

**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, and determined that no significant adverse impacts would occur. A significant adverse impact would occur if a proposed action would generate a land use incompatible with the surrounding area. The proposed actions are a Zoning Map Amendment to rezone the project area (Bronx Block 2411, Lots 1,4,5,6,7,8, and p/o 9) from a R7-1 zoning district to a R7-1/C1-4 zoning district within the neighborhood of Melrose and within Bronx Community District 1. The project area includes 175 feet of frontage along Morris Avenue (a wide street) and 70 feet of frontage along East 151<sup>st</sup> Street (a narrow street). The Proposed Actions would enable an existing restaurant (located on Lot 4) to remain at its location and undergo renovation and would bring five additional existing commercial uses within the project area into conformance with the use provisions of the Zoning Resolution. The proposed actions would not affect the existing character of the area, nor affect public policy, which represent the thresholds of impact significance in the CEQR Technical Manual (TM). The analysis concludes that no significant adverse impacts related to Land Use, Zoning, and Public Policy would result from the proposed actions.

*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 Christine Camilleri at 718-220-8500.*

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 <sup>st</sup> Fl. New York, NY 10271   212.720.3493
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NAME Stephanie Shellooe	DATE 4/30/2021
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SIGNATURE 
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TITLE Chair, City Planning Commission
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NAME Marisa Lago	DATE 5/3/2021
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