

**Environmental Assessment Statement
and
Supplemental Report**

for

**1775 Grand Concourse Zoning Text Amendment
1775 Grand Concourse
Bronx, NY**

Prepared by:

**Compliance Solutions Services, LLC
434 West 20th Street
New York, NY 10011**

March 2016

EAS FORM



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

1. Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)? YES NO

If "yes," STOP and complete the [FULL EAS FORM](#).

2. Project Name 1775 Grand Concourse

3. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
16DCP093X

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
160179ZRX

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)

4a. Lead Agency Information

NAME OF LEAD AGENCY

NYC Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Robert Dobruskin

ADDRESS 120 Broadway, 31st floor

CITY New York

STATE NY

ZIP 10271

TELEPHONE 212-720-3423

EMAIL

rdobrus@planning.nyc.gov

4b. Applicant Information

NAME OF APPLICANT

1775 Grand Concourse LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

John J. Strauss, Compliance Solutions Services, LLC

ADDRESS 434 West 20th Street, Suite 8

CITY New York

STATE NY

ZIP 10011

TELEPHONE 212-741-3432

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css@nyc.rr.com

5. Project Description

The Applicant, 1775 Grand Concourse LLC, is seeking a zoning text amendment to Zoning Resolution (ZR) Section 122-20 (Special Grand Concourse Preservation District – Special Sign Regulations) to permit signs with indirect illumination on the facades of buildings fronting the Grand Concourse on Commercial Infill Sites in the Special Grand Concourse Preservation District 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"). The Proposed Action would facilitate a proposal by the Applicant to indirectly illuminate three existing signs with Grand Concourse street frontage on its property, located at 1775 Grand Concourse (Block 2822, Lot 7501, the "Project Site"), in connection with the recent re-tenanting of previously vacant ground floor commercial space. The Proposed Action would also bring existing signs with direct and indirect illumination into conformance on nine Affected Sites and allow indirect illumination on one other Affected Site with existing non-illuminated signage.

Project Location

BOROUGH Bronx

COMMUNITY DISTRICT(S) 5

STREET ADDRESS 1775 Grand Concourse

TAX BLOCK(S) AND LOT(S) Block 2822, Lots 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 38, 40; and Block 3158, Lot 16

ZIP CODE 10453

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Northern portion of block bounded by East 175th Street, Walton Avenue, and the Grand Concourse

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R8, R8 (C), R8/C1-4 (C)

ZONING SECTIONAL MAP NUMBER 3d

6. Required Actions or Approvals (check all that apply)

City Planning Commission: YES

NO

UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

CITY MAP AMENDMENT

ZONING CERTIFICATION

CONCESSION

ZONING MAP AMENDMENT

ZONING AUTHORIZATION

UDAAP

ZONING TEXT AMENDMENT

ACQUISITION—REAL PROPERTY

REVOCABLE CONSENT

SITE SELECTION—PUBLIC FACILITY

DISPOSITION—REAL PROPERTY

FRANCHISE

HOUSING PLAN & PROJECT OTHER, explain:
 SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION ZR Section 122-20

Board of Standards and Appeals: YES NO

VARIANCE (use)
 VARIANCE (bulk)
 SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: YES NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

LEGISLATION FUNDING OF CONSTRUCTION, specify:
 RULEMAKING POLICY OR PLAN, specify:
 CONSTRUCTION OF PUBLIC FACILITIES FUNDING OF PROGRAMS, specify:
 384(b)(4) APPROVAL PERMITS, specify:
 OTHER, explain:

Other City Approvals Not Subject to CEQR (check all that apply)

PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) LANDMARKS PRESERVATION COMMISSION APPROVAL
 OTHER, explain:

State or Federal Actions/Approvals/Funding: YES NO If "yes," specify:

7. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.

Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.

SITE LOCATION MAP ZONING MAP SANBORN OR OTHER LAND USE MAP
 TAX MAP FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
 PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): See attached Project Description Waterbody area (sq. ft) and type:
 Roads, buildings, and other paved surfaces (sq. ft.): Other, describe (sq. ft.):

8. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): This is an application for indirect sign illumination. Since it does not affect maximum surface area to be occupied by a sign nor does it propose any physical alterations, the project is not measurable in gross square feet. See attached Project Description

NUMBER OF BUILDINGS: GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
 HEIGHT OF EACH BUILDING (ft.): NUMBER OF STORIES OF EACH BUILDING:

Does the proposed project involve changes in zoning on one or more sites? YES NO

If "yes," specify: The total square feet owned or controlled by the applicant:

The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? YES NO

If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
 AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	Commercial	Community Facility	Industrial/Manufacturing
Size (in gross sq. ft.)	0	Signs with indirect illumination	0	0

Type (e.g., retail, office, school)	N/A units	Local retail	N/A	N/A
Does the proposed project increase the population of residents and/or on-site workers? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS:				
Provide a brief explanation of how these numbers were determined:				
Does the proposed project create new open space? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify size of project-created open space: sq. ft.				
Has a No-Action scenario been defined for this project that differs from the existing condition? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
If "yes," see Chapter 2 , "Establishing the Analysis Framework" and describe briefly:				
9. Analysis Year CEQR Technical Manual Chapter 2				
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2017				
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 2 weeks				
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY?				
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:				
10. Predominant Land Use in the Vicinity of the Project (check all that apply)				
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> MANUFACTURING <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK/FOREST/OPEN SPACE <input checked="" type="checkbox"/> OTHER, specify: Transportation related				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project’s impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Generate a net increase of 200,000 or more square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 500 residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
o Child Care Centers: Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Libraries: Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Public Schools: Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Health Care Facilities and Fire/Police Protection: Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” would the proposed project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the project located within a well-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” would the proposed project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form , and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:		
	<input type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week):		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs):		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18 ?	<input type="checkbox"/>	<input type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality;	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Hazardous Materials; Noise?	<input type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <u>Chapter 20</u> , "Public Health." Attach a preliminary analysis, if necessary.		
18. NEIGHBORHOOD CHARACTER: <u>CEQR Technical Manual Chapter 21</u>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <u>Chapter 21</u> , "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. CONSTRUCTION: <u>CEQR Technical Manual Chapter 22</u>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <u>Chapter 22</u> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		


20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records. . . .

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME
John J. Strauss, Compliance Solutions Services, LLC

DATE
March 22, 2016

SIGNATURE


PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

Potentially Significant Adverse Impact

IMPACT CATEGORY	Potentially Significant Adverse Impact	
	YES	NO
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?


YES NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE Deputy Director, Environmental Assessment & Review Division	LEAD AGENCY New York City Department of City Planning
NAME Olga Abinader	DATE March 25, 2016
SIGNATURE 	

PROJECT DESCRIPTION

PROJECT DESCRIPTION

Introduction

The Applicant, 1775 Grand Concourse LLC, is seeking a zoning text amendment to Zoning Resolution (ZR) Section 122-20 (Special Grand Concourse Preservation District – Special Sign Regulations) to permit signs with indirect illumination on the facades of buildings fronting the Grand Concourse on Commercial Infill Sites in the Special Grand Concourse Preservation District 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”). The Proposed Action would facilitate a proposal by the Applicant to indirectly illuminate three existing signs with Grand Concourse street frontage on its property, located at 1775 Grand Concourse (Block 2822, Lot 7501, the "Project Site"), in connection with the recent re-tenanting of previously vacant ground floor commercial space. The Proposed Action would also bring existing signs with direct and indirect illumination into conformance on nine Affected Sites and allow indirect illumination on one other Affected Site with existing non-illuminated signage.

Description of the Proposed Action

The Applicant proposes a zoning text amendment to ZR Section 122-20 (Special Grand Concourse Preservation District – Special Sign Regulations) to permit signs with indirect illumination on the Grand Concourse street frontage of buildings within Commercial Infill Sites (identified in ZR Section 122-10, Table A) that are north of the Cross Bronx Expressway, in Bronx, Community District 5. Pursuant to ZR Section 122-20(e), within the Special District, flashing or illuminated signs are currently not permitted except in C1 Districts. Per ZR Section 12-10, a “sign with indirect illumination” is defined as “any illuminated non-flashing sign whose illumination is derived entirely from an external artificial source and is so arranged that no direct rays of light are projected from such artificial source into residences or streets.” The Proposed Action would permit indirect illumination of signs on the Project Site and other Affected Sites, which are discussed in further detail below, and is not intended to induce or preclude development.

Description of the Special Grand Concourse Preservation District

The Grand Boulevard and Concourse (commonly known as the “Grand Concourse”) is a major thoroughfare stretching four miles between Community Districts 4, 5, and 7 in the Bronx. The Special Grand Concourse District (C), encompassing the Grand Concourse from East 151st Street to Mosholu Parkway, was established to preserve and enhance the existing scale and form of the distinctive art-deco style apartment buildings situated along the wide thoroughfare. To protect the scale and form of the traditional residential character of the Grand Concourse, and to ensure that new development is in keeping with the existing character, the Special District provides specific regulations for renovation and alteration to existing buildings, street wall continuity, and bulk regulations, and restricts ground floor retail and commercial uses to certain specified locations.

The Special District is mostly situated within an underlying R8 District, known as the Residential Preservation Area. In order to protect the scale and character of the Grand Concourse, developments or enlargements within the existing R8 District are governed by bulk regulations under R8X zoning. R8X zoning permits a maximum residential FAR of 6.02 and a building height limit of 150 feet. Per the District Plan in Appendix A of Article XII in the Zoning Resolution, there

are three existing commercial areas, within the Residential Preservation Area, with special use and bulk regulations to ensure that commercial use does not conflict with the district’s traditional residential character. These areas, where commercial use is limited to, include Limited Commercial Areas, Commercial Extension Areas and Commercial Infill Sites. In order to enhance the visual quality of the area, the Special District also provides specific sign regulations for the three commercial sub-areas.

Description of the Affected Area

As one of three commercial sub-areas within the Special Grand Concourse Preservation District, Commercial Infill Sites are defined as tax lots containing buildings designed for non-residential uses in Use Groups 6 or 7 or where such buildings existed as of July 1, 1981. As most of these sites are located in residential districts where commercial use is typically not permitted, Commercial Infill Sites were established to limit ground floor retail and commercial uses to certain specified locations (identified in Table A of ZR Section 122-10), for the purposes of preserving and enhancing the residential character of the Grand Concourse. Per ZR Section 122-10 (c), there are special use regulations for these sites relative to changes in use, locations of commercial uses within buildings, and types of uses permitted.

Twelve of seventeen of the Commercial Infill Sites are located within Community District 5, one of which has no Grand Concourse frontage.¹ The Proposed Action would only affect the 11 Commercial Infill sites with Grand Concourse frontage located within Bronx Community Board 5, including the Applicant-controlled site (the “Affected Sites”). The addresses, tax blocks and lots of the Affected Sites are shown in Table 1 below:

**Table 1
Affected Commercial Infill Sites**

Affected Site Number	Address	Block	Lots	Type of Signage	Illuminated?/ Direct-Indirect?	Is Sign Illumination Permitted ²
1	1775 Grand Concourse	2822	7501 (formerly 27)	Signs on Building Facade	No	No
2	1780 Grand Concourse	2795	14	Translucent Awning; Signs on Building Facade	Yes- 1 Sign on Building Façade (Indirect); No- Remaining Signs	No
3	1845 Grand Concourse	2805	23	Translucent Awning	Yes/Indirect	No
4	1850 Grand Concourse	2801	7	Translucent Awning	Yes/Indirect	No
5	1963 Grand Concourse	2808	44	Translucent Awning	Yes/Indirect	No

¹ Note: 148 East Burnside Avenue has no Grand Concourse frontage and would not be affected by the Proposed Action to allow indirectly illuminated signs along the major thoroughfare.

² Illuminated signs are only permitted in C1 districts per ZR Section 122-20(e). ZR Section 122-20(g) mandates that all lawfully existing non-conforming signs located within the Special District were terminated one year after September 28, 1989.

6	2029-2043 Grand Concourse	2808	82	Translucent Awning	Mixed: Yes (Indirect)/No	No
7	2101 Grand Concourse	3161	25	Translucent Awning	Yes/Indirect	No
8	2202-2206 Grand Concourse	3157	32	Translucent Awning	Yes/Indirect	No
9	2231-2233 Grand Concourse	3163	40	Translucent Awning; Signs on Building Facade	Yes/Indirect	No
10	2235-2237 Grand Concourse	3163	38	Translucent Awning; Signs on Building Facade	No	No
11	2262-2268 Grand Concourse	3158	16	Translucent Awning; Signs on Building Facade	Mixed: Yes (Indirect)/No	Yes (87' frontage); No (38' frontage)

The Affected Sites are all located within an R8 residential district. Pursuant to ZR Section 122-20(e), within the Special District, flashing or illuminated signs are not permitted except in C1 districts. Thus, illuminated signage of any kind is not permitted at any of the Affected Sites except on the 87 feet of frontage of Block 3158, Lot 16 which is located within a C1-4 overlay.³ As stated in ZR Section 122-20(g), “all lawfully existing non-conforming signs located within the Special District shall be terminated one year after September 28, 1989.” Since 9 of the 11 Affected Sites have either direct or indirect illuminated signs (per Table 1), most of the sites contain signs that are non-conforming.

