ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)
AND
SUPPLEMENTAL STUDIES TO THE EAS

6003 8th Avenue Rezoning

6003 8th Avenue
Brooklyn, NY

Prepared for:
6003 8th Ave, LLC
36-36 Main Street
Flushing, NY 11354

Prepared by:
AECOM
125 Broad Street
New York, NY,10004

AECOM Project No. 60570057

May 17th, 2019

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* 6003 8th Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 19DCP087K	BSA REFERENCE NUMBER (if applicable) N/A
ULURP REFERENCE NUMBER (if applicable) 190305ZMK	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA) N/A

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT 6003 8th Avenue LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Richard Lobel		
ADDRESS 120 Broadway , 31st Floor			ADDRESS 18 East 41st Street		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10017
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212-725-2727	EMAIL rlobel@sheldonlobelpc.com	

5. *Project Description*

The Proposed Action, a zoning map amendment to rezone Block 5714, Lots 6, 7, 8, 9, 10, 11, 13, and p/o 14 (the "Project Area" or "Rezoning Area") from R6/C1-3 to C4-2 which would facilitate the Proposed Development, which would consist of the conversion of the existing illegally non-conforming commercial building to a legal conforming commercial building.The Proposed Action would legalize a three-story, 4,400 square foot commercial building at 6003 8th Avenue (Block 5714, Lot 9 -Proposed Development Site) in Sunset Park, Brooklyn, Community District 12.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 12	STREET ADDRESS 6003 8th Avenue
TAX BLOCK(S) AND LOT(S) Block 5714, Lots 6-10, 11, 13, and p/o 14		ZIP CODE 11220
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS 8th Avenue and 60th Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6/C1-3		ZONING SECTIONAL MAP NUMBER 22a

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

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

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.): Approx 15,000
Waterbody area (sq. ft) and type: NA
Roads, buildings, and other paved surfaces (sq. ft.): 15,000
Other, describe (sq. ft.): NA

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): Approx 2800 gsf of commercial floor area to be legalized, Appox. 9400 gsf of res. floor area to be converted to office floor area

NUMBER OF BUILDINGS: 5
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 3,300, 3,300, 3,300, 4,200, 4,400
HEIGHT OF EACH BUILDING (ft.): Approx 30 feet
NUMBER OF STORIES OF EACH BUILDING: 3

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: 1,600
The total square feet not owned or controlled by the applicant: 13,400

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.)	NA	12,200	NA	NA
Type (*e.g.,* retail, office, school)	NA units	Office	NA	NA

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NA NUMBER OF ADDITIONAL WORKERS: Approx 48
Provide a brief explanation of how these numbers were determined: Approximately 1 worker per everyone 250 sf of office floor area

Does the proposed project create new open space? ☐ YES ☒ 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? ☒ YES ☐ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: The Proposed Development site cannot remain illegally non-conforming in the No-Action Scenario. It is assumed that it would convert to a legal use or be vacated. Given that most new development in this area has been commercial and office use, it is assumed that the space on the

2nd and 3rd floors of Lot 9 would be left vacant in the No-Action Scenario.
9. *Analysis Year* CEQR Technical Manual Chapter 2
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2022
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18-20 months
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: ULURP, Financing, Conversion, Occupancy
10. *Predominant Land Use in the Vicinity of the Project* (check all that apply) ☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

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?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ 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?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ 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?	☐	☒
(b) Indirect Effects		
○ **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)	☐	☒
○ **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)	☐	☒
○ **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)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☒
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	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?	☐	☒
(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?	☐	☒
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)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(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?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
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?	☐	☒
○ 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?	☐	☒
○ 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?	☐	☒
(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?	☐	☒
(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)?	☐	☒
(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?	☐	☒
(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)?	☐	☒
(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?	☒	☐
(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?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
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?	☐	☒
(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?	☐	☒
(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?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(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?	☐	☒

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(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?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
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): 624- 48 employees x 13 pounds per employee in an office building		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(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?	☐	☒
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): 2,638,860 MBtus, 12,200 gsf x 216.3 Energy/sf in a commercial building in Mbtus		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***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.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
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?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
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?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(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?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(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?	☐	☒
(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?	☐	☒
(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?	☐	☒

	YES	NO
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; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(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?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ 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?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "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	DATE
Max Meltzer	May 17th, 2019

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.

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

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? ☐ ☒

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	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME: Olga Abinader	DATE: 05/17/19
SIGNATURE: Olga Abinader	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

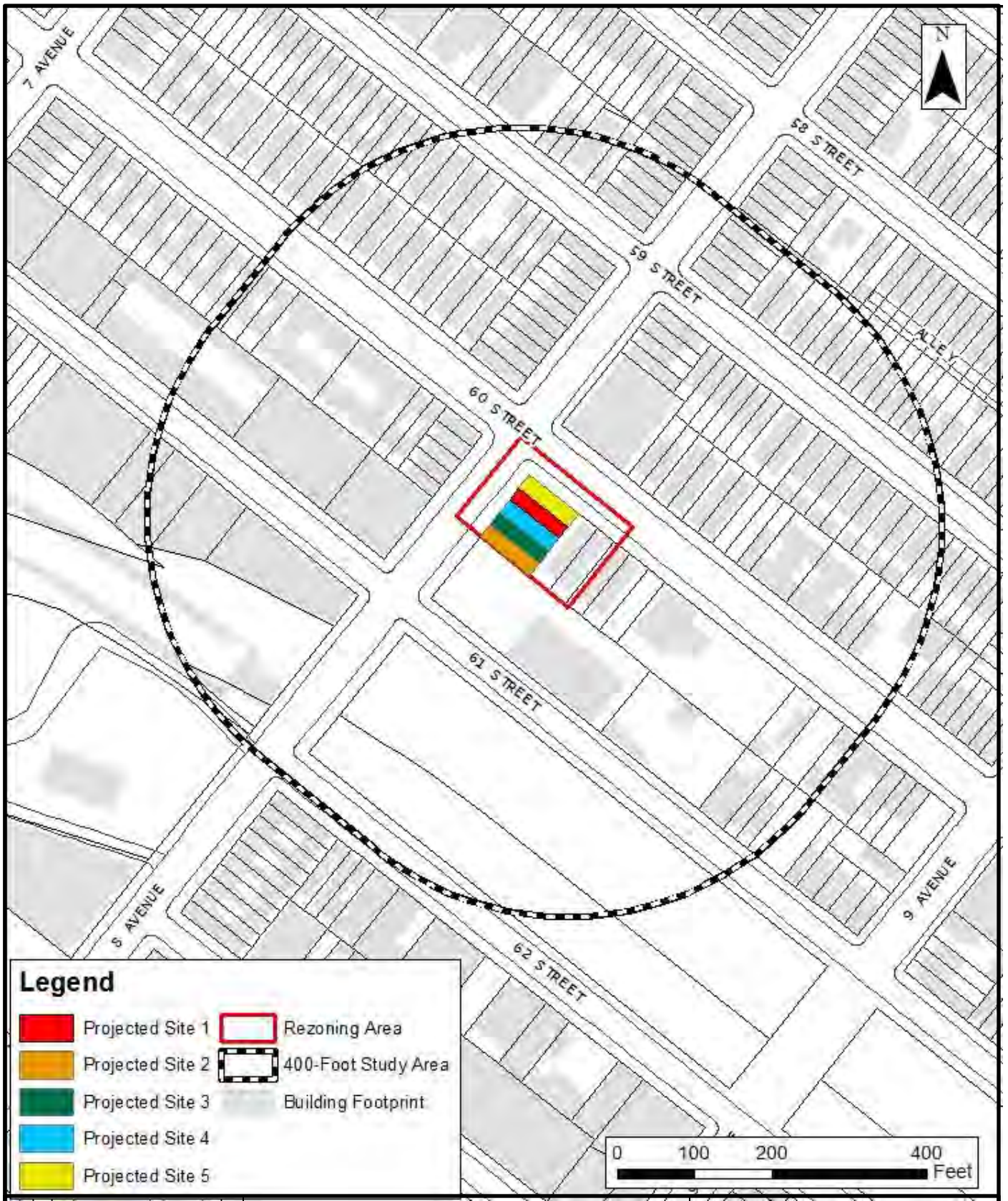
The above determination is based on information contained in this EAS, which finds the proposed action sought before the NYC City Planning Commission would not have a significant adverse effect on the environment. Reasons supporting this Determination are noted below.

A preliminary assessment of the effects of the proposed action on land use, zoning, and public policy was conducted as part of this EAS. The proposed action would rezone a partial blockfront along 8th Avenue in the Sunset Park neighborhood of Brooklyn from an R6/C1-3 to a C4-2 district. The proposed actions are not anticipated to result in bulk changes to any buildings within the project area but would have the potential to result in the conversion of mixed-use buildings within the rezoning area to fully commercial use. 8th Avenue is a significant commercial corridor in this part of Brooklyn and the potential effects of the proposed actions would be consistent with the land use characteristics and development trends in the surrounding area. The proposed actions would not result in significant adverse impacts to land use, zoning, and public policy and no further analysis is warranted.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA)

TITLE	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	05/17/19
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME	DATE
Marisa Lago	05/20/19
SIGNATURE	

