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9818 Fort Hamilton Ave Rezoning

Environmental Assessment Statement

Address: 9818 Fort Hamilton Avenue, Brooklyn, New York

Block 3163, Lots 30 & 32

CEQR Reference: 26DCP053K

ULURP Reference: 260115ZMK, 260116ZRK

Lead Agency:
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Prepared for:
Bay Ridge Community
Development Center Inc.

Prepared by:
GZA GeoEnvironmental, Inc.

Date Submitted:
December 9, 2025

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EAS SHORT FORM

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

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

Part I: GENERAL INFORMATION

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

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 9818 Fort Hamilton Parkway Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 26DCP053K	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 260115ZMK, 260116ZRK	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY Department of City Planning (DCP)			NAME OF APPLICANT Bay Ridge Community Development Center Inc.		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Maxim Gladkiy GZA GeoEnvironmental Inc.		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 104 W 29th St, New York		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10001
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 917-215-2975	EMAIL maxim.gladkiy@gza.com	

5. *Project Description*

The Applicant, Bay Ridge Community Development Center Inc., seeks the approval of a zoning map amendment and zoning text amendments (the Proposed Actions). The zoning map amendment would rezone Block 6131, Lot 1 (the Affected Area) to an R6A zoning district. The zoning text amendments would amend Appendix F of the Zoning Resolution to designate the Affected Area a Mandatory Inclusionary Housing (MIH) area.

The Proposed Development involves the demolishing of the existing Bay Ridge Community Center with its four existing 1-story buildings on Block 6131, Lot 1 and the development of a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF / 33,055 ZSF (2.64 FAR) occupying a 12,500 SF corner lot. The Proposed Development will have exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; a library, youth room, museum art studio, classrooms, office, café and outdoor terrace on the third floor; and a conference center and visitor offices on the fourth floor. The Proposed Development will have a base height of 40 feet and rise to a total height of 54 feet.

For the purposes of a Reasonable Worst Case Development Scenario (RWCDS), the Applicant's proposed building was analyzed. The Applicant received public funding for the redevelopment of their existing community center to a new community center. Therefore, a different With-Action development scenario is not considered.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 10	STREET ADDRESS 9818 Fort Hamilton Parkway Rezoning
TAX BLOCK(S) AND LOT(S) Block 6131, Lot 1		ZIP CODE 11209
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Area is located in the Fort Hamilton neighborhood of Brooklyn Community District 10. It is bounded by Forth Hamilton Parkway to the southeast and 99th Street to the southwest.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4B		ZONING SECTIONAL MAP NUMBER 22b

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 ☐ Cogeneration Facility ☐ Title V Permit

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

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

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 12,500 Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.): 5,363 Other, describe (sq. ft.): 2,012 - lawn

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): 48,904
NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 48,904
HEIGHT OF EACH BUILDING (ft.): 54 NUMBER OF STORIES OF EACH BUILDING: 4

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: 12,500
The total square feet not owned or controlled by the applicant: 0

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: 12,500 sq. ft. (width x length) VOLUME OF DISTURBANCE: 187,500 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 12,500 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.)	-	-	48,904	-

Type (*e.g.,* retail, office, school)	- units	-	Community Center	-

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 0 NUMBER OF ADDITIONAL WORKERS: 16

Provide a brief explanation of how these numbers were determined: The number of additional workers was determined based on the incremental sq. footage of the proposed use considering the following worker density: 1 employee per 1,000 GSF of community facility.

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: Absent approval of the proposed actions, the Applicant could reasonably redevelop the Project Site with a new three-story, plus sub-cellar and cellar community center with a total floor area of approximately 32,480 GSF / 20,625 ZSF (1.65 FAR) in the current R4B Zoning District. The as-of-right development would have three stories and rise to a total height of 32 feet, the maximum permitted height for community facility uses in the current R4B Zoning District.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2029

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 16 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The analysis year for the Proposed Actions is based on a projected 18-month CEQR review period starting with the approval of RWCDS, a 7-month ULURP process, and a 16-month single phase construction schedule for the Applicant-owned Projected Development Site 1.

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. See Section 2.1		
(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		
○ **Early Childhood Programs:** 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)	☐	☒
○ **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)	☐	☒
○ **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)	☐	☒
○ **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 project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☐	☒
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		

	YES	NO
(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. See Section 2.4 and Appendix A		
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 Protection Plan Project Tracking 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) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) 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?	☐	☒
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) 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?	☐	☒
(f) 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)?	☐	☒
(g) 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?	☐	☒
(h) 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?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Section 2.5	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☒	☐
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?	☐	☐
(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?	☐	☒

	YES	NO
(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): 97.81		
○ 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): 12,260,233		
(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, bus trips, or 50 Citywide Ferry Service ferry 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), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ 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, or Citywide Ferry Service landing?	☐	☐
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 114 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?	☐	☒
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		

	YES	NO
preliminary analysis, if necessary. No significant adverse impacts were identified in other CEQR chapters, therefore a Public Health assessment is not warranted.		
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. No significant adverse impacts were identified in other CEQR chapters, therefore a Neighborhood Character assessment is not warranted.		
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. A construction impact assessment is warranted. See Section 2.10		

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
Maxim Gladkiy, GZA GeoEnvironmental	12/9/2025

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? ☐ YES ☐ NO

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

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

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

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, 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 that the proposed project:

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
NAME	DATE
SIGNATURE	

Figure 1.1-1: Site Location

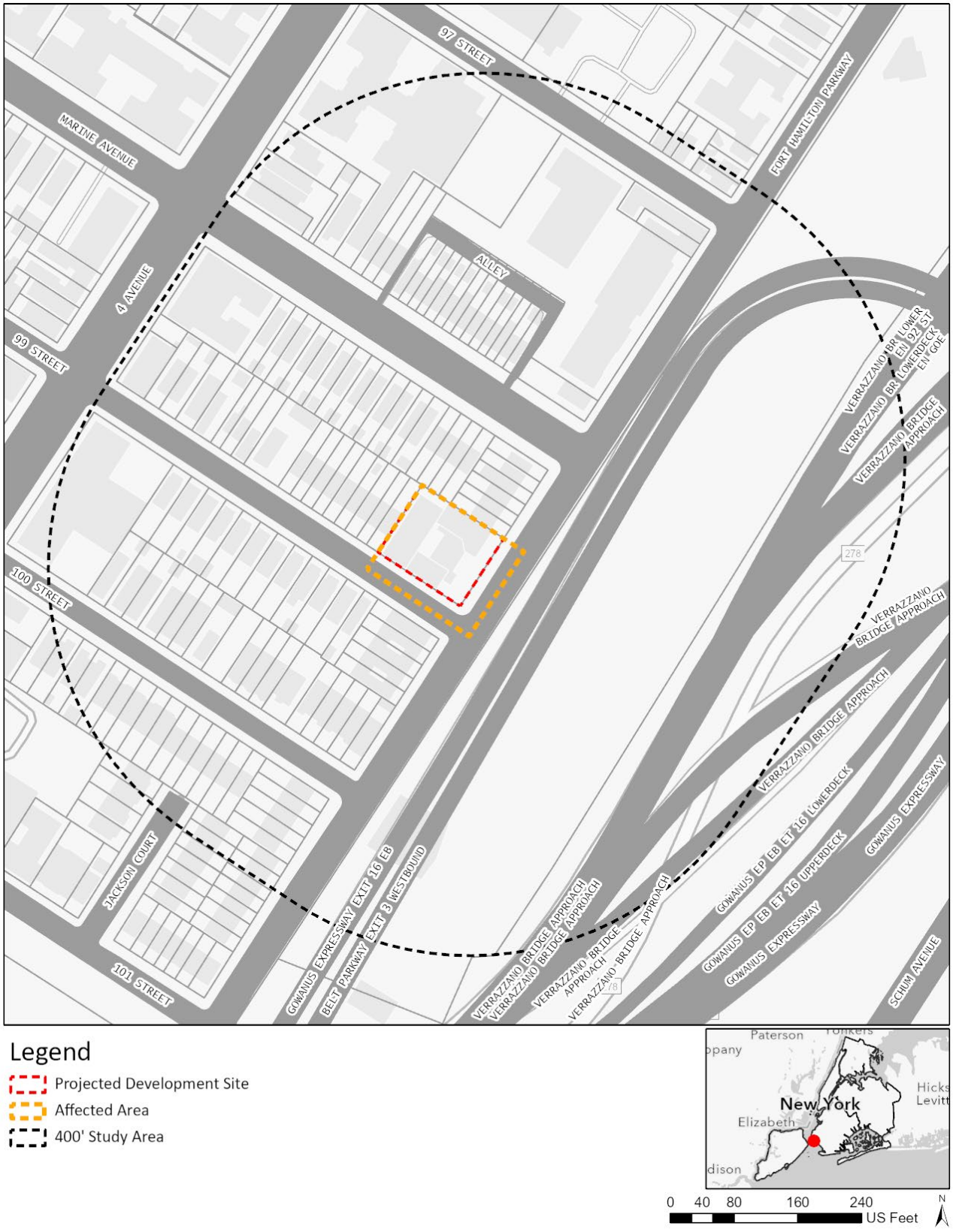


Figure 1.1-2: Existing Land Use



Figure 1.1-3: Zoning Map

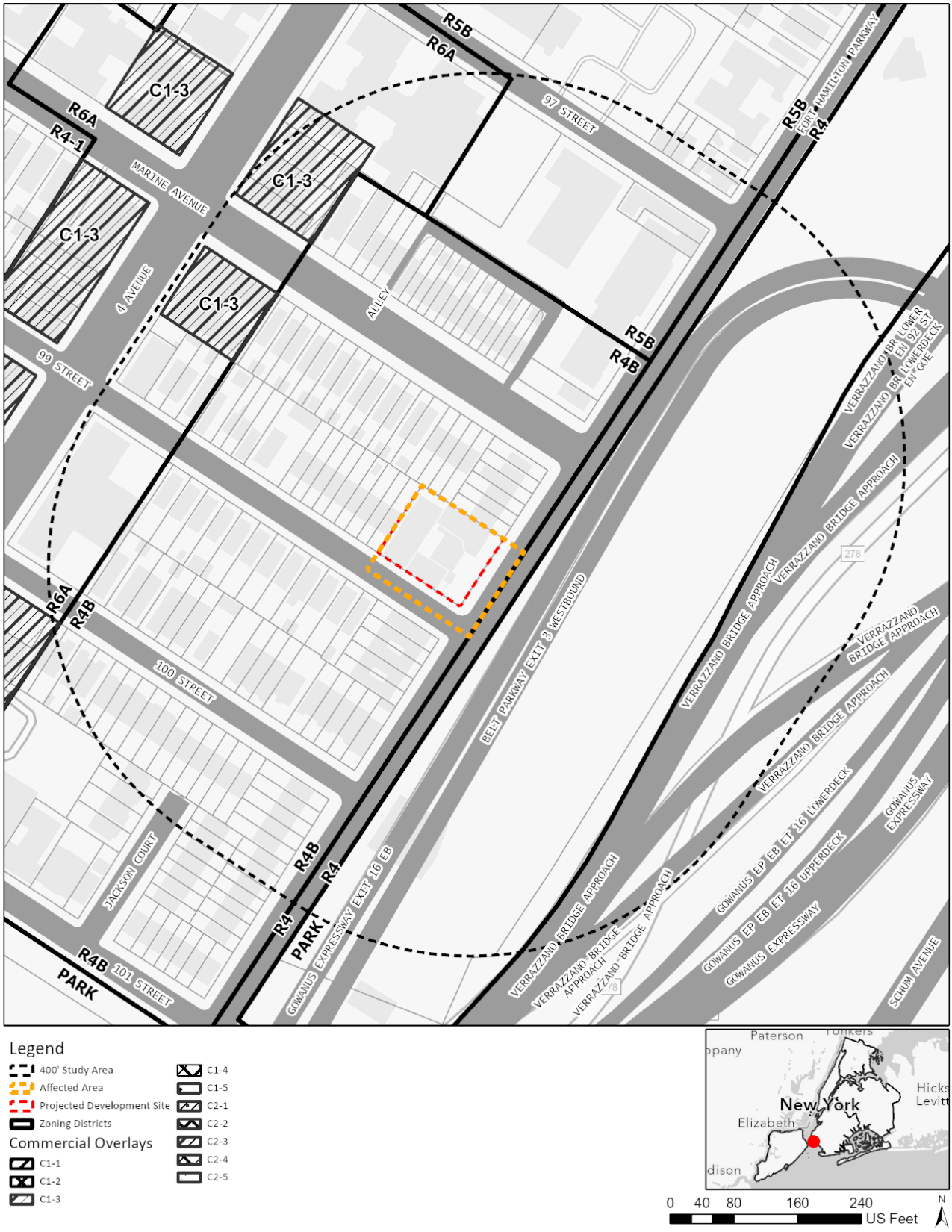


Figure 1.1-4: Zoning Change Map



Figure 1.1-5: Tax Map

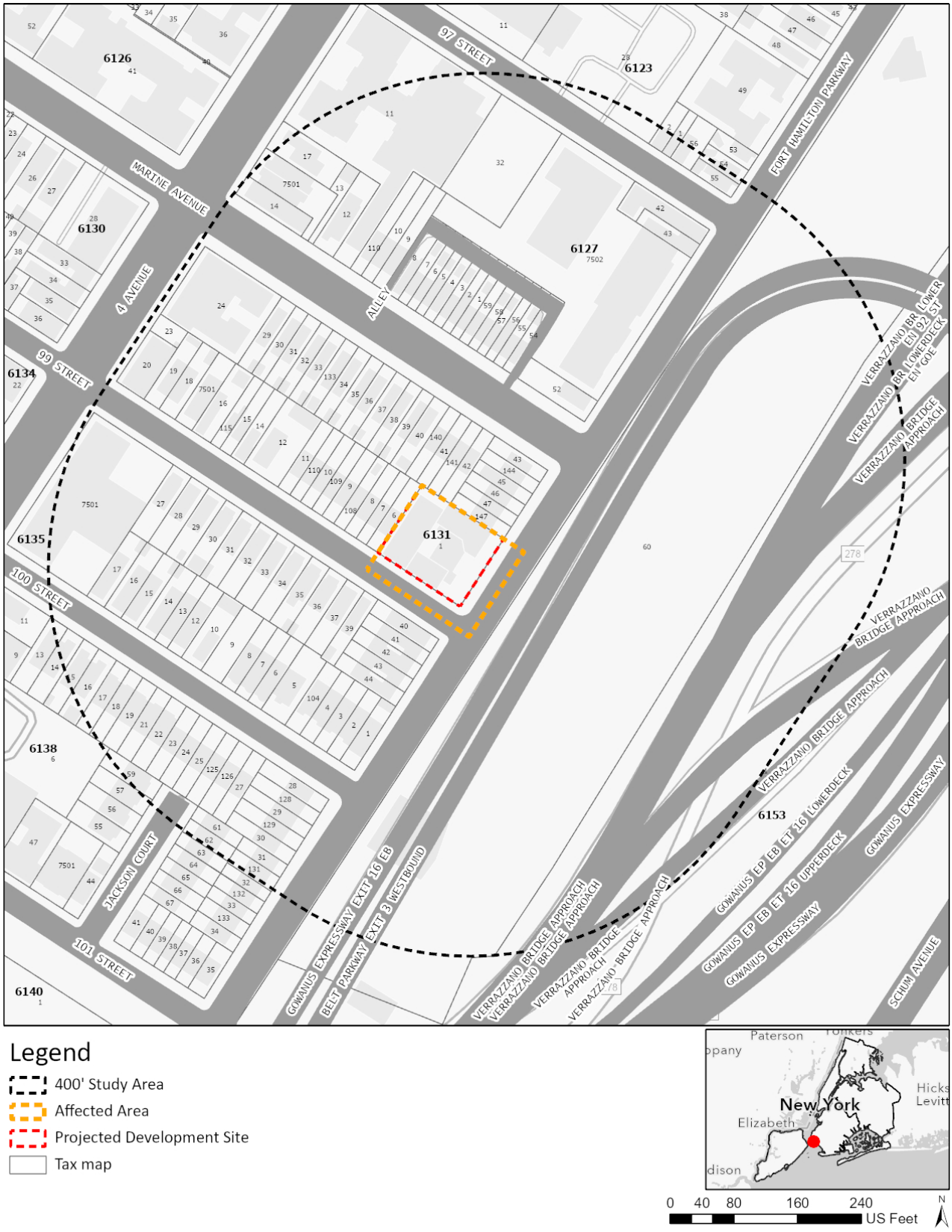


Figure 1.1-6a: Site Photos (1)



1 View of 99th Street from 4th Avenue facing southeast.



Projected Development Site Photo Key



2 View of 99th Street facing southeast.



3 View of Projected Development Site from 99th Street facing southeast.

Figure 1.1-6b: Site Photos (2)



4 View of Projected Development Site from Fort Hamilton Parkway facing northeast.



Projected Development Site Photo Key



5 View of Fort Hamilton Parkway facing southwest.



6 View of Projected Development Site from Fort Hamilton Parkway facing north.

Figure 1.1-6c: Site Photos (3)



7 View of Fort Hamilton Parkway facing southwest.



Projected Development Site Photo Key



8 View of Fort Hamilton Parkway facing northeast.



9 View of Marine Avenue facing northwest.

Figure 1.1-6c: Site Photos (4)



10 View of Marine Avenue facing northwest.



Projected Development Site Photo Key



11 View of Fort Hamilton Parkway facing southwest.



12 View of Fort Hamilton Parkway facing southwest.

1 Project Description

1.1 Introduction

The "Applicant," Bay Ridge Community Development Center, seeks a zoning map amendment and a zoning text amendment (the "Proposed Actions") in order to facilitate the redevelopment of Block 6131, Lot 1 (the "Affected Area") in the Fort Hamilton neighborhood of Brooklyn Community District 10. The Affected Area has an area of approximately 12,500 square feet (SF), and is bounded by Marine Avenue to the north, Fort Hamilton Parkway to the east, 99th Street to the South, and 4th Avenue to the west. The proposed zoning map amendment would rezone the Affected Area from the existing R4B zoning district to an R6A zoning district. The Applicant is also requesting a zoning text amendment to Appendix F of the New York City Zoning Resolution to designate a Mandatory Inclusionary Housing (MIH) area that coincides with the Affected Area.

The proposed text amendment of ZR Appendix F is necessary to establish an MIH Area, which would require new developments to set aside 20-30 percent of the residential floor area for affordable housing. MIH Option 1 requires an affordable housing set aside of 25 percent of the residential floor area at an average of 60 percent of AMI with 10 percent at 40 percent AMI. MIH Option 2 requires an affordable housing set aside of 30 percent of the residential floor area at an average of 80 percent AMI. MIH Option 3 requires an affordable housing set aside of 20 percent of the residential floor area at an average of 40 percent AMI. The Applicant proposes mapping MIH Option 1, Option 2, and Option 3 within the Affected Area to provide maximum flexibility for both Applicant-controlled and non-Applicant-controlled sites.

The Proposed Actions are sought to facilitate the redevelopment of the Applicant-controlled Block 6131, Lot 1 (the "Projected Development Site"). The development on the Projected Development Site would include a four-story, plus cellar and sub-cellar, 50-foot-tall, community center, encompassing approximately 48,904 gross square feet (GSF) (33,055 zoning square feet (ZSF), 2.64 floor area ratio (FAR)) (the "Proposed Project"). The proposed community center, which would replace an existing community center, would have exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; a library, youth room, museum art studio, classrooms, office, café and outdoor terrace on the third floor; and a conference center and visitor offices on the fourth floor.