The surface area of the signage is limited to the maximum surface area for signage on Commercial Infill sites set forth in ZR Section 122-20(c), which provides that the maximum surface area that can be occupied by a sign on Commercial Infill sites is 3 square feet for every 5 feet of store frontage or 12 square feet, whichever is greater. Since none of the Affected Sites has less than 20 feet of frontage, the 3 square feet of signage per 5 feet of store frontage maximum applies for all sites.

Description of the Project Site

The Project Site is currently occupied by an eight-story office building (1775 Grand Concourse, the “Building”) that is under Condominium Ownership, and consists of 4 different condominium units, each of which is a separate Condominium Unit: Condominium Unit 1001 (the unit owned by the Applicant, consisting of the 1st floor and floors 4-8), Unit 1002 (the 2nd floor), Unit 1003 (the 3rd floor), and Unit 1004 (the basement). The Building is also referred to as the “Telephone Company Building” because it was once the offices for a New York Telephone Co. branch. As

³ Most of Block 3158, Lot 16 (2262-2268 Grand Concourse, “Lot 16”) is located within a C1-4 commercial overlay. Lot 16 has 125 linear feet of frontage on Grand Concourse, 87 linear feet of which are within the commercial overlay. Per ZR Section 122-10, the Special District attempts to preserve the residential character of the area by modifying the applicable use regulations of the underlying districts. Within the Residential Preservation Area in R8 Districts, there are three commercial sub- areas with special use and bulk regulations: 1) Limited Commercial Areas, 2) Commercial Extension Areas, and 3) Commercial Infill Sites.

indicated, the Applicant owns Condominium Unit 1001, consisting of the ground floor, and floors 4 through 8. Verizon Wireless is the current owner of the three other commercial condominium units (Tax Lots 1002-1004) in the Building, which consist of the basement, second floor, and third floor. The Building has been occupied by offices for Consolidated Edison, City agencies and other commercial and community facility uses.

Located at the corner of the Grand Concourse and East 175th Street, the Building has 201 feet of frontage on the Grand Concourse, 265 feet of frontage on East 175th Street, 190 feet of frontage on Walton Avenue, and a total lot area of 44,288 square feet. All of the Building's Grand Concourse frontage and a portion of its East 175th Street frontage are subject to the Special District regulations. East 175th Street passes under the Grand Concourse and the Building's East 175th Street frontage is located 25 to 30 feet below the grade of the Grand Concourse. The façade on the Grand Concourse is five stories tall and the façade on East 175th Street is eight stories tall. By letter dated December 5, 2011 (see letter in Zoning Appendix), it was confirmed by the Department of City Planning to the Board of Standards and Appeals that the term "ground floor" in ZR Section 122-10(c) is interpreted in the case of the Building to include the frontage along the Grand Concourse, such that Use Group 6 commercial use is permitted on the Grand Concourse ground level.

The building is occupied by a mix of office and community facility uses, including on the Grand Concourse ground level, which was previously vacant. Within the last year, the Applicant owned unit has been leased for office use to Inovalon, an insurance company, Consolidated Edison, and Bronx Lebanon Hospital, for a ten-year term with options to renew. Each of these tenants have a non-illuminated sign on the façade of the building facing the Grand Concourse. Approximately 35% of the building is currently vacant.

Description of the Proposed Project

The Applicant is seeking the Proposed Action to allow the installation of indirectly illuminated signage on the façade of the Building fronting the Grand Concourse (Condominium Unit 1001). Since the Building has approximately 200.69 feet of frontage on the Grand Concourse, up to 120 square feet of the Building's surface area may be occupied by signage. The businesses that occupy the Applicant's ground floor unit include Inovalon, an insurance company, Con Edison, Bronx Lebanon Hospital, and Special Citizens Futures Unlimited, a not-for-profit autism advocacy organization. While the Applicant does not have specific plans for indirect sign illumination, the Proposed Action would permit tenants of the Applicant-owned condominium unit to install fixtures for such illumination on their existing signs. Indirect illumination would be achieved on the Project Site by mounting end-to-end lighting fixtures to form one continuous run for every signage.

Build Year

Based on an estimated 12-month approval process and the amount of time required to install the signage, the Build Year is assumed to be 2017.

Purpose and Need of the Proposed Action

The Project Site, and other Affected Sites, are located within the Special District, which does not currently permit flashing or illuminated signs outside of C1 districts per ZR Section 122-20 (Special Sign Regulations). Since the Project Site is within the R8 District, it cannot have

illuminated signage on its property. The Proposed Action would permit indirectly illuminated signs along the Grand Concourse frontage of all of the Affected Sites and would allow the Applicant to indirectly illuminate signage that it has or intends to install on the Project Site. Except for the indirect illumination, the signage would be in accordance with the existing signage requirements for Commercial Infill Sites in the Special District (i.e., the Proposed Action would not increase the size of the signage currently permitted). The Applicant believes that the Proposed Action would complement the recent re-tenanting of commercial portions of the Building, particularly the commercial space on the Grand Concourse ground floor level, and would also benefit other Affected Sites.

The Applicant also believes that the Proposed Action would encourage foot traffic and pedestrian safety and comfort at nighttime at the Affected Sites, which were legalized as Commercial Infill Sites pursuant to the establishment of the Special District in 1989. According to the City Planning Commission report approving application No. C 890228 ZMX, the legalization of certain commercial uses on the Grand Concourse, including uses at the Commercial Infill Sites, was intended to address the problem of illegal conversion of residential uses to commercial uses while safeguarding the street’s residential qualities. The report notes that it would have been undesirable to strictly enforce the previous residential zoning which could have resulted in “the closing of stores which have long functioned as part of the community.” The Applicant believes that the Proposed Action would help stores at these sites to be recognized as commercial establishments more easily by pedestrians, while preserving the area’s residential character by continuing to disallow any direct illumination or flashing signage.

Projected Project Sites

Each of the Affected Site is a Projected Project Site (the “Projected Sites”). The Projected Sites all contain existing retail or other commercial uses and can be expected to respond to the proposed text amendment by installing signs with indirect illumination or converting existing non-illuminated signage to signage with indirect illumination if such signage is not already present. As discussed above, 9 of the Projected Sites have non-conforming signs that are indirectly or directly illuminated.

**Table 2
Maximum Permitted Signage on the Grand Concourse
Proposed Projected Project Sites**

Affected/ Projected Site Number	Address	Grand Concourse Building Frontage (LF)	Maximum signage surface area (SF)	Type of Signage	Illuminated?/ Direct- Indirect?	Is Sign Illumination Permitted⁴
1	1775 Grand Concourse	200.69	120	Signs on Building Facade	No	No
2	1780 Grand Concourse	152.74	92	Translucent Awning; Signs on Building Facade	Yes- 1 Sign on Building Façade (Indirect); No-	No

⁴ Illuminated signs are only permitted in C1 districts per ZR Section 122-20(e). ZR Section 122-20(g) mandates that all lawfully existing non-conforming signs located within the Special District were terminated one year after September 28, 1989.

					Remaining Signs	
3	1845 Grand Concourse	110.01	66	Translucent Awning	Yes/Indirect	No
4	1850 Grand Concourse	77.28	46	Translucent Awning	Yes/Indirect	No
5	1963 Grand Concourse	82.91	83	Translucent Awning	Yes/Indirect	No
6	2029-2043 Grand Concourse	110.16	66	Translucent Awning	Mixed: Yes (Indirect)/No	No
7	2101 Grand Concourse	29.05	17	Translucent Awning	Yes/Indirect	No
8	2202-2206 Grand Concourse	62.73	38	Translucent Awning	Yes/Indirect	No
9	2231-2233 Grand Concourse	47.00	28	Translucent Awning; Signs on Building Facade	Yes/Indirect	No
10	2235-2237 Grand Concourse	50.01	30	Translucent Awning; Signs on Building Facade	No	No
11	2262-2268 Grand Concourse	125.00	75	Translucent Awning; Signs on Building Facade	Mixed: Yes (Indirect)/No	Yes (87' frontage); No (38' frontage)
	Total (Projected)	1047.58	661			

Future No-Action Scenario

Under the No-Action Scenario, existing signage on the Applicant-owned site, Projected Site 1, would continue to have no illumination, and would therefore conform with the requirements of ZR Section 122-20(e). Non-conforming signs with direct and indirect illumination on Projected Sites 2-9, and 11 would be brought into conformance and would therefore have no illumination, in accordance with ZR Section 122-20(e). It is assumed 661 square feet of the maximum permitted signage on the Grand Concourse frontage of all Projected Sites would not be illuminated.

Future With-Action Scenario

Under the With-Action Scenario, the building façade facing the Grand Concourse on the Project Site would be permitted to have indirectly illuminated signage under the Proposed Action. It is expected that all existing signs on the Project Site would have indirect illumination. Since the

Project Site has 200.69 feet of frontage on the Grand Concourse, up to 120 square feet of the Building's surface area would be occupied with indirectly illuminated signage.

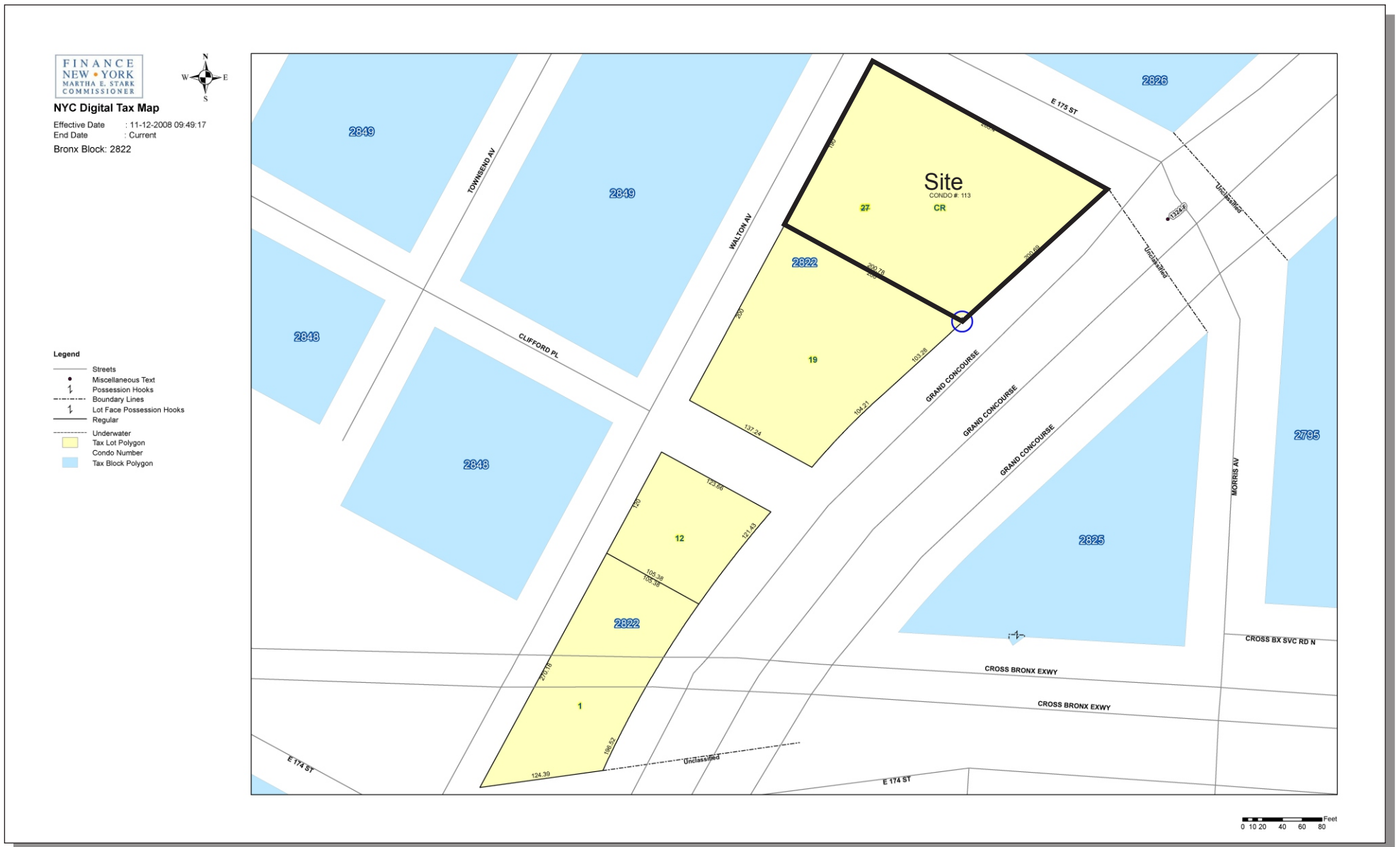
Projected Sites 2-9 and 11 would continue to be occupied with illuminated signage, and that Projected Site 10 would install indirect illumination to existing signs on its building façade facing the Grand Concourse. The maximum allowable square feet of total signage would be remain the same as the No-Action Scenario, but under the With-Action Scenario, all of such signage could be indirectly illuminated. Thus, 661 square feet of the maximum permitted signage on the Grand Concourse frontage of all Projected Sites would have indirect illumination.