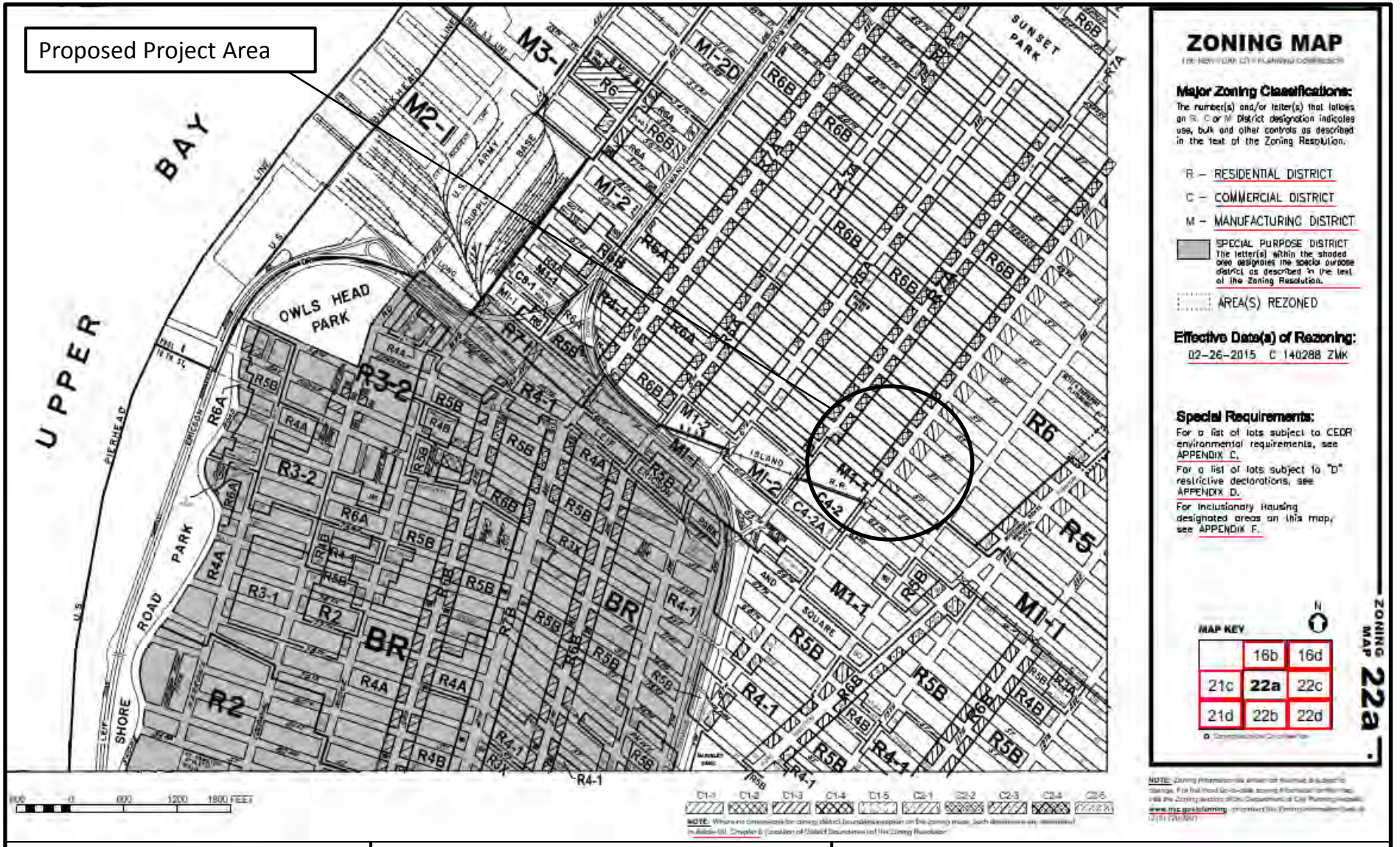


AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Project Location

Figure 1.2-1

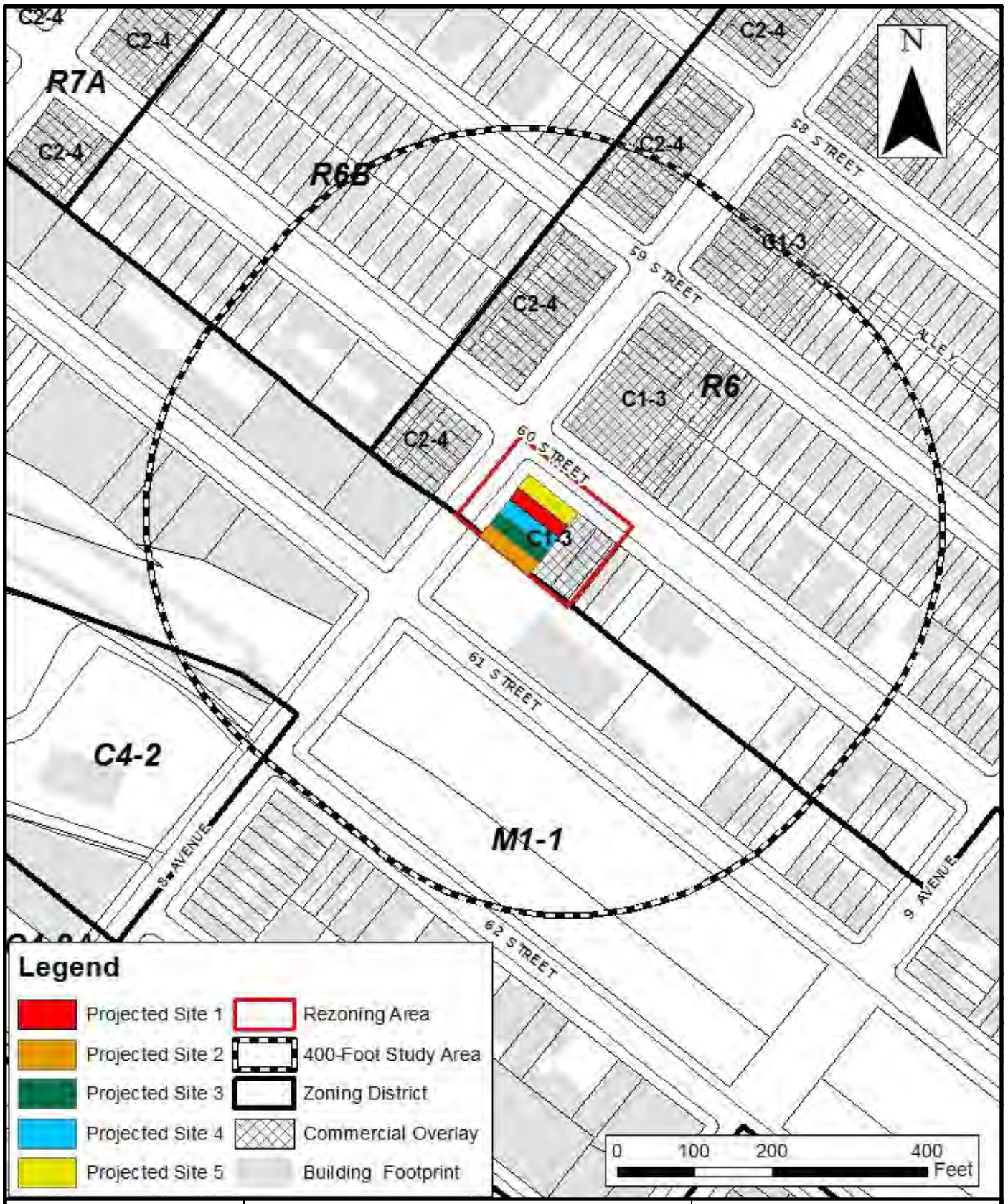


AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Zoning Sectional Map

Figure 1.2-2a

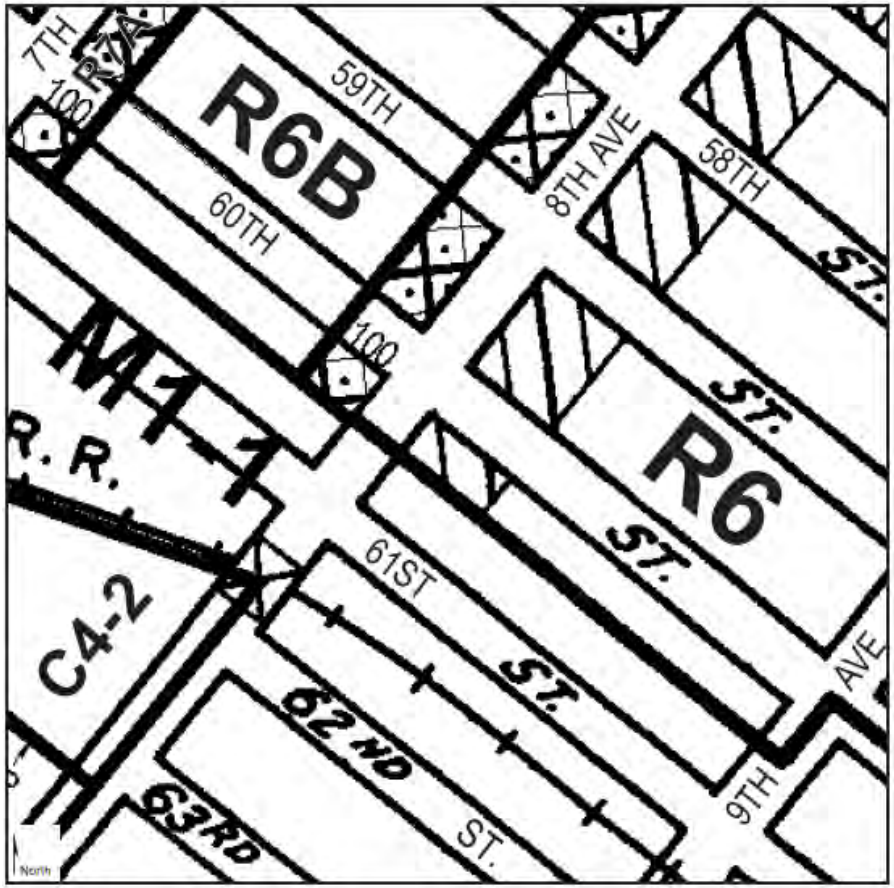


AECOM

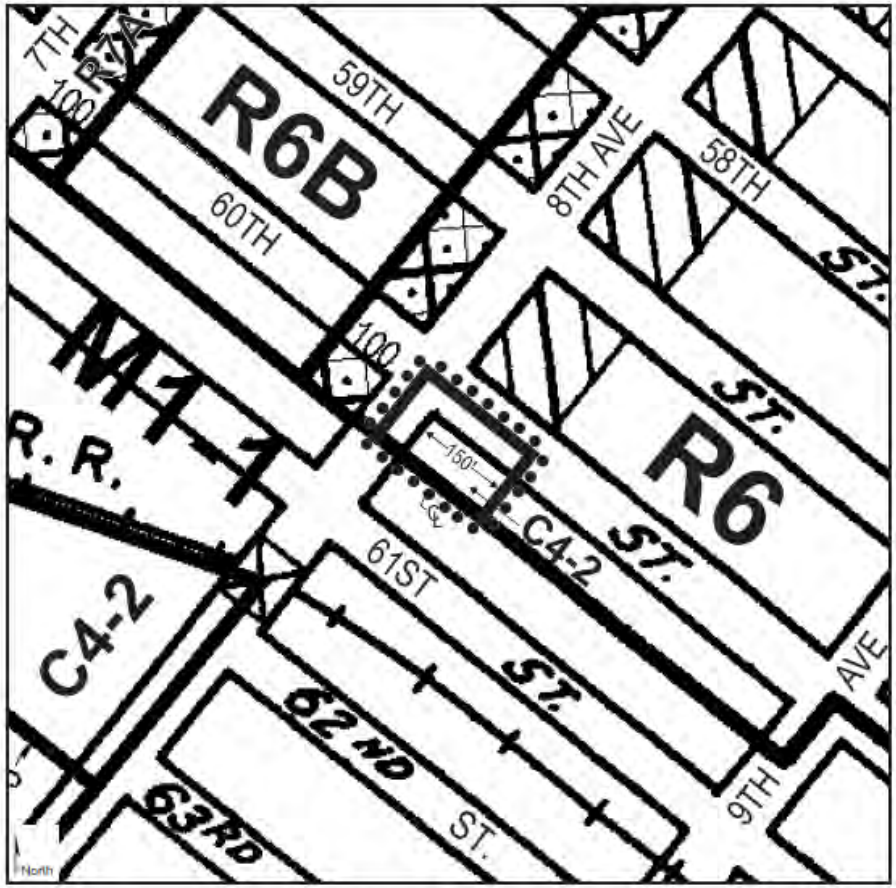
Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Detailed Zoning Map

Figure 1.2-2b



Current Zoning Map (22a)



Proposed Zoning Map (22a) - Area being rezoned is outlined with dotted lines

Rezoning from R6/C1-3 to C4-2

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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.

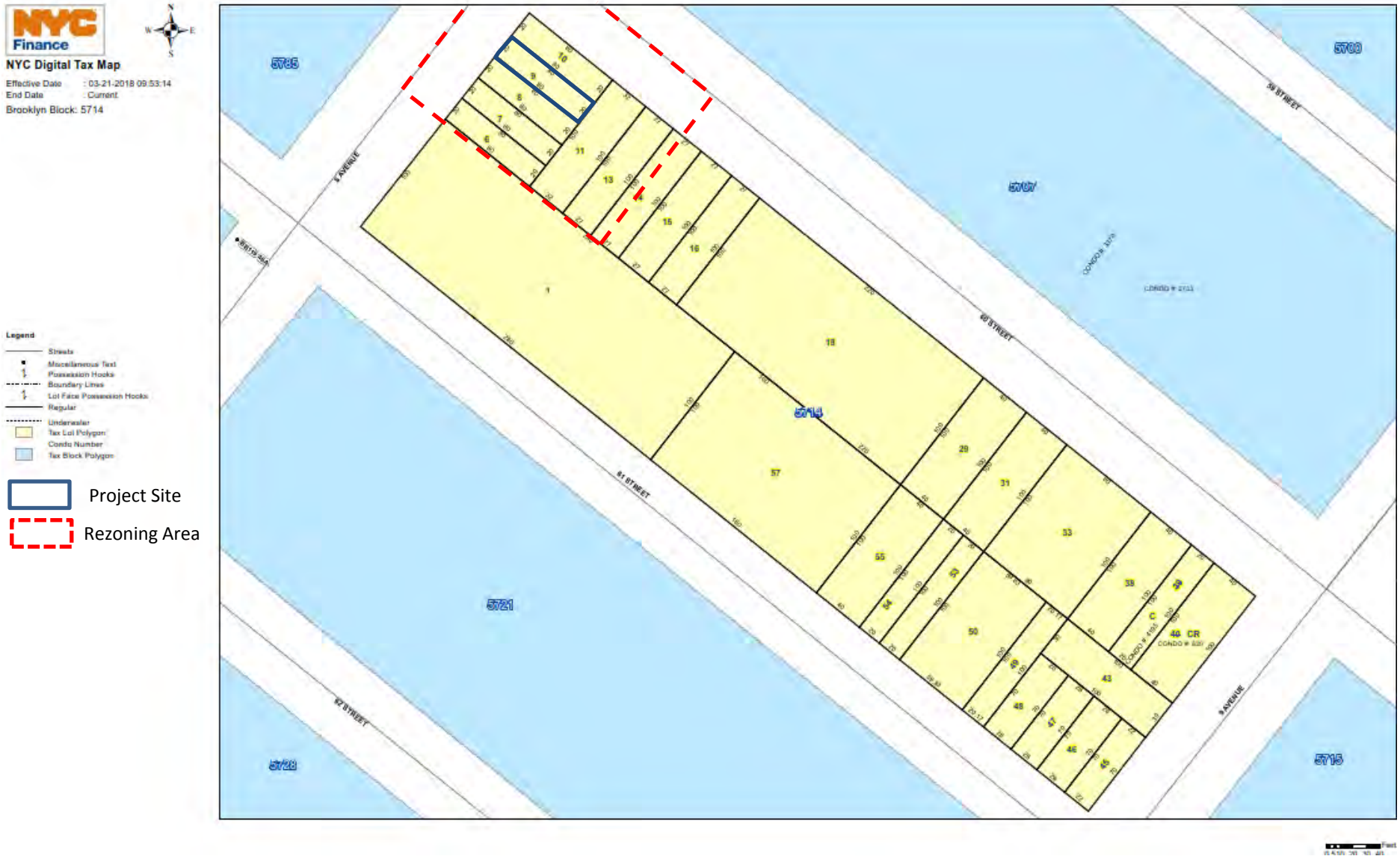
N

AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Existing and Proposed Zoning

Figure 1.2-2c



AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Tax Map I

Figure 1.2-3a

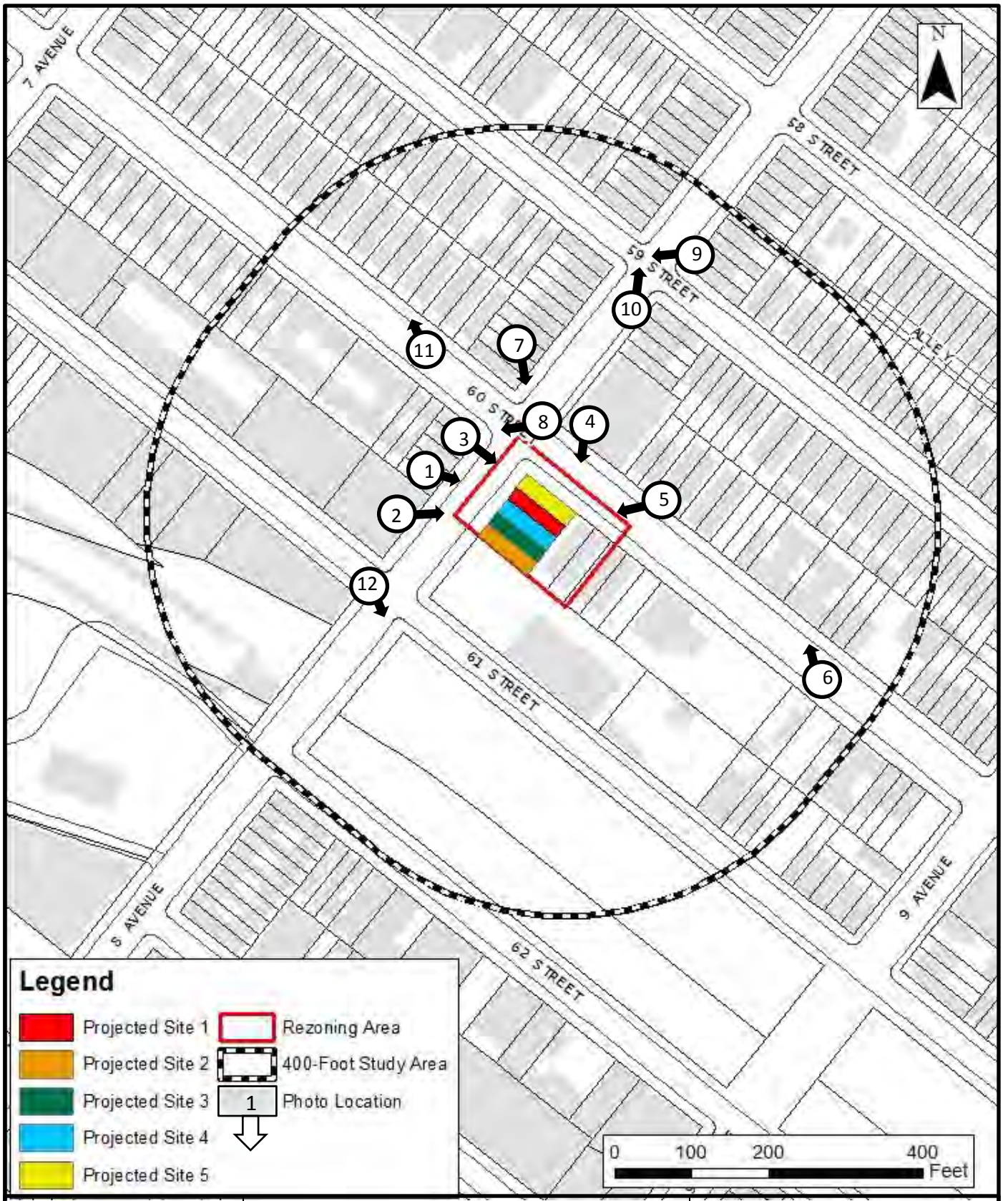


AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Tax Map II

Figure 1.2-3b



AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Photo Key Map

Figure 1.2-4

Figure 1.2-5 Photographs of the Site and Surrounding Area- Photos Taken April 2018



Photo 1: View of Project Site/Applicant Site (Tour les Jours building) looking east on 8th Avenue.


Photo 2: View of Projected Development Sites 1-5 looking east on 8th Avenue. Projected Sites 2-4 are just south of the Applicant's Site while Projected Site 5 is just north of the Applicant Site.



Photo 3: View of Projected Development Sites 1-5 looking east on 8th Avenue.



Photo 4: View of new buildings on Lots 11 and 13 and Lot 14 (left) looking south on 60th Street. These lots are located within the Rezoning Area but are not Projected Sites



Photo 5: View of Lots 14, 13, 11, and 10 looking west on 60th Street towards 8th Avenue



Photo 6: View of residential buildings on 60th Street, east of the Rezoning Area



Photo 7: View of buildings in the Rezoning Area, at the intersection of 8th Avenue and 60th Street looking southeast



Photo 8: View of retail uses and residential uses on 8th Avenue and 60th Street looking west across 8th Avenue, directly across from the Rezoning Area



Photo 9: View of residential and retail uses at the intersection of 59th Street and 8th Avenue looking west, one block north of the Rezoning Area



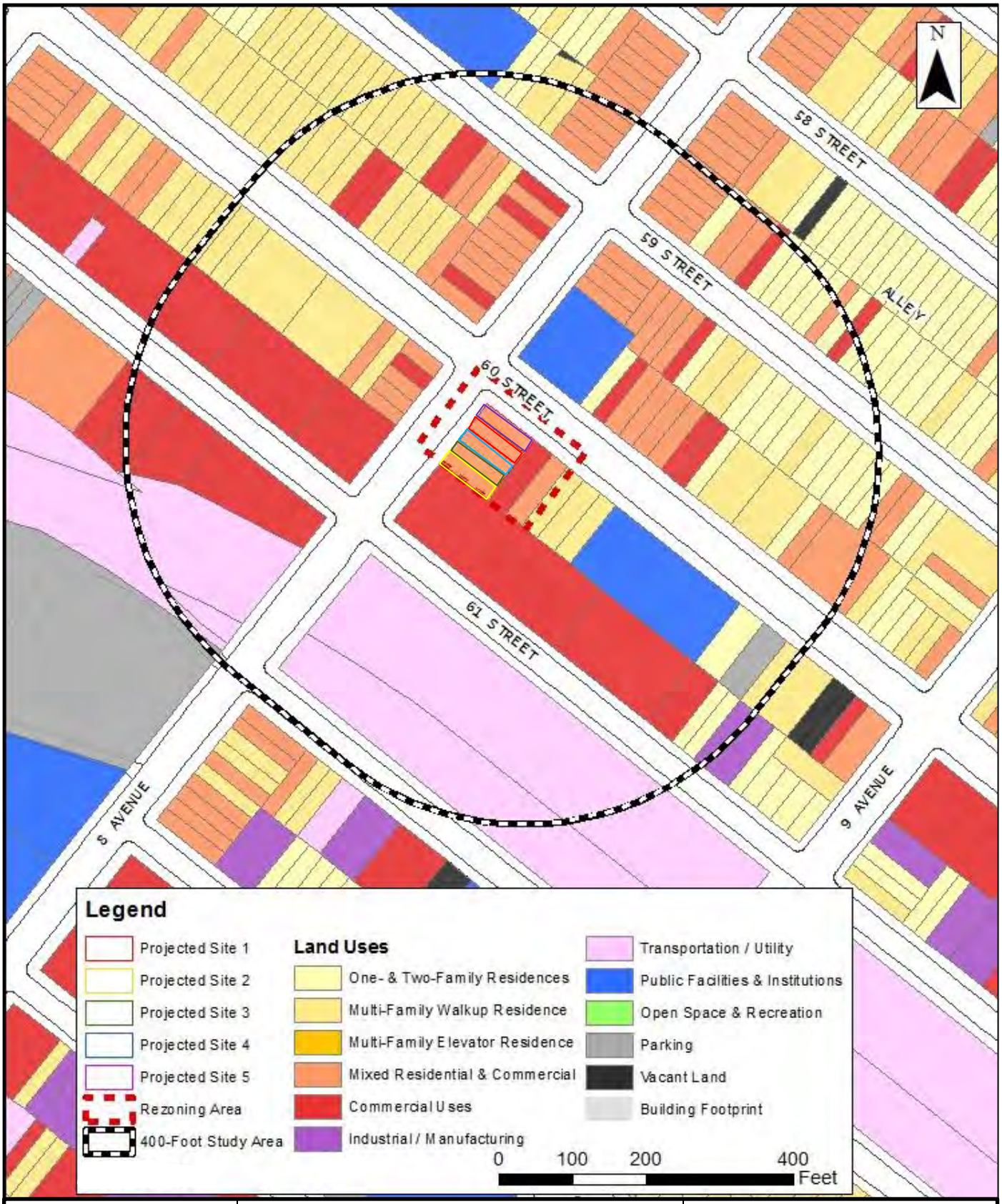
Photo 10: View of residential and retail uses at the intersection of 59th Street and 8th Avenue looking north on 8th Avenue, one block north of the Rezoning Area