For the purposes of a Reasonable Worst Case Development Scenario (RWCDS), the Applicant's proposed building was analyzed. The Applicant received public funding for the redevelopment of their existing community center to a new community center. Therefore, a different With-Action development scenario is not considered.

The Proposed Actions are discretionary actions subject to environmental review. The New York City Department of City Planning (DCP) is the lead agency on behalf of the New York City Planning

Commission (CPC) for environmental review under the City Environmental Quality Review Act (CEQR).

1.2 Background and Site History

The Affected Area is located in the Fort Hamilton neighborhood of Brooklyn, Community District 10. It was originally zoned R6 since the 1961 zoning ordinance was enacted. In 1978, the Affected Area was included in the Special Bay Ridge District and was subsequently rezoned from R6 to R4B as part of the 2005 Special Bay Ridge District Rezoning and Text Amendment. The site has been under the Applicant's ownership since 2020.

1.3 Description of the Surrounding Area

The Affected Area is located within the Fort Hamilton neighborhood of Brooklyn Community District 10. It is bounded by Marine Avenue to the northeast, Fort Hamilton Parkway to the southeast, 99th Street to the southwest, and 4th Avenue to the northwest, with frontages along Fort Hamilton Parkway and 99th Street. Fort Hamilton Parkway is a 100-foot-wide north-south two-way road classified as a Minor Arterial by the New York State Department of Transportation (NYS DOT) with one moving lane of traffic in each direction and curbside parking on both sides of the street. 99th Street is a 50-foot-wide one-way southbound road classified as a local road by the NYS DOT with one moving lane of traffic and curbside parking on both sides. 4th Avenue is a 100-foot-wide north-south two-way road classified as Principal Arterial Other by the NYS DOT with two moving lanes of traffic in each direction and curbside parking on both sides of the street. Marine Avenue is an 80-foot-wide east-west two-way road classified as a local road by the NYS DOT with one moving lane of traffic in each direction and curbside parking on both sides of the street. Just east of the Affected Area, there is an elevated section of highway running parallel to Fort Hamilton Parkway, which connects the Belt Parkway to the Verrazano Bridge, as well as portions of the Gowanus Expressway and Verrazano Bridge.

To the north, south, and west, the 400-foot area surrounding the Affected Area primarily consists of mostly one- and two-family residential buildings, multi-family residential buildings and mixed commercial and residential buildings. To the east of the Affected Area, there is John J. Carty Park, which is partially under the elevated Belt Parkway – Verrazano Bridge on/off-ramp and features tennis, pickleball, and handball courts. Additionally, a portion of the Fort Hamilton Military Base is located within the 400-foot study area east of the Affected Area.

The Affected Area is located within an R4B zoning district that stretches along Fort Hamilton Parkway to the north and south and extends approximately 300 feet towards 4th Avenue in the west. Along 4th Avenue, portions of the 400-foot study area are zoned R6A with partial C1-3 overlays. North of the Affected Area, a portion of the 400-foot study area is within a R5B zoning district, while east of the site, portions of the study area are zoned as park land and R4, where John J. Carty Park and the Fort Hamilton Military Base are located.

The Bay Ridge-95 St subway station, providing R train service, is located approximately a quarter mile northwest of the Affected Area, at the intersection of 4th Avenue and 95th Street. Four bus lines, namely the B8, B16, B37, and B63, also serve the area. The B8 provides service between Dyker Heights and East Flatbush, the B16 between Bay Ridge and Lefferts Garden, the B37 between Downtown Brooklyn and Bay Ridge, and the B63 between Bay Ridge and Cobble Hill. All lines have bus stops located along 4th Avenue west of the Affected Area and the B8 also has a stop located near the intersection of Fort Hamilton Parkway and Marine Avenue, just northeast of the Affected Area.

1.4 Description of the Affected Area

The Affected Area includes Block 6131, Lot 1 situated in the Fort Hamilton neighborhood of Brooklyn Community District 10. The Affected Area contains 12,500 SF of lot area within an R4B zoning district and is bounded by Marine Avenue to the northeast, Fort Hamilton Parkway to the southeast, 99th Street to the southwest, and 4th Avenue to the northwest.

Applicant-Controlled Sites

The Applicant-owned Projected Development Site 1, which is coterminous with the Affected Area, includes Block 6131, Lot 1, which is a corner lot with an area of 12,500 SF with 100 feet of frontage along Fort Hamilton Parkway and 125 feet of frontage along 99th Street. The lot is currently improved with the Bay Ridge Community Center, which includes four one-story buildings with a total of 6,960 GSF.

1.5 Description of the Proposed Project

The Proposed Project would be a new four-story, plus cellar and sub-cellar, 50-foot-tall, community center, encompassing approximately 48,904 gross square feet (GSF) (33,055 zoning square feet (ZSF), 2.64 floor area ratio (FAR)) (the "Proposed Project"). The proposed community center, which would replace an existing community center, would have exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; a library, youth room, museum art studio, classrooms, office, café and outdoor terrace on the third floor; and a conference center and visitor offices on the fourth floor.

1.6 Action(s) Necessary to Facilitate the Project

The actions necessary to facilitate the construction of the Proposed Project consist of:

(1) a zoning map amendment to map a R6A zoning district in the Affected Area currently zoned as R4B;

(2) a zoning text amendment to ZR Appendix F to map a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area.

1.7 Purpose and Need

The Proposed Actions are intended to allow for the construction of a new community center that serves to promote and provide the highest quality activities and services that will contribute to the physical, emotional and social well-being of the community. The vision of the Bay Ridge Community Development Center Inc. (BRCDC) is to enhance the quality of life and to fill the unmet needs of the community. BRCDC is dedicated to accomplishing these goals by providing supervised program opportunities for the enrichment of children and teens, activities and services for adults and senior citizens, and affordable recreational, social, and educational activities to community residents of all ages, regardless of ethnicity, gender or economic status. BRCDC, which operates the existing community center on the Proposed Development Site needs additional space to expand its current programs and add additional programs. Current Programs include: Community case work; Summer camp program and feeding center (for NYC students); Food Pantry distribution; youth programs; Civic engagement; Health Initiatives programs; Community Outreach; Women's Support Group; Seasonal Distributions. Proposed Programs upon the completion of the new community center include: Museum/Art Gallery; Youth Basketball; Swimming; UPK Mental Health/Substance Abuse counseling; Extended Food Pantry/Hot meal program; Community.

The proposed development would be consistent with the existing community facility uses within the Affected Area and the surrounding residential uses. Projected Development Site 1 is predominantly surrounded by residential districts and is located close to public transit. The Proposed Actions aim to facilitate the development of a larger community center that would enhance the quality of life and address the unmet needs of the neighborhood's residents. The proposed development also aligns with the recently approved 9114 5th Avenue Rezoning and the proposed 9201 4th Avenue Rezoning, both of which are expected to generate additional residents.

1.8 Analysis Framework

The analysis framework compares the incremental difference between the proposed and potential development under the Proposed Actions (Future With-Action Condition) and the development which could occur under the existing zoning (Future No-Action Condition) by the build year specified below. 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 Affected Area. The analysis framework is described below:

Reasonable Worst-Case Development Scenario

Discretionary actions sometimes permit a range of project characteristics, or development scenarios, to occur even though the action may be sought in order to facilitate a specific development. From the range of possible scenarios that are considered reasonable and likely, the scenario with the worst environmental consequences is chosen for analysis. This is

considered to be the Reasonable Worst-Case Development Scenario (RWCDS), the use of which ensures that, regardless of which scenario actually occurs, its impacts would be no worse than those considered in the environmental review. The environmental assessment examines the incremental differences between the RWCDS of the future without the project in place (No-Action Condition) and the future with the Proposed Actions (With-Action Condition).

The *2021 CEQR Technical Manua*l categorizes soft sites as either "projected" or "potential" development sites. Projected development sites are defined as those sites that are more likely to be developed as a result of the proposed project. Potential sites are defined as sites that could be developed but have been determined to have less development potential than the projected development sites, based on observed historic and current market conditions, location, site configuration, proximity to transit, infrastructure and other facilities, and other factors that affect the likelihood that they would be developed under the proposed actions. Projected development sites are analyzed for both site-specific and density-related effects, whereas potential development sites are only analyzed for site-specific effects.

Pursuant to 2021 CEQR Technical Manual methodology, sites may be considered 'soft' if they are built to substantially less than the maximum permitted floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. Sites that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use.

Build Year

The build year for the analysis is anticipated to be 2029 in consideration of an 18-month environmental review process starting with the approval of RWCDS and a 7-month ULURP process.

Future Without the Proposed Actions (No-Action Condition)

Absent approval of the proposed actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new three-story, plus sub-cellar and cellar community center with a total floor area of approximately 32,480 GSF (20,625 ZSF, 1.65 FAR) per Special Floor Area Regulations of the Special Bay Ridge District. This as-of-right development would provide similar but less and smaller programming spaces as the Proposed Development (e.g. exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; and a library, youth room, classrooms, office, café and outdoor terrace on the third floor). The as-of-right development would have three stories and rise to a total height of 32 feet.

Future With the Proposed Actions (With-Action Condition)

Projected Development Site 1 (Block 6131, Lot 1; Applicant-Owned Lot)

The Reasonable Worst Case Development Scenario (RWCDS) follows the Applicant's proposal. The Applicant received public funding for the redevelopment of their existing community center to a new community center. A different With-Action Development is not feasible or considered.

In the future with the Proposed Actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF (33,055 ZSF, 2.64 FAR) occupying a 12,500 SF corner lot. The Proposed Development will have exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; a library, youth room, museum art studio, classrooms, office, café and outdoor terrace on the third floor; and a conference center and visitor offices on the fourth floor. The Proposed Development will have a base height of 40 feet and rise to a total height of 54 feet.

The Projected Development Site is shown in **Figure 1.1-1**.

