission Point 00006 relates to the Rousso building, which is associated with emissions of two (2) small-size boilers
- Emission Point 00007 relates to the Rhinelander building, which is associated with emissions of the other two (2) small-size boilers (Permit Page 25 and 68 and Figure 3).

Based on the Google Earth map, the distances from the existing boiler stack at the Einstein Boiler Plant to Projected Site 1 owned by Applicant, Projected Site 2, Projected Site 3 and Potential Sites 1 and 2 were estimated to be approximately 800, 600, and 560 feet, respectively.

The four mid-size boilers associated with Emission Unit 00001 exhaust emissions via the stand- alone Einstein Boiler Plant stack is shown on Figure 3 (Einstein Boiler Plant # 20) and Figure 4 (as an existing stack). The stack is 225 feet tall with a diameter of 144 inches. All the boilers are duel-fuel, with natural gas as the primary fuel and fuel #2 oil as a backup fuel. Two of the four boilers – the Babcock & Wilcox boilers, rated at 94 MM Btu/hr each (emission sources 0094A&0094B), are new and the other two boilers (emission sources 0091A & 0091B) are existing Keeler boilers rated at 91 MM Btu/hour each.

The permit enforces the facility to implement Reasonably Available Control Technology (RACT) to limit NOx emissions to 135 tons per year (tpy) -- for the purpose of complying with the air quality standard for ozone. RACT establishes an emission limit for NOx for both mid-size and small-size boilers operating on natural gas or Number 2 distillate fuel oil at a level of 0.2 pounds per million Btu. The boilers are also limited to 140 tpy of SO_2 emissions.

Figure 3: AECOM Campus Buildings and Potential Emission Sources

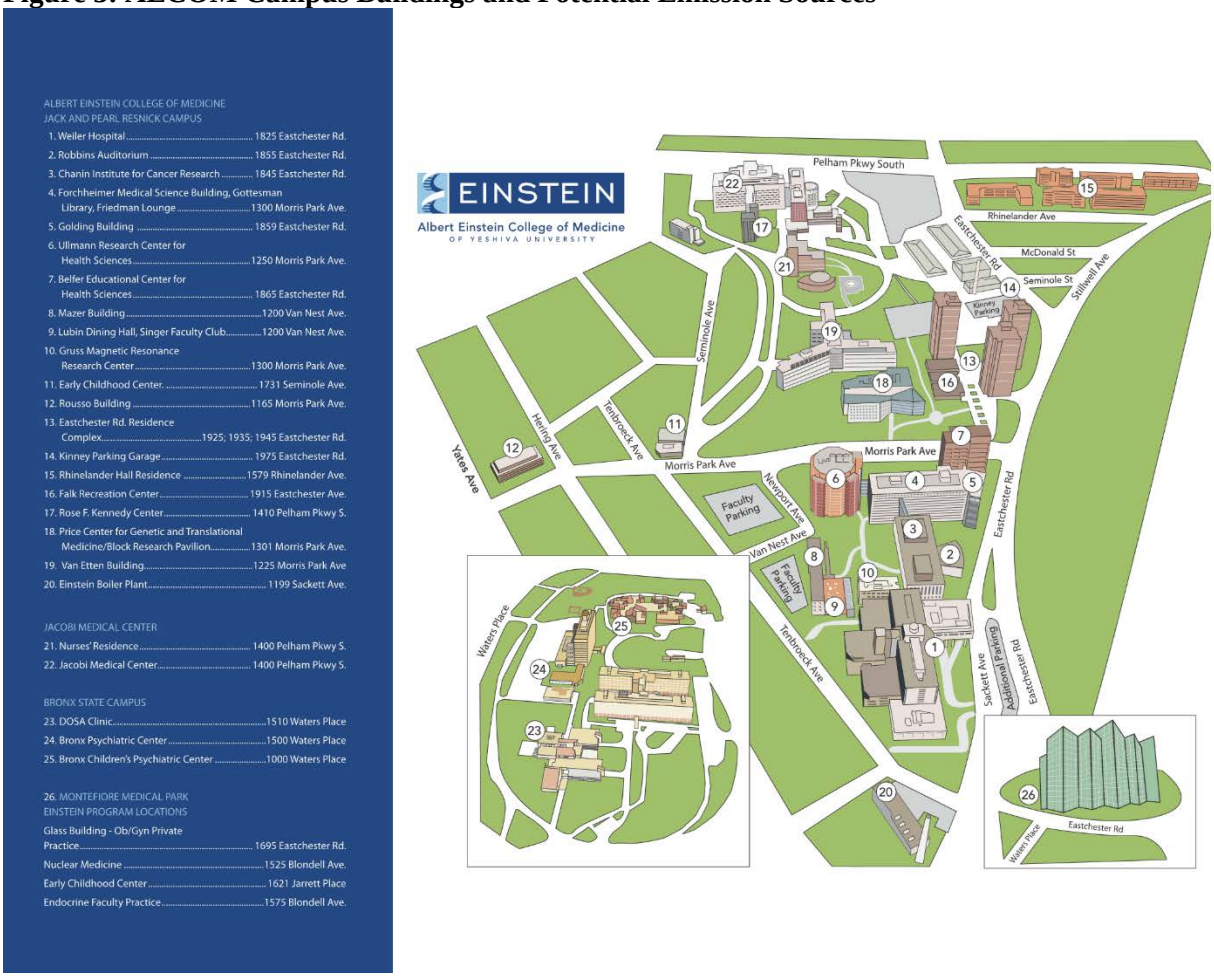
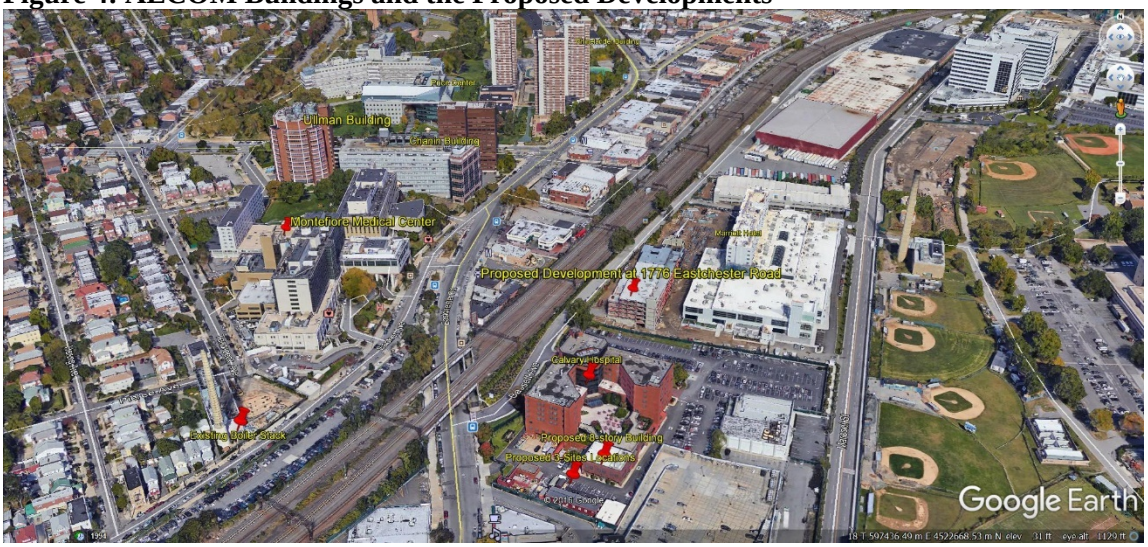


Figure 4: AECOM Buildings and the Proposed Developments



The four small-size Federal boilers associated with Emission Unit U-00003 are located as follows:

- Two boilers with 4.1 MMBtu/hr heat input each are located in the Rousso Building (Emission Sources BL41A & BL41B). BL41A fires only natural gas; boiler BL41B operates on natural gas as a primary fuel and #2 fuel as a backup fuel (Permit Page 25). The emissions from BL41A&BL41B are emitted via one common stack in the Rousso Building, which is 63 feet tall with a diameter of 20 inches (Permit Page 68).
- The other two boilers are 8.4 MMBtu/hr each are duel fuel -- with natural gas as the primary fuel and #4 fuel oil as a backup fuel. These two boilers are located in the Rhinelander Building (Emission Sources BL84A&BL84B). The emissions from BL84A & BL84B are emitted via their own stacks in Rhinelander Building, which is 63 feet tall with a diameter of 20 inches (Permit pages 25 and 68).

The four engine generators, ENG01, ENG02, ENG03 and ENG04, which are associated with Emission Unit 00002 (Permit Page 24), are as follows:

- Emission Source ENG01, located in the Chanin Building, uses a 900 KW CAT D399. It has its own stack, which is 133 feet tall with a diameter of 12 inches (Permit Pages 24 and 68).
- Emission Source ENG02, located in the Ullman Building, uses a 1,000 KW CAT 3512. It has its own stack, which is 10 feet tall with a diameter of 12 inches (Permit Pages 24 and 68).
- Emission Sources ENG03 and ENG04, located in the Price Building, use a 1,750 KW CAT 3516. They have one common stack, which is 128 feet tall with a diameter of 16 inches (Permit Pages 24 and 68).

According to the BPC permits, the stack under permit #2-6005-00115/0008 is 72 feet tall and 24 inches in diameter. This stack was assumed to be located near the entrance to Bronx Hospital on roof of main building. The stack under permit 2-6005-00115/0009 is a stand-alone stack that is 225 feet tall and 186 inches in diameter.

Emission Rates

The following factors were used in this analysis to estimate short-term and annual pollutant emission rates:

- Emission factors for NOx, which were limited to 0.2 lb/MMBtu for both natural gas and fuel oil, were obtained from the AECOM Permit (Page 48) and permit 2-6005-00115/0009 (Page 27).
- Emission factors for SO_2, which are 0.6 lb/10^6 standard cubic feet (scf) for natural gas and 142S (where S = sulfur content in fuel) for distillate fuel oil #2, were obtained from the facility's permit (Permit pages 29 & 58) are the same as those in AP-42 for Uncontrolled Emission Factors for small boilers with less than 100 MMBtu/hr in Tables 1.4-2 and 1.3-1).

- The AP-42 emission factors for $PM_{2.5}/PM_{10}$ for natural gas, fuel oil # 2 and 4 as well as for SO_2 for fuel #4 were obtained from the AP-42 for boilers with less than 100 MMBtu/hour.
- The emission factor for total particulates was limited to 0.1-0.2 lb/MMBtu for fuel oil #6 under BPC permit 2-6005-00115/0009 -- with limits that expired in 2013. Both factors, however, exceed the AP-42 emission factor for $PM_{2.5}/PM_{10}$ by a factor of 10. For the purpose of this analysis, a factor of 0.2 lb/MMBtu was conservatively used to estimate short-term $PM_{2.5}$ emission rates and a factor of 0.1 lb/MMBtu was used to estimate annual $PM_{2.5}$ emission rates.

The values used in this analysis are as follows:

Natural Gas

- $PM_{2.5}$ --7.6 lb/10^6 standard cubic feet (scf) or 7.6E-03 lb/MMBtu, which includes filterable and condensable particles (e.g., filterable of 1.9E-03 lb/MMBtu and condensable of 5.7E-03 lb/MMBtu), EPA AP-42 Natural Gas Combustion, Table 1.4-2.
- PM_{10} -- 1.9 lb/10^6 scf (1.9E-03 lb/MMBtu), which include only filterable particles (Table 1.4-2).

Distillate oil #2

- $PM_{2.5}$ -- 2.13 lb/10^3 gallons or 1.5E-02 lb/MMBtu, which includes filterable and condensable particles, EPA AP-42 Fuel Oil Combustion, Tables 1.3-2 and 1.3-7.
- SO_2 --142S lb/10^3 gal (EPA AP-42 Fuel Oil Combustion, Table 1.3-1). Using equation where S is the sulfur content of fuel oil which is restricted by permit conditions to 15 ppm (0.0015%) results in 0.213 lb/10^3 gal (or 0.0015 lb/MMBtu).
- PM_{10} -- 2 lb/10^3 gal (1.4E-02 lb/MMBtu), which include only filterable particles (Table 1.3-1).

Fuel oil #4

- $PM_{2.5}$ -- 3.11 lb/10^3 gallons (2.2E-02 lb/MMBtu), which includes filterable and condensable particles, EPA AP-42 Fuel Oil Combustion, Table 1.3-2 and 1.3-7.
- SO_2 -- 150S lb/10^3 gal (EPA AP-42 Fuel Oil Combustion, Table 1.3-1. Using equation where S is the sulfur content of fuel oil which is restricted by permit conditions to 15 ppm (0.0015%) results in 0.225 lb/10^3 gal (or 0.0016 lb/MMBtu).
- PM_{10} -- 7 lb/10^3 gal (5.0E-02 lb/MMBtu), which include only filterable particles, Table 1.3-1.

Residual fuel oil #6

- SO_2 -- 157S lb/10^3 gal (EPA AP-42 Fuel Oil Combustion, Table 1.3-1. Using equation where S is the upper sulfur content of fuel of 0.3% results in 0.314 lb/MMBtu, Table 1.3-1.

The AP-42 emission factors for uncontrolled diesel-fueled compression ignition lean-burn engines are as follows:

- $PM_{2.5}$ – 0.0099 lb/MMBtu, EPA AP-42 Emission Factors for Reciprocating Lean-Burn engines, Table 3.2-2.
- PM_{10} – 7.71E-05 lb/MMBtu EPA AP-42 Emission Factors for Reciprocating Lean-Burn engines (include only filterables), Table 3.2-2 and
- SO_2 – 5.88E-04 lb/MMBtu, EPA AP-42 Emission Factors for Reciprocating Lean-Burn engines, Table 3.2-2.

The exhaust's exit velocities for all boilers, which are not provided in the permits, were estimated based on values obtained from NYCDEP "CA Permit" database for the corresponding boiler sizes (i.e., rated heat input in million BTUs per hour). A stack exit temperature was assumed to be 300°F (423°K), which is appropriate for all boilers. For engines, a temperature of 780 deg-F and an exit velocity of 76 feet/second, appropriate for reciprocating lean burn engines, were used.

Data obtained from the permit and AP-42 tables with equations used to calculate pollutant emission rates are provided in Tables 7 through 10.

Table 7: Estimated Pollutant Emission Rates with Natural Gas

Pollutant Emission Factors	Number of	Boiler Heat Input	Peak Short-term Emission Rate per Boiler		Annual Emission Rate per Boiler	
lb/MMBtu		MMBtu/hr	lb/hr	g/sec	lb/year	g/sec
Natural Gas			$PM_{2.5}$ Emission Rates			
AECOM Mid-Size Boilers						
7.60E-03	2	91	6.916E-01	8.714E-02	6,058	8.71E-02
7.60E-03	2	94	7.144E-01	9.001E-02	6,258	9.00E-02
Total for four (4) Mid-Size Boilers				1.772E-01		1.772E-01
AECOM Small-Size Boilers						
7.60E-03	2	4.1	3.116E-02	3.926E-03	273	3.93E-03
7.60E-03	2	8.4	6.384E-02	8.044E-03	559	8.04E-03
Total for four (4) Small-Size Boilers				1.197E-02		1.197E-02
Bronx Psychiatric Center #2-6005-00115/00008						
Boilers at 15.38 MMBtu/hr			lb/hr	g/sec	lb/year	g/sec
7.60E-03	2	15.38	2.338E-01	2.946E-02	2,048	2.95E-02
Total for two (2) 15.38 MMBtu/hr Boilers				2.946E-02		2.946E-02
Natural Gas			PM_{10} Emission Rates			
AECOM Mid-Size Boilers						
1.90E-03	2	91	1.729E-01	2.178E-02	1,515	2.18E-02
1.90E-03	2	94	1.786E-01	2.250E-02	1,565	2.25E-02
Total for four (4) Mid-Size Boilers				4.429E-02		4.429E-02
AECOM Small-Size Boilers						
1.90E-03	2	4.1	7.790E-03	9.815E-04	68	9.82E-04
1.90E-03	2	8.4	1.596E-02	2.011E-03	140	2.01E-03
Total for four (4) Small-Size Boilers				2.992E-03		2.992E-03
Bronx Psychiatric Center #2-6005-00115/00008						
Boilers at 15.38 MMBtu/hr			lb/hr	g/sec	lb/year	g/sec
1.9E-03	2	15.38	5.844E-02	7.364E-03	512	7.36E-03
Total for two (2) 15.38 MMBtu/hr Boilers				7.364E-03		7.364E-03
Natural Gas			NOx Emission Rates			
AECOM Mid-Size Boilers						
0.2	2	91	1.820E+01	2.293E+00	159,432	2.29E+00
0.2	2	94	1.880E+01	2.369E+00	164,688	2.37E+00
Total for four (4) Mid-Size Boilers				4.662E+00		4.662E+00
AECOM Small-Size Boilers						
0.2	2	4.1	8.200E-01	1.033E-01	7,183	1.03E-01
0.2	2	8.4	1.680E+00	2.117E-01	14,717	2.12E-01
Total for four (4) Small-Size Boilers				3.150E-01		3.150E-01
Bronx Psychiatric Center #2-6005-00115/00008						
Boilers at 15.38 MMBtu/hr			lb/hr	g/sec	lb/year	g/sec
2.00E-01	2	15.38	6.152E+00	7.751E-01	53,892	7.75E-01
Total for two (2) 15.38 MMBtu/hr Boilers				7.364E-03		7.751E-01
Natural Gas			SO_2 Emission Rates			
AECOM Mid-Size Boilers						
6.00E-04	2	91	5.460E-02	6.879E-03	478	6.88E-03
6.00E-04	2	94	5.640E-02	7.106E-03	494	7.11E-03
Total for four (4) Mid-Size Boilers				1.399E-02		1.399E-02
AECOM Small-Size Boilers						
6.00E-04	2	4.1	2.460E-03	3.100E-04	22	3.10E-04
6.00E-04	2	8.4	5.040E-03	6.350E-04	44	6.35E-04
Total for four (4) Small-Size Boilers				9.450E-04		9.450E-04
Bronx Psychiatric Center #2-6005-00115/00008						
Boilers at 15.38 MMBtu/hr			lb/hr	g/sec	lb/year	g/sec
6.00E-04	2	15.38	1.846E-02	2.325E-03	162	2.33E-03
Total for two (2) 15.38 MMBtu/hr Boilers				2.325E-03		2.325E-03

Table 8: Estimated Pollutant Emission Rates for AECOM/BPC Units with Distillate Fuel Oil No. 2

Pollutants Emission Factors	Number of Boilers	Boiler Heat Input	Peak Short-term Emission Rate per Boiler and Total Emissions		Annual Emission Rate per Boiler and Total Emissions	
lb/MMBtu		MMBtu/hr	lb/hr	g/sec	lb/year	g/sec
Fuel Oil #2			$PM_{2.5}$ Emission Rates			
AECOM Mid-Size Boilers			lb/hr	g/sec	lb/year	g/sec
1.5E-02	2	91	1.37E+00	1.72E-01	11,957	1.72E-01
1.5E-02	2	94	1.41E+00	1.78E-01	12,352	1.78E-01
Total for two (2) 91 MMBtu/hr Mid-Size Boilers				3.44E-01		3.44E-01
Total for two (2) 94 MMBtu/hr Mid-Size Boilers				3.55E-01		3.55E-01
Total for four (4) Mid-size Boilers				6.99E-01		6.99E-01
AECOM Small-size Boilers						
1.5E-02	2	4.1	6.15E-02	7.75E-03	539	7.75E-03
1.5E-02	2	8.4	1.26E-01	1.59E-02	1,104	1.59E-02
Total for two (2) 4.1 MMBtu/hr Boilers				1.55E-02		1.55E-02
Total for two (2) 8.4 MMBtu/hr Boilers				3.18E-02		3.18E-02
BPC #2-6005-00115/00008 Fuel #2						
Boilers at 15.38 MMBtu/hr			lb/hr	g/sec	lb/year	g/sec
1.50E-02	2	15.38	4.61E-01	5.81E-02	4,042	5.81E-02
Total for two (2) 15.8 MMBtu/hr Boilers				5.81E-02		5.81E-02
Fuel Oil #2			PM_{10} Emission Rates			
AECOM Mid-Size Boilers			lb/hr	g/sec	lb/year	g/sec
1.4E-03	2	91	1.27E+00	1.61E-01	11,160	1.61E-01
1.4E-03	2	94	1.32E+00	1.66E-01	11,528	1.66E-01
Total for four (4) Mid-size Boilers				3.26E-01		3.26E-01
AECOM Small-size Boilers						
1.5E-03	2	4.1	6.15E-03	7.75E-04	54	7.75E-04
1.5E-03	2	8.4	1.26E-02	1.59E-03	110	1.59E-03
Total for two (2) 4.1 MMBtu/hr Boilers				1.55E-03		1.55E-03
Total for two (2) 8.4 MMBtu/hr Boilers				3.18E-03		3.18E-03
Bronx Psychiatric Center #2-6005-00115/00008 Fuel #2			PM_{10} Emission Rates			
Boilers at 15.38 MMBtu/hr			lb/hr	g/sec	lb/year	g/sec
1.40E-02	2	15.38	4.31E-01	5.43E-02	3,772	5.43E-02
Total for two (2) 15.8 MMBtu/hr Boilers				5.43E-02		5.43E-02
Fuel Oil #2			NOx Emission Rates			
AECOM Mid-Size Boilers			lb/hr	g/sec	lb/year	g/sec
0.2	2	91	1.82E+01	2.29E+00	159,432	2.29E+00
0.2	2	94	1.88E+01	2.37E+00	164,688	2.37E+00
Total for two (2) 91 MMBtu/hr Mid-Size Boilers				4.58E+00		4.58E+00
Total for two (2) 94 MMBtu/hr Mid-Size Boilers				4.74E+00		4.74E+00
Total for four (4) Mid-Size Boilers				9.32E+00		9.32E+00
AECOM Small-Size Boilers						
0.2	2	4.1	8.20E-01	1.03E-01	7,183	1.03E-01
0.2	2	8.4	1.68E+00	2.12E-01	14,717	2.12E-01
Total for two (2) 4.1 MMBtu/hr Boilers				2.07E-01		2.07E-01
Total for two (2) 8.4 MMBtu/hr Boilers				4.23E-01		4.23E-01
Bronx Psychiatric Center #2-6005-00115/00008 Fuel #2			NOx Emission Rates			
Boilers at 15.38 MMBtu/hr			lb/hr	g/sec	lb/year	g/sec

0.2	2	15.38	6.15E+00	7.75E-01	49,980	7.19E-01
Total for two (2) 15.8 MMBtu/hr Boilers				7.75E-01		7.19E-01
Fuel Oil #2			SO_2 Emission Rates			
AECOM Mid-Size Boilers			lb/hr	g/sec	lb/year	g/sec
1.5E-02	2	91	1.37E+00	1.72E-01	11,957	1.72E-01
0.0006	2	94	1.41E+00	1.78E-01	12,352	1.78E-01
Total for four (4) Mid-Size Boilers				3.50E-01		3.50E-01
AECOM Small-Size Boilers						
0.0006	2	4.1	6.15E-02	7.75E-03	539	7.75E-03
0.0006	2	8.4	1.26E-01	1.59E-02	1,104	1.59E-02
Total for two (2) 4.1 MMBtu/hr Boilers				1.55E-02		1.55E-02
Total for two (2) 8.4 MMBtu/hr Boilers				3.18E-02		3.18E-02
Bronx Psychiatric Center #2-6005-00115/00008 Fuel #2			**SO2 Emission Rates**			
Boilers at 15.38 MMBtu/hr			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
1.50E-03	2	15.38	4.61E-02	5.81E-03	404	5.81E-03
Total for two (2) 15.8 MMBtu/hr Boilers				5.81E-03		5.81E-03

Table 9: Estimated Pollutant Emission Rates for AECOM Plant with Fuel Oil No. 4

Pollutants Emission Factors	Number of Boilers	Boiler Heat Input (2)	Peak Short-term Emission Rate per Boiler		Annual Emission Rate per Boiler	
lb/MMBtu		MMBtu/hr	lb/hr	g/sec	lb/year	g/sec
Fuel Oil #4			**$PM_{2.5}$ Emission Rates**			
Small-Size Boilers			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
2.2E-03	2	4.1	9.02E-03	1.14E-03	79	1.14E-03
2.2E-03	2	8.4	1.85E-02	2.33E-03	162	2.33E-03
Total for two (2) 4.1 MMBtu/hr Boilers				2.27E-03		2.27E-03
Total for two (2) 8.4 MMBtu/hr Boilers				4.66E-03		4.66E-03
Fuel Oil #4			**PM_{10} Emission Rates**			
Small-Size Boilers			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
5.0E-02	2	4.1	2.05E-01	2.58E-02	1,796	2.58E-02
5.0E-02	2	8.4	4.20E-01	5.29E-02	3,679	5.29E-02
Total for two (2) 4.1 MMBtu/hr Boilers				5.17E-02		5.17E-02
Total for two (2) 8.4 MMBtu/hr Boilers				1.06E-01		1.06E-01
Fuel Oil #4			**NOx Emission Rates**			
Small-Size Boilers			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
0.2	2	4.1	8.20E-01	1.03E-01	7,183	1.03E-01
0.2	2	8.4	1.68E+00	2.12E-01	14,717	2.12E-01
Total for two (2) 4.1 MMBtu/hr Boilers				2.07E-01		2.07E-01
Total for two (2) 8.4 MMBtu/hr Boilers				4.23E-01		4.23E-01
Fuel Oil #4			**SO_2 Emission Rates**			
Small-Size Boilers			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
1.60E-03	2	4.1	6.56E-03	8.27E-04	57	8.27E-04
1.60E-03	2	8.4	1.34E-02	1.69E-03	118	1.69E-03
Total for two (2) 4.1 MMBtu/hr Boilers				1.65E-03		1.65E-03
Total for two (2) 8.4 MMBtu/hr Boilers				3.39E-03		3.39E-03
Fuel Oil #4			**$PM_{2.5}$ Emission Rates**			
Diesel-fueled Generators			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
9.90E-03	1	900KW - 7.66 MMBtu/hr	7.58E-02	9.55E-03	3.79E+01	5.45E-04
9.90E-03	1	1,000KW – 8.51 MMBtu/hr	8.42E-02	1.06E-02	4.21E+01	6.06E-04
9.90E-03	1	1,750KW- 14.89MMBtu/hr	1.47E-01	1.86E-02	7.37E+01	1.06E-03
9.90E-03	1	1,750 KW- 14.89 MMBtu/hr	1.47E-01	1.86E-02	7.37E+01	1.06E-03
Fuel Oil #4			**PM_{10} Emission Rates**			
Diesel-fueled Engines			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
7.71E-05	1	900KW - 7.66 MMBtu/hr	5.91E-04	7.44E-05	2.95E-01	4.25E-06
7.71E-05	1	1,000KW – 8.51 MMBtu/hr	6.56E-04	8.27E-05	3.28E-01	4.72E-06
7.71E-05	1	1,750KW- 14.89MMBtu/hr	1.15E-03	1.45E-04	5.74E-01	8.26E-06
7.71E-05	1	1,750 KW- 14.89 MMBtu/hr	1.15E-03	1.45E-04	5.74E-01	8.26E-06
Fuel Oil #4			**NOx Emission Rates**			
Diesel-fueled Engines			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
0.2	1	900KW - 7.66 MMBtu/hr	1.53E+00	1.93E-01	7.66E+02	1.10E-02
0.2	1	1,000KW – 8.51 MMBtu/hr	1.70E+00	2.14E-01	8.51E+02	1.22E-02
0.2	1	1,750KW- 14.89MMBtu/hr	2.98E+00	3.75E-01	1.49E+03	2.14E-02
0.2	1	1,750 KW- 14.89 MMBtu/hr	2.98E+00	3.75E-01	1.49E+03	2.14E-02
Fuel Oil #4			**SO2 Emission Rates**			
Diesel-fueled Engines			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
5.88E-04	1	900KW - 7.66 MMBtu/hr	4.50E-03	5.68E-04	2.25E+00	3.24E-05
5.88E-04	1	1,000KW – 8.51 MMBtu/hr	5.00E-03	6.30E-04	2.50E+00	3.60E-05
5.88E-04	1	1,750KW- 14.89MMBtu/hr	8.76E-03	1.10E-03	4.38E+00	6.30E-05