Photo 11: View of residential and commercial uses on 60th Street west of the Rezoning Area



Photo 12: View of the intersection at 8th Avenue and 61st Street half a block south of the Rezoning Area



AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Land Use Map

Figure 2.1-1

AECOM Environment

Prepared for:
6003 8th Ave, LLC
36-36 Main Street
Flushing, NY, 11354

Prepared by:
AECOM
125 Broad Street
New York, NY, 10004

6003 8th Avenue Rezoning

Supplemental Studies to the Environmental Assessment Statement

May 17th, 2019

Proposed Development Site:

6003 8th Avenue
Brooklyn, NY, 11220

Prepared for:

6003 8th Ave, LLC
36-36 Main Street
Flushing, NY 11354

Prepared by:

AECOM
125 Broad Street
New York, NY, 10004

Table of Contents

1.0 PROPOSED ACTIONS 1

1.1 Description of the Proposed Project Area 1
1.2 Required Approvals and Proposed Actions 2
1.3 Purpose and Need For Proposed Actions 4
1.4 Description of the Proposed Development 4
1.5 Build Year For Analysis 4
1.6 Reasonable Worst Case Development Scenario 4

2.0 ENVIRONMENTAL REVIEW 9

2.1 LAND USE, ZONING AND PUBLIC POLICY 9
2.1.1 Land Use 9
2.1.2 Zoning 12
2.1.3 Public Policy 19
2.2 NOISE 19
2.2.1 Mobile Sources 21
2.2.2 Stationary Sources 21
2.3 HAZARDOUS MATERIALS 21

Figures in Short Form (as ordered in document)

Figure 1.2-1 Project Site Location
Figure 1.2-2a Zoning Sectional Map
Figure 1.2-2b Detailed Zoning Map
Figure 1.2-2c Existing and Proposed Zoning
Figure 1.2-3a Tax Map I
Figure 1.2-3b Tax Map II
Figure 1.2-4 Photo Key Map
Figure 1.2-5 Photographs of the Site and Surrounding Area- Photos Taken April 2018
Figure 2.1-1 Land Use Map

Figures in EAS Supplemental Studies

Figure 1.2-6 Applicant Floor Plans - Illustrative Purposes Only 3
Figure 2.1-2 Zoning Map 16
Figure 2.1-2a Proposed Zoning Map 18

Tables

Table 1 Projected Development under the Proposed Rezoning 8
Table 2 2018 Land Use Distribution - Brooklyn Community District 12 11
Table 3a Summary of Existing Zoning Regulations 15
Table 3b Summary of Future With-Action Zoning Regulations 17
Table 4 Sound Pressure Level & Loudness of Typical Noises in Indoor & Outdoor Environments 20

Appendices

Appendix A – Applicant Plans

Appendix B- Zoning Diagrams for Block 5714, Lot 11

1.0 PROPOSED ACTIONS

I. INTRODUCTION

The applicant, 6003 8th Avenue LLC, is proposing a zoning map amendment to rezone 6003 8th Avenue, (Brooklyn Block 5714, Lot 9 "Proposed Development Site" or "Applicant Site"), as well as Brooklyn Block 5714, Lots 6, 7, 8, 10, 11, 13 and p/o 14 (the "Proposed Project Area" or "Rezoning Area"), in the Sunset Park neighborhood of Brooklyn Community District 12, from an R6/C1-3 zoning district to a C4-2 zoning district. The proposed zoning district would be drawn over property bounded by 8th Avenue, 60th Street, a line 150 feet southeast of and parallel to 8th Avenue, and a line 100 feet southwest of and parallel to 60th Street. The proposed zoning map amendment ("Proposed Action") would legalize a three-story, 4,400 gross square foot commercial building at 6003 8th Avenue in Sunset Park, Brooklyn, Community District 12.

This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions occurring in a study area of approximately 400 feet around the Rezoning Area as shown in **Figure 1.2-1.**

II. BACKGROUND AND EXISTING CONDITIONS

1.1 Description of the Proposed Project Area

The Proposed Project Area or Rezoning Area is located within the Sunset Park neighborhood of Brooklyn Community District 12 and consists of eight tax lots: Block 5714, Lots 6, 7, 8, 9 ,10, 11, 13 and p/o 14 (**Figure 1.2-3**).

The Applicant's Proposed Development Site is a 1,600 square foot lot located at 6003 8th Avenue on Block 5714, Lot 9 (**Figure 1.2-1**). The Proposed Development Site is owned by the applicant and has a certificate of occupancy for a 3-story mixed use building with commercial uses on the ground floor and one dwelling unit each on the 2nd and 3rd floors. The building has an approximate floor area of 4,400 gsf (3,890 zsf) and is currently being uses entirely for commercial uses. The applicant is seeking this zoning map amendment ot on part legalize the upper two floors. The Development Site is located midblock on 8th Avenue with 60th Street to the north and 61st Street to the south. The Development Site has frontage on 8th Avenue. The remaining lots within the Project Area are as follows.

Lot 6 (6009 8th Avenue) is a three-story mixed-use building with frontage on 8th Avenue with a total floor area of approximately 3,300 gsf (3,300 zsf). The building is occupied by a pharmacy on the first floor and two residential units above.

Lot 7 (6007 8th Avenue) is a three-story mixed-use building with frontage on 8th Avenue with a total floor area of approximately 3,300 gsf (3,300 zsf). The building is occupied by a commercial store on the first floor and two residential units above.

Lot 8 (6005 8th Avenue) is a three-story mixed-use building with frontage on 8th Avenue with a total floor area of approximately 3,300 gsf (3,300 zsf). The building is owned and occupied by the New York Tao Teh Benevolent Association of America, a non-profit organization.

Lot 10 (6001 8th Avenue) is a three-story mixed-use building with 20 feet of frontage on 8th Avenue and 8-feet of frontage on 60th Street with 4,200 gsf (4,200 zsf) of floor area. The building has a Certificate of Occupancy stating there are three stores on the first floor, a doctor's office and two dwelling units on the second floor, and two more dwelling units on the third floor.

.

Lot 11 is developed with a new is a seven-story commercial and community facility building with a total floor area of approximately 17,884 gsf (17,884 zsf). The building is occupied by a store on the first floor, a day care on the second and third floors, a community center on the fourth floor and an ambulatory diagnostics and treatment health care facility on the fifth through seventh floors. It was completed in 2015.

Lot 13 (818 60th Street) is a six-story mixed-use building with a total floor area of approximately 12,062 gsf (12,062 zsf). The building is occupied by stores on the first floor, a community facility on the second floor and has two dwelling units per floor on floors three through six. It was completed in 2016.

Lot 14 (820 60th Street) is a two-story multifamily residential building with a total floor area of approximately 3,600 gsf (3,600 zsf). The building contains four dwelling units.

The surrounding area is generally residential in nature with mixed residential and commercial and commercial uses located along or adjacent to 8th Avenue. The area is transit accessible with the MTA's "N' train located at 8th Avenue and 61st Street. The train's "right-of-way" runs between 61st and 62nd Street

The surrounding area was the subject of two recent zoning map amendments.

The City Council approved the Sunset Park Rezoning (CEQR# 09DCP075K, ULURP Nos. CO90387ZMK, N090386ZRK), a DCP led initiative of zoning map and text amendments for all or portions of approximately 128 blocks in the south Brooklyn neighborhood of Sunset Park, generally bounded by Third Avenue, 28th Street, 63rd Street , and 8th Avenue.

The City Council approved the Bay Ridge Mixed Use Development (CEQR # 06DCP082K, ULURP Nos. C060353ZMK, C060354ZSK), a private applicant initiated rezoning and special permit which rezoned Block 5974 Lots 75, 100, 150, and 165 in the Bay Ridge neighborhood of Brooklyn from M1-1and M1-2 to C4-2, and C4-2A.

A key to photographs of the site and surrounding area is shown in **Figure 1.2-4** with the photographs displayed in **Figure 1.2-5**.

1.2 Required Approvals and Proposed Actions

The applicant is requesting a zoning change from R6/C1-3 to C4-2 (**Figures 1.2-2a and 1.2-2b**) on Brooklyn Block 5714, Lots 6, 7, 8, 9, 10, 11, 13, and p/o 14 to facilitate the conversion of the existing illegally non-conforming commercial building to a legal conforming commercial building.

The Rezoning Area includes Brooklyn Block 5714, Lots 6, 7, 8, 9, 10, 11, 13, and p/o 14, in the Sunset Park neighborhood of Brooklyn Community District 12. The Proposed Project Area is zoned R6/C1-3, a medium density residential zoning district with a maximum residential FAR of 3.0 (3.6 with Inclusionary Housing) and a maximum community facility FAR of 4.8. The C1-3 overlay allows for retail uses at an FAR of 1.0.

The Proposed Development Site is located in an R6/C1-3 zoning district. The R6 zoning district is mapped generally along the midblock point between 61st Street and 60th Street to the south, 100 feet west of 8th Avenue to the west, a line 100 feet west of Fort Hamilton parkway to the east, and the midblock point between 39th Street and 40th Street to the north. Residential uses (UGs 1-4) are allowed as of right in R6 zoning districts. In R6 District, the maximum permitted residential FAR ranges from 0.78 to 2.43 and the maximum permitted community facility FAR is 4.8. The C1-3 commercial overlay allows for local retail uses (UG's 5-6) in residential zoning districts. In this case, the C1-3 overlay, mapped over the R6 zoning district, allows for a commercial FAR of 2.0. Buildings in R6 zoning districts cannot penetrate the sky exposure plane, which begins at 60 above the street line.



AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Applicant Floor Plans-
Illustrative Purposes Only

Figure 1.2-6

1.3 Purpose and Need For Proposed Actions

The proposed zoning map amendment will rezone the R6/C1-3 zoning district on the northern portion of the Premises block, between the centerline of the block coincident with the M1-1 zoning district boundary, and 60th Street, for a depth of 150 feet from 8th Avenue. The action will facilitate the legalization of Proposed Development at the Proposed Development Site by increasing the maximum permitted commercial FAR from 2.0 to 3.4.

The Proposed Action would legalize a three-story, 4,400 gsf (3,890 zsf) commercial building at 6003 8th Avenue in Sunset Park Brooklyn, Community District 12. The proposed Action would allow for the Proposed Development which would consist of the conversion of the existing illegally non-conforming commercial building to a legal conforming commercial building. The Proposed C4-2 zoning district has an R6 residential equivalent and would not result in any increase in the physical bulk of the building under the Proposed Action. However, the Proposed Action would permit a fully commercial building of more than two stories, unlike the current C1-3 zoning district mapped on the Project Site.

1.4 Description of the Proposed Development

The Proposed Development would consist of the conversion of the existing illegally non-conforming commercial building to a legal conforming commercial building.

The second and third floors are developed with commercial offices, including law offices, real estate firm offices, and credit union offices. These uses would become legal and conforming in the future with the Proposed Action. The ground floor use would continue to be occupied with a café/bakery.

1.5 Build Year For Analysis

Given a review period with a target of 315 days from Pre-application statement submission to certification in addition to a 7 month ULURP process, it is expected that the City Council would vote on this project in February of 2020. From there, it is assumed that it would take approximately 2 years for development to occur on the Projected Sites so a build year of 2022 is assumed. The construction would solely consist of internal renovation and conversion of existing structures and as such would expect to be brief and result in less than 2 years of continuous construction.

1.6 Reasonable Worst Case Development Scenario

In order to determine whether the proposed action has the potential to result in significant impacts to the environment, an analysis framework is established, based on a Reasonable Worst Case Development Scenario (RWCDS). The RWCDS looks at the Existing Conditions on the Site, the “Future No-Action Scenario” conditions (i.e. - what would happen on the site absent the proposed action), and the “Future-With-Action Scenario” conditions (i.e. - what is the worst case, most conservative, development scenario in the Rezoning Area). The increment of development between the “No Action Scenario” and the “With-Action Scenario” is then analyzed for purposes of environmental review.

Existing Conditions

The Applicant’s Proposed Development Site is a 1,600 square foot lot located at 6003 8th Avenue on Block 5714, Lot 9 (**Figure 1.2-1**). The Proposed Development Site is owned by the applicant and has a certificate of occupancy for a 3-story mixed use building with commercial uses on the ground floor and one dwelling unit on each on the 2nd and 3rd floors. The building has an approximate floor area of 4,400 gsf (3,890 zsf) and is currently being uses entirely for commercial uses. The applicant is seeking this zoning map amendment ot on part legalize the upper two floors. The Development Site is located midblock on 8th Avenue with 60th Street to the north and 61st Street to the south. The Development Site has frontage on 8th Avenue. The remaining lots within the Project Area are as follows.

Lot 6 (6009 8th Avenue) is a three-story mixed-use building with frontage on 8th Avenue with a total floor area of approximately 3,300 gsf (3,300 zsf). The building is occupied by a pharmacy on the first floor and

two residential units above.

Lot 7 (6007 8th Avenue) is a three-story mixed-use building with frontage on 8th Avenue with a total floor area of approximately 3,300 gsf (3,300 zsf). The building is occupied by a commercial store on the first floor and two residential units above.

Lot 8 (6005 8th Avenue) is a three-story mixed-use building with frontage on 8th Avenue with a total floor area of approximately 3,300 gsf (3,300 zsf). The building is owned and occupied by the New York Tao Teh Benevolent Association of America, a non-profit organization.

Lot 10 (6001 8th Avenue) is a three-story mixed-use building with 20 feet of frontage on 8th Avenue and 8-feet of frontage on 60th Street with 4,200 gsf (4,200 zsf) of floor area. The building has a Certificate of Occupancy stating there are three stores on the first floor, a doctor's office and two dwelling units on the second floor, and two more dwelling units on the third floor.

.

Lot 11 is developed with a new is a seven-story commercial and community facility building with a total floor area of approximately 17,884 gsf (17,884 zsf). The building is occupied by a store on the first floor, a day care on the second and third floors, a community center on the fourth floor and an ambulatory diagnostics and treatment health care facility on the fifth through seventh floors. It was completed in 2015.

Lot 13 (818 60th Street) is a six-story mixed-use building with a total floor area of approximately 12,062 gsf (12,062 zsf). The building is occupied by stores on the first floor, a community facility on the second floor and has two dwelling units per floor on floors three through six. It was completed in 2016.

Lot 14 (820 60th Street) is a two-story multifamily residential building with a total floor area of approximately 3,600 gsf (3,600 zsf). The building contains four dwelling units.

Future No-Action Scenario

The Proposed Development Site is located in the Sunset Park neighborhood of Brooklyn. All lots located within the Rezoning Area boundary are improved. Since there are no known development plans on any other parcels, it is assumed that the existing conditions would remain under the No-Action scenario with the exception of Lot 9.

The Proposed Development site cannot remain illegally non-conforming in the No-Action Scenario. It is assumed that it would convert to a legal use or be vacated. Given that most new development in this area has been commercial and office use, it is assumed that the space on the 2nd and 3rd floors of Lot 9 would be left vacant in the No-Action Scenario.

Future With-Action Scenario

Under the With-Action Scenario, the proposed rezoning would amend the zoning map to change the existing R6/C1-3 district to a C4-2 district, would allow for the Proposed Development, which would consist of the conversion of the existing illegally non-conforming commercial building to a legal conforming commercial building.

Furthermore, for the purposes of a conservative analysis, it is assumed that the following lots, Block 5714, Lots 6, 7, 8, and 10 would convert from mixed residential and commercial uses to commercial and office uses. Consistent with the analysis and With-Action Scenario for Block 5714, Lot 9, it is assumed Block 5714, Lots 6, 7, 8, and 10 would maintain their respective ground floor retail while their respective upper floor residential uses would convert into commercial office uses in the With-Action Scenario. This would be consistent with area development trends.

Projected Development Sites

Block 5714 Lot 9– Projected Development Site No. 1

Under the Future With-Action Scenario, it is assumed that Block 5714, Lot 9 would be brought into conformance. No expansion and no new floor area would be developed on the site. The existing illegal, non-conforming office space on the second and third floors would be brought into legal conformance. In the With-Action Scenario, Lot 9 would have ground floor retail use and upper floor commercial office space that totals 4,400 gsf (approximately 2.8 FAR).