Only Projected Development Site 1 is considered in the increment between the No-Action and With-Action Conditions. As presented in **Table 1.1-1**, compared to the No-Action Condition, the Proposed Actions would result in an increase of 16,424 GSF of community facility use. In terms of workers, the Proposed Actions would result in an incremental increase of 16 employees, as compared to the No-Action Condition.

Table 1.8-1: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Commercial GSF	-	-	-
Manufacturing GSF	-	-	-
Community Facility GSF	32,480	48,904	+16,424
Residential GSF	-	-	-
Total GSF	32,480	48,904	+16,424
Residential DUs	-	-	-
Residents[1]	-	-	-
Workers[2]	32	49	+16

1: Assumes 2.58 residents per household average - 2020 American Community Survey Brooklyn CD 10

2: Assumes 3 employees per 1,000 sf

2 Environmental Review

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form. Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *2021 CEQR Technical Manual*. 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 *2021 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
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Air Quality
- Noise
- Neighborhood Character

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 Study Area. This section considers existing conditions, development trends, zoning, and public policies in relation to the Affected Area and the Study Area, as well as the larger area in which the Proposed Actions may have an effect. Because the Proposed Actions would affect land use, would change the zoning in the Affected Area, and are within an area governed by public policies, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 23v2 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area was performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No-Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of New York City Department of City Planning (NYCDCP) and other city agencies' programs and documentation.

2.1.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning, and public policy Study Area should generally extend 400 feet from the Affected Area ("the Surrounding Area"). Existing land uses within approximately 400 feet of the Affected Area are presented in **Figure 1.1-2**.

Existing Conditions

Land Use Study Area

As shown in **Figure 1.1-2** and stated in **Section 1.3**, existing land uses within the 400-foot Study Area primarily consist of one- and two-family residential buildings, multi-family residential buildings and mixed commercial and residential buildings. To the east of the Affected Area, there is John J. Carty Park, which is partially under the elevated Belt Parkway – Verrazano Bridge on/off-ramp and features tennis, pickleball, and handball courts. Additionally, a portion of the Fort Hamilton Military Base is located within the 400-foot study area east of the Affected Area.

The residential buildings include two-story one- and two-family homes, as well as multifamily apartment buildings ranging from four to six stories in height. The commercial buildings are primarily one story tall. Fourth Avenue is a major commercial corridor in the area along with Third Avenue to the northwest of the 400-foot Study Area.

Affected Area

The Affected Area includes Block 6131, Lot 1 (Projected Development Site 1) situated in the Fort Hamilton neighborhood of Brooklyn Community District 10. The Affected Area contains 12,500 SF of lot area within an R4B zoning district and is bounded by Marine Avenue to the northeast, Fort Hamilton Parkway to the southeast, 99th Street to the southwest, and 4th Avenue to the northwest.

The Applicant-owned Projected Development Site 1 is a corner lot with an area of 12,500 SF with 100 feet of frontage along Fort Hamilton Parkway and 125 feet of frontage along 99th Street. The lot is currently improved with the Bay Ridge Community Center, which includes four one-story buildings with a total of 6,960 GSF.

Future No-Action Condition

Land Use Study Area

There is one active construction permit in the 400-foot Study Area for a new one-family building, accounting for 6,849 GSF of development and -1 incremental dwelling units. There are no recent rezonings in the 400-foot Study Area that could affect the No-Action condition of the surrounding area. Therefore, the existing conditions within the Land Use Study Area would mostly remain in the future without the Proposed Actions.

The No-Action Developments are shown below in **Table 2.1-1**.

Table 2.1-1: No-Action Developments

Address	Job type	Incremental DUs	Incremental Residents	Source
423 99 Street	New Building	-1	-3	NYCDOB Active Construction
Total DUs/Residents		**-1 DU**	**-3 Residents**	-

gsf = Gross Square Feet

Affected Area

Absent approval of the proposed actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new three-story, plus sub-cellar and cellar community center with a total floor area of approximately 32,480 GSF / 20,625 ZSF (1.65 FAR) per Special Floor Area Regulations of the Special Bay Ridge District. This as-of-right development would provide similar but less and smaller programming spaces as the Proposed Development. The as-of-right development would have three stories and rise to a total height of 32 feet.

Future With-Action Condition

Land Use Study Area

In the Future With-Action Condition, land use and development patterns in the Study Area are anticipated to remain the same as in the Future No-Action Condition. Any new development in the surrounding area would be consistent with the underlying zoning regulations.

Affected Area

Projected Development Site 1 (Block 6131, Lot 1; Applicant-Owned Lot)

The Reasonable Worst Case Development Scenario (RWCDS) follows the Applicant's proposal. The Applicant received public funding for the redevelopment of their existing community center to a new community center. A different With-Action Development is not feasible or considered.

In the future with the Proposed Actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF / 33,055 ZSF (2.64 FAR) occupying a 12,500 SF corner lot. The Proposed Development will have exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; a library, youth room, museum art studio, classrooms, office, café and outdoor terrace on the third floor; and a conference center and visitor offices on the fourth floor. The Proposed Development will have a base height of 40 feet and rise to a total height of 54 feet.

Conclusion

The Proposed Actions would permit an increased building height and FAR. The density and uses permitted by the Proposed Actions would facilitate the increased utilization of the Affected Area, which would be appropriate for its location on a wide street. The proposed four-story community center would be consistent with the existing community facility uses within the Affected Area and the surrounding residential uses. Projected Development Site 1 is predominantly surrounded by residential districts and is located close to public transit. The Proposed Actions would facilitate the development of a larger community center that would enhance the quality of life and address the unmet needs of the neighborhood’s residents. The proposed development also aligns with the recently approved 9114 5th Avenue Rezoning and the proposed 9201 4th Avenue Rezoning, both of which are expected to generate additional residents in the Fort Hamilton neighborhood. Therefore, no potentially significant adverse impacts related to land use would occur as a result of the Proposed Actions, and further analysis of land use is not warranted.

2.1.2 Zoning

The *CEQR Technical Manual* suggests that a zoning Study Area should extend 400 feet from the Affected Area. The proposed zoning map amendment would rezone the Affected Area from the existing R4B zoning district to an R6A zoning district. Existing zoning districts within approximately 400 feet of the Affected Area are presented in **Figure 1.1-3**.

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R4, R4B, R5B, and R6A districts, as well as C1-3 Commercial Overlay, as illustrated in **Table 2.1-2**.

Existing zoning districts in the surrounding area include:

R4

R4 districts are low-density non-contextual residential districts designed to provide for all types of residential buildings, in order to permit a broad range of housing types. These districts also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment. R4 districts permit the following Use Groups: UGs I, II, III(A), III(B), IV(B), IV(C).

R4 districts permit a minimum lot width of 30 feet, and a minimum lot area of 2,850 square feet. The maximum permitted residential FAR is 1.0 for standard and 1.5 for qualifying residential sites. The maximum community facility FAR is 2.0. The maximum height of a residential building is governed by either a pitched roof or a flat roof envelope. For the pitched roof envelope, the height of a building is governed by a perimeter wall height of 25 feet before additional height must conform to the sky exposure plane. Above the 25-foot perimeter wall height, sloping planes control the maximum height of the building or other structure requiring either a setback or a pitched roof. These planes start at the maximum permitted height of the perimeter walls and meet at a ridge line of 35 feet above the base plane. For a flat roof envelope, the maximum permitted height is 35 feet. For qualifying residential sites, the maximum building height is 45 feet, and the maximum base height is 35 feet. Above the permitted base height, a setback of 15 feet (for narrow streets) or 10 feet (for wide streets) is required from the street wall of the building.

Parking requirements vary depending on the use and transit zone designation. In the Outer Transit Zone, parking is required for 35% of all standard market dwelling units, while no parking is required for affordable dwelling units and qualifying senior units, and can be waived if 5 spaces or fewer are required.

Table 2.1-2: Zoning Districts in the Surrounding Area[1]

Zoning District	Type and Use Group[2]	Floor Area Ratio (FAR)
R4	General Non-Contextual Residential District	1.0 – Residential Standard 1.5 – Residential Qualifying 2.0 – Community Facility
	UGs I, II, III(A), III(B), IV(B), IV(C)	
R4B	General Non-Contextual Residential District	1.0 – Residential Standard 1.5 – Residential Qualifying 2.0 – Community Facility
	UGs I, II, III(A), III(B), IV(B), IV(C)	
R5B	General Contextual Residential District	1.5 – Residential Standard 2.0 – Residential Qualifying 2.0 – Community Facility
	UGs I, II, III(A), III(B), IV(B), IV(C)	
R6A	General Contextual Residential District	3.0 – Residential (Standard) 3.9 – Residential (Qualifying Affordable or Senior) 3.0 – Community Facility
	UGs I, II, III(A), III(B), IV(B), IV(C)	
C1-3 Commercial Overlay	Local Non-Contextual Commercial District	Varies by underlying residential district (Z.R. 33-121)
	UGs I, II, III(A), III(B), IV(A), IV(B), IV(C), V, VI, VII, VIII, IX(A), IX(C), X	

DU = Dwelling Unit;

R4B

R4B is primarily a contextual rowhouse district limited to low-rise, one- and two-family attached residences. R4B districts also permit detached and semi-detached buildings. Parts of Bay Ridge in Brooklyn and Middle Village and Brookville in Queens are mapped R4B. R4B districts permit the following Use Groups: UGs I, II, III(A), III(B), IV(B), IV(C). The maximum residential FAR in R4B districts is 1.0 for standard zoning lots and 1.5 for qualifying residential sites. The maximum community facility FAR is 2.0. For zoning lots utilizing the floor area ratio provisions for qualifying residential sites in Section 23-21 (Floor Area Regulations for R1 Through R5 Districts), where the permitted residential floor area on the zoning lot exceeds 50,000 square feet, all of the residential floor area that exceeds an amount equivalent to the maximum floor area ratio in such Section divided by 1.2, shall be restricted pursuant to an affordable housing regulatory agreement, or restricted pursuant to a restrictive declaration to occupancy by households having an income less than or equal to a weighted average of 80 percent of the income index at initial occupancy, with no more than three income bands and no income band exceeding 100 percent of the income

[1] New York City Zoning Resolution

[2] Commercial Use: Any use listed in the following use groups depending on the district type (Commercial Districts – IV, V, VI, VII, VIII, IX, X; Manufacturing Districts – IV, V, VI, VII, VIII, IX). Community Facility Use: Any use listed in the following use groups depending on the district type (Residence Districts – I, III, IV; Commercial Districts – I, III; Manufacturing Districts - I, III). Manufacturing Use: Any use listed in the following use groups depending on the district type (Manufacturing Districts – X). Residential use: any use listed in Use Group II.

index, and shall meet any additional requirements as specified by HPD in the guidelines, as those terms are defined in Section 27-111 (General definitions). The maximum building height for standard residences is 25 feet. For qualifying residential sites, the maximum base height is 35 feet, and the maximum building height is 45 feet.