5.88E-04	1	1,750 KW- 14.89 MMBtu/hr	8.76E-03	1.10E-03	4.38E+00	6.30E-05

Table 10: Estimated Pollutant Emission Rates for Bronx Psychiatric Center with Fuel Oil No. 6

Pollutants Emission Factors	Number of Boilers	Boiler Heat Input (2)	Total Short-term Emission Rate		Total Annual Emission Rate	
lb/MMBtu		MMBtu/hr	lb/hr	g/sec	lb/year	g/sec
Fuel Oil #6			**$PM_{2.5}$ Emission Rates**			
Bronx Psychiatric Center #2-6005-00115/00009			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
2.00E-01	3	45.5	2.73E+01	3.44E+00	119.574	1.72E+00
Total for three (3) 45.5 MMBtu/hr Boilers				3.44E+00		1.72E+00
Fuel Oil #6			**PM_{10} Emission Rates**			
Bronx Psychiatric Center #2-6005-00115/00009			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
2.00E-01	3	45.5	2.73E+01	3.44E+00	239,148	3.44E+00
Total for three (3) 45.5 MMBtu/hr Boilers				3.44E+00		3.44E+00
Fuel Oil #6			**NOx Emission Rates**			
Bronx Psychiatric Center #2-6005-00115/00009			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
2.00E-01	3	45.5	2.73E+01	3.44E+00	49,980	7.19E-01
Total for three (3) 45.5 MMBtu/hr Boilers				3.44E+00		7.19E-01
Fuel Oil #6			**SO_2 Emission Rates**			
Bronx Psychiatric Center #2-6005-00115/00009			**lb/hr**	**g/sec**	**lb/year**	**g/sec**
3.14E-01	3	45.5	4.29E+01	5.40E+00	375,462	5.40E+00
Total for three (3) 45.5 MMBtu/hr Boilers				5.40E+00		5.40E+00

Notes:

1. Title V NYSDEC Permit ID #2-6005-000133 for AECOM and Bronx Psychiatric Center permits #2-6005-00115/00009 and #2-6005-00115/00009;
2. AP-42 $PM_{2.5}$ emission factor for small boilers firing natural gas is 7.6 lb/10^6 scf or 7.6E-03 lb/MMBtu which include filterable $PM_{2.5}$ and condensable particulate (Table 1.4-2);
3. AP-42 $PM_{2.5}$ emission factor for small boilers firing distillate oil #2 is 2.13 lb/10^3 gal or 1.5E-02 lb/MMBtu which include filterable $PM_{2.5}$ and condensable particulate (Table 1.3-2 and 1.3-7);
4. AP-42 $PM_{2.5}$ emission factor for small boilers firing oil #4 is 3.11 lb/10^3 gal or 2.2E-02 lb/MMBtu which include filterable $PM_{2.5}$ and condensable particulate (Table 1.3-2 and 1.3-7);
5. AP-42 PM_{10} emission factor for small boilers firing natural gas is 1.9 lb/10^6 scf or 1.9E-03 lb/MMBtu which include only filterable particles (Table 1.4-2).
6. AP-42 PM_{10} emission factor for small boilers firing distillate fuel oil #2 is 2 lb/10^3 gal or 1.4E-02 lb/MMBtu which include only filterable particles (Table 1.3-1).
7. AP-42 PM_{10} emission factor for small boilers firing fuel oil #4 is 7 lb/10^3 gal or 5.0E-02 lb/MMBtu which include only filterable particles (Table 1.3-1).
8. NOx emission factor for boilers firing both natural gas/fuel oil is 0.2 MMBtu/hour as listed in permit.
9. SO_2 emission factor for natural gas is 0.06 lb/10^6 scf or 6.0E-05 lb/MMBtu (Table 1.4-2).
10. SO_2 emission factor for distillate fuel oil is 142(S) where S is sulfur content in fuel oil #2 (0.0015%) --Table 1.3-1.
11. SO_2 emission factor for fuel oil #4 is 150(S) where S is sulfur content in fuel oil #2 (0.0015%) --Table 1.3-1.
12. AP-42 $PM_{2.5}$ emission factor for diesel-fueled lean-burn engines is 0.0099 lb/MMBtu (Table 3.2-2).
13. AP-42 PM_{10} emission factor for diesel-fueled lean-burn engines is 7.71E-05 lb/MMBtu (Table 3.2-2).
14. AP-42 SO_2 emission factor for diesel-fueled lean-burn engines is 5.88E-04 /MMBtu (Table 3.2-2).
15. Conversion of KW to MMBtu/hr assumed 40% efficiency of generators.
16. Upper limit particulate emission factor listed in the permit # 2-6005-00115/00009 is 0.2 lb/MMBtu.
17. Upper limit NOx emission factor listed in the permit # 2-6005-00115/00009 is 0.2 lb/MMBtu.
18. AP-42 SO_2 emission factor for residual fuel oil #6 is 157(S) where S is sulfur content in fuel oil (0.3%) (e.g., 0.314 lb/MMBtu --Table 1.3-1).

Background Concentrations

24-hour and annual $PM_{2.5}$ background concentrations were obtained from the Pfizer Lab monitoring station in Bronx and the 1-hour and annual NO_2 background concentrations, as well as 1-hour NO_2 and ozone background values from the Queens College 2 Monitoring station, as described in the HVAC analysis. The hourly NO_2 and ozone background values were compiled into AERMOD's required hourly concentration data format.

The 24-hour PM_{10} background concentration, which was obtained from the Queens College 2 monitoring station, is 40 ug/m^3 (the highest second maximum value). The 1-hour SO_2, the background concentration was obtained from Pfizer Lab is 41.3 ug/m^3 (15.8 ppb), which is the 99th percentile of daily maximum 1-hour concentration averaged over the most recent 3 years (2013-2015).

Receptor Locations

Receptors, which would be the operable windows of the proposed development buildings were placed around all faces of each building in 10 foot increments on all floor levels starting at 10 feet above the ground and extending up to the upper windows level. Ground-level receptors were also considered in the analysis to assure that maximum impacts are estimated. More than 2,000 receptors were considered for the analysis to ensure that the maximum impacts are estimated.

Results of Major Source Analysis

Potential impacts and contributions of the emission sources to the total pollutant concentrations from the AECOM facility are directly proportional to strength (i.e., emission rates) of the source, the sources proximity to the development sites, and height of stacks relative to receptor elevations. The most significant impact would be likely to occur from the existing Einstein Power Plant stack, which is associated with emissions from the largest four mid-sized boilers. These boilers have a combined capacity of 370 MMBtu/hour, which is more than 15 times the total capacity of the smaller Federal boilers. In addition, the existing 233 feet tall stack is closer to the three development sites (Projected Sites 2, 3, and Potential Site 1 and 2) than the stacks from Federal boilers but far from the tallest Projected Site 1 (i.e., approximately 132 feet). However, the existing stack is significantly taller than the receptors on the 85-foot tall buildings and, as such, the plume centerline (i.e., where maximum impacts would occur) would be well above the receptor heights. On the other hand, emission sources associated with the generators are closer to the Projected Site 1, and the stacks are almost the same height (approximately 130 feet) as the receptors. Similar conditions of the plume centerline missing the point of maximum impact could occur with the taller 225 feet stack from the BPC under permit 2-6005-00115/00009, which is more than 500 feet away from proposed development sites. However, results for $PM_{2.5}$ and 1-hour NO_2 emissions could be affected by the high $PM_{2.5}$ (as well as NO2) emission factors of 0.2 lb/MMBtu listed in the permit, which is more than 10 times higher than the current AP-42 $PM_{2.5}$ emission factor of 1.47E-02 lb/MMBtu

for fuel oil #6.

In order to estimate maximum potential pollutant impact, the development scenario conservatively assumed the worst-case fuel utilization as follows:

- The AECOM mid-size boilers and BPC boilers under permit 2-6005-00115/00008 would use fuel #2 on short-term basis and natural gas annually. This would result in the higher emission rates for estimating short-term impacts (e.g., 1-hour NO_2 and SO_2 and 24-hour $PM_{2.5}/PM_{10}$);
- The small AECOM boilers would use fuel #4 on a short-term basis and natural gas on an annual basis (two of the 8.4 MMBtu/hr boilers in Rhinelander Building use fuel #4 as a backup). This would result in the higher emission rates for estimating short-term impacts (e.g., 1-hour NO_2 and SO_2, and 24-hour $PM_{2.5}/PM_{10}$);
- All generators would use fuel #4 on a short-term basis. This also would result in the higher emission rates for estimating short-term impacts (e.g., 1-hour NO_2 and SO_2 and 24-hour $PM_{2.5}/PM_{10}$), and
- The BPC boilers under permit #2-6005-00115/00009 would use fuel #6 on both short-term and annual basis.

Potential cumulative impacts of the $PM_{2.5}$, $PM_{10,}$ NO_2, and SO_2 from the AECOM and BPC emission sources on the proposed 1776 Eastchester Road developments were estimated and compared with the 24-hour/annual $PM_{2.5}$ CEQR significant impact criteria, the 1-hour/annual NO_2, 1-hour SO_2, and the 24-hour PM_{10} NAAQS.

$PM_{2.5}$ Analysis

The result of the $PM_{2.5}$ analysis is that the maximum 24-hour impact is estimated to be 2.6 ug/m^3 and the annual average impact is estimated to be 0.2 ug/m^3. These values, which occur at the upper windows of Potential Site 1 are less than the significant impact criteria of 4.6 ug/m^3 and 0.3 ug/m^3, respectively. Therefore, combined PM_{25} emissions from the AECOM and BPC facility would not significantly impact the proposed developments.

Figure 5: AECOM and BPC Emission Sources in Google Map



Figure 6: AECOM and BPC Emission Sources Modeled with AERMOD (highlighted in blue)



1-1-Hour NO_2 Analysis

The Tier 1 NO_2 analysis was not sufficient to comply with 1-hr NO_2 NAAQS of 188 ug/m^3. Therefore, a Tier 3 analysis was conducted.

The result of the 1-hour NO_2, emission impacts on the proposed building with the Tier 3 approach employing PVMRM AERMOD module is that the 1-hour NO_2 8th highest daily 1-hour concentration (with added background hourly concentrations internally within the model) averaged over 5 years is 125.8 ug/m^3. The maximum average annual NO_2 total concentration is estimated to be 33.1 ug/m^3 (impact of 0.1 ug/m^3 and background value of 33 ug/m^3). Both the 1-hour and annual NO_2 concentrations are less than the 1-

hour and annual NO_2 NAAQS of 188 ug/m^3 and 100 ug/m^3, respectively. Therefore, 1-hour and annual NO_2 combined emissions from the AECOM and BPC facilities would not significantly impact the proposed developments.

1-Hour SO_2 Analysis Results

The results of the 1-hour SO_2 analysis is that the maximum 1-hour SO_2 impact is estimated to be 12.4 ug/m^3 and the total 1-hour SO_2 4th highest daily 1-hour averaged concentration, including a background value of 41.3 ug/m^3, is estimated to be 53.7 ug/m^3, which is less than the 1-hour SO_2 NAAQS of 196 ug/m^3. Therefore, 1-hour SO_2 combined emissions from the AECOM and BPC facilities would not significant impact the proposed developments.

24-Hour PM_{10} Analysis Results

The result of the 24-hour PM_{10} analysis is that the maximum 24-hour PM_{10} impact is 2.6 ug/m^3. The total 24-hour PM_{10} concentration, including background value of 40 ug/m^3, is estimated to be 42.6 ug/m^3, which is less than the 24-hour PM_{10} NAAQS of 150 ug/m^3. Therefore, the 24-hour PM_{10} combined emissions from the AECOM and BPC facilities would not significantly impact the proposed developments.

A summary of the results for all averaging time periods, with and without downwash effect, are presented in Table 11.

Table 11: Summary of Results (ug/m^3)

Pollutant	Modeled Concentration (1)	Background Conc.	Total Conc.	Evaluation Criteria
	ug/m^3	ug/m^3	ug/m^3	ug/m^3
$PM_{2.5}$				
24-hr $PM_{2.5}$	2.6/ 2.6	-	2.6	4.6 (*CEQR Criteria)*
Annual $PM_{2.5}$	0.2/ 0.2	-	0.2	0.3 (*CEQR Criteria*)
NO_2				
1-hr NO_2**	124.4/125.8*		125.8	188 (NAQQS)
Annual NO_2	0.1/0.1	33	33.1	100 (NAAQS
SO_2				
1-hr SO_2	12.4/12.4*	41.3	53.7	196 (NAQQS)
PM_{10}				
24-hr PM_{10}	2.6/2.6	40	42.6	150 (NAQQS)

Notes:

* Modeled concentrations with/without downwash effects.

**The 1-hour NO_2 background concentrations using the Tier 3 approach were added to estimated impacts on an hour-by-hour basis within the dispersion model.

No significant impacts of 24-hour and annual $PM_{2.5}$ combined emissions from the AECOM and BPC facilities or exceedances of the 1-hour/annual NO_2, 1-hour SO_2, and

24-hour PM_{10} NAAQS on the proposed developments at 1776 Eastchester Road are predicted.

MOBILE SOURCE – PARKING FACILITY

Screening Analysis

Projected Development Site 1 would be developed with a 150,000 gross square foot (gsf), seven-story (132 foot-tall) community facility addition to the existing 181,544 gsf, 5-story open-sided, 464 parking spaces, garage building. Per *CEQR TM*, projects may result in significant mobile source impacts when they create mobile sources of pollutants or add new uses near mobile sources of pollutants.

Based on CEQR recommendations, the maximum capacities of parking garages are evaluated with a threshold criteria to predict whether the potential impacts associated with mobile source emissions are significant. The threshold criteria level, sited in the *CEQR TM* Table 16-1 in conjunction with the *CEQR TM* Map 16-1, is based on the location of the project.

Creation of Mobile Source of Pollutants

The *CEQR TM* situates the Projected Development Site 1 in Zone 3, as it is within 0.5 mile of a subway station. The threshold criteria that would trigger a detailed analysis in Zone 3 is 80 parking spaces. As explained in the Transportation section above, the Proposed Actions would generate 45, 3, and 48 net vehicle trip ends, during the AM, Midday, and PM peak hours. Therefore, no significant air quality impacts are expected as a result of the creation of mobile sources of pollutants associated with the parking garage facility.

Addition of Mobile Source of Pollutants

According to the *CEQR TM*, projects that would result in new sensitive uses adjacent to large existing parking facilities may result in significant mobile source air quality impacts. These impacts are estimated at sensitive receptors located at adjacent sidewalks, portions of parking lots to which the public has pedestrian access, and air intakes, operable windows, and terraces of the receptor building.

The at grade sensitive receptors are associated with the addition of a maximum of 48 net vehicle trip end during the PM peak hour, which is below the threshold criteria discussed above. Therefore, no significant air quality impacts are expected at the portions of the parking lots to which the public has pedestrian access.

The operable windows, air intakes, and terraces of the Projected Development Site 1, a 7-story community facility addition to the existing 5-story open-sided garage, are associated with the addition of project generated traffic and the existing parking garage traffic. Per the building developer, a maximum of 348 - 75 percent of the parking garage capacity – vehicles enter the parking garage during the AM hours and 348 vehicles leave the parking garage during the PM hours. As a conservative assumption, the analysis considered that all traffic occurs during a single hour; this is the existing and project

generated traffic combined. The combined traffic is above the threshold criteria. Therefore, a detailed analysis was conducted.

Detailed Analysis

Per the building architect, each level of the parking garage consists of 28,566 gsf with a 394 feet ramp length at 4.6% grade, and the 464 parking spaces are approximately distributed evenly across the levels. The analysis assumed that traffic is evenly distributed at each level, which results in 79 and 78 vehicles entering and leaving each level of the parking garage respectively.

Per the *CEQR TM*, vehicles exiting the parking garage idle for 1 minute before starting to travel to the parking lot exit and all parking garage vehicles are assumed to drive at a speed of 5 miles per hour. In addition, entering and exiting vehicles are assumed to travel a mean travel distance of two-thirds of the width and the length of the parking garage plus the ramp's length.

Parking Garage Emission Factors

Pollutants from vehicle emissions were generated by the EPA's mobile source emission factor model, MOVES2014a, as outlined here.

In order to develop CO, $PM_{2.5}$ and PM_{10} emission factors, the EPA mobile source emission factor model MOVES2014a was used. MOVES can be used to calculate emission-related parameters such as total mass emissions, total energy consumption, vehicle activity (hours operated and miles travelled). From this output, emission rates (e.g., grams/vehicle-mile or grams/hour) can be determined for a wide variety of spatial and time scales.

MOVES has the capability to determine the emission factors for emission inventory or for project-level analyses for specific roadway segments or links to be used in the microscale analysis. For the project-level analysis, MOVES requires the use of site-specific input data for traffic volume, vehicle type, fuel parameters, age distribution, and other input rather than the use of national default data. When conducting a project-scale analysis, MOVES also requires the analysis to be performed with no pre-aggregation (i.e., averaging) of input data. The MOVES input used in this analysis are provided in Table 17-12 and site specific input and output are provided in Table 17-13. The full set and detailed description of all input parameters for MOVES model can be found in the backup documentation for this project.

Table 17-12: MOVES2014a Input

Geographic bounds	Bronx County, New York
Analysis year	2020
Worst-case month	January
Peak hour	Weekday PM 17:00-17:59
On-road fuel and vehicle type combinations	gasoline passenger cars
Road type	Urban Unrestricted Access
IM and vehicles age distribution data	From NYCDEP database
Fuel supply and fuel formulation (diesel and gasoline)	From NYCDEP database
Meteorological data	From NYCDEP database for study area
CO emissions	Running exhaust and crankcase running exhaust
$PM_{2.5}$/PM_{10} emissions	Total running primary exhaust, crankcase running exhaust, brake wear and tire wear; total primary exhaust also included organic and elemental carbon and primary sulfate particulate

Table 17-13: MOVES2014a Site Specific Input and Output

Link Description	Link Length (Mile)	Link Volume	CO EF GramsPerHour	PM10 EF GramsPerHour	PM2.5 EF GramsPerHour
[L1] Parking Garage traveling in	0.06187	79	**22.00073417**	**0.91028466**	**0.185994422**
[L2] Parking Garage traveling out	0.06187	78	**21.72229014**	**0.898761929**	**0.183639989**
[L3] Parking Garage Idle for 5 minutes	0	79	**462.1441817**	**5.363154721**	**4.744343333**
[L4] Parking Garage Ramp traveling out Level1	0.0746212	316	**105.5108385**	**4.403436919**	**0.89814654**
[L5] Parking Garage Ramp traveling in Level1	0.0746212	315	**105.8840336**	**4.370604406**	**0.893594347**
[L6] Parking Garage Ramp traveling out Level2	0.0746212	237	**79.13322995**	**3.302572965**	**0.673609379**
[L7] Parking Garage Ramp traveling in Level2	0.0746212	236	**79.32923181**	**3.274485816**	**0.669486783**
[L8] Parking Garage Ramp traveling out Level3	0.0746212	158	**52.75541924**	**2.201717948**	**0.449073207**
[L9] Parking Garage Ramp traveling in Level3	0.0746212	157	**52.7740294**	**2.178366153**	**0.445378097**
[L10] Parking Garage Ramp traveling out Level4	0.025568	79	**9.037987219**	**0.37719481**	**0.076934618**
[L11] Parking Garage Ramp traveling in Level4	0.025568	78	**8.983599513**	**0.370817668**	**0.075815561**

Parking Garage Dispersion Modeling

A dispersion modeling analysis was conducted to estimate impacts from the vehicle emissions, using the latest version of EPA's AERMOD dispersion model.

The following parameters were specified:

- Vehicle activity on each floor was simulated as an area source.
- MOVES2014a ideal cars' emissions were calculated for 1 minute of the hour.
- The sum of each level's emission factor in grams per hour was divided by the level's area in meter square.
- Emission release heights of each level were set to 5 feet above level heights.
- Plum's initial vertical dimensions were set to zero per AERMOD's user guide for vehicles traveling at no more than 5 miles per hour.
- Receptors were placed at a height of 56 feet above grade and at 10 foot intervals.
- Five consecutive years of meteorological data from La Guardia Airport were used.
- Background concentrations for $PM_{2.5}$ and CO were obtained from the NYSDEC Botanical Garden monitoring station, and PM_{10} from the NYSDEC IS-52 monitoring station.

Figure 17-6 Figure displays AERMOD's buildings configuration plotted in Google Earth to illustrate the existing parking garage, the Projected Development Site 1, and the area sources inputs.

Figure 17-6: The Parking Garage Parameters as Modeled in AERMOD



Parking Garage Results

Results of the $PM_{2.5}$ and the CO 8-hour dispersion analyses were compared with the NYC significant impact criteria, *de minimis*, and the PM10 and 1-hour CO with the NAAQS. The results are presented in Table 17-14.

Table 17-14: Parking Garage Total Estimated Concentration

Pollutant		**Modeled Concentration**	
CO (ppm)	**Averaging Period**	**1-hour**	**8-hour**
	Garage	0.2	0.04
	Background concentration	2.1	**1.6**
	Total concentration	**2.3**	
	NAAQS	35	9
	de minimis	N.A.	3.7
	Impact	**No**	
$PM_{2.5}$ ($\mu g/m^3$)	**Averaging Period**	**24-hour**	**Annual**
	Garage	**0.11**	**0.015**
	de minimis	4.6	0.3
	Impact	**No**	
PM_{10} ($\mu g/m^3$)	**Averaging Period**	**24-hour**	
	Garage	0.47	
	Background concentration	39	
	Total concentration	**39.5**	
	NAAQS	150	
	Impact	**No**	

The analysis concluded that all the pollutants are within the NAAQS and the *de minimis* criterions. Therefore, no significant air quality impacts are expected as a result of the parking garage facility.

CONCLUSION

The result of the air quality analyses are as follows:

- No significant adverse air quality impacts from the HVAC emissions of each proposed development site on each other are predicted (even without stack setbacks);
- No significant adverse cumulative air quality impacts from the HVAC emissions of the all proposed sites on the Applicant-owned Projected Development Site 1 Building are predicted with the E-designations imposed;
- All sites would require E-designations that will limit fuel use in the HVAC systems to natural gas exclusively. No significant adverse cumulative air quality impacts from the emissions of the Albert Einstein College of Medicine of Yeshiva

University and the Bronx Psychiatric Center facilities on the proposed developments are predicted; and

- Emission from the existing 5-story parking garage would not cause significant air quality impacts to receptors at the Projected Development Site 1.

These E-designations will assure that no significant adverse air quality impacts will occur from the proposed developments' HVAC emissions.

19. NOISE

Introduction

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those which could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed development would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, if the project would include unenclosed mechanical equipment for building ventilation purposes, or if the project would introduce receptors into an area with high ambient noise levels.

Noise Analysis

Subject Site

The Proposed Actions would allow for redevelopment of multiple lots in the Morris Park section of the Bronx including the construction of the Metro Center Atrium and Staff Housing development on the Applicant owned property. This site is located on the east side of Bassett Avenue approximately 300 feet to the north of Eastchester Avenue. Train and vehicular traffic are the predominant sources of noise, and therefore the proposed development warrants an assessment of the potential for adverse effects on project occupants from ambient noise. The proposed redevelopment would not create a significant noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development and other projected or potential development sites that could be affected by action-induced development.

The project site is identified as Tax Block 4226, Lot 7502. Bassett Avenue is a two way street with one moving lane in each direction. There are two speed bumps located on the Bassett Avenue directly in front of the Bassett Avenue noise monitoring location. The intersection of Bassett Avenue with Eastchester Road is controlled by a traffic light. During the evening rush hour between 5-6 pm, vehicular traffic was controlled by two designated traffic officers to regulate vehicles exiting from the adjacent Calvary Hospital parking lot. Marconi Street, Waters Place, and Eastchester Road are all two way streets with two moving lanes in each direction and are controlled by traffic lights. The area in which the subject property is located is primarily commercial and institutional facilities. Train tracks for the Amtrak northeast corridor are located across Bassett Avenue approximately 50 feet to the west of the affected area. A subway rail yard is located across Waters Place approximately 50 feet to the south of the affected area.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million micropascals, but only those air pressure variations occurring within a

particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud. The following Table Noise-1 lists some noise levels for typical daily activities.

Table Noise-1: Noise Levels of Common Sources

Table 19-1 Noise Levels of Common Sources	
Sound Source	**SPL (dB(A))**
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A) is perceived as a doubling or halving in SPL. *Source: 2014 CEQR Technical Manual*	

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common weighting networks used are the A- and C-weighting networks. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighted network is the most commonly used, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal

emphasis to sounds of most frequencies. Mid- range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

The following is typical of human response to relative changes in noise level:

- 3-dBA change is the threshold of change detectable by the human ear;
- 5-dBA change is readily noticeable; and
- 10-dBA change is perceived as a doubling or halving of the noise level.