Block 5714 Lot 6– Projected Development Site No. 2

Under the With-Action Scenario, it is assumed that Block 5714, Lot 6's residential floor area on the second and third floors would be converted into commercial office use given development trends in the area and the available commercial FAR under C4-2 zoning. The building would have 3,300 gsf of commercial floor area and would maintain its existing ground floor retail uses. The building would continue to have an FAR of 2.06 as no expansion and no new floor area would be developed in the With-Action Scenario.

Block 5714 Lot 7– Projected Development Site No. 3

Under the With-Action Scenario, it is assumed that Block 5714, Lot 7's residential floor area on the second and third floors would be converted into commercial office use given development trends in the area and the available commercial FAR under C4-2 zoning. The building would have 3,300 gsf of commercial floor area and would maintain its existing ground floor retail uses. The building would continue to have an FAR of 2.06 as no expansion and no new floor area would be developed in the With-Action Scenario.

Block 5714 Lot 8– Projected Development Site No. 4

Under the With-Action Scenario, it is assumed that Block 5714, Lot 8's residential floor area on the second and third floors would be converted into commercial office use given development trends in the area and the available commercial FAR under C4-2 zoning. The building would have 3,300 gsf of commercial floor area and would maintain its existing ground floor retail uses. The building would continue to have an FAR of 2.06 as no expansion and no new floor area would be developed in the With-Action Scenario

Block 5714 Lot 10– Projected Development Site No. 5

Under the With-Action Scenario, it is assumed that Block 5714, Lot 10's residential floor area on the second and third floors would be converted into commercial office use given development trends in the area and the available commercial FAR under C4-2 zoning. The building would have 4,200 gsf of commercial floor area and would maintain its existing ground floor retail uses. The building would continue to have an FAR of 2.6 as no expansion and no new floor area would be developed in the With-Action Scenario

Build Year

Given a review period with a target of 315 days from PAS submission to certification in addition to a 7 month ULURP process, it is expected that the City Council would vote on this project in February of 2020. From there, it is assumed that it would take approximately 2 years for conversion to occur on all the Projected Sites so a build year of 2022 is assumed.

Sites Where Development Would Not Be Induced or Precluded by the Proposed Actions

Block 5714, Lot 11

The Proposed Action is not expected to induce new development on Block 5714, Lot 11. Lot 11 is developed with a new is a seven-story commercial and community facility building with a total floor area of approximately 17,884 gsf (17,884 zsf). The building is occupied by a store on the first floor, a day care on the second and third floors, a community center on the fourth floor and an ambulatory diagnostics and treatment health care facility on the fifth through seventh floors. It was completed in 2015.

Under the Proposed Action, there would not be any new residential or community facility FAR available or new additional commercial FAR available. According to zoning diagrams (**Appendix B**), the FAR on the site is 4.78. Additionally, given that the site was recently developed and it has maximized its development potential, no new development is expected. Therefore, it is unlikely that any development would be induced at this site under the proposed project.

Block 5714, Lot 13

The Proposed Action is not expected to induce new development on Block 5714, Lot 13, which is a 2,700 square foot lot occupied by a is a six-story mixed-use building with a total floor area of approximately 12,062 square feet. The building is occupied by stores on the first floor, a community facility on the second floor and has two dwelling units per floor on floors three through six. Under the Proposed Action, there would not be any new residential or community facility FAR available, but there would be new commercial FAR available. However, given that the site was recently developed and it has maximized its development potential, no new development expected. Therefore, it is unlikely that any development would be induced at this site under the proposed project.

Block 5714, Lot 14

The Proposed Action is not expected to induce new development on Block 5714, Lot 14. Lot 14 is a 2,700 sf lot with a 3,600 gsf residential building with four dwelling units. Less than 30 percent of Lot 14 is included in the Rezoning Area and thus, the Proposed Action is not expected to induce any development on this site. The portion of the zoning district in which the majority of the lot is located within controls the zoning regulations to that lot. Therefore, the zoning that would govern the lot would not be affected by the Proposed Actions.

Table 1 Projected Development under the Proposed Rezoning

Site Number(s)	Locations	Existing Zoning	No-Action Buildout	Proposed Zoning	With-Action Buildout	Increment
1	Block 5714, Lot 9	R6/C1-3	1,600 sf Commercial Floor Area	C4-2	4,400 gsf of commercial floor area	+2,800 gsf of commercial floor area
2	Block 5714, Lots 6	R6/C1-3	3,300 gsf (Total) 2,200 gsf Residential 1,100 gsf Commercial	C4-2	3,300 gsf of commercial floor area	+2,200 gsf of commercial floor area - 2,200 gsf of residential floor area
3	Block 5714, Lots 7	R6/C1-3	3,300 gsf (Total) 2,200 gsf Residential 1,100 gsf Commercial	C4-2	3,300 gsf of commercial floor area	+ 2,200 gsf of commercial floor area -2,200 gsf of residential floor area
4	Block 5714, Lots 8	R6/C1-3	3,300 gsf (Total) 2,200 gsf Residential 1,100 gsf Commercial	C4-2	3,300 gsf of commercial floor area	+ 2,200 gsf of commercial floor area -2,200 gsf of residential floor area
5	Block 5714, Lots 10	R6/C1-3	4,200 gsf (Total) 2,800 gsf Residential 1,400 gsf Commercial	C4-2	4,200 gsf of commercial floor area	+ 2,800 gsf of commercial floor area -2,800 gsf of residential floor area (1.75 FAR Res or 2,800 gsf)

2.0 ENVIRONMENTAL REVIEW

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form Part II. If the proposed project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus additional analyses were not needed. If the proposed project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A 'YES' answer was provided in the following technical analyses areas on the EAS Short Form:

- Land Use, Zoning and Public Policy
- Noise
- Hazardous Materials

In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, the Future No-Action Conditions (the Future Without the Proposed Actions), and the Future With-Action Conditions (the Future With the Proposed Actions).

2.1 LAND USE, ZONING AND PUBLIC POLICY

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below.

2.1.1 Land Use

The *CEQR Technical Manual* defines land use as the activity that is occurring on the land and within the structures that occupy it. Types of land use can include single- and multi-family residential, commercial (retail and office), community facility/institutional and industrial/manufacturing uses, as well as vacant land and public parks (open recreational space).

Existing Conditions

The *CEQR Technical Manual* recommends a land use, zoning and public policy study area extending 400 feet from the site of a Proposed Action. This study area is generally bound by the midblock point between 59th Street and 58th Street to the north, 62nd Street to the south, the midblock point between 8th Avenue and 7th Avenue to the west, and approximately 100 feet west of 9th Avenue to the east (**See Figure 2.1-1)**

Existing Conditions in Rezoning Area

The Applicant's Proposed Development Site is a 1,600 square foot lot located at 6003 8th Avenue on Block 5714, Lot 9 (**Figure 1.2-1**). The Proposed Development Site is owned by the applicant and has a certificate of occupancy for a 3-story mixed use building with commercial uses on the ground floor and one dwelling unit on each on the 2nd and 3rd floors. The building has an approximate floor area of 4,400 gsf (3,890 zsf) and is currently being uses entirely for commercial uses. The applicant is seeking this zoning map amendment ot on part legalize the upper two floors. The Development Site is located midblock on 8th Avenue with 60th Street to the north and 61st Street to the south. The Development Site has frontage on 8th Avenue. The remaining lots within the Project Area are as follows.

Lot 6 (6009 8th Avenue) is a three-story mixed-use building with frontage on 8th Avenue with a total floor area of approximately 3,300 gsf (3,300 zsf). The building is occupied by a pharmacy on the first floor and two residential units above.

Lot 7 (6007 8th Avenue) is a three-story mixed-use building with frontage on 8th Avenue with a total floor area of approximately 3,300 gsf (3,300 zsf). The building is occupied by a commercial store on the first floor and two residential units above.

Lot 8 (6005 8th Avenue) is a three-story mixed-use building with frontage on 8th Avenue with a total floor area of approximately 3,300 gsf (3,300 zsf). The building is owned and occupied by the New York Tao Teh Benevolent Association of America, a non-profit organization.

Lot 10 (6001 8th Avenue) is a three-story mixed-use building with 20 feet of frontage on 8th Avenue and 8-feet of frontage on 60th Street with 4,200 gsf (4,200 zsf) of floor area. The building has a Certificate of Occupancy stating there are three stores on the first floor, a doctor's office and two dwelling units on the second floor, and two more dwelling units on the third floor.

.

Lot 11 is developed with a new is a seven-story commercial and community facility building with a total floor area of approximately 17,884 gsf (17,884 zsf). The building is occupied by a store on the first floor, a day care on the second and third floors, a community center on the fourth floor and an ambulatory diagnostics and treatment health care facility on the fifth through seventh floors. It was completed in 2015.

Lot 13 (818 60th Street) is a six-story mixed-use building with a total floor area of approximately 12,062 gsf (12,062 zsf). The building is occupied by stores on the first floor, a community facility on the second floor and has two dwelling units per floor on floors three through six. It was completed in 2016.

Lot 14 (820 60th Street) is a two-story multifamily residential building with a total floor area of approximately 3,600 gsf (3,600 zsf). The building contains four dwelling units.

A field survey was conducted to determine the existing land use patterns of the study area. The existing land uses in the area immediately surrounding the Project Area are commercial use buildings and a mix of single- and multi-family residential, mixed residential and commercial buildings, and community facility buildings. The commercial uses include local retail uses such as bakeries and local delis, pharmacies, and food stores, as well as commercial office uses such as law offices and insurances offices. The prevailing built form of the area is a mix of two- to four-story residential buildings and mixed residential and commercial buildings. There are some taller buildings going up to seven to nine stories which contain community facility uses, commercial uses, and mixed residential and commercial uses within the Study Area. There is one vacant lot and one parking facility in the study area. The southern portion of the Study Area is dominated by the MTA's "N" subway line right of way. The "N's" 8th Avenue subway station, and the LIRR's old Bay Ridge Branch, right-of-way, are located at the very southern edge of the Study Area at the intersection of 8th Avenue and 62nd street.

Detailed Summary of Existing Conditions in the 400-Foot Study Area

The western portion of the study area, west of the Rezoning Area, is dominated by local retail uses along 8th Avenue, and mixed residential and commercial and multi-family residential buildings. In the northwestern portion of the Study Area at 762 59th Street (Block 866, Lot 34) and at 757 60th Street (Block 866, Lot 7501) are two commercial office buildings both of which are both approximately 23,000 gsf and built in 2005 and 2009 respectively. In addition to commercial offices uses, 757 60th Street also has community facility uses such as medical offices. West of 8th Avenue, a majority of the uses in the western portion of the Study Area are multi-family residential buildings (see **Figure 2.2-1**). As indicated, most of the commercial and local retail uses are centered along 8th Avenue. These local retail uses include banks, food stores, bakeries, pharmacies, and restaurants.

The eastern portion of the study area, like the western portion, is dominated by local retail uses along 8th Avenue, and mixed residential and commercial and multi-family residential buildings. There is a church east of the Rezoning Area on 60th Street, three properties east of the Rezoning Area. There are also local ground floor retail uses on 60th Street adjacent to the Rezoning Area on the north side of 60th Street, including a realtor and a book store. Similar to the western portion of the Study Area, the eastern side of 8th Avenue is dominated by mixed residential and commercial buildings with ground floor retail and apartments on the upper levels. These local retail uses include banks, food stores, bakeries, pharmacies, and restaurants. East of 8th Avenue, between

59th and 60th street are a number of one and two family buildings in addition to multi-family buildings. The mid-block area between 59th Street and 60th Street is primarily residential. As previously discussed, the southern portion of the Study Area is dominated by the MTA's "N" subway line right of way, extending a full block both northwest and southeast of the Study Area and below-grade. The "N's" 8th Avenue subway station is located at the very southern edge of the Study Area at the intersection of 8th Avenue and 62nd street. 61st Street, just south of the Rezoning Area, is dominated by commercial and industrial uses.

The Study Area has seen recent development in addition to Lots 11 and 13 as previously discussed. 762 59th Street (Block 866, Lot 34) and at 757 60th Street (Block 866, Lot 7501) are two commercial office buildings both of which are both approximately 23,000 gsf and built in 2005 and 2009 respectively. In addition to commercial offices uses, 757 60th Street also has community facility uses such as medical offices. These developments demonstrate a trend of commercial office space coming into this area of Sunset Park.

The general mix of land use observed in the study area generally reflects the distribution of land use observed throughout the Brooklyn CD 12, which is summarized in **Table 2.** The most prominent land use within the Brooklyn CD 12 is one and two family residences followed up multi-family residential buildings and mixed residential and commercial uses.

Table 2 2018 Land Use Distribution - Brooklyn Community District 12

LAND USE	PERCENT OF TOTAL
Residential Uses	
1-2 Family	40.86
Multi-Family (Walk-up & Elevator)	27.9
Mixed Residential/Commercial	7.57
Subtotal of Residential Uses	*76.33*
Non-Residential Uses	
Commercial/Office	4.03
Industrial	2.15
Transportation/Utility	1.48
Institutions	7.1
Open Space/Recreation	5.63
Parking Facilities	1.48
Vacant Land	1.62
Miscellaneous	0.18
Subtotal of Non-Residential Uses	*23.67*
TOTAL	**100.0**

Source: *Community District Profiles, New York City Department of City Planning.*

Future No-Action Scenario

All lots located in the proposed Rezoning Area are improved. Additionally, there are no known development plans for any of these parcels and it is assumed that future no-action conditions would remain consistent with existing conditions with the exception of the Applicant's Site (Lot 9).There are some permits that have been issued for enlargements for parcels that are outside of the Rezoning Area but located within the Study Area, including a number of properties located on 59th Street.

The Proposed Development site cannot remain illegally non-conforming in the No-Action Scenario. It is

assumed that it would convert to a legal use or be vacated. Given that most new development in this area has been commercial and office use, it is assumed that the space on the 2nd and 3rd floors of Lot 9 would be left vacant in the No-Action Scenario.

Future With-Action Scenario

Under the With-Action Scenario, the proposed rezoning would amend the zoning map to change the existing R6/C1-3 district to a C4-2 district, which would facilitate the applicant's Proposed Development, which would consist of the conversion of the existing illegally non-conforming commercial building to a legal conforming commercial building. The Proposed Rezoning would not result in an increase in allowable bulk with regards to residential FAR or Community Facility FAR and would not result in any additional total floor area on the Project Site.

Furthermore, for the purpose of a conservative analysis, it is assumed that the remaining parcels in the Rezoning Area, with frontage on 8th Avenue (Lots 6, 7, 8, and 10) would undergo a conversion of use, whereas all the lots would convert from mixed use to fully commercial use at their existing built FAR with a retail ground floor and an office on the upper floors.

The Proposed Actions would not introduce any new or non-conforming land uses or use groups that are not already located within the study area. The With-Action Scenario would see denser commercial development within the Rezoning Area which is consistent with neighborhood trends and development. As such, no significant adverse impacts with respect to land use are expected and no further analysis is required

2.1.2 Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

Existing Conditions

Zoning designations within and around the study area are depicted in **Figure 2.1-2**, while **Table 3a** summarizes use, floor area and parking requirements for the zoning districts in the study area.

The Rezoning Area includes Brooklyn Block 5714, Lots 6, 7, 8, 9, 10, 11, 13, and p/o 14, in the Sunset Park neighborhood of Brooklyn Community District 12. The Proposed Project Area is zoned R6/C1-3, a medium density residential zoning district. R6 Height Factor zoning regulations have a maximum residential FAR of 0.74-2.43. Heights of new buildings cannot exceed the sky exposure plane which starts at 60 feet above the street line. Parking is required for 70 percent of dwelling units and 25 percent of income restricted dwelling units. R6 Height Factor zoning districts also have a maximum community facility FAR of 4.8. The C1-3 overlay allows for retail uses.

R6 Quality Housing zoning districts have a maximum residential FAR of 3.0 or 3.6 with an MIH bonus with a maximum building height of 75 feet with a qualifying ground floor or 115 feet with a qualifying ground floor with the MIH bonus. Parking is required for 50 percent of dwelling units and 25 percent of income restricted dwelling units. R6 Quality Housing zoning districts also have a maximum community facility FAR of 4.8.

The Proposed Development Site is located in an R6/C1-3 zoning district. The R6 zoning district is mapped generally along the midblock point between 61st Street and 60th Street to the south, 100 feet west of 8th Avenue to the west, a line 100 feet west of Fort Hamilton parkway to the east, and the midblock point between 39th Street and 40th Street to the north. Residential uses (UGs 1-4) are allowed as of right in R6 zoning districts. The C1-3 commercial overlay allows for local retail uses (UG's 5-6) in residential zoning districts. In this case, the C1-3 overlay, mapped over the R6 zoning district, allows for a commercial FAR of 2.0.

