

Project Name: Crab Shanty Restaurant - 361 City Island

Avenue

CEQR # 21DCP045X

SEQRA Classification: Unlisted

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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 action is a Zoning Map Amendment to rezone the project area (all or parts of Bronx Block 5633: Lots 120 (p/o), 122, 124 (p/o), 127 (p/o), and 137 (p/o)) from an R3A district to an R3A/C1-2 within the Special City Island District to facilitate the continued operation of an existing Use Group (UG) 6 eating and drinking establishment located on the project site. The proposed action would bring the UG 6 eating and drinking establishment, a restaurant, on Lot 137 into conformance with the use regulations of the Zoning Resolution, and it would serve to legalize the rear portion of the restaurant that is an addition to the building and not covered by the Certificate of Occupancy. The proposed action would establish a parking lot on Lots 122, 124, and 127 as accessory to the eating and drinking establishment on the adjacent Lot 137. A restrictive declaration on Lots 122, 124, and 127 already reserves the portion of those lots within the Affected Area for parking accessory to the restaurant. The proposed actions are anticipated to result in a legal change in land use on Lot 137, however, the site conditions are not anticipated to change in anyway, since the restaurant and associated parking lots are currently in operation in this form. The commercial use of Projected Development Site 1 is consistent with land use patterns in the area, which consist of mixed residential, institutional, and commercial uses along City Island Avenue and residential uses on surrounding streets. The proposed actions will not result in significant adverse impacts related to land use, zoning, and public policy.

Hazardous Materials, Air Quality, and Noise
An (E) designation (E-594) related to air quality, would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The air quality analysis concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality.

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 Laura Kenny at +1 212-720-3419.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 212.720.3493
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NAME Olga Abinader	DATE 12/11/20
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SIGNATURE


TITLE
Chair, City Planning Commission

NAME Marisa Lago	DATE 12/14/20
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SIGNATURE

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To ensure that the proposed actions would not result in significant adverse impacts related to air quality an (E) designation (**E-594**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1		X	

Air Quality

The (E) designation requirements for air quality would apply as follows:

Block 5633, Lot 137: Any new commercial development and/or enlargement on the above-referenced property must ensure the HVAC systems and hot water equipment stack is located at the building's highest tier or at least 18 feet above grade to avoid any potential significant adverse air quality impacts.