



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

**NEGATIVE DECLARATION**

**Project Identification**

CEQR No. 16DCP093X

ULURP No. 160179ZRX

SEQRA Classification: Unlisted

**Lead Agency**

City Planning Commission

120 Broadway, 31<sup>st</sup> Floor

New York, NY 10271

Contact: Robert Dobruskin

(212) 720-3423

**Name, Description and Location of Proposal:**

**1775 Grand Concourse**

The Applicant, 1775 Grand Concourse LLC, is seeking a zoning text amendment to Zoning Resolution (ZR) Section 122-20(e) (Special Grand Concourse Preservation District – Special Sign Regulations) to permit signs with indirect illumination on particular sites in Bronx Community District 5 (Block 2822, Lot 7501; Block 2795, Lot 14; Block 2805, Lot 23; Block 2801, Lot 7; Block 2808, Lots 44, 82; Block 3161, Lot 25; Block 3157, Lot 32; Block 3163, Lots 40, 38; Block 3158, Lot 16, the “Affected Sites”). Specifically, the proposed text amendment (the “Proposed Action”) would allow indirectly illuminated signs on the facades of buildings fronting the Grand Concourse on Commercial Infill Sites in the Special Grand Concourse Preservation District within Bronx Community District 5. The Proposed Action would facilitate a proposal by the Applicant to indirectly illuminate existing signage on its property located at 1775 Grand Concourse (Block 2822, Lot 7501, the “Project Site”), allow existing indirect illuminated signs to remain on nine Affected Sites as conforming uses, and permit indirect illumination on one other Affected Site with existing non-illuminated signage.

Pursuant to ZR Section 122-20(e), no banners, pennants, flashing or illuminated signs are permitted anywhere within the Special Grand Concourse Preservation District except in C1 zoning districts. The Affected Sites are currently located in an R8 zoning district within the Special Grand Concourse Preservation District, and are listed in ZR Section 122-10, Table A (Special Use Regulations) as Commercial Infill Sites. Within the Special Grand Concourse Preservation District, seventeen Commercial Infill Sites were established to limit ground floor retail and commercial uses to specified sites for the purpose of preserving and enhancing the residential character of the Grand Concourse. Most of these sites contain buildings that were either designed for Use Groups 6 or 7, or built prior to July 1, 1981, and are currently occupied with commercial uses that would have otherwise been non-conforming in a residential zoning district.

The Proposed Action would only affect eleven Commercial Infill Sites, as twelve of the seventeen sites are located within Community District 5, one of which has no Grand Concourse frontage. The eleven Affected

Sites are currently occupied with ground floor commercial use with existing illuminated signs. The proposed text amendment would facilitate a proposal by the Applicant to indirectly illuminate existing signage on its property (the "Proposed Project"), in connection with the recent re-tenanting of ground floor commercial space. Indirect illumination would be achieved on the Project Site by mounting end-to-end lighting fixture to form one continuous run for every signage. The Proposed Action would also allow existing indirect illuminated signs to remain on nine Affected Sites as conforming uses, and permit indirect illumination on one other Affected Site with existing non-illuminated signage.

Absent the Proposed Action, it is assumed that the Project Site would remain as under existing conditions, and that existing signage with direct and indirect illumination on all other Affected Sites would be brought into conformance with the regulations set forth in ZR Section 122-20(e).

The Proposed Project is expected to be completed by 2017.

**Statement of No Significant Effect:**

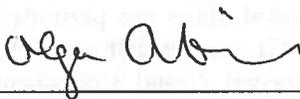
The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated March 25, 2016, prepared in connection with the ULURP Application (No. 160179ZRX). The City Planning Commission has determined that the Proposed Action will have no significant effect on the quality of the environment.

**Supporting Statement:**

The above determination is based on an environmental assessment which finds that no significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law 6NYCRR part 617 (SEQRA).

An Environmental Assessment Statement is attached. Please contact Christopher Lee of the Department of City Planning at (212) 720-3429, if you have any questions regarding the application.



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Olga Abinader, Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: March 25, 2016

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Carl Weisbrod, Chairman  
City Planning Commission

Date: March 28, 2016