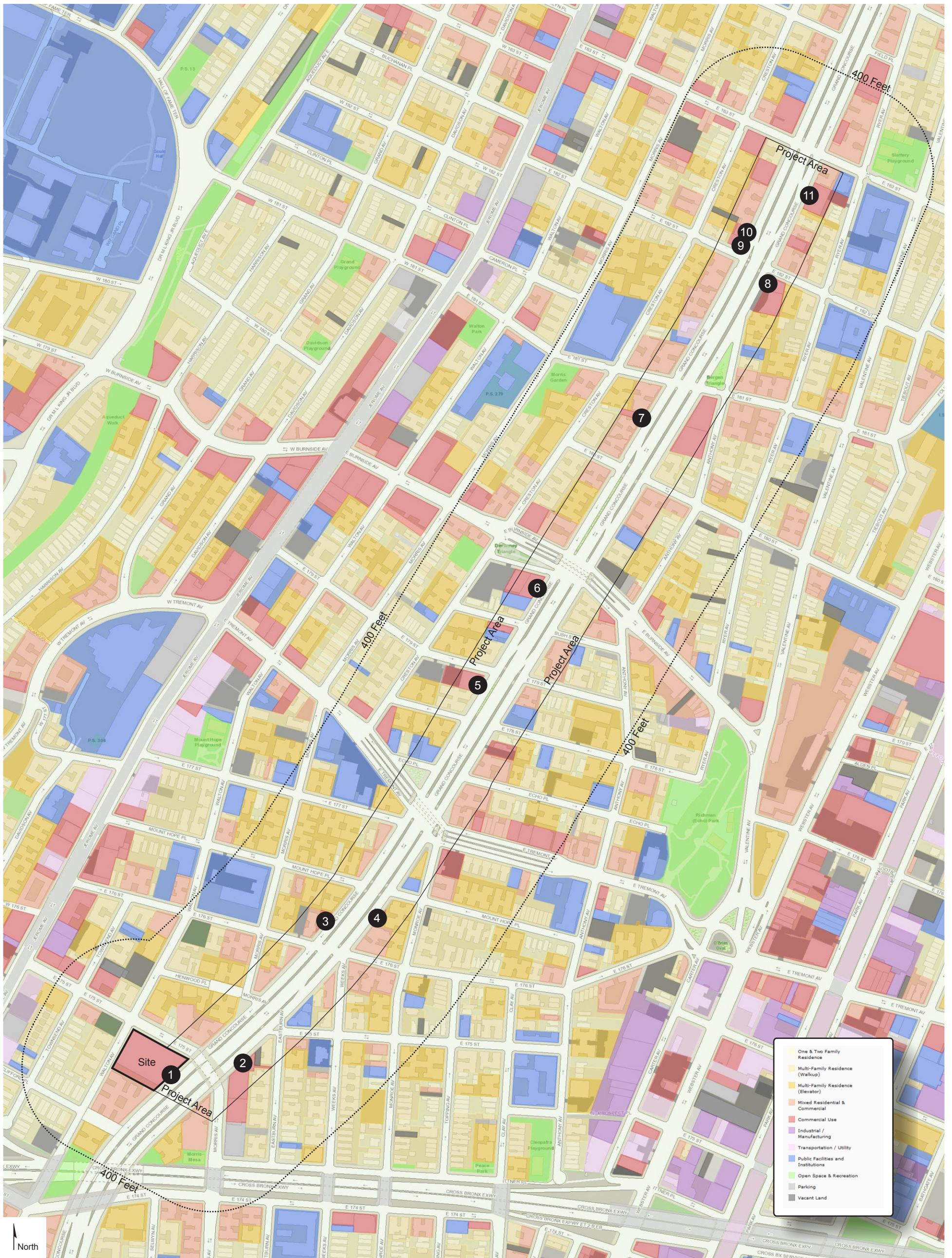
Photographs and graphics depicting samples of different types of indirectly illuminated signage and the existing signage at each of the Affected Sites in the daytime and after dark are included in the Photographs and Graphics Appendix. See tax maps and zoning maps depicting the Project Site and other Affected Sites in the Maps Appendix.



Sites

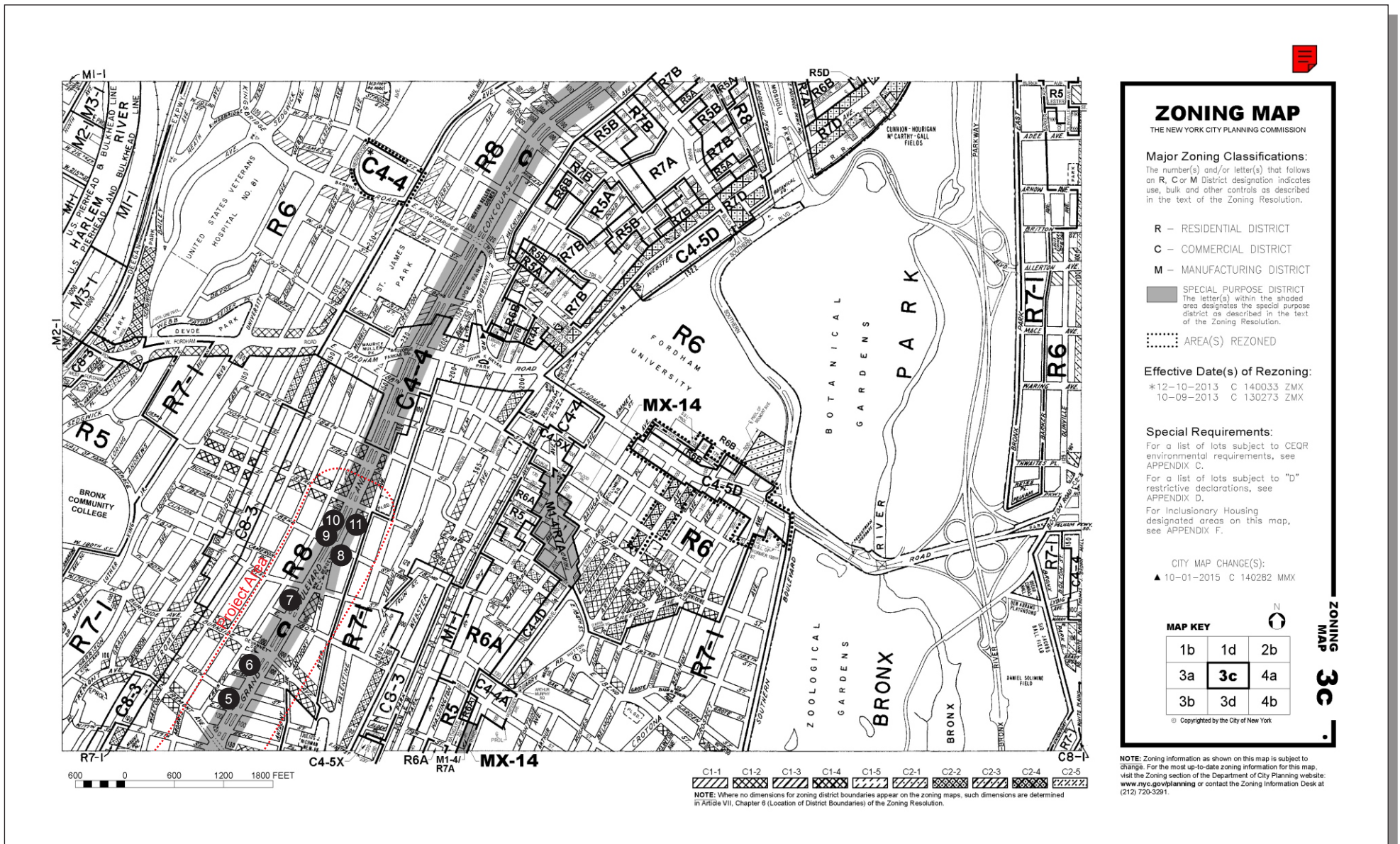
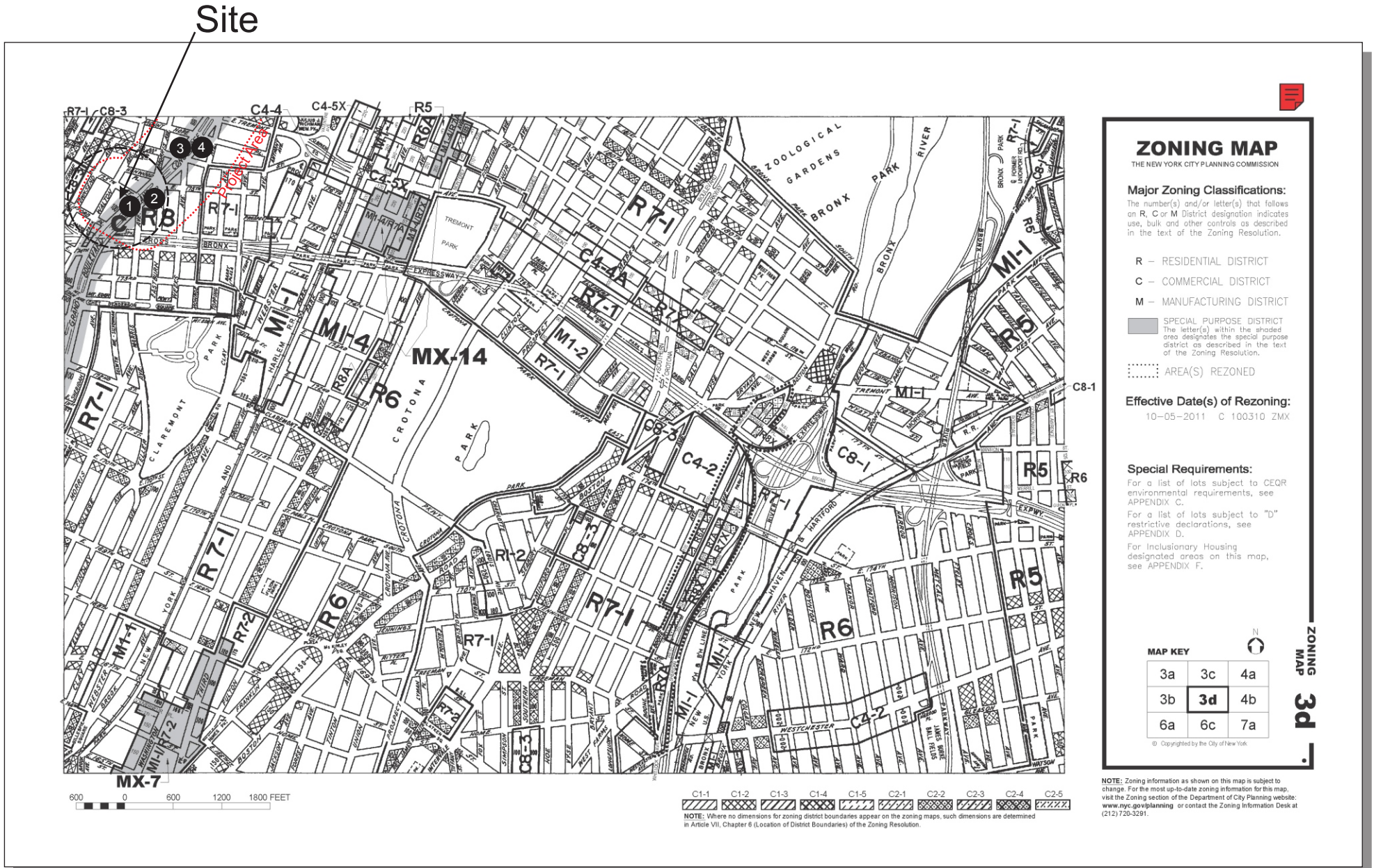
- 1 1775 Grand Concourse - Applicant-Owned Site
- 2 1780 Grand Concourse
- 3 1845 Grand Concourse
- 4 1850 Grand Concourse
- 5 1963 Grand Concourse
- 6 2029-2043 Grand Concourse
- 7 2101 Grand Concourse
- 8 2202 Grand Concourse
- 9 2231-2233 Grand Concourse
- 10 2235-2237 Grand Concourse
- 11 2262-2268 Grand Concourse





Sites

- | | |
|---|------------------------------|
| 1 1775 Grand Concourse - Applicant-Owned Site | 7 2101 Grand Concourse |
| 2 1780 Grand Concourse | 8 2202 Grand Concourse |
| 3 1845 Grand Concourse | 9 2231-2233 Grand Concourse |
| 4 1850 Grand Concourse | 10 2235-2237 Grand Concourse |
| 5 1963 Grand Concourse | 11 2262-2268 Grand Concourse |
| 6 2029-2043 Grand Concourse | |



Sites

- | | | | |
|---|---|----|---------------------------|
| 1 | 1775 Grand Concourse - Applicant-Owned Site | 7 | 2101 Grand Concourse |
| 2 | 1780 Grand Concourse | 8 | 2202 Grand Concourse |
| 3 | 1845 Grand Concourse | 9 | 2231-2233 Grand Concourse |
| 4 | 1850 Grand Concourse | 10 | 2235-2237 Grand Concourse |
| 5 | 1963 Grand Concourse | 11 | 2262-2268 Grand Concourse |
| 6 | 2029-2043 Grand Concourse | | |



Sites

- ① 1775 Grand Concourse - Applicant-Owned Site
- ② 1780 Grand Concourse
- ③ 1845 Grand Concourse
- ④ 1850 Grand Concourse
- ⑤ 1963 Grand Concourse
- ⑥ 2029-2043 Grand Concourse
- ⑦ 2101 Grand Concourse
- ⑧ 2202 Grand Concourse
- ⑨ 2231-2233 Grand Concourse
- ⑩ 2235-2237 Grand Concourse
- ⑪ 2262-2268 Grand Concourse

SUPPLEMENTAL REPORT

EAS NARRATIVE ATTACHMENT

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Form, the analysis areas that require further explanation include land use, zoning, and public policy and urban design and visual resources as further detailed below. The section numbers below correspond to the relevant chapters of the 2014 *CEQR Technical Manual*.