The blocks to the west of the proposed Rezoning Area across 8th Avenue are located within R6B and R6/C2-4 zoning districts. The R6B zoning district is generally mapped along the midblock point between 61st Street and 60th Street to the south a line 100 west of 8th Avenue to the east, a line 100 feet east of 7th Avenue to the west, and the midblock point between 39th Street and 40th Street to the north. R6B zoning allows for residential Use Groups 1-4 at a FAR of 2.0 (2.2 with MIH). The maximum community facility FAR is 2.0 as well. No commercial or manufacturing uses are allowed as- of -right in R6B zoning districts.

The C2-4 commercial overlay, which is mapped over the R6 zoning district, is mapped along the western side of 8th Avenue at a depth of 100 feet. It allows for a wide range of retail uses (UGs 5-9 and 14) at an FAR of 2.0.

Just south of the Rezoning Area is an M1-1 zoning district. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. This M1-1 zoning district is generally mapped along the midblock point between 60th and 61st street to the north, 66th Street to the south, 17th Avenue to the east, and 7th Avenue to the west. A variety of uses, including community facility, commercial, and manufacturing uses, (UGs 4-14, 16-17) are allowed as-of-right in M1-1 zoning districts. Manufacturing and commercial uses are allowed as-of –right at an FAR of 1.0 while community facility uses (UG 4 only) are permitted up to an FAR of 2.4. Building height and setbacks are controlled by a sky exposure plane and accessory parking is required with one parking space required for every 300 feet of zoning floor area.

Southwest of the Rezoning Area, in the southwest portion of the Study Area is a C4-2 zoning district. C4 districts are generally mapped in regional commercial centers. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Specifically, C4-2 districts are mapped in more densely built areas. This C4-2 zoning district is generally mapped along 8th Avenue to the east, 7th Avenue to the west, 63rd street to the south, and a line running in a southwesterly direction from 62nd street towards 7th Avenue to the north. Residential uses (UGs 1 and 2) as well as community facility uses (UGs 3 and 4) are allowed as-of-right in C4-2 zoning districts. Additionally, commercial uses (UGs 5, 6, 8-10, and 12) are allowed as of right in C4-2 zoning districts. The maximum residential FAR in C4-2 zoning district ranges from 0.78-2.43 FAR (R6 Equivalent) while the maximum commercial FAR is 3.4 and the maximum community facility FAR is 4.8. Accessory parking is required at one parking space for every 300 feet of zoning floor area.

Other Zoning Map Amendments in the Study Area

Sunset Park Rezoning

On September 30th 2009, the City Council approved the Sunset Park Rezoning (CEQR# 09DCP075K, ULURP Nos. CO90387ZMK, N090386ZRK), At the request of local elected officials and Community Board 7, the Department of City Planning proposed zoning map and text amendments for 128 blocks located in the neighborhood of Sunset Park within Community District 7 in Brooklyn to respond to recent out-of-character development.

The rezoning area consisted of three residential areas within the Sunset Park neighborhood. The northern area consisted of portions of nine blocks between 4th and 5th avenues generally bounded by 29th Street on the north and 38th Street on the south. The western area consisted of parts of four blocks between Second and Third avenues generally bounded by 59th Street on the north and 63rd Street on the south. The larger area consisted of 115 blocks in an area generally bounded by Third Avenue to the west, Eighth Avenue on the east, a line between 39th Street and 40th Street to the north, and a line generally along the Gowanus Expressway to the south. The area was predominantly zoned R6, with a small C4-3 district mapped along a portion of Fifth Avenue.

The proposed actions were intended to preserve the existing scale of the Sunset Park neighborhood by limiting the height of new development, while also creating incentives for affordable housing through the Inclusionary Housing program along certain major corridors.

In addition, the proposed actions supported local retail corridors while protecting the residential character

of residential side streets. The proposed actions replace existing R6 and C4-3 districts, which do not have height limits and permit residential tower development, with R4A, R4-1, R6B, R6A, C4-3A, and R7A contextual districts with height limits that are more consistent with the existing scale of this neighborhood. The related zoning text amendment (N 090386 ZRK) made all the proposed R7A districts
Inclusionary Housing designated areas, within which FAR bonuses are available to incentivize the development of affordable housing.

Bay Ridge Mixed Use Development

On October 17th, 2007, the City Council approved the Bay Ridge Mixed Use Development (CEQR # 06DCP082K, ULURP Nos. C060353ZMK, C060354ZSK), a private applicant initiated rezoning and special permit which rezoned Block 5974 Lots 75, 100, 150, and 165 in the Bay Ridge neighborhood of Brooklyn from M1-1and M1-2 to C4- 2, and C4-2A.

The applicant received a Special Permit pursuant to Zoning Resolution Section 74-681 (Development within or over a railroad or transit right -of – way or yard) to permit the construction of an 11-story mixed use building on Block 5794, Lot 75. The development was to contain 216 dwelling units, approximately 99,130 square feet of ground floor retail use approximately 60, 960 square feet of office use and 909 accessory parking spaces.

6208 8th Avenue Special Permit

The applicant, Applicant: 6208 Realty LLC, is seeking an application for a Special permit pursuant to 74-681, Development within a discontinued railroad yard, to facilitate a 759,392 zoning square foot (1,252,154 gsf) mixed use development: residential, office, retail, hotel and community facility. Related Actions include rezoning C4-3 and Large Scale Plan to exceed permitted parking. A draft Scope of Work for the Environmental Impact Statement was received on October 30th, 2018 by the Department of City Planning and the Public Scoping Meeting was held that same day.

The Project entails a Mixed-use, development with commercial uses (hotel, office and retail), residential use, and community facility uses (school, library and ambulatory healthcare). The residential, office, hotel and medical uses would be spread apart between three towers, with the hotel tower rising 11-stories and the residential and office and medical uses within two towers rising 12- stories, with a base containing the retail and accessory parking.

Table 3a Summary of Existing Zoning Regulations

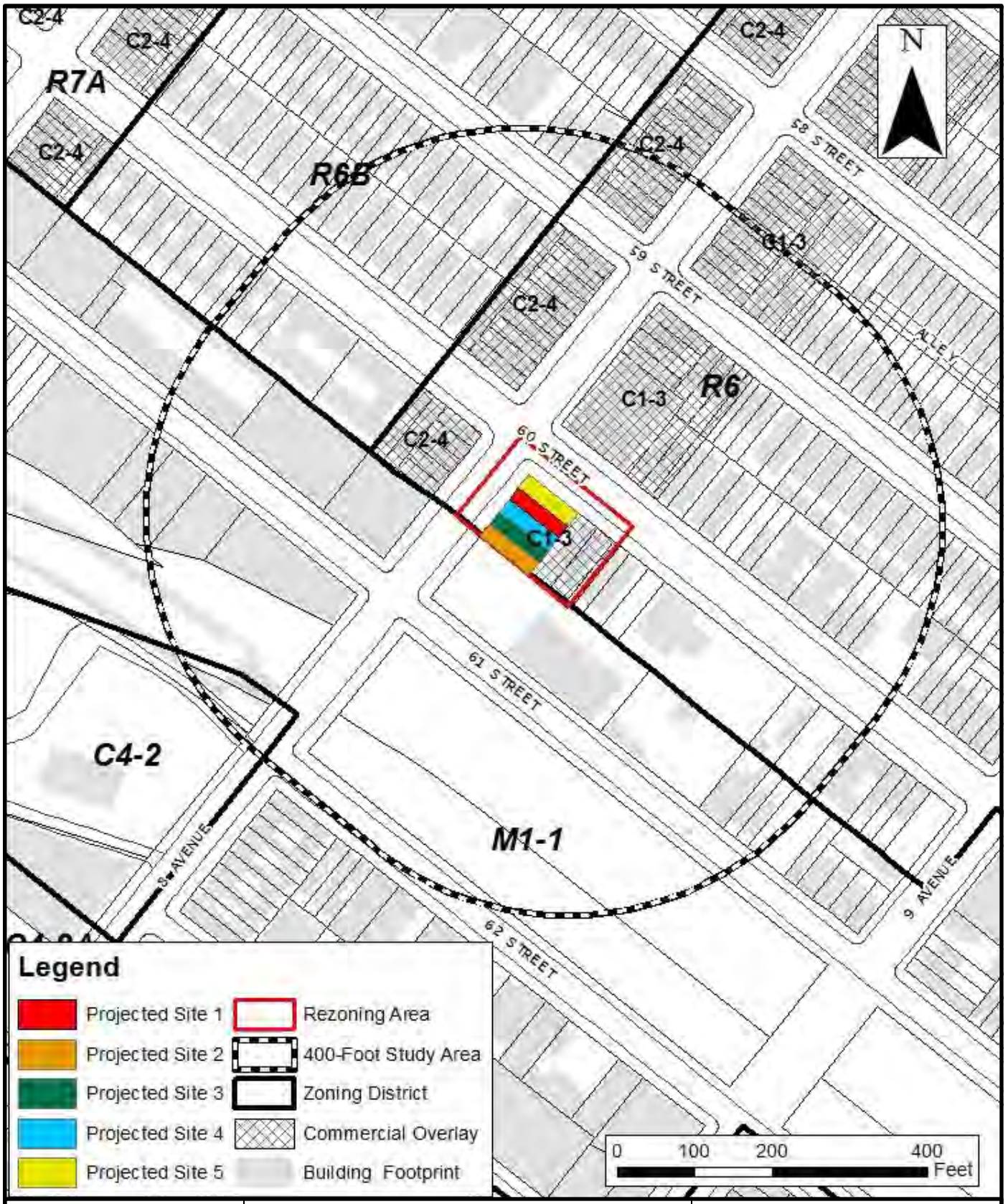
Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R6	Residential UGs 1-4	0.78-2.43 FAR - Residential (Height Factor) 3.0 FAR Residential (3.6 with MIH Bonus)- Quality Housing 4.8 FAR- Community Facility	70% of Dwelling Units
C1-3	Commercial Overlay UGs 5-6	1.0 FAR- Commercial in R1-R5 2.0 FAR- Commercial in R6-R10	Parking requirements vary
R6B	Residential UGs 1-4	2.0 FAR – Residential (2.2 with MIH bonus) 2.0 FAR – Community Facility	50% of Dwelling Units
C2-4	Commercial Overlay UGs 5-9 and 14	1.0 FAR- Commercial in R1-R5 2.0 FAR- Commercial in R6-R10	Parking requirements vary
M1-1	Light Manufacturing UGs 4 – 14, 16 & 17	1.0 FAR- Manufacturing 1.0 FAR – Commercial 2.4 FAR – Community Facility	1 per 300 sf

Source: New York City Zoning Resolution, October 2016.

The Rezoning Area is also located within an area designated for the FRESH Program (zoning discretionary tax incentives area).

Future No-Action Scenario

In the Future No-Action Scenario, zoning changes are not expected to occur on the Project Site or in the surrounding Study Area. The Project Site would remain within an R6/C1-3 zoning district.



AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Zoning Map

Figure 2.1-2

Future With-Action Scenario

The Proposed Actions would change the existing R6/C1-3 district to a C4-2 district over a portion of Brooklyn Block 5714 (Lots 6-10, 11, 13, and p/o 14). The Proposed Actions would increase the maximum permitted commercial floor area within the Rezoning Area. The Proposed Action would bring the existing illegally non-conforming commercial building at the Proposed Development Site into conformance. The Proposed Development Site has ground floor retail (bakery) and second and third floor commercial office space.

The Proposed Actions would not have a significant impact on the extent of conformity with zoning within the current surrounding area and it would not adversely affect the viability of conforming uses on nearby properties. Ground floor commercial uses are commonplace throughout the study area. The C4-2 would not lead to an increase in allowable residential or community facility FAR.

The Proposed Development Area has been zoned R6/C1-3 since 1961, and has been continuously located adjacent to an M1-1 manufacturing district. The proposed zoning change would not affect the residential bulk requirements of the district; a C4-2 district has an R6 residential equivalent, the same residential district that currently exists. The proposed zoning change would allow for additional use groups to be permitted as of right. A C4-2 district already exists in the area beyond the N line subway tracks. The areas between 62nd Street, 64th Street, 7th Avenue, and 8th Avenue were rezoned from M1-1 to C4-2 to facilitate the development of a mixed-use development. *See* C 060353 ZMK.

The buildings that face 8th Avenue in the area are predominately commercial and mixed-used buildings. The proposed zoning change would not alter this character, but would allow for more commercial floor area per lot and would allow for the legalization of the Proposed Development site. The current commercial FAR for a C1-3 commercial overlay is determined by the underlying residential district, in this case R6, which permits a commercial FAR of 2.0. The proposed zoning change would change to the district to a C4-2 district which would have a maximum commercial FAR of 3.40.

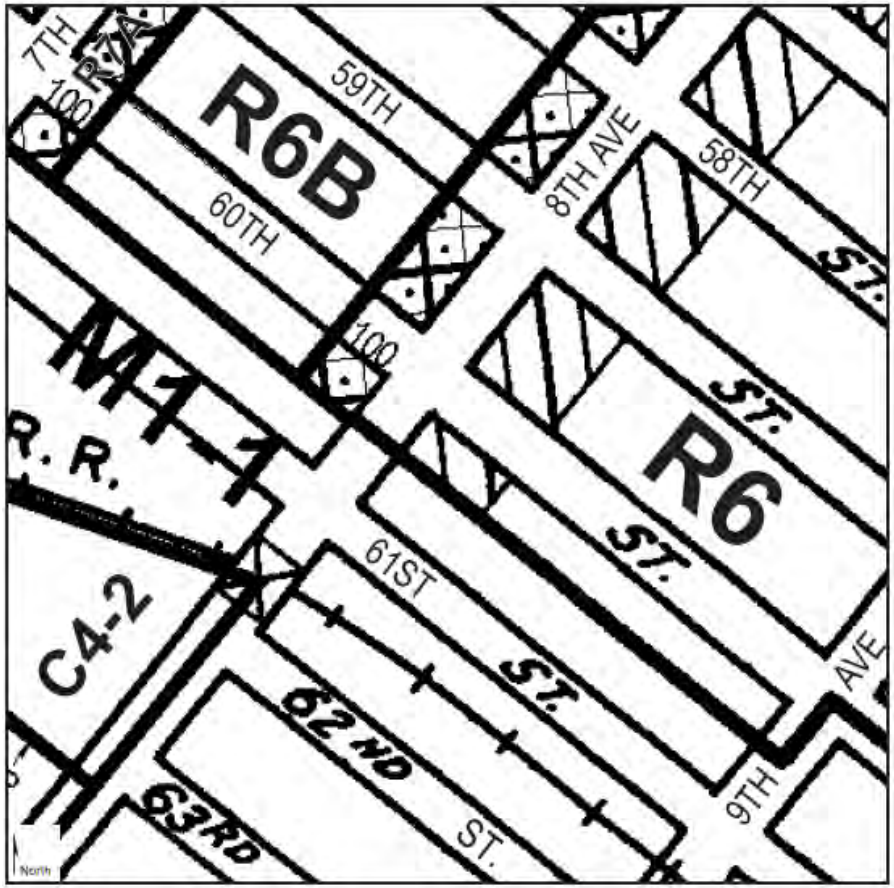
Such a change would be in line with the surrounding neighborhood. Directly to the south is an M1-1 zoning district and beyond that is a C4-2 zoning district. The proposed change would provide a continuous transition from these districts while at the same time maintaining the R6 residential bulk that is already established in the area.

Therefore, significant impacts to zoning are not anticipated and further zoning analysis is not warranted. **Table 3B** summarizes the Future With-Action zoning regulations.

