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ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) AND SUPPLEMENTAL STUDIES TO THE EAS

Lead Agency:
Department of City Planning
120 Broadway, 31St Floor
New York, NY 10271

Prepared for:
Centerland Realty, LLC

Prepared by:
Equity Environmental Engineering
500 International Drive, Suite 150
Mount Olive, NJ 07828

October 12, 2021

Adee Avenue Rezoning

Bronx, NY
Block 4797, Lot 69 and p/o 1, 2, and 3
Bronx Community District 12

Bronx, New York 10469

CEQR Reference No: 21DCP150X

TABLE OF CONTENTS

1.0 Proposed Actions 1
1.1 Introduction 1
1.2 Background 1
1.3 Description of the Surrounding Area 1
1.4 Description of Affected Area 2
1.5 Description of the Proposed Project 3
1.6 Action(s) Necessary to Facilitate the Project 3
1.7 Purpose and Need 3
1.8 Analysis Framework 3
2.0 Environmental Review 9
2.1 Land Use, Zoning, and Public Policy 9
2.1.1 Land Use 9
2.1.2 Zoning 11
2.1.3 Public Policy 15
2.2 Historic and Cultural Resources 16
2.2.1 Architectural Resources 16
2.2.2 Cultural and Archaeological Resources 16
2.3 Urban Design and Visual Resources 19
2.4 Hazardous Materials 27
2.5 Air Quality 30
2.6 Noise 40

Appendices

Appendix A: Agency Correspondences
Appendix B: Architectural Drawings
Appendix C: Noise Back-Up

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* 1930 Adee Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
21DCP150X	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
210391ZMX N210392ZRX	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			Centerland Realty, LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe, Deputy Director, EARD			Amber Kartalyan, Equity Environmental Engineering		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 500 International Drive, Suite 150		
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5. *Project Description*

The Applicant, Centerland Realty, LLC, is seeking a zoning map amendment from R4 to R6B for an area, the "Affected Area" consisting of Block 4797, Lot 69 (the Applicant-controlled lot) and portions of Lots 1, 2, and 3, and a zoning text amendment to Appendix F, establishing the Affected Area as a Mandatory Inclusionary Housing (MIH) area. The Proposed Actions would facilitate the legalization and modification of the existing building on the Applicant-controlled lot by increasing the permitted lot coverage from 45 percent to 100 percent, which is the current lot coverage of the existing building on the lot. The Applicant seeks to reduce of the height of a portion of the existing two-story (25-ft) tall building by two feet to 23 feet to create a new 14,834 GSF (14,264 ZSF) UG3 community facility that would be used as a pre-school/day-care. No in-ground disturbance is proposed.

Project Location

BOROUGH Bronx	COMMUNITY DISTRICT(S) 12	STREET ADDRESS 1930 Adee Avenue
TAX BLOCK(S) AND LOT(S) Block 4797, Lot 69		ZIP CODE 10469

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Adee Avenue to the north, Grace Avenue to the west, Edson Avenue to the east, and Arnow Avenue to the south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4 | ZONING SECTIONAL MAP NUMBER 2b

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 Appendix F

***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
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

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

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.): 14,214
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 12,214
Other, describe (sq. ft.): approx. 2,000 landscaped yards

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): 14,834
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 14,834
HEIGHT OF EACH BUILDING (ft.): 25
NUMBER OF STORIES OF EACH BUILDING: 2

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: 7,132
The total square feet not owned or controlled by the applicant: 9,010

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: 0 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 0 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 0 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	14,834	0
Type (*e.g.,* retail, office, school)	0 units	0	Pre-School/Day Care	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: 0 NUMBER OF ADDITIONAL WORKERS: 59
Provide a brief explanation of how these numbers were determined: Conservative worker density of 1 employee per 250 GSF of day care use.

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): 2024

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12		
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:

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?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☒
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): 767		
○ 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): 3,596,000		
(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:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
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.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

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
Amber Kartalyan	10/12/2021

SIGNATURE

Amber Kartalyan

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.

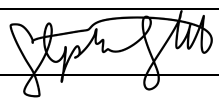
3. Check determination to be issued by the lead agency:

☐ **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 Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE December 10, 2021
SIGNATURE 	

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The proposed actions are a Zoning Map Amendment (ZM) to map an R6B zoning district over the Affected Area currently zoned as R4, and a Zoning Text Amendment (ZR) to establish the Affected Area as an MIH Area. The Applicant seeks to alter the existing building on Lot 69 to facilitate the occupancy of a new 14,834 gross square foot (gsf) community facility to be used as a pre-school and day-care. No in-ground disturbance is expected to occur. A portion of the 25-foot-tall, two-story building will be lowered to a height of 23 feet to comply with lot coverage requirements that allow a lot's rear yard to be covered by community facility uses up to one story and 23 feet in height. The project is located in the Baychester neighborhood within Community District 12 in the Borough of the Bronx. Existing land uses within the surrounding area primarily consist of one-, two-, and multi-family residential buildings ranging from one to three stories in height. Three-story multi-family residential buildings are primarily located on the subject block, many with non-complying FARs. Several commercial and manufacturing uses area located south of the Proposed Project Area. The Proposed Actions would legalize an existing illegally, non-complying building to facilitate the building's modification into a UG 3 pre-school and day-care; the lot's location along a wide road near largely residential areas with existing community facilities would be a consistent location for such a use. Therefore, the Proposed Actions would not generate land uses that would be incompatible with surrounding uses.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Katherine Glass at +1 212-720-3425.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe	DATE December 10, 2021
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Anita Laremont	DATE December 13, 2021
SIGNATURE	

Figure 1: Site Location Map

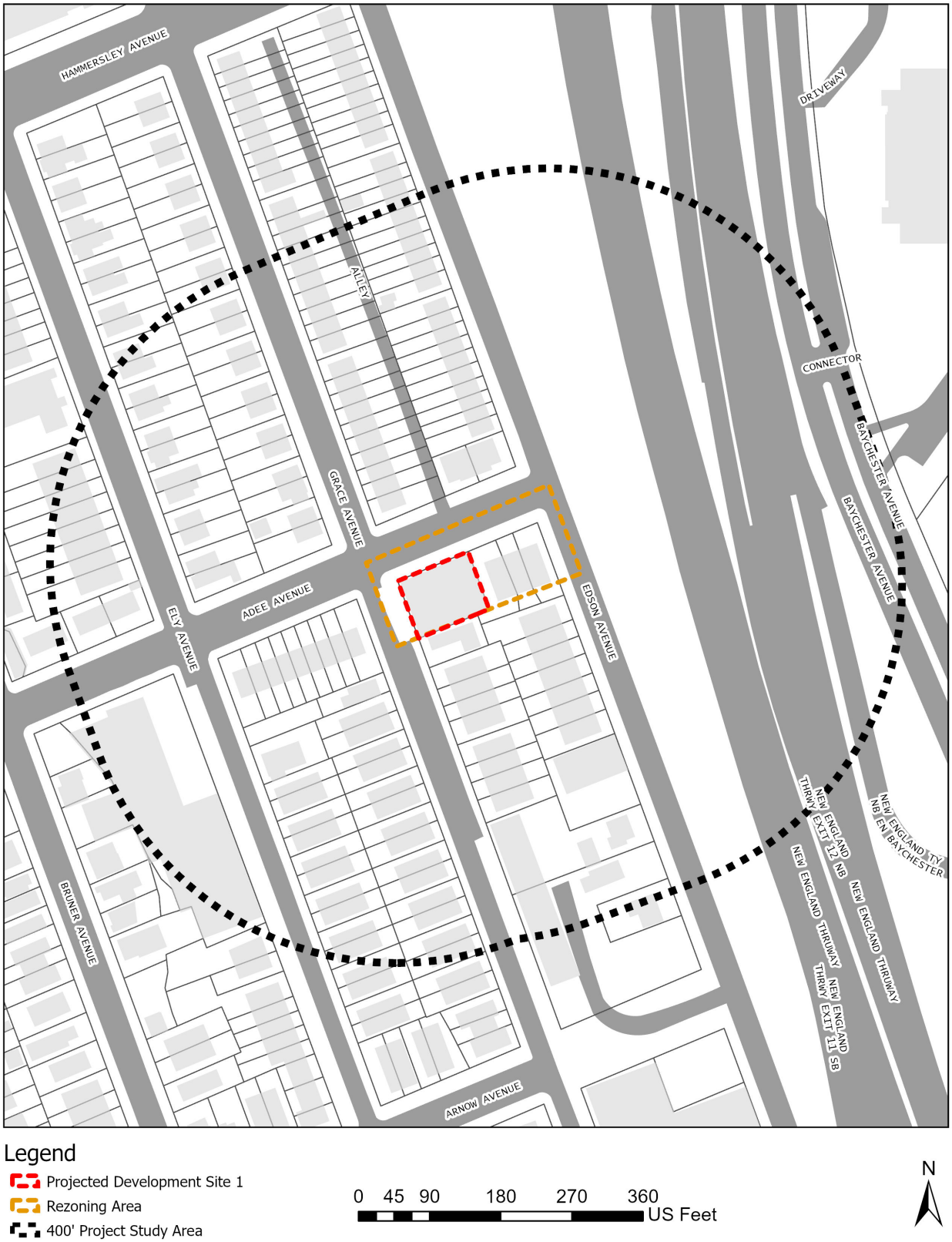


Figure 2: Existing Land Use and Zoning Map

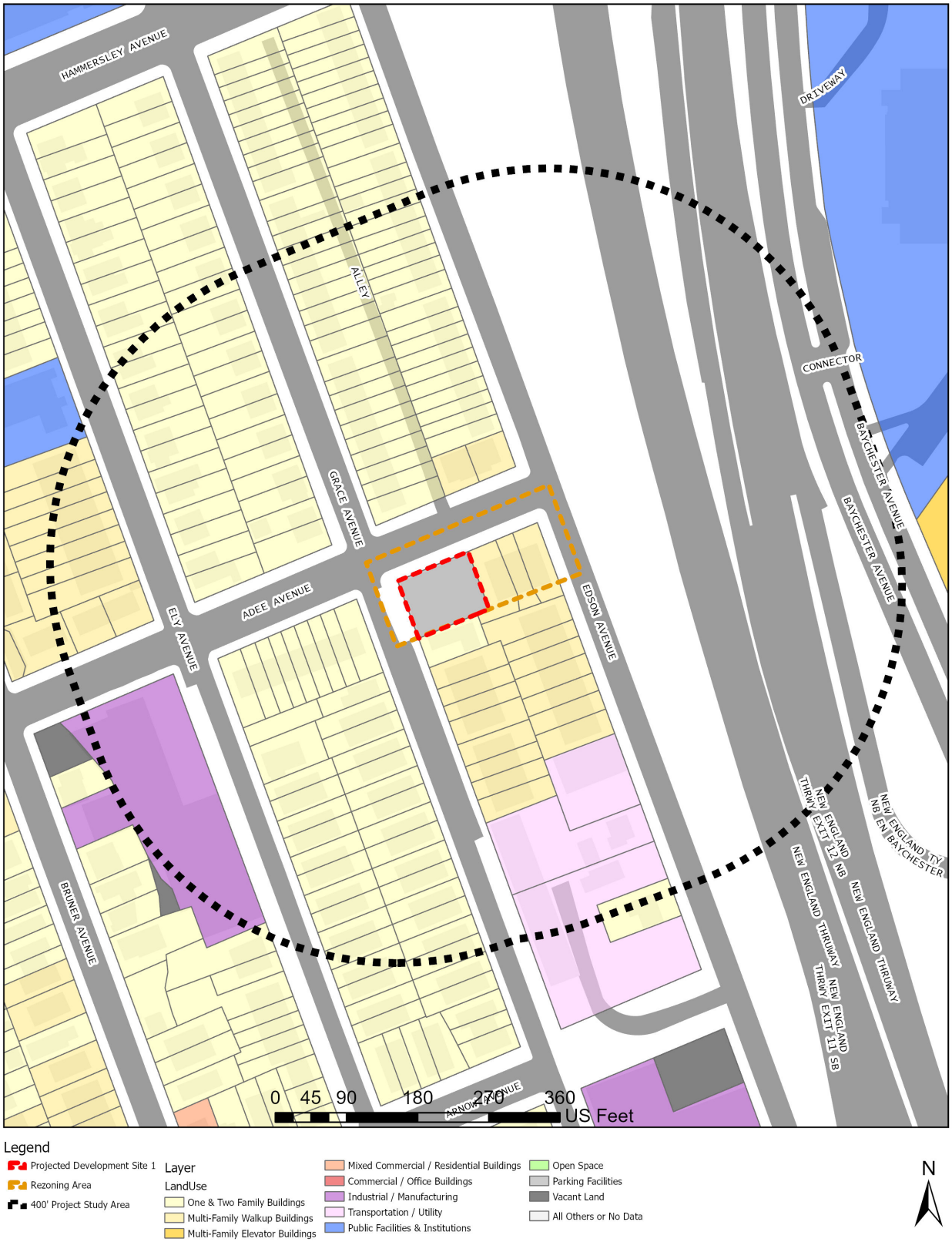


Figure 3: Zoning Sectional Map

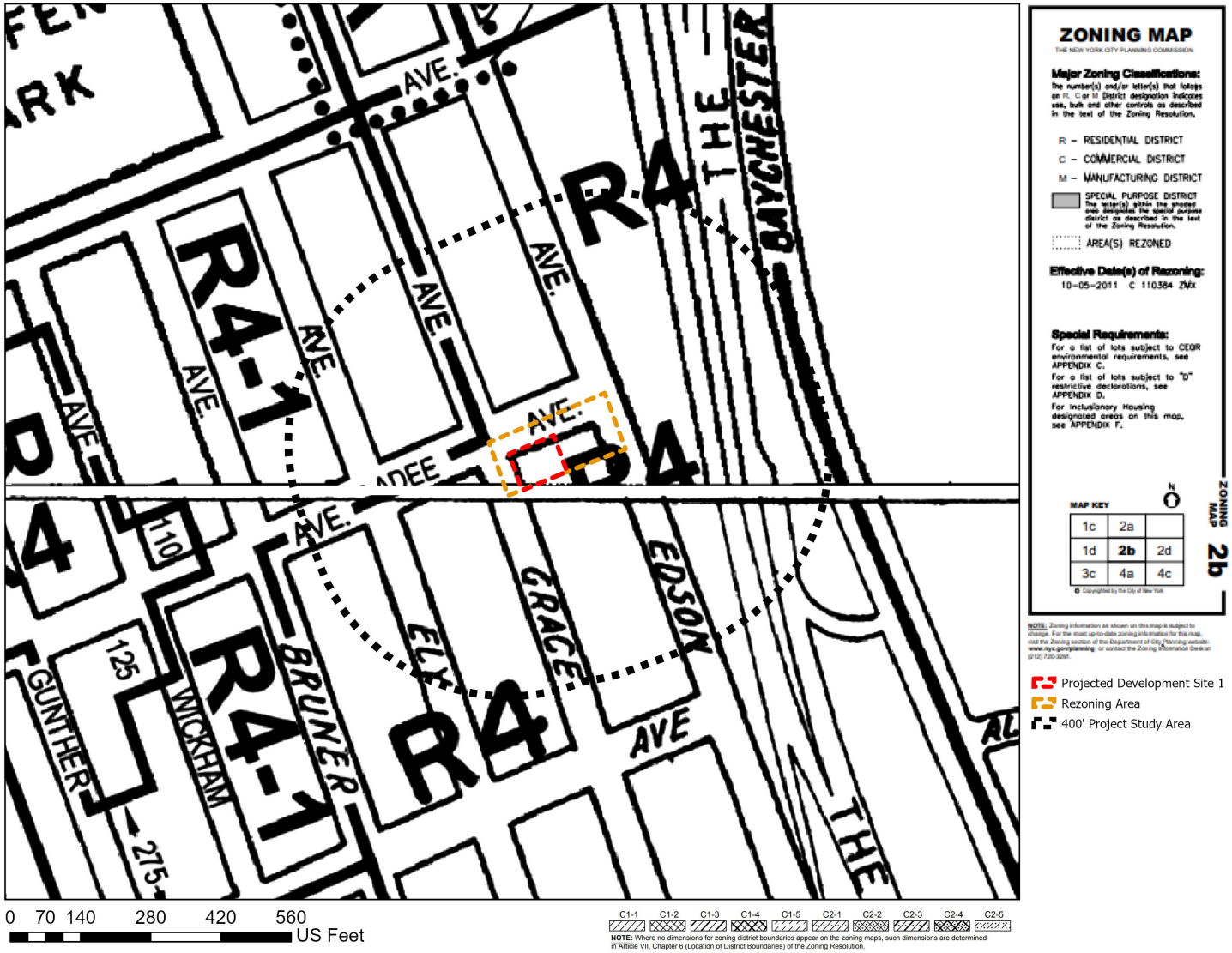
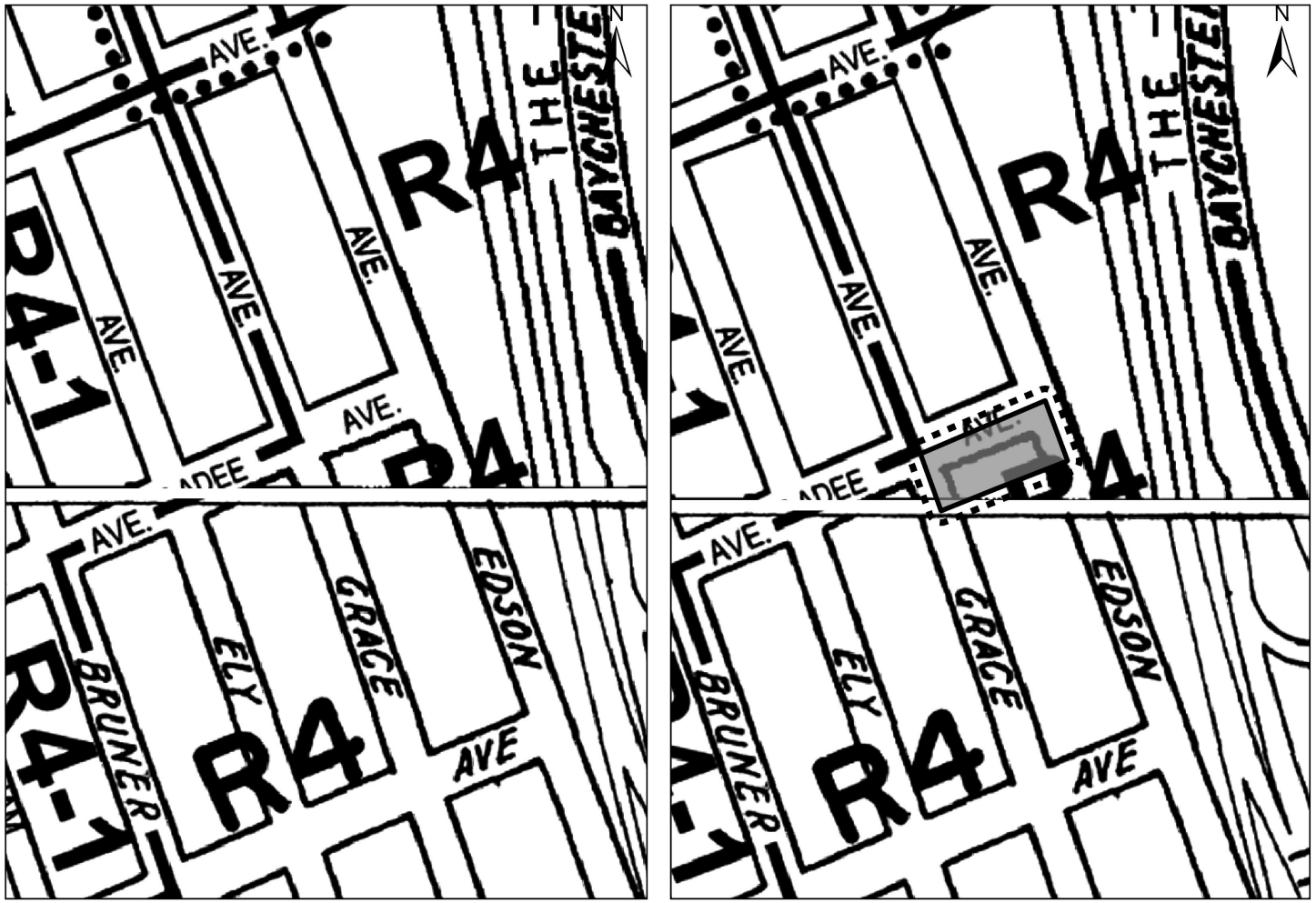