Parking requirements vary depending on the use and transit zone designation. In the Outer Transit Zone, parking is required for 50% of all standard market dwelling units, while no parking is required for affordable dwelling units and qualifying senior units, and can be waived if 1 space is required.

R5B

Although an R5B contextual district permits detached and semi-detached buildings, it is primarily a three-story rowhouse district typical of such neighborhoods as Windsor Terrace and Bay Ridge in Brooklyn. The traditional quality of R5B districts is reflected in the district's height and setback, front yard and curb cuts regulations that maintain the character of the neighborhood. R5B districts permit the following Use Groups: UGs I, II, III(A), III(B), IV(B), IV(C).

The maximum residential FAR in R5B districts is 1.5 for standard zoning lots and 2.0 for qualifying residential sites. The maximum community facility FAR is 2.0. For zoning lots utilizing the floor area ratio provisions for qualifying residential sites in Section 23-21 (Floor Area Regulations for R1 Through R5 Districts), where the permitted residential floor area on the zoning lot exceeds 50,000 square feet, all of the residential floor area that exceeds an amount equivalent to the maximum floor area ratio in such Section divided by 1.2, shall be restricted pursuant to an affordable housing regulatory agreement, or restricted pursuant to a restrictive declaration to occupancy by households having an income less than or equal to a weighted average of 80 percent of the income index at initial occupancy, with no more than three income bands and no income band exceeding 100 percent of the income index, and shall meet any additional requirements as specified by HPD in the guidelines, as those terms are defined in Section 27-111 (General definitions). The maximum base height is 45 feet, and the maximum building height is 55 feet (for qualifying residential sites).

Parking requirements vary depending on the use and transit zone designation. In the Outer Transit Zone, parking is required for 25% of all standard market dwelling units, while no parking is required for income-restricted housing or qualifying senior units. The parking requirement can be waived if ten spaces or fewer are required.

R6A

R6A is a contextual district widely mapped in built-up, medium-density areas. These districts are designed to provide for residential buildings and also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment. R6A districts permit the following Use Groups: UGs I, II, III(A), III(B), IV(B), IV(C). The FAR in R6A districts is 3.0 for standard residences and community facility use. For buildings participating in

the UAP program, a maximum residential FAR of 3.9 (for qualifying affordable or senior housing) is permitted, so long as any residential floor area exceeding the standard FAR is permanently income-restricted to households having an income less than or equal to a weighted average of 60 percent of the income index. The minimum base height is 40 feet. The maximum base height is 65 feet, and the maximum building height is 75 feet (for standard residences). The maximum base height is 65 feet, and the maximum building height is 95 feet (for qualifying affordable or senior housing).

Parking requirements vary depending on the use and transit zone designation. In the Outer Transit Zone, parking is required for 25% of all standard market dwelling units, while no parking is required for income restricted housing or qualifying senior units, and can be waived if 15 spaces or fewer are required.

R6B

R6B is a contextual district widely mapped in built-up, medium-density areas, with a lower-scale built form than R6A. These districts are designed to provide for residential buildings and also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment. R6B districts permit the following Use Groups: UGs I, II, III(A), III(B), IV(B), IV(C).

The maximum FAR in R6B districts is 2.0 for standard residences and community facility use. For buildings participating in the UAP program, a maximum residential FAR of 2.40 (for qualifying affordable or senior housing) is permitted, so long as any residential floor area exceeding the standard FAR is permanently income-restricted to households having an income less than or equal to a weighted average of 60 percent of the income index. The minimum base height is 30 feet. The maximum base height is 45 feet, and the maximum building height is 55 feet (for standard residences). The maximum base height is 45 feet, and the maximum building height is 65 feet (for qualifying affordable or senior housing).

Parking requirements vary depending on the use and transit zone designation. In the Outer Transit Zone, parking is required for 25% of all standard market dwelling units, while no parking is required for income restricted housing or qualifying senior units, and can be waived if 15 spaces or fewer are required.

C1-3 Commercial Overlays

C1 districts are commercial overlays mapped within residential districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit

residential use are assigned a specific residential district equivalent. The maximum commercial or community facility floor area ratio (FAR) is also determined by the residence district, per Section 33-121 of the NYC Zoning Resolution.

Affected Area

The Affected Area is zoned R4B, which permits the maximum residential FAR of 1.0 for standard zoning lots and 1.5 for qualifying residential sites. The maximum community facility FAR is 2.0. The maximum building height for community facilities in R4B districts is 35 feet above the front yard line with a sky exposure plane.

Future No-Action Condition

Zoning Study Area and Affected Area

There are no proposed rezonings within the 400-foot zoning Study Area. No changes to zoning would occur in the future without the Proposed Actions in the Affected Area. Existing zoning patterns would remain, and the Affected Area would continue to be subject to R4B zoning regulations.

Future With-Action Condition

Zoning Study Area

Changes to zoning would only occur in the Affected Area in the future with the Proposed Actions.

Affected Area

The Proposed Actions would rezone the Affected Area (Block 6131, Lot 1) from R4B to R6A zoning district. The Proposed Actions also include a Zoning Text Amendment to Appendix F (Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas) to add a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area.

Under the With-Action condition, the proposed R6A district would permit a maximum of 3.0 FAR for residential use (3.9 for qualifying affordable or senior housing) and 3.00 FAR for community facility uses. The maximum building height within the R6A zoning district is 95 feet for qualifying affordable or senior housing after a setback from the base height of up to 65 feet. Buildings within the proposed zoning district must have a 10-foot setback above the maximum base height on a wide street and a 15-foot setback on a narrow street. The maximum building height for community facilities in R6A districts is 60 feet above the front yard line with a sky exposure plane.

In comparison with the existing R4B zoning district currently mapped over the Affected Area, the proposed R6A zoning district would allow for increased residential and community facility FAR and increased building heights.

Conclusion

The Proposed Actions would permit increased FAR and building heights within the Affected Area. The density permitted by the Proposed Actions would facilitate the increased utilization of the Applicant's site. The Proposed Actions would facilitate the development of a larger community center that would enhance the quality of life and address the unmet needs of the neighborhood's residents. The proposed R6A district would be consistent with the existing R6A district mapped along 4th Avenue within the 400-foot Study Area. The proposed development also aligns with the recently approved 9114 5th Avenue Rezoning and the proposed 9201 4th Avenue Rezoning, both of which are expected to generate additional residents in the Fort Hamilton neighborhood. Therefore, no significant adverse impacts related to zoning would occur as a result of the Proposed Actions, and further analysis of zoning is not warranted.

2.1.3 Public Policy

According to the *2021 CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports, which pertain to the Study Area. If the Proposed Actions could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

The Affected Area 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. In addition, the Affected Area is not located within a designated FRESH-eligible area.

The relevant public policies analyzed in this section include:

- OneNYC
- Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

Existing Conditions

OneNYC

OneNYC is New York City's long-term strategy and Green New Deal to confront climate crisis, achieve equity, and strengthen democracy so that people can build a strong and fair city. It covers eight strategies: a vibrant democracy, an inclusive economy, thriving neighborhoods, healthy lives, equity and excellence in education, a livable climate, efficient mobility, and modern infrastructure.

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery aims to accelerate job creation and make communities more resilient to future environmental and public health emergencies, financially stronger, and more connected. It contains five main strategies, including

1. Restarting the city's economic engines and reactivating the public realm, supporting small businesses, entrepreneurship, and a more equitable economy
2. Driving inclusive sector growth
3. Building a future-focused economy
4. Connecting New Yorkers to quality jobs and in-demand skills
5. Planning and building for inclusive growth now and in the future

Future No-Action Condition

No changes to *OneNYC* and *Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery* are anticipated under Future No-Action Conditions.

Future With-Action Condition

OneNYC

The Proposed Actions would support OneNYC initiatives by constructing new community facility uses. The Proposed Actions are consistent with the goals of OneNYC 2050, as they would contribute to the community and economic development of the Hamilton neighborhood and Brooklyn as a whole. Therefore, the Proposed Actions would not conflict with this public policy.

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

The Proposed Actions would facilitate the development of a new four-story community center. Since the Proposed Actions would facilitate the enlargement of community facility space, they contribute to *Strategy 1. Restart our city's economic engines and reactivate the public realm* by strengthening corridors where New Yorkers live, work, and play and reviving the city's vitality and dynamism by activating public spaces. In addition, the Proposed Actions would generate new quality jobs and support the Strategy 4 of "Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery" aiming to connect New Yorkers to quality jobs and in-demand skills. Therefore, the Proposed Actions are supportive of this policy.

Conclusion

The Proposed Actions would allow for the construction of a new four-story community center and support City policies such as *OneNYC* and *Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery*, which aim to foster community and economic development while revitalizing the city's vitality and dynamism. The Proposed Actions would not result in significant material changes to existing regulations or policy. Therefore, no significant adverse impacts on public policies would occur, and no further analysis is warranted.

2.2 Shadows

The *2021 CEQR Technical Manual* defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space or feature. An incremental shadow is the additional or new shadow that a building or other built structure resulting from a proposed action would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details, which make the resources significant.

