

Project Name: C7 Baychester Avenue Rezoning

CEQR #: 20DCP035X

SEQRA Classification: Unlisted

NEGATIVE DECLARATION (Use of this form is optional)

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 project. 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 project 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 have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

The EAS includes an analysis of the effects on the proposed action on Land Use, Zoning, and Public Policy and determined that no significant impacts would occur. The proposed zoning map amendment from C7 to C8-2 is not intended to facilitate new development, but would better reflect existing and surrounding conditions. The study area primarily comprises residential and commercial uses, and the proposed zoning map amendment would better serve community needs and align with the current and future land uses in the area. The proposed C8-2 zoning district would permit a range of commercial uses as well as community facility uses that are consistent with those seen along the Bartow Avenue corridor. In accordance with the Waterfront Revitalization Program, a Consistency Assessment Form was completed (WRP # 18-125) and finds that the action will not substantially hinder the achievement of any Waterfront Revitalization Policy. The analysis concludes that the proposed action would not result in any significant adverse Land Use, Zoning, and Public Policy impacts.

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 Rupsha Ghosh at (212) 720-3250.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 (212) 720-3493
NAME Olga Abinader	DATE September 20, 2019
SIGNATURE 	

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TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE September 23, 2019
SIGNATURE	