Figure 4: Zoning Change Map



Current Zoning Map (2b)

Proposed Zoning Map (2b) - Area being rezoned is outlined with dotted lines

Rezoning from R4 to R6B

Figure 5: Tax Map

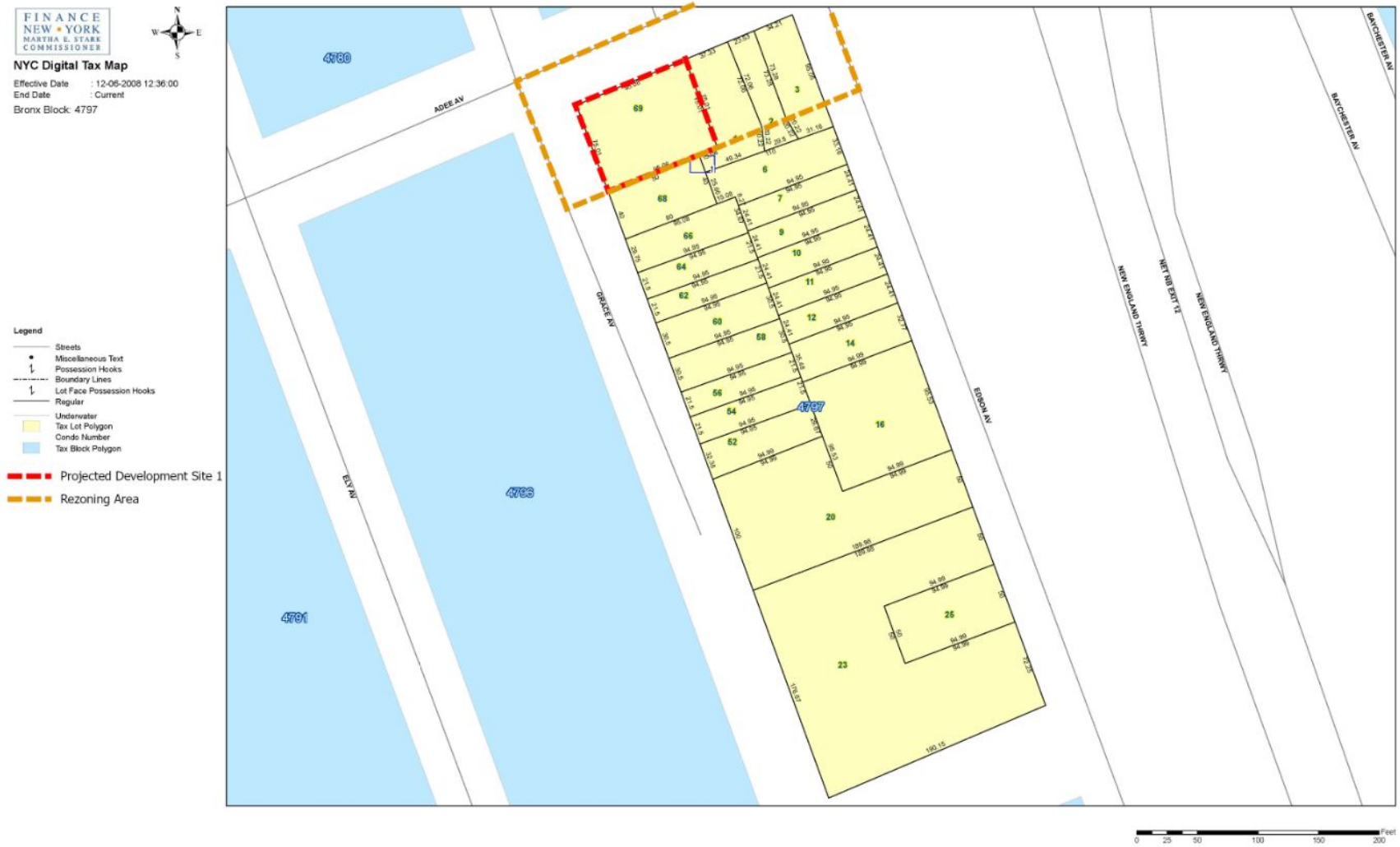


Figure 6-1: Site Photos



a Looking southeast toward the Development Site from Grace Ave & Adee Ave.



b Looking west away from the Affected Area along Adee Ave.



c Looking north away from the Affected Area along Grace Ave.

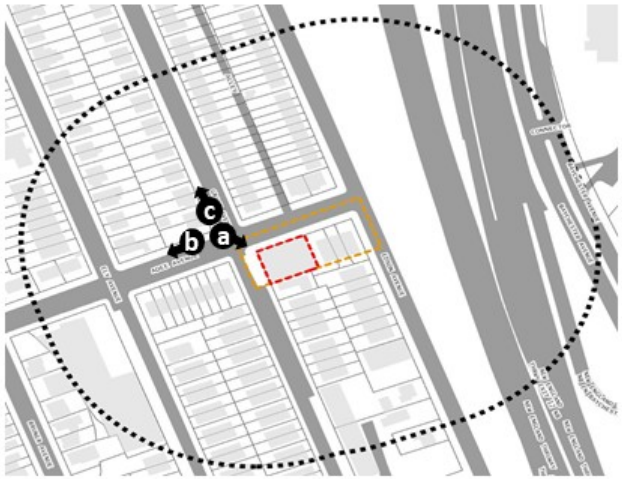


Photo Key

Figure 6-2: Site Photos



d Looking east along Adee Avenue from the intersection of Grace and Adee Avenues.



e Looking south along Grace Avenue from the intersection of Grace and Adee Avenues.



f Looking north along Grace Avenue with the rear of the Development Site on the right.



Photo Key

Figure 6-3: Site Photos



g Looking south toward the Non-Applicant owned sites of the Affected Area.



h Looking north along Edson Avenue from the intersection of Edson and Adee Avenue.



i Looking south along Edson Avenue from the intersection of Edson and Adee Avenue.



Photo Key

1.0 Proposed Actions

1.1 Introduction

The "Applicant", Centerland Realty, LLC is seeking a Zoning Map Amendment from R4 to R6B that would affect the southern blockfront of Adee Avenue between Grace Avenue and Edison Avenue in the Baychester neighborhood of The Bronx, Community District 12. The area to be rezoned extends to a depth of 75 feet from Adee Avenue. The "Affected Area" consists of Block 4797, Lot 69 (1930 Adee Avenue, the Applicant-controlled lot) and portions of Lots 1, 2, and 3. The Applicant also proposes a Zoning Text Amendment to Appendix F, adding Inclusionary Housing Designated Area and a Mandatory Inclusionary Housing (MIH) area to Bronx Community District 12, to establish an MIH Area over the proposed rezoning area. The Zoning Text Amendment and Zoning Map Amendment constitute the "Proposed Actions."

The Proposed Actions are sought in order to facilitate the legalization and modification of 1930 Adee Avenue (Block 4797, Lot 69) (the "Development Site") by increasing the permitted lot coverage from 45 percent to 100 percent, which is the current lot coverage of the existing building on the lot. The Applicant seeks to reduce of the height of a portion of the existing two-story (25 feet) tall building by two feet to 23 feet to create a new 14,834 GSF (14,264 ZSF) UG3 community facility that would be used as a pre-school/day-care.

1.2 Background

In 1963, Lot 69 was issued a CO that indicated its use as a "Manufacturing Use of Metal Products with Accessory Customer and Employees Parking." Records show that the structure, which was constructed in approximately 1948, was built on the western half of the lot, extending from the front to rear lot lines along with a partial second floor fronting Adee Avenue. An Alteration 1 application was filed in 1987 to enlarge the building on the eastern side with one story and with compliant yards. The application was approved and a work permit was issued, but the amended CO was never obtained. Sometime between 1987 and 1995 the building was fully built out, lot line to lot line, on the eastern side along with a full second floor. No records have been found for this additional enlargement. On May 24, 1995 a DOB violation was issued stating "[w]ork does not conform to approved plans of Alteration #306-87. Non-conforming work noted: additional 1,200 square feet added to proposed extension on east side of building. Remedy: Conform to approved plans or amend plans." This violation remains active and has not been resolved.

1.3 Description of the Surrounding Area

The area surrounding the Affected Area is defined by its proximity to Interstate 95 to the east, and its mix of low-density housing, industrial uses, and transportation/utility uses. The existing land uses within the 400-foot buffer around the Affected Area predominantly consist of one-, two-, and multi-family residential buildings ranging from one to three stories in height. Three-story multi-family residential buildings are primarily located on the subject block, many with non-complying FARs. Land use in the Surrounding Area is shown in **Figure 2**.

The block containing the affected area is currently mapped with an R4 zoning district, which also encompasses the block to the north (Block 4781), two blocks to the west (Blocks 4791 and 4796), the block to the south (Block 4800), and two blocks southwest of the Affected Area (Blocks 4795 and 4799). Zoning districts in the Surrounding Area are R4-1 to the north and west of the Affected Area, R3A to the south, and M1-1 to the south. A zoning map is provided as **Figure 3**. A further discussion of the surrounding area's zoning is provided in **Section 2.2**. Several commercial and manufacturing uses are located south of the Affected Area, such as the Baychester Auto Repair & Diagnostic Center and Extra Space Storage (self-storage facility). Other uses of note in the area include the Project Youth Success Academy, Romar Sheet Metal, Kingdom Hall of Jehovah's Witnesses, and Precision Iron works.

The area immediately east of the Affected Area is occupied by the at-grade New England Thruway (I-95), which forms a physical barrier separating the surrounding area from the higher-density Co-op City community to the east.

The area is not well-served by transit. The nearest subway station is approximately 3,200 feet to the west, and the closest MTA bus stop is located along Bartow Avenue, approximately 1,200 feet to the south, with stops for the Bx26, Bx28, and Bx38.

1.4 Description of Affected Area

The Affected Area consists of Block 4797, Lot 69 and portions of Lots 1, 2, and 3. The block containing the Affected Area is generally bound by Adee Avenue to the north, Grace Avenue to the west, Edson Avenue to the east, and Arnow Avenue to the south. Adee Avenue and Arnow Avenue are both wide roads at 80 feet in width.

The Applicant-controlled lot, Lot 69, is the Development Site, and has approximately 95 feet of frontage along Adee Avenue and 75 feet of frontage along Grace Avenue, and is a 7,132 SF lot. The lot is occupied by a two-story, 14,264 GSF vacant building originally constructed in 1948 and enlarged as described above.

Non-Applicant Controlled Sites (Other Affected Sites)

- Lot 1 has an area of 3,570 SF with 37 feet of frontage along Adee Avenue and is occupied by a three-story, three-family walk-up building with a non-complying floor area of approximately 3,774 GSF (1.06 FAR). Approximately 2,775 square feet of Lot 1 is within the Affected Area. As described below, the Affected Area's existing R4 zoning limits residential development to a Floor Area Ratio (FAR) of 0.75, or 0.9 with an attic bonus.

- Lot 2 has an area of 2,240 SF, of which approximately 1,757 SF is within the Affected Area, with 23.42 feet of frontage along Adee Avenue is occupied by a three-story, three-family walk-up building with a non-complying floor area of approximately 3,654 GSF (1.63 FAR).

- Lot 3 has an area of 3,200 SF, of which approximately 2,550 SF is within the Affected Area, with 34 feet of frontage of along Adee Avenue and is Lot 3 is occupied by a three-story, three family walk-up building with a non-complying floor area of approximately 3,774 GSF (1.18 FAR).

In total, the Affected Area is 14,214 SF, and is the entire northern portion of Block 4797 fronting Adee Avenue, to a depth of 75 feet. All three of the other affected sites were improved with buildings that were constructed in 1989, and all three lots are independently owned.

1.5 Description of the Proposed Project

Pursuant to the Proposed Actions, The Applicant would alter the existing building on Lot 69 to facilitate the occupancy of a new 14,834 GSF (14,264 ZSF) UG3 community facility that the Applicant intends to be used as a pre-school/day-care. A portion of the 25-foot-tall, two-story building will be lowered to a height of 23 feet to comply with lot coverage requirements that allow a lot's rear yard to be covered by community facility uses up to one story and 23 feet in height. No in-ground construction or soil disturbance is proposed.

1.6 Action(s) Necessary to Facilitate the Project

There are two actions necessary to facilitate construction of the Proposed Project:

(1) a Zoning Map Amendment (ZM) to map an R6B zoning district over the Affected Area currently zoned as R4;
(2) a Zoning Text Amendment (ZR) to amend Bronx Community District 12, Map 1 in Appendix F: Inclusionary Housing Designated Areas to establish the Affected Area as an MIH Area

1.7 Purpose and Need

The Applicant is seeking to legalize an existing illegal, non-complying building in order to facilitate the building's modification into a UG 3 pre-school and day-care, in a community in desperate need of such facilities. As the Project Site is on a corner lot, a zoning map amendment from the existing R4 zoning district to an R6B zoning district would increase the permitted lot coverage from 45 percent to the existing building's lot coverage of 100 percent. The Applicant believes that the lot's location along a wide road near largely residential areas would be an appropriate location for such a use. Additionally, mapping the area as an MIH area would further the City's goals to provide affordable housing.

1.8 Analysis Framework

The analysis framework compares the incremental difference between the proposed and potential development under the Proposed Actions (With-Action Condition) and the development which could occur under existing zoning (No-Action Condition). This EAS studies the potential for individual and cumulative

environmental impacts related to the Proposed Actions occurring in a study area of approximately 400 feet around the Affected Area. The analysis framework is described below.

Reasonable Worst-Case Development Scenario

Discretionary actions sometimes permit a range of project characteristics, or development scenarios, to occur even though the action may be sought in order to facilitate a specific development. From the range of possible scenarios that are considered reasonable and likely, the scenario with the worst environmental consequences is chosen for analysis. This is considered to be the Reasonable Worst-Case Development Scenario (RWCDS), the use of which ensures that, regardless of which scenario actually occurs, its impacts would be no worse than those considered in the environmental review. The environmental assessment examines the incremental differences between the RWCDS of the future without the project in place (No-Action Condition) and the future with the project in operation (With-Action Condition).

Build Year

The analysis year for the Proposed Actions is 2024 based on an 18-month period for environmental review and ULURP processes, 6 months to obtain permits, and a 12-month construction process.

The analysis which follows compares the difference between the future without the Proposed Actions (No-Action Condition) and the future Proposed Actions (With-Action Condition) for the 2024 analysis year. This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions.

No-Action Condition

In the future without the Proposed Actions, the Affected Area would generally remain the same as existing conditions with the exception of Lot 69 being brought into compliance since the Development Site is occupied by an illegal, non-complying structure. No alterations would be made to the structure on Lot 69, and it is assumed that the building would remain vacant. The buildings on Lots 1, 2, and 3 are legally non-compliant and could not be developed beyond what is currently existing, but would be expected to remain in the future.

With-Action Condition

The With-Action Condition for this analysis will reflect the Applicant's Proposed Project, which is the modification of the existing building into a new 14,834 GSF (14,264 ZSF) UG3 pre-school and day-care with a portion of the building's height reduced from 25 feet to 23 feet. Development beyond what is proposed by The Applicant is not considered likely and would require additional significant reinvestment that is not financially feasible given neighborhood development patterns and market conditions.