4. LAND USE, ZONING, AND PUBLIC POLICY

EXISTING CONDITIONS

Land Use

Primary Study Area (Project Area and Projected Site)

The proposed project area encompasses eleven (11) Commercial Infill sites with Grand Concourse frontage located within Bronx Community Board 5, including the Applicant-controlled Projected Site. These sites are listed in Table A of ZR Section 122-10 of the Special Grand Concourse District and are discussed further in the zoning section below. As the non-Applicant controlled Commercial Infill sites are only relevant to this application in regards to the signage along their Grand Concourse frontage, a more detailed discussion of the land uses on these sites is not relevant.

The Projected Site consists of an approximately 44,288 square foot lot (1775 Grand Concourse; Block 2822, Lot 7501) occupying the northern half of Block 2822 and bounded by East 175th Street to the north, the Grand Concourse to the east, and Walton Avenue to the west in the Mount Hope neighborhood of the Bronx. The property has approximately 201 feet of frontage on the Grand Concourse, 265 feet of frontage on East 175th Street, and 190 feet of frontage on Walton Avenue. The property is bordered by another lot to the south.

The property is developed with an approximately 364,696 gross square foot (gsf) eight-story and cellar commercial/office building that was constructed in about 1930 and which covers most of the lot. The building contains four commercial units and 96 attended parking spaces on the first floor of the building as well as 10 accessory parking spaces in the courtyard of the building. The Applicant, 1775 Grand Concourse LLC, owns a commercial condominium unit (Tax Lot 1001) in the subject building consisting of the first floor and the fourth through eighth floors of the structure. Verizon Wireless is the current owner of the three other commercial condominium units (Tax Lots 1002-1004) in the building, which consist of the basement and the second and third floors of the structure. The building is occupied by a mix of office and community facility uses, including on the Grand Concourse ground level, which was previously vacant but within the last year has been leased for office use to Inovalon, an insurance company, Consolidated Edison, and Bronx Lebanon Hospital, for a ten-year term with options to renew. Approximately 35% of the building is currently vacant.

Secondary Study Area (400-Foot Radius Study Area)

The secondary study area extends approximately 400 feet in all directions from the project area. The study area is roughly bounded by Field Place on the north, the Cross Bronx Expressway to the south, Weeks to Valentine Avenues to the east, and Townsend to Morris Avenues to the west.

The surrounding 400-foot radius area is primarily characterized by buildings that are generally occupied by one- and two-family and multi-family residential uses, commercial office/retail uses, and community facility uses. The area also includes several open space areas, parking lots, and several vacant lots.

The block on which the subject building is located, Block 2822 (north), contains only one other building in addition to the subject building. This building consists of a 13-story multiple dwelling with ground floor commercial office and retail space.

The area to the east of the Projected Site block contains portions of two blocks. The easternmost block, Block 2795, is primarily developed with five-story multiple dwellings and also contains an eight-story commercial retail building, a four-story parking garage, and a vacant lot. Block 2825 is developed with a four-story multiple dwelling, an eight-story multiple dwelling with ground floor retail space, and two open space areas.

The area to the south of the Projected Site block contains portions of two blocks. The easternmost block, Block 2822 (south), is developed with a six-story multiple dwelling and one open space area. Block 2848 contains 8 two-story single- and two-family dwellings, a two-story multiple dwelling, and a parking lot.

The area to the west of the Projected Site block contains portions of two blocks. Block 2849 (east) located directly across Walton Avenue from the Projected Site block, is developed with 15 two-story single- and two-family dwellings, a two-story multiple dwelling, 3 five-story multiple dwellings one of which also contains ground floor retail space, and one open space area. The 400-foot radius portion of Block 2849 (west) contains 1 two-story single-/two-family dwelling; a two-story, 2 four-story, and a six-story multiple dwelling; and 2 two-story community facility buildings.

The area to the north of the Projected Site block contains portions of four blocks. The easternmost block, Block 2826 (south), located directly across East 175th Street from the Projected Site block, is developed with 3 two-story single- and two-family dwellings and the following multiple dwellings: 1 three-story multiple dwelling with ground floor retail space, 3 six-story multiple dwellings, 1 nine-story multiple dwelling, 1 twelve-story multiple dwelling with ground floor retail space, and 1 thirteen-story multiple dwelling. The 400-foot radius portion of Block 2826 (north) contains five multiple dwellings including one of two-stories, one of three-stories, two of six-stories, and one of fourteen-stories. Proceeding to the west, Block 2850 (east) is developed with a four-story commercial/retail building, 2 five-story multiple dwellings, a nine-story multiple dwelling, a one-story community facility use, and three vacant lots. The 400-foot radius portion of Block 2850 (west) contains a one-story commercial/retail building, a five-story multiple dwelling, and an eleven-story multiple dwelling.

ZONING

Primary Study Area (Project Area and Projected Site)

The proposed project area encompasses eleven (11) Commercial Infill sites with Grand Concourse frontage located within Bronx Community Board 5, including the Applicant-controlled site. The Special Grand Concourse Preservation District allows commercial uses on seventeen (17) designated Commercial Infill sites. The Proposed Action would affect only Commercial Infill sites within Community Board 5, where twelve (12) of these Infill sites are located.¹ The addresses, tax blocks and lots of the Affected Sites are shown in Table 4-1 below:

**Table 4-1
Affected Commercial Infill Sites**

Affected Site Number	Address	Block	Lots	Type of Signage	Illuminated?/ Direct-Indirect?	Is Sign Illumination Permitted ²
1	1775 Grand Concourse	2822	1001-1004	Signs on Building Facade	No	No
2	1780 Grand Concourse	2795	14	Translucent Awning; Signs on Building Facade	Yes- 1 Sign on Building Façade (Indirect); No-Remaining Signs	No
3	1845 Grand Concourse	2805	23	Translucent Awning	Yes/Indirect	No
4	1850 Grand Concourse	2801	7	Translucent Awning	Yes/Indirect	No
5	1963 Grand Concourse	2808	44	Translucent Awning	Yes/Indirect	No
6	2029-2043 Grand Concourse	2808	82	Translucent Awning	Mixed: Yes (Indirect)/No	No
7	2101 Grand Concourse	3161	25	Translucent Awning	Yes/Indirect	No
8	2202-2206 Grand Concourse	3157	32	Translucent Awning	Yes/Indirect	No
9	2231-2233 Grand Concourse	3163	40	Translucent Awning; Signs on Building Facade	Yes/Indirect	No

¹ Note: 148 East Burnside Avenue has no Grand Concourse frontage and would not be affected by the Proposed Action to allow indirectly illuminated signs along the major thoroughfare.

² Illuminated signs are only permitted in C1 districts per ZR Section 122-20(e).

10	2235-2237 Grand Concourse	3163	38	Translucent Awning; Signs on Building Facade	No	No
11	2262-2268 Grand Concourse	3158	16	Translucent Awning; Signs on Building Facade	Mixed: Yes (Indirect)/No	Yes (87' frontage); No (38' frontage)

The affected sites are all located within an R8 residential district.¹ Pursuant to ZR Section 122-20(e), within the Special District, flashing or illuminated signs are not permitted except in C1 districts. Thus, illuminated signage of any kind is not permitted at any of the affected sites except on the 87 feet of frontage of Block 3158, Lot 16 which is located within a C1-4 overlay. The surface area of the signage is limited to the maximum surface area for signage on Commercial Infill sites set forth in ZR Section 122-20(c), which provides that the maximum surface area that can be occupied by a sign on Commercial Infill sites is 3 square feet for every 5 feet of store frontage or 12 square feet, whichever is greater. None of the affected sites has less than 20 feet of frontage, so the 3 square feet of signage per 5 feet of store frontage maximum applies for all sites.

The Projected Site is located in an R8 residential zoning district. The eastern portion of the Projected Site (approximately 40% of the property) bordering the Grand Concourse is located within the Residential Preservation Area of the Special Grand Concourse Preservation District. The site is also located within the boundaries of the City’s Food Retail Expansion to Support Health (FRESH) program. These zoning districts and their applicability to the Projected Site and the Proposed Action are further discussed below.

R8 Zoning District

Section 122-30 of the Zoning Resolution states that “in order to preserve the scale and character of the Grand Concourse, the bulk regulations of the underlying R8 District and the C1 or C2 Districts mapped within such R8 District shall be inapplicable to any residential or community facility developments or enlargements located within the [Grand Concourse] Special District. In lieu thereof, such developments or enlargements shall comply with the regulations of an R8X District...” An R8X zoning district permits medium to high density residential housing with a permitted residential FAR of 6.02. It also permits community facility uses up to an FAR of 6.0. Apartment houses in R8X districts typically are 14- to 16-stories that replicate the building envelope of older, traditional buildings in areas such as the Grand Concourse and around Grand Army Plaza in Prospect Heights and Park Slope. Above a base height of 60 to 85 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum building height of 150 feet. The R8 district is the highest density residential district in the Bronx, mapped in the vicinity of the Grand Concourse. The R8 zoning district regulations require that parking be provided for 40 percent of the dwelling units. The Quality Housing program is mandatory in R8X districts.

¹ Most of Block 3158, Lot 16 (2262-2268 Grand Concourse, “Lot 16”) is located within a C1-4 commercial overlay. Lot 16 has 125 linear feet of frontage on Grand Concourse, 87 linear feet of which are within the commercial overlay.

As this application is for a Zoning Text Amendment related to signage within the Special Grand Concourse Preservation District, the use and bulk provisions of the R8 zoning district are not applicable to the Proposed Action.

Special Grand Concourse Preservation District

The Special Grand Concourse District (C), extending almost the entire length of the Grand Concourse from East 151st Street to Mosholu Parkway, was created to protect the distinctive art deco composition and scale of the apartment buildings that line this wide thoroughfare. The district establishes bulk and design regulations and limits commercial uses to specific locations. The district consists of a Residential Preservation Area and three commercial areas where retail uses do not conflict with the district's traditional residential character.

The Special District is mostly situated within an underlying R8 District, known as the Residential Preservation Area. In order to protect the scale and character of the Grand Concourse, developments or enlargements within the existing R8 District are governed by bulk regulations under R8X zoning. R8X zoning permits a maximum residential FAR of 6.02 and a building height limit of 150 feet. Per the District Plan in Appendix A of Article XII in the Zoning Resolution, there are three existing commercial areas, within the Residential Preservation Area, with special use and bulk regulations to ensure that commercial use does not conflict with the district's traditional residential character. These areas, where commercial use is limited to, include Limited Commercial Areas, Commercial Extension Areas and Commercial Infill Sites. In order to enhance the visual quality of the area, the Special District also provides specific sign regulations for the three commercial sub-areas.

As one of three commercial sub-areas within the Special Grand Concourse Preservation District, Commercial Infill Sites are defined as tax lots containing buildings designed for non-residential uses in Use Groups 6 or 7 or where such buildings existed as of July 1, 1981. As most of these sites are located in residential districts where commercial use is typically not permitted, Commercial Infill Sites were established to limit ground floor retail and commercial uses to certain specified locations (identified in Table A of ZR Section 122-10), for the purposes of preserving and enhancing the residential character of the Grand Concourse. Per ZR Section 122-10 (c), there are special use regulations for these sites relative to changes in use, locations of commercial uses within buildings, and types of uses permitted.

Twelve of seventeen of the Commercial Infill Sites are located within Community District 5, one of which has no Grand Concourse frontage.³ The Proposed Action would only affect the 11 Commercial Infill sites with Grand Concourse frontage located within Bronx Community Board 5, including the Applicant-controlled site (the "Affected Sites").

The subject building's entire Grand Concourse frontage and a portion of its East 175th Street frontage are subject to the Special District regulations. East 175th Street passes under the Grand Concourse and the building's East 175th Street frontage is located 25 to 30 feet below the grade of the Grand Concourse. The building's façade on the Grand Concourse is five stories tall and the façade on East 175th Street is eight stories tall. By letter dated December 5, 2011 (see letter in Zoning Appendix), it was confirmed by the Department of City Planning to the Board of Standards and Appeals that the term "ground floor" in ZR Section 122-10(c) is interpreted in the

³ Note: 148 East Burnside Avenue has no Grand Concourse frontage and would not be affected by the Proposed Action to allow indirectly illuminated signs along the major thoroughfare.

case of the subject building to include the frontage along the Grand Concourse, such that Use Group 6 commercial use is permitted on the Grand Concourse ground level.

Pursuant to ZR Section 122-20(e), within the Special District, flashing or illuminated signs are not permitted except in C1 districts. Since the Affected Sites are mostly located within an R8 residential district, illuminated signage of any kind is not permitted at any of the Affected Sites except on the 87 feet of frontage of Block 3158, Lot 16 which is located within a C1-4 overlay.⁴ As stated in ZR Section 122-20(g), “all lawfully existing non-conforming signs located within the Special District shall be terminated one year after September 28, 1989.” Since 9 of the 11 Affected Sites have either direct or indirect illuminated signs (per Table 1), most of the sites contain signs that are non-conforming.

The surface area of the signage is limited to the maximum surface area for signage on Commercial Infill sites set forth in ZR Section 122-20(c), which provides that the maximum surface area that can be occupied by a sign on Commercial Infill sites is 3 square feet for every 5 feet of store frontage or 12 square feet, whichever is greater. Since none of the Affected Sites has less than 20 feet of frontage, the 3 square feet of signage per 5 feet of store frontage maximum applies for all sites.