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- Leq is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the Leq than low noise levels. Leq has an advantage over other descriptors because Leq values from various noise sources can be added and subtracted to determine cumulative noise levels.
- Leq(24) is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile- exceeded sound level (LX). Examples include L10, L50, and L90. L10 is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line" sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

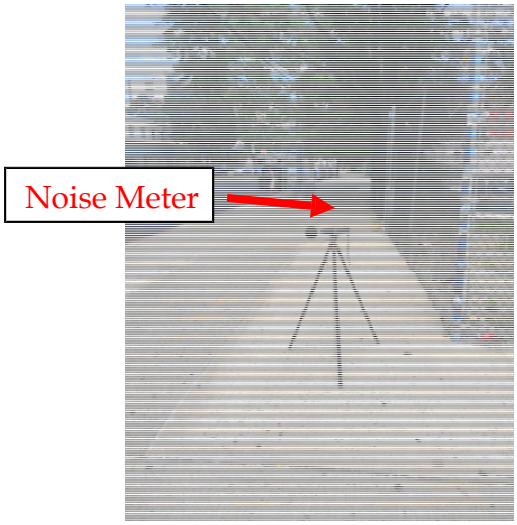
Measurement Location and Equipment

Because the predominant noise source in the area of the proposed project is train and vehicular traffic, noise monitoring was conducted during peak vehicular travel periods, 7:30-9:00 am, 12:00 pm-1:30 pm, and 4:30-6:00 pm. Pursuant to *CEQR Technical Manual* methodology, readings were conducted for one-hour periods during each peak hour at the intersection of Waters Place and Eastchester Road across from the subway rail yard, and the Bassett Avenue Frontage of the subject site in proximity to the Amtrak line, and for 20

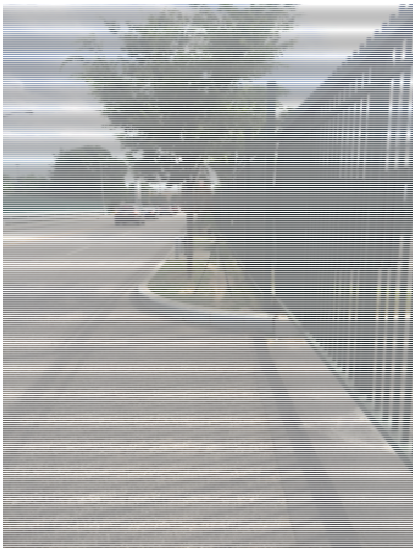
minute periods at the Marconi Street frontage of the subject site. Noise monitoring was conducted using a Type 2 Larson-Davis LxT2 sound meter, with wind screen. The monitor was placed on a tripod at a height of approximately three feet above the ground, away from any other surfaces. The monitor was calibrated prior to and following each monitoring session. Monitoring was conducted at the intersection of Waters Place and Eastchester Road, the Bassett Avenue frontage, and the Marconi Street frontage of the subject site (see graphic at end of this section). Vehicular traffic constitutes a primary noise source at the monitoring locations.



Photograph 1: Bassett Avenue noise monitoring location



Photograph 2: Waters Place and Eastchester Road noise monitoring location



Photograph 3: Marconi Street noise monitoring location

Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Tuesday, November 10, 2015 at the Bassett Avenue monitoring location, and on Tuesday, June 21, 2016 at the Marconi Street and Waters Place monitoring location. On Tuesday, November 10, 2015 the weather was moist with periods of light rain showers, however there were no signs of puddling on the roads thus no significant impacts to noise from vehicular traffic were observed. On Tuesday, June 21, 2016 weather was dry. Wind speeds were moderate throughout the day during both monitoring dates. Neighboring properties were not a significant source of ambient noise. Traffic volumes and vehicle classification were documented during the noise monitoring. The sound meter was calibrated before and after each monitoring session.

Existing Conditions

Based on the noise measurements taken at the project site, the predominant source of noise at the site is commercial vehicular traffic. The volume of vehicular traffic, and its corresponding level of noise, is moderate to heavy on Bassett Avenue, and heavy on both Marconi Street and the intersection of Waters Place and Eastchester Road. Table Noise-2 contains the results for the measurements taken at the subject site.

Table Noise-2 (1 of 3): Noise Levels at Bassett Avenue

	Tuesday, November 10, 2015		
	8:22 – 9:23 am	12:02 - 1:05 pm	5:00 – 6:00 pm
Lmax	92.0	89.1	106.5
L5	68.6	69.2	69.6
L10	**66.0**	**67.3**	**67.1**
Leq	65.2	66.0	72.4
L50	61.1	62.1	62.0
L90	58.7	59.1	59.4
Lmin	56.3	57.2	57.0

Table Noise-2 (2 of 3): Noise Levels at Marconi Street

	Tuesday, June 21, 2016		
	8:45 – 9:05 am	12:01 – 12:21 pm	4:29 – 4:50 pm
Lmax	78.8	79.6	77.6
L5	72.5	70.5	71.0
L10	**71.3**	**69.2**	**69.9**
Leq	68.8	66.4	66.7
L50	68.2	65.3	65.3
L90	63.7	58.3	58.7
Lmin	55.9	53.9	54.9

Table Noise-2 (3 of 3): Noise Levels at intersection of Waters Place and Eastchester Road

	Tuesday, June 21, 2016		
	7:32 – 8:33 am	12:29 - 1:30 pm	4:54 – 5:55 pm
Lmax	86.9	84.5	91.9
L5	75.0	74.1	75.6
L10	**72.7**	**72.5**	**73.3**
Leq	69.8	68.9	70.9
L50	65.9	65.6	66.6
L90	61.8	60.9	62.1
Lmin	55.4	55.3	57.0

Table Noise-3(1 of 3): Traffic Volumes and Vehicle Classifications (20-minute counts for duration of each monitoring session)

Tuesday, 11-10-15	Bassett Avenue		
	AM	MD	PM
Car/Taxi	123	158	248
Van/Lt.	80	123	178
Medium Truck	4	2	0
Heavy Truck	7	6	5
Bus	0	0	0
Train	3	3	2

Table Noise-3 (2 of 3): Traffic Volumes and Vehicle Classifications (20-minute counts for duration of each monitoring session)

Tuesday, 06-21-16	Marconi Street		
	AM	MD	PM
Car/Taxi	263	197	271
Van/Lt.	239	144	246
Medium Truck	0	0	1
Heavy Truck	2	3	3
Bus	11	12	9
Plane	2	5	5

Table Noise-3 (3 of 3): Traffic Volumes and Vehicle Classifications (1 hour counts for duration of each monitoring session)

Tuesday, 06-21-16	Intersection of Waters Place and Eastchester Road		
	AM	MD	PM
Car/Taxi	826	843	863
Van/Lt.	779	768	790
Medium Truck	1	1	2

Heavy Truck	63	29	38
Bus	79	52	69
Train	2	0	3
Plane	3	12	5

Conclusions

The 2014 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L10 of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure, and an L10 of between 70 and 80 dB(A) is identified as marginally unacceptable.

The highest recorded L10 at the Bassett Avenue frontage of the subject property was 67.3 during the mid-day period. This reading would apply to the Applicant owned property at Block 4226, Lot 7502.

The highest recorded L10 at the Marconi Street frontage of the subject property was 71.3 during the morning period. This reading would apply to the Non-Applicant property at Block 4226, Lot 15.

The highest recorded L10 at the intersection of Waters Place and Eastchester Road 73.3 during the evening period. This reading would apply to the Non-Applicant properties at Block 4226, Lots 510/511, 8, and 9.

The 2014 *CEQR Technical Manual* Table 19-3 contains noise attenuation requirements to ensure acceptable indoor noise environment. Based on this table, no window-wall noise attenuation is warranted for the Bassett Avenue frontage of the proposed building on Projected Development Site 1, Block 4226, Lot 7502. However, based on the table, window-wall noise attenuation of 28 dB(A) will be required for the Marconi Street frontage of any future residential development on the Non-Applicant property on Projected Development Site 2, Block 4226, Lot 15. In addition, window-wall noise attenuation of 31 dB(A) will be required for the Waters Place frontage of any future residential development on the Non-Applicant properties on Projected Development Site 3, Block 4226, Lots 510/511, and Potential Development Sites 1 and 2, Block 4226, Lots 507 and 508/509. With this level of noise attenuation, the proposed project does not have the potential for adverse impacts related to noise.

Conclusions and Recommendations

To avoid any potential impacts associated with noise, the Proposed Actions will place an (E) designation (E-436) for noise on the following properties:

Projected Sites

Projected Development Site 2: Block 4226, Lot 15

The text of the (E) designation is as follows:

"In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning."

Projected Development Site 3: Block 4226, Lots 507, 508/509, and 510/511

The text of the (E) designation is as follows:

"In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning."

Potential Sites

Potential Development Site 1: Block 4226, Lot 507

The text of the (E) designation is as follows:

"In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning."

Potential Development Site 2: Block 4226, Lots 508 and 509

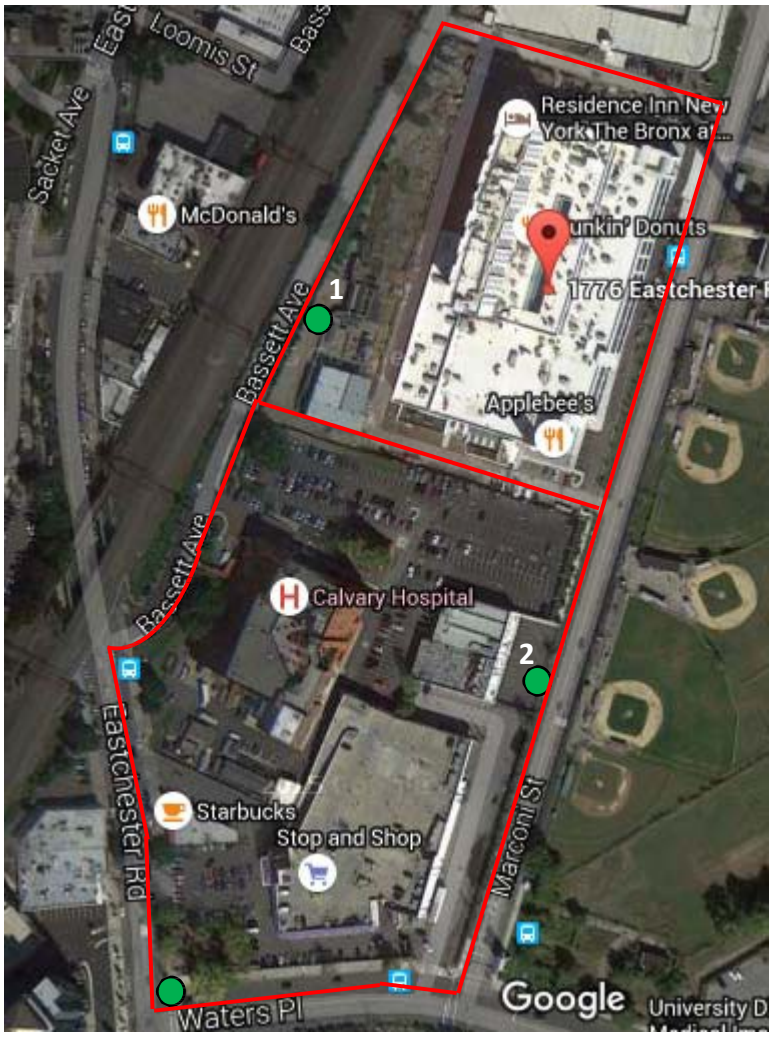
The text of the (E) designation is as follows:

"In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning."

The owner of the project site will record the above-referenced (E) designation related to noise with the Mayor's Office of Environmental Remediation (OER) prior to the City Planning Commission's approval of the Proposed Actions.

With the implementation of the (E) designation, no significant adverse impacts related to noise would occur.

Therefore, the Actions would not result in any potentially significant adverse stationary or mobile source noise impacts, and further assessment is not warranted.



Legend

Proposed rezoning

Noise Monitoring Location

Noise Monitoring Locations:

1.) Frontage of Bassett Avenue.
2.) Frontage of Marconi Street
3.) Corner of Waters Place and Eastchester Road

Site Plan

1776 Eastchester Road
(Block 4226 / Lot 7502)
Bronx, NY

equity environmental engineering

500 International Drive, Suite 150; Mount Olive, NJ 07828
973-527-7451 phone 973-858-0280 fax
www.equityenvironmental.com

22. CONSTRUCTION

A construction analysis would not be required for the Proposed Actions because construction on the Applicant owned Projected Development Site 1 would take approximately 18 months to complete and would not involve ground disturbance. The proposed development would be occurring on top of an existing garage building, which would not be considered to be a sensitive receptor, and where no new soils disturbance would occur. All exterior construction work would be completed within approximately 9 months with the remaining 9 months used for interior fit-out activities as shown on the attached Construction Schedule diagram.

The analysis assumes that two additional sites in the Rezoning Area would also be developed. It is not known when construction on the Non-Applicant owned sites would occur but it is assumed that it would occur following the completion of construction on the Applicant owned parcel. It is assumed that construction of Projected Development Site 2 would begin approximately 4 months after the completion of construction on Projected Development Site 1 while construction of Projected Development Site 3 would begin approximately 4 months after the completion of construction on Projected Development Site 2. As shown on the attached Construction Schedule diagram, it is assumed that construction of Projected Development Site 2 would occur over approximately 24 months with exterior construction activities, including demolition, foundation work, and construction of the superstructure, taking approximately 15 months to complete with an additional 9 months required for interior fit-out activities. It is assumed that construction of Projected Development Site 3 would occur over an approximately 18 month period with exterior construction activities, including demolition, foundation work, and construction of the superstructure, taking approximately 12 months to complete with an additional 6 months required for interior fit-out activities. It is assumed that any development of the two Potential Development Sites would occur much later than the three Projected Development Sites, if at all, and a construction analysis of these sites would therefore not be relevant.

A detailed construction analysis would not be required because although the total construction period of 63 months for all 3 Projected Development Sites would exceed the standard CEQR threshold period of 24 months, exterior construction activities would only occur over a period of 36 months and exterior construction activities would not overlap on any of the Projected Development Sites. Exterior construction activities would be broken up as follows:

- A 9 month exterior construction period on Projected Development Site 1 followed by a gap of 12 months when no exterior construction would occur before the start of exterior construction activities on Projected Development Site 2;

- A 15 month exterior construction period on Projected Development Site 2 followed by a gap of 12 months when no exterior construction would occur before the start of exterior construction activities on Projected Development Site 3; and

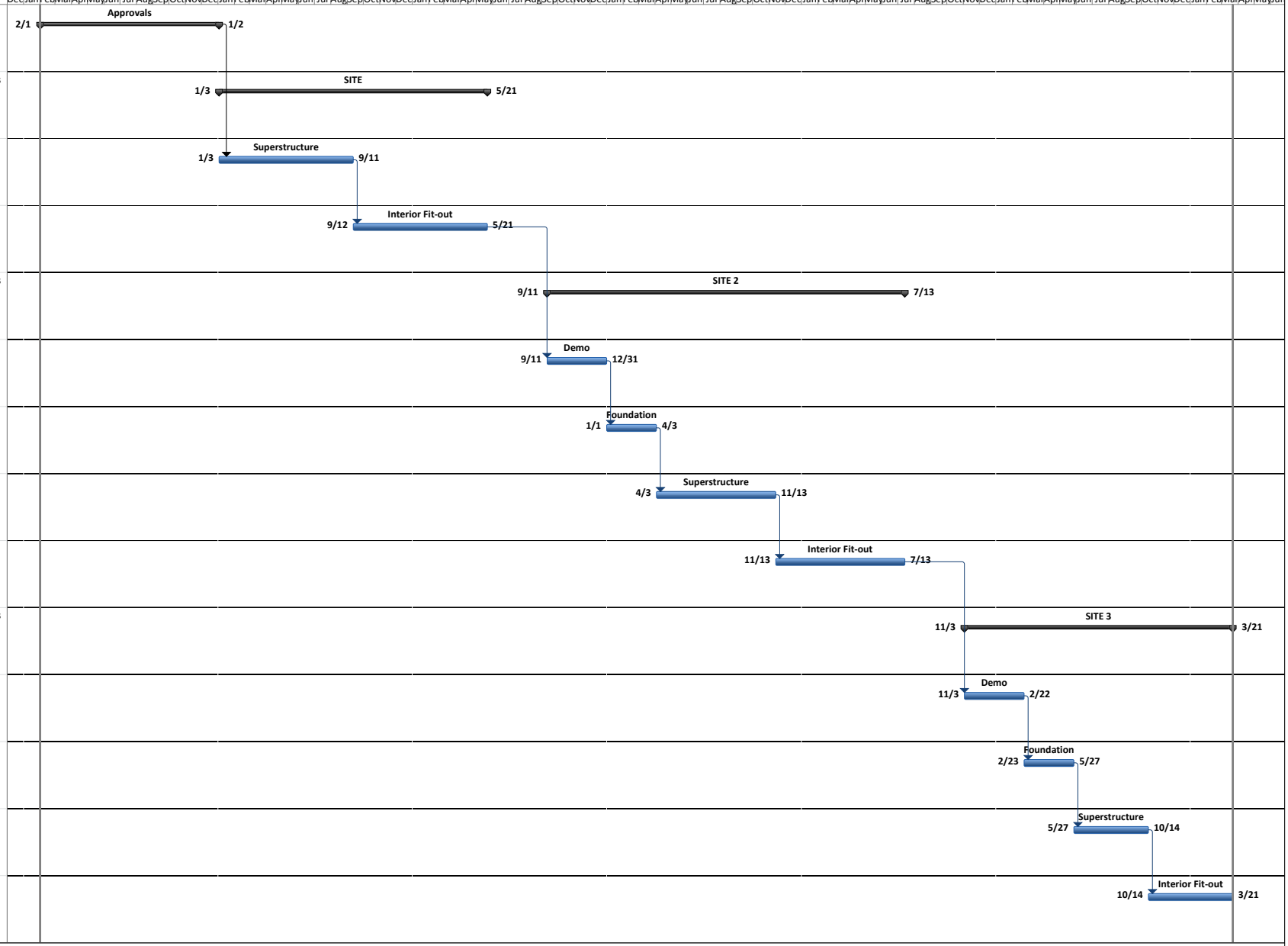
- A 12 month exterior period on Projected Development Site 3 which would be the end of all exterior construction periods on the Projected Development Sites.

Conclusion

On the basis of the above analysis, the Proposed Actions would not have any potentially significant adverse construction impacts, and further analysis would not be warranted.

1776 Eastchester Rd, BronxNY

ID	Task Name	Duration
1	Approvals	360 days
2	**SITE**	**540 days**
3	Superstructure	270 days
4	Interior Fit-out	270 days
5	**SITE 2**	**720 days**
6	Demo	120 days
7	Foundation	100 days
8	Superstructure	240 days
9	Interior Fit-out	260 days
10	**SITE 3**	**540 days**
11	Demo	120 days
12	Foundation	100 days
13	Superstructure	150 days
14	Interior Fit-out	170 days



NEWMAN DESIGN

Task	Summary	External Milestone	Inactive Summary	Manual Summary Rollup	Finish-only		
Split	Project Summary	Inactive Task	Manual Task	Manual Summary	Deadline		
Milestone	External Tasks	Inactive Milestone	Duration-only	Start-only	Progress		

2.01.17

APPENDIX

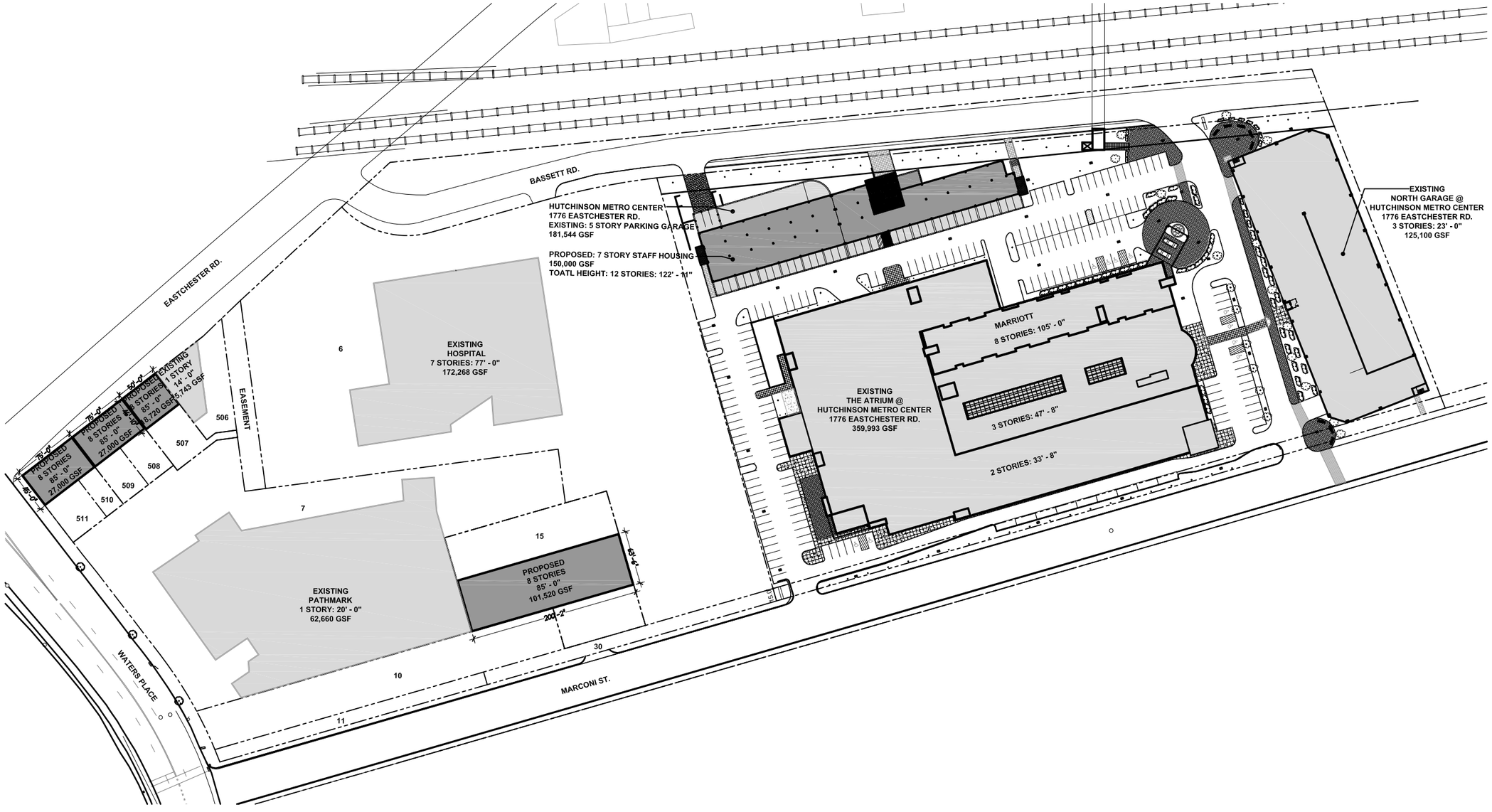
Architectural Plans

EASTCHESTER ROAD REZONING

BRONX, NEW YORK

DATE: 11-02-16
JOB#: 14-18

Images are for graphical purposes, and dimensions
are subject to normal construction deviation, not to scale.



0 64' 128' 256'

SCALE: 1/128" = 1'-0"

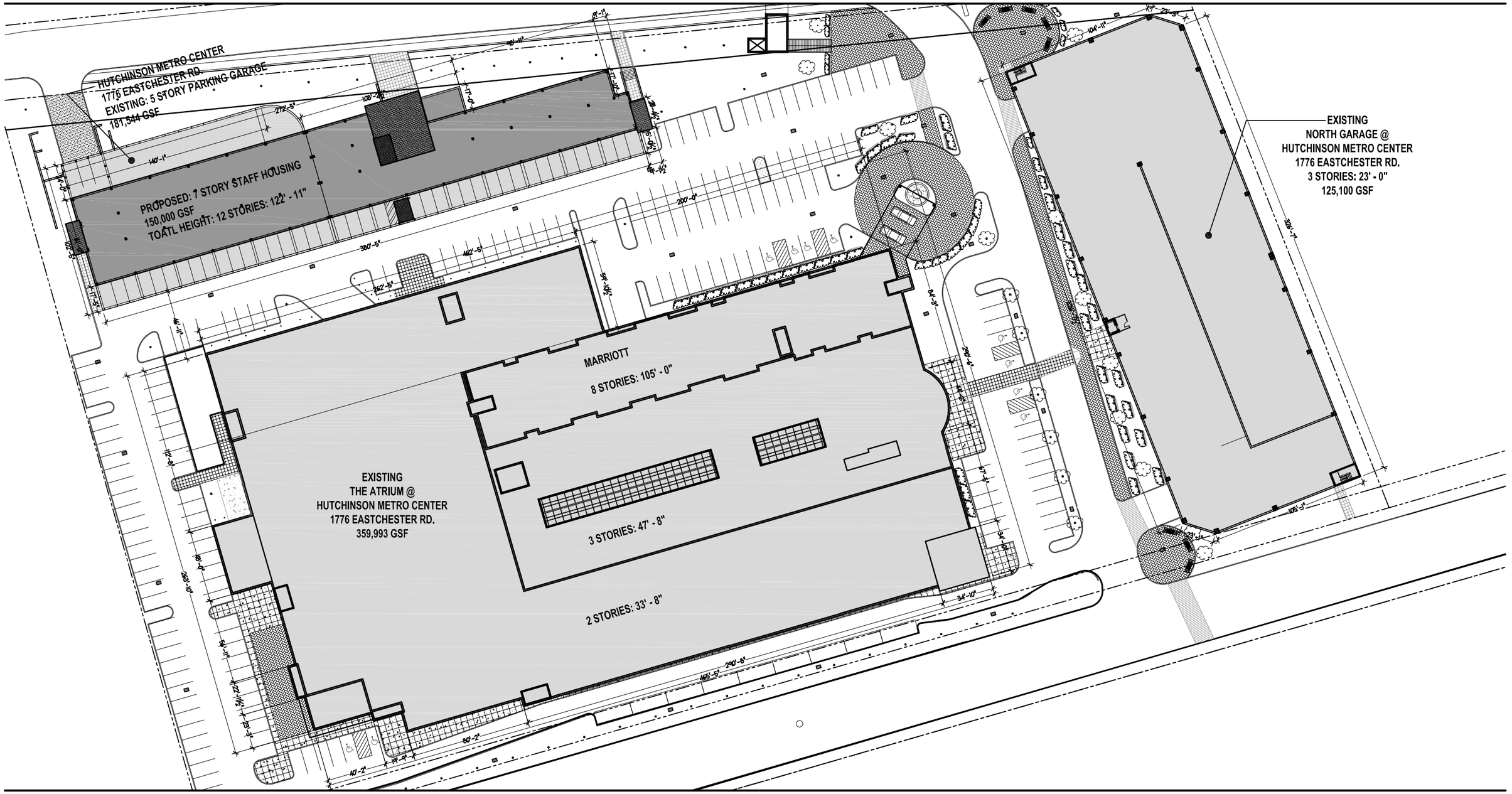
NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

EASTCHESTER ROAD REZONING

BRONX, NEW YORK

DATE: 11-02-16
JOB#: 14-18

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.