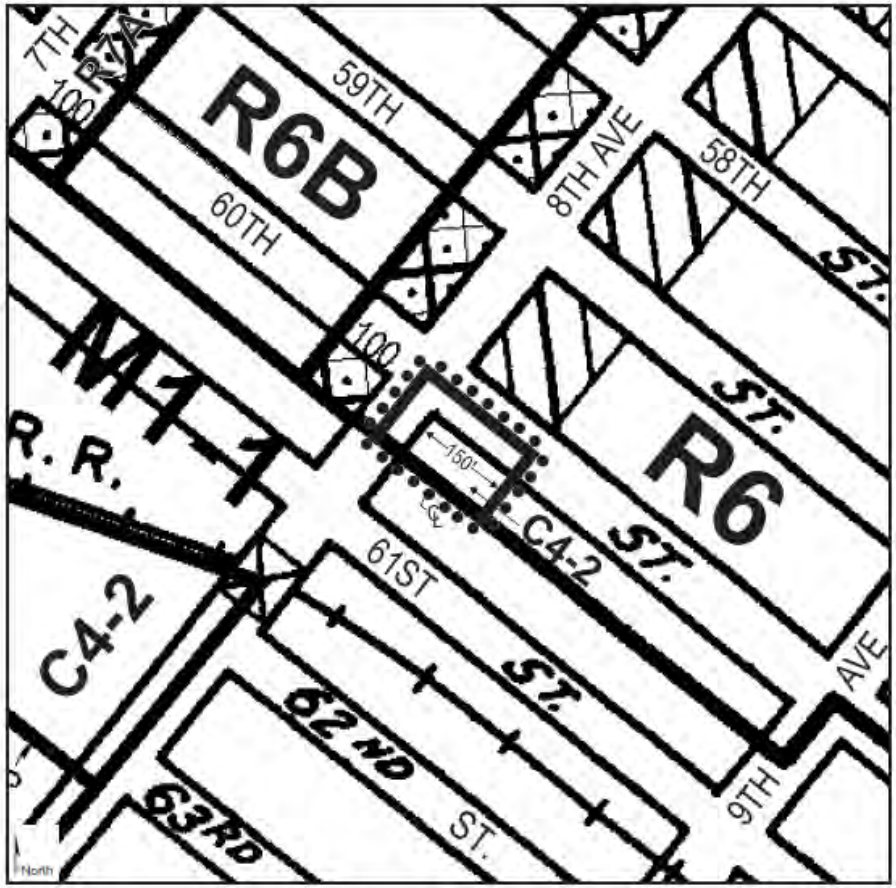
Table 3b Summary of Future With-Action Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
C4-2 (R6 equivalent)	Commercial UGs 1-6, 8-10, 12	0.78-2.43 FAR - Residential (Height Factor) 3.0 FAR Residential (3.6 with MIH Bonus)- Quality Housing 4.8 FAR - Community Facility 3.4 FAR - Commercial	1 per 300 sf

Source: New York City Zoning Resolution, October 2016.



Current Zoning Map (22a)



Proposed Zoning Map (22a) - Area being rezoned is outlined with dotted lines

Rezoning from R6/C1-3 to C4-2

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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.

N

AECOM

Environmental Assessment Statement
6003 8th Avenue Rezoning
Brooklyn, NY

Zoning Change Map

Figure 2.1-2a

2.1.3 Public Policy

The Project Site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Action is also not a large publically sponsored project, and as such, consistency with the City's *PlaNYC 2030* for sustainability is not warranted. In addition, the Rezoning Area is not located in the Coastal Management Zone; therefore a consistency review is not warranted.

2.2 NOISE

Noise is defined as any unwanted sound, and sound is defined as any air pressure variation that the human ear can detect. Human beings can detect a large range of sound pressures ranging from 20 to 20 million micropascals, but only those air-pressure variations occurring within a particular set of frequencies are experienced as sound. Air-pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound. In terms of hearing, humans are less sensitive to low frequencies (<250 Hz) than mid-frequencies (500-1,000 Hz). Humans are most sensitive to frequencies in the 1,000 to 5,000 Hz range. Since ambient noise contains many different frequencies all mixed together, measures of human response to noise assign more weight to frequencies in this range. This is known as the A-weighted sound level. Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed "dB(A)." The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dB(A), and the threshold of pain is about 140 dB(A). **Table 4** shows the range of noise levels for a variety of indoor and outdoor noise levels. Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans do not perceive a 10 dB(A) increase as 10 times louder; they perceive it as twice as loud. The following are typical human perceptions of dB(A) relative to changes in noise level:

- 3 dB(A) change is the threshold of change detectable by the human ear;
- 5 dB(A) change is readily noticeable; and
- 10 dB(A) increase is perceived as a doubling of the noise level.

As a change in land use may result in a change in type and intensity of noise perceived by residents, patrons and employees of a neighborhood, the *CEQR Technical Manual* recommends an analysis of two principal types of noise sources: mobile sources; and stationary sources. Both types of noise sources are examined in the following sections.

Table 4 Sound Pressure Level & Loudness of Typical Noises in Indoor & Outdoor Environments

Noise Level dB(A)	**Subjective Impression**	**Typical Sources**		**Relative Loudness** (Human Response)
		Outdoor	**Indoor**	
120-130	Uncomfortably Loud	Air raid siren at 50 feet (threshold of pain)	Oxygen torch	32 times as loud
110-120	Uncomfortably Loud	Turbo-fan aircraft at take-off power at 200 feet	Riveting machine Rock band	16 times as loud
100-110	Uncomfortably Loud	Jackhammer at 3 feet		8 times as loud
90-100	Very Loud	Gas lawn mower at 3 feet Subway train at 30 feet Train whistle at crossing Wood chipper shredding trees Chain saw cutting trees at 10 feet	Newspaper press	4 times as loud
80-90	Very Loud	Passing freight train at 30 feet Steamroller at 30 feet Leaf blower at 5 feet Power lawn mower at 5 feet	Food blender Milling machine Garbage disposal Crowd noise at sports event	2 times as loud
70-80	Moderately Loud	NJ Turnpike at 50 feet Truck idling at 30 feet Traffic in downtown urban area	Loud stereo Vacuum cleaner Food blender	Reference loudness (70 dB(A))
60-70	Moderately Loud	Residential air conditioner at 100 feet Gas lawn mower at 100 feet Waves breaking on beach at 65 feet	Cash register Dishwasher Theater lobby Normal speech at 3 feet	2 times as loud
50-60	Quiet	Large transformers at 100 feet Traffic in suburban area	Living room with TV on Classroom Business office Dehumidifier Normal speech at 10 feet	1/4 as loud
40-50	Quiet	Bird calls Trees rustling Crickets Water flowing in brook	Folding clothes Using computer	1/8 as loud
30-40	Very quiet		Walking on carpet Clock ticking in adjacent room	1/16 as loud
20-30	Very quiet		Bedroom at night	1/32 as loud
10-20	Extremely quiet		Broadcast and recording studio	
0-10	Threshold of Hearing			

Sources: Noise Assessment Guidelines Technical Background, by Theodore J. Schultz, Bolt Beranek and Newman, Inc., prepared for the US Department of Housing and Urban Development, Office of Research and Technology, Washington, D.C., undated; Sandstone Environmental Associates, Inc.; Highway Noise Fundamentals, prepared by the Federal Highway Administration, US Department of Transportation, September 1980; Handbook of Environmental Acoustics, by James P. Cowan, Van Nostrand Reinhold, 1994.

2.2.1 Mobile Sources

Mobile noise sources are those which move in relation to receptors. The mobile source screening analysis addresses potential noise impacts associated with vehicular traffic generated by the proposed action.

The Proposed Action may potentially reroute vehicular traffic due to the change in uses on Block 5714, Lots 6, 8, and 10 from residential to office.

Based on the transportation screening threshold, traffic volumes expected to be generated by the action in the future With-Action scenario would not constitute a significant number of new trips. Therefore, a significant increase in the number of Noise PCEs would not be expected to result from the proposed action. As such, the proposed action would not be expected to cause a significant adverse vehicular noise impact, and no further vehicular noise analysis is warranted

2.2.2 Stationary Sources

The *CEQR Technical Manual* states that based upon previous studies, unless existing ambient noise levels are very low and/or stationary source levels are very high (and there are no structures that provide shielding), it is unusual for stationary sources to have significant impacts at distances beyond 1,500 feet. A detailed analysis may be appropriate if the proposed project would: cause a substantial stationary source (i.e., unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground, etc.) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses. Machinery, mechanical equipment, heating, ventilating and air-conditioning units, loudspeakers, new loading docks, and other noise associated with building structures may also be considered in a stationary source noise analysis. Impacts may occur when a stationary noise source is near a sensitive receptor, and is unenclosed.

No unenclosed stationary noise sources of concern were observed during field inspection. As the project site is not subject to high ambient noise levels from any nearby stationary source, no stationary source noise impacts from surrounding uses are anticipated. Additionally, as the proposed project would not introduce a new stationary noise source, no significant adverse stationary source impacts are anticipated as a result of the proposed action, and no further analysis is warranted.

2.3 HAZARDOUS MATERIALS

The Projected Development would result in the renovation of interior existing space on a site with the potential for compromised air quality. Although these construction/renovation activities could increase pathways for human exposure to ACM, LBP or any subsurface contamination, impacts would be avoided by compliance with applicable regulatory requirements relating to ACM (all ACM to be disturbed by the construction/renovation work would need to be properly removed in advance of that work), LBP (regulatory requirements relate both to the construction workers and to maintenance and notification requirements to new tenants should any LBP remain), petroleum (reporting to NYSDEC any encountered underground tanks or evidence of a petroleum spill), and soil disposal (the soil would be sent to an appropriately licensed facility). Therefore, no further analysis is needed and no impacts are expected.

.

Appendices

Appendix A-

Applicant Plans

ZONING CALCULATIONS

PREMISE: 6003 8TH AVENUE
BLOCK: 5714
LOT: 9

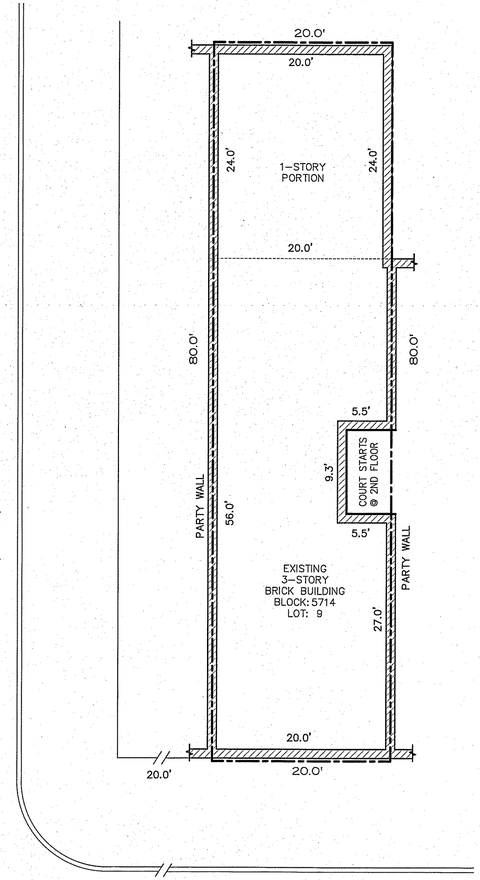
MAP NO.: 22A
ZONE(S): R6 / C1-3 (EXISTING)
C4-2 (PROPOSED)

PROPOSED LOT COVERAGE						
			MAX S.F. PERMITTED		PROPOSED S.F.	PROPOSED F.A.R.
TOTAL LOT AREA:	),600.00					
COMMERCIAL LOT COVERAGE	0.00		100% = 1600.00		3,890.30	
PROPOSED FLOOR AREA RATIO (F.A.R.)						
COMMERCIAL C4-2	3.40		5,440.00		3,890.30	2.43
TOTAL BUILDING F.A.R.:	3.40		5,440.00		3,890.30	2.43

FLOOR AREA BREAKDOWN

	ACT. AREA	DEDUCTIONS	COMMERCIAL	COMMUNITY FACILITY		TOTAL Z.F.A.	UNITS PER FLOOR
CELLAR	0.00	0.00	0.0	0.0		0.00	
1ST FLOOR	1,641.30	0.00	1,641.3	0.0		1,641.30	0
2ND FLOOR	1,124.50	0.00	1124.5	0.0		1,124.50	0
3RD FLOOR	1,124.50	0.00	1124.5	0.0		1,124.50	0
	3,890.30	0.00	3,890.30	0.00		3,890.30	0
TOTAL ZONING FLOOR AREA	3,890.30		5,440.00				
			MAX ALLOWABLE				

	REQUIRED	PROPOSED
YARDS & SETBACKS		
SEC. 33-30: REAR YARD	0'	0'-0"
SEC. 33-301: WITHIN ONE HUNDRED FEET OF CORNERS NO REAR YARD SHALL BE REQUIRED WITHIN 100 FEET OF THE CORNER.		
SEC. 33-24: SIDE YARDS	0'	0'
HEIGHT AND SETBACKS	REQUIRED	PROPOSED
SEC. 33-432:MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS	60' MIN BASE OR 4 STORIES	35' BLDG. HT. 3 STORIES
PARKING		
COMMERCIAL		
SEC. 36-21: PARKING REQUIREMENTS GENERAL RETAIL OR SERVICE USES: 1 PER 300 S.F. 3890.3/ 300 = 12.97 OR 13	0	0
SEC. 36-231: WAIVER OF REQUIREMENTS OF SPACES BELOW MINIMUM NUMBER *C4-2 WAIVED IF LESS THAN 15*		



PLOT PLAN
1/8"=1'-0"

DESIGN DRAWINGS

THESE DRAWINGS ARE FOR THE EXPRESS USE OF T.F. CUSANELLI & FILLETTI ARCHITECTS P.C., NO REUSE OR REPRODUCTION PERMITTED BY LAW. COPYRIGHT © 2015

REGISTERED ARCHITECT
VICTOR A. FILLETTI
STATE OF NEW YORK

T.F. CUSANELLI & FILLETTI ARCHITECTS, P.C.
143 TERRACE STREET
HAWORTH N.J. 07641
201-3849355
N.J. R.A. LIC # 07976, 16378

PROPOSED :
EXISTING MIXED USE BUILDING
6003 8TH AVE.
BROOKLYN NY, 11220

REVISIONS		
NO.	DESCRIPTION	DATE
1	EXISTING CONDITIONS	11.22.17

NO.	TO WHOM:	DATE
ISSUES		

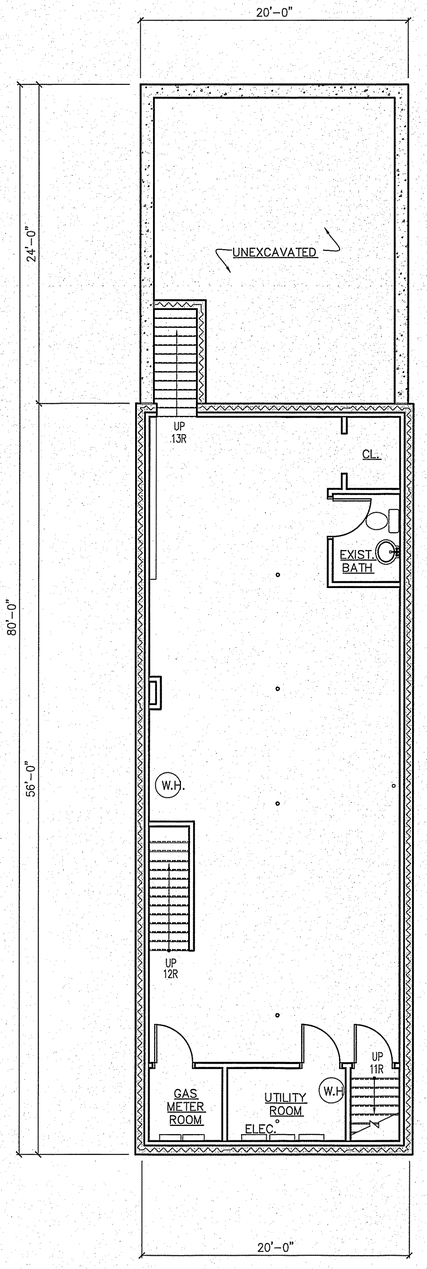
DRAWN BY:	JOB NO.
CH	1785NJ
CHECKED BY:	DATE:
VF	11.22.17

DWG. TITLE :
PLOT PLAN AND ZONING ANALYSIS

PAGE NUMBER
1 OF 3

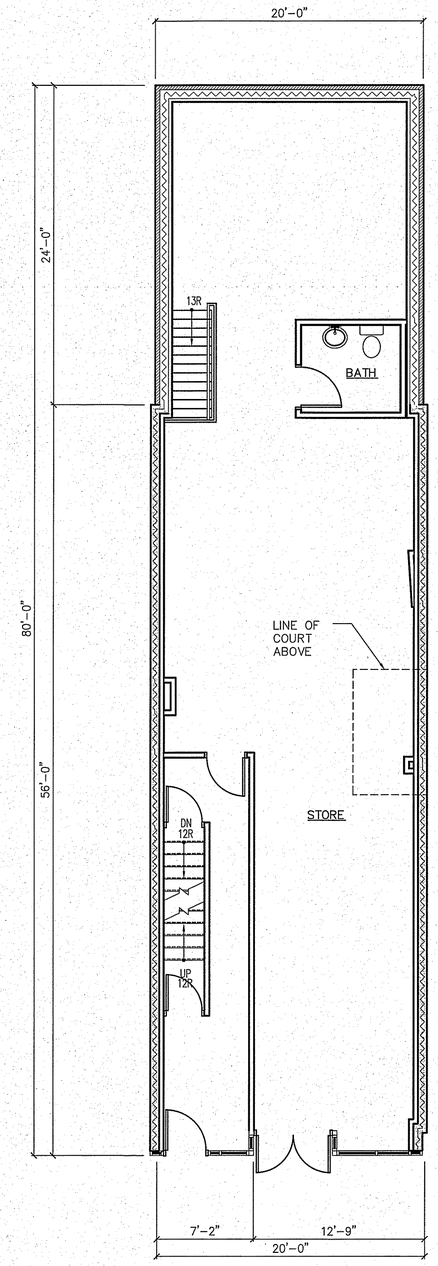
DWG. NO.
A-1

12/15/2017 10:25 AM
Z:\Clients\1785nj-Cyberm (6003 8th Avenue)\Existing Conditions\1785nj- Existing Conditions-1.dwg