Secondary Study Area (400-Foot Radius Study Area)

Most of the area within 400 feet of the project area shares the R8 zoning of the Projected Site and are within the vicinity of the Special Grand Concourse Preservation District. A portion of the eastern edge of the study area is zoned R7-1. Several C1-4 commercial overlays are mapped within this area. The approximately 380-foot wide Residential Preservation Area of the Special Grand Concourse Preservation District is mapped along both sides of the Grand Concourse within the project study area. Several Limited Commercial Subareas are also mapped within this portion of the Special District. The entire 400-foot radius project study area is located within the City’s FRESH program boundaries.

PUBLIC POLICY

There are no public policies applicable to the project area, the Projected Site, or to the surrounding 400-foot radius project study area. The site and the surrounding study area are not located within any designated Historic Districts and no individually designated resources are located either on the Projected Site or within the study area. The Projected Site and study area are therefore not subject to New York City, New York State, or federal landmarks preservation regulations.

The site and the surrounding study area are not located within the City’s Coastal Zone Boundary and are therefore not subject to the provisions of the New York City Waterfront Revitalization Program. The Projected Site and study area are not covered by any 197-a or other community

⁴ Most of Block 3158, Lot 16 (2262-2268 Grand Concourse, “Lot 16”) is located within a C1-4 commercial overlay. Lot 16 has 125 linear feet of frontage on Grand Concourse, 87 linear feet of which are within the commercial overlay. Per ZR Section 122-10, the Special District attempts to preserve the residential character of the area by modifying the applicable use regulations of the underlying districts. Within the Residential Preservation Area in R8 Districts, there are three commercial sub- areas with special use and bulk regulations: 1) Limited Commercial Areas, 2) Commercial Extension Areas, and 3) Commercial Infill Sites.

plans, and are not within an urban renewal area and are therefore not subject to the provisions of such plans.

FRESH Program

The City has established the Food Retail Expansion to Support Health (FRESH) program in response to the issues raised in neighborhoods that are underserved by grocery stores. FRESH provides zoning and financial incentives to promote the establishment and retention of neighborhood grocery stores in underserved communities throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by a full-line grocery store operator. The Projected Site is eligible for various zoning and tax incentives related to grocery store development and operation.

Since this application is for a Zoning Text Amendment related to signage within the Special Grand Concourse Preservation District, the FRESH program is not applicable to the project.

No other public policy documents would apply to the Projected Site or to the project study area.

THE FUTURE WITHOUT THE PROJECT

Land Use

Projected Site and Affected Sites

In the future without the action, the Reasonable Worst Case Development Scenario (RWCDS) on the Projected Site for the project build year of 2017 would be the same as the existing condition. The property would continue to be occupied by the existing approximately 364,696 gsf eight-story and cellar commercial/office building. The building's existing four commercial units and 96 attended parking spaces on the first floor of the building as well as 10 accessory parking spaces in the courtyard of the building are anticipated to remain. The Applicant, 1775 Grand Concourse LLC, would continue to own the commercial condominium unit (Tax Lot 1001) in the subject building consisting of the first floor and the fourth through eighth floors of the structure. Verizon Wireless would continue its current ownership of the three other commercial condominium units (Tax Lots 1002-1004) in the building, which consist of the basement and the second and third floors of the structure. The building would continue to be occupied by a mix of office and community facility uses. For the purposes of this application, the land uses on the affected sites are anticipated to remain in their current conditions.

400-Foot Radius Study Area

No development plans are known to exist for the 400-foot radius around the Projected Site by the project build year of 2017. No recent new development projects (filed in 2000 or later) have been identified for the 400-foot radius project study area based on a review of the CEQR listings of the NYC Department of City Planning's (DCP) Land Use & CEQR Application Tracking System (LUCATS) for Bronx Community District 5. With few exceptions, the study area is fully developed with many buildings of substantial size where limited new development potential exists.

Zoning

Projected Site and Affected Sites

In the future without the action, the RWCDs would reflect the following assumptions.

Under the No-Action Scenario, the Applicant would maintain the existing non-illuminated signage and/or add signage that complies with the current requirements in ZR Section 122-20.

The exact amount of signage for each non-Applicant owned affected site is not known. All of the Projected Sites have signage but they are likely not all maximizing their permitted surface area. It is anticipated that the amount of signage that exists today on the other Projected Sites would remain unchanged. Relative to illumination, Projected Site numbers 1 and 10 are in compliance today while Projected Site numbers 2-9, and 11 are non-conforming with current signage regulations. In the Future No-Action Scenario, the non-conforming signs on Projected Site numbers 2-9, and 11 would be brought into conformance and any source of illumination would be removed from the signs on those sites.

Pursuant to ZR Section 122-20(c), the maximum surface area that can be occupied by a sign on Commercial Infill Sites is 3 square feet for every 5 feet of store frontage or 12 square feet, whichever is greater. None of the affected sites has less than 20 feet of frontage, so the 3 square feet of signage per 5 feet of store frontage maximum applies for all sites.

See Table 4-2 below for signage information under the Future No-Action scenario.

**Table 4-2
Future No-Action Scenario
Proposed Projected Projected Sites**

Affected/ Projected Site Number	Address	Grand Concourse Building Frontage (LF)	Maximum signage surface area (SF)	Type of Signage	Illuminated? / Direct- Indirect?	Is Sign Illumination Permitted ⁵
1	1775 Grand Concourse	200.69	120	Signs on Building Facade	No	No
2	1780 Grand Concourse	152.74	92	Translucent Awning; Signs on Building Facade	Yes- 1 Sign on Building Façade (Indirect); No- Remaining Signs	No
3	1845 Grand Concourse	110.01	66	Translucent Awning	Yes/Indirect	No
4	1850 Grand Concourse	77.28	46	Translucent Awning	Yes/Indirect	No
5	1963 Grand Concourse	82.91	83	Translucent Awning	Yes/Indirect	No

⁵ Illuminated signs are only permitted in C1 districts per ZR Section 122-20(e). ZR Section 122-20(g) mandates that all lawfully existing non-conforming signs located within the Special District were terminated one year after September 28, 1989.

6	2029-2043 Grand Concourse	110.16	66	Translucent Awning	Mixed: Yes (Indirect)/No	No
7	2101 Grand Concourse	29.05	17	Translucent Awning	Yes/Indirect	No
8	2202-2206 Grand Concourse	62.73	38	Translucent Awning	Yes/Indirect	No
9	2231-2233 Grand Concourse	47.00	28	Translucent Awning; Signs on Building Facade	Yes/Indirect	No
10	2235-2237 Grand Concourse	50.01	30	Translucent Awning; Signs on Building Facade	No	No
11	2262-2268 Grand Concourse	125.00	75	Translucent Awning; Signs on Building Facade	Mixed: Yes (Indirect)/No	Yes (87' frontage); No (38' frontage)
	Total (Projected)	1047.58	661			

400-Foot Radius Project Study Area

Based on a review of the CEQR listings of the DCP's LUCATS list for Bronx Community District 5, no rezonings are proposed for the 400-foot radius study area around the Projected Site by the project build year of 2017. In addition, the DCP website does not indicate any proposed changes to the zoning districts and zoning regulations or to any public policy documents relating to the Projected Site or the surrounding study area in the near future.

Public Policy

There are no existing or anticipated public policies applicable to the Projected Site or to the surrounding 400-foot radius project study area.

THE FUTURE WITH THE PROJECT

Land Use

Primary Study Area (Project Area and Projected Site)

In the future with the action, it is assumed that the existing land uses in the Project Area would be the same as the existing/future no-action condition.

In the future with the action, the RWCDS on the Projected Site for the project build year of 2017 would be the same as the existing/future no-action condition. The property would continue to be occupied by the existing approximately 364,696 gsf eight-story and cellar commercial/office building. The building's existing four commercial units and 96 attended parking spaces on the first floor of the building as well as 10 accessory parking spaces in the courtyard of the building are anticipated to remain. The Applicant, 1775 Grand Concourse LLC, would continue to own the commercial condominium unit (Tax Lot 1001) in the subject building consisting of the first floor and the fourth through eighth floors of the structure. Verizon Wireless would continue its current ownership of the three other commercial condominium units (Tax Lots 1002-1004) in the building, which consist of the basement and the second and third floors of the structure. The building would continue to be occupied by a mix of office and community facility uses. For the purposes of this application, the land uses on the affected sites are anticipated to remain in their current conditions.

Secondary Study Area (400-Foot Radius Study Area)

In the future with the action, it is assumed that the existing land uses in the Secondary Study Area would be the same as the existing/future no-action condition.

The Proposed Action is to allow the installation of indirectly illuminated signage at the Projected Site which is discussed further in the zoning section below. No adverse impact to land use patterns in the area is expected to arise as a result of the Proposed Action, and further assessment of land use is not warranted.

Zoning

Primary Study Area (Project Area and Projected Site)

The Proposed Action consists of a request for a zoning text amendment to ZR Section 122-20 (Special Sign Regulations) to permit indirectly illuminated signs, which are currently not permitted within the Special Grand Concourse Preservation District at the Commercial Infill sites (listed in ZR Section 122-10) located within Bronx Community Board 5 on the Grand Concourse street frontage of a building (the "Affected Sites"). The Proposed Action would facilitate a proposal by the Applicant to indirectly illuminate signage on its property at 1775 Grand Concourse in connection with the recent re-tenanting of previously vacant ground floor commercial space, which based on the permitted maximum surface area allowed under Section 122-20(c) would be 120 square feet along the Grand Concourse frontage. (See Proposed Zoning Text Amendment in Zoning Appendix.)

A "sign with indirect illumination" is defined by Section 12-10 as "any illuminated non-flashing sign whose illumination is derived entirely from an external artificial source and is so arranged that no direct rays of light are projected from such artificial source into residences or streets."

The Proposed Action would also permit indirectly illuminated signage at the ten (10) other affected sites up to the maximum size currently permitted for signage at each site pursuant to ZR Section 122-20(c). All other affected sites have shorter Grand Concourse frontages than the Projected Site and would have less permitted surface area for indirectly illuminated signage than the 120 square feet that would be permitted at the Projected Site under the Proposed text amendment.

The Proposed Action is not intended to induce or preclude development; rather, it would allow signage with indirect illumination at the Projected Site and the other affected sites. As described below, the Applicant expects to maintain the existing ground floor uses with or without the Proposed Action and is seeking this Proposed text amendment because it believes it would complement the recently re-tenanted commercial ground floor space and improve the streetscape.

In the future with the action, the portions of the Projected Site that have recently been re-tenanted would be permitted to have indirectly illuminated signage under the Proposed Action. For the purposes of a conservative analysis, the environmental analysis assumes that the other "Projected Sites" identified above could also be expected to add indirectly illuminated signs or convert existing non-illuminated signage to signage with indirect illumination, up to the maximum surface area that may be occupied by a sign on Commercial Infill Sites pursuant to ZR Section 122-20(c). The maximum total signage calculation would therefore be the same as the calculation in the No-Action Scenario, but under the With-Action Scenario, all of such signage could be indirectly illuminated. Thus, the maximum permitted signage with indirect illumination on the Grand Concourse frontage of the Projected Sites is 661 square feet. Photographs and graphics depicting samples of different types of indirectly illuminated signage and the existing signage at each of the affected sites in the daytime and after dark are included in the Photographs and Graphics Appendix. As shown in the photographs, it appears that despite the prohibition against illuminated signage, nine (9) of the eleven (11) affected sites presently have some type of illuminated or indirectly illuminated signage; affected site 10 is the only site other than the Projected Site that has only non-illuminated signage.

As stated above, the Projected Site is located within the Grand Concourse Special District, which does not currently permit flashing or illuminated signs outside of C1 districts. Since the Projected Site is within the R8 District it cannot have illuminated signage on its property. The Proposed Action would permit indirectly illuminated signs along the Grand Concourse frontage of all of the affected sites and would allow the Applicant to indirectly illuminate signage that it has or intends to install on the Projected Site. Except for the indirect illumination, the signage would be in accordance with the existing signage requirements for Commercial Infill Sites in the Special District (i.e., the Proposed Action would not increase the size of the signage currently permitted). The Applicant believes that the Proposed Action would complement the recent re-tenanting of commercial portions of the building, particularly the commercial space on the Grand Concourse ground floor level, and would also benefit other affected sites.

The Applicant also believes that the Proposed Action would encourage foot traffic and pedestrian safety and comfort at nighttime at the affected sites, which were legalized as Commercial Infill Sites pursuant to the establishment of the Special District in 1989. According to the City Planning Commission report approving application No. C 890228 ZMX, the legalization of certain commercial uses on the Grand Concourse, including uses at the Commercial Infill Sites, was intended to address the problem of illegal conversion of residential uses to commercial uses while safeguarding the street's residential qualities. The report notes that it would have been undesirable to strictly enforce the previous residential zoning which could have resulted in "the closing of stores which have long functioned as part of the community." The Applicant believes that the Proposed Action would help stores at these sites to be recognized as commercial establishments more easily by pedestrians, while preserving the area's residential character by continuing to disallow any direct illumination or flashing signage.

The Projected Sites all contain existing retail or other commercial uses and can be expected to respond to the proposed text amendment by adding signs with indirect illumination or converting existing non-illuminated signage to signage with indirect illumination if such signage is not already present. Under the With-Action Scenario, the building façade facing the Grand Concourse on the Projected Site would be permitted to have indirectly illuminated signage under the Proposed Action. It is expected that all existing signs on the Projected Site would have indirect illumination. Since the Projected Site has 200.69 feet of frontage on the Grand Concourse, up to 120 square feet of the Building's surface area would be occupied with indirectly illuminated signage.