The duration and dimensions of shadows are determined by the geographic location of the area from which the shadow is cast and the time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast farther towards the south than shadows cast in early and late winter months.

The *2021 CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) new structures (or additions to existing structures, including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved, such as handball or basketball courts, places containing no seating areas and no vegetation, no unusual or historic plantings, or containing only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is

generally not necessary to assess resources located to the south of projected development sites, as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with *2021 CEQR Technical Manual* guidance.

Methodology

This preliminary analysis of shadows follows the guidelines set forth in the *2021 CEQR Technical Manual* for a preliminary assessment (Section 310). According to the *2021 CEQR Technical Manual*, a preliminary shadow assessment includes the development of a base map showing the site location in relationship to any sunlight-sensitive resources. Following these guidelines, the longest shadow Study Area is determined, and a Tier 1 screening assessment is conducted to determine if any sunlight-sensitive resources fall within the Study Area. If no resources are identified, no further analysis is required. If sunlight-sensitive resources are within the longest shadow study area, the next tier of screening assessment should be conducted. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the Proposed Actions in order to determine whether a more detailed assessment would be appropriate.

Analysis Framework

The Affected Area is located on Block 6131, Lot 1 in the Fort Hamilton neighborhood of Brooklyn Community District 10. The Proposed Project would include a four-story, plus cellar and sub-cellar, 50-foot-tall, community center, encompassing approximately 48,904 GSF (33,055 ZSF, 2.64 FAR).

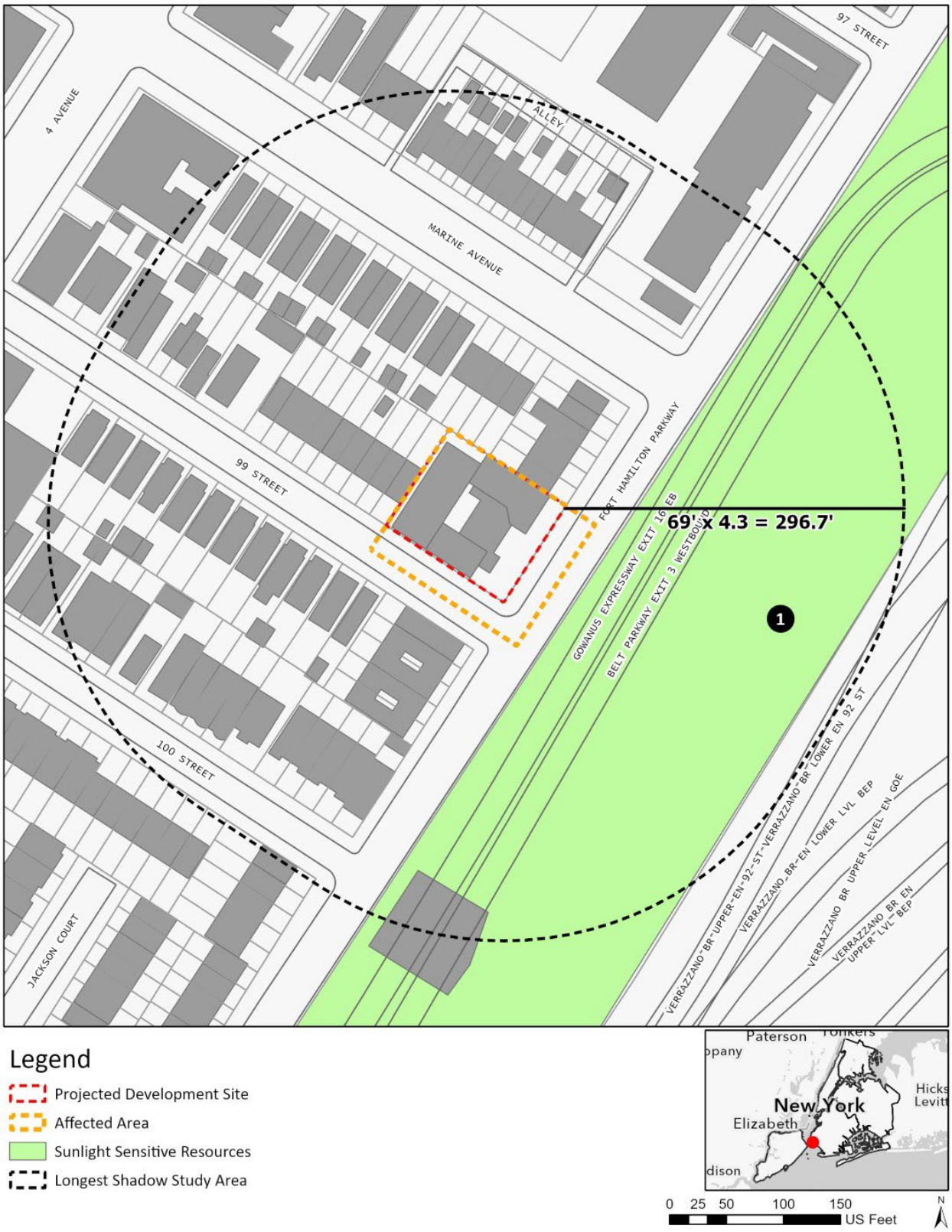
The Proposed Project would consist of a 4-story building that would reach a height of 54 feet and include a 15-foot bulkhead for a total height of 69 feet. As the Proposed Actions would result in an in a building height greater than 50 feet, a preliminary assessment for shadows is warranted.

2.2.1 Tier 1 Shadow Screening Assessment

According to the *2021 CEQR Technical Manual*, the longest shadow that a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. The maximum shadow radius for the With-Action Condition (296.7 feet) was determined using a maximum building height of 69 feet (including the building height of 54 feet plus a 15-foot rooftop bulkhead). The first step in a shadow analysis is to determine if there are any sunlight sensitive resources located within the 296.7-foot shadow radius.

As **Figure 2.2-1** shows below, there is one sunlight sensitive resource within the longest shadow study area – John J. Carty Park (Resource 1). Accordingly, a Tier 2 screening assessment is required.

Figure 2.2-1: Tier 1 Shadow Screening Assessment



2.2.2 Tier 2 Shadow Screening Assessment

The *2021 CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 screening assessment should be performed. Because of the path the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from the true north. For a Tier 2 screening assessment, sunlight-sensitive resources within the triangular area cannot be shaded by the projected development site and are screened out. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project.

As shown in **Figure 2.2-2** below, based on the Tier 2 screening assessment, a Tier 3 shadows assessment was prepared.

2.2.3 Tier 3 Shadow Screening Assessment

The *2021 CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource is within the area that could be shaded by the proposed project, a Tier 3 screening assessment should be performed. Because the sun rises in the east and travels across the southern part of the sky to set in the west, a project's earliest shadows would be cast almost directly westward. Throughout the day, they would shift clockwise (moving northwest, then north, then northeast) until sunset, when they would fall east. Therefore, a project's earliest shadow on a sunlight-sensitive resource would occur in a similar pattern, depending on the location of the resource in relation to the projected development sites. For a Tier 3 screening assessment, if the assessment determines that no shadows from the development would reach any of the sunlight-sensitive resources on any of the representative analysis days, then no further assessment for those days is needed. If, however, in the absence of intervening buildings, shadows from the proposed buildings would reach sunlight-sensitive resources on any of the representative analysis days, then a detailed shadow analysis would be warranted for those days.

As shown in **Figure 2.2-3** to **Figure 2.2-6** below, shadows from the Proposed Project would reach John J. Carty Park (Resource 1). Therefore, a detailed shadow analysis is required.

Figure 2.2-2: Tier 2 Shadow Screening Assessment



Figure 2.2-3: Tier 3 Shadow Screening December 21st (Winter Solstice)