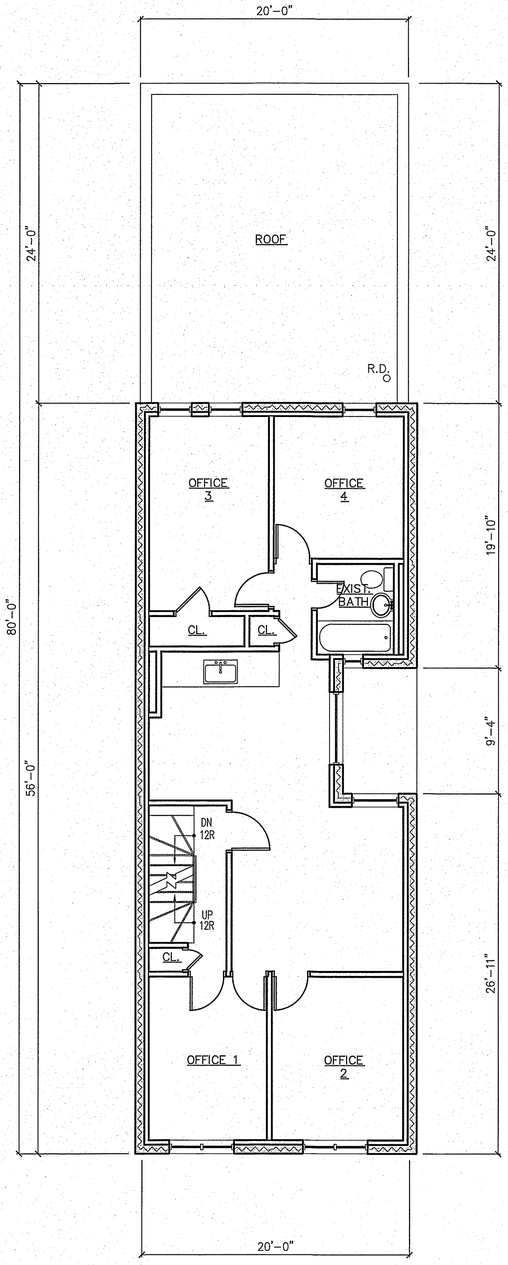
CELLAR FL. PLAN

3/16"=1'-0"



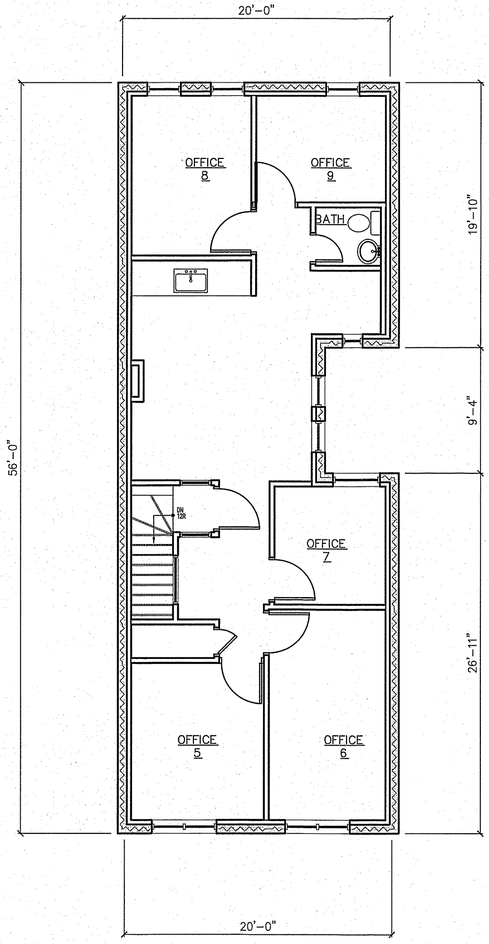
FIRST FL. PLAN

3/16=1'-0"



SECOND FL. PLAN

3/16"=1'-0"



THIRD FL. PLAN

3/16"=1'-0"

DESIGN DRAWINGS

THESE DRAWINGS ARE FOR THE EXPRESS USE OF T.F. CUSANELLI & FILLETTI ARCHITECTS P.C., NO REUSE OR REPRODUCTION PERMITTED BY LAW. COPYRIGHT © 2015

REGISTERED ARCHITECT
VICTOR A. FILLETTI
STATE OF NEW YORK

T.F. CUSANELLI & FILLETTI
ARCHITECTS, P.C.
143 TERRACE STREET
HAWORTH N.J. 07641
201-3849555
N.J. R.A. LIC # 07976, 16378

PROPOSED :

EXISTING MIXED USE BUILDING
6003 8TH AVE
BROOKLYN NY, 11220

REVISIONS		
NO.	DESCRIPTION	DATE
1	EXISTING CONDITIONS	11.22.17

NO.	TO WHOM:	DATE

ISSUES

DRAWN BY:	JOB NO.
CH	1785NJ
CHECKED BY:	DATE:
VF	11.22.17

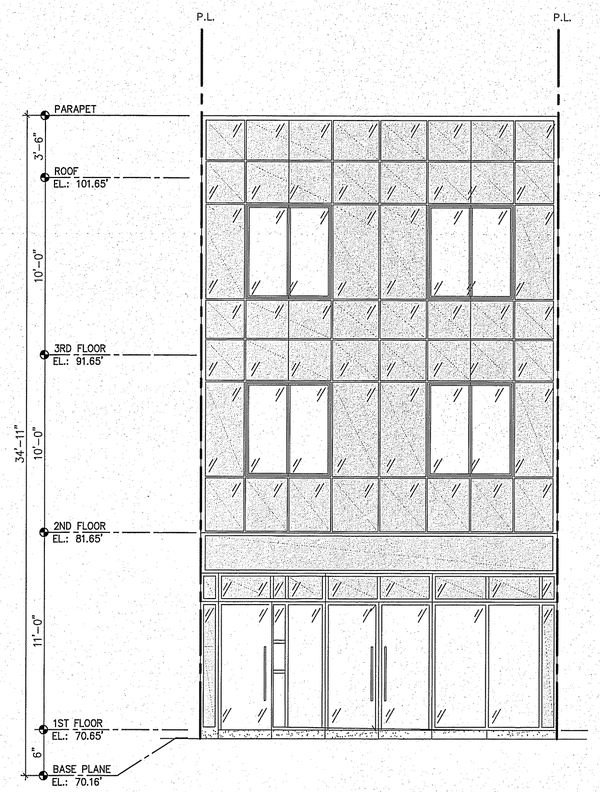
DWG. TITLE :

FLOOR
PLANS

PAGE NUMBER
2 OF 3

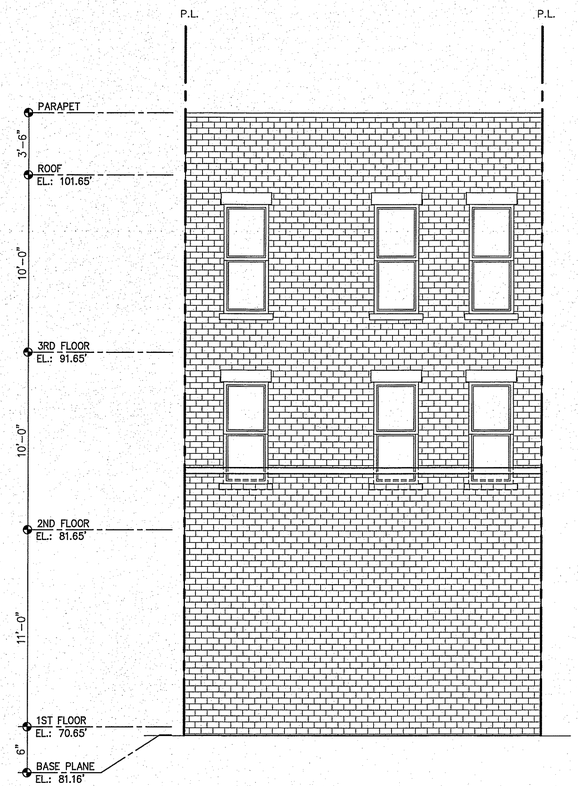
DWG. NO.
A-2

Z:\Clients\1785nj-Cyburn (6003 8th Avenue)\Existing Conditions-1.dwg 12/15/2017 10:25 AM



FRONT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REGISTERED ARCHITECT
VICTOR A. FILLETTI
NEW YORK

T.F. CUSANELLI & FILLETTI
ARCHITECTS, P.C.
143 TERRACE STREET
HAWORTH N.J. 07641
201-384-9555
N.J. R.A. LIC # 07976, 16378

PROPOSED :

EXISTING MIXED USE BUILDING
6003 8TH AVE
BROOKLYN NY, 11220

REVISIONS		
NO.	DESCRIPTION	DATE
1	EXISTING CONDITIONS	11.22.17

NO.	TO WHOM:	DATE

ISSUES

DRAWN BY:	JOB NO.
CH	1785NJ
CHECKED BY:	DATE:
VF	11.22.17

DWG. TITLE :

ELEVATIONS

PAGE NUMBER
3 OF 3

DWG. NO.
A-3

12/15/2017 10:25 AM

Z:\Clients\1785nj-Pizburn (6003 8th Avenue)\Existing Conditions\1785nj- Existing Conditions-1.dwg

DESIGN DRAWINGS

THESE DRAWINGS ARE FOR THE EXPRESS USE OF T.F. CUSANELLI & FILLETTI ARCHITECTS P.C., NO REUSE OR REPRODUCTION PERMITTED BY LAW. COPYRIGHT © 2015

Appendix B-

Zoning Diagrams (Block 5714, Lot 11)

612 80TH STREET
BROOKLYN, N.Y. 11220

ZONE: R6 / C1-3 **MAP:** 22a
BLOCK: 5714 **LOT:** 11
LOT AREA: (100' x 32') = 3200 S.F.

(1) LOT COVERAGE REGULATIONS:

FOR COMMERCIAL:
NO APPLICABLE LOT COVERAGE ZONING SECTION
FOR COMMERCIAL UNDER MIXED BUILDING AS PER
(ZR 35-10)

(2) ZONING COMPUTATION:

ADDRESS: 812 80TH STREET
BROOKLYN, NY 11220
BLOCK: 5714 LOT: 11
ZONING MAP: 22A ZONE: R6/C1-3
LOT AREA: 32' - 0" X 100' - 0" = 3200 S.F.

1) FLOOR AREA REGULATIONS
(SEE LOT AREA CALCULATION DIAGRAM)
FOR COMMERCIAL & COM. FACILITY USE (ZR33-121)
MAX F.A.R. = 4.8
MAX ALLOWABLE FLOOR AREA = 3200 X 4.8
= 15360 S.F.

2) FOR COMMERCIAL
MAX FAR = 2.0
MAX ALLOWABLE FLOOR AREA = 3200 X 2.0 = 6400 S.F.
PROPOSED COMMERCIAL: 2548 S.F < 6400 ... O.K.
PROPOSED COMM. FAC. 12706 < 15360 SF ... O.K.
ACTUAL COMMERCIAL F.A.R. = 2548/3200 = 0.796
ACTUAL COMM. FAC. F.A.R. = 12706/3200 = 3.971
TOTAL F.A.R. = COMMERCIAL F.A.R + COMM. FAC. F.A.R
= 0.796 + 3.971
= 4.767 < 4.800 ... O.K.

) YARD REGULATIONS: (ZR 33-26)

FOR COMMERCIAL:
FRONT YARD (ZR 35-51)
REQUIRED: NONE
PROPOSED: NONE
SIDE YARD (ZR 33-25)
REQUIRED: 0' or 8'
PROPOSED: 0' ....OK
REAR YARD (33-23B)
REQUIRED: PERMITTED OBSTRUCTION NOT TO EXCEED ONE STORY OR 23'-0" ABOVE CURB LEVEL, WHICHEVER IS HIGHER
PROPOSED = ONE STORY (12.2' ABOVE CURB LEVEL)
EXISTING: NONE....OK
REAR YARD (33-26)
REQUIRED: 20' MINIMUM AT EVERY REAR LOT LINE
PROPOSED= 20' - 0"

) HEIGHT & SETBACK REGULATIONS (ZR 33-431)

ON WIDE STREET, 60 FT ABOVE STREET LINE OR FOUR STORIES, 5.6 TO 1
15'-0" SETBACK REQUIRED ABOVE MAXIMUM BASE HEIGHT IF 60'-0"
PROPOSED FRONT WALL HEIGHT (4 STORIES) = 42' -11" < 60' - 0"
PROPOSED BUILDING HEIGHT = 73' - 11"

) STREET TREE PLANTING (ZR 33-03)

NEW STREET TREE REQUIRED WHEN DEVELOPMENT OR ENLARGEMENT INCREASES THE FLOOR AREA ON A ZONING LOT BY 20% OR MORE.
STREET TREE PLANTING (ZR 26-41)
REQUIRED = ONE TREE PER 25'-0" OFF STREET FRONTAGE
= 32'/25' = 1.28 = 1 TREE
1 STREET TREE PROVIDED OFF-SITE
EXACT LOCATION TO BE DETERMINED BY THE DEPARTMENT OF PARKS AND RECREATION.

(6) PARKING REGULATION

(A) FOR COMMERCIAL USE (ZR 36-21)
GENERAL RETAIL USES: 1 PARKING SPACE REQ'D PER 400 SF OF FLOOR AREA FOR CATEGORY B IN UG:6A, R-6
FIRST FLOOR COMMERCIAL = 2632 SF
CELLAR: 2731 SF (NOT FLOOR AREA)

2548 SF / 400 = 6.37 = 6 SPACES REQ'D

(B) FOR COMMUNITY FACILITY USE (ZR 36-21)
CHILD CARE SERVICE IN UG:3, C1-3/R-6:
(NOT IN LOWER DENSITY GROWTH MANAGEMENT AREA)
NO PARKING SPACE REQ'D

CHILD CARE SERVICES:			
FLOOR	FLOOR AREA	WAIVED	PARKING SPACES
2/F	2455 SF	WAIVED	0 SPACES
3/F	2236 SF	WAIVED	0 SPACES
		TOTAL:	0 SPACES

AMBULATORY DIAGNOSTIC OR TREATING CARE FACILITIES
IN UG:4, C1-3/R-6: 1 PARKING SPACE REQ'D PER 400 SF

AMBULATORY DIAGNOSTIC TREATMENT CARE FACILITIES:			
FLOOR	FLOOR AREA	FA / 400	PARKING SPACES
4/F	2219 SF	2219 / 400 = 5.55	6 SPACES
5/F	1749 SF	1749 / 400 = 4.37	4 SPACES
6/F	1749 SF	1749 / 400 = 4.37	4 SPACES
7/F	1749 SF	1749 / 400 = 4.37	4 SPACES
		TOTAL:	18 SPACES

(ZR 36-231)
IN C1-3, MAX. NO OF SPACES FOR WHICH PARKING REQUIREMENTS ARE WAIVED IF LESS THAN 25 SPACES
TOTAL PARKING REQUIRED = 6 +18
= 24 < 25
PARKING REQUIREMENT WAIVED