Projected Sites 2-9 and 11 would continue to be occupied with illuminated signage, and that Projected Site 10 would install indirect illumination to existing signs on its building façade facing the Grand Concourse.

Secondary Study Area (400-Foot Radius Study Area)

No signage changes relevant to the Proposed Action would occur within the 400-foot radius secondary study area.

On the basis of the above, the Proposed Action would not result in significant adverse zoning impacts and further assessment of zoning is not warranted.

Public Policy

No adverse impacts to public policies would occur as a result of the Proposed Action as there are no existing or anticipated public policies applicable to the Projected Site or to the surrounding 400-foot radius project study area. Further assessment of public policy is not warranted.

10. URBAN DESIGN AND VISUAL RESOURCES

An assessment of urban design is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following:

1. Projects that permit the modification of yard, height, and setback requirements;
2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the proposed project.

The Proposed Action would not permit the modification of yard, height, and setback requirements on either the Projected Site or any of the affected sites. The action would also not result in any increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the proposed project on either the Projected Site or any of the affected sites. The Proposed Action would not result in the obstruction of publicly accessible views to visual resources that are not allowed by the existing zoning of the property. Therefore, based on *CEQR Technical Manual* criteria, the Proposed Action would not result in an adverse impact to urban design or visual resources.

The Proposed Action would, however, affect "the pedestrian experience of public space" as it would allow "a physical alteration beyond that allowed by existing zoning," that being the installation of indirectly illuminated signage that is not currently allowed on the Projected Site or the affected sites within the Special Grand Concourse Preservation District. This could affect the pedestrian's experience of buildings along public streets in that currently non-illuminated signage on buildings on Projected Sites 1 through 11 would be indirectly illuminated in the future.

The Proposed Action would allow indirectly illuminated signage on the Projected Site of up to 120 square feet along the subject building's Grand Concourse frontage. The Proposed Action would also permit indirectly illuminated signage at the ten other affected sites up to the maximum size currently permitted for signage at each site pursuant to ZR Section 122-20(c). All other affected sites have shorter Grand Concourse frontages than the Projected Site and would have less permitted surface area for indirectly illuminated signage than the 120 square feet that would be permitted at the Projected Site under the proposed text amendment. The maximum permitted signage with indirect illumination on the Grand Concourse frontage of the nine Projected Sites (including the Projected Site) identified in the Future With-Action zoning discussion above, is 661 square feet.

The maximum total signage under the Proposed Action would be the same as in the future without the action, but under the With-Action Scenario, all of such signage could be indirectly illuminated. Thus, the maximum permitted signage with indirect illumination on the Grand Concourse frontage of the nine Projected Sites is 661 square feet. Photographs and graphics depicting samples of different types of indirectly illuminated signage and the existing signage at each of the affected sites in the daytime and after dark are included in the Photographs and Graphics Appendix. These signage types include signs with backlit lettering, signs that protrude from the building façade, translucent awning signage, and signs directly on building façades. As shown on the photographs, it appears that despite the prohibition against illuminated signage, nine (9) of the eleven (11) Projected Sites presently have some type of illuminated or indirectly illuminated signage; Projected Site 10 is the only site other than the Projected Site that has only

non-illuminated signage. Under the No-Action scenario discussed in the Land Use section above, it is assumed that all signage with illumination would be brought into conformance.

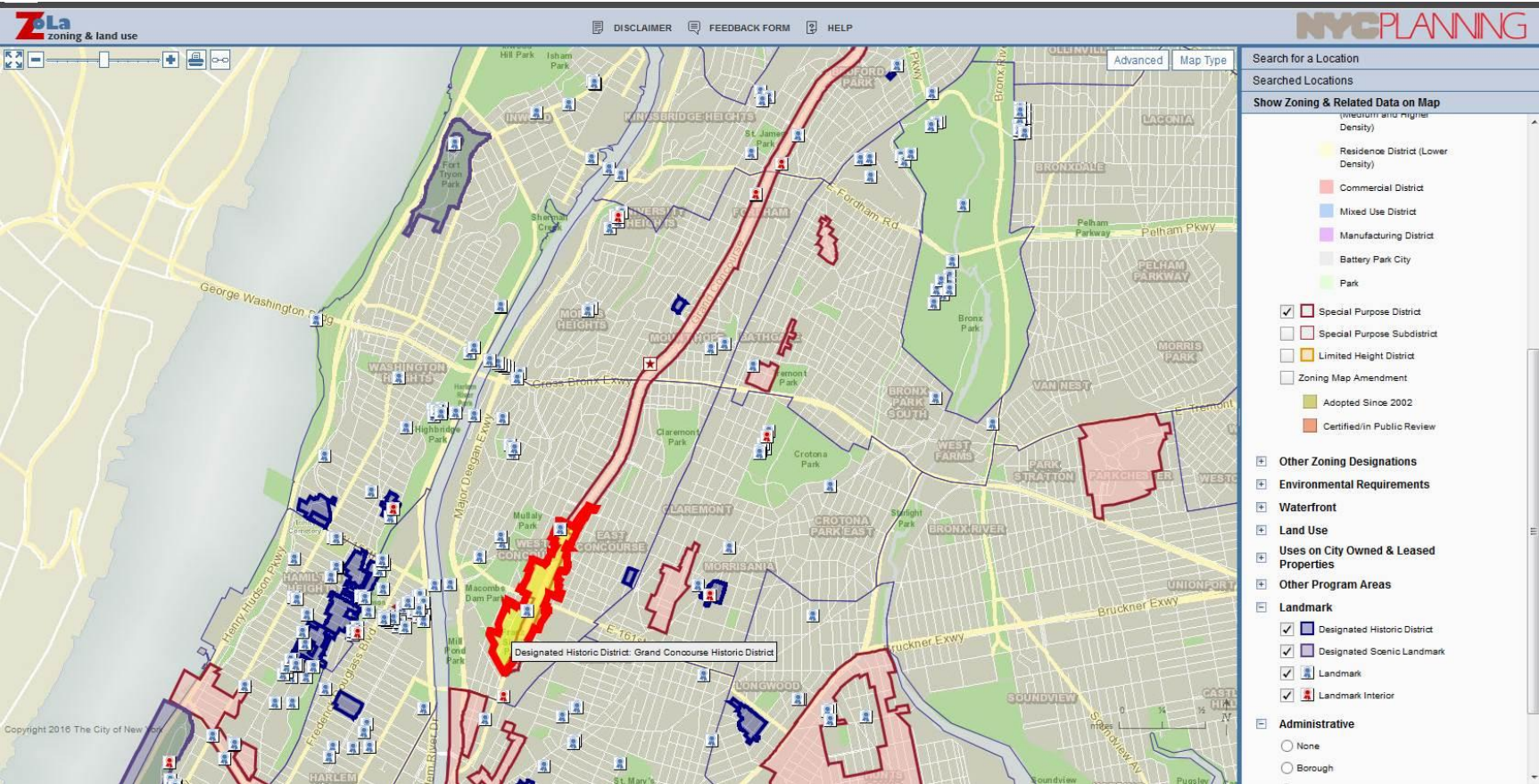
The Proposed Action would have minimal impact to the neighborhood character and context. As shown in Figure 3 – Land Use Map, most of the buildings in the area surrounding the Projected Sites are 5- to 6-story residential buildings with greater bulk or residential buildings with ground floor commercial space. There are several larger (12- to 13-story) commercial office buildings in the area as well as a number of 1-story commercial retail and office structures. Retail uses in the area are local retail and service uses including fast food restaurants, grocers, liquor stores, dry cleaners, pharmacies, laundromats, coffee shops, restaurants, discount stores, clothing stores, tax offices, dental/medical offices, and beauty salons. There are also several small public open spaces along the Grand Concourse or within 400 feet of it. Because the Grand Concourse is a commercial corridor, the Affected Sites are already surrounded by commercial ground floor use, of which many have existing illuminated signs. In addition, and as shown in Figure 6 – Surrounding Environment, the Grand Concourse is a wide street and the facades of buildings across from the Project Site, and other Projected Sites would not be impacted.

The Applicant also believes that the Proposed Action would encourage foot traffic and pedestrian safety and comfort at nighttime at the Projected Sites. The Applicant believes that the Proposed Action would help stores at these sites to be recognized as commercial establishments more easily by pedestrians, while preserving the area's residential character by continuing to disallow any direct illumination or flashing signage.

Based on the above analysis, the addition of indirectly illuminated signage on the Projected Site and potentially on one other affected site would not constitute a significant change to the pedestrian's experience of public space. In addition, most of the sites are located at a distance from the Grand Concourse Historic District (see Figure 7 – Historic District Map). New York City Landmarks Preservation Commission has reviewed and confirmed that no architecturally significant and eligibly significant sites would be affected. Therefore, there would not be the potential for visual resources to be impacted, or for a pedestrian to observe, from the street level, a significant physical alteration beyond that allowed by existing zoning.

In conclusion, the Proposed Action would not result in physical changes beyond the bulk and form permitted "as-of-right; the Proposed Action would not result in a change to the built environment's arrangement, appearance or functionality; and the Proposed Action would not impact defining features of the neighborhood including its predominantly multi-family residential and local retail character. Based on the above, an urban design assessment would not be required and the Proposed Action would not result in significant adverse impacts to urban design or visual resources.





ZONING APPENDIX

PROPOSED GRAND CONCOURSE INFILL SITES TEXT AMENDMENT

Revised by Zoning Division 08/07/15
2nd Revision 08/18/15

Matter in underline is new, to be added.

Matter in ~~strikeout~~ is to be deleted.

Matter with # # is defined in Section 12-10.

* * * indicates where unchanged text appears in the Zoning Resolution.

Article XII - Special Purpose Districts

Chapter 2

Special Grand Concourse Preservation District

* * *

122-20

SPECIAL SIGN REGULATIONS

In order to enhance the visual quality of the Special District, the applicable #sign# regulations of the underlying districts are modified, as follows:

- (a) Within the Limited Commercial Areas, only one #sign#, other than an #advertising sign#, with a surface area not exceeding 12 square feet, shall be permitted per #commercial use#. Such #signs# shall be located in a #sign band#, on the flap of a canopy, or as allowed under paragraph (d) of this Section. The height of such #signs# shall be not more than 24 inches and the letter sizes shall be restricted to a height of 12 inches. Except as provided in paragraph (d), all such #signs# may not project from the vertical surface of a #building# more than 18 inches.
- (b) Within the Commercial Extension Areas, no #signs# and no #display windows# shall be permitted on a #building or other structure# within 50 feet of the Grand Concourse. #Commercial uses# which are located on a cross-street beyond a distance of 50 feet from the Grand Concourse #street line#, shall comply with the #sign# regulations applicable to the underlying #Commercial District#.
- (c) On Commercial Infill Sites, the maximum surface area to be occupied by a #sign#, other than an #advertising sign#, shall be three square feet for every five feet of store frontage or 12 square feet, whichever is greater. Such #signs# shall be located in a #sign band# or on the flap of a canopy, or as allowed under paragraph (d). On portions of Commercial Infill Sites more than 50 feet from the Grand Concourse, the signage regulations of a C1 District shall apply.

- (d) Except in C1 Districts, no #sign# may be located so as to obscure any decorative lintel, cornice or other architectural detail. In the event that compliance with this requirement does not provide adequate surface area for the allowable #sign#, as defined in paragraph (a) of this Section, a projecting #sign# may be permitted by the Commissioner of Buildings provided that no such #sign# shall project from the vertical surface of a #building# more than 18 inches.
- (e) Except in C1 Districts, no banners, pennants, #flashing# or #illuminated signs# shall be permitted anywhere within the Special District. However, within the Commercial Infill Sites within Community Board 5, north of the Cross Bronx Expressway and as shown on Appendix A, #signs with indirect illumination# shall be permitted on the Grand Concourse #street# frontage of a #building#.
- (f) Within the Limited Commercial Areas, Commercial Infill Sites, and Commercial Extension Areas within 50 feet of the Grand Concourse, window graphics shall occupy not more than 20 percent of a window. Display lettering more than three inches high shall be considered as a #sign#.
- (g) All lawfully existing #non-conforming signs# located within the Special District shall be terminated one year after September 28, 1989.

* * *



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

Bronx Office

Amanda M. Burden, FAICP, *Director*
Department of City Planning

December 5, 2011

Jeff Mulligan, Executive Director
City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705

Re: 1775 Grand Concourse (BSA 321-63-BZ)

Dear Mr. Mulligan,

The applicant's representative for the amendment to a special permit to allow Use Groups 6A, 6B and 6C at 1775 Grand Concourse asked me to provide a letter to the Board of Standards and Appeals regarding the interpretation of ground floor in Zoning Resolution Section 122-10(c).

The site is designated as a Commercial Infill site in the Special Grand Concourse District, a designation that is intended to allow continued limited commercial uses along the Grand Concourse. The term ground floor is interpreted in this case to include the frontage along the Grand Concourse.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Singer".