0 32' 64' 128'

SCALE: 1/64" = 1'-0"

PROJECTED DEVELOPMENT SITE 1 FOOT PRINT

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

EASTCHESTER ROAD REZONING

BRONX, NEW YORK

DATE: 11-02-16
JOB#: 14-18

Images are for graphical purposes, and dimensions
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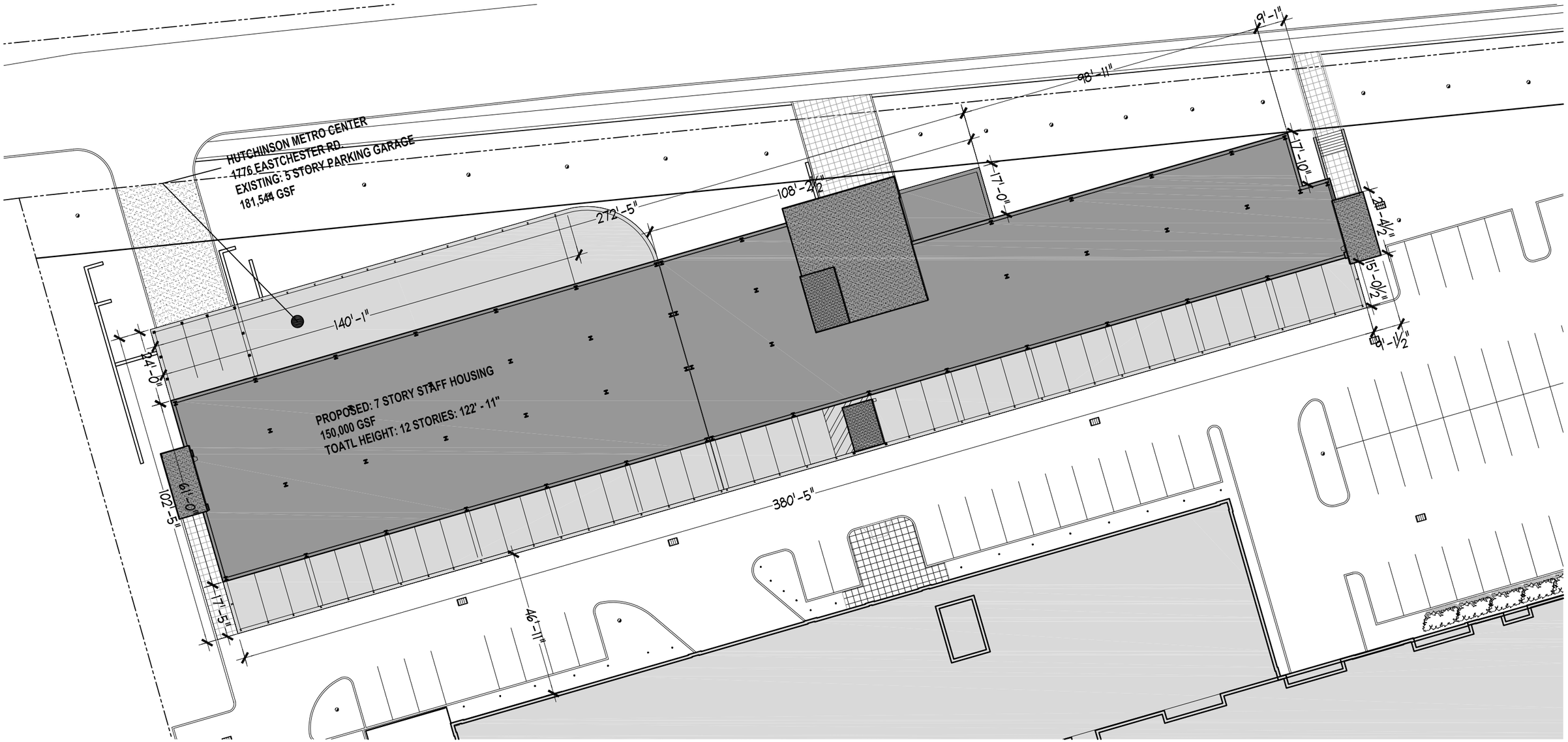

0 16' 32' 64'

SCALE: 1/32" = 1'-0"

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

EASTCHESTER ROAD REZONING

BRONX, NEW YORK

DATE: 11-02-16
JOB#: 14-18

Images are for graphical purposes, and dimensions
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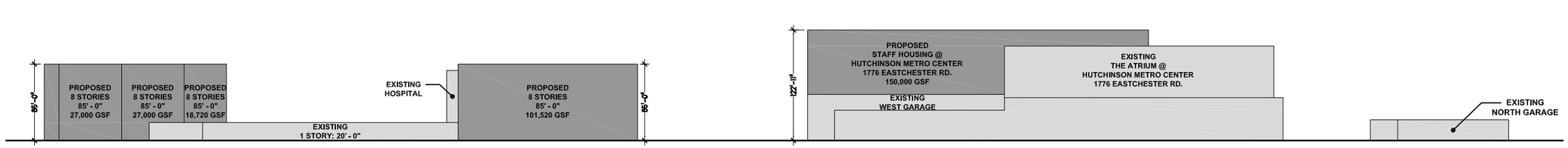


MARCONI STREET ELEVATION

0 64' 128' 256'

SCALE: 1/128" = 1'-0"

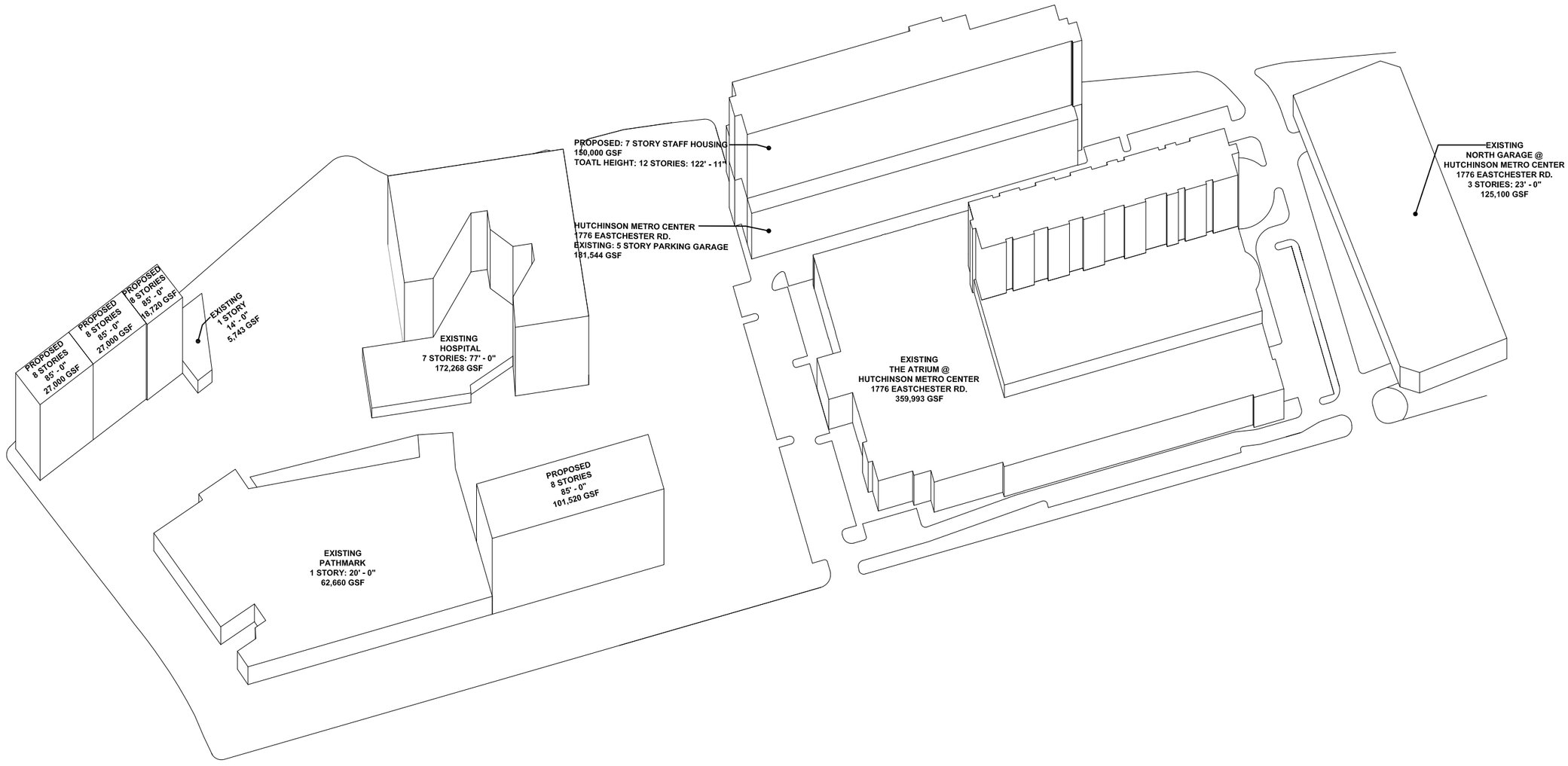
NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

EASTCHESTER ROAD REZONING

BRONX, NEW YORK

DATE: 11-02-16
JOB#: 14-18

Images are for graphical purposes, and dimensions
are subject to normal construction deviation, not to scale.



0 64' 128' 256'

SCALE: 1/128" = 1'-0"

NEWMAN DESIGN

ARCHITECTURE • URBAN PLANNING

210 West Rogues Path • Cold Spring Hills, NY 11743

ZONING
APPENDIX

Hutchinson Metro Center – Proposed Text Changes Language

May 30, 2017

DCP draft

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE VII
ADMINISTRATION

Chapter 4
Special Permits by the City Planning Commission

* * *

74-70
NON-PROFIT HOSPITAL STAFF DWELLINGS

The City Planning Commission may permit #non-profit hospital staff dwellings# in accordance with paragraph (a) of this Section, provided that the findings of paragraph (b) are met.

(a) The City Planning Commission may permit:

(1) ~~In~~ in all #Residence Districts#, or in C1, C2, C3, C4, C5, C6 or C7 Districts, ~~the City Planning Commission may permit~~ #non-profit hospital staff dwellings# located on a #zoning lot#, no portion of which is located more than 1,500 feet from the non-profit or voluntary hospital and related facilities~~, provided that the following findings are made:~~; or

(2) in C4-2 Districts without a letter suffix, in Community District 11 in the Borough of the Bronx, #non-profit hospital staff dwellings# located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities.

(b) To permit such #non-profit hospital staff dwellings#, the Commission shall find:

(1) ~~(a)~~ that the #bulk# of such #non-profit hospital staff dwelling# and the density of population housed on the site will not impair the essential character or the future use or development of the surrounding area; and

(2) ~~(b)~~ that the number of #accessory# off-street parking spaces provided for such #use# will be sufficient to prevent undue congestion of #streets# by such #use#.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

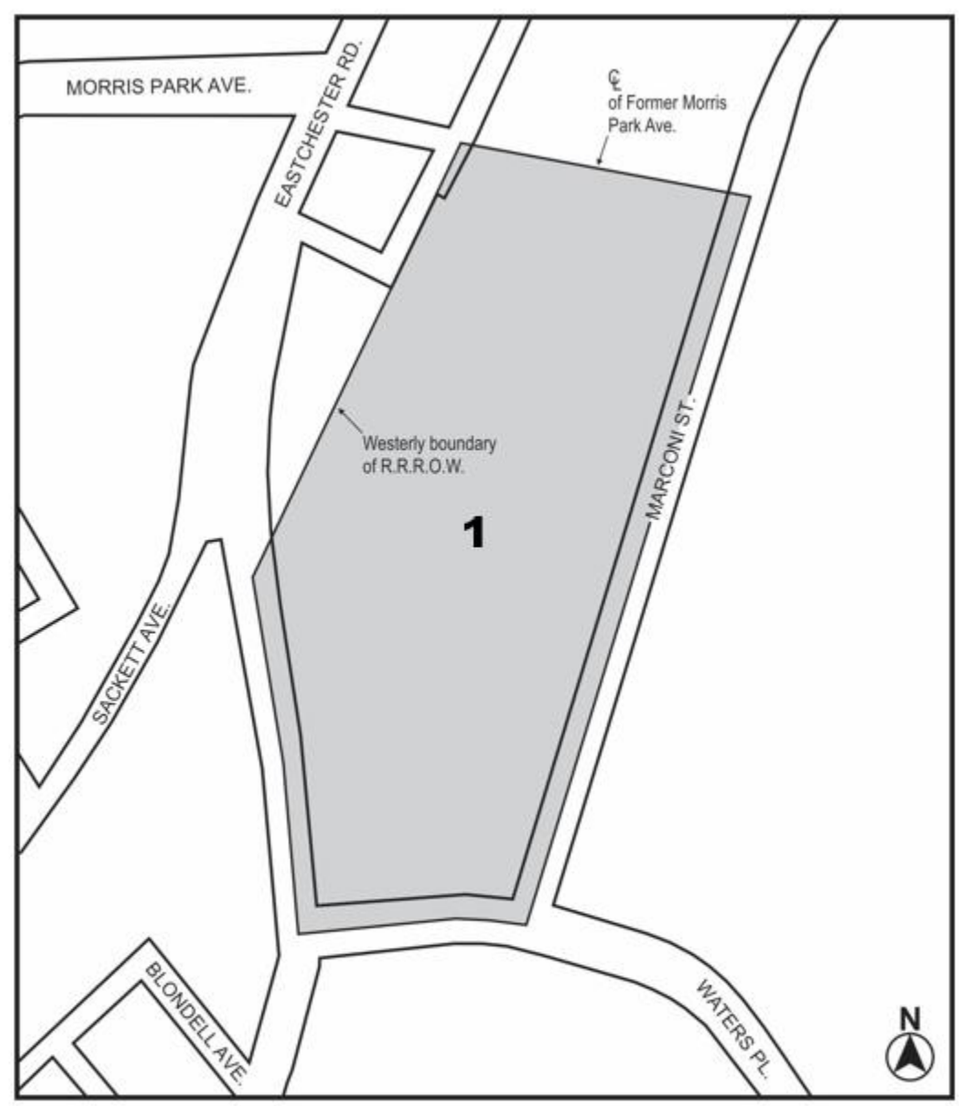
* * *

The Bronx Community District 11

In the C4-2 (R6 equivalent) and C4-2A (R6A equivalent) within the area shown on the following Map 1:

Map 1-[date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Area (MIHA) *see Section 23-154(d)(3)*

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 11, The Bronx

* * *

HISTORIC AND CULTURAL RESOURCES APPENDIX

NYC 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 / 77DCP195X
Project: 1776 EASTCHESTER REZONING
Date received: 1/4/2017

Properties with no Architectural or Archaeological significance:

1) ADDRESS: 1724 Eastchester Road, BBL: 2042260507
2) ADDRESS: Eastchester Road, BBL: 2042260508
3) ADDRESS: 1716 Eastchester Road, BBL: 2042260509
4) ADDRESS: 1776 Eastchester Road, BBL: 2042267502
5) ADDRESS: 34 Marconi Street, BBL: 2042260015
6) ADDRESS: 1712 Eastchester Road, BBL: 2042260510
7) ADDRESS: 1710 Eastchester Road, BBL: 2042260511

Gina Santucci 1/11/2017

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 32033_FSO_DNP_01112017.doc

AIR QUALITY APPENDIX

BLOCK	LOT	ADDRESS	INDUSTRIAL INSTALLATION NUMBERS
1776 Eastchester Road, Bronx, NY 10461			
4226	5	1502 BASSETT AVENUE	Cancelled
4209	64	1401 BASSETT AVENUE	No Record
4209	25	1950 EASTCHESTER ROAD	No Record
4209	55	1431 BASSETT AVENUE	No Record
4209	70	1320 MORRIS PARK AVENUE	No Record
4209	5	1870 EASTCHESTER ROAD	No Record
4226	418	1826 EASTCHESTER ROAD	Cancelled
4226	408	1816 EASTCHESTER ROAD	PB489603
4226	405	1812 EASTCHESTER ROAD	PA000893
4226	401	1790 EASTCHESTER ROAD	No Record
4085	96	1733 EASTCHESTER ROAD	Cancelled

THE CITY OF NEW YORK

NYC Environmental Protection

Emily Lloyd
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5107
Records Control (718) 595-3855

Rev. 05/2014

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

TRIENNIAL CERTIFICATE OF OPERATION
SPRAY BOOTH

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT

Application#	Date Inspected	Date Issued	Expiration Date	EP#	ER	Issued By
PA000893Z	08/19/2015	08/21/2015	08/24/2017	1	B	RR

Professional Engineer:

Owner:
EASTCHESTER AUTO BODY, INC.
1812 EASTCHESTER ROAD
BRONX, NY 10461

Premise Information:

Street Address	Name of Premise (if any)
1812 EASTCHESTER ROAD	-

Floor	Room No.	Borough	Zip Code	BIN	Block	Lot
1	-	Bronx	10461	-	-	-

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of a Certificate of Operation from one location to another or from one piece of equipment to another automatically revokes the Certificate. Section 24-135 NYC Air Pollution Code.

Description of Installation: USED

Spray Booth(s):	Quantity:	Hours / Day:	Days / Year:
ONE	1	8	250

Manufacturer:	Model:
ACCUDRAFT	FLOOR

Frontal Opening Height:	Frontal Opening Width:
10'	15'

Check Appropriate Items:

- [x] Filters
- [ ] Air Less
- [x] Air Atomizing
- [ ] Water Wash
- [ ] Automatic
- [ ] Electrostatic
- [x] Handgun
- [ ] Single Baffle
- [ ] Triple Baffle

Coating Material (i.e. Paint, etc.): PAINT

Maximum Gallons Per Hour:	Maximum Gallons Per 8 Hours:
0,05	0.40

Fan Manufacturer: UNKNOWN

Size & Model: 27" DIAM.

Operating Conditions:	CFM:	@ Temp. F:	H.P.:	RPM:
	12,500	100	7.5	1725

Special Conditions: **FILTER MUST BE REPLACED WHEN CLOGGED.**

RECERTIFICATION

Should significant new scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guideline concentrations must be established, it may be necessary to reduce emissions from this source(s) prior to the expiration of this Certificate of Operation.

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection NO later than ninety (90) days prior to its Expiration Date.

R. Radhakrishnan, P.E.
Director of Engineering / For the Commissioner

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

Scanned by CamScanner

NYC Environmental Protection

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL P
Bureau of Environmental Compli
59-17 Junction Boulevard, 9th Floor, Flushing, N
Records Control (718) 595-385

INDUSTRIAL PROC
FIELD INSPECTION R

(718) 828-4789 ESTABLISHED 19



EASTCHESTER AUTO BODY, INC
- TOWING -

18, 12

MIKE
TOM

1816 EASTCHESTER R
BRONX, NY 1046

Company Name: ~~GUN HILL COLLISION, INC.~~ EASTCHESTER AUTO BODY, INC

Installation: PA000893Z

Premise Information: 1812 EASTCHESTER ROAD (Street Address) ____ (Name of Premise (if any))

1		Bronx	10461			
Floor	Room No.	Borough	Zip Code	BIN	Block	Lot

Inspection:

Inspected by:	R R	Plant Representative:	THOMAS VERINI
Emission Point:	# 1	Receptor Distances:	Nuisance Possibility:

Equipment Description: SPRAY BOOTH

Agreement with filing

☑ Yes ☐ No Sketch: ____

Reason for Inspection:

☐ C.O. ☑ T.C.O. ☐ Complaint ☐ Survey

Conditions Observed:

- Accudraft Spray Booth
- There is no heating unit

Observed Emissions:

- PPG PAINT
- 0.25 GAL Paint / day

Comments:

- filtrance cleaned
- fan is working properly
- OK for TCO

Scanned by CamScanner

NYC Environmental Protection

Emily Lloyd
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor
Flushing, New York 11373
Records Control (718)595-3855

Michael Gleeson
Assistant Commissioner
Environmental Compliance

000672
525 Rec'd 7/27/2015

APPLICATION FOR CERTIFICATE OF OPERATION / TRIENNIAL RENEWAL - INDUSTRIAL PROCESS

Date:	Fee Paid:	Installation No.:	Expiration Date:
7-21-2015	525.00	PA 0008-932	

REQUEST TYPE: ☐ INSPECTION / ORIGINAL C.O.* ☒ INSPECTION / RENEWAL C.O. ☐ RENEWAL REGISTRATION

IS THIS A RE-INSPECTION? ☐ YES ☐ NO

INFORMATION OF PREMISE

STREET ADDRESS:	NAME OF PREMISE [IF ANY]:	FLOOR:	ROOM No.:
1812 EASTCHESTER ROAD	EASTCHESTER AUTO BODY INC	1	1
BOROUGH:	**ZIP CODE:**	**BIN:**	**BLOCK:** / **LOT:**
BRONX	10461	2047150	4226 / 405

INFORMATION OF APPLICANT

NAME OF APPLICANT / AGENT:	BUSINESS NAME:		
THOMAS VERINI	EASTCHESTER AUTO BODY INC.		
STREET ADDRESS:	**CITY / BOROUGH:**	**STATE:**	**ZIP CODE:**
1812-1816 EASTCHESTER ROAD	BRONX	NY	10461
E-MAIL ADDRESS:	**TELEPHONE:**	**CELL PHONE:**	**FAX:**
AMVERINI@AOL.COM	718-828-4789	—	347-621-3003

INFORMATION OF OWNER OF THE EQUIPMENT

NAME OF OWNER:	TELEPHONE:	CELL PHONE:	
EASTCHESTER AUTO BODY INC.	718-828-4789	—	
STREET ADDRESS:	**CITY / BOROUGH:**	**STATE:**	**ZIP CODE:**
1812-1816 EASTCHESTER ROAD	BRONX	NY	10461
E-MAIL ADDRESS:		**FAX:**	
AMVERNI@AOL.COM		347-621-3003	

I request a **Certificate of Operation / Renewal of Certificate of Operation / Renewal Registration** for the equipment which is the subject of the above referenced installation number and which has been inspected by the owner / owner's agent and is ready for inspection by the New York City, Department of Environmental Protection, Bureau of Environmental Compliance.

I am aware that if there is exposed friable asbestos in a damaged or deteriorated condition in the room / area where the equipment is located the inspection will not be completed and a Notice of Disapproval will be issued.

"I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief and that the equipment will be operated in accordance with the requirements of the Air Pollution Control Code, Chapter 1 of Title 24, New York City Administrative Code, and appropriate requirements of other agencies. I recognize that false statements are punishable as a misdemeanor pursuant to Sec 24-190 of the Air Pollution Control Code and Sec 210.45 of the Penal Law."

☐ Installer ☐ Professional Engineer ☒ Owner / Agent

THOMAS VERINI	EASTCHESTER AUTO BODY INC.	N/A
NAME	BUSINESS NAME	LICENSE NUMBER [IF APPLICABLE]
[signature]	7-21-2015	
SIGNATURE	DATE	

*ALL APPLICATIONS FOR ORIGINAL CERTIFICATE OF OPERATION MUST BE SIGNED BY LICENSED PROFESSIONAL

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

JUL 27 2015

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NYC Environmental Protection

Caswell F. Holloway
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5107
Records Control (718) 595-3855

Carter H. Strickland Jr.
Deputy Commissioner for Sustainability

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

Triennial Certificate of Operation
Spray Booth

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
This Certificate is NOT Valid Without Official Seal

Application#	Date Inspected:	Date Issued:	Expiration Date:	EP#:	ER:
PA000893Z	04/19/11	07/18/11	08/24/14	1	B

Professional Engineer:

Owner: GUN HILL COLLISION, INC.
1812 EASTCHESTER ROAD
BRONX , NY 10461

Premise Address: 1812 EASTCHESTER ROAD (Street Address) | 1 (Floor) | Bronx (Borough)

10461 (Zip Code) | (Block) | (Lot)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of a Certificate of Operation from one location to another or from one piece of equipment to another automatically revokes the Certificate. Section 24-135 NYC Air Pollution Code.

Description of Installation:

Spray Booth(s):	Quantity:	Used: Hours / Day:	Days / Year:
ONE	ONE	8	250

Manufacturer:	Model:
CUSTOM	FLOOR

Frontal Opening Height:	Frontal Opening Width:
10'	15'

Check Appropriate Items:

- [x] Filters
- [ ] Air Less
- [x] Air Atomizing
- [ ] Water Wash
- [ ] Automatic
- [ ] Electrostatic
- [x] Handgun
- [ ] Single Baffle
- [ ] Triple Baffle

Coating Material (i.e. Paint, etc.):	
PAINT	

Maximum Gallons Per Hour:	Maximum Gallons Per 8 Hours:
0.25	4.0

Fan Manufacturer:
UNKNOWN

Size & Model:
27" dia.

Operating Conditions:	CFM:	@ Temp. F:	H.P.:	RPM:
	12,500	100	7.5	1725

Special Conditions: FILTER MUST BE REPLACED WHEN CLOGGED.

RECERTIFICATION

Should significant new scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guideline concentrations must be established, it may be necessary to reduce emissions from this source(s) prior to the expiration of this Certificate of Operation.

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection NO later than ninety (90) days prior to its Expiration Date.

Raphael A. Hodge, P.E.
Director of Engineering / For the Commissioner

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

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THE CITY OF NEW YORK DEPARTMENT OF
Bureau of Environmental Co
59-17 Junction Boulevard, 9th Floor, Coron
Records Control (718) 595

Christopher O. Ward,
Commissioner

Gun Hill Collision, Inc.
QUALITY REPAIRS
RECOGNIZED BY ALL MAJOR INSURANCE COMPANIES
1812 EASTCHESTER ROAD
(Across From Einstein Hosp.)
BRONX, NY 10461
ERIC
(718) 823-7050
FAX: (718) 823-5471

INDUSTRIAL PROCESSES SECTION

FIELD INSPECTION REPORT

DATE:	5/18/05
PA / ~~PB~~ #	0008-93Z

1. COMPANY NAME: Gun Hill Collision, Inc.
2. ADDRESS: 1812 Eastchester Rd. BORO Bx FLR 1st
3. INSPECTED BY: M.T. PLANT REP:
4. EMISSION POINT: #1 RECEPTOR DISTANCES: NUISANCE/POSSIBILITY: ✓
5. EQUIPMENT DESCRIPTION: Auto Paint SPRay Booth
6. AGREEMENT WITH FILING? (YES) NO SKETCH:
7. REASON FOR INSPECTION: ☐ C.O. ☑ T.C.O. ☐ COMPLAINT ☐ SURVEY
8. CONDITIONS OBSERVED: Equipment Was in Operation ✓
9. OBSERVED EMISSIONS: None. No Emissions observed
10. COMMENTS: Filters Exhaust System Was Working Properly.
OK For T.O.
M.T.
05/18/05

($525 $250 = $275 Fee due)

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THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
JOEL A. MIELE, SR., P.E., Commissioner

ROBERT C. [illegible]
Deputy Commissioner
Bureau of Air Noise & Hazardous Materials

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
NOT VALID WITHOUT OFFICIAL SEAL

Application PA#:	0008-93Z
Date Inspected:	08/21/02
Date Issued:	
Expiration Date:	08/24/05

E.P.#:	1
E.R.:	C B
E.N.#:	-

SEP 09 2002

P.E.