The RWCDS Analysis Framework described above is shown in **Table 1.8-1.** The existing, No-Action, and With-Action conditions on the lots within the Affected Area are presented in **Table 1.8-2**. The incremental development induced by the Proposed Actions would consist of 14,834 GSF (14,264 ZSF) of UG3 community facility space.

Table 1.8-1: RWCDS Incremental Analysis Table

Description of Existing and Proposed Conditions

Part II - RWCDS Analysis Framework Table

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units	0	0	0	0
No. of low- to moderate-income units	0	0	0	0
Gross floor area (sq. ft.)	-	-	-	0
Commercial	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Manufacturing/Industrial	N/A	N/A	N/A	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	N/A	N/A	N/A	
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	UG3 Pre-School/Day Care	UG3 Pre-School/Day Care
Gross floor area (sq. ft.)	N/A	N/A	14,834	14,834
Vacant Land	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:	N/A	N/A	N/A	
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☑ No	
If "yes," describe:	Vacant Building	Vacant Building		
Parking				
Garages	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Attended or non-attended	N/A	N/A	N/A	
Lots	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces	0	0	0	0
Operating hours				
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Population				

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Residents	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. and type				
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
Other (students, visitors, concert-goers, *etc* .)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				
Zoning classification	R4	R4	R6B	R6B
Maximum amount of floor area that can be developed	Community Facility: 32,284-gsf	Community Facility: 32,284-gsf	Community Facility: 32,284-gsf	Community Facility: 0
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	- One- and Two-Family Buildings; - Multi-Family Walk-Up Buildings;	- One- and Two-Family Buildings; - Multi-Family Walk-Up Buildings;	- One- and Two-Family Buildings; - Multi-Family Walk-Up Buildings;	None
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Table 1.8-2: RWCDS Analysis Framework – Existing, No-Action and With-Action Calculations

Part III - RWCDS Analysis Framework Spreadsheet (Project Sites)

Existing

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	1930 Adee Avenue	4797	69	7,132	7,132	R4		2.00	2.00	0.00	0.90	0.00	N/A	2.00	2.00	0.00	N/A	2	2	28	35	14,834	14,264	0	0	0	0	14,834	14,264	0	0	0	0	0		0	0	0	0
TOTAL				7,132	7,132																	14,834	14,264	0	0	0	0	14,834	14,264	0	0	0	0	0		0	0	0	0

No-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	1930 Adee Avenue	4797	69	7,132	7,132	R4		2.00	2.00	0.00	0.90	0.00	N/A	2.00	2.00	0.00	N/A	2	2	28	35	14,834	14,264	0	0	0	0	14,834	14,264	0	0	0	0	0		0	0	0	0
TOTAL				7,132	7,132																	14,834	14,264	0	0	0	0	14,834	14,264	0	0	0	0	0		0	0	0	0

With-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	Proposed Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU (100% per HPD)	Affordable DU (@ 80% AMI)	Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	1930 Adee Avenue	4797	69	7,132	7,132	R4	R6B	2.00	2.20	0.00	2.20	0.00	N/A	2.00	2.00	0.00	N/A	2	5	25	55	14,834	14,264	0	0	0	0	14,834	14,264	0	0	0	0	0	0	0	0	0	0
TOTAL				7,132	7,132																	14,834	14,264	0	0	0	0	14,834	14,264	0	0	0	0	0	0	0	0	0	0
INCREMENT				0	0																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Other Sites Not Expected To Be Affected By The Proposed Actions

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Rationale for Exclusion
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF											
Other Site 1	1946 Adee Avenue	4797	1	3,570	3,570	R4		1.06	2.00	1.06	0.90	0.00	N/A	0.00	2.00	0.00	N/A	0	2	0	35	3,774	3,774	3,774	3,774	0	0	0	0	0	0										The rezoning would bring this lot into conformance as its current FAR is not permissible under R4 zoning regulations. Under the proposed R6B zoning district the lot would be greater than 50% developed. Because of the small size of the lot, it's improvement with an attached structure shared between two other lots, and independent ownership, redevelopment of this lot under the Proposed Actions is considered unlikely.
Other Site 2	1948 Adee Avenue		2	2,240	2,240			1.63		1.63		0.00		0.00		0.00		0		0		3,654	3,654	3,654	3,654	0	0	0	0	0	0										The rezoning would bring this lot into conformance as its current FAR is not permissible under R4 zoning regulations. Under the proposed R6B zoning district the lot would be greater than 50% developed. Because of the small size of the lot, it's improvement with an attached structure shared between two other lots, and independent ownership, redevelopment of this lot under the Proposed Actions is considered unlikely.
Other Site 3	1950 Adee Avenue		3	3,200	3,200			1.18		1.18		0.00		0.00		0.00		0		0		3,774	3,774	3,774	3,774	0	0	0	0	0	0										The rezoning would bring this lot into conformance as its current FAR is not permissible under R4 zoning regulations. Under the proposed R6B zoning district the lot would be greater than 50% developed. Because of the small size of the lot, it's improvement with an attached structure shared between two other lots, and independent ownership, redevelopment of this lot under the Proposed Actions is considered unlikely.
TOTAL				9,010	9,010																	11,202	11,202	11,202	11,202	0	0	0	0	0	0									

2.0 Environmental Review

2.1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the Surrounding Area. Land use, zoning, and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Projected Development Site and the Surrounding Area as well as the larger area in which the Proposed Actions may have an effect. Because the Proposed Actions would permit the development of multiple family residential uses with a larger bulk and would also reduce the parking requirement compared to existing zoning regulations, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 20v4 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area was performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of New York City Department of City Planning (NYCDCP) and other city agencies programs and documentation.

2.1.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning, and public policy study area should generally extend 400 feet from the site of the Proposed Actions. Existing land use patterns of city blocks within approximately 400 feet of the Affected Area are presented above in **Figure 2**. The proposed zoning map amendment would affect the following lots: Block 4797, Lot 69 (the Applicant's Development Site), and part of lots 1, 2, and 3.

Existing Conditions

<u>Land Use Study Area</u>

The Affected Area is located in the Baychester neighborhood within Community District 12 in the Borough of The Bronx. As noted above, the existing land uses within the 400-foot surrounding area primarily consist of one-, two-, and multi-family residential buildings ranging from one to three stories in height. Three-story multi-family residential buildings are primarily located on the subject block, many with non-complying FARs. Several commercial and manufacturing uses area located south of the Proposed Project Area, such as the Baychester Auto Repair and Diagnostic Center and Extra Space Storage (self-storage facility). Other notable

uses in the area include the Project Youth Success Academy, Romar Sheet Motel, Kingdom Hall of Jehovah's Witnesses, and Precision Iron Works.

The area immediately east of the Affected Area is occupied by the at-grade New England Thruway (I-95), which forms a physical barrier separating the Surrounding Area from the higher-density Co-op City community to the east.

Affected Area

A full breakdown of each lot within the Affected Area can be found in **Section 1.4**.

The Development Site consists of one lot with frontage along Adee Avenue and Grace Avenue. Lot 69 is a 7,132 SF corner lot improved with a 14,264 GSF vacant building that was originally constructed in 1948 and subsequently enlarged, and has been classified as a parking facility use according to city records.

Other lots within the Affected Area are occupied by three-story three-family walk-up residential building on lots 1, 2, and 3. The floor area of each building ranges between approximately 3,654 to 3,774 GSF.

Analysis

Future No-Action Condition

Land Use Study Area

There are no active construction permits in the surrounding area, and no development is anticipated in the No-Action Condition.

Affected Area

All lots within the Affected Area would remain in their existing condition in the future under the No-Action Condition. The building occupying Lot 69 would remain a vacant, illegally non-compliant building.

Future With-Action Condition

Land Use Study Area

Land use and development patterns in the study area are anticipated to remain unchanged in the future without the Proposed Actions. Any new development in the surrounding area would be consistent with the low-density R4 and R4-1 residential zoning districts.

Affected Area

Projected Development Site (Lot 69)

Under the With-Action Condition, the existing building on the Applicant-owned Projected Development Site would be modified into a new 14,834 GSF (14,264 ZSF) UG3 pre-school and day care with a portion of the building's height reduced from 25 feet to 23 feet per the Applicant's Proposed Project plans.

Other Affected Sites (Part of Lots 1, 2, and 3)

All three of the Non-Applicant owned lots would not be expected to develop. The rezoning would bring each of the lots into conformance as they are all built over .90 FAR, which is the maximum residential FAR allowed under existing zoning regulations, but less than the 2.2 FAR allowed by the proposed R6B which would be mapped over the front 75 feet of these lots.

Conclusion

The Proposed Actions would legalize an existing illegally, non-complying building in order to facilitate the building's modification into a UG 3 pre-school and day-care, in a community the Applicant believes is in desperate need of such facilities. The Applicant believes that the lot's location along a wide road near largely residential areas would be an appropriate location for such a use. Therefore, the Proposed Actions would not generate land uses that would be incompatible with surrounding uses.

2.1.2 Zoning

Th CEQR Technical Manual suggest that a zoning study area should extend 400 feet from the Affected Area. Existing zoning districts within 400 feet of the Affected Area are presented above in **Figure 3**. The proposed zoning map amendment would affect the following lots: Block 4797, Lots 69 (the Projected Development Site), p/o 1, p/o 2, and p/o 3 from R4 to R6B.

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R4 and R4-1.

Table 2.1-2: Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R4	Residential UGs 1-4	0.90 FAR (with attic allowance) – Residential 2.0 FAR – Community Facility	100 percent of dwelling units 50 percent of IRHUs
R4-1	Residential UGs 1-4	0.90 FAR (with attic allowance) – Residential 2.0 FAR – Community Facility	100 percent of dwelling units 50 percent of IRHUs (waived for lots with less than 25 feet wide)

Source: Zoning Handbook, New York City Department of City Planning, 2019

Pelham Garden Rezoning (05DCP054X)

The 400-foot study area includes a portion of the Pelham Gardens Rezoning area northwest of the Affected Area. In 2005, DCP assessed and amended the Zoning Map that affected neighborhoods in the northeastern section of the Bronx that included Pelham Gardens, Laconia, and Baychester in Community District 11 and 12. The rezoning area comprised all or portions of 163 blocks. The portion of the Pelham Garden Rezoning area within the 400-foot study area of the current Affected Area was previously mapped with an R4 zoning district before being mapped with a R4-1 zoning district. Generally, the goal of the rezoning was to preserve the low density, detached, and semi-detached home character of the community. DCP believed that there was a mismatch between the existing zoning and the existing built character that created an incentive to replace sound detached homes with rows of attached housing or out-of-scale semi-detached homes that could result in a substantial change in neighborhood character over time. Furthermore, developments prior to the rezoning were found to be inconsistent with the existing character and tended to be semi-detached and attached homes. There were concerns raised by the community about large lots being subdivided to allow for semi-detached or attached homes. Three sections of the Pelham Gardens Rezoning area were originally mapped with a R4 zoning district before being mapped with a R4-1 zoning district, which consisted of 15 full blocks and portions of 29 blocks. Under the current R4-1 zoning district, the uses changed to include one- and two-family homes, FAR remains 0.75 with an attic allowance of 0.15, a reduction in maximum lot size from 3,800 SF to 2,375 SF for detached homes, a reduction in minimum lot width from 40 feet to 25 feet for detached homes, a reduction in the minimum front yard requirement from 18 feet to 10 feet, a reduction in the minimum side yard requirement from 13 feet to 8 feet. The maximum building height is unchanged at 35 feet (with a 21-foot perimeter wall) and parking is unchanged at one space per dwelling unit.

Existing zoning districts in the Surrounding Area include:

R4

R4 is a non-contextual district that was introduced with the 1961 Resolution and substantially altered in 1989. This district is mapped in neighborhoods with a mix of low-density housing types and densities slightly higher than R3-2. R4 district allow single- or two-family homes along with multi-family buildings in a variety of housing types (except zero lot line buildings). Although the distribution of R4 districts has diminished with contextual districts being mapped in their place, they can still be found in Throgs Neck, The Bronx; Sunnyside, Queens; Sheepshead Bay, Brooklyn; and in Grymes Hill, Staten Island.

The basic residential FAR in R4 districts is 0.75, but can be increased to 0.90 with an attic allowance. Above a maximum perimeter wall height of 25 feet the maximum building height is 35 feet. Front yards must be 10 feet deep without on-site parking or 18 feet with on-site parking. Off-street parking is generally required for 100 percent of dwelling units, but is reduced to 50 percent for income restricted housing units (IRHUs) and are further modified in the Transit Zone.

R4-1

R4-1districts are one of two contextual districts, along with R3-1 districts, that have a numerical suffix. Both districts were created in 1989 and were meant for neighborhoods that have a slightly wider range of housing types than might be found in other contextual neighborhoods. R4-1 districts specifically allow slightly larger single – or two-family detached and semi-detached residences than might be found in R3-1 district. This district is found in neighborhoods like Pelham Gardens and Baychester in The Bronx; Gravesend and Dyker Heights in Brooklyn; and Maspeth and Glendale, Queens.

The basic residential FAR in R4-1 districts in 0.75, but can be increased to 0.90 FAR with attic allowance. Above a maximum perimeter wall height of 25 feet the maximum building height is 35 feet. Front yards must be a minimum of 10 feet deep but at least as deep as the adjacent front yard (not to exceed 20 feet). Parking must be within the side or rear yard or in the garage. Off-street parking is generally required for 100 percent of dwelling units, but is reduced 50 percent for income restricted housing units and further modified in the Transit Zone. Parking is waived for single-family interior los less than 25 feet wide.

Affected Area

The Affected Area is zoned R4, which permits low-density residential uses at maximum FAR of 0.90, including attic allowance, and community facility uses at 2.0 FAR. The lot coverage in this zoning district is limited to 45 percent.

Analysis

Future No-Action Condition

Zoning Study Area
No changes to zoning are anticipated in the future without the Proposed Actions in the surrounding area. Existing zoning patterns would remain.

Affected Area
No changes to zoning are anticipated in the future without the Proposed Actions within the Affected Area. The Affected Area would continue to be subject to R4 zoning.

Future With-Action Condition

Zoning Study Area
No changes to zoning are anticipated in the future with the Proposed Actions in the surrounding area. Existing zoning patterns would remain.

Affected Area
The Applicant-owned Projected Development Site and the front 75 feet of the Non-Applicant owned Affected Sites would be rezoned from R4 to R6B. The bulk of the existing building on the Projected Development Site has a floor area of approximately 14,644 ZSF (2.00 FAR) on a corner lot with 100 percent lot coverage, which would be legalized by the proposed rezoning.

The other Non-Applicant owned affected sites have FARs that exceed the current limit of 0.90, which would also be legalized by the proposed rezoning.

Conclusion

The Proposed Actions would establish a low-density residential district that would mandate the provision of affordable housing. The Proposed Actions would bring all of the existing non-complying buildings that currently occupy the lots of the Affected Area into compliance. Any future development would be consistent with residential land uses in the surrounding area.

2.1.3 Public Policy

The Affected Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, or a Solid Waste Management Plan. The Proposed Actions are also not a large publicly sponsored project, and as such, consistency with the City's PlaNYC 2050 for sustainability is not warranted. The Affected Area is located in a FRESH Program zoning, where additional floor area is granted when a qualifying fresh food grocer is provided on the ground floor.

Food Retail Expansion to Support Health (FRESH) Program

The Affected Area is within a FRESH Program zone that offers zoning incentives and financial benefits to develop and retain convenient and accessible stores in underserved communities that provided fresh meat, fruit and vegetables, and other perishable goods. Such zoning incentives include additional floor area in mixed use buildings, reduced parking requirements, and the construction of larger grocery stores as-of-right in light manufacturing districts. Since the Proposed Actions do not include a space for grocery store and the Applicant is not seeking a Certification for a FRESH food store, the zoning incentives regulations under the FRESH program would not apply.

Conclusion

Mapping the area as an MIH area would further the City's goals to provide affordable housing. No other applicable public policies within the Affected Area, and the Proposed Actions would not affect or impact public policy. Further analysis of public policy is not required.

2.2 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the *CEQR Technical Manual*.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

2.2.1 Architectural Resources

Per *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Actions and in the area surrounding identified development sites. The historic resources study area is therefore defined as the project site plus an approximately 400-foot radius around the Proposed Actions area.

To determine whether the Proposed Project has the potential to affect nearby off-site historic or architectural resources, the study area is screened for historic and architectural resources. No architectural resources were found in the project area that were considered historic or significant.

2.2.2 Cultural and Archaeological Resources

Unlike the architectural evaluation of a Study Area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies.