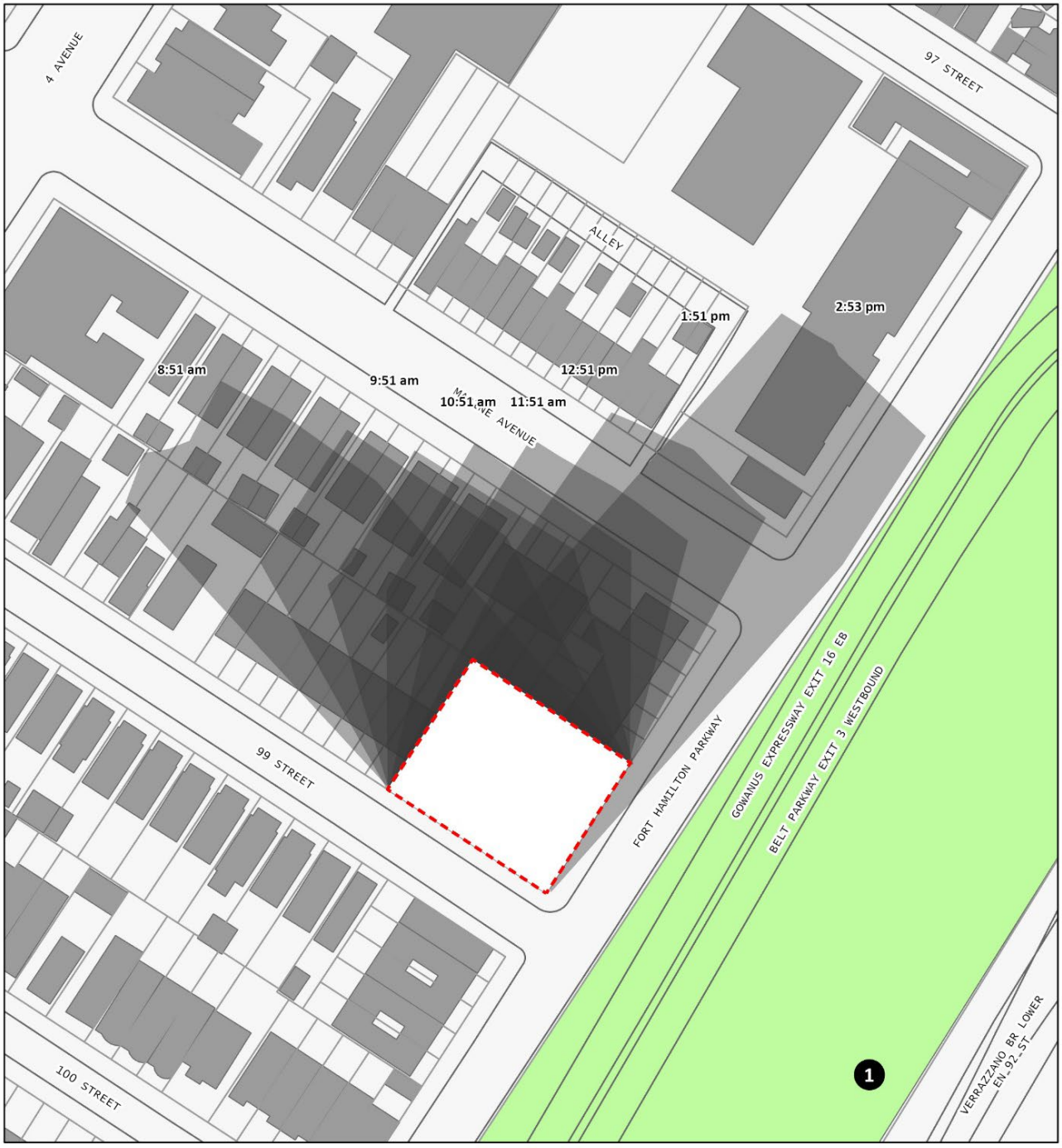
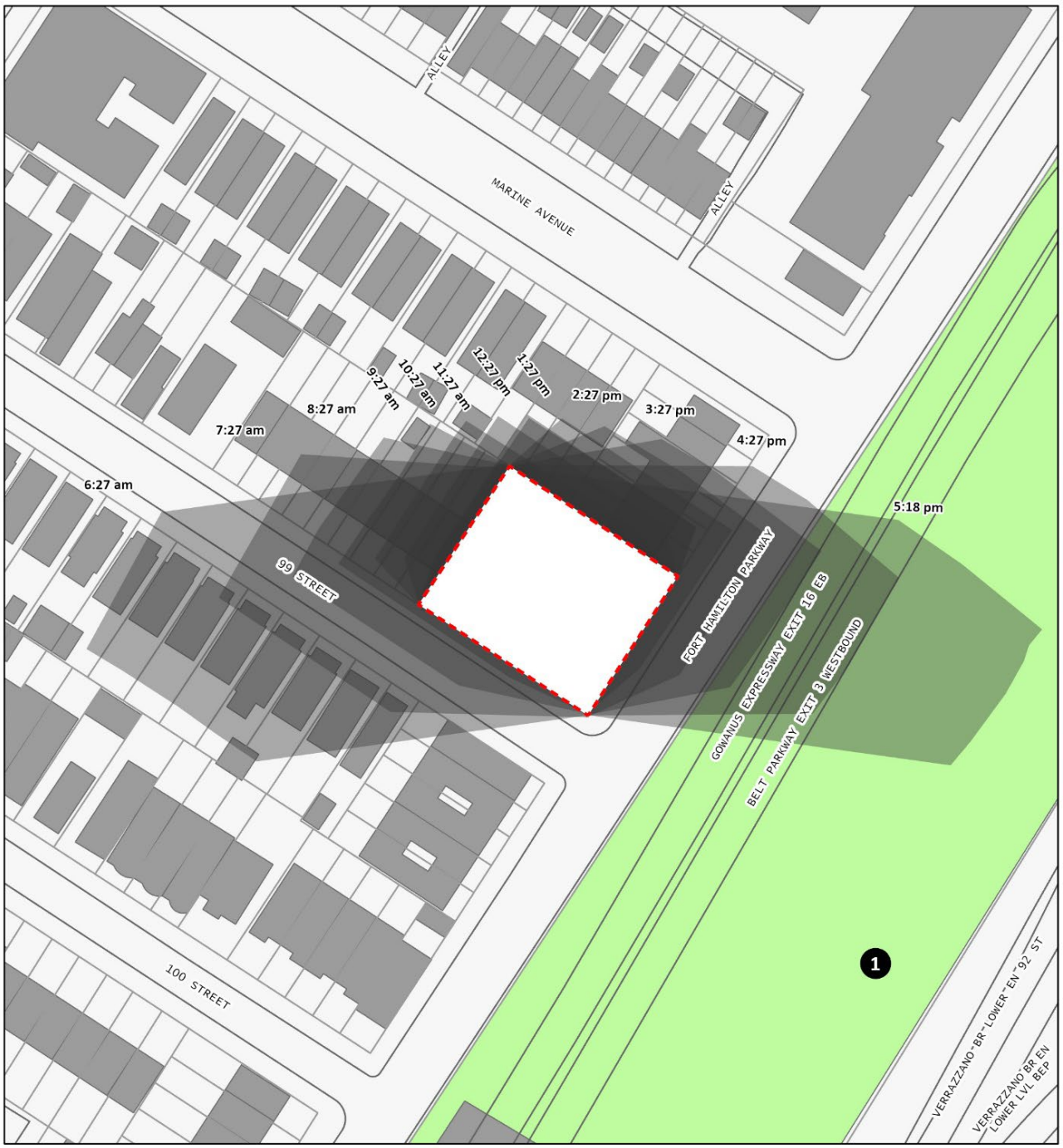


Figure 2.2-4: Tier 3 Shadow Screening March 21st/September 21st (Vernal and Autumnal Equinox)



Figure 2.2-5: Tier 3 Shadow Screening May 6th/August 6th

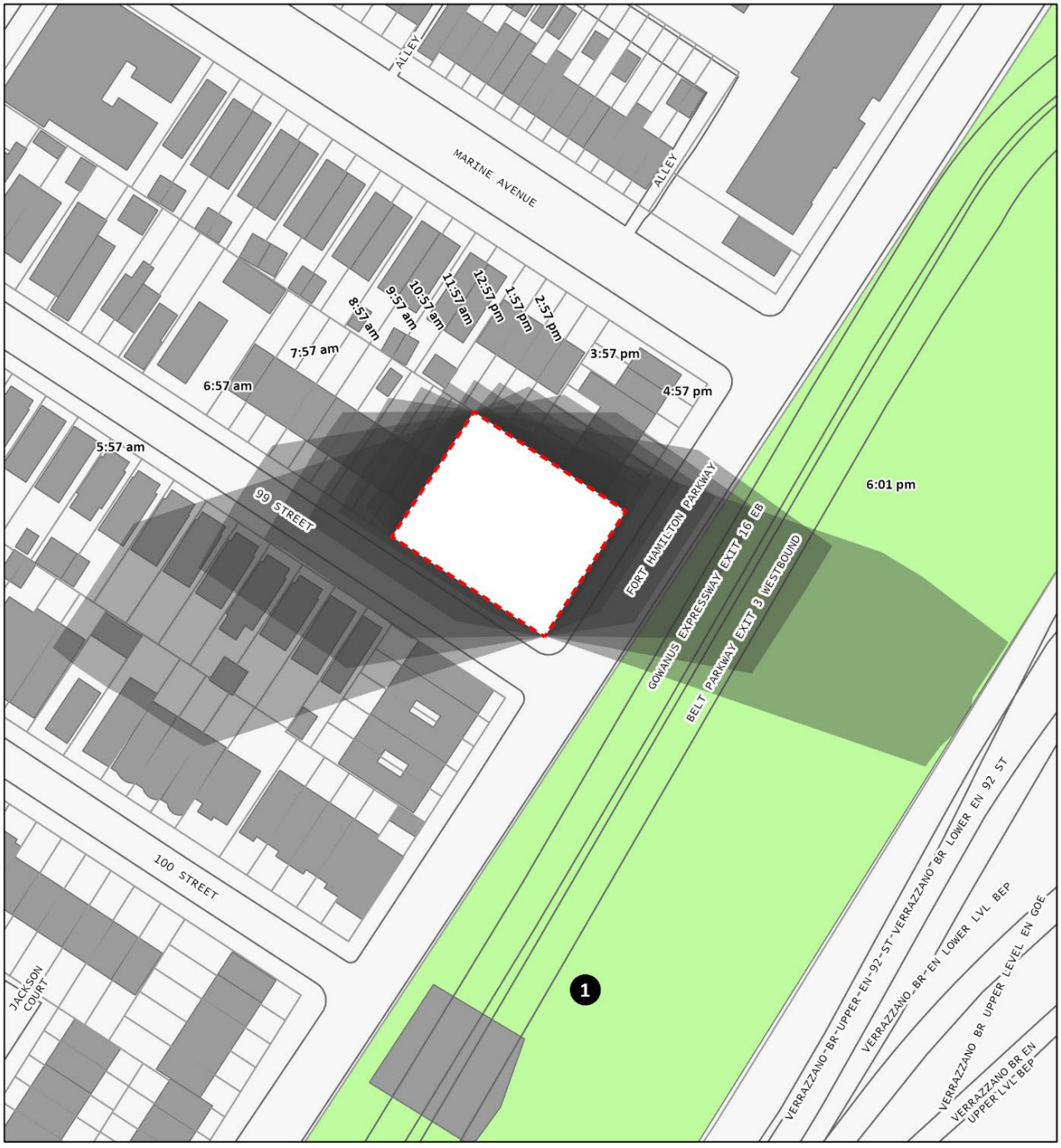


Legend

- Projected Development Site
- Sunlight Sensitive Resources
- With-Action Scenario Shadows

0 20 40 80 120 US Feet

Figure 2.2-6: Tier 3 Shadow Screening June 21st (Summer Solstice)



Legend

- Projected Development Site
- Sunlight Sensitive Resources
- With-Action Scenario Shadows

0 20 40 80 120 US Feet

2.2.4 Detailed Shadows Analysis

The *2021 CEQR Technical Manual* states that a detailed shadow analysis is warranted when the screening analyses do not rule out the possibility that project-generated shadows, in absence of shadows cast by intervening buildings, would reach any sunlight-sensitive resources. The detailed analysis aims to determine the extent and duration of shadows that fall on a sunlight-sensitive resource due to the proposed project. To evaluate the extent and duration of new shadows that would be cast on a sunlight-sensitive resource as a result of the proposed project, shadows that would exist in the future without the proposed project are also defined.