OWNER
Gun Hill Collision, INC
1812 Eastchester Road.
Bronx, N.Y. 10461

DEP Premise Address: 1812 Eastchester Road. Flr.#: 1st Boro: Bronx.

TRIENNIAL CERTIFICATE OF OPERATION
(Spray Booth)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation ....from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation:
Spray Booth(s) (1) Used: 8.1 Hrs/Day 25A Days/Year
Mfr: Bryer Custom Model: Floor
Frontal Opening Height: 10'-0" Width: 15'-0"

Check Appropriate Items:

FILTERS	☑	WATERWASH	☐	HANDGUN	☑	AIRLESS	☐	AUTOMATIC	☐
SINGLE BAFFLE	☐	AIR AUTOMIZING:	☑	ELECTROSTATIC:	☐	TIRPLE BAFFLE	☐		

Coating Material (Paint etc..): Paint
Maximum Gallons Per Hour: .25 Maximum Gallons Per 8 Hours: 4.0
a) Fan Manufacturer: Unknown.
Size & Model: 27" diam.
b) Operating Conditions: CFM: 12,500 @ Temp. F: 100° H.P 7.5 RMP: N/A

SPECIAL CONDITION: FILTER TO BE REPLACED WHEN CLOGGED.

R A Hodge, P.E.
Raphael A. Hodge, P.E.,
Director of Engineering
For the Commissioner

RECERTIFICATION

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later than ninety (90) days prior to its Expiration Date.

AR 507

M.T.-E093
8/21/02

EMISSIONS FROM THIS SOURCE PRIOR TO THE EXPIRATION OF THIS CERTIFICATE OF OPERATION.

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Department of Environmental Protection
Bureau of Environmental Compliance
59-17 Junction Blvd.,9th Flr, Corona, NY 11368
Records Control
718 595-3855

Fee $ 250 Receipt No 47[illegible]

Christopher O. Ward
Commissioner

Robert C. Avaltroni
Deputy Commissioner

DEP AIR PERMITTING

2005 MAY 10 P 1:58

TRIENNIAL CERTIFICATE EXPIRATION NOTICE

Date: May 02, 2005

GUN HILL COLLISION INC.
1812 EASTCHESTER ROAD
BRONX, NY 10461

RE: Certificate to operate Industrial Processing equipment.
PAINT SPRAY DRYER:ONE 10'10"X15',CUSTOM
FLOOR MODEL,
E.R: C
ACFM: 1,250.00

Installation #: PA000893Z **Expiration Date :** 08/24/2005
Equipment located at: 1812 EASTCHESTER ROAD, BRONX 10461

INSTRUCTIONS: COMPLETE AND SIGN THIS RENEWAL APPLICATION FORM AND RETURN IT TO: NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, RECORDS CONTROL, 59-17 JUNCTION BLVD., 9th FLR, CORONA, N.Y. 11368. INCLUDE YOUR CHECK OR MONEY ORDER PAYABLE TO: NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION. FINAL FEE DETERMINATION WILL BE MADE BY D.E.P. FEES ARE NON-TRANSFERABLE. RENEW 90 DAYS PRIOR TO EXPIRATION DATE.
IF ALREADY RENEWED PLEASE DISREGARD THIS NOTICE

Superintendent, contractor or other authorized agent who can be contacted to schedule an inspection, provide access, and operate equipment to demonstrate compliance:

Eric Shepps — Superintendent/Authorized Agent Name
718 823-7050 — Telephone Number
1812 Eastchester Road Bx NY 10461 — Address of Superintendent/Authorized Agent (STREET, BORO, ZIP)
Apt.# or Flr.#

I REQUEST RENEWAL OF THE **CERTIFICATE** FOR THE EQUIPMENT WHICH IS THE SUBJECT OF THE ABOVE REFERENCED INSTALLATION NUMBER AND WHICH HAS BEEN INSPECTED BY THE OWNER/OWNER'S AGENT AND IS READY FOR INSPECTION BY THE BUREAU OF ENVIRONMENTAL COMPLIANCE.

I AM AWARE THAT IF THERE IS EXPOSED FRIABLE ASBESTOS IN A DAMAGED OR DETERIORATED CONDITION IN THE ROOM/AREA WHERE THE EQUIPMENT IS LOCATED THE INSPECTION WILL NOT BE COMPLETED AND A NOTICE OF DISAPPROVAL WILL BE ISSUED.

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED ON THIS FORM IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE EQUIPMENT WILL BE OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.Y.C. AIR POLLUTION CONTROL CODE AND ACKNOWLEDGE THAT ANY ALTERATION OF THE EQUIPMENT WILL BE DONE IN ACCORDANCE WITH THE N.Y.C. AIR POLLUTION CONTROL CODE AND APPROPRIATE REQUIREMENTS OF OTHER AGENCIES. I RECOGNIZE THAT FALSE STATEMENTS ARE PUNISHABLE AS A MISDEMEANOR PURSUANT TO SECTION 24-190 OF THE N.Y.C. AIR POLLUTION CONTROL CODE AND SECTION 210-45 OF THE PENAL LAW.
PLEASE MAKE ANY CORRECTIONS TO THE OWNER'S NAME AND ADDRESS IF NECESSARY.

COMPUTER ESTIMATED FEE IS : 250.00
SEE NOTE ABOVE REGARDING FINAL FEE DETERMINATION
IF ALREADY RENEWED PLEASE DISREGARD THIS NOTICE

Eric Shepps — OWNER/REPRESENTATIVE'S SIGNATURE
Pres — TITLE
5/5/05 — DATE

32 T/X: N
Printed on: 04/22/2005

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ENVIRONMENTAL PROTECTION SECTION

Field Inspection Report

Date: 8/21/02

PA#: BK5 - 933

BN#: —

Inspected Name: Jay Mar Quality Inc

Address: 512 Eastchester Road. Flr#: 1st Boro: BK

Inspected By: MT Plant Rep.: Eric Shepps

Equipment Description: Paint Spray / dryer Booth.

Agreement with Filing: Yes ___ No ___ Sketch:

Activities Observed: Equipment was in operation

Emission Point: #1 Receptor Distances: _____ Nuisance/Possibility: _____

Observed Emissions: None

Comments: Filters Exhaust system was O.K. Fan ICE.

M. T.
8/21/02

8/21/02
mp

AT Ives st.

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Joel A. Miele Sr., P.E.
Commissioner

Robert . Avaltroni
Deputy Commissioner

Department of Environmental Protection
Bureau of Environmental Compliance
59-17 Junction Blvd., Corona, NY 11368
Records Control
(718) 595-3855

407175

405900

2002 22 P 12:26

TRIENNIAL
CERTIFAICATE EXPIRATION NOTICE

Date: July 01, 2002

GUN HILL COLLISION INC.
1812 EASTCHESTER ROAD
BRONX, NY 10461

Application Fee is $4-70.00

RE: Certificate to operate Industrial Processing equipment.
PAINT SPRAY DRYER:ONE 10'10"X15',CUSTOM FLOOR MODEL,

Installation #: PA000893Z **Expiration Date :** 08/24/2002

Equipment located at: 1812 EASTCHESTER ROAD, BRONX 10461

INSTRUCTIONS: COMPLETE AND SIGN THIS RENEWAL APPLICATION FORM AND RETURN IT TO: NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, 9th FLR, RECORDS CONTROL, 59-17 JUNCTION BLVD., CORONA, N.Y. 11368. INCLUDE YOUR CHECK OR MONEY ORDER PAYABLE TO: NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION. FINAL FEE DETERMINATION WILL BE MADE BY D.E.P. FEES ARE NON-TRANSFERABLE. RENEW 90 DAYS PRIOR TO EXPIRATION DATE.

(If already renewed, please disregard this notice)

Superintendent, contractor or other authorized agent who can be contacted to schedule an inspection, provide access, and operate equipment to demonstrate compliance:

Superintendent/Authorized Agent Name ( ) Telephone Number

Address of Superintendent/Authorized Agent (STREET, BORO, ZIP) Apt.# or Flr.#

I REQUEST RENEWAL OF THE **CERTIFICATE** FOR THE EQUIPMENT WHICH IS THE SUBJECT OF THE ABOVE REFERENCED INSTALLATION NUMBER AND WHICH HAS BEEN INSPECTED BY THE OWNER/OWNER'S AGENT AND IS READY FOR INSPECTION BY THE BUREAU OF ENVIRONMENTAL COMPLIANCE.

I AM AWARE THAT IF THERE IS EXPOSED FRIABLE ASBESTOS IN A DAMAGED OR DETERIORATED CONDITION IN THE ROOM/AREA WHERE THE EQUIPMENT IS LOCATED THE INSPECTION WILL NOT BE COMPLETED AND A NOTICE OF DISAPPROVAL WILL BE ISSUED.

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED ON THIS FORM IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE EQUIPMENT WILL BE OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.Y.C. AIR POLLUTION CONTROL CODE AND ACKNOWLEDGE THAT ANY ALTERATION OF THE EQUIPMENT WILL BE DONE IN ACCORDANCE WITH THE N.Y.C. AIR POLLUTION CONTROL CODE AND APPROPRIATE REQUIREMENTS OF OTHER AGENCIES. I RECOGNIZE THAT FALSE STATEMENTS ARE PUNISHABLE AS A MISDEMEANOR PURSUANT TO SECTION 24-190 OF THE N.Y.C. AIR POLLUTION CONTROL CODE AND SECTION 210-45 OF THE PENAL LAW. **PLEASE MAKE ANY CORRECTIONS TO THE OWNER'S NAME AND ADDRESS IF NECESSARY.**

COMPUTER ESTIMATED FEE IS : 250.00
SEE NOTE ABOVE REGARDING FINAL FEE DETERMINATION
IF ALREADY RENEWED PLEASE DISREGARD THIS NOTICE

2002 22 P 12:26

Eric Shepps — pres — 7/15/02

OWNER/REPRESENTATIVE'S SIGNATURE TITLE DATE

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INSPECTION

The City of New York

DEPT. OF ENVIRONMENTAL PROTECTION
AIR RESOURCES
295 LAFAYETTE ST., NEW YORK, N.Y. 10012
BUREAU OF ENGINEERING
PROCESS EXHAUST OR VENTILATION SYSTEM
APPLICATION FOR CERTIFICATE OF OPERATION

LOCATION: I | FACILITY | EMISSION POINT

BLOCK | LOT | ZONING (By Applicant)

PLEASE PRINT OR TYPE

SECTION A

1. COMPANY NAME: Gun Hill Collision, Inc.

10. NAME OF P.E.: D. Friedlander

11. TELEPHONE: 698-7545

19. FACILITY NAME (IF DIFFERENT FROM COMPANY NAME)

2. NUMBER AND STREET ADDRESS: 1812 Eastchester Road

12. NUMBER AND STREET ADDRESS: 1091 Willowbrook Road

20. FACILITY LOCATION (NUMBER AND STREET ADDRESS)

3. TOWN OR BORO: Bronx | 4 STATE: NY | 5 ZIP: 10461

13. TOWN OR BORO: Staten Island | 14. STATE: NY | 15. ZIP: 10314

21. BORO | 22 ZIP

6. OWNER CLASSIFICATION
A. [X] COMMERCIAL C. [ ] UTILITY F. [ ] MUNICIPAL I. [ ] RESIDENTIAL
B. [ ] INDUSTRIAL D. [ ] FEDERAL G. [ ] EDUC INST. J. [ ] OTHER
E. [ ] STATE H. [ ] HOSPITAL

16. application includes:
A. [ ] NEW EQUIP'T C. [X] EXISTING EQUIP'T ONLY
B. [ ] MODIFICATION

23. BLDG. NAME OR NUMBER | 24. FLOOR NAME OR NUMBER

7. OWNER OR OFFICER'S NAME TITLE: Eric Shepps- Pres.

8. OWNER OR OFFICER'S SIGNATURE: Eric Shepps | 9. TELEPHONE: 823-7050

"I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Section 1408.2-15.25 of the NYC Air Pollution Control Code and Section 210.45 of the Penal Law."

LICENSED PROFESSIONAL ENGINEER DONALD FRIEDLANDER 046665 STATE OF NEW YORK

I hereby certify to the best of my knowledge and belief to the accuracy of the technical information contained in this application, plans and any supplementary data submitted.

PLACE SEAL ABOVE

17. NYS P.E. Lic. NO.: 46665

18. SIGNATURE OF PROFESSIONAL ENGINEER

WORK PERMIT WILL NOT BE ISSUED UNLESS:
(a) INSTALLER IS NAMED AND
(b) WORKMEN'S COMP. & DISABILITY ARE ON FILE WITH DAR

FINAL APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF OPERATION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

"I hereby certify that upon approval of this application, plans and any supplementary data, I will make the installation of and adjustments to the equipment and/or apparatus described herein."

Installer's Signature

Company Name of Installer: legalization | Installer's Name | Title

Company Address | Town or Boro | State | Zip

25. DATE APPLICATION RECEIVED: 1/1 | 26. IDENTIFICATION #

27. DATE APPLICATION REVIEWED: or 12 2 83 | 28. APPLICATION INCLUDES: A. [X] NEW EQUIP'T C. [ ] EXISTING EQUIP'T ONLY; B. [ ] MODIFICATION

ASSIGN NYC - DAR PREMISES I.D. NO. AND SOURCE EM. PT. NO. IN SECTION B

FEE: $_____ DATE OF RECEIPT _____ 19____

RECEIPT #_____ CASHIER_____

FOR AGENCY USE ONLY

29. LOCATION CODE	30. FACILITY ID NO.	31. U.T.M.(E)	32. U.T.M.(N)	33. SIC NUMBER

WORK PERMIT: 37. DATE ISSUED: 8 24 83 | 38. DATE EXPIRES: 8 24 83

40. CONDITIONS OF WORK PERMIT:
a) PROPOSED DEVIATION FROM APPROVED APPLICATION MUST BE BY FILING OF AMENDMENT, AND APPROVAL OF SAME.
b) STACK TEST REQUIRED YES [ ] NO [ ]
c) APPROVAL OF THIS APPLICATION DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE REQUIREMENT(S) FOR OTHER LICENCES OR PERMITS AS MAY BE REQUIRED BY OTHER GOVERNMENTAL AGENCIES AND DEPARTMENTS.

APPROVED FOR WORK PERMIT ONLY:

by R. E. Fruchtman P.E.
Head, Industrial Processes Division

by
Director of Engineering

C.O. APPROVAL
41. DATE ISSUED: / / | 42. EXPIRATION DATE: / /

EM No. /Yr.: 14941 83

Date / /

COPY TO NYS - DEC

SECTION B

43. SPRAY BOOTHS: (FURNISH DATA &/OR CHECK APPROPRIATE BOXES)

Mfr.	Model	Frontal opening: Height x Width	Baffles: Single	Baffles: Triple	Filters	Water wash
A.	B.	C. D.	E.	F.	G.	H.

Handgun	Automatic	Air atomizing	Airless	Electrostatic	Coating Mat'l.	O. Use Rate Max. Gals./Hr. / Hrs./Day	P. Odor Yes / No
I.	J.	K.	L.	M.	N.		

(CONTINUED ON OTHER SIDE)

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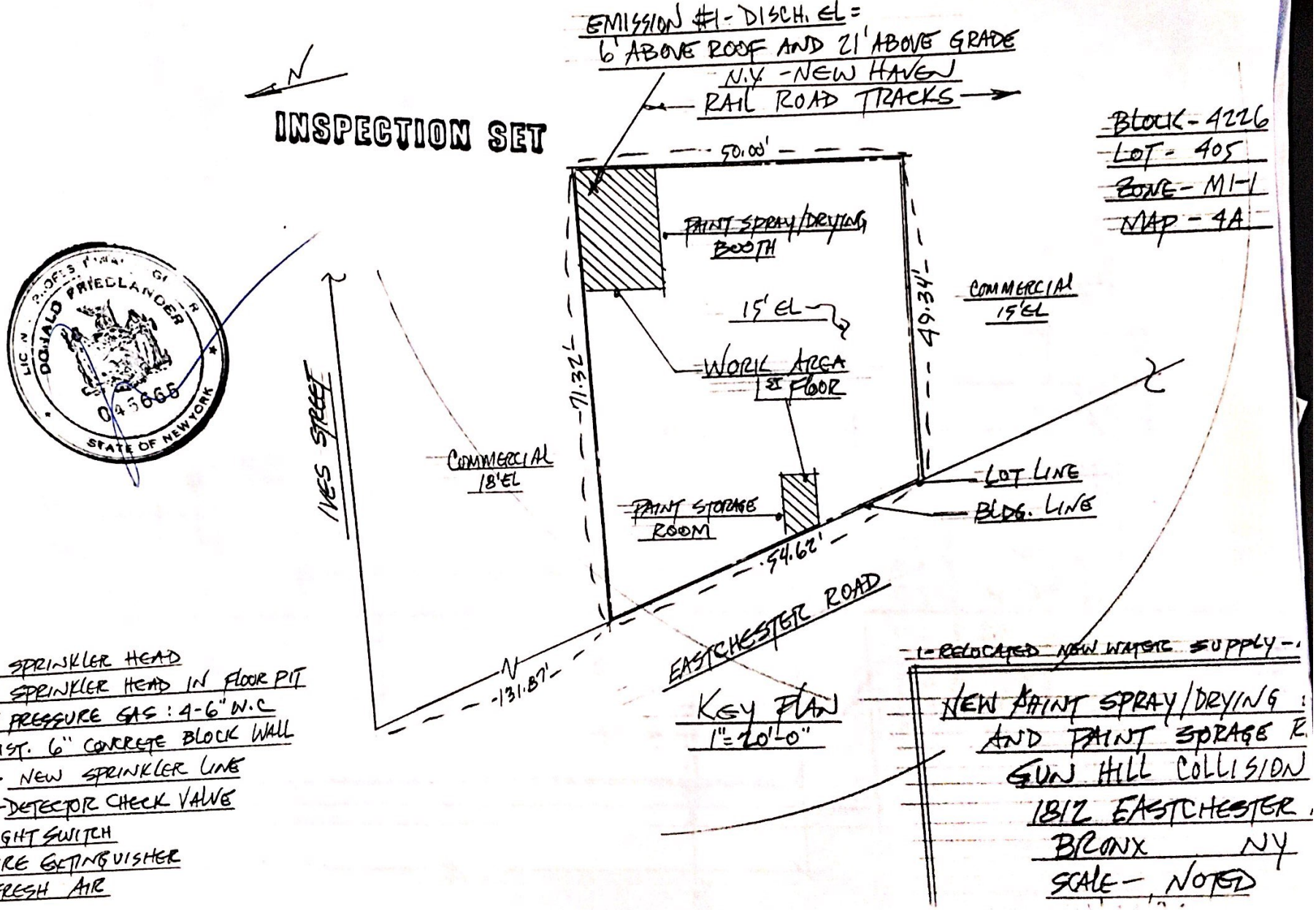
NO CHANGE IN USE, OCCUPANCY OR EGRESS PROPOSED UNDER THIS APPLICATION.



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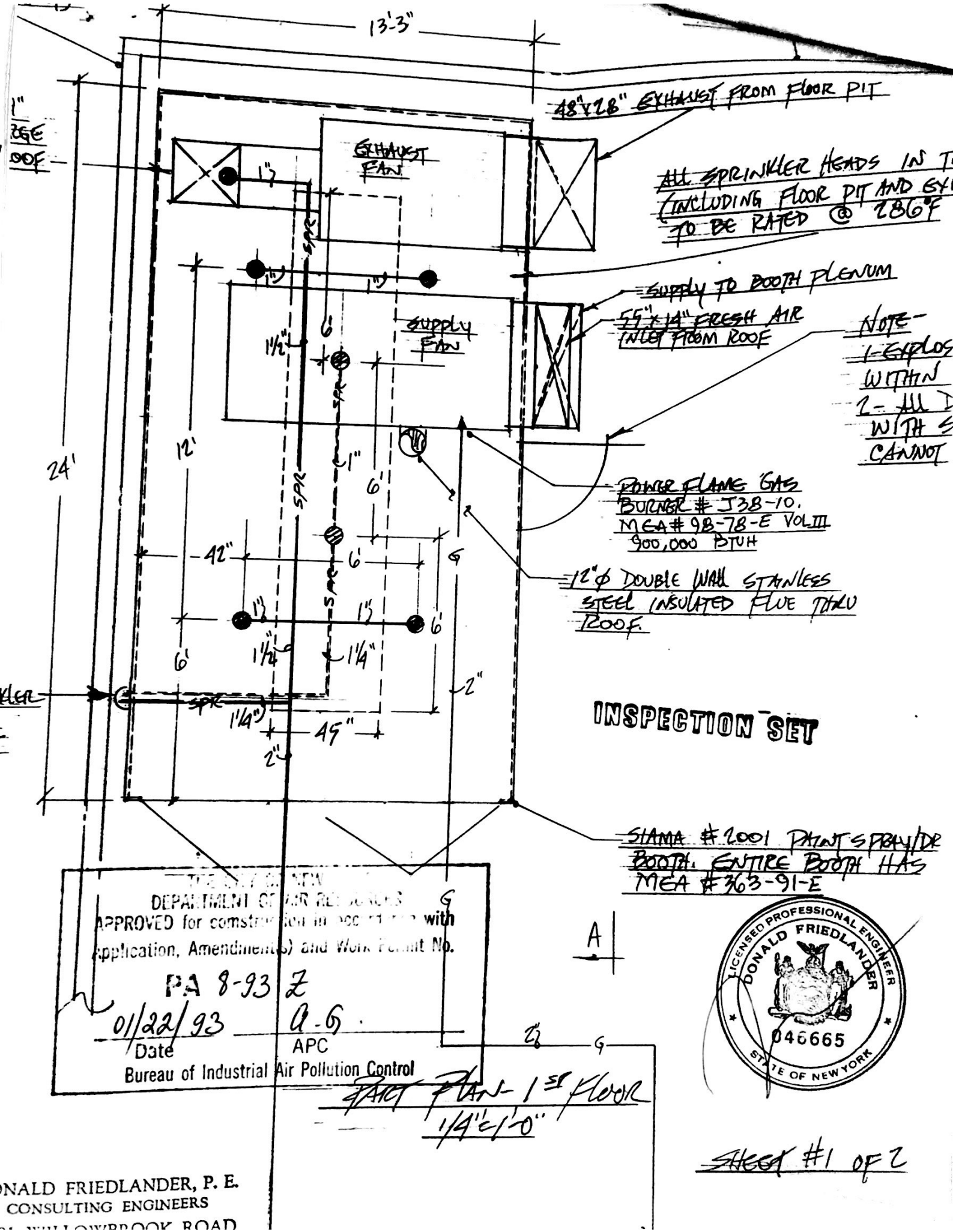

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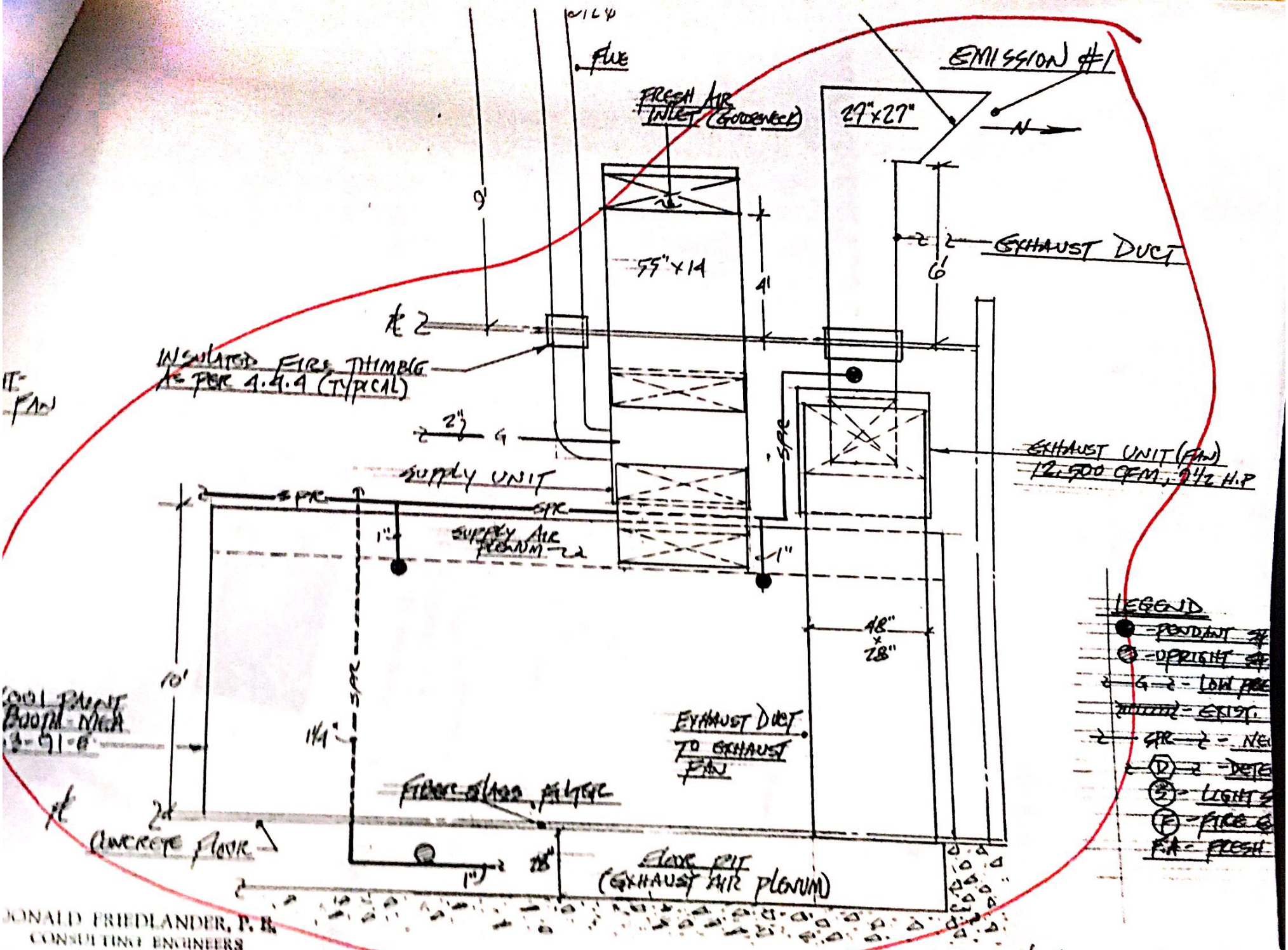

DONALD FRIEDLANDER, P. E.
CONSULTING ENGINEERS
1091 WILLOWBROOK ROAD
STATEN ISLAND, N. Y. 10314

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FIRE DEPARTMENT, CITY OF NEW YORK - BUREAU OF FIRE PREVENTION

[redacted]

[redacted]

FIRE DEPARTMENT, CITY OF NEW YORK [redacted] BUREAU OF FIRE PREVENTION

ACCOUNT NUMBER	TYPE	A.P.	D.O.	ADM. CO.	ISSUANCE DATE	PERMIT EXPIRES
02074961	10	F	07	E061	07/22/15	06/15

PREMISES ADDRESS	ACCOUNT NAME
COLLISION 1812 EASTCHESTER RD BRONX, NY 10461	EASTCHESTER AUTO

ITEM CODE	SUB CODE	QTY	DESCRIPTION	FLOOR NO	FEE
611	00	1	MOTOR VEHICLE REPAIR SHOP	1	PAID
347	00	1	USE O2/COMB GASES IN BLOWPIPE	1	PAID
373	00	1	A/C UP TO 3 UNITS	1	PAID
557	00	1	PAINTS/LACQ/VARN SELL 20-1000G	1	PAID
560	01	1	SPRAY/DIPPING OPERATIONS		PAID

PERMIT TYPE		
1	ANNUAL FEE	PAID

1=REGULAR
2=SUPPLEMENTAL
3=DUPLICATE

EASTCHESTER AUTO
1812 EASTCHESTER RD
BRONX NY 10461-2336

0207496102072015600678

MVRS,SPRAY, C-30 87108379X 9/19/16
G-35 60308962X 8/31/15
G-60 87103750X 09/17/16

BY ORDER OF THE COMMISSIONER

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

Scanned by CamScanner

AR398 Rev 02/11

NYC Environmental Protection

Caswell F. Holloway
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373
Records Control (718) 595-3855

Carter H. Strickland Jr.
Deputy Commissioner for Sustainability

Michael Gibbons
Assistant Commissioner
Environmental Compliance

NOTICE OF FEE DUE

Fee $1,050 Receipt No. 043868

P.B.E.C. Clerk

Date 04/22/2011

Installation # PA--8--93Z

P.E. / R.A. / Agent

Owner

GUN HILL COLLISION , INC.
1812 EASTCHESTER ROAD
BRONX , NY 10461

Premise Information:

1812 EASTCHESTER ROAD							
Street Address							Name of Premise (if any)
1		Bronx					
Floor	Room No.	Borough	Zip Code	BIN		Block	Lot

This is to notify you that there is a balance due on the above referenced application in the amount of
$ $1,050.00

Your Certificate, Registration, or Work Permit cannot be released until full payment is received. Please make your check or money order payable to the Department of Environmental Protection and send it, with this Notice, to the address above without delay. It is a violation of the Administrative Code of the City of New York, Title 24, to operate such equipment without a valid Certificate, Registration, or Work Permit.

