Department of
Housing Preservation
& Development
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Office of Development
Division of Building & Land Development
Services
100 Gold Street
New York, N.Y. 10038

TECHNICAL MEMORANDUM

May 1, 2025

Project Identification:
Claremont House
1640 Anthony Avenue (Block 2888, Lots 23, 21, and parts of Lots 28, 50, 58)
Bronx, New York
Community District 4
CEQR No.: 23HPD093X
ULURP Nos: 250220HAX, 250221ZMX, 250222ZRX
SEQRA Classification: Unlisted

PROJECT BACKGROUND

Project Description

The Applicant, the NYC Department of Housing Preservation and Development (HPD), on behalf of Claremont House LLC ("Project Sponsor"), is seeking discretionary approvals (the "Proposed Actions") to facilitate the development of a new 13-story (130-feet tall) approximately 82,759-gross square foot (gsf) residential building, containing 66 dwelling units (DUs) (the "Proposed Project") at 1640 Anthony Avenue (Bronx Block 2888, Lot 23; the "Projected Development Site") in the Claremont neighborhood of the Bronx Community District (CD) 4. The Proposed Project would introduce 65 cooperative housing units, which would be targeted for moderate-income households (i.e., targeting households with incomes between 60 to 80 percent of Area Median Income (AMI)) and one set aside DU for a live-in superintendent. The discretionary approvals being sought include:

- A zoning map amendment to rezone an approximately 14,688-square foot (sf) portion of Bronx Block 2888 ("Rezoning Area") from R7-1 to R8;
- A zoning text amendment to the Zoning Resolution (ZR) Appendix F to designate the proposed Rezoning Area as a Mandatory Inclusionary Housing (MIH) area;
- Disposition of City-owned Real Property, comprising Lot 23 on Block 2888; and
- Designation of Lot 23 on Block 2888 as an Urban Development Action Area (UDAA) and Urban Development Action Area Project (UDAAP) approval.

In addition, the Project Sponsor is seeking city financing through HPD's Open Door program and financing from the New York State Division of Housing and Community Renewal (NYSHCR) programs.

The proposed zoning changes would affect a portion of a single block, consisting of portions of five lots on the west side of Block 2888 (Lot 21, and p/o Lots 23, 28, 50 and 58; the "Proposed Rezoning Area"2), totaling approximately 14,688-sf. The proposed zoning changes would map an R8 zoning district 175 feet

south of and parallel to East 173rd Street to Belmont Street at a depth of 100 feet from Anthony Avenue replacing an existing R7-1 district, as well as establish a MIH area coterminous with the proposed R8 district. The Project Sponsor intends to build the Proposed Project, a new affordable housing building with a FAR of 6.97 (71,394 zoning square feet [zsf]), which would consist of approximately 66 dwelling units (DUs). All units – aside from one set aside for a live-in superintendent – would be affordable homeowner cooperative housing targeted for households with incomes between 60 to 80 percent of AMI. The Proposed Project would be built on an existing City-owned, vacant lot comprising the 10,237-sf Projected Development Site.

It is expected that the Proposed Project would be completely constructed and fully occupied by 2028.

Prior Analysis and Determinations

The Lead Agency for the CEQR review (23HPD093X) of the Proposed Project, HPD, previously analyzed potential significant adverse impacts in an Environmental Assessment Statement (EAS) dated February 4, 2025. HPD issued a Negative Declaration on March 26, 2025.

ADDITIONAL ANALYSIS

Background

Effective December 30, 2024, Section 8-0109(2)(k) of the New York State Environmental Conservation Law requires that environmental review documentation includes a statement of the effects of the Proposed Actions on disadvantaged communities, including whether the action may cause or increase a disproportionate pollution burden. On January 29, 2025, the New York State Department of Environmental Conservation (NYSDEC) proposed draft State Environmental Quality Review Act (SEQRA) Amendments to implement this new statutory provision.

Identification of disadvantaged communities

The Project Site is located within a disadvantaged community that meets the threshold of a "community having comparatively higher burdens and vulnerabilities" as determined by NYSDEC Disadvantaged Community Assessment Tool (DACAT) (See attached map). DACAT uses data related to environmental and health burdens, climate change risks, or population characteristics to determine the likelihood that a proposed project would have a moderate or large adverse impact. Therefore, SEQRA requires a Disadvantaged Community (DAC) analysis, which is provided below.

ASSESSMENT

DAC Assessment Structure

The 2021 *City Environmental Quality Review (CEQR) Technical Manual* does not include guidance for a DAC analysis. However, the SEQRA Environmental Assessment Full Form (EAF) identifies direct or indirect impacts that may affect a DAC, including wastewater discharges, air emissions, noise, odors, radiation, light pollution, solid or hazardous waste generation or management. Many of these potential impacts were already analyzed in the CEQR review led by HPD.

Hazardous Materials

As described in the Negative Declaration dated March 26, 2025, a Phase I Environmental Site Assessment (ESA) was conducted and Recognized Environmental Conditions (RECs) were identified. Subsequently, a Phase II Environmental Investigation Report (Phase II) in connection with the Proposed Project was submitted to the New York City Department of Environmental Protection (DEP) for review and approval. An (E) designation for hazardous materials pursuant to ZR Section 11-15 (E-809) was mapped on the Project Site. Before any future development and/or soil disturbance at the Project Site, the Sponsor must fulfill the (E) designation requirements through the Mayor's Office of Environmental Remediation (OER), including the preparation and execution of a Remedial Action Work Plan (RAWP).