The CEQR Technical Manual requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

Analysis

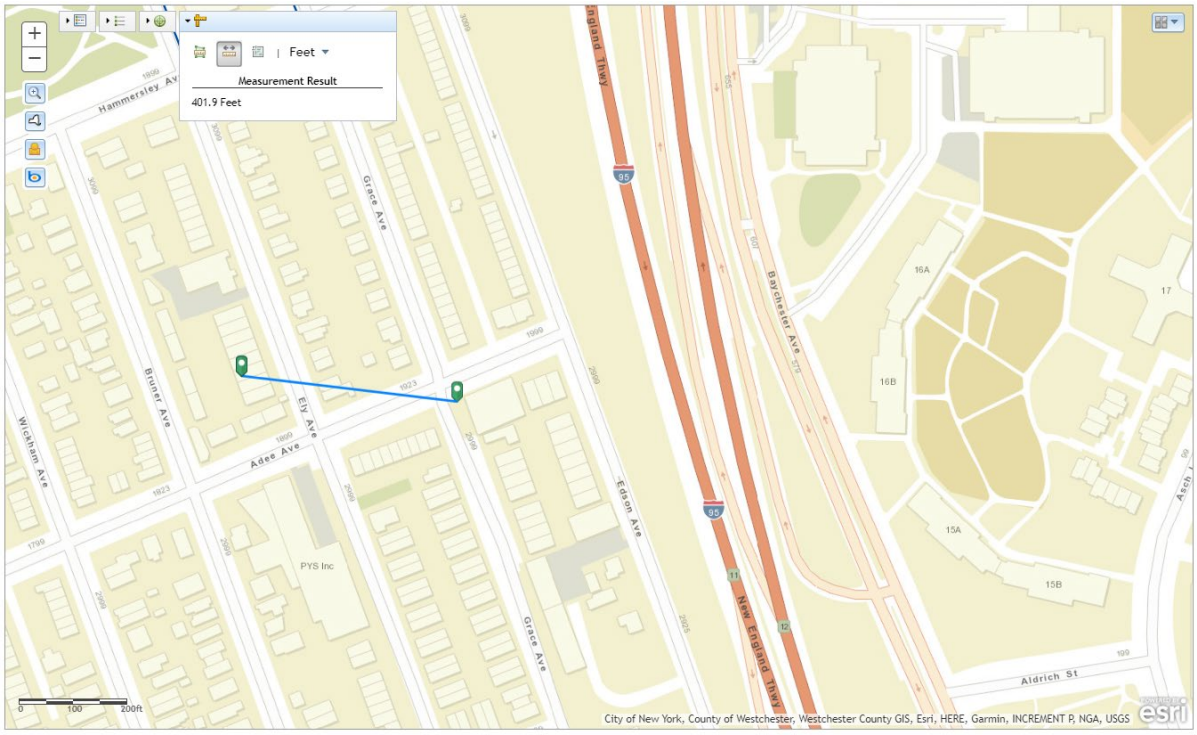
Future No-Action Condition

In the future without the Proposed Actions, the Affected Area would generally remain the same as the existing condition with the exception of Lot 69 being brought into compliance since the Project Site is occupied by an illegal, non-complying structure. The existing structure on Lot 69 would be brought into compliance through the amendment of previously filed plans at the DOB as instructed in the violation issued on May 24, 1995. In the No-Action Condition. No alterations would be made to the structure on Lot 69, and it is assumed that the building would remain vacant. The buildings on Lots 1, 2, and 3 are also non-compliant and could not be developed beyond what is currently existing.

Future With-Action Condition

The With-Action Condition for this analysis will reflect the Applicant's Proposed Project, which is the modification of the existing building into a new 14,834 GSF (14,264 ZSF UG3 pre-school and day-care with a portion of the building's height reduced from 25 feet to 23 feet per the Applicant's Proposed Project plans. While there is no existing or proposed cellar space, the only in-ground disturbance would be for an elevator pit that would be slightly below grade. Development beyond what is proposed by the Applicant is not considered likely and would require additional significant reinvestment that is not financially feasible given neighborhood development patterns and market conditions.

Figure 2.2-1: New York State CRIS Survey of Potential S/NR Resources



Conclusion

The project would not result in any in-ground disturbance to develop the proposed UG3 community facility beyond the excavation of the elevator pit. LPC was contacted for their initial review of the proposed project's potential to impact historic and cultural resources on or near the Affected Area. In a letter dated July 27, 2020, LPC indicating that the Study Area does not contain any sites or buildings of known architectural or archeological significance (**see Appendix A**). Furthermore, a survey was conducted of sites or resources that have been designated as either listed or eligible for listing in the State and National Register (S/NR) of historic places. As shown in **Figure 2.2-1** above, no sites or resources were found within 400 feet of the Affected Area. Thus, the Proposed Project is not anticipated to result in significant adverse impacts to sensitive architectural or archaeology resources.

2.3 Urban Design and Visual Resources

According to the *CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the 2020 *CEQR Technical Manual*, an assessment of Urban Design may be warranted when a Proposed Actions may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment.

Methodology

Pursuant to the CEQR Technical Manual, an assessment of urban design is appropriate when a project may affect one or more of the elements that contribute to the pedestrian experience of the public realm. This assessment of Urban Design and Visual Resources focuses on those elements of the Proposed Action that may have the potential to impact the use, arrangement, appearance, and functionality of the built environment. The *CEQR Technical Manual* states that a preliminary urban design analysis is appropriate when there is potential for a pedestrian to observer a material alteration beyond what is allowed by existing zoning. This preliminary analysis provides an assessment of the Proposed Action; to determine when comparing existing and future conditions with and without the Proposed Actions whether the project may result in a significant adverse environmental impact.

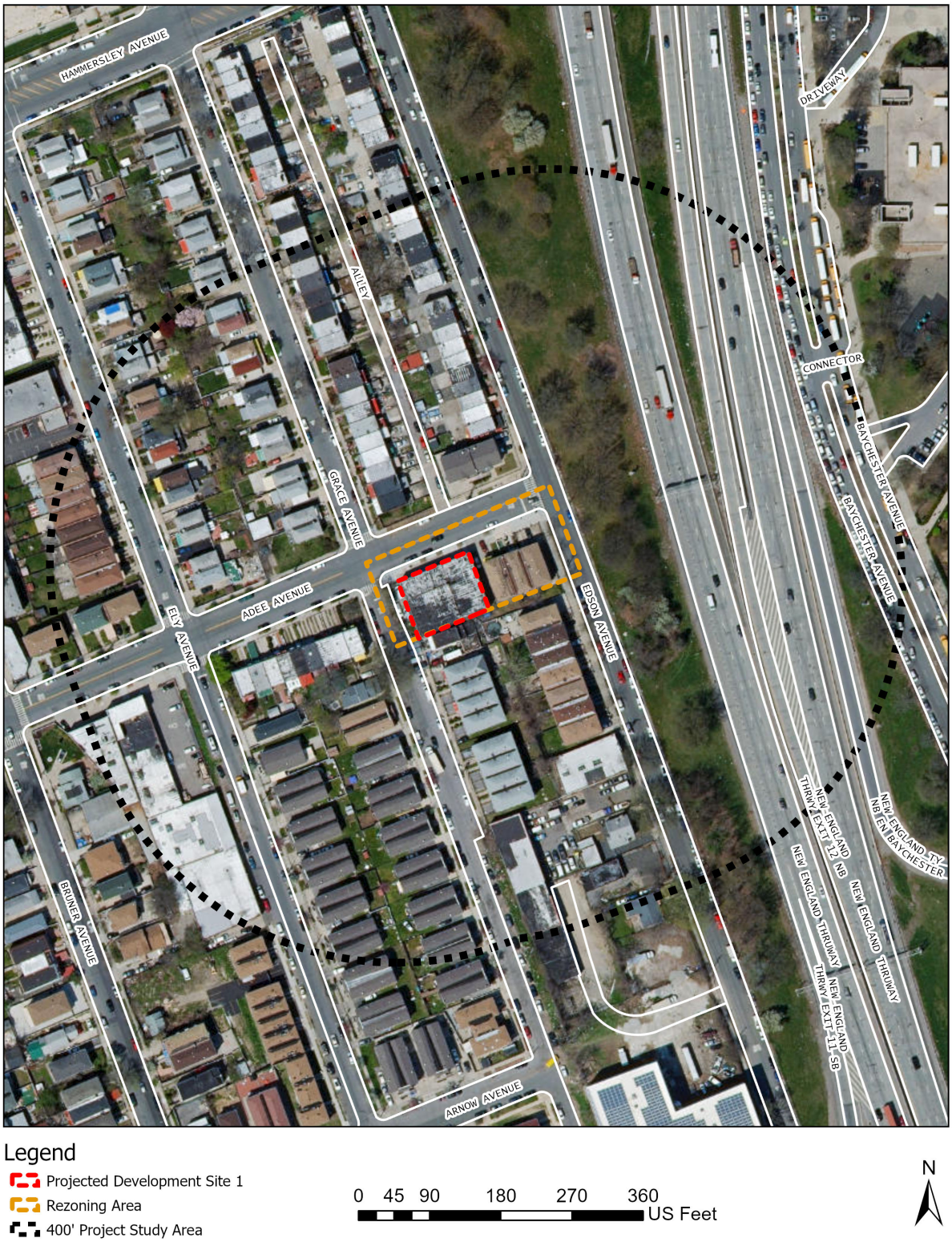
The following analysis examines each of those elements that play an important role in the pedestrian experience, including street hierarchy and streetscape (including the arrangement and orientation of streets); building scale as defined by their height and bulk in relation to adjusting built form and arrangement; as well as natural features, open space, and topography. These components are further considered in relation to changes in use and density or use, in so far as it impacts the experience of the pedestrian.

The following preliminary analysis also considers the effects of the Proposed Action on an area's visual resources, or those important public view corridors, vistas, natural or built features. Visual resources can include waterfront views, public parks, landmark structures or districts, or natural features, such as rivers or geological formations. Based on *CEQR Technical Manual* guidelines, the study area for urban design is the area where the project may influence land use patterns and the built environmental. The urban design study area consists of both a primary study area (where urban design defects of the Proposed Actions are direct) and a secondary study area. For the purpose of this assessment, the primary study area is the Affected Area. As with the analysis of land use, zoning, and public policy, the second study area for the urban design assessment is defined as the area within approximately 400 feet of the Rezoning Area (see **Figure 2.3-1**)

The analysis is based on field visits, aerial views, computerized massing studies and montages, photographs, geographic information systems analysis and other graphic images of the Rezoning Area and surrounding study area. Zoning calculations, including floor area calculations, building heights, and lot coverage

information are also provided. A photo key is provided identifying locations of primary and secondary study area photos used to document existing conditions is provided in **Figure 2.3-2** and **Figure 2.3-3**.

Figure 2.3-1: Primary and Secondary Study Area



The proposed rezoning of the Affected Area from R4 to R6B would alter the permitted bulk and height within the Affected Area. Therefore, further analysis is warranted. The differences between existing and proposed zoning, in regard to those aspects of zoning affecting urban design, are presented in **Table 2.3-1**.

Table 2.3-1: No-Action and With-Action Zoning

	No-Action	With-Action
Zoning	R4	R6B
Permitted Uses	Res., CF	Res., CF
Maximum FAR	Res.: 0.90 CF: 2.00	Res.: 2.20 CF: 2.00
Maximum Height	35 feet	55 feet (with QGF)
Lot Coverage (corner lot)	45%	100%

CF = Community Facility; Res. = Residential; QGF = Qualifying Ground Floor

Existing Conditions

Context

The study area consists of four lots on Block 4797, which is bounded by Adee Avenue, Grace Avenue, Edson Avenue, and Arnow Avenue in the Baychester neighborhood of The Bronx, described in detail in **Section 1.4**. From an urban design perspective, the study area lies within a smaller, walkable neighborhood unit (See **Figure 2.3-2**). The neighborhood itself is generally bound by the MTA 5-train to the northwest, Hutchinson River to the east, and arterial roadways (as classified by the NYSDOT) that bound it; East Gun Hill Road (Principle Arterial Other) to the southwest, and East 222nd Street (Minor Arterial) to the northeast. Adee Avenue, which runs adjacent to the Proposed Rezoning Area (classified as a local road), provides a local right-of-way through this neighborhood, linking Edson Avenue to East Gun Hill Road.

Rationalizing the Neighborhood

The primary study area, as well as the 400-foot secondary study area, located in the Baychester section of The Bronx, is characterized by one-, two-, and multi-family residential buildings ranging from one to three stories in height. Three-story multi-family residential buildings are primarily located on the subject block, many with non-complying FARs. This section evaluates the characteristics of existing land use, height, bulk and density within the primary and secondary study areas as well as the sidewalks and roadway linking the built form of the neighborhood, the integrated consideration of which establishes the basis of the overall urban design character experienced by the pedestrian.

Primary Study Area

Located on the north end of the block, the Development Site (Block 4797, Lot 69) (**Figure 2.3-1**) is owned and controlled by the Applicant. As shown in **Figure 2.3-2**, Lot 69 is developed with a two-story community facility that is currently vacant. The other three Non-Applicant owned sites in the Affected Area are attached three-story multifamily walk-up buildings.

Existing Condition

The study area is located in the Baychester neighborhood of The Bronx. Ground-level photographs of the Affected Area and the surrounding area are provided along with photo keys **(Figure 2.3-2)**. The existing land uses in the surrounding area primarily consist of one-, two-, and multi-family residential buildings with building heights that range from one to three stories.

The street network surrounding the Affected Area has a regular grid pattern. As noted earlier, Adee Avenue is an east-west two-way roadway with one moving lane in each direction and curbside parking. Grace Avenue is a north-south two-way road with curbside parking on both sides of the right-of-way. Edson Avenue is a southbound roadway with parking on both side of the road. In regard to the street hierarchy of the study area, both Adee and Grace Avenues are classified as Local Roads while Edson Avenue is classified as a Minor Arterial Road by the New York State Department of Transportation.[1] The New England Thruway (I95) located at the eastern side of the Study Area, creates a physical barrier between this neighborhood and Co-op City to the east.

There are few streetscape elements within the study area. Adee Avenue is generally occupied by one- and two-family residential buildings and the sidewalks are clear of obstructions to pedestrians. There are, however, very few street trees along Adee Avenue. Since the Affected Area is at the end of Adee Avenue where the road intersects with Edson Avenue to the east, pedestrians have a view of the New England Thruway that runs parallel to Edson Avenue.

[1] NYSDOT, Functional Classification Map – NYSDOT Region 11: Kings County (May 2017), https://www.dot.ny.gov/divisions/engineering/technical-services/hds respository//Functional_Class_Map_Region_11_Kings_-_May_2017.pdf

Figure 2.3-2: Pedestrian Views of the Development Site



a Looking southeast toward the Development Site from Grace Ave & Adee Ave.



b Looking north along Grace Avenue toward the rear of the Development Site on the right.



c Looking south toward the Development Site with view of the left rear of the existing building.

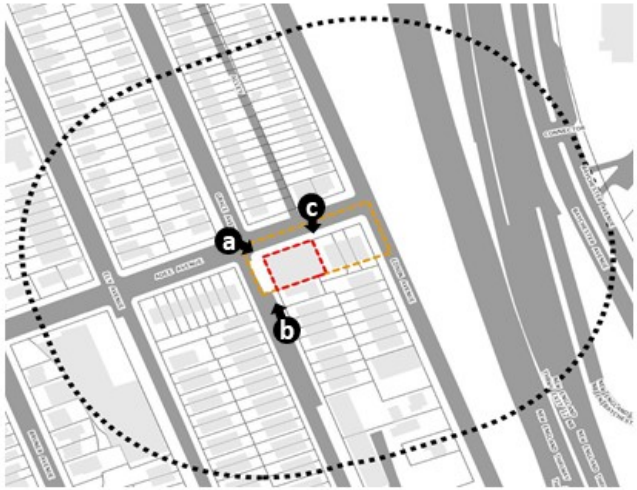


Photo Key

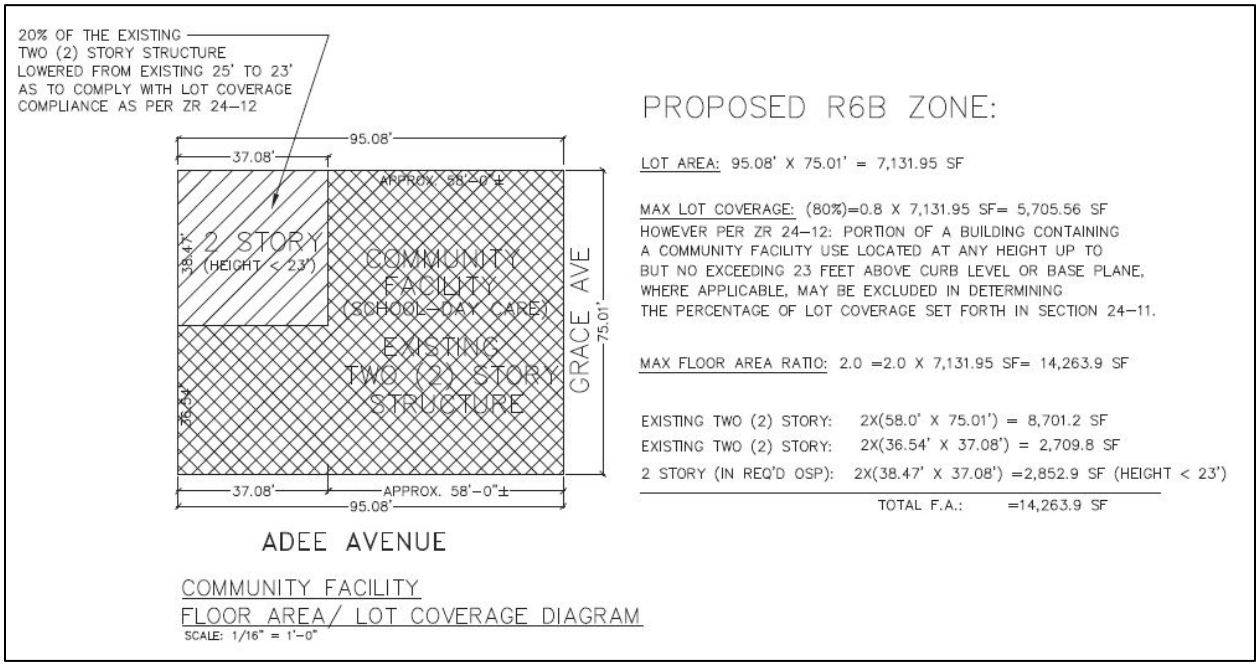
Future No-Action Condition

The No-Action Condition for the Affected Area is the same as Existing Conditions with the building on Lot 69 to remain vacant.

Future With-Action Condition

The With-Action Condition for this analysis will reflect the Applicant's Proposed Project on the Projected Development Site, which is the modification of the existing building into a new 14,834 GSF (14,264 ZSF UG 3 community facility with a portion of the building's height reduced from 25 feet to 23 feet per the Applicant's Proposed Project plans. Since the proposed building is within the existing envelope, per the CEQR Manual UD chapter, the urban design massings for No-Action and With-Action are not required.