Application Fee:	$1,050.00	Comments: From 8/24/08 To 08/24/14
Amount Paid:	$0.00	
Balance Owed:	$1,050.00	

AO/E044
Engineer Name / Number

INDUSTRIAL
Division

04-19-11
Date

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES please visit our website at www.nyc.gov/dep or call 311

Scanned by CamScanner

Mailed 5-20-11

NYC Environmental Protection

Caswell F. Holloway
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373
Records Control (718) 595–3855

AR368 Rev 02/11

Carter H. Strickland Jr.
Deputy Commissioner for Sustainability

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

NOTICE OF FEE DUE

Date 04/22/2011

Installation # PA--8--93Z

P.E. / R.A. / Agent

Owner

GUN HILL COLLISION , INC.
1812 EASTCHESTER ROAD
BRONX , NY 10461

Premise Information:

1812 EASTCHESTER ROAD (Street Address) | (Name of Premise (if any))

1 (Floor) | (Room No.) | Bronx (Borough) | (Zip Code) | (BIN) | (Block) | (Lot)

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$ $1,050.00

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Application Fee:	$1,050.00	Comments: From 8/24/08 To 08/24/14
Amount Paid:	$0.00	
Balance Owed:	$1,050.00	

AO/E044
Engineer Name / Number

INDUSTRIAL
Division

04-19-11
Date

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

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Bureau of Environmental Compliance
58-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 04/21/11
Time 7:06 AM

Facility No.: 2 [illegible]
Expires On: 08/24/2008

PA000893Z

Certificate to Operate
Active

Owner:

GUN HILL COLLISION INC.
1812 EASTCHESTER ROAD
BRONX NY 10461

Facility
GUN HILL COLLISION INC.
1812 EASTCHESTER ROAD
BRONX NY 10461

Last Fee Assessed:	$ 525.00	05/20/99
Last Pay Amount:	$ 275.00	06/21/05
Balance Due:	$ .00	

Floor: 1

DHARO
N.Y.S. lic. Adjuster
Gun Hill Collision, Inc.
Foreign and Domestic Collision Repair
Oven Baked Spray Painting
QUALITY REPAIRS • INSURANCE CLAIM CONSULTANT
RECOGNIZED BY ALL MAJOR INSURANCE COMPANIES
1812 EASTCHESTER ROAD
(1 Block From Einstein Hospital)
BRONX, NY 10461
ERIC
718-823-7050
FAX: 718-823-5471

BOOTH ONE (1) CUSTOM FLOOR MODEL,
/DAY UNKNOWN 27" DIAM. 12,500 C.F.M.
TOR.

r: 25 Fall: 25 Hours/Day: 8 Days/Year: 250

Inspected 4/19/11

08-24-08 To 8-24-14

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THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
Records Control (718) 595 - 3855

Christopher O. Ward, Commissioner

Robert C. Avallone, Deputy Commissioner

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Application PA#	0008-937
Date Inspected	05/18/05
Date Issued	05/18/05
Expiration Date	08/24/08

E.P.#:	1
E.R.:	B

P.E.

OWNER

Gun Hill Collision, Inc.
1812 Eastchester Rd.
Bronx, N.Y. 10461

DEP Premise Address: 1812 Eastchester Road Flr.#: 1 Boro: Bronx

TRIENNIAL CERTIFICATE OF OPERATION
(Spray Booth)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation ....from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation: Spray Booth(s) (1) Used: 8 Hrs/Day 250 Days/Year
Mfr. Custom Model: Floor
Frontal Opening Height: 10' Width: 15'
Check Appropriate Items: Filters: ✓ Water Wash: ____ Handgun: ✓ Air Less: ____
Automatic: ____ Single Baffle: ____ Air Atomizing: ✓ Electrostatic: ____
Triple Baffle: ____
Coating Material (Paint etc..): Paint
Maximum Gallons Per Hour: .25 Maximum Gallons Per 8 Hours: 4
1. a) Fan Manufacturer: Unknown
Size & Model: 27" diam.
2. b) Operating Conditions: CFM 12,500 @ Temp. F: 100° H.P. 7.5 RMP —

SPECIAL CONDITION: FILTER TO BE REPLACED WHEN CLOGGED.

Raphael A. Hodge, P.E.,
Director of Engineering
For the Commissioner

Installer

RECERTIFICATION

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later than ninety (90) days prior to its Expiration Date.

Should significant scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guideline concentrations must be established, it may be necessary to reduce emissions from this source (s) prior to the expiration of this Triennial Certificate of Operation

M.T.-E093

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THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
RECORDS CONTROL - (718) 595 - 3855

Christopher O. Ward, Commissioner

Robert C. Avaltroni, Deputy Commissioner

NOTICE OF FEE DUE

DEP AIR PERMITTING
2005 JUN 21 P 1:44

Date: 5/18/05

Installation No.: PA0008-93Z

P.E./AGENT	OWNER
	Gun Hill Collision, Inc.
	1812 Eastchester Rd.
	Bronx, N.Y. 10461

Premise Address: 1812 Eastchester Road. Bronx
Boro

This is to notify you that there is a balance due on the above referenced application in the amount of: $ 275.00.

Your Certificate, Registration, or Work Permit cannot be released until full payment is received. Please make your check or money order payable to the Department of Environmental Protection and send it, with this Notice, to the Records Control Section, 59-17 Junction Boulevard, 9th floor, Corona, New York 11368 without delay. It is a **VIOLATION** of the Administrative Code of the City of New York, Title 24, to operate such equipment without a valid Certificate.

APPLICATION FEE:	$ 525.00 (B Rated).
AMOUNT PAID:	$ 250.00
BALANCE OWED:	$ 275.00

M.T.-E093 — ENGINEER/NO.

Industrial — DIVISION

05/18/05 — DATE

Fee $ 275 Receipt No. 474049

B.E.C. Clerk

- FEE -

M/E 6/21/0

(REV. 8/02)

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Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
RECORDS CONTROL - (718) 595 - 3855

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
RECORDS CONTROL - (718) 595 - 3855

Christopher O. Ward,
Commissioner

Robert C. Avaltroni,
Deputy Commissioner

NOTICE OF FEE DUE

Date: 5/18/05

Installation No.: PA0008-93Z

P.E./AGENT	OWNER
	Gun Hill Collision, Inc.
	1812 Eastchester Rd.
	Bronx, N.Y. 10461

Premise Address: 1812 Eastchester Road. BRONX
Boro

This is to notify you that there is a balance due on the above referenced application in the amount of: $ 275.00.

Your Certificate, Registration, or Work Permit cannot be released until full payment is received. Please make your check or money order payable to the Department of Environmental Protection and send it, with this Notice, to the Records Control Section, 59-17 Junction Boulevard, 9th floor, Corona, New York 11368 without delay. It is a **VIOLATION** of the Administrative Code of the City of New York, Title 24, to operate such equipment without a valid Certificate.

APPLICATION FEE:	$ 525.00 (B Rated).
AMOUNT PAID:	$ 250.00
BALANCE OWED:	$ 275.00

J.T.-E093	Industrial	05/18/05
ENGINEER/NO.	DIVISION	DATE

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NYC Environmental Protection

Carter H. Strickland Jr.
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5107
Records Control (718) 595-3555

Rev 04/12

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

TRIENNIAL CERTIFICATE OF OPERATION
SPRAY BOOTH

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT

Application#	Date Inspected:	Date Issued:	Expiration Date:	EP# :	ER :
PB4896-03P	01/16/2014	01/16/2014	04/04/2017	1	B

Professional Engineer:

Owner:
EASTCHESTER AUTO BODY, INC.
1816 EASTCHESTER ROAD
BRONX, NY 10461

Premise Information:

Street Address	Name of Premise (if any)	Floor	Room No.	Borough	Zip Code	BIN	Block	Lot
1816 EASTCHESTER ROAD	-	1st	-	Bronx	10461	-	4226	408

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of a Certificate of Operation from one location to another or from one piece of equipment to another automatically revokes the Certificate. Section 24-135 NYC Air Pollution Code.

Description of Installation:

USED

Spray Booth(s): ONE	Quantity: 1	Hours / Day: 3.0	Days / Year: 300
Manufacturer: DEVILBISS		Model: FLOOR	
Frontal Opening Height:		Frontal Opening Width:	

Check Appropriate Items:

- [X] Filters
- [ ] Air Less
- [X] Air Atomizing
- [ ] Water Wash
- [ ] Automatic
- [ ] Electrostatic
- [X] Handgun
- [ ] Single Baffle
- [ ] Triple Baffle

Coating Material (i.e. Paint, etc.): PAINT				
Maximum Gallons Per Hour: 0.25		Maximum Gallons Per 8 Hours: 0.75		
Fan Manufacturer: DEVILLBISS				
Size & Model: 33"DIA., TUBEAXIAL, MODEL #JJ4212				
Operating Conditions:	CFM: 10,000	@ Temp. F : 70	H.P.: 3.0	RPM: 1725

Special Conditions: **FILTER MUST BE REPLACED WHEN CLOGGED.**

RECERTIFICATION

Should significant new scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guideline concentrations must be established, it may be necessary to reduce emissions from this source(s) prior to the expiration of this Certificate of Operation.

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection NO later than ninety (90) days prior to its Expiration Date.

R. Radhakrishnan, P.E.
Director of Engineering / For the Commissioner

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

M.T.-E093

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...ureau of Environmental Compliance
...n Boulevard, 9th Floor, Flushing, New York 11373

NYC Environmental Protection

Carter H. Strickland Jr.
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5107
Records Control (718) 595-3855

Rev. 04/12

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

TRIENNIAL CERTIFICATE OF OPERATION
SPRAY BOOTH

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT

Application#	Date Inspected:	Date Issued:	Expiration Date:	EP#:	ER:
PB4896-03P	01/16/2014	01/16/2014	04/04/2017	1	B

Professional Engineer:

Owner:
EASTCHESTER AUTO BODY, INC.
1816 EASTCHESTER ROAD
BRONX, NY 10461

Premise Information:

Street Address	Name of Premise (if any)	Floor	Room No.	Borough	Zip Code	BIN	Block	Lot
1816 EASTCHESTER ROAD	-	1st	-	Bronx	10461	-	4226	408

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of a Certificate of Operation from one location to another or from one piece of equipment to another automatically revokes the Certificate. Section 24-135 NYC Air Pollution Code.

Description of Installation:

Spray Booth(s):	Quantity:	Hours / Day:	Days / Year:
ONE	1	3.0	300 (USED)

Manufacturer:	Model:
DEVILBISS	FLOOR

Frontal Opening Height:	Frontal Opening Width:

Check Appropriate Items:

- [x] Filters
- [ ] Air Less
- [x] Air Atomizing
- [ ] Water Wash
- [ ] Automatic
- [ ] Electrostatic
- [x] Handgun
- [ ] Single Baffle
- [ ] Triple Baffle

Coating Material (i.e. Paint, etc.):	Maximum Gallons Per 8 Hours:
PAINT	0.75

Maximum Gallons Per Hour:	Fan Manufacturer:
0.25	DEVILLBISS

Size & Model:	RPM:
33"DIA., TUBEAXIAL, MODEL #JJ4212	1725

Operating Conditions:	CFM:	@ Temp. F:	H.P.:
	10,000	70	3.0

Special Conditions: **FILTER MUST BE REPLACED WHEN CLOGGED.**

RECERTIFICATION

Should significant new scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guideline concentrations must be established, it may be necessary to reduce emissions from this source(s) prior to the expiration of this Certificate of Operation.

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection NO later than ninety (90) days prior to its Expiration Date.

R. Radhakrishnan, P.E.
Director of Engineering / For the Commissioner

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

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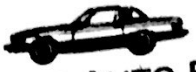
Rev. 02/11

8) 828-4789

ESTABLISHED 1945



EASTCHESTER AUTO BODY, INC.
- TOWING -

1816 EASTCHESTER ROAD
BRONX, NY 10461

THE CITY OF NEW YORK
ENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
n Boulevard, 9th Floor, Flushing, New York 11373
Records Control (718) 595-3855

STRIAL PROCESSES INSPECTION REPORT

Date: 1/16/14

Installation: PB 4896-03P

Company Name: Eastchester Auto Body, Inc.

Premise Information: 1816 Eastchester ~~Road~~ Road.
Street Address | Name of Premise (if any)

Floor	Room No.	Borough	Zip Code	BIN	Block	Lot
1	-	BX	10461	-		

Inspection:

Inspected by:	M.T. - E093	Plant Representative:	
Emission Point:	1	Receptor Distances:	Nuisance Possibility:

Equipment Description: Auto Paint Spray Booth.

Agreement with filing
☑ Yes ☐ No Sketch:

Reason for Inspection:
☐ C.O. ☑ T.C.O. ☐ Complaint ☐ Survey

Conditions Observed: Spray Booth was in Working Process painting RF Left Side of the Car, using 1" GenRock" Paint MFGR. General Co.

Observed Emissions: Emission Thru 6' Stack over Roof.

Comments: Filter Exhaust System Was Working with Proper Suctions.

O.K. For TCO
M.T.
1/16/14

*Paint Spraying 3 HRS/day

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

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Material Safety Data Sheet
acc. to ISO/DIS 11014

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5107
Records Control (718) 595-3855

Rev. 10/10

...ironmental Protection

Caswell F. Holloway
Commissioner

Carter H. Strickland Jr.
Deputy Commissioner for Sustainability

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

Triennial Certificate of Operation
Spray Booth

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
This Certificate is **NOT** Valid Without Official Seal

Application#	Date Inspected:	Date Issued:	Expiration Date:	EP# :	ER :
PB489603P	04/19/11		04/04/14	1	B

Professional Engineer:

Owner:
EASTCHESTER AUTO BODY , INC.
1816 EASTCHESTER ROAD
BRONX , NY 10461

Premise Address: 1816 EASTCHESTER ROAD (Street Address) | 1 (Floor) | Bronx (Borough)
10461 (Zip Code) | (Block) | (Lot)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of a Certificate of Operation from one location to another or from one piece of equipment to another automatically revokes the Certificate. Section 24-135 NYC Air Pollution Code.

Description of Installation:

Spray Booth(s):	Quantity:	Used: Hours / Day:	Days / Year:
ONE	ONE	1	200
Manufacturer: DeVILBISS		Model: FLOOR	
Frontal Opening Height: 8' 2"		Frontal Opening Width: 14' 6"	

Check Appropriate Items:

- [x] Filters
- [ ] Air Less
- [x] Air Atomizing
- [ ] Water Wash
- [ ] Automatic
- [ ] Electrostatic
- [x] Handgun
- [ ] Single Baffle
- [ ] Triple Baffle

Coating Material (i.e. Paint, etc.): PAINT				
Maximum Gallons Per Hour: 0.25		Maximum Gallons Per 8 Hours: 0.25		
Fan Manufacturer: INTEGRAL FAN (DeVILBISS)				
Size & Model: 33" dia. , Tubeaxial , Model #JJ4212				
Operating Conditions:	CFM: 10,000	@ Temp. F : 70	H.P.: 3	RPM: 1725

Special Conditions: FILTER MUST BE REPLACED WHEN CLOGGED.

RECERTIFICATION

Should significant new scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guideline concentrations must be established, it may be necessary to reduce emissions from this source(s) prior to the expiration of this Certificate of Operation.

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection NO later than ninety (90) days prior to its Expiration Date.

Raphael A. Hodge, P.E.
Director of Engineering / For the Commissioner

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

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aterial Safety Data Sheet
acc. to ISO/DIS 11014

Reviewed on 05/03/2012

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor
Flushing, New York 11373-5108
Records Control (718) 595-3855

525

TRIENNIAL CERTIFICATE EXPIRATION NOTICE

December, 2013

MICHAEL VERINI
2305 VANCE ST.
BRONX, NY 10469

Fee $ 525 Receipt # 33310
B.E.C. Clerk

RE: Certificate to operate Industrial Processing Equipment,
E.R.:
ACFM:

INSTALLATION #: PB489603P

EXPIRATION DATE: 4/4/2014

EQUIPMENT LOCATED AT: 1816 EASTCHESTER ROAD

COMPLETE AND SIGN THIS RENEWAL APPLICATION FORM AND RETURN IT TO:

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 JUNCTION BOULEVARD
RECORDS CONTROL, 9TH FLOOR
FLUSHING, NY 11373-5108.

INCLUDE YOUR CHECK OR MONEY ORDER PAYABLE TO NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION. RENEW 90 DAYS PRIOR TO EXPIRATION DATE.

PLEASE PROVIDE NAME, ADDRESS AND TELEPHONE NUMBER OF SUPERINTENDENT, CONTRACTOR OR OTHER AUTHORIZED AGENT WHO CAN BE CONTACTED TO SCHEDULE AN INSPECTION, PROVIDE ACCESS AND OPERATE EQUIPMENT TO DEMONSTRATE COMPLIANCE.

Thomas Verini — SUPERINTENDENT / CONTRACTOR / AGENT
(718) 828-4789 — TELEPHONE NUMBER
1816 Eastchester Rd — STREET ADDRESS
APT. NO.
Bronx — CITY
NY — STATE
10461 — ZIP
(347) 621-3003 — FAX NUMBER
AmVerini@Aol.com — E-MAIL ADDRESS

I REQUEST RENEWAL OF THE CERTIFICATE FOR THE EQUIPMENT WHICH IS THE SUBJECT OF THE ABOVE REFERENCED INSTALLATION NUMBER AND WHICH HAS BEEN INSPECTED BY THE OWNER/OWNER'S AGENT AND IS READY FOR INSPECTION BY THE BUREAU OF ENVIRONMENTAL COMPLIANCE.

I AM AWARE THAT IF THERE IS EXPOSED FRIABLE ASBESTOS IN A DAMAGED OR DETERIORATED CONDITION IN THE ROOM/AREA WHERE THE EQUIPMENT IS LOCATED, THE INSPECTION WILL NOT BE COMPLETED AND A NOTICE OF DISAPPROVAL WILL BE ISSUED.

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED ON THIS FORM IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE EQUIPMENT WILL BE OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYC AIR POLLUTION CONTROL CODE AND ACKNOWLEDGE THAT ANY ALTERATION OF THE EQUIPMENT WILL BE DONE IN ACCORDANCE WITH THE NYC AIR POLLUTION CONTROL CODE AND APPROPRIATE REQUIREMENTS OF OTHER AGENCIES. I RECOGNIZE THAT FALSE STATEMENTS ARE PUNISHABLE AS A MISDEMEANOR PURSUANT TO SECTION 24-190 OF THE NYC AIR POLLUTION CONTROL CODE AND SECTION 210-45 OF THE PENAL LAW.

PLEASE MAKE ANY CORRECTIONS TO THE OWNER'S NAME AND ADDRESS IF NECESSARY.

DEP COMPUTER ESTIMATED FEE IS: $525.00.
FINAL DEP FEE DETERMINATION WILL BE MADE BY DEP. FEES ARE NON-TRANSFERABLE.

Thomas Verini — OWNER/REPRESENTATIVE'S SIGNATURE
President — TITLE
12/26/13 — DATE

IF ALREADY RENEWED, PLEASE DISREGARD THIS LETTER

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ESTABLISHED 1945

CHESTER AUTO BODY, INC.
- TOWING -

MIKE
TOM

1816 EASTCHESTER ROAD
BRONX, NY 10461

THE CITY OF NEW YORK
T OF ENVIRONMENTAL PROTECTION
u of Environmental Compliance
ard, 9th Floor, Flushing, New York 11373-5108
ords Control (718) 595-3855

STRIAL PROCESSES SECTION

ELD INSPECTION REPORT

Robert C. Aveltroni,
Deputy Commissioner

4/19/11

DATE:	2/20/08
~~PA~~ PB #	4896-03P

1. COMPANY NAME: Eastchester Road.
2. ADDRESS: 1816 Eastchester Road. BORO BX FLR 1
3. INSPECTED BY: M.T. PLANT REP: Thomas Verini
4. EMISSION POINT: 1 RECEPTOR DISTANCES: NUISANCE/POSSIBILITY:
5. EQUIPMENT DESCRIPTION: Auto Paint spray Booth. ✓
6. AGREEMENT WITH FILING? YES NO SKETCH:
7. REASON FOR INSPECTION: ☐ C.O. ☑ T.C.O. ☐ COMPLAINT ☐ SURVEY
8. CONDITIONS OBSERVED: Equipment Was in Operation ✓
Holes in the spray
9. OBSERVED EMISSIONS: None.
10. COMMENTS: Filters Exhaust System Was Working Properly. ✓
524 O.K. For TCO.
M.T.
02/20/08

AT Invest st.

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...ard, 9th Floor, Flushing, New York 11373 ...ECTION
Records Control (718) 595 – 3855 D.E.C. Clerk

Receipt No. 039738
Form 314C – Rev. 01/11

APPLICATION TO RENEW

☐ Registration ☑ Operating Certificate

Carter H. Strickland Jr.
Deputy Commissioner for Sustainability

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

IF YOU INSTALLED A DIFFERENT BOILER / BURNER / HEATER YOU MUST FILE A NEW APPLICATION

Date:	Fee Enclosed:	Installation:
3/29/11	$525 00	# [redacted] PB-48916-03P

Make checks or money orders payable to NYC Department of Environmental Protection
Please fill out this form completely and submit it to DEP WITH ORIGINAL SIGNATURE

Premise Address: 1816 EASTCHESTER RD (Street Address) — EASTCHESTER AUTO BODY INC (Name of Premise (if any))

Floor: 1 — Room No.: 1 — Borough: BRONX — Zip Code: 10461 — BIN — Block — Lot

Information of authorized agent who can be contacted to schedule an inspection, provide access and operate equipment to demonstrate compliance.

Name of Contractor / Agent / Superintendent: MICHAEL VERINI
Address: 2305 VANCE ST BRONX 10469
Telephone: (718) 828 4789 Fax: same (all # 1st.)
Apt.#: P.H. Borough: BRONX Zip Code: 10469

I request renewal of the Operating Certificate / Registration for the equipment which is the subject of the above referenced installation number and which has been inspected by the owner / owner's agent and is ready for inspection by the New York City, Department of Environmental Protection, Bureau of Environmental Compliance.

I am aware that if there is exposed friable asbestos in a damaged or deteriorated condition in the room / area where the equipment is located the inspection will not be completed and a Notice of Disapproval will be issued.

"I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief and that the equipment will be operated in accordance with the requirements of the Air Pollution Control Code, Chapter 1 of Title 24, New York City Administrative Code, and appropriate requirements of other agencies. I recognize that false statements are punishable as a misdemeanor pursuant to Sec 24-190 of the Air Pollution Control Code and Sec 210.45 of the Penal Law."

BUSINESS

Applications must be made by the owner of the equipment. If the applicant is a partnership or group other than a corporation, the application must be made by one individual who is a member of the group. If the applicant is a corporation, the application must be made by an officer of the corporation

☑ Owner / ☐ Representative Signature — Owner's Name: MICHAEL VERINI — Representative's Name: Michael Verini

Select type of ownership: ☐ Sole Proprietorship ☐ Partnership ☐ LLC ☑ Corporation ☐ Other:

Title: ☑ Owner ☐ Partner ☐ President ☐ Treasurer ☐ Secretary ☐ Other:

Date: 3/29/11

Owner's Address: 2305 VANCE ST BX — Borough: BRONX NY — Owner's Telephone: (718) 881-3469 — Zip Code: 10469

PREMISE

Only if Business owner is different from Premise owner.

☐ Please check here if ownership has changed since last filing

Owner's Name — Owner's Telephone — Date

Owner's Address — Borough — Zip Code

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

13

ME 3-31-11

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(718) 595-3855 ...ng, New York 11373-5108

...ICATE ON PREMISES NEAR EQUIPMENT
NOT VALID WITHOUT OFFICIAL SEAL"

Robert C. Avaltro...
Deputy Commission...

...ected:	KK4896-039
Date Issued:	02/20/08
Expiration Date:	02/20/08
	04/04/011

P.E.