Ryan Singer, AICP

Carol J. Samol, *Director*
Ryan Singer, *Deputy Director*
One Fordham Plaza, 5th Floor, Bronx, NY 10458
(718) 220-8500 FAX (718) 584-8628
nyc.gov/planning

MAPS APPENDIX



Legend

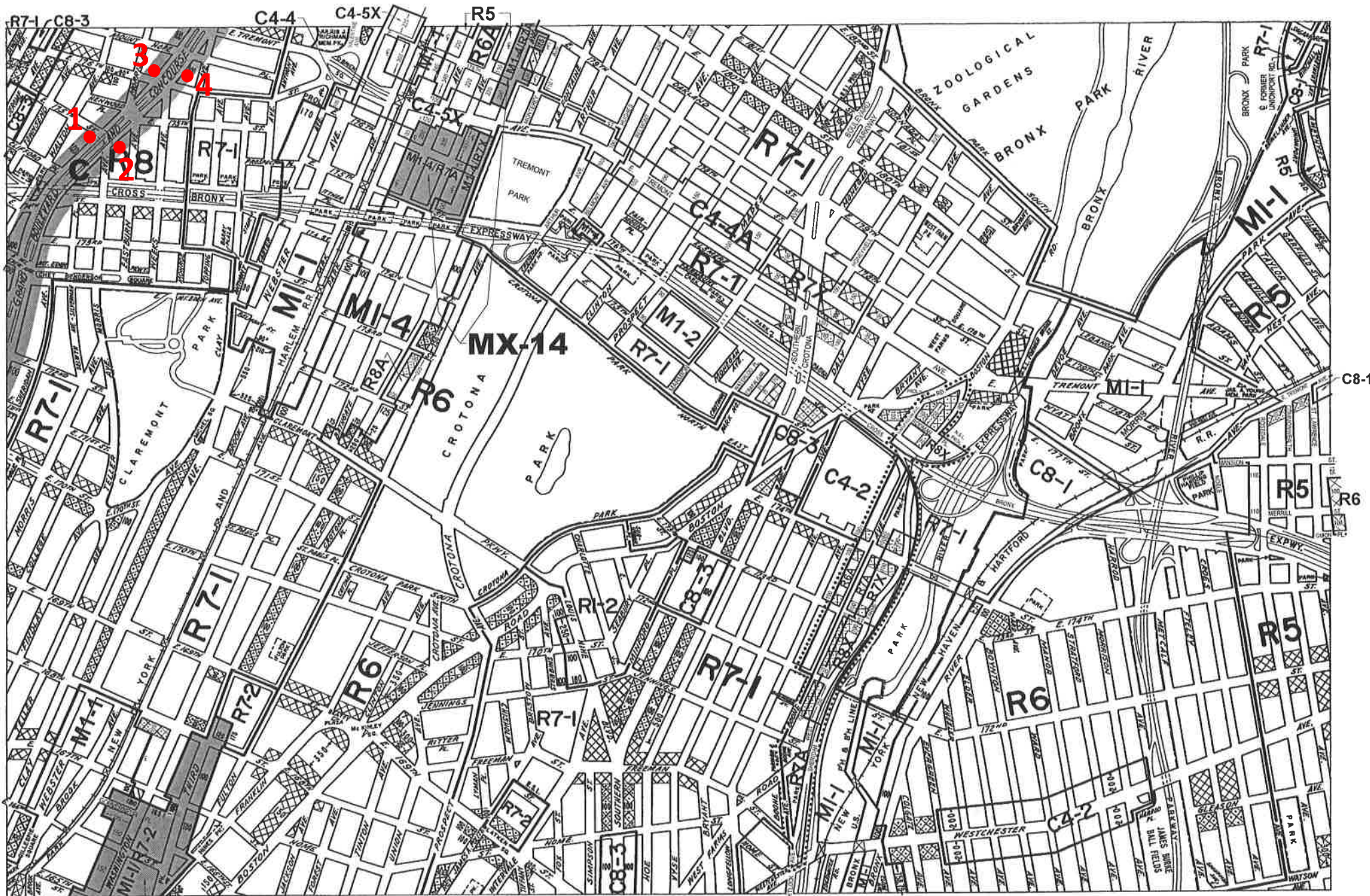
2822 Block Numbers

7501 Lot Numbers

Sites

- 1 1775 Grand Concourse - Applicant-Owned Site
- 2 1780 Grand Concourse
- 3 1845 Grand Concourse
- 4 1850 Grand Concourse
- 5 1963 Grand Concourse
- 6 2029-2043 Grand Concourse
- 7 2101 Grand Concourse
- 8 2202 Grand Concourse
- 9 2231-2233 Grand Concourse
- 10 2235-2237 Grand Concourse
- 11 2262-2268 Grand Concourse





ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-05-2011 C 100310 ZMX

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

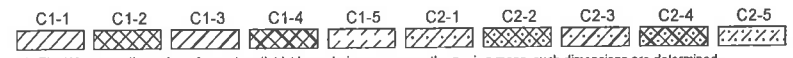
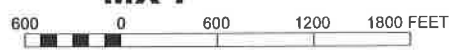
For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

3a	3c	4a
3b	3d	4b
6a	6c	7a

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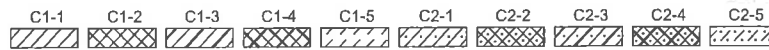
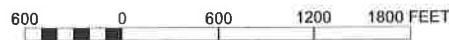
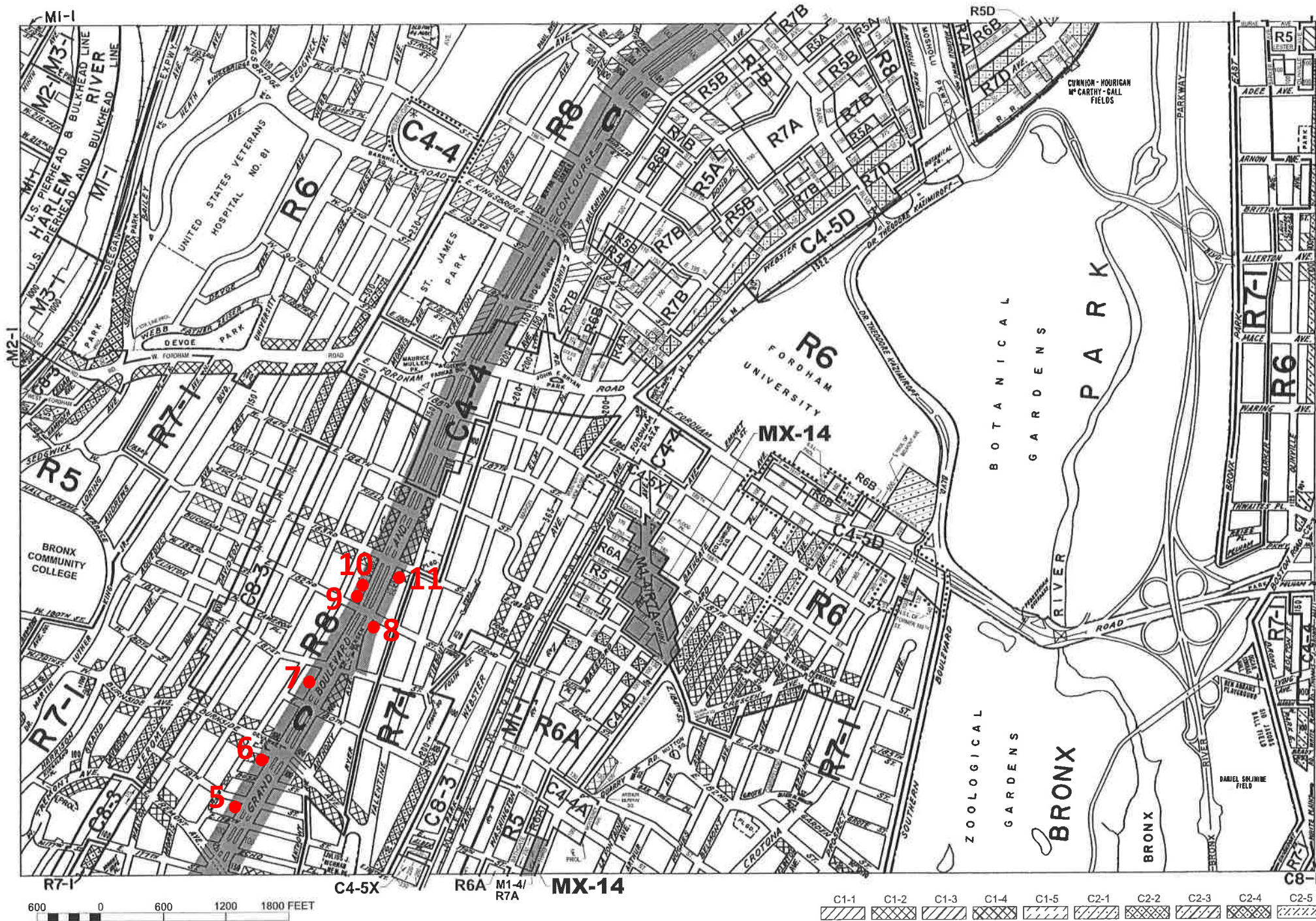
ZONING MAP 3d



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

● Affected Site - refer to numbered tax maps for detail of each

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:

- *12-10-2013 C 140033 ZMX
- 10-09-2013 C 130273 ZMX

Special Requirements:

- For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
- For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
- For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

1b	1d	2b
3a	3c	4a
3b	3d	4b

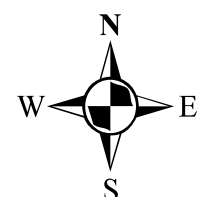
© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

● Affected Site - refer to numbered tax maps for detail of each

ZONING MAP 3c

#1 - 1775 Grand Concourse (the Project Site)



NYC Digital Tax Map

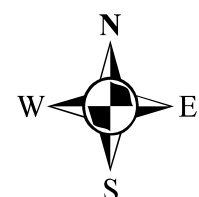
Effective Date : 11-12-2008 09:49:17
 End Date : Current
 Bronx Block: 2822

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



#2 - 1780 Grand Concourse (Affected Site)

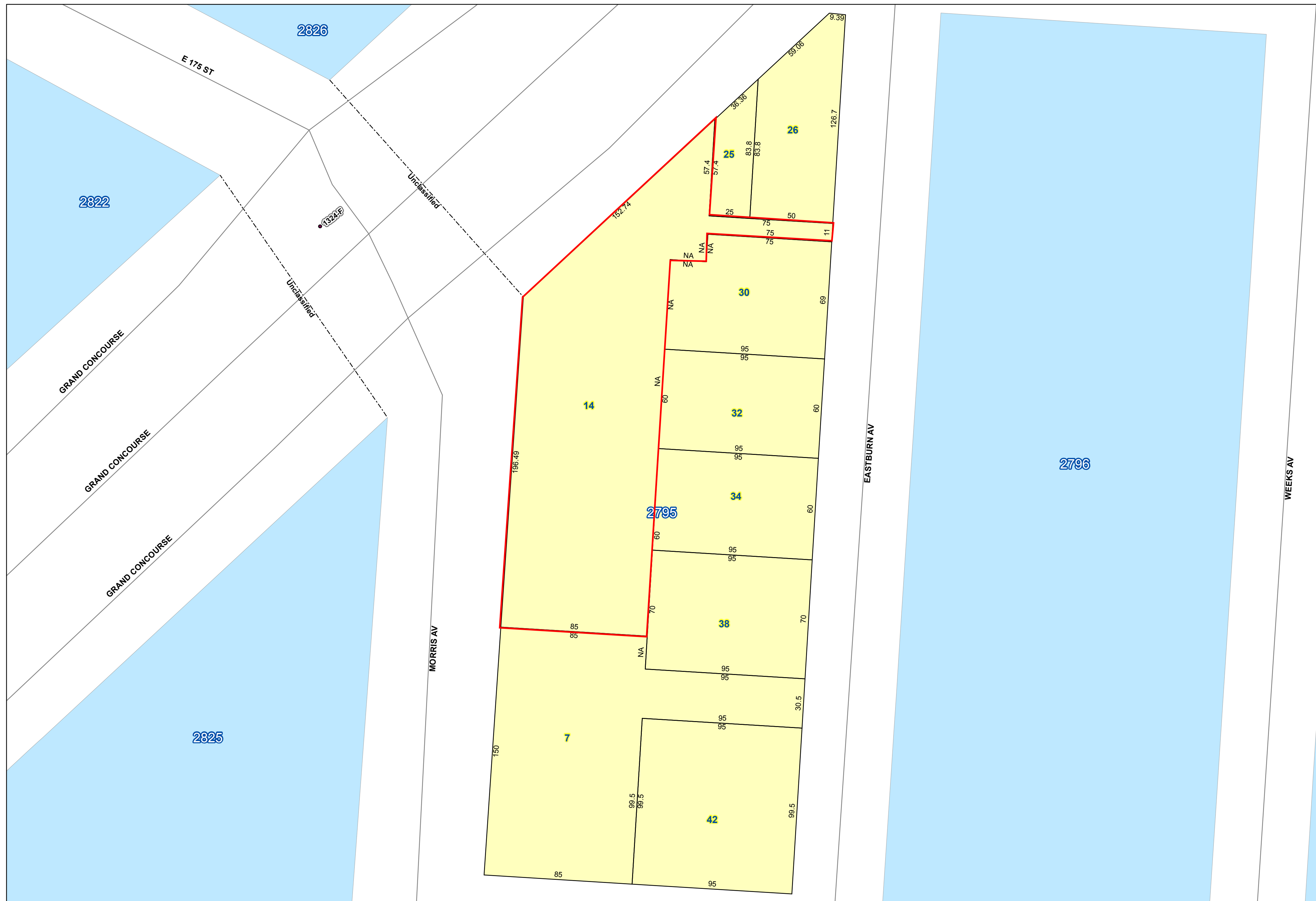


NYC Digital Tax Map

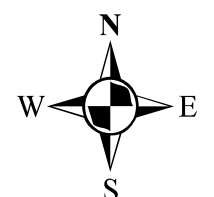
Effective Date : 12-09-2008 15:14:23
End Date : Current
Bronx Block: 2795