Figure 2.3-3: Location of Proposed Modification on the Existing Building



Conclusion

The Proposed Project, which would occur under the Proposed Actions, would not have an adverse impact on the area's urban design elements. It would legalize the existing building on the Applicant-Owned site and facilitate the construction of a 14,834 GSF (14,264 ZSF) UG 3 community facility that the Applicant intends to use as a pre-school/daycare. The roof of the left rear (southeast) of the existing building (shown if photo C of **Figure 2.3-2**) would be reduced from 25 feet to 23 feet as shown above in **Figure 2.3-3**. The Proposed Development would be consistent with the built form of the surrounding area since the Proposed Actions would not result in any substantial changes to the bulk of the buildings on the Applicant-Owned site or the

non-Applicant owned site. Furthermore, the proposed project would not affect street hierarchy, street wall, or pedestrian activity.

Visual Resources

There are no significant visual resources within the vicinity of the Affected Area. The Proposed Actions would not block any public view of a resource of significant aesthetic value. Therefore, it would not result in significant adverse impacts related to urban design and visual resources.

2.4 Hazardous Materials

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists on a site, and (b) an action would increase pathways to their exposure, or (c) an action would introduce new activities or processes using hazardous materials.

Methodology

The hazardous materials assessment begins with a Phase 1 ESA, which is a qualitative evaluation of the environmental conditions present at a site, based on a review of available information, site observations, and interviews. Pursuant to the 2020 *CEQR Technical Manual*, the Phase 1 ESA is conducted in accordance with the standards established by the current ASTM Phase 1 ESA Standard and includes research and field observations to determine whether the site may contain contamination from either past or present activities on the site or as a result of activities on adjacent or nearby properties. If a potential REC is identified during this assessment, then building any subsurface investigations are usually conducted as part of a Phase II ESA to confirm the presence and extent of the contamination.

Analysis

The proposed rezoning from an R4 to an R6B zoning district is being sought to bring the existing structure on the Development Site into compliance with yard requirements in order to facilitate the construction of a two-story (23-ft) tall 14,834 GSF UG3 community facility that the Applicant intends to be used as a pre-school/daycare. No in-ground construction is proposed and there would be no soil disturbance. Accordingly, a Phase I ESA was conducted for the Development Site by Equity Environmental Engineering (EEE) in October of 2020. A copy of this report in included as an Attachment. This Phase I ESA will be reviewed by the Department of Environmental Protection.

The purpose of a Phase I ESA is to determine whether any type of environmental hazard exists within or adjacent to the project site. Environmental hazards may include, but are not be limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground and above ground storage of petroleum or hazardous materials; asbestos within the building materials/structures; and identification of potential off-site sources of hazardous waste contamination, such as industrial facilities adjacent to the subject property.

Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not present a threat to health or the environment and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimis RECs, were considered in the Phase I.

EEE has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13. The following conditions were observed:

- The Subject Property - It is comprised of 7,132 square feet of land and is currently occupied by a 14,264 GSF community facility that was built in 1948 and enlarged to the full area of the lot sometime between 1987 and 1995 without a Certificate of Occupancy.
- RECs – Equity found no RECs associated with the Development Site.
- HRECs - Equity found no HRECs associated with the Development Site.
- CRECs - Equity found no CRECs associated with this Development Site.
- VECs – Equity's review of the EDR Vapor Encroachment database did not identify any VEC's (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property. Thus, a vapor encroachment condition can be ruled out for the Development Site.

Though no RECs, HRECs, CRECs, or VECs were identified in relation to the Development Site based on the findings of the Phase I ESA, the review letter from NYCDEP (**Appendix A**) indicates that, given the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils, groundwater, soil vapor, indoor air, and outdoor air of the subject property, and to inform and disclose the measures necessary to avoid impacts from hazardous materials.

A Phase II Investigation Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, soil vapor, indoor air, and outdoor air sampling activities should be developed in accordance with the *City Environmental Quality Review Technical Manual* and submitted for DEP review and approval prior to the start of any fieldwork. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, soil vapor, indoor air, and outdoor air sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor, indoor air, and outdoor air sampling should be conducted in accordance with the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor, indoor air, and outdoor air samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigation Health and Safety Plan (HASP) should also be submitted for DEP review and approval prior to the start of any fieldwork.

Conclusion

Based on the findings of the Phase I ESA, no RECs, HRECs, CRECs, or VECs were identified in relation to the Development Site. However, given the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is considered necessary by NYCDEP. The existing building would not be demolished and the proposed renovations would include no in-ground disturbance. A Phase II Work Plan and HASP should be submitted for DEP review and approval prior to the start of any fieldwork.

2.5 Air Quality

Ambient air quality describes pollutant levels in the surrounding environment to which the public has access. The impact of air pollutants emitted by motor vehicles (mobile source) and by fixed facilities (stationary source) are analyzed to assess potential health hazards due to ambient air quality, where the effects of both the proposed project on ambient air quality and the ambient air quality effect on the proposed project are considered. The analysis framework, as mandated by the State Environmental Review Act, follows the *New York City Environmental Quality Review 2020 Technical Manual (CEQR TM)*. The potential air quality impacts of the resulting emissions are estimated following the procedures and methodologies prescribed in the *CEQR TM*:

- *The potential for changes in vehicular travel associated with Proposed Project activities to result in significant mobile source (vehicular related) air quality impacts.*
- *The potential for an atypical (e.g., not at-grade) source of vehicular pollutants to significantly impact the Proposed Project.*
- *The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the Proposed Project to significantly impact nearby planned and/or existing land uses.*
- *The potential for air toxic emissions released from existing industrial facilities to significantly impact the Proposed Project.*
- *The potential for significant air quality impacts from the emissions of facilities that require Prevention of Significant Deterioration permits (Title V), and facilities which require a state facility permit to significantly impact the Proposed Project.*
- *The potential for facilities' malodorous emissions to unreasonably interfere with the proposed project's occupant's comfortable enjoyment of life or their property.*

Project Description

The Development Site, located in the Baychester neighborhood of the Bronx, Community District 12, is comprised of lot 69 on Block 4797. The Proposed Development would be a 14,834 GSF (14,264 ZSF), Community Facility building with a maximum height of 25 feet. The building would be entirely used for a day care center. The building's HVAC equipment would operate on natural gas under the RWCDS. For the purpose of the air quality analysis, the Projected Development Site's boilers' heat inputs assumed non-residential uses and the building's HVAC system would operate on natural gas.

Methodology & Standards

Air Pollutants and Applicable Standards/Guidelines

National Air Quality Standards
The U.S. Environmental Protection Agency (EPA) has identified six pollutants, known as criteria pollutants which are being of concern nationwide, and established threshold concentration based upon adverse effect on human health. The six pollutants and their characteristics are:

Carbon Monoxide (CO) is mainly produced by motor vehicles from the incomplete combustion of gasoline. The impact of CO on the ambient air is analyzed next to roadways, intersections, parking lots, and parking garages vents as these locations are the most affected.

Nitrogen Dioxide (NO_2) is a main concern related to the burning of natural gas. Emitted NOx from the burning of fossil fuel gradually convert to NO_2 in a chemical reaction that is affected by ozone concentration and the presence of sunlight. In a micro scale analysis, buildings HVAC systems are analyzed for NO_2 impact.

Ozone (O_3) is formed by chemical reaction between hydrocarbons and nitrogen oxides and its impact is analyzed on a regional scale by monitoring stations.

Lead (Pb) in the ambient air is monitored on a regional level. In a project scale analysis, impact due to Lead concentration levels are analyzed if a new source, such as lead smelters, is introduced into the environment or if a project is located next to a lead emitter.

Particulate Matter emissions are associated with both stationary sources and mobile sources. Two sizes of particulate matters are analyzed: Inhalable Particles (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$), where the subscript number refers to the diameter of the particulate matter in micrometers.

Sulfur Dioxide (SO_2) emission is principally associated with stationary sources that use oil or coal as the fossil fuel for the equipment. These fuels contain sulfur that bond to oxygen atoms in the burning process.

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the criteria pollutants by EPA, and New York State has adopted the NAAQS as the State ambient air quality standards. The NO_2 and $PM_{2.5}$ standards— the criteria pollutants of main concern for HVAC systems fueled by natural gas—together with their health-related averaging periods are presented in **Table 2.5-1**.

NO_2 NAAQS

Nitrogen oxide (NO_x) emissions from gas combustion consist predominantly of nitric oxide (NO) at the source. The NO_x 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 µg/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 three tiers: Tier 1, the most conservative approach, assumes a full (100%) conversion of NO_x to NO_2; Tier 2 employs AERMOD's Ambient Ration Method (ARM2) to estimate the fluctuating NOx/NO_2 ratio concentrations; and Tier 3, which is the most precise approach, employs AERMOD's PVMRM module. The ARM2 method uses available monitoring data from approximately 580 monitoring stations over the period of 2001-2010 to calculate the estimated NOx/NO_2 ratio at the site under the available conditions. 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.

Per the *CEQR TM*, a Tier 1 approach is initially applied, followed by a Tier 2 application of ARM2 to NO_x modeled concentration to determine whether a violation of the NAAQS is likely to occur. A less conservative Tier 3 approach is then applied if exceedances of the 1-hour NO_2 NAAQS were estimated.

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

New York State Standards

As mentioned, New York State has adopted the national standard, NAAQS. In addition, the New York State Department of Environmental Conservation (NYSDEC) has established guidelines for maximum allowable concentration of "noncriteria pollutants," which are potentially toxic or carcinogenic pollutants. The maximum allowable guidelines set a maximum 1-hour and annual averaging time concentrations and are published in the DAR-1 AGC/SGC Table, where AGC/SGC refers to Annual and Short-term Guideline Concentrations. The most recent DAR-1 guidelines were created on July 14, 2016.

NYSDEC also regulates pollutants that produce discomfort due to odors, where significant discomfort is evaluated on quantity, characteristic or duration.

NYC Interim Guidelines

In addition to the NAAQS, the *CEQR TM* requires that projects subject to CEQR apply a $PM_{2.5}$ and CO 8-hour averaging time significant impact criteria (based on concentration increments). These criteria are named *de minimis* and they are more stringent than the NAAQS, and the state standards as the *de minimis* concentrations set a maximum increase of pollutant concentration that is below the national standard. If the estimated impacts of a proposed project are less than the *de minimis* criteria, the impacts are not considered to be significant. As outlined in the *CEQR TM,* $PM_{2.5}$ significant impacts are evaluated as follow:

- *Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or*
- *Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 µg/m^3 at any receptor location for stationary sources.*

Background Concentrations

Determination of significant impact criteria is evaluated by adding the background concentrations at the nearest NYSDEC monitoring station to the concentrations of criteria pollutants in the ambient air of the existing and planned land uses.

Background concentrations of NO_2, SO_2, and $PM_{2.5}$ —the criteria pollutants of main concern for HVAC systems fueled by Fuel Oil #2—were obtained from the NYSDEC's annual report for 2020 at the nearest monitoring stations (Botanical Gardens). **Table 2.5-1** shows the background concentrations and the NAAQS.

Table 2.5-1: Background Concentrations at the Nearest Monitoring Stations

Pollutant	Averaging Period	National and State Standards	Background Concentration	Monitoring Station
NO_2	98th Percentile of Daily Maximum 1-hour averaged over last 3 years	188 µg/m³	50.5 ppb (94.94 µg/m³)	Botanical Garden
	Annual Arithmetic Mean	100 µg/m³	12.36 ppb (23.24 µg/m³)	
$PM_{2.5}$	24-Hour average of 98th percentile for last 3 years	35 µg/m³	19.1 µg/m³	Botanical Garden
	Average of last 3 years annual means	12 µg/m³	7.4 µg/m³	
SO_2	1-hour Averages of 99th percentile for last 3 years	196 µg/m³	4.77 ppb (12.5 µg/m³)	Botanical Garden
	Annual Arithmetic Mean	80 µg/m³	0.44 ppb (1.17 µg/m³)	

The *de minimis* criteria for $PM_{2.5}$ was evaluated as described in the NYC Interim Guidelines. The concentrations increments are presented below:

- 24-hour $PM_{2.5}$ 7.95 µg/m³
- Annual $PM_{2.5}$ 0.3 µg/m³

Analysis

Mobile Sources

Projects may result in significant mobile source impacts when they create mobile sources of pollutants, change traffic patterns, or add new uses near mobile sources of pollutants. Per CEQR guidelines, a detailed analysis is conducted to predict whether the Proposed Actions could potentially have a significant adverse air quality impact if certain threshold criteria are met or exceeded, while proposed projects that do not meet or exceed the threshold criteria (screen out) are not expected to have a mobile source impact. Projects that require a detailed analysis model the ambient air CO and PM_{10}/$PM_{2.5}$ concentrations—the mobile source pollutants of concern—and compare the modeled concentrations with the applicable air quality standard.

Mobile Source Screen

Project-Generated Traffic

Per the CEQR TM, localized increases in CO and $PM_{2.5}$ levels may result from increased vehicular traffic volumes and changed traffic patterns in the study area as a consequence of the Proposed Development. As such, screening analyses for CO and $PM_{2.5}$ were carried out to determine whether the project-generated traffic has the potential to cause significant impact. Projected Development under the Proposed Actions are

below the threshold levels requiring further transportation analysis. Therefore, the Proposed Actions do not have the potential for adverse impacts related to mobile source air emissions.

Parking Garage

Based on CEQR recommendations, the maximum capacities of parking garages are evaluated with a threshold criterion to predict whether the potential impacts associated with mobile source emissions are significant. The threshold criteria level, per CEQR guidelines, is 85 off-street parking spaces. If the threshold is met or exceeded, a detailed analysis is warranted. As seen in **Table 2.5-1**, the Proposed Actions would not result in the development of any off-street parking spaces on the Projected Development Site and therefore would not exceed the parking spaces threshold criterion. Therefore, no detailed air quality analysis is required, and no significant mobile source air quality impacts are expected as a result of the parking facilities.

Existing Mobile Sources of Pollutant

According to *CEQR Technical Manual*, projects that would result in new sensitive uses within 200 feet of an atypical roadway or near an existing parking facility may result in significant mobile source air quality impacts. These impacts are estimated at sensitive receptors located at air intakes, operable windows, and terraces of the receptor building. There is no atypical roadway within 200 feet of the proposed project, and there are no large parking facilities located near the proposed project. Therefore, no analysis was required, and no mobile source significant adverse air quality impacts are expected to the proposed project from vehicular emission generated at an existing nearby mobile source of pollutant.

Stationary Sources

According to CEQR, an action can result in stationary source air quality impacts when it creates new stationary sources of pollutants such as emission stacks for industrial plants, hospitals, or other large institutional uses, or even building boilers- that can affect surrounding uses, or when they introduce sensitive uses near existing (or planned future) emissions stacks, and the new uses might be affected by the emissions from the stack.

Project HVAC Systems Analysis

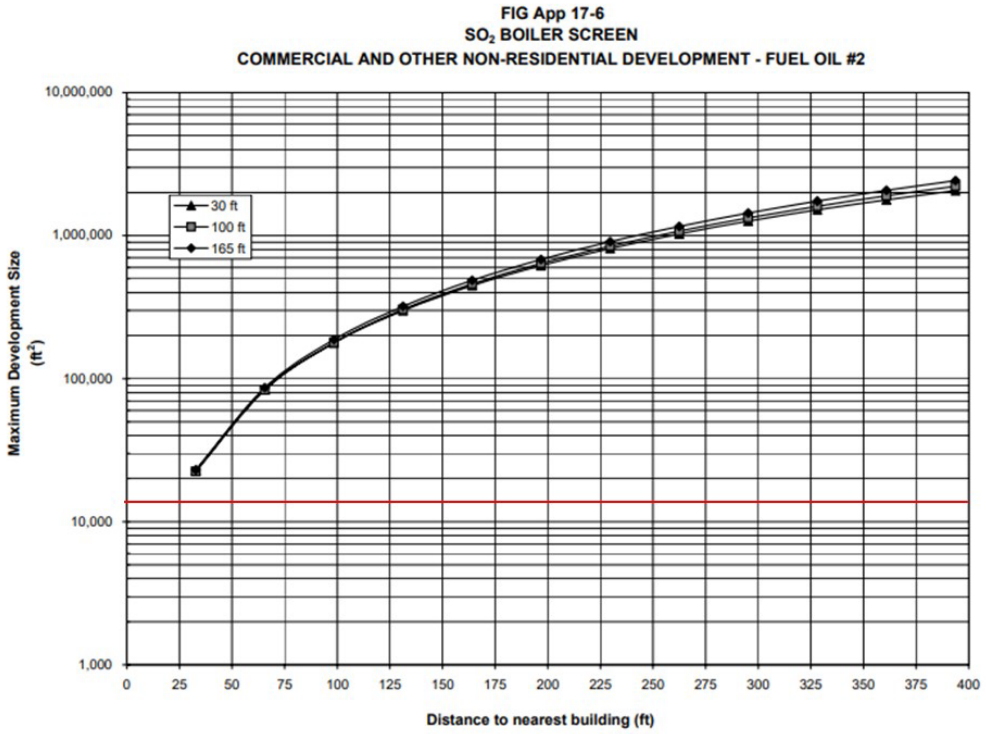
Since the proposed development is a single building, the HVAC analysis only considers the potential for emissions from the HVAC systems of the proposed development to significantly impact existing land uses (project-on-existing) within 400 feet.

As outlined in the *CEQR TM*, the analysis of buildings' HVAC systems follows stationary sources methodology and based on CEQR guidelines, a preliminary screening analysis is to be conducted as a first step to predict whether the potential impacts of the heat and hot water system boiler emissions can be significant. This CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required.

As previously stated, the maximum building height is 25 feet with a resulting stack height of 28 feet. Screening analysis from the HVAC systems is only applicable to stacks above 30-feet. However, the building GSF was still graphed to ensure that there would be no impact to the surrounding buildings (See **Figure 2.5-**

1). The 14,834 GSF building falls below all three stack sizes on the screening nomograph. However, two buildings, 1946 Adee Avenue and 2942 Grace Avenue, are of similar height and fall within 30 feet of the Proposed Development. Therefore, a detailed analysis of the Proposed Development's impact on the two adjacent buildings is required.