(7) LOADING BERTH REGULATIONS

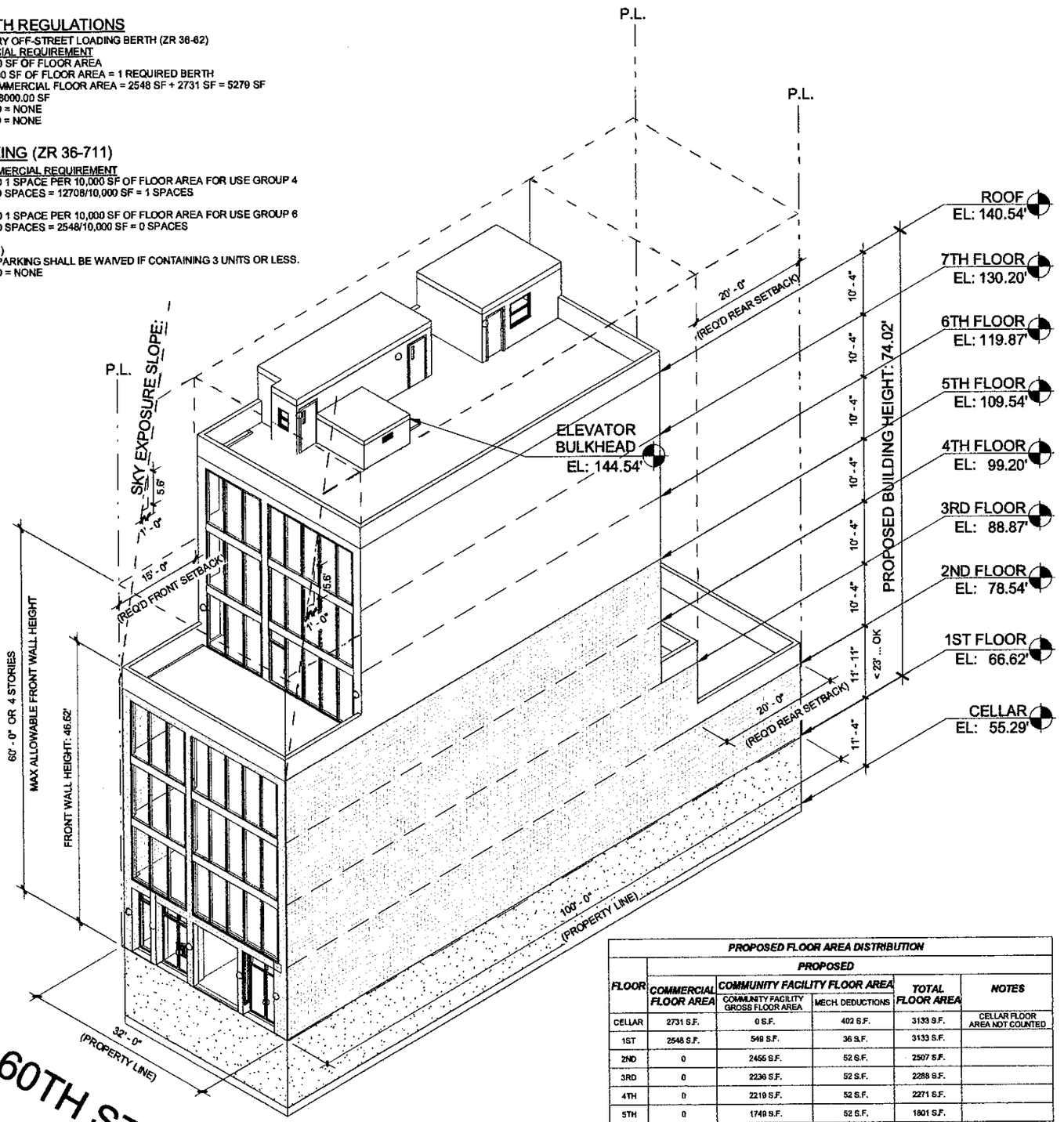
REQUIRED ACCESSORY OFF-STREET LOADING BERTH (ZR 36-62)
(A) COMMERCIAL REQUIREMENT
FIRST 8000 SF OF FLOOR AREA
NEXT 17000 SF OF FLOOR AREA = 1 REQUIRED BERTH
TOTAL COMMERCIAL FLOOR AREA = 2548 SF + 2731 SF = 5279 SF
5279 SF < 8000.00 SF
REQUIRED = NONE
PROVIDED = NONE

(8) BICYCLE PARKING (ZR 36-711)

(A) FOR COMMERCIAL REQUIREMENT
REQUIRED 1 SPACE PER 10,000 SF OF FLOOR AREA FOR USE GROUP 4
REQUIRED SPACES = 12708/10,000 SF = 1 SPACES

REQUIRED 1 SPACE PER 10,000 SF OF FLOOR AREA FOR USE GROUP 6
REQUIRED SPACES = 2548/10,000 SF = 0 SPACES

(ZR 36-711)
BICYCLE PARKING SHALL BE WAIVED IF CONTAINING 3 UNITS OR LESS.
PROVIDED = NONE



PROPOSED FLOOR AREA DISTRIBUTION					
	PROPOSED				
FLOOR	COMMERCIAL FLOOR AREA	COMMUNITY FACILITY FLOOR AREA		TOTAL FLOOR AREA	NOTES
		COMMUNITY FACILITY GROSS FLOOR AREA	MECH. DEDUCTIONS		
CELLAR	2731 S.F.	0 S.F.	402 S.F.	3133 S.F.	CELLAR FLOOR AREA NOT COUNTED
1ST	2548 S.F.	549 S.F.	36 S.F.	3133 S.F.	
2ND	0	2455 S.F.	52 S.F.	2507 S.F.	
3RD	0	2236 S.F.	52 S.F.	2288 S.F.	
4TH	0	2219 S.F.	52 S.F.	2271 S.F.	
5TH	0	1749 S.F.	52 S.F.	1801 S.F.	
6TH	0	1749 S.F.	52 S.F.	1801 S.F.	
7TH	0	1749 S.F.	52 S.F.	1801 S.F.	
ROOF	NOT ZONING FLOOR AREA		173 S.F.	512 S.F.	BULKHEAD & BOILER ROOM NOT F.A.
TOTAL COMMUNITY FACILITY FLOOR AREA = 12706 S.F.					
TOTAL COMMERCIAL FLOOR AREA = 2548 S.F.					
TOTAL FLOOR AREA = 2548 S.F. + 12706 .F. = 15254 S.F. < 15360 S.F. ...OK					

NYC Buildings

ZD1 Zoning Diagram

Must be type written.

DEPT. BLDGS. 320782818 Job Number
SC121010009 Scan Code

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15
☐ Yes ☐ No

Location Information

House No(s)	812
Street Name	60th Street
Borough	Brooklyn
Block	5714
Lot	11
BIN	3141155

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or exchange for special consideration. violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)
MU SHIH S.YEN

Signature Date 12/28/14

STATE OF NEW YORK
MU SHIH SAMUEL YEN
061576
LICENSED PROFESSIONAL ENGINEER

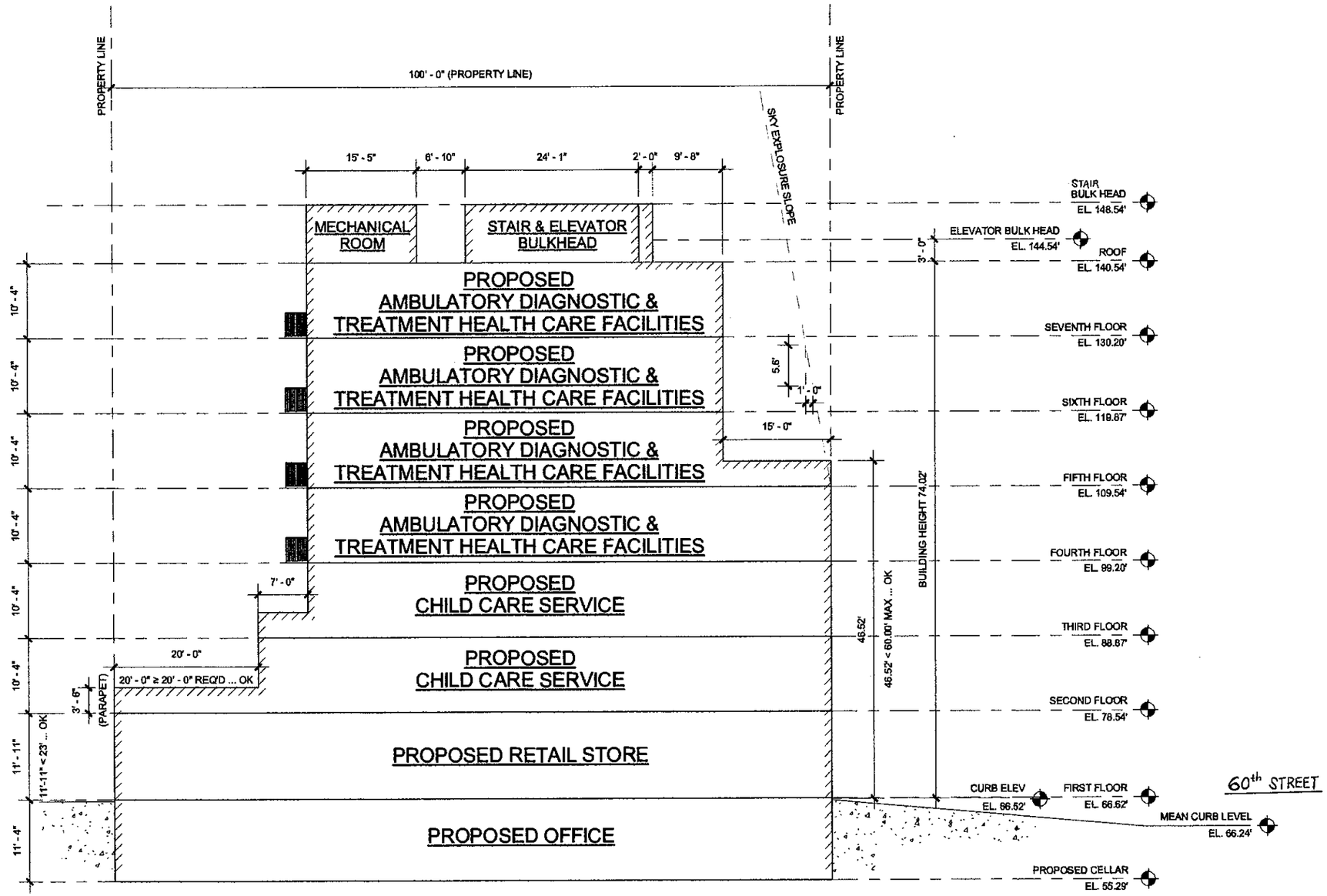
P.E./R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

Scan Code ES0644445794
Job Number DEPT OF BLDGS 320782818



DIAGRAMMATIC SECTION

NOT TO SCALE

NYC Buildings

ZD1 Zoning Diagram

Must be type written.

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15 ☐ Yes ☐ No

Location Information

House No(s)	812
Street Name	60th Street
Borough	Brooklyn
Block	5714
Lot	11
BIN	3141155

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or exchange for special consideration. violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)

MU SHIH S.YEN

Signature Date 3/28/14

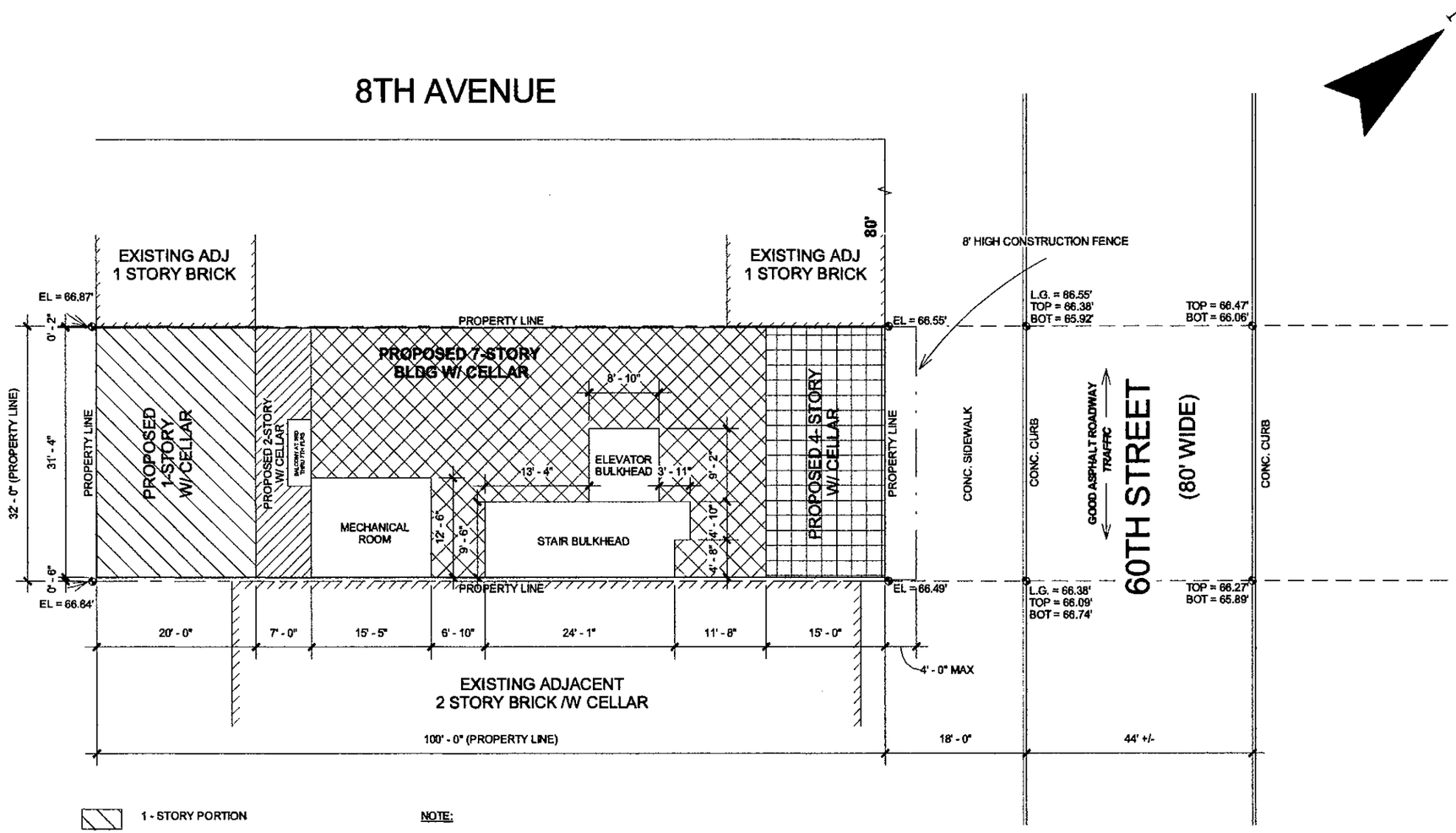
STATE OF NEW YORK
MU SHIH SAMUEL YEN
LICENSED PROFESSIONAL ENGINEER

P.E./R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



1 - STORY PORTION

2 - STORY PORTION

4 - STORY PORTION

7 - STORY PORTION

8' HIGH CONSTRUCTION FENCE

NOTE:

1. TOTAL ONE TREE REQUIRED AS PER ZR 33-03 & ZR 26-41. PROPOSED STREET TREE TO BE OFF-SITE. THE EXACT LOCATION OF TREE TO BE DETRMINED BY THE DEPARTMENT OF PARKS AND RECREATION.
2. WRITTEN NOTIFICATION WILL BE MADE TO THE DEPARTMENT OF PARKS AND RECREATION PRIOR TO COMMENCEMENT OF SUCH WORK.
3. BUILDING COMPLIES WITH EARTHQUAKE REQUIREMENT AS PER LL 17/95.
4. BUILDING IS LOCATED INSIDE FIRE DISTRICT.
5. THIS PROPERTY IS NOT LOCATED IN THE FLOOD ZONE AREA.

PLOT PLAN

NOT TO SCALE

NYC Buildings

ZD1 Zoning Diagram

Must be type written.

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15

☐ Yes ☐ No

Location Information

House No(s)	812
Street Name	60th Street
Borough	Brooklyn
Block	5714
Lot	11
BIN	3141155

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or exchange for special consideration. violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)

MU SHIH S.YEN

Signature

Date 2/24/14

STATE OF NEW YORK
MU SHIH SAMUEL YEN
051576
LICENSED PROFESSIONAL ENGINEER

P.E./R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 1

1 Applicant Information *Required for all applications.*

Last Name YEN | First Name MU SHIH | Middle Initial

Business Name T&P DEVELOPMENT | Business Telephone (718) 717 3738

Business Address 773 60TH STREET | Business Fax (718) 865 0822

City BROOKLYN | State NY | Zip 11220 | Mobile Telephone

E-Mail CBG11220@GMAIL.COM | License Number 051576

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 0 | Parking area 0 sq. ft. | Parking Spaces: Total 0 | Enclosed 0

3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

Board of Standards & Appeals (BSA)

- ☐ Variance — Cal. No. _____ — Authorizing Zoning Section 72-21
- ☐ Special Permit — Cal. No. _____ — Authorizing Zoning Section _____
- ☐ General City Law Waiver — Cal. No. _____ — General City Law Section _____
- ☐ Other — Cal. No. _____

City Planning Commission (CPC)

- ☐ Special Permit — ULURP No. _____ — Authorizing Zoning Section _____
- ☐ Authorization — App. No. _____ — Authorizing Zoning Section _____
- ☐ Certification — App. No. _____ — Authorizing Zoning Section _____
- ☐ Other — App. No. _____

4 Proposed Floor Area *Required for all applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.) Residential	Community Facility	Commercial	Manufacturing	FAR
CELLAR	3133	6A	0	0	0	0	0
1st	3133	6A	0	549	2548	0	0.97
2nd	2507	3	0	2455	0	0	0.77
3rd	2288	3	0	2236	0	0	0.70
4th	2271	4	0	2219	0	0	0.69
5th	1801	4	0	1749	0	0	0.55
6th	1801	4	0	1749	0	0	0.55
7th	1801	4	0	1749	0	0	0.55

ZD1

Sheet 1 of 1

4 Proposed Floor Area *Required for all applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.) Residential	Community Facility	Commercial	Manufacturing	FAR

About AECOM
AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental and energy. With approximately 95,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments.

AECOM
125 Broad Street
New York, NY 10004
T 212.377.8400
F 212.377.8410
www.aecom.com