E.P.#:	1
E.R.:	B

OWNER
Eastchester Auto Body, Inc.
1816 Eastchester Road.
Bronx, N.Y. 10461

DEP Premise Address: 1816 Eastchester Road. Flr.#: 1 Boro: Bronx

TRIENNIAL CERTIFICATE OF OPERATION
(Spray Booth)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation ....from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation: Spray Booth(s) (1) Used: 1

Mfr. Devilbiss Model: Floor Hrs/Day 200

Frontal Opening Height: 8'.2" Width: 14'.6" Days/Year

Check Appropriate Items: Filters: ✓ Automatic: ___ Water Wash: ___ Handgun: ✓ Air Less: ___
Triple Baffle: ✓ Single Baffle: ___ Air Atomizing: ✓ Electrostatic: ___

Coating Material (Paint etc..): Paint

Maximum Gallons Per Hour: 0.25

1. a) Fan Manufacturer: Devilbiss Maximum Gallons Per 1 Hours: 0.25

2. b) Size & Model: Tubaxial 33" dia. # JJ4212

Operating Conditions: CFM 10,000 @ Temp. F: 70° H.P. 3 RMP 1725

SPECIAL CONDITION: FILTER TO BE REPLACED WHEN CLOGGED.

Raphael A. Hodge, P.E.,
Director of Engineering
For the Commissioner

Installer

RECERTIFICATION

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later th... ninety (90) days prior to its Expiration Date.

Should significant scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guide... concentrations must be established, it may be necessary to reduce emissions from this source (s) prior to the expiration of this Trien... Certificate of Operation

AR 507 (REV. 9/02)

M.T.-E093

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DM 5-18-05

...ords Control (718) 595 - 3855 ...mental Compliance ... OF ENVIRONMENTAL PROTECTION, 9th Floor, Corona, New York 11368-5107

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Robert C. Avaltroni
Deputy Commissioner

...lication PA#: PB4896-03P
Date Inspected: 04/04/05
Date Issued: 04/04/05
Expiration Date: 04/04/08

E.P.#:	1
E.R.:	B

P.E.
MARK EDERER, P.E.
24 First Street
Yonkers, N.Y. 10704

OWNER
Eastchester Auto Body, Inc.
1816 Eastchester Road
Bronx, N.Y. 10461

DEP Premise Address: 1816 Eastchester Road Flr.#: 1 Boro: Bronx

CERTIFICATE OF OPERATION
(Spray Booth)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation ....from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation:
Spray Booth(s) (1) Used: 1 Hrs/Day 200
Mfr. DeVilBiss Model: F100 Days/Year
Frontal Opening Height: 8'.2" Width: 14'. 6"

Check Appropriate Items: Filters: ✓ Water Wash: ____ Handgun: ✓ Air Less: ____
Automatic: ____ Single Baffle: ____ Air Atomizing: ✓ Electrostatic: ____
Triple Baffle: ____

Coating Material (Paint etc..): Paint
Maximum Gallons Per Hour: 0.25 Maximum Gallons Per 1 Hours: 0.25

1. a) Fan Manufacturer: DeVilBiss
Size & Model: Tubaxial 33" diam. JJ4212
2. b) Operating Conditions: CFM 10,000 @ Temp. F: 70° H.P. 3 RMP 1725

SPECIAL CONDITION: FILTER TO BE REPLACED WHEN CLOGGED.

Raphael A. Hodge, P.E.,
Director of Engineering

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later than ninety (90) days prior to its Expiration Date.

SHOULD SIGNIFICANT NEW SCIENTIFIC EVIDENCE FROM A RECOGNIZED INSTITUTION RESULT IN A DECISION BY DEC THAT LOWER AMBIENT GUIDELINE CONCENTRATION MUST BE ESTABLISHED, IT MAY BE NECESSARY TO REDUCE EMISSIONS FROM THIS SOURCE PRIOR TO THE EXPIRATION OF THIS CERTIFICATE OF OPERATION

M.T.-E093

AR 354 - (REV. 9/02)

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NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor
Flushing, New York 11373-5108
Records Control (718) 595-3855

10461

Robert C. Avaltroni
Deputy Commissioner

DEP AIR

TRIENNIAL CERTIFICATE EXPIRATION NOTICE

2008

2008 JAN 28

TOM VERINI/MICHAEL VERINI
1816 EASTCHESTER ROAD
BRONX, NY 10461

RE: Certificate to operate Industrial Processing Equipment,
E.R.:
ACFM:

Fee $ 525 Receipt No. 516475

B.E.C. Clerk

INSTALLATION #: PB489603P

EXPIRATION DATE: 4/4/2008

EQUIPMENT LOCATED AT: 1816 EASTCHESTER ROAD

COMPLETE AND SIGN THIS RENEWAL APPLICATION FORM AND RETURN IT TO:

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 JUNCTION BOULEVARD
RECORDS CONTROL, 9TH FLOOR
FLUSHING, NY 11373-5108.

INCLUDE YOUR CHECK OR MONEY ORDER PAYABLE TO NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION. RENEW 90 DAYS PRIOR TO EXPIRATION DATE.

PLEASE PROVIDE NAME, ADDRESS AND TELEPHONE NUMBER OF SUPERINTENDENT, CONTRACTOR OR OTHER AUTHORIZED AGENT WHO CAN BE CONTACTED TO SCHEDULE AN INSPECTION, PROVIDE ACCESS AND OPERATE EQUIPMENT TO DEMONSTRATE COMPLIANCE.

Thomas Verini c/o Eastchester Auto Body Inc — (718) 828-4789
SUPERINTENDENT / CONTRACTOR / AGENT — TELEPHONE NUMBER

1816 Eastchester Rd — Bronx — NY — 10461
STREET ADDRESS — APT. NO. — CITY — STATE — ZIP

same as above — AMVERINI@AOL.COM
FAX NUMBER — E-MAIL ADDRESS

I REQUEST RENEWAL OF THE CERTIFICATE FOR THE EQUIPMENT WHICH IS THE SUBJECT OF THE ABOVE REFERENCED INSTALLATION NUMBER AND WHICH HAS BEEN INSPECTED BY THE OWNER/OWNER'S AGENT AND IS READY FOR INSPECTION BY THE BUREAU OF ENVIRONMENTAL COMPLIANCE.

I AM AWARE THAT IF THERE IS EXPOSED FRIABLE ASBESTOS IN A DAMAGED OR DETERIORATED CONDITION IN THE ROOM/AREA WHERE THE EQUIPMENT IS LOCATED, THE INSPECTION WILL NOT BE COMPLETED AND A NOTICE OF DISAPPROVAL WILL BE ISSUED.

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED ON THIS FORM IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE EQUIPMENT WILL BE OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYC AIR POLLUTION CONTROL CODE AND ACKNOWLEDGE THAT ANY ALTERATION OF THE EQUIPMENT WILL BE DONE IN ACCORDANCE WITH THE NYC AIR POLLUTION CONTROL CODE AND APPROPRIATE REQUIREMENTS OF OTHER AGENCIES. I RECOGNIZE THAT FALSE STATEMENTS ARE PUNISHABLE AS A MISDEMEANOR PURSUANT TO SECTION 24-190 OF THE NYC AIR POLLUTION CONTROL CODE AND SECTION 210-45 OF THE PENAL LAW.

PLEASE MAKE ANY CORRECTIONS TO THE OWNER'S NAME AND ADDRESS IF NECSSARY.

DEP COMPUTER ESTIMATED FEE IS: $525.00.
FINAL DEP FEE DETERMINATION WILL BE MADE BY DEP. FEES ARE NON-TRANSFERABLE.

OWNER/REPRESENTATIVE'S SIGNATURE — TITLE — 1/22/08 DATE

IF ALREADY RENEWED, PLEASE DISREGARD THIS LETTER

17

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W YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
Records Control (718) 595 - 3855

Robert C. Avallone
Deputy Commissioner

INDUSTRIAL PROCESSES SECTION

FIELD INSPECTION REPORT

DATE:	4/4/05
PA / PB #	4896-03P.

1. COMPANY NAME: Eastchester Auto Body, Inc.
2. ADDRESS: 1816 Eastchester Road. BORO Bx FLR 1
3. INSPECTED BY: M.T. PLANT REP: Tom Verlini
4. EMISSION POINT: #1 RECEPTOR DISTANCES: NUISANCE/POSSIBILITY:
5. EQUIPMENT DESCRIPTION: Auto Paint Spray Booth
6. AGREEMENT WITH FILING? YES NO SKETCH:
7. REASON FOR INSPECTION: ☑ C.O. ☐ T.C.O. ☐ COMPLAINT ☐ SURVEY
8. CONDITIONS OBSERVED: Equipment Was in operation
9. OBSERVED EMISSIONS: None
10. COMMENTS: Filters Exhaust System Was Working Properly.

O.K. For C.O.
M.T.
04/04/05

(WP - IPREPORT)

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Christopher O. Ward
Commissioner

CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
Records Control (718) 595 - 3855

Robert C. Avaltroni
Deputy Commissioner

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Application PA/ PB#:	PB3489603P
Date Mailed:	
Date Issued:	11 - 22 - 04
Expiration Date:	05 - 22 - 05

E.P.#:	1
E.R.:	B

P.E.
MARK EDERER P.E
24 FIRST STREET
YONKERS, N.Y. 10704

OWNER
EASTCHESTER AUTO BODY, INC
1816 EASTCHESTER ROAD
BRONX, N.Y. 10461

DEP Premise Address: 1816 EASTCHESTER ROAD Flr.#: 1 Boro: BRONX

NOTICE OF APPLICATION / PLANS APPROVAL
WORK PERMIT - SPRAY BOOTH

○ We are pleased to advise you that your application for legalization of the existing installation has been approved. One set of the approved plans is returned herewith.

○ We are pleased to advise you that your application for a Work Permit for the new installation/alteration has been approved. One set of approved plans is returned herewith.

DESCRIPTION OF INSTALLATION: Spray Booth (s) ✓ Quantity: ONE
Used: Hrs/Day 1 Days/Yr: 200
Mfr. DEVILBISS Model: FLOOR
Frontal Opening Height: 8' 2" Width: 14' 6"

Check Appropriate Items: Filters: ✓ Water Wash: ____ Handgun: ✓ Air Less: ____
Automatic: ____ Single Baffle: ____ Air Atomizing: ✓ Electrostatic: ____
Triple Baffle: ____

Coating Material (Paint etc...) PAINT
Maximum Gallons per Hour: 0.25 Maximum Per 8 Hours: 0.25
a) Fan Manufacturer: DEVILBISS
Size & Model: TUBEAXIAL - 33" DIA. - JJ4212
b) Operating Conditions: CFM: 10,000 @TEMP. F.: 70 H.P.: 3 RPM.: 1725

This permit shall not be transferred from one premise to another, from one location to another, from one installation to another; and may be revoked anytime pursuant to New York City Air Pollution Control Code. The proposed installation or alteration shall be completed in conformity with the approved application and plans.

To obtain a Certificate of Operation, a written request for an inspection must be made to this Division and accompanied by a fee per LL55/80 within thirty (30) days after receipt of approval for legalization, or completion of a new or altered installation. This permit is issued pursuant to a certification by the professional engineer of record, acting as designated agent for the equipment owner, that all documents submitted in connection with this application are completed and fully with all applicable laws, code, rules, regulations, and directives of the Department of Environmental Protection of the City of New York in effect at the time filed.

Installer
LEGALIZATION

Raphael A. Hodge, P.E.,
Director of Engineering
For the Commissioner

APC 137SB (REV. 9/02)

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INSPECTION REQUEST
(TO BE TYPED OR PRINTED)

New York City
Department of
Environmental
Protection

Date: 11/14/05
(Please check one)

✓ CERTIFICATION

RECERTIFICATION

PER ENCLOSED: $ 525.00 INSTALLATION: PB 497-03 P

Premise Address: 1816 EASTCHESTER ROAD Fl. #: 1 Boro: Bx.

I AM REQUESTING: ✓ An inspection

A Re-Inspection at the above referenced premise.

Bureau of Air, Noise
& Hazardous Materials

59-17 Junction Blvd.
Corona, New York
11368-5107

I CERTIFY THAT ALL WORK ON THE ABOVE INSTALLATION HAS BEEN COMPLETED IN ACCORDANCE WITH AN APPROVED APPLICATION, PLANS AND AMENDMENT (S). THE EQUIPMENT IS OPERATING PROPERLY AND IS READY FOR FINAL INSPECTION BY DEP. I AM AWARE THAT IF THERE IS EXPOSED FRIABLE ASBESTOS IN A DAMAGED OR DETERIORATED CONDITION IN THE ROOM/AREA WHERE THE EQUIPMENT IS LOCATED THE INSPECTION WILL NOT BE COMPLETED AND A NOTICE OF DISAPPROVAL WILL BE ISSUED.

JOEL A. MILLER, JR., P.E.
Commissioner

IF THIS IS A REQUEST FOR A RE-INSPECTION, I CERTIFY THAT ALL DEFICIENCIES WHICH RESULTED IN THE ISSUANCE OF AN INSTALLATION DISAPPROVAL HAVE BEEN CORRECTED AS SET FORTH BELOW:
NOTE: COMPLETE THE FOLLOWING, ITEM BY ITEM. A RE-INSPECTION WHICH DOES NOT RESULT IN THE ISSUANCE OF A CERTIFICATE OF OPERATION MAY SUBJECT THE APPLICATION TO CANCELLATION.

ROBERT C. MALTRONE
Deputy Commissioner

525 SN 467288

Michael A Verini — Owner — (718) 828-4789
INSTALLER'S SIGNATURE IF LEGALIZATION, P.E., R.A., OR OWNER'S SIGNATURE — TITLE — TELEPHONE NUMBER

MARK EDERER P.E. — TOM VERINI / MICHAEL VERINI
INSTALLER'S NAME (P.E., R.A.'S NAME) — OWNER'S NAME

24 FIRST ST. — 1816 EASTCHESTER ROAD
STREET ADDRESS — STREET ADDRESS

YONKERS NY 10704 — BRONX N.Y. 10461
CITY STATE ZIP CODE — CITY STATE ZIP CODE

FORMS AT WWW.NYC.GOV/DEP

AR 365
(Rev.1/95)

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DEPARTMENT OF ENVIRONMENTAL PROTECTION
Boulevard, 2nd Floor, Corona, New York 11368-5107
JOEL A. MIELE SR., P.E., Commissioner

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air Noise & Hazardous Materials

Date: 9/10/04

(Installation Number) B4896-03P

(EN Number)

Re: 1816 EASTCHESTER RD, BRONX NY 10461
(Premise Address) (Boro)

INSPECTION SET

PROFESSIONAL CERTIFICATION

Being duly mindful of my responsibilities as a Licensed Professional Engineer in the State of New York and acting as Designated Agent for the applicant, I hereby certify that the application, plans and all supplementary documents submitted in connection with this filing are complete and fully comply with all applicable laws, codes, rules, regulations and directives of the Department of Environmental Protection, Bureau of Air, Noise & Hazardous Materials of the City of New York in effect at the time filed.

STATE OF NEW YORK
MARK EDELER
No. 064947
LICENSED PROFESSIONAL ENGINEER

P.E. Seal & Signature

Company Name of Installer: LEGALIZATON

Company Address: _____

Town or Boro _____ State: _____ Zip: _____

Installer's Name: _____ Title: _____

Installer's Signature: _____

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ROBERT C. AVALTRONI
Deputy Commissioner
Bureau of Air Toxics & Hazardous Materials

INDUSTRIAL PROCESSES DIVISION
ENVIRONMENTAL RATING REPORT
SUMMARY OF POINTS OF EMISSION

EN NO. _____

Premise Identification No.

1. **Company Name** EASTCHESTER AUTO BODY, INC.
2. **Premise Address** 1816 EASTCHESTER RD. **Zip** 10461
3. **Mailing Address** 1816 EASTCHESTER RD. BRONX NY **Zip** 10461

   Telephone No. (718) 828-4789
4. **Name of Person Preparing Report** MARK EDERER P.E.
5. **Address** 24 FIRST ST. YONKERS NY **Zip** 10704
6. **Telephone No.** (914) 804-7361

INSPECTION SET

7. SEC.	LOT	BLOCK
	406/408	4226

8. Emission Point No.	9. Operation Producing Emission	Environmental Rating Proposed	Assigned By BAR
001	AUTO BODY SPRAY PAINTING IN SPRAY BOOTH	B	

This Report is: New ☑ Revision ☐ Addendum ☐

11. **Signature** _____ **Title** PROF. ENGINEER **Date** 9/22/04

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Application for Certificate to Operate
An Existing Autobody Shop

FACILITY EMISSION POINT

| | | |

Material Safety Data Sheet
acc. to ISO/DIS 11014

Printing date 08/07/2012 Reviewed on 05/03/2012

1 Identification of the substance/mixture and of the company/undertaking

. **Product identifier**

. **Trade name: 700 CLEAR**

. **Article number:** 700

. **Details of the supplier of the safety data sheet**
. **Manufacturer/Supplier:**
General Paint Co. SAL
P.O. Box 7623
Beirut
LEBANON
info@generalpaint.biz

. **Information department:** Product safety department
. **Emergency telephone number:** 1-800-535-5053

2 Hazards identification

. **Classification of the substance or mixture**

. **Classification according to Directive 67/548/EEC or Directive 1999/45/EC**

Harmful
Harmful by inhalation and in contact with skin.

Flammable.
. **Information concerning particular hazards for human and environment:**
The product has to be labelled due to the calculation procedure of international guidelines.
. **Classification system:**
The classification was made according to the latest editions of international substances lists, and expanded upon from company and literature data.

. **Label elements**

. **Labelling according to EU guidelines:**
The product has been classified and marked in accordance with directives on hazardous materials.

. **Code letter and hazard designation of product:**

Harmful

. **Hazard-determining components of labelling:**
xylene

. **Risk phrases:**
Flammable.
Harmful by inhalation and in contact with skin.

. **Safety phrases:**
Keep out of the reach of children.
Wear suitable protective clothing and gloves.
If swallowed, seek medical advice immediately and show this container or label.
Dispose of this material and its container to hazardous or special waste collection point.
. **Classification system:**
. **NFPA ratings (scale 0 - 4)**

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Printing date 26/07/2012 Reviewed on 05/03/2012

Trade name: 700 CLEAR

(Contd. of page 1)

HMIS-ratings (scale 0 - 4)



Health = 2
Fire = 3
Reactivity = 0

Other hazards
Results of PBT and vPvB assessment
PBT: Not applicable.
vPvB: Not applicable.

3 Composition/information on ingredients

Chemical characterization: Mixtures
Description: Mixture of the substances listed below with nonhazardous additions.

Dangerous components:

123-86-4 n-butyl acetate	25-50%
1330-20-7 xylene	10-25%
108-65-6 2-methoxy-1-methylethyl acetate	2.5-10%
100-41-4 ethylbenzene	≤ 2.5%

4 First aid measures

· **Description of first aid measures**
· **General information:**
Symptoms of poisoning may even occur after several hours; therefore medical observation for at least 48 hours after the accident.
· **After inhalation:**
Supply fresh air. If required, provide artificial respiration. Keep patient warm. Consult doctor if symptoms persist.
In case of unconsciousness place patient stably in side position for transportation.
· **After skin contact:** Generally the product does not irritate the skin.
· **After eye contact:** Rinse opened eye for several minutes under running water.
· **After swallowing:** If symptoms persist consult doctor.
· **Information for doctor:**
· **Most important symptoms and effects, both acute and delayed**
No further relevant information available.
· **Indication of any immediate medical attention and special treatment needed**
No further relevant information available.

5 Fire-fighting measures

· **Extinguishing media**
· **Suitable extinguishing agents:** CO2, sand, extinguishing powder. Do not use water.
· **For safety reasons unsuitable extinguishing agents:** Water with full jet
· **Special hazards arising from the substance or mixture** No further relevant information available.
· **Advice for firefighters**
· **Protective equipment:** Mouth respiratory protective device.

6 Accidental release measures

· **Personal precautions, protective equipment and emergency procedures**
Wear protective equipment. Keep unprotected persons away.
· **Environmental precautions:** Do not allow to enter sewers/ surface or ground water.

(Contd. on page 3)

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(Contd. of page 3)

· **Methods and material for containment and cleaning up:**
Absorb with liquid-binding material (sand, diatomite, acid binders, universal binders, sawdust).
Dispose contaminated material as waste according to item 13.
Ensure adequate ventilation.
Do not flush with water or aqueous cleansing agents.
· **Reference to other sections**
See Section 7 for information on safe handling.
See Section 8 for information on personal protection equipment.
See Section 13 for disposal information.

7 Handling and storage

· **Handling:**
· **Precautions for safe handling**
Ensure good ventilation/exhaustion at the workplace.
Prevent formation of aerosols.
· **Information about protection against explosions and fires:**
Keep ignition sources away - Do not smoke.
Protect against electrostatic charges.
· **Conditions for safe storage, including any incompatibilities**
· **Storage:**
· **Requirements to be met by storerooms and receptacles:** No special requirements.
· **Information about storage in one common storage facility:** Not required.
· **Further information about storage conditions:** Keep receptacle tightly sealed.
· **Storage class:** 3
· **Specific end use(s)** No further relevant information available.

8 Exposure controls/personal protection

· **Additional information about design of technical systems:** No further data; see item 7.

· **Control parameters**

· **Components with limit values that require monitoring at the workplace:**	
123-86-4 n-butyl acetate	
PEL	710 mg/m³, 150 ppm
REL	Short-term value: 950 mg/m³, 200 ppm Long-term value: 710 mg/m³, 150 ppm
TLV	Short-term value: 950 mg/m³, 200 ppm Long-term value: 713 mg/m³, 150 ppm
1330-20-7 xylene	
PEL	435 mg/m³, 100 ppm
REL	Short-term value: 655 mg/m³, 150 ppm Long-term value: 435 mg/m³, 100 ppm
TLV	Short-term value: 651 mg/m³, 150 ppm Long-term value: 434 mg/m³, 100 ppm BEI
108-65-6 2-methoxy-1-methylethyl acetate	
WEEL	50 ppm
100-41-4 ethylbenzene	
PEL	435 mg/m³, 100 ppm
REL	Short-term value: 545 mg/m³, 125 ppm Long-term value: 435 mg/m³, 100 ppm
TLV	Short-term value: 543 mg/m³, 125 ppm Long-term value: 87 mg/m³, 20 ppm BEI

(Contd. on page 4)

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Material Safety Data Sheet
acc. to ISO/DIS 11014

Printing date 08/07/2012 Reviewed on 05/03/2012

Trade name: 700 CLEAR

(Contd of page 3)

· **Additional information:** The lists that were valid during the creation were used as basis.

· **Exposure controls**
· **Personal protective equipment:**
· **General protective and hygienic measures:**
Keep away from foodstuffs, beverages and feed.
Wash hands before breaks and at the end of work.
Avoid contact with the eyes and skin.
· **Breathing equipment:**
In case of brief exposure or low pollution use respiratory filter device. In case of intensive or longer exposure use respiratory protective device that is independent of circulating air.
· **Protection of hands:**



Protective gloves

The glove material has to be impermeable and resistant to the product/ the substance/ the preparation.
Due to missing tests no recommendation to the glove material can be given for the product/ the preparation/ the chemical mixture.
Selection of the glove material on consideration of the penetration times, rates of diffusion and the degradation
· **Material of gloves**
The selection of the suitable gloves does not only depend on the material, but also on further marks of quality and varies from manufacturer to manufacturer. As the product is a preparation of several substances, the resistance of the glove material can not be calculated in advance and has therefore to be checked prior to the application.
· **Penetration time of glove material**
The exact break through time has to be found out by the manufacturer of the protective gloves and has to be observed.
· **Eye protection:**



Tightly sealed goggles

9 Physical and chemical properties

· **Information on basic physical and chemical properties**	
· **General Information**	
· **Appearance:**	
Form:	Liquid
Color:	Clear
· **Odor:**	Characteristic
· **Odour threshold:**	Not determined.
· **pH-value:**	Not determined.
· **Change in condition**	
Melting point/Melting range:	Undetermined.
Boiling point/Boiling range:	124°C (255 °F)
· **Flash point:**	27°C (81 °F)
· **Flammability (solid, gaseous):**	Not applicable.
· **Ignition temperature:**	315°C (599 °F)
· **Decomposition temperature:**	Not determined.

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(Contd. on page 5)

Printing date 08/07/2012 Reviewed on 05/03/2012

Trade name: 700 CLEAR

(Contd. of page 4)

· **Auto igniting:**	Product is not selfigniting.
· **Danger of explosion:**	Product is not explosive. However, formation of explosive air/vapor mixtures are possible.
· **Explosion limits:**	
Lower:	1.1 Vol %
Upper:	7.5 Vol %
· **Vapor pressure at 20°C (68 °F):**	10.7 hPa (8 mm Hg)
· **Density at 20°C (68 °F):**	0.955 g/cm³ (7.969 lbs/gal)
· **Relative density**	Not determined.
· **Vapour density**	Not determined.
· **Evaporation rate**	Not determined.
· **Solubility in / Miscibility with Water:**	Not miscible or difficult to mix.
· **Partition coefficient (n-octanol/water):**	Not determined.
· **Viscosity:**	
Dynamic:	Not determined.
Kinematic:	Not determined.
· **Solvent content:**	
Organic solvents:	71.1 %
VOC content:	71.1 % 678.7 g/l / 5.66 lb/gl
Solids content:	28.9 %
· **Other information**	No further relevant information available.

10 Stability and reactivity

· **Reactivity**
· **Chemical stability**
· **Thermal decomposition / conditions to be avoided:**
No decomposition if used according to specifications.
· **Possibility of hazardous reactions** No dangerous reactions known.
· **Conditions to avoid** No further relevant information available.
· **Incompatible materials:** No further relevant information available.
· **Hazardous decomposition products:** No dangerous decomposition products known.

11 Toxicological information

· **Information on toxicological effects**
· **Acute toxicity:**

· **LD/LC50 values that are relevant for classification:**		
1330-20-7 xylene		
Oral	LD50	4300 mg/kg (rat)
Dermal	LD50	2000 mg/kg (rabbit)

· **Primary irritant effect:**
· **on the skin:** No irritant effect.
· **on the eye:** No irritating effect.
· **Sensitization:** No sensitizing effects known.
· **Additional toxicological information:**
The product shows the following dangers according to internally approved calculation methods for preparations:

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(Contd. on page 6)

Printing date 08/07/2012 Reviewed on 05/03/2012

Trade name: 700 CLEAR

Harmful

(Contd. of page 5)

· **Carcinogenic categories**

· IARC (International Agency for Research on Cancer)		
1330-20-7	xylene	3
100-41-4	ethylbenzene	2B

· NTP (National Toxicology Program)
None of the ingredients is listed.