Figure 2.5-1: Non-Residential, Fuel Oil #2 Boiler Screening



Detailed HVAC Analysis

AERMOD dispersion analyses were run to determine whether exhaust from the HVAC systems of the anticipated development building might have a significant adverse impact on the two adjacent, existing properties. In accordance with CEQR guidance, this analysis was conducted assuming stack tip downwash, urban dispersion surface roughness length of 1.0-meter, elimination of calms, and population of 2,000,000. Building Profile Input Program (BPIP) was run with the downwash effect enabled. Flat terrain option was specified in the AERMOD models.

The potential impact on the existing buildings of 1946 Adee Avenue and 2942 Grace Avenue was analyzed for the emissions of the Projected Development Site with two separate stack locations. The stack of Projected Development Site at a height of 28-feet and one location directly adjacent to the building at 1946 Adee Avenue and the second location directly adjacent to the building at 2942 Grace Avenue.

The developments' HVAC equipment emission rates were calculated using the annual fuel usage, the developments' gross floor areas, and the assumption that the developments' fuel usage would resemble that of non-residential buildings. Per the *CEQR Technical Manual*, the pollutants of concern for natural gas fueled boilers are NO_2, $PM_{2.5}$, and SO_2. The boilers heat capacities were calculated from the annual fuel usage and the buildings' gross floor area. The boiler of Projected Development assumed that the HVAC system will

serve 14,834 GSF of non-residential space. Pertinent values were obtained from the *CEQR Technical Manual Appendix* for residential buildings, and the assumption that all fuel would be consumed during the 100-day (or 2,400 hour) heating season. Emission factors were obtained from the EPA AP-42 manual. **Table 2.5-2** shows the short-term and annual emission rates.

Table 2.5-2: The Developments HVACs Equipment

Site ID	Stack Height (ft)	HVAC Equipment (MMBtu/hr)	Pollutant	Short-term Emission Factor (lb/hr)	Annual Emission Factor (lb/yr)
Projected Development	28	0.4	NO_2	0.0260	62.3
			$PM_{2.5}$	0.0028	6.6
			SO_2	0.0369	1.33

The diameter of the stack and the exhausts' exit velocities were estimated based on values obtained from the New York City Department of Environmental Protection (DEP) "CA Permit" database for the corresponding boiler size (i.e., rated heat input or million Btu per hour). The stacks exit temperatures were assumed to be 300°F (423°K), which is appropriate for boilers. The New York City Building Code (Building Code) requires that a rooftop stack should be at least 10 feet away from the edge of the roof and at least 3 feet higher than the roofline. These stacks' locations were applied in the AERMOD modules. In addition, stacks were placed where the maximum predicted concentration would occur, and stack set back distance was applied if impact was predicted.

All analyses were conducted using the latest five consecutive years of meteorological data (2015-2019). Surface data was obtained from La Guardia Airport and upper air data was obtained from Brookhaven station, New York. These meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the 5-year period. Meteorological data were combined to develop a 5-year set of meteorological conditions, which was used for the AERMOD modeling runs and Anemometer height of 3.4 meters was specified per NYS DEC provided data.

For the analysis, the receiving buildings were modeled as individual buildings based on the building footprints data provided by NYC Open Data[2]. Receptors on these receiving buildings were placed all around the buildings' envelopes in 10-foot increments, and on all floor levels. Ground floor receptors were placed at a height of 6-foot. The analysis assumed that all the floor levels are 10 feet high, and placed receptors at 6 feet above the base floor elevation.

Results of the HVAC Detailed Analysis

As stated in the above, each pollutant averaging time was modeled four times — with building wake effect enabled/disabled and with two different stack locations. The predicted concentration is the highest concentration of these. The results are compared with the 24-hour/annual $PM_{2.5}$ significant impact criteria, and the 1-hour/annual NO_2 and SO_2 NAAQS. Result of the HVAC analyses are shown in **Table 2.5-3**.

[2] https://data.cityofnewyork.us/Housing-Development/Building-Footprints/nqwf-w8eh

Table 2.5-3: Detailed HVAC Analyses Results

Tier 1 HVAC AERMOD Results						
Scenario	**Result ug/m3**	**Ambient Air Quality ug/m3**	**Total concentration ug/m3**	**Ambient Air Quality Standard ug/m3**	**De minimis ug/m3**	**Pass/Fail**
Projected Development impact on Existing						
1-hour SO2	40.35	12.50	52.85	196.00	N.A.	Pass
Annual SO2	0.0047	1.17	1.17	80.00	N.A.	Pass
24-hour PM2.5	1.27	19.10	20.37	35.00	7.95	Pass
Annual PM2.5	0.02	7.40	7.42	12.00	0.30	Pass
Annual NO2	0.22	23.24	23.46	100.00	N.A.	Pass
1-hr NO2 Tier1	28.42	94.94	123.36	188.00	N.A.	Pass

As seen in **Table 2.5-3**, the $PM_{2.5}$ modeled concentrations are less than the significant impact criterions of 7.95 µg/m^3 and 0.3 µg/m^3, respectively; both the 1-hour and annual NO_2 concentrations estimated are less than the 1-hour and annual NO_2 NAAQS of 188 µg/m^3 and 100 µg/m^3, respectively; and both the 1-hour and annual SO_2 concentrations estimated are less than the 1-hour and annual NO_2 NAAQS of 196 µg/m^3 and 80 µg/m^3, respectively. The results were all below their respective standards and therefore significant impact to the air quality of the area from the Proposed Development is unlikely.

Industrial Emissions Sources

A search of potential industrial sites was performed to identify any NYC DEP and USEPA Air Quality Permits issued within 400 feet of the Affected Area. This Study Area and uses, preliminarily identified as manufacturing or industrial based on NYCDCP MAPPLUTO database, are identified in **Figure 2.5-2**. This search was performed to determine if hazardous air toxics would have the potential to impact the proposed development.

Two (2) sites were originally identified as potentially manufacturing or industrial in nature as identified as ID Number 1 and 2 in **Figure 2.5-2**. Additionally, one (1) site was identified as a potential emission source for an automobile spray booth. These uses were screened further using Google and in field assessments. **Table 2.5-4** shows the three (3) properties within approximately 400 feet of the Affected Area that were screened as potentially industrial or manufacturing sites. These sites were further reviewed for permit activity.

As shown in **Table 2.5-4**, none of the sites determined to have industrial or manufacturing type uses have active DEP industrial permits. Site 1 had three expired permits from 2015 belonging to Precision Ornamental, Inc. Review of available online information and Google Street View shows the property is now occupied by Woodlawn Cabinets for retail use. Therefore, there are no longer any emissions from the expired permits. Site 3 was contacted via phone on May 3rd, 2021 to inquire about potential spray booth operations. The Baychester Auto Repair & diagnostic Center employee informed Equity that they do not offer painting or paint preparation services at their facility. Therefore, there is no potential for significant impact to the Proposed Development from nearby industrial emissions.

Table 2.5-4: Industrial/Manufacturing within 400 feet of Affected Area

Site ID	Block	Lot	Address	Current Use	Industrial Permit Search Results
1	4791	3	1830 Adee Avenue	Industrial	No Record
2	4791	6	1838 Adee Avenue	Industrial	No Record
3	4797	16	2951 Edson Avenue	Auto Repair	No Record

Conclusion

The mobile source, HVAC, and industrial screenings indicated that there would be no significant adverse impacts from the Proposed Actions on nearby receptors nor on the project occupants, and no further analysis is required.

Figure 2.5-2: Potential Industrial and Manufacturing Uses within 400-Foot Study Area



2.6 Noise

Introduction

The Proposed Actions would create noise-sensitive residential development. Therefore, an assessment of the potential for adverse effects on project occupants from ambient noise is warranted. The projected development would not create a significant stationary 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. Therefore, this noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development. The predominant noise source at the Affected Area is vehicular traffic on surrounding streets.

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.

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 frequency weightings used are the A- and C-weightings. 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-weighting is the most commonly used for environmental measurements, 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.

Table 2.6-1: 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: 2020 CEQR Technical Manual	

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.

- L_{eq} 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 L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.
- Lmax is the highest SPL measured during a given period of time. It is useful in evaluating Leqs for time periods that have an especially wide range of noise levels.
- $L_{eq(24)}$ 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 (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} 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.

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Quality Review (CEQR) noise exposure guidelines for exterior noise levels. As shown in **Table 2.6-2** below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable, and Clearly Unacceptable, **Table 2.6-3** of the *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA (L_{10} *or Ldn, depending on the source*) or below.

Table 2.6-2: Noise Exposure Guidelines for Use in City Environmental Impact Review

Receptor Type	Time Period	Acceptable General External Exposure	Airport[3] Exposure	Marginally Acceptable General External Exposure	Airport[3] Exposure	Marginally Unacceptable General External Exposure	Airport[3] Exposure	Clearly Unacceptable General External Exposure	Airport[3] Exposure
1.Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	Ldn < 60 dBA		Ldn < 60 dBA		Ldn < 60 dBA		Ldn < 75 dBA
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 65$ dBA		$65 < L_{10} \leq 80$ dBA		$L_{10} > 80$dBA	
3. Residence, residential hotel or motel	7 am to 10 pm	$L_{10} \leq 65$dBA		$65 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$dBA	
	10 pm to 7 am	$L10 \leq 55$dBA		$55 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$dBA	
4. School, museum, library, court house of worship, transient hotel or motel, public meeting room, auditorium, out-patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM- 10 PM)		Same as Residential Day (7 AM –10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM –10 PM)		Same as Residential Day (7 AM-10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Source: New York City Department of Environmental Protection (adopted policy 1983).

Notes:

In addition, any new activity shall not increase the ambient noise level by 3 dBA or more;

1. Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.
2. Tracts of land where serenity and quiet are extraordinarily important and serve an important public need and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and nursing homes.
3. One may use the FAA-approved L_{dn} contours supplied by the Port Authority, or the noise contours may be computed from the federally approved INM Computer Model using flight data supplied by the Port Authority of New York and New Jersey.
4. External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave band standards).

Table 2.6-3 CEQR TM: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise Level with Proposed Project	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation[1]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	$36 + (L_{10} - 80)^2$ dB(A)

Source: New York City of Environmental Protection

Notes:

1 The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office Spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
2 Required attenuation values increase by 1 dB(A) increments for L10 values greater than 80 dBA.

Measurement Location and Equipment

Because the predominant noise sources in the area of the proposed project consist of vehicular traffic, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day for 20-minute periods. Noise Monitoring Location One (1) was located on the Grace Avenue frontage of the Project Site; Noise Monitoring Location Two (2) was located on Adee Avenue frontage of the Project Site. The noise monitoring location is shown in **Figure 2.6-1** and **Photos 2.6-1** through **2.6-2** below.

Noise monitoring was conducted using a Type 1 Casella CEL-633 sound level meter with wind screen. The monitor was placed on a tripod at a height of approximately four feet above the ground, away from any other noise-reflective surfaces. The monitor was calibrated prior to and following each monitoring session Periods of peak vehicular around the subject site constitute a worst-case condition for noise at the project site. Noise backup data are provided in **Appendix C**.

Figure 2.6-1: Noise Monitoring Locations



Photo 2.6-1: Noise Monitoring Location One (1)



Photo 2.6-2: Noise Monitoring Location Two (2)



Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Wednesday, January 27th, 2021. The weather was dry and wind speeds were moderate during all monitoring periods. The sound meter was calibrated before and after each monitoring session.

Existing Conditions

Based on the noise measurements, the predominant source of noise is vehicular traffic.

Table 2.6-4 through 2.6-5 *below contains the results for the measurements taken at the Project Site:*

Table 2.6-4
Noise Levels (dB) at Location 1

Wednesday, January 27, 2021

Time	**8:29 am – 8:49 am**	**12:46 pm – 1:06 pm**	**5:15 pm – 5:35 pm**
L_{max}	73.5	71.3	75.7
L_{10}	59.0	59.5	63.0
L_{eq}	58.0	57.2	60.1
L_{50}	57.0	55.5	57.0
L_{90}	56.5	54.5	55.0
L_{min}	55.6	53.7	52.6

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to Table 2.19-2 of the CEQR Technical Manual

Table 2.6-5
Noise Levels (dB) at Location 2

Wednesday, January 27, 2021

Time	**7:42 am – 8:02 am**	**12:00 pm – 12:20 pm**	**4:30 pm – 4:50 pm**
L_{max}	80.0	78.0	75.1
L_{10}	66.5	64.5	64.0
L_{eq}	64.8	63.1	62.7
L_{50}	63.5	62.5	62.0
L_{90}	61.5	61.0	60.5
L_{min}	55.8	58.6	56.7

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to Table 2.19-2 of the CEQR Technical Manual

Table 2.6-6 through 2.6-7 below *contains the traffic volumes (vehicle counts) and vehicle classifications for the noise monitoring sessions:*

Table 2.6-6 ***Location 1:*** *Traffic volumes and vehicle classifications*			
	8:29 am – 8:49 am	**12:46 pm – 1:06 pm**	**5:15 pm – 5:35 pm**
Car/ Taxi	15	14	17
Van/Light Truck/SUV	6	8	8
Medium Truck	1	0	1
Heavy Truck	0	0	0
Bus	0	0	1

Table 2.6-7 ***Location 2:*** *Traffic volumes and vehicle classifications*			
	7:42 am – 8:02 am	**12:00 pm – 12:20 pm**	**4:30 pm – 4:50 pm**
Car/ Taxi	8	13	10
Van/Light Truck/SUV	3	9	7
Medium Truck	1	1	1
Heavy Truck	1	0	0
Bus	2	0	0

Determination of Impacts/Building Attenuation Requirements

The 2020 *CEQR Technical Manual* contains noise exposure guidelines. For a residential and community facility uses such as would occur under the Proposed Actions, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. An L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general external exposure.

The highest recorded L_{10} at Location 1 was 63.0 dB(A) during the evening monitoring period. The highest recorded L_{10} at Location 2 was 66.5 dB(A) during the morning monitoring period.

Conclusion

Based on the results of the noise monitoring no attenuation is required and there would be no potential for adverse impacts related to ambient noise.

Appendix A: Agency Correspondences

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 / LA-CEQR-X
Project: ADEE AVE REZONING
Date Received: 7/21/2020

Properties with no Architectural or Archaeological significance:

1) 1946 ADEE AVENUE, BBL: 2047970001
2) 1948 ADEE AVENUE, BBL: 2047970002
3) 1950 ADEE AVENUE, BBL: 2047970003
4) 1930 ADEE AVENUE, BBL: 2047970069

Gina Santucci

7/27/2020

SIGNATURE DATE

Gina Santucci, Environmental Review Coordinator

File Name: 35062_FSO_DNP_07242020.docx

Appendix B: Architectural Drawings

1930 ADEE AVENUE
BRONX, NY
PROPOSED ZONING: R6B
PROPOSED USE: COMMUNITY FACILITY (SCHOOL- DAY CARE)

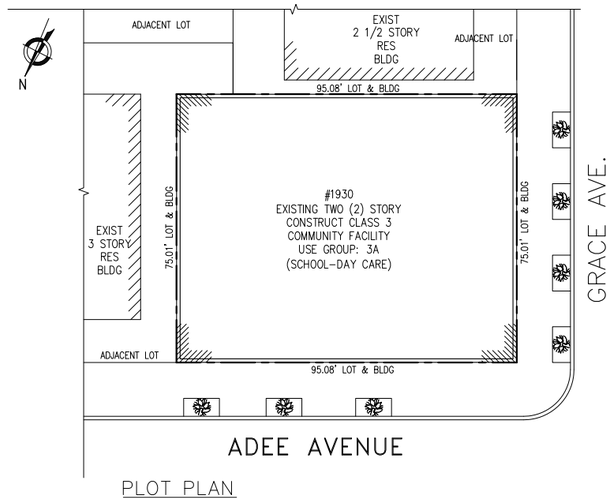
OWNER:

CENTERLAND REALTY LLC
3408 PARK AVE
BRONX NY 10456
718–292–1800



DRAWING LIST:

1. A–001.00 TITLE SHEET, PLOT PLAN
2. A–002.00 ZONING ANALYSIS
3. A–003.00 FIRST FLOOR PLAN
4. A–004.00 SECOND FLOOR PLAN
5. A–005.00 ELEVATIONS
6. A–006.00 SECTION



PLOT PLAN
SCALE: N.T.S.