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



#3 - 1845 Grand Concourse (Affected Site)

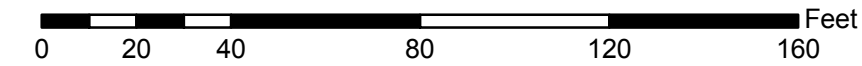


NYC Digital Tax Map

Effective Date : 12-09-2008 15:18:07
End Date : Current
Bronx Block: 2805

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

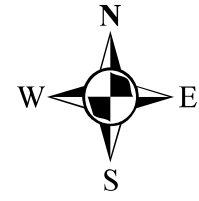


#4 - 1850 Grand Concourse (Affected Site)



NYC Digital Tax Map

Effective Date : 07-17-2013 14:06:57
End Date : Current
Bronx Block: 2801



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

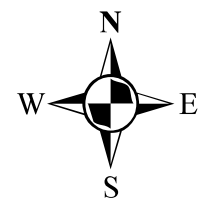


5 - 1963 Grand Concourse & #6 - 2029-2043 Grand Concourse (Affected Sites)



NYC Digital Tax Map

Effective Date : 07-15-2014 15:10:05
End Date : Current
Bronx Block: 2808

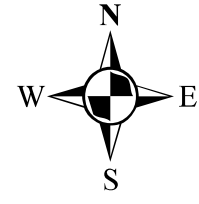


Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



#7 - 2101 Grand Concourse (Affected Site)

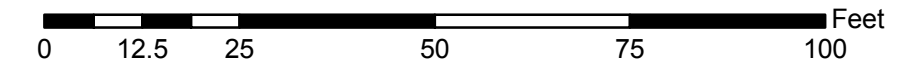


NYC Digital Tax Map

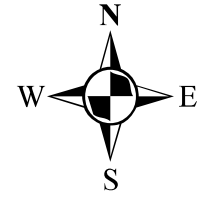
Effective Date : 12-05-2008 13:29:22
End Date : Current
Bronx Block: 3161

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



#8 - 2202-2206 Grand Concourse (Affected Site)

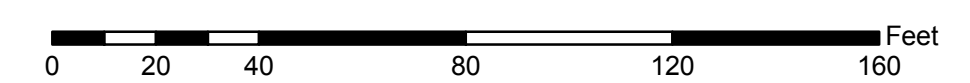


NYC Digital Tax Map

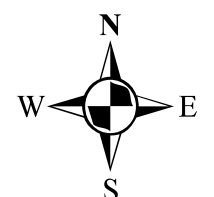
Effective Date : 12-05-2008 13:27:41
End Date : Current
Bronx Block: 3157

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



#9 - 2231-2233 Grand Concourse (Affected Site)
 #10 - 2235-2237 Grand Concourse (Affected Site)



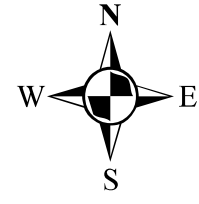
NYC Digital Tax Map

Effective Date : 12-05-2008 13:29:52
 End Date : Current
 Bronx Block: 3163

- Legend**
- Streets
 - Miscellaneous Text
 - ↓ Possession Hooks
 - - - Boundary Lines
 - ↓ Lot Face Possession Hooks
 - Regular
 - - - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon



#11 - 2262-2268 Grand Concourse (Affected Site)



NYC Digital Tax Map

Effective Date : 12-05-2008 13:28:09
End Date : Current
Bronx Block: 3158

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



CLASSIFICATION
EXAMPLES
APPENDIX









**PHOTOGRAPHS
APPENDIX**



1. 1775 Grand Concourse - Existing conditions - daylight. (1 of 4)



1. 1775 Grand Concourse - Existing conditions - after dark. (1 of 4)



1. 1775 Grand Concourse - Existing conditions - daylight. (2 of 4)



1. 1775 Grand Concourse - Existing conditions - after dark. (2 of 4)



1. 1775 Grand Concourse - Existing conditions - daylight. (3 of 4)



1. 1775 Grand Concourse - Existing conditions - after dark. (3 of 4)



1. 1775 Grand Concourse - Existing conditions - daylight. (4 of 4)



1. 1775 Grand Concourse - Existing conditions - after dark. (4 of 4)



2. 1780 Grand Concourse - Existing conditions - daylight. (1 of 2)



2. 1780 Grand Concourse - Existing conditions - after dark. (1 of 2)



2. 1780 Grand Concourse - Existing conditions - daylight. (2 of 2)



2. 1780 Grand Concourse - Existing conditions - after dark. (2 of 2)



3. 1845 Grand Concourse - Existing conditions - daylight. (1 of 2)



3. 1845 Grand Concourse - Existing conditions - after dark. (1 of 2)



3. 1845 Grand Concourse - Existing conditions - daylight. (2 of 2)



3. 1845 Grand Concourse - Existing conditions - after dark. (2 of 2)



4. 1850 Grand Concourse - Existing conditions - daylight.



4. 1850 Grand Concourse - Existing conditions - after dark.



5. 1963 Grand Concourse - Existing conditions - daylight. (1 of 3)



5. 1963 Grand Concourse - Existing conditions - after dark. (1 of 3)



5. 1963 Grand Concourse - Existing conditions - daylight. (2 of 3)



5. 1963 Grand Concourse - Existing conditions - after dark. (2 of 3)



5. 1963 Grand Concourse - Existing conditions - daylight. (3 of 3)



5. 1963 Grand Concourse - Existing conditions - after dark. (3 of 3)



6. 2029-2043 Grand Concourse - Existing conditions - daylight. (1 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - after dark. (1 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - daylight. (2 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - after dark. (2 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - daylight. (3 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - after dark. (3 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - daylight. (4 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - after dark. (4 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - daylight. (5 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - after dark. (5 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - daylight. (6 of 6)



6. 2029-2043 Grand Concourse - Existing conditions - after dark. (6 of 6)



7. 2101 Grand Concourse - Existing conditions - daylight.



7. 2101 Grand Concourse - Existing conditions - after dark.



8. 2202 Grand Concourse - Existing conditions - daylight.



8. 2202 Grand Concourse - Existing conditions - after dark.



9, 2231-2233 Grand Concourse - Existing conditions - daylight.



9, 2231-2233 Grand Concourse - Existing conditions - after dark.



10. 2235-2237 Grand Concourse - Existing conditions - daylight.



10. 2235-2237 Grand Concourse - Existing conditions - after dark.



11. 2262-2268 Grand Concourse - Existing conditions - daylight. (1 of 4)



11. 2262-2268 Grand Concourse - Existing conditions - after dark. (1 of 4)



11. 2262-2268 Grand Concourse - Existing conditions - daylight. (2 of 4)



11. 2262-2268 Grand Concourse - Existing conditions - after dark. (2 of 4)



11. 2262-2268 Grand Concourse - Existing conditions - daylight. (3 of 4)



11. 2262-2268 Grand Concourse - Existing conditions - after dark. (3 of 4)



11. 2262-2268 Grand Concourse - Existing conditions - daylight. (4 of 4)



11. 2262-2268 Grand Concourse - Existing conditions - after dark. (4 of 4)

**SUPPLEMENTARY
INFORMATION
APPENDIX**

NYC Department of Buildings
Job Overview

Page: 1 of 1

Premises: 1963 GRAND CONCOURSE BRONX BIN: [2007687](#) Block: 2808 Lot: 44

To start overview at new date, select Month: Day: Year:

FILE DATE	JOB #	DOC #	JOB TYPE	JOB STATUS	STATUS DATE	LIC #	APPLICANT	IN AUDIT	ZONING APPROVAL
04/20/2005	200946290	01	SG	X SIGNED OFF	09/15/2005	0065024 PE	FLAQUER		NOT APPLICABLE
	INSTALLATION OF A ILLUMINATED BUSINESS SIGN, NO CHANGE IN USE, EGRESS OR								
04/20/2005	200946281	01	SG	X SIGNED OFF	09/15/2005	0065024 PE	FLAQUER		NOT APPLICABLE
	INSTALLATION OF A ILLUMINATED BUSINESS SIGN, NO CHANGE IN USE, EGRESS OR								
04/20/2005	200946272	01	SG	X SIGNED OFF	09/15/2005	0065024 PE	FLAQUER		NOT APPLICABLE
	INSTALLATION OF A ILLUMINATED BUSINESS SIGN, NO CHANGE IN USE, EGRESS OR								
04/01/2005	200941721	01	SG	J P/E DISAPPROVED	04/07/2005	OT	SINGH		NOT APPLICABLE
	JOB WITHDRAWN 10/27/2005 INSTALLATION OF A ILLUMINATED BUSINESS SIGN, NO C								
04/01/2005	200941712	01	SG	J P/E DISAPPROVED	04/07/2005	OT	SINGH		NOT APPLICABLE
	JOB WITHDRAWN 10/27/2005 INSTALLATION OF A ILLUMINATED BUSINESS SIGN, NO C								
03/09/2005	200936951	01	SG	X SIGNED OFF	12/30/2005	OT	HARRIDAS		NOT APPLICABLE
	INSTILLATION OF A ILLUMINATED BUSINESS SIGN, NO CHANGE IN USE, EGRESS OR								
03/09/2005	200936933	01	SG	X SIGNED OFF	12/30/2005	OT	HARRIDAS		NOT APPLICABLE
	INSTILLATION OF A ILLUMINATED BUSINESS SIGN, NO CHANGE IN USE, EGRESS OR								
03/09/2005	200936461	01	SG	X SIGNED OFF	12/30/2005	OT	HARRIDAS		NOT APPLICABLE
	INSTILLATION OF A ILLUMINATED BUSINESS SIGN, NO CHANGE IN USE, EGRESS OR								
03/08/2005	200936470	01	SG	J P/E DISAPPROVED	03/11/2005	OT	HARRIDAS		NOT APPLICABLE
	JOB WITHDRAWN 05/02/2005 INSTILLATION OF A ILLUMINATED BUSINESS SIGN, NO C								
03/07/2005	200936452	01	SG	J P/E DISAPPROVED	03/11/2005	OT	HARRIDAS		NOT APPLICABLE
	JOB WITHDRAWN 05/02/2005 INSTILLATION OF A ILLUMINATED BUSINESS SIGN, NO C								
03/07/2005	200936443	01	SG	J P/E DISAPPROVED	04/15/2005	OT	HARRIDAS		NOT APPLICABLE
	JOB WITHDRAWN 05/02/2005 INSTILLATION OF A ILLUMINATED BUSINESS SIGN, NO C								

NYC Department of Buildings
Job Overview

Page: 1 of 1

Premises: 2029 GRAND CONCOURSE BRONX BIN: [2007693](#) Block: 2808 Lot: 82

To start overview at new date, select Month: Day: Year:

FILE DATE	JOB #	DOC #	JOB TYPE	JOB STATUS	STATUS DATE	LIC #	APPLICANT	IN AUDIT	ZONING APPROVAL
03/27/2000	200614816	01	SG	P APPROVED	04/03/2000	0019304 RA	DEPASQUA		NOT APPLICABLE
LEGALIZATION OF SIGN.NO CHANGE IN USE EG RESS OR OCCUPANCY.NO WORK TO BE Work on Floor(s): 001									
10/13/1994	200293878	01	SG	P APPROVED	10/10/1995	0021178 RA	DISLA		NOT APPLICABLE
LEGALIZATION OF EXISTING SIGN & PROCUREMENT OF A PERMIT. Work on Floor(s): 001									
10/13/1994	200293869	01	SG	P APPROVED	10/04/1995	0021178 RA	DISLA		NOT APPLICABLE
LEGALIZATION OF EXISTING SIGN & PROCUREMENT OF A PERMIT. Work on Floor(s): 001									

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

[BIS Menu](#) | [Property Profile](#) | [Applications](#) | [Back](#)

[Privacy Policy](#) | [Terms of Use](#)

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 16DCP093X
Project: 1775 GRAND CONCOURSE
Date received: 3/22/2016

Properties with no Architectural significance:

- 1) ADDRESS: 1775 Grand Concourse, BBL: 2028227501
- 2) ADDRESS: 1780 Grand Concourse, BBL: 2027950014
- 3) ADDRESS: 1845 Grand Concourse, BBL: 2028050023
- 4) ADDRESS: 1850 Grand Concourse, BBL: 2028010007
- 5) ADDRESS: 1963 Grand Concourse, BBL: 2028080044
- 6) ADDRESS: 2029-2043 Grand Concourse, BBL: 2028080082
- 7) ADDRESS: 2101 Grand Concourse, BBL: 2031610025
- 8) ADDRESS: 2202-2206 Grand Concourse, BBL: 2031570032
- 9) ADDRESS: 2231-2233 Grand Concourse, BBL: 2031630040
- 10) ADDRESS: 2235-2237 Grand Concourse, BBL: 2031630038
- 11) ADDRESS: 2262-2268 Grand Concourse, BBL: 2031580016

Gina Santucci

3/23/2016

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 31322_FSO_GS_03232016.doc