12 Ecological information

· **Toxicity**
· **Aquatic toxicity:** No further relevant information available.
· **Persistence and degradability** No further relevant information available.
· **Behavior in environmental systems:**
· **Bioaccumulative potential** No further relevant information available.
· **Mobility in soil** No further relevant information available.
· **Additional ecological information:**
· **General notes:**
Water hazard class 2 (Self-assessment): hazardous for water
Do not allow product to reach ground water, water course or sewage system.
Danger to drinking water if even small quantities leak into the ground.
· **Results of PBT and vPvB assessment**
· **PBT:** Not applicable.
· **vPvB:** Not applicable.
· **Other adverse effects** No further relevant information available.

13 Disposal considerations

· **Waste treatment methods**
· **Recommendation:**
Must not be disposed of together with household garbage. Do not allow product to reach sewage system.
· **Uncleaned packagings:**
· **Recommendation:** Disposal must be made according to official regulations.

14 Transport information

· UN-Number · DOT, ADR, IMDG, IATA	UN1263
· UN proper shipping name · DOT, IMDG, IATA · ADR	PAINT 1263 PAINT

· **Transport hazard class(es)**

· **DOT**



· **Class** 3 Flammable liquids.

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(Contd. on page 7)

(Contd. of page 6)

· **Label** 3

· **ADR, IMDG, IATA**



· **Class**	3 Flammable liquids
· **Label**	3
· **Packing group**	
· **DOT, ADR, IMDG, IATA**	III
· **Environmental hazards:**	
· **Marine pollutant:**	No
· **Special precautions for user**	Warning: Flammable liquids
· **EMS Number:**	F-E,S-E
· **Transport in bulk according to Annex II of MARPOL73/78 and the IBC Code**	Not applicable.

15: Regulatory information

· **Safety, health and environmental regulations/legislation specific for the substance or mixture**

· **Sara**

· **Section 355 (extremely hazardous substances):**

None of the ingredients is listed.

· **Section 313 (Specific toxic chemical listings):**

1330-20-7	xylene
100-41-4	ethylbenzene

· **TSCA (Toxic Substances Control Act):**

All ingredients are listed.

· **Proposition 65**

· **Chemicals known to cause cancer:**

100-41-4	ethylbenzene

· **Chemicals known to cause reproductive toxicity for females:**

None of the ingredients is listed.

· **Chemicals known to cause reproductive toxicity for males:**

None of the ingredients is listed.

· **Chemicals known to cause developmental toxicity:**

None of the ingredients is listed.

· **Carcinogenic categories**

· **EPA (Environmental Protection Agency)**

1330-20-7 xylene	I
100-41-4 ethylbenzene	D

· **TLV (Threshold Limit Value established by ACGIH)**

1330-20-7 xylene	A4
100-41-4 ethylbenzene	A3

· **NIOSH-Ca (National Institute for Occupational Safety and Health)**

None of the ingredients is listed.

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(Contd on page 8)

printing date 08/07/2012

Trade name: 700 CLEAR

Reviewed on 05/03/2012

(Contd. of page 7)

OSHA-Ca (Occupational Safety & Health Administration)

None of the ingredients is listed.

Product related hazard informations:

The product has been classified and marked in accordance with directives on hazardous materials.

Hazard symbols:



Harmful

Hazard-determining components of labelling:

xylene

Risk phrases:

Flammable.
Harmful by inhalation and in contact with skin.

Safety phrases:

Keep out of the reach of children.
Wear suitable protective clothing and gloves.
If swallowed, seek medical advice immediately and show this container or label.
Dispose of this material and its container to hazardous or special waste collection point.

Chemical safety assessment: A Chemical Safety Assessment has not been carried out.

This information is based on our present knowledge. However, this shall not constitute a guarantee for any specific product features and shall not establish a legally valid contractual relationship.

Department issuing MSDS: Product safety department

Contact: Ms. Topaljikian

USA

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Issued 5/20/1198

NYC Environmental Protection

Caswell F. Holloway
Commissioner

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5107
Records Control (718) 595-3855

Rev. 10/10

Carter H. Strickland Jr.
Deputy Commissioner for Sustainability

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

Triennial Certificate of Operation
Spray Booth

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
This Certificate is **NOT** Valid Without Official Seal

Application#	Date Inspected:	Date Issued:	Expiration Date:	EP# :	ER :
PB489603P	04/19/11	05/20/2011	04/04/14	1	B

Professional Engineer:

Owner:
EASTCHESTER AUTO BODY , INC.
1816 EASTCHESTER ROAD
BRONX , NY 10461

Premise Address: 1816 EASTCHESTER ROAD (Street Address) | 1 (Floor) | Bronx (Borough)
10461 (Zip Code) | (Block) | (Lot)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of a Certificate of Operation from one location to another or from one piece of equipment to another automatically revokes the Certificate. Section 24-135 NYC Air Pollution Code.

Description of Installation:

Spray Booth(s):	Quantity:	Used: Hours / Day:	Days / Year:
ONE	ONE	1	200
Manufacturer: DeVILBISS		Model: FLOOR	
Frontal Opening Height: 8' 2"		Frontal Opening Width: 14' 6"	

Check Appropriate Items:

- [x] Filters
- [ ] Air Less
- [x] Air Atomizing
- [ ] Water Wash
- [ ] Automatic
- [ ] Electrostatic
- [x] Handgun
- [ ] Single Baffle
- [ ] Triple Baffle

Coating Material (i.e. Paint, etc.): PAINT				
Maximum Gallons Per Hour: 0.25		Maximum Gallons Per 8 Hours: 0.25		
Fan Manufacturer: INTEGRAL FAN (DeVILBISS)				
Size & Model: 33" dia. , Tubeaxial , Model #JJ4212				
Operating Conditions:	CFM: 10,000	@ Temp. F : 70	H.P.: 3	RPM: 1725

Special Conditions: **FILTER MUST BE REPLACED WHEN CLOGGED.**

A. Odusa

Should significant new scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guideline concentrations must be established, it may be necessary to reduce emissions from this source(s) prior to the expiration of this Certificate of Operation.

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection NO later than ninety (90) days prior to its Expiration Date.

RECERTIFICATION

R A Hodge, P.E.

Raphael A. Hodge, P.E.
Director of Engineering / For the Commissioner

FOR GENERAL INFORMATION, QUESTIONS, AND INQUIRIES: Please visit our website at www.nyc.gov/dep or call 311

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NYC Environmental Protection

DATE:2-17-10

New York City Department of
Environmental Protection

Bureau of Environmental
Compliance
59-17 JUNCTION BLVD. 9th Fl.
CORONA, NY 11373

RE: REFUND AUTHORIZATION FOR
ATTACHED REFUND REQUEST

Agency Code: 826
Budget Code: 0061
Revenue Source: 00250
Reporting Category: 307003
Sub-Revenue code: C of O

Caswell F. Holloway
Commissioner

Carter H. Strickland Jr.
Deputy Commissioner
For Sustainability

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

Gentleman:

The attached request for refund of Registration/Operating Certificate fees is hereby approved as summarized below:

TABLE I - Subject Data

Refund authorized for the following:

EASTCHESTER AUTO BODY PAYER/OWNER NAME		1816 EASTCHESTER RD. ADDRESS	BX NY 10461 CIYY/STATE
PB 4896-03P INSTALLATION #	FUEL	INDUSTRIAL EQUIPMENT	04-04-11 EXPIRATION DATE

For Questions please call
Angel Narvaez
(718) 595 3898

TABLE II – Refund Analysis

Installation Number	Deposit Date	Cash Receipt	Amount Paid	Fee Required	Amount Refund Due
PA 4896-03P	10-4-09	17257	$525.00	$0.00	$525.00
		TOTALS:	$525.00	$0.00	$525.00

TOTAL AMOUNT REFUND DUE: $525.00

TABLE III – Reason for Refund

DUPLICATE PAYMENT WAS MADE

Ray A. Hodge, P.E.
Deputy Director

Geraldine Kelpin
Director

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THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 3rd Floor, Flushing, New York 11373-5108
Telephone Number: (718) 595-3555

DEP

Emily Lloyd
Commissioner

Robert C. Lieberman
Deputy Commissioner

DEP CERTIFICATE TO PERMIT REAR EQUIPMENT
(NOT VALID WITHOUT OFFICIAL SEAL)

Application/File	CP-1804-05
Date Installed	12-30-08
Date Issued	12-2-2010
Expiration Date	12-30-2011

EPF	4
ER	3

PE

OWNER
Eastchester Rail Realty Inc.
1816 Eastchester Road
Bronx, N.Y. 10461

DEP Premise Address: 1816 Eastchester Road Apt. 1 Bronx

TRIENNIAL CERTIFICATE OF OPERATION
(Spray Booth)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of this Certificate of Operation from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation: Spray Booth(s) Used: 1 Hrs/Day: 2hr Days/Year:
Mfr: DeVilbiss Model: Electric
Frontal Opening Height: 8'2" Width: 12'-4"
Check Appropriate Items: Fiber: ✓ Water Wash: ____ Hangar: ✓ Air Less: ____
Automatic: ____ Single Baffle: ____ Air Atomizing: ✓ Electrostatic: ____
Triple Baffle: ____
Coating Material (Paint etc.): Paint
Maximum Gallons Per Hour: 0-25 Maximum Gallons Per ___ Hours: 0-25
1. a) Fan Manufacturer: DeVilbiss
Size & Model: Industrial 33" dia - FT1232
2. b) Operating Conditions: CFM 10,000 @ Temp. F: 70° +P .3 RPM 1725

SPECIAL CONDITION: FILTER TO BE REPLACED WHEN CLOGGED

Rachael A. Hodge, P.E.
Director of Engineering
For the Commissioner

Installer

RECERTIFICATION

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later than ninety (90) days prior to its Expiration Date.

Should significant scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guideline concentrations must be established, it may be necessary to reduce emissions from this source (s) prior to the expiration of this Triennial Certificate of Operation

AR 507 (REV. 9/08)

M.T.-E093

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T0461

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION

The City of New York DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Air, Noise & Hazardous Materials
Air Permitting Unit
59-17 Junction Blvd./9th Floor
Corona, NY 11368

DATE: 12-17-09
REF: 963

Payee Mailing Address:

EASTCHESTER AUTO BODY
PAYER/OWNER NAME

1816 EASTCHEASTER RD.
ADDRESS

BX NY 10461
CITY/STATE/ZIP

PB 4896-03P
INSTALLATION NUMBER

REGISTRATION
PERMIT TYPE

INDUSTRIAL
EQUIPMENT TYPE

Our records indicate an overpayment may have been received related to a permit you applied for and/or received. Please review the information provided below carefully.

CHECK NUMBER	CHECK DATE	CONTROL NUMBER	AMOUNT PAID	FEE REQUIRED
15994	10-1-09	17257	$525.00	$0.00

Total Amount Paid $525.00

Fee Required $0.00

Overpayment $525.00

If you agree that the information above is correct, you may obtain a refund of the overpayment by signing the request below and returning this sheet (not a photocopy). You must attach copies of the front and back of the cancelled checks for each payment received indicated above.

I hereby request a refund for the amount of _____.

Signature

Date

Print Name

Your Telephone #

Mail to: Angel Narvaez , Air Permitting – 9th Floor, NYC DEPT of ENVIRONMENTAL PROTECTION 59-17 Junction Blvd. Corona, NY 11368 . (Telephone 718 595 3898)

\\fkdshome\OIT_HOME\Users\BEC\angeln\My Documents\OVERPAYMENT NOTICE 4 PUBLIC.doc

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10461

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
Records Control (718) 595 - 3855

Christopher Ward, Commissioner

Robert C. Avabrani, Deputy Commissioner

DEP AIR PERMITTING
2009 SEP 10 P 1:09
Fee $ 525
B.E.C. Clerk
Payment No. 17257
17257

APPLICATION TO RENEW OPERATING CERTIFICATE

DATE:	4 05 05
INSTALLATION:	PB 4896 03P
FEE ENCLOSED:	$ 525.00

PLEASE TYPE OR PRINT ALL INFORMATION. RETURN ORIGINAL OF THIS FORM TO EXPEDITE PROCESSING. MAKE CHECK OR MONEY ORDER PAYABLE TO: DEPARTMENT OF ENVIRONMENTAL PROTECTION

Premise Address: 1816 EASTCHESTER RD — BRONX — N.Y. — 10461
BORO — ZIP CODE

Name, address and telephone number of superintendent, contractor or other authorized agent who can be contacted to schedule inspection, provide access and operate equipment to demonstrate compliance.

Name: MICHAEL VERINI — Telephone: (718) 828 4789
(AUTHORIZED AGENT / SUPERINTENDENT)

Address: 1816 EASTCHESTER RD, BX — Apt.

I request RENEWAL of the OPERATING CERTIFICATE for the equipment which is the subject of the above referenced installation number and which has been inspected by the Owner / Owner's Agent and IS READY for inspection by the Bureau of Environmental Compliance.

I am aware that if there is exposed friable asbestos in a damaged or deteriorated condition in the room/area where the equipment is located the inspection will not be completed and a NOTICE OF DISAPPROVAL will be issued.

I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief and that the equipment will be operated in accordance with the requirements of the N.Y.C. Air Pollution Control Code and acknowledge that any alteration of the equipment will be done in accordance with the N.Y.C. Air Pollution Control Code and appropriate requirements of other agencies. I recognize that false statements are punishable as a misdemeanor pursuant to Section 24 - 190 of the N.Y.C. Air Pollution Control Code and Section 210 -45 of the Penal Law.

MICHAEL VERINI — (PRES) — 10 01 09
OWNER / REPRESENTATIVE'S SIGNATURE — TITLE — DATE

Michael Verini — 718 828 4789
OWNER'S NAME — OWNER'S TELEPHONE

2305 VANCE ST. BX, NY. 10469
OWNER'S ADDRESS

P.E. /R.A. SEAL & SIGNATURE

M1-1-FY09

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THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373-5108
Records Control (718) 595-3855

Emily Lloyd, Commissioner

Robert C. Avaltr
Deputy Commissio

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Application P/#:	PB4896-03P
Date Inspected:	02/20/08
Date Issued:	02/20/08
Expiration Date:	04/04/011

E.P.#:	1
E.R.:	B

P.E.

OWNER
Eastchester Auto Body, Inc.
1816 Eastchester Road.
Bronx, N.Y. 10461

DEP Premise Address: 1816 Eastchester Road. Flr.#: 1 Boro: Bronx

TRIENNIAL CERTIFICATE OF OPERATION
(Spray Booth)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation ....from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code

Description of Installation: Spray Booth(s) (1) Used: 1 Hrs/Day 200 Days/Year
Mfr. Devilbiss Model: FLOOR
Frontal Opening Height: 8'.2" Width: 14'.6"
Check Appropriate Items: Filters: ✓ Water Wash: ____ Handgun: ✓ Air Less: ____
Automatic: ____ Single Baffle: ____ Air Atomizing: ✓ Electrostatic: ____
Triple Baffle: ____
Coating Material (Paint etc..): Paint
Maximum Gallons Per Hour: 0.25 Maximum Gallons Per 1 Hours: 0.25
1. a) Fan Manufacturer: Devilbiss
Size & Model: Tubaxial 33" dia. # JJ421Z
2. b) Operating Conditions: CFM 10.000 @ Temp. F: 70° H.P. 3 RMP 1725

SPECIAL CONDITION: FILTER TO BE REPLACED WHEN CLOGGED.

Raphael A. Hodge, P.E.
Director of Engineering
For the Commissioner

Installer

RECERTIFICATION

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later th ninety (90) days prior to its Expiration Date.

Should significant scientific evidence from a recognized institution should result in a decision by NYSDEC that lower ambient guide concentrations must be established, it may be necessary to reduce emissions from this source (s) prior to the expiration of this Certificate of Operation

AR 597 (REV. 9/02)

M.T.-E093

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THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION V17594

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
Records Control (718) 595 - 3855

Christopher O. Ward, Commissioner

Robert C. Avaltroni, Deputy Commissioner

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Application PA#:	PB4896-03P
Date Inspected:	04/04/05
Date Issued:	04/04/05
Expiration Date:	04/04/08

E.P.#:	1
E.R.:	B

P.E.

MARK EDERER, P.E.
24 First Street
Yonkers, N.Y. 10704

OWNER

Eastchester Auto Body, Inc.
1816 Eastchester Road
Bronx, N.Y. 10461

DEP Premise Address: 1816 Eastchester Road Flr.#: 1 Boro: Bronx

CERTIFICATE OF OPERATION
(Spray Booth)

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation ....from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation:
Spray Booth(s) ~~(s)~~(1) Used: 1 Hrs/Day 200 Days/Year
Mfr. DeVilBiss Model: F100
Frontal Opening Height: 8'.2" Width: 14'. 6"

Check Appropriate Items: Filters: ✓ Water Wash: ____ Handgun: ✓ Air Less: ____
Automatic: ____ Single Baffle: ____ Air Atomizing: ✓ Electrostatic: ____
Triple Baffle: ____

Coating Material (Paint etc..): Paint
Maximum Gallons Per Hour: 0.25 Maximum Gallons Per 1 Hours: 0.25

1. a) Fan Manufacturer: DeVilBiss
Size & Model: Tubaxial 33" diam. JJ4212
2. b) Operating Conditions: CFM 10,000 @ Temp. F: 70° H.P. 3 RMP 1725

SPECIAL CONDITION: FILTER TO BE REPLACED WHEN CLOGGED.

Raphael A. Hodge, P.E.,
Director of Engineering

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later than ninety (90) days prior to its Expiration Date.

SHOULD SIGNIFICANT NEW SCIENTIFIC EVIDENCE FROM A RECOGNIZED INSTITUTION RESULT IN A DECISION BY DEC THAT LOWER AMBIENT GUIDELINE CONCENTRATION MUST BE ESTABLISHED, IT MAY BE NECESSARY TO REDUCE EMISSIONS FROM THIS SOURCE PRIOR TO THE EXPIRATION OF THIS CERTIFICATE OF OPERATION

M.T.-E09

AR 354 - (REV. 9/02)

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THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
JOEL A. MIELE SR., P.E., Commissioner

Y17594

ROBERT C. AVALTRONI
Deputy Commissioner

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
Records Control (718) 595 - 3855

Christopher O. Ward,
Commissioner

Robert C. Avaltron
Deputy Commissio

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Application PA/ PB#	PB3489603P
Date Mailed	
Date Issued	11 - 22 - 04
Expiration Date	05 - 22 - 05

E.P #	1
E R	B

P E

MARK EDERER P.E
24 FIRST STREET
YONKERS, N.Y. 10704

OWNER

EASTCHESTER AUTO BODY, INC
1816 EASTCHESTER ROAD
BRONX, N.Y. 10461

DEP Premise Address 1816 EASTCHESTER ROAD Flr # 1 Boro BRONX

NOTICE OF APPLICATION / PLANS APPROVAL
WORK PERMIT - SPRAY BOOTH

✓ We are pleased to advise you that your application for legalization of the existing installation has been approved One set of the approved plans is returned herewith

○ We are pleased to advise you that your application for a Work Permit for the new installation/alteration has been approved One set of approved plans is returned herewith

DESCRIPTION OF INSTALLATION: Spray Booth (s) ✓ Quantity ONE
Used Hrs/Day 1 Days/Yr 200
Mfr DEVILBISS Model FLOOR
Frontal Opening Height 8' 2" Width 14' 6"

Check Appropriate Items: Filters ✓ Water Wash ____ Handgun ✓ Air Less ____
Automatic ____ Single Baffle ____ Air Atomizing ✓ Electrostatic ____
Triple Baffle ____

Coating Material (Paint etc...) PAINT
Maximum Gallons per Hour 0.25 Maximum Per 8 Hours 0.25
a) Fan Manufacturer: DEVILBISS
Size & Model: TUBEAXIAL - 33" DIA. - JJ4212
b) Operating Conditions CFM 10,000 @TEMP F 70 H P 3 RPM 1725

This permit shall not be transferred from one premise to another, from one location to another, from one installation to another, and may be revoked anytime pursuant to New York City Air Pollution Control Code The proposed installation or alteration shall be completed in conformity with the approved application and plans

To obtain a Certificate of Operation, a written request for an inspection must be made to this Division and accompanied by a fee per LL55/80 within thirty (30) days after receipt of approval for legalization, or completion of a new or altered installation This permit is issued pursuant to a certification by the professional engineer of record, acting as designated agent for the equipment owner, that all documents submitted in connection with this application are completed and fully with all applicable laws, code, rules, regulations, and directives of the Department of Environmental Protection of the City of New York in effect at the time filed

Installer

LEGALIZATION

A. Odlum

Raphael A Hodge, P E,
Director of Engineering
For the Commissioner

ARC 137SP (REV. 9/02)

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THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
JOEL A. MIELE SR., P.E., Commissioner

Y17594

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air Noise & Hazardous Materials

PERMITTING
NOV -4 P 2:01

Date: 9/10/04

PB4896-037P
(Installation Number)

(EN Number)

Re: 1816 EASTCHESTER RD BRONX NY 10461
(Premise Address) **(Boro)**

PROFESSIONAL CERTIFICATION

Being duly mindful of my responsibilities as a Licensed Professional Engineer in the State of New York and acting as Designated Agent for the applicant, I hereby certify that the application, plans and all supplementary documents submitted in connection with this filing are complete and fully comply with all applicable laws, codes, rules, regulations and directives of the Department of Environmental Protection, Bureau of Air, Noise & Hazardous Materials of the City of New York in effect at the time filed.

STATE OF NEW YORK
MARK EDELER
No. 064944
LICENSED PROFESSIONAL ENGINEER

P.E. Seal & Signature

Fee $ 525 Receipt No. 460738

B.E.C. Clerk

ORIGINAL-KEEP IN FILE

FOR DEP USE ONLY

Company Name of Installer: LEGALIZATON

Company Address:

Town or Boro **State:** **Zip:**

Installer's Name: **Title:**

Installer's Signature:

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THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 7th Floor, Corona, New York 11368-5107
JOEL A. MILLER SR., P.E., Commissioner

Deputy Commissioner

Director of Air Noise & Hazardous Materials

DEP

STATE OF NEW YORK MARK EDERER LICENSED PROFESSIONAL ENGINEER

INDUSTRIAL PROCESSES DIVISION
ENVIRONMENTAL RATING REPORT
SUMMARY OF POINTS OF EMISSION

EN NO. _____

Premise Identification No.

1. Company Name EASTCHESTER AUTO BODY, INC.
2. Premise Address 1816 EASTCHESTER RD. Zip 10461
3. Mailing Address 1816 EASTCHESTER RD. BRONX NY Zip 10461

   Telephone No. (718) 828-4789
4. Name of Person Preparing Report MARK EDERER, P.E.
5. Address 24 FIRST ST. YONKERS NY Zip 10704
6. Telephone No. (914) 804-7361

7. SEC.	LOT	BLOCK
	406/408	4226

8. Emission Point No.	9. Operation Producing Emission	10. Environmental Rating Proposed	Assigned By BAR
001	AUTO BODY SPRAY PAINTING IN SPRAY BOOTH	B	

ORIGINAL - KEEP IN FILE

This Report is: New ☑ Revision ☐ Addendum ☐

11. Signature _____ Title PROF. ENGINEER Date 9/22/01

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Application for Certificate to Operate
An Existing Autobody Shop

STATE OF NEW YORK
MARK EDERER
064943
PROFESSIONAL ENGINEER

OP | LOCATION | FACILITY | EMISSION POINT

																1

1. NAME OF OWNER/FIRM: EASTCHESTER AUTO BODY, INC.			9. NAME OF AUTHORIZED AGENT: MARK EDERER, P.E.		10. TELEPHONE: (914) 804-7361	19. FACILITY NAME (IF DIFFERENT FROM OWNER/FIRM): EASTCHESTER AUTO BODY			
2. NUMBER AND STREET ADDRESS: 1816 EASTCHESTER ROAD			11. NUMBER AND STREET ADDRESS: 24 FIRST ST.			20. FACILITY LOCATION (NUMBER AND STREET ADDRESS): 1816 EASTCHESTER RD.			
3. CITY - TOWN - VILLAGE: BRONX	4. STATE: N.Y.	5. ZIP: 10461	12. CITY - TOWN - VILLAGE: YONKERS	13. STATE: N.Y.	14. ZIP: 10704	21. CITY - TOWN - VILLAGE: BRONX NY			22. ZIP: 10461
6. OWNER CLASSIFICATION: A ☑ COMMERCIAL			7. NAME OF OWNERS REPRESENTATIVE: MARK EDERER, P.E.		8. TEL NUMBER: (914) 804-7361	37. SOURCE CODE: A1530	38. HRS/DAY: 1	39. DAYS/YR: 200	
42. CONTROL ID: 01	43. CONTROL TYPE: 22	44. MANUFACTURER'S MAKE AND MODEL: FIBERGLASS PAINT ARRESTOR FILTERS				45. DISPOSAL METHOD: 2	45B. UTM(E)	45C. UTM(N)	

CONTAINMENT / CAS NUMBER	USAGE	UNIT	ENV. RATING	EMISSIONS: ACTUAL	UNIT	HOW DET.	PERMISSIBLE	% CONTROL EFFIC'CY	HOURLY EMISSIONS(LBS/HR): ERP	HOURLY EMISSIONS(LBS/HR): ACTUAL	ANNUAL EMISSIONS(LBS/YR): ACTUAL
55. (SOLIDS) NY079-00-8	56. 50	57. 33	58. B	59. 0.05	60. 20	61. 6	62. .05	63. 90	64. 0.163	65. 0.016	66. 3.25
70. (SOLVENTS) NY079-00-8	71. 50	72. 33	73. B	74. 1.25	75. 1	76. 6	77.	78. 0	79. 1.25	80. 1.25	81. 250

THIS SYSTEM WILL BE OPERATED IN ACCORDANCE WITH STATED SPECIFICATIONS AND IN CONFORMANCE WITH ALL PROVISIONS OF EXISTING REGULATIONS

155. SIGNATURE OF AUTHORIZED REPRESENTATIVE OR AGENT: Mark Ederer

DATE: 9/22/04

APPLICABLE RULE: 153. 212 | 154. 228

BRIEF DESCRIPTION: KEEP IN FILE

41. 1 AUTOBODY REPAIR SHOP

160. SIC NUMBER: 7531

161. DATE APPL. RECEIVED:

162. DATE APPL. REVIEWED:

163. REVIEWED BY:

AGENCY USE

RECOMMENDED ACTION REG CO

169. DATE ISSUED	170. EXPIRATION DATE	171. SIGNATURE OF APPROVAL	172. FEE	173. 1. ☐ INSPECTED BY: _____ DATE: / / 3. ☐ ISSUE CERTIFICATE TO OPERATE FOR SOURCE AS BUILT (INITIAL) 4. ☐ APPLICATION FOR C.O. DENIED (DATE)

174. SPECIAL CONDITIONS: 1 2

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ORIGINAL–KEEP IN FILE

Accepted for construction in accordance with Application, Amendment(s) and Work Permit No.

PB-4896-03P

A. Ochoa 11/22/04

Engineer Date

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