CITY PLANNING INFORMATION MEETING

D'ALESSANDRO & ASSOCIATES, Architects
DESIGNERS - PLANNERS
6913 20TH AVENUE BROOKLYN, NEW YORK 11204 (718) 259-2644

Member of
The American Institute of Architects

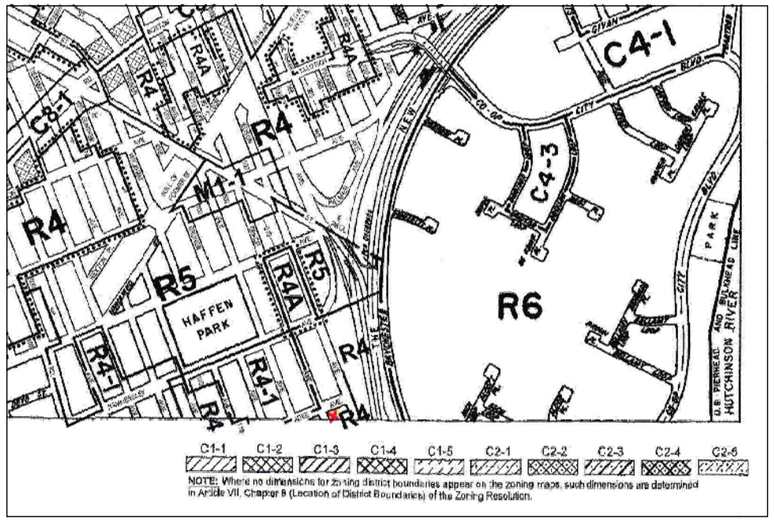
SIGNATURE & NY LICENCE NO. 18142

PROJECT
1930 ADEE AVE
BRONX, NY

TITLE SHEET

DATE:	01.30.20
PROJECT NO:	2019-12
DRAWING BY:	
CHK BY:	
DRAWING NO.	A-001.00

Drawing 1 of 6

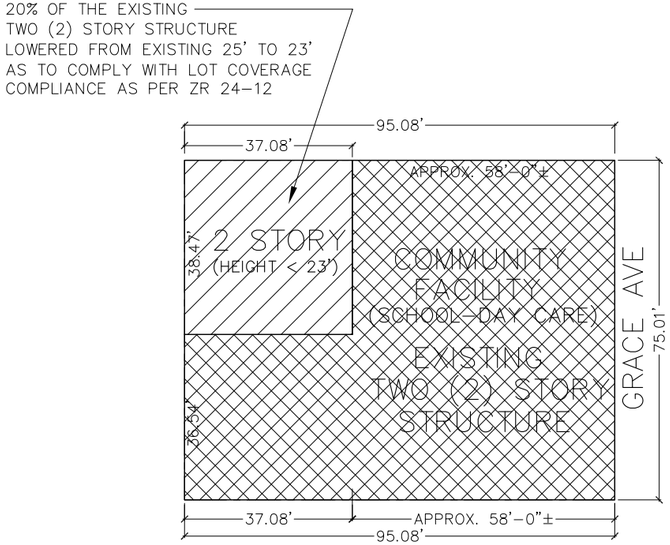


ZONING MAP: 2b

PROPOSED ZONING:	R6B
BLOCK:	4797
LOT:	69
ZONING MAP:	2b
SPECIAL DISTRICT:	NO
HISTORIC DISTRICT:	NO
LANDMARK BUILDING:	NO
COMMUNITY DISTRICT/BOARD:	212
LITTLE "E" DESIGNATION:	NO
LANDMARK DESIGNATED: BUILDINGS WITHIN 90'-0" RADIUS OF SITE, SUBJECT TO TPPN 10/88:	NO
M.T.A./AMTRAK APPROVAL:	NO
LOT AREA:	7,131.95 SF

EXISTING: R4 ZONING:

SECTION		TITLE OF SECTION	ZONING REGULATION–SUMMARY	ALLOWED AND/OR REQUIRED	PROVIDED
USE GROUPS	ZR: 22–00	USE GROUPS	PERMITTED USE GROUPS: 1–4	SINGLE & MULTI–FAMILY RESIDENTIAL USES, TRANSIENT RESIDENTIAL AND COMMUNITY FACILITIES	USE GROUP 3A, OK COMMUNITY FACILITY, OK (SCHOOL– DAY CARE, OK)
LOT COVERAGE	ZR: 24–11	OPEN SPACE AND FLOOR AREA REGULATIONS FOR COMMUNITY FACILITIES IN RESIDENCE DISTRICTS	THE MAXIMUM COMMUNITY FACILITY LOT COVERAGE FOR CORNER LOT SHALL BE 60%	7,131.95 SF X 0.6 = 4,279.17 SF (LOT AREA)	PROVIDED= 7,131.95 SF (100%) (EXISTING, NON–COMPLIANT BLDG)
F.A.R.	ZR: 24–11	MAXIMUM FLOOR AREA RATIO FOR COMMUNITY FACILITIES IN RESIDENCE DISTRICTS	MAX COMMUNITY FACILITY F.A.R. = 2.0	7,131.95 SF X 2.0 = 14,263.90 SF (LOT AREA)	PROVIDED= 14,263.90 SF, OK
BASIC YARD REGULATIONS	ZR: 24–34 ZR: 24–35 ZR: 24–361	MIN. REQUIRED FRONT YARDS MIN. REQUIRED SIDE YARDS MIN. REQUIRED REAR YARDS	MIN. REQUIRED FRONT YARDS= 15'–0" 10% OF THE AGGREGATE WIDTH OF STREET WALLS NO REAR YARD REQUIRED FOR THE CORNER LOT (IF THE LOT IS LESS THAN 100' X100')	15'–0" 10% OF 170.09'= 17'–0" NONE	NONE (EXISTING, NON–COMPLIANT BLDG) NONE (EXISTING, NON–COMPLIANT BLDG) NONE, OK
MIN. LOT SIZE REQS.	ZR: 23–32	MINIMUM LOT AREA OR LOT WIDTH	(A) THE MINIMUM LOT WIDTH MUST BE 18 FEET IN R4 DISTRICTS (B) THE MINIMUM LOT AREA MUST BE 1,700 SF IN R4 DISTRICTS	LOT WIDTH = 75.01 FT LOT AREA= 7,131.95 SF	SITE COMPLIES, OK SITE COMPLIES, OK
MAX HEIGHT ABOVE FRONT YARD LINE	ZR: 24–521	MAX HEIGHT OF WALLS AND SETBACK REGULATIONS	IN DISTRICT R4 THE MAXIMUM HEIGHT ABOVE FRONT YARD LINE IS 35'–0"	MAX HEIGHT ABOVE FRONT YARD LINE= 35'–0"	EXISTING HEIGHT= 25'–0"±, OK
REQUIRED STREET TREE PLANTING	ZR: 26–41	STREET TREE PLANTING REQUIREMENT	ONE STREET TREE PER 25' STREET FRONTAGE	STREET FRONTAGE: 170 L.F. REQUIRED TREES: 170 LF. / 25 LF. = 7	EXISTING TREES TO REMAIN= 7, OK
PARKING REQUIREMENT	ZR: 25–31	REQUIRED ACCESSORY OFF–STREET PARKING SPACES FOR PERMITTED NONRESIDENTIAL USES	PARKING REQUIREMENT FOR SCHOOL– DAY CARE USE	NONE REQUIRED	NONE PROVIDED, OK



COMMUNITY FACILITY
FLOOR AREA/ LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'–0"

PROPOSED R6B ZONE:

LOT AREA: 95.08' X 75.01' = 7,131.95 SF

MAX LOT COVERAGE: (80%)=0.8 X 7,131.95 SF= 5,705.56 SF
HOWEVER PER ZR 24–12: PORTION OF A BUILDING CONTAINING A COMMUNITY FACILITY USE LOCATED AT ANY HEIGHT UP TO BUT NO EXCEEDING 23 FEET ABOVE CURB LEVEL OR BASE PLANE, WHERE APPLICABLE, MAY BE EXCLUDED IN DETERMINING THE PERCENTAGE OF LOT COVERAGE SET FORTH IN SECTION 24–11.

MAX FLOOR AREA RATIO: 2.0 =2.0 X 7,131.95 SF= 14,263.9 SF

EXISTING TWO (2) STORY: 2X(58.0' X 75.01') = 8,701.2 SF
EXISTING TWO (2) STORY: 2X(36.54' X 37.08') = 2,709.8 SF
2 STORY (IN REQ'D OSP): 2X(38.47' X 37.08') =2,852.9 SF (HEIGHT < 23')
TOTAL F.A.: =14,263.9 SF

PROPOSED: R6B ZONING:

SECTION		TITLE OF SECTION	ZONING REGULATION–SUMMARY	ALLOWED AND/OR REQUIRED	PROVIDED
USE GROUPS	ZR: 22–00	USE GROUPS	PERMITTED USE GROUPS: 1–4	SINGLE & MULTI–FAMILY RESIDENTIAL USES, TRANSIENT RESIDENTIAL AND COMMUNITY FACILITIES	USE GROUP 3A, OK COMMUNITY FACILITY, OK (SCHOOL– DAY CARE, OK)
LOT COVERAGE	ZR: 24–11 ZR: 24–12	OPEN SPACE AND FLOOR AREA REGULATIONS FOR COMMUNITY FACILITIES IN RESIDENCE DISTRICTS HEIGHT AND APPLICATION OF LOT COVERAGE	THE MAXIMUM COMMUNITY FACILITY LOT COVERAGE FOR CORNER LOT SHALL BE 80% PORTION OF A BUILDING CONTAINING A COMMUNITY FACILITY USE LOCATED AT ANY HEIGHT UP TO BUT NO EXCEEDING 23 FEET ABOVE CURB OR BASE PLANE, WHERE APPLICABLE, MAY BE EXCLUDED IN DETERMINING THE PERCENTAGE OF LOT COVERAGE SET FORTH IN SECTION 24–11.	7,131.95 SF X 0.8 = 5,705.56 SF PORTION OF A BUILDING CONTAINING A COMMUNITY FACILITY USE LOCATED AT ANY HEIGHT UP TO BUT NO EXCEEDING 23 FEET ABOVE CURB OR BASE PLANE, WHERE APPLICABLE, MAY BE EXCLUDED IN DETERMINING THE PERCENTAGE OF LOT COVERAGE SET FORTH IN SECTION 24–11.	PROVIDED= 5,705.56 SF, OK (REFER TO FLOOR AREA/ LOT COVERAGE DIAGRAM) EXISTING TWO (2) STORY STRUCTURE IN REQUIRED OPEN SPACE LOWERED FROM EXISTING 26' TO 23'
F.A.R.	ZR: 24–11	MAXIMUM FLOOR AREA RATIO FOR COMMUNITY FACILITIES IN RESIDENCE DISTRICTS	MAX COMMUNITY FACILITY F.A.R. = 2.0	7,131.95 SF X 2.0 = 14,263.9 SF	PROVIDED= 14,263.9 SF, OK (REFER TO FLOOR AREA/ LOT COVERAGE DIAGRAM)
BASIC YARD REGULATIONS	ZR: 24–34 ZR: 24–35 ZR: 24–391	MIN. REQUIRED FRONT YARDS MIN. REQUIRED SIDE YARDS MIN. REQUIRED REAR YARDS	NO FRONT YARDS REQUIRED IN R6B NO SIDE YARDS REQUIRED IN R6B NO REAR YARD REQUIRED WITHIN 100 FEET OF CORNERS	NONE NONE NONE	NONE, OK NONE, OK NONE, OK
MIN. LOT SIZE REQS.	ZR: 23–32	MINIMUM LOT AREA OR LOT WIDTH	(A) THE MINIMUM LOT WIDTH MUST BE 18 FEET IN R6B DISTRICTS (B) THE MINIMUM LOT AREA MUST BE 1,700 SF IN R6B DISTRICTS	LOT WIDTH = 75.01 FT LOT AREA= 7,131.95 SF	SITE COMPLIES SITE COMPLIES
BASE HEIGHT & BUILDING HEIGHT REGULATIONS	ZR: 24–50 ZR: 23–662	MAX HEIGHT OF BUILDINGS AND SETBACK REGULATIONS	IN DISTRICT R6B THE MAXIMUM BASE HEIGHT, MAXIMUM BUILDING HEIGHT SET FORTH IN TABLE 1	MAX BASE HEIGHT = 40'–0" MAX BLDG. HEIGHT = 50'–0"	EXISTING BASE HEIGHT= 25'–0"± EXISTING BLDG HEIGHT= 25'–0"±
REQUIRED STREET TREE PLANTING	ZR: 26–41	STREET TREE PLANTING REQUIREMENT	ONE STREET TREE PER 25' STREET FRONTAGE	STREET FRONTAGE: 170 L.F. REQUIRED TREES: 170 LF. / 25 LF. = 7	EXISTING TREES TO REMAIN= 7, OK
PARKING REQUIREMENT	ZR: 25–31	REQUIRED ACCESSORY OFF–STREET PARKING SPACES FOR PERMITTED NONRESIDENTIAL USES	PARKING REQUIREMENT FOR SCHOOL– DAY CARE USE	NONE REQUIRED	NONE PROVIDED

D'ALESSANDRO & ASSOCIATES, Architects
DESIGNERS - PLANNERS
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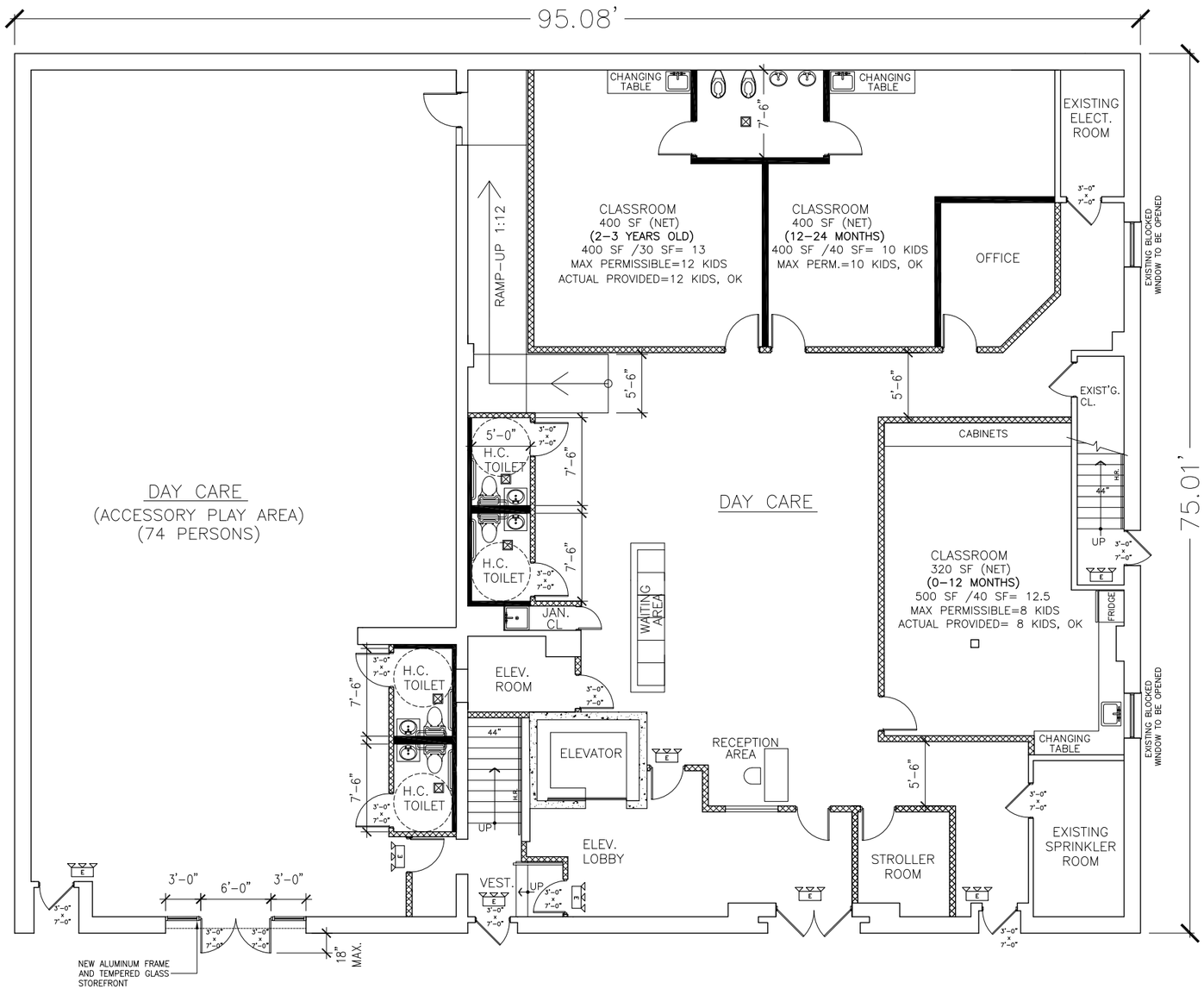
PROJECT
1930 ADEE AVE
BRONX, NY

ZONING ANALYSIS

DATE: 01.30.20
PROJECT NO: 2019-12
DRAWING BY:
CHK BY:
DRAWING NO.
A-002.00

1930 ADEE AVENUE
BRONX, NY



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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1ST FLOOR PLAN

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PROJECT NO:	2019-12
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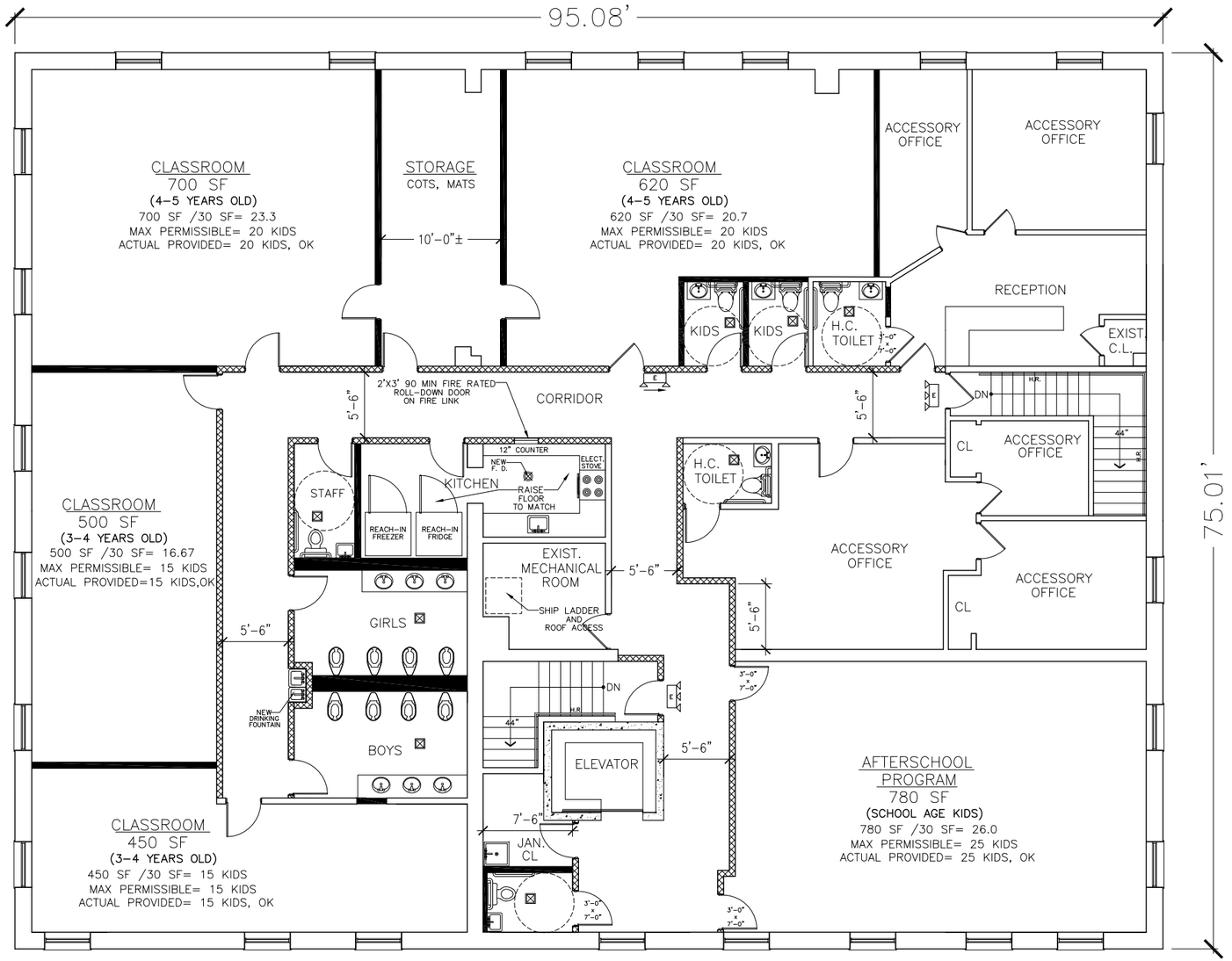
DRAWING NO.	A-003.00