With the requirements of the (E) Designation, to be met before any construction activity or new development could occur at the Project Site, there would be no impact from the potential presence of Hazardous Materials. The (E) Designation will ensure that testing and remediation will be provided as necessary before any future development and/or soil disturbance at the Project Site. Issuance of the Notice to Proceed (NTP) by OER will be required and provided to HPD prior to closing.

Noise

As described in the Negative Declaration dated March 26, 2025, because the Proposed Project would add new sensitive receptors to the site, a noise assessment was conducted. The analysis found that noise attenuation would be required as part of the Proposed Project in order to satisfy CEQR Technical Manual standards for interior noise levels. A minimum of 31 dBA of composite window/wall attenuation, and an alternate means of ventilation (AMV), will be required at the Project Site for any residential or community facility uses on the southern-facing façade and on any western-facing (Anthony Avenue) frontages within 50 feet of the existing play area at 1638 Anthony Avenue. The specific attenuation and AMV requirements will be memorialized through the provisions included in the Land Disposition Agreement (LDA) and Regulatory Agreement between HPD and the Project Sponsor. In addition, HPD will require a professional certification from the Proposed Project's Architect of Record for review and approval. Therefore, the Proposed Actions would not result in any significant adverse impacts related to noise.

Air Quality

As described in the EAS dated February 4, 2025, the Proposed Project would use electrically driven heating and cooling pumps for the Heating, Ventilation, and Air Conditioning (HVAC) and hot water needs of the Proposed Project. As such, no onsite combustion emissions would occur due to the Proposed Project, and stationary source air quality HVAC analyses would not be warranted for the project. Furthermore, there are no current industrial air permits for manufacturing or processing facilities within 400 feet, nor any major or large combustion sources located within a 1,000 feet radius of the Project Area. Thus, no industrial source air quality analysis is warranted for the Proposed Actions. As such, no significant adverse industrial source or large emission source air quality impacts are expected in the future with the Proposed Actions.

Transportation

No significant adverse transportation impacts are expected as the Proposed Project screened out of detailed transportation analysis in the EAS. In addition, the Project Site is located with 0.35

miles of 174-175 Street B/D MTA Subway station and many trips generated by the new residents will occur by Subway.

Water and Sewer Infrastructure

No significant adverse Water and Sewer Infrastructure impacts are expected as a result of the Proposed Project. None of the thresholds for detailed analysis in the CEQR Technical Manual would be met. The Proposed Project would not result in water demand of more than one million gallons per day. Furthermore, the project would not involve the development on a site that is 5 acres or larger where the amount of impervious surface would increase, nor would it result in 400 residential units or more in a combined sewer area in the Bronx.

Solid Waste and Sanitation

No significant adverse Solid Waste and Sanitation impacts are expected as a result of the Proposed Project. The Proposed Project is expected to produce roughly 2,706 pounds of solid waste per week, which is below the 100,000 pounds (50 tons) per week threshold for detailed analysis in the CEQR Technical Manual.

CONCLUSION

The Proposed Project is a residential apartment building located in a dense urban environment and will not introduce a level of wastewater discharges, air emissions, noise, odors, radiation, light pollution, solid or hazardous waste generation or management that would cause harm to the neighboring community or the residents of the building itself. The Proposed Project includes hazardous material remediation, noise attenuation and no harmful emissions due to the all-electric building systems. As such, the Proposed Actions is not expected to cause or increase a disproportionate pollution burden to DACs.



Anthony Howard
Director, Environmental Planning
Division of Building and Land Development Services (BLDS)
NYC Department of Housing Preservation and Development

5/1/25
Date


1640 Anthony Ave, Br...
Statewide Disadvantaged Communities (DACs)
DACs identified as having comparatively lower burdens and vulnerabilites
DACs identified as having comparatively higher burdens and vulnerabilites
Indigenous Lands
E 176th St
E 175th St
E 174th St
E 172nd St
E 178th St
Tremont
St. Joseph Elementary School
PS 257 Children's School
CHN - Tremont
Bronx Lebanon Hospital
P.S. 058
P R O M E S A Inc
174-175 Sts
E Clifford Pl
Featherbed Ln
Eastburn Ave
Weeks Ave
Monroe Ave
Topping Ave
Clay Ave
Ittner Pl
Park Ave
Eagle Academy For Young Men
Tremont PG Comfort Station
Cross Bronx Expy W
Mount Eden Ave
Ps 170 Esteban Vicente School
Bronx-Lebanon Hospital Center - Concourse Division
Bronx Leadership Academy High School
Strip
Mount Eden
Macombs Rd
Goble Pl
Webster Ave
Rescue 3
P.S./M.S. 004 Crotona Park West
Crotona Ave
Clinton Ave
I.S. 339
Claremont Park
Teller Ave
College Ave
Urban Assembly School For Applied Math And Science, The
Icahn Charter School 1
Crotona Park Pool Building
Claremont Village
Crotona Park
500 ft
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