The results of the detailed shadows analysis on the identified resource of concern are summarized in **Table 2.2-1**. The incremental shadows cast by the Proposed Project are shown below in **Figure 2.2-7** through **Figure 2.2-14**. Based on the detailed shadows analysis findings, the Proposed Actions would cast shadows on John J. Carty Park (Resource 1) (Block 6153, Lot 60; Resource 1) on three of the four analysis days.

It should be noted that, for conservative purposes, the analysis did not account for any existing shadows that are cast by the elevated I-278 highway off ramp (connecting the Verrazzano-Narrows Bridge to the Belt Parkway) that is located directly between the Proposed Project and John J. Carty Park. The dimensions and vertical profile of the structure could not be verified with sufficient precision for accurate modeling; therefore, its omission ensures that the results reflect a "worst-case" incremental shadow scenario.

Table 2.2-1: Detailed Shadows Analysis Results

Analysis Day	21-Dec	March 21 / September 21	May 6 / August 6	21-Jun
Timeframe Window	8:51 a.m. - 2:53 p.m.	7:36 a.m. - 4:29 p.m.	6:27 a.m. - 5:18 p.m.	5:57 a.m. - 6:01 p.m.
Sunlight Sensitive Resource 1	**John J. Carty Park**			
Shadow enter - exit times	-	3:20 pm - 4:29 pm	3:15 pm - 5:18 pm	3:20 pm - 6:01 pm
Incremental Shadow Duration	-	1 hour 9 minutes	2 hours 3 minutes	2 hours 41 minutes
Note: Daylight savings time not used				

Figure 2.2-7: Detailed Shadows Analysis – March 21st 3:36 PM

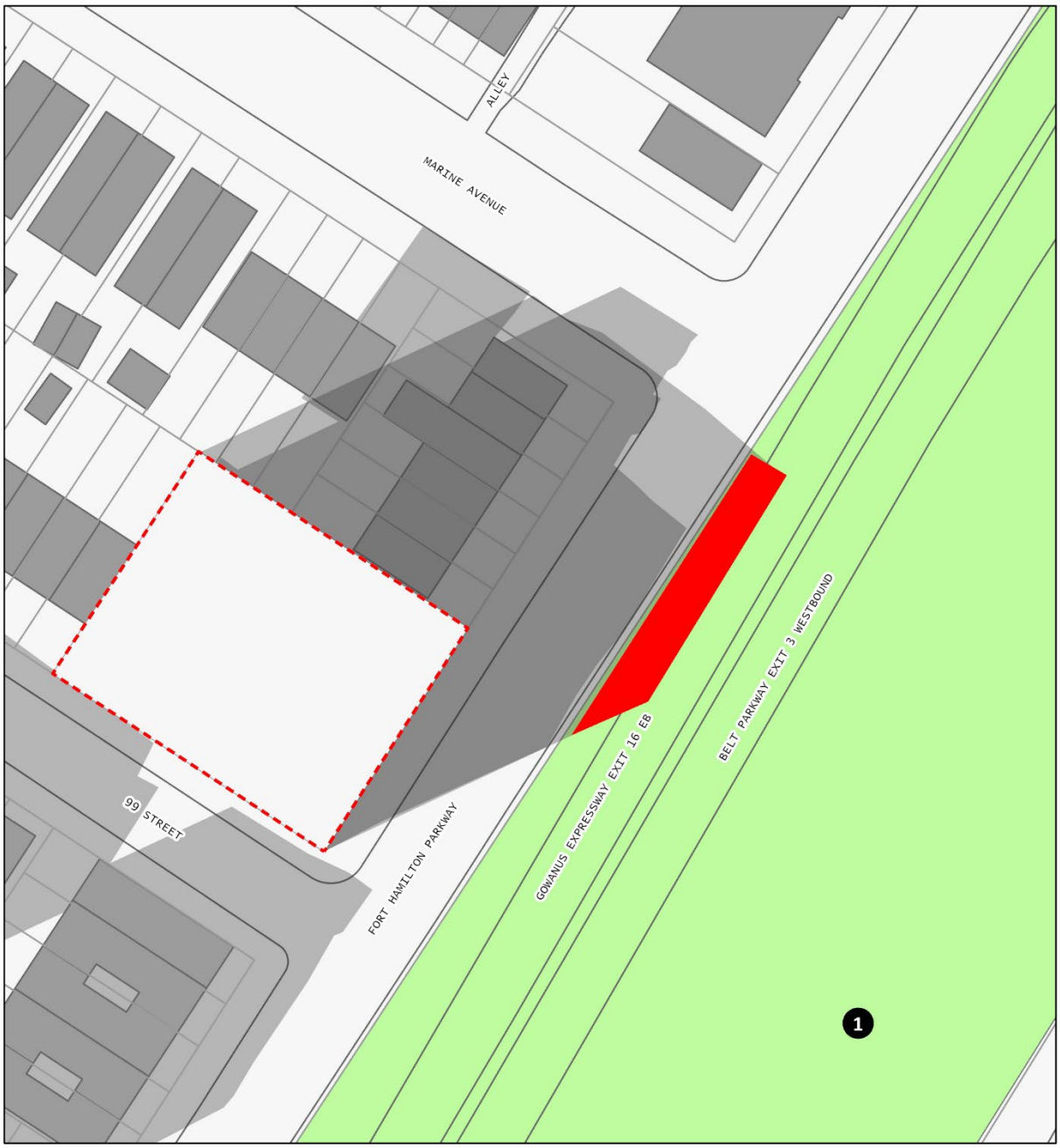


Figure 2.2-8: Detailed Shadows Analysis – March 21st 4:29 PM

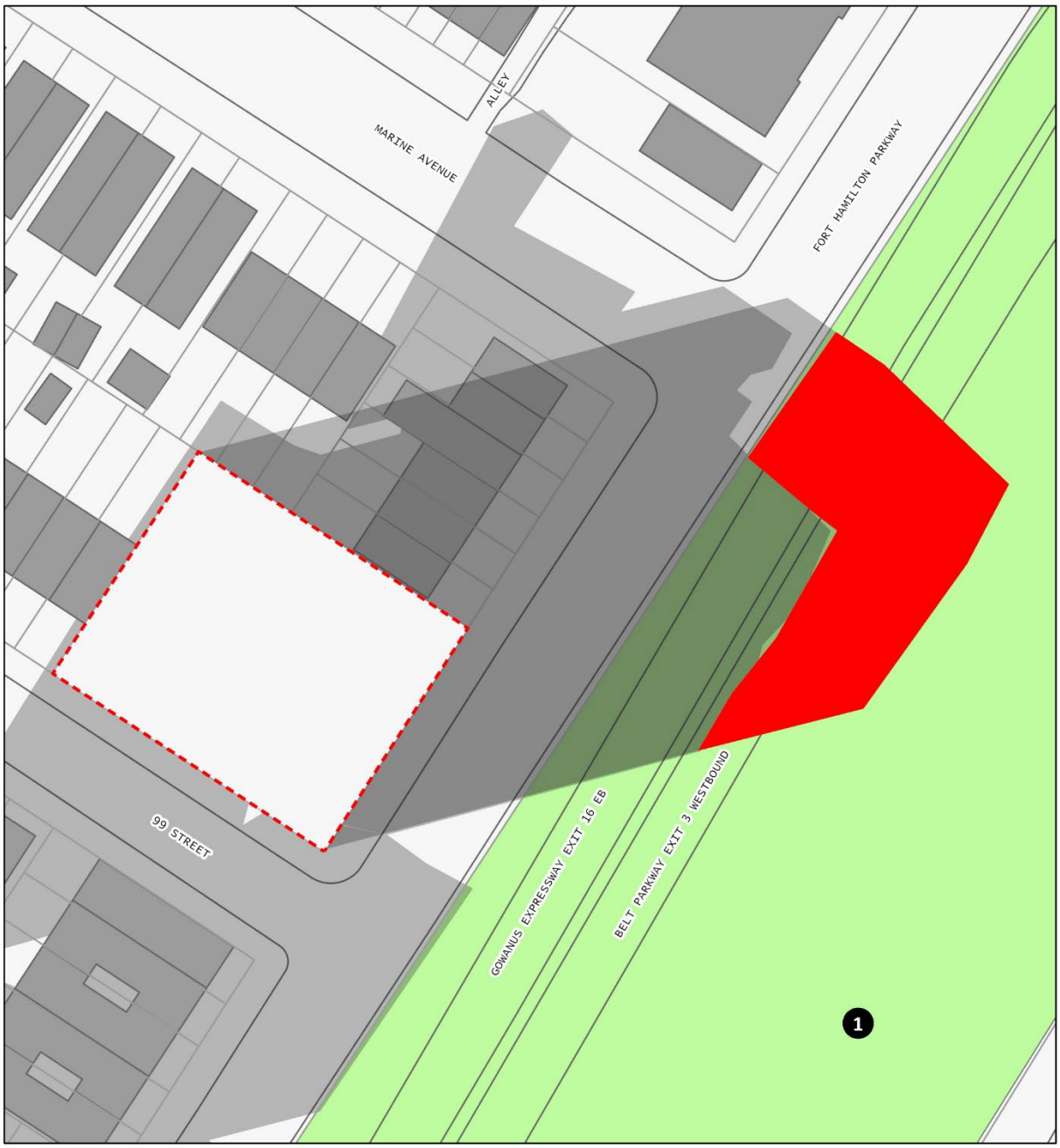