1930 ADEE AVENUE
BRONX, NY



SECOND FLOOR PLAN

SCALE: 3/16" = 1'–0"

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PROJECT
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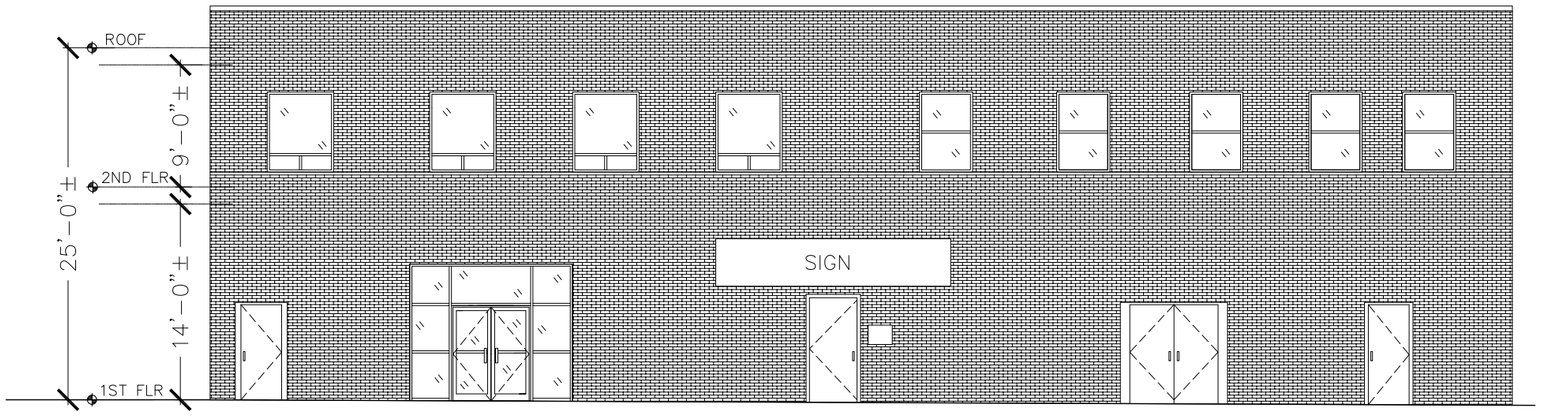
2ND FLOOR PLAN

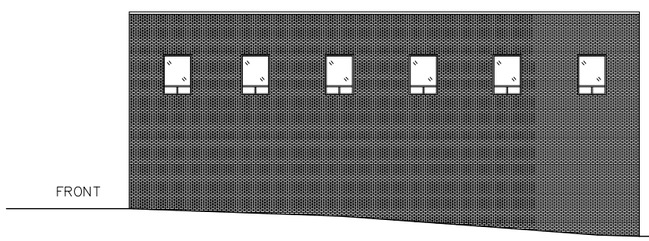
DATE:	01.30.20
PROJECT NO:	2019-12
DRAWING BY:	
CHK BY:	

DRAWING NO.
A-004.00

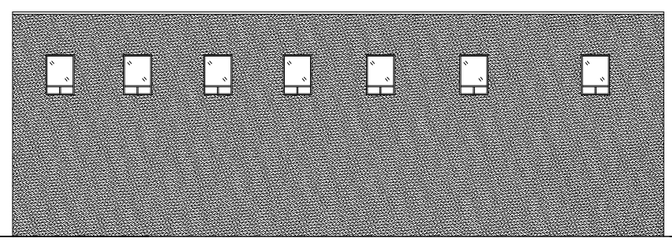
1930 ADEE AVENUE
BRONX, NY



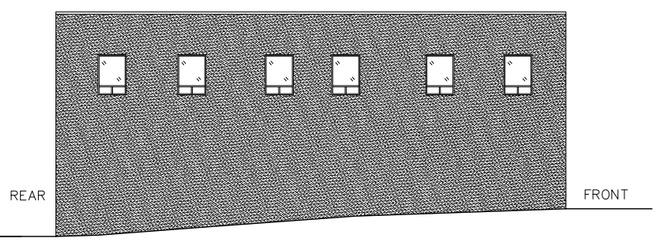
FRONT ELEVATION (ADEE AVENUE)
SCALE: 3/16" = 1'



SIDE ELEVATION (AT GRACE AVE)
SCALE: 3/32" = 1'



REAR ELEVATION
SCALE: 3/32" = 1'



SIDE ELEVATION (AT SIDE PARKING)
SCALE: 3/32" = 1'

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DESIGNERS - PLANNERS
6913 20TH AVENUE BROOKLYN, NEW YORK 11204 (718) 259-2644

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1930 ADEE AVE
BRONX, NY

ELEVATIONS

DATE:	01.30.20
PROJECT NO:	2019-12
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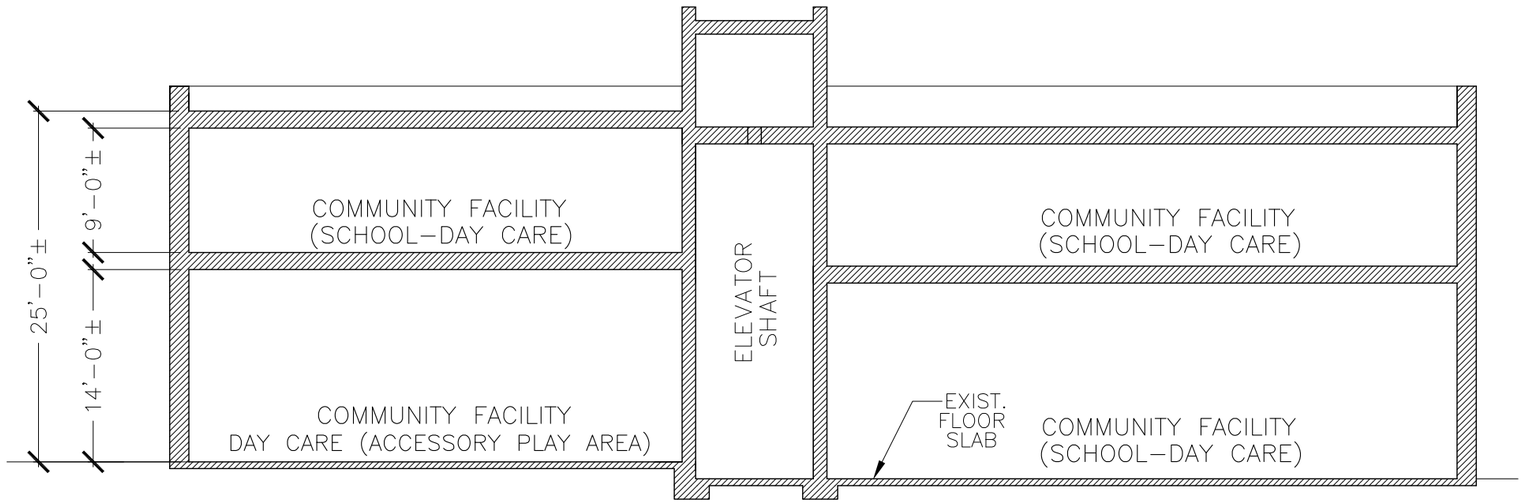
CHK BY:	

DRAWING NO.
A-005.00

1930 ADEE AVENUE
BRONX, NY



SECTION

SCALE: 3/16" = 1'-0"

D'ALESSANDRO & ASSOCIATES, Architects
DESIGNERS - PLANNERS
6913 20TH AVENUE BROOKLYN, NEW YORK 11204 (718) 259-2644

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PROJECT
1930 ADEE AVE
BRONX, NY

SECTION

DATE:	01.30.20
PROJECT NO:	2019-12
DRAWING BY:	
CHK BY:	

DRAWING NO.
A-006.00

Drawing 6 of 6

Appendix C: Noise Back Up

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	59 dB	Result
LASmax	73.5 dB	LAS 50%	57 dB	
LASmin	55.6 dB	LAS 90%	56.5 dB	
Start Date & Time	1/27/2021 8:29:24 AM	Calibration (Before) Date	1/27/2021 8:25:53 AM	
Duration	00:20:02 HH:MM:SS	Calibration (After) Date	1/27/2021 8:49:51 AM	
LAeq	58 dB	Calibration Drift	0.2 dB	
End Date & Time	1/27/2021 8:49:26 AM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	63 dB	Result
LASmax	75.7 dB	LAS 50%	57 dB	
LASmin	52.6 dB	LAS 90%	55 dB	
Start Date & Time	1/27/2021 5:15:05 PM	Calibration (Before) Date	1/27/2021 5:12:00 PM	
Duration	00:20:02 HH:MM:SS	Calibration (After) Date	1/27/2021 5:35:39 PM	
LAeq	60.1 dB	Calibration Drift	-0.3 dB	
End Date & Time	1/27/2021 5:35:07 PM	Battery Low	No	
Notes				

Instrument Model	CEL-633C			
Serial Number	4278006	LAS 10%	59.5 dB	Result
LASmax	71.3 dB	LAS 50%	55.5 dB	
LASmin	53.7 dB	LAS 90%	54.5 dB	
Start Date & Time	1/27/2021 12:46:48 PM	Calibration (Before) Date	1/27/2021 12:43:03 PM	
Duration	00:20:01 HH:MM:SS	Calibration (After) Date	1/27/2021 1:07:06 PM	
LAeq	57.2 dB	Calibration Drift	-0.2 dB	
End Date & Time	1/27/2021 1:06:49 PM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	64 dB	Result
LASmax	75.1 dB	LAS 50%	62 dB	
LASmin	56.7 dB	LAS 90%	60.5 dB	
Start Date & Time	1/27/2021 4:30:02 PM	Calibration (Before) Date	1/27/2021 4:29:03 PM	
Duration	00:20:02 HH:MM:SS	Calibration (After) Date	1/27/2021 4:50:13 PM	
LAeq	62.7 dB	Calibration Drift	0.0 dB	
End Date & Time	1/27/2021 4:50:04 PM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	64.5 dB	Result
LASmax	78 dB	LAS 50%	62.5 dB	
LASmin	58.6 dB	LAS 90%	61 dB	
Start Date & Time	1/27/2021 12:00:05 PM	Calibration (Before) Date	1/27/2021 11:58:51 AM	
Duration	00:20:12 HH:MM:SS	Calibration (After) Date	1/27/2021 12:20:49 PM	
LAeq	63.1 dB	Calibration Drift	0.6 dB	
End Date & Time	1/27/2021 12:20:17 PM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	66.5 dB	Result
LASmax	80 dB	LAS 50%	63.5 dB	
LASmin	55.8 dB	LAS 90%	61.5 dB	
Start Date & Time	1/27/2021 7:42:27 AM	Calibration (Before) Date	1/27/2021 7:41:04 AM	
Duration	00:20:03 HH:MM:SS	Calibration (After) Date	1/27/2021 8:02:55 AM	
LAeq	64.8 dB	Calibration Drift	0.4 dB	
End Date & Time	1/27/2021 8:02:30 AM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	71.5 dB	Result
LASmax	76.5 dB	LAS 50%	70 dB	
LASmin	64.5 dB	LAS 90%	67.5 dB	
Start Date & Time	1/27/2021 8:04:48 AM	Calibration (Before) Date	1/27/2021 8:03:16 AM	
Duration	00:20:18 HH:MM:SS	Calibration (After) Date	1/27/2021 8:25:40 AM	
LAeq	69.9 dB	Calibration Drift	0.1 dB	
End Date & Time	1/27/2021 8:25:06 AM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	70.5 dB	Result
LASmax	75 dB	LAS 50%	68.5 dB	
LASmin	64.6 dB	LAS 90%	66.5 dB	
Start Date & Time	1/27/2021 4:51:41 PM	Calibration (Before) Date	1/27/2021 4:50:21 PM	
Duration	00:20:02 HH:MM:SS	Calibration (After) Date	1/27/2021 5:11:53 PM	
LAeq	68.8 dB	Calibration Drift	-0.1 dB	
End Date & Time	1/27/2021 5:11:43 PM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	71 dB	Result
LASmax	89.4 dB	LAS 50%	69 dB	
LASmin	65.1 dB	LAS 90%	67 dB	
Start Date & Time	1/27/2021 12:21:45 PM	Calibration (Before) Date	1/27/2021 12:20:56 PM	
Duration	00:20:28 HH:MM:SS	Calibration (After) Date	1/27/2021 12:42:54 PM	
LAeq	70.1 dB	Calibration Drift	-0.2 dB	
End Date & Time	1/27/2021 12:42:13 PM	Battery Low	No	
Notes				

Noise Job Field Sheet

Name of Project: 1930 Adee Avenue 2020055

Project Address: 1930 Adee Avenue Bronx, NY

Date(s) of Field Work: 1/27/21

Personnel: John Vrabel

Project Specific Scope of Work:

3 x 20-minute locations AM, Midday, PM

Maximum Billable Hours for the Day: 15

I. Start of Noise Monitoring Day

Departure Time: 5:45 Arrival Time: 7:25

Weather Conditions (temp, wind speed, precipitation): 30's, low wind, dry

Meter Type: CAESLA Meter Serial #: 4278006 Meter Location: 1, 2, 3
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
*If more locations are needed for a project use a second Field Sheet

Calibrator Serial #: 2383985 Meters used on: 4278006
Calibrator Serial #: _____ Meters used on: _____
Calibrator Serial #: _____ Meters used on: _____
Were Photos Taken of Each Location? (Y) / N *Discuss specific photo instructions w/ Project Manager

**On a separate sheet of paper (field book) make a sketch of the noise meter locations and the distances to nearest wall, fence, building, or other solid surfaces.*

II. Morning Session 7:30 AM – 9:00 AM

Before Measurement:

Meter Serial #: 4278006 Time: 7:40 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 8:02 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 8:25 Calibration Passed at 114 dB? (Y) / N

After Measurement:

Meter Serial #: 4276006 Time: 8:02 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 8:25 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 8:49 Calibration Passed at 114 dB? (Y) / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
2	7:42	8:02
3	8:05	8:25
1	8:29	8:49

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
2	8	3	1	1	2	0
3	28	15	1	6	1	0
1	15	6	1	0	0	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):
Garbage pickup near loc. 2 @ 7:56 – 7:58

Please place noise meters in their respective cases between sessions to avoid damage.

III. Midday Session 12:00 PM – 1:30 PM

Before Measurement:

Meter Serial #: 4278906 Time: 11:58 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 12:20 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 12:42 Calibration Passed at 114 dB? (Y) / N

After Measurement:

Meter Serial #: 4278906 Time: 12:20 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 12:42 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 13:07 Calibration Passed at 114 dB? (Y) / N
*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
2	12:00	12:20
3	12:22	12:42
1	12:47	13:07

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
2	13	9	1	0	0	0
3	23	16	0	0	0	0
1	14	8	0	0	0	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):

Please place noise meters in their respective cases between sessions to avoid damage.

IV. Evening Session 4:30 PM – 6:00 PM

Before Measurement:

Meter Serial #: 4278006 Time: 16:28 Calibration Passed at 114 dB? Y / N
Meter Serial #: " Time: 16:50 Calibration Passed at 114 dB? Y / N
Meter Serial #: " Time: 17:11 Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 4278006 Time: 16:50 Calibration Passed at 114 dB? Y / N
Meter Serial #: " Time: 17:11 Calibration Passed at 114 dB? Y / N
Meter Serial #: " Time: 17:35 Calibration Passed at 114 dB? Y / N
*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
2	16:30	16:50
3	16:51	17:11
1	17:05	17:25

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
2	10	7	1	0	0	0
3	27	13	1	0	0	0
1	17	8	1	0	1	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):

Please place noise meters in their respective cases between sessions to avoid damage.

V. End of Noise Monitoring Day

- Please return all noise meters to their cases.
- Do not return dead batteries to the cases, throw them out.
- Did you take photos? (Y) / N
- Did you complete the site sketch? Y / N
- If a meter(s) was rented, please scan in calibration documents.

Anything of note/concern for the day: _____

_____

_____

Departure Time: 12:40 Arrival Time: 19:15

Total Time to Be Billed: 15



egend

Projected Development Site 1

Rezoning Area

Noise Monitoring Locations

0 15 30 60 90 120

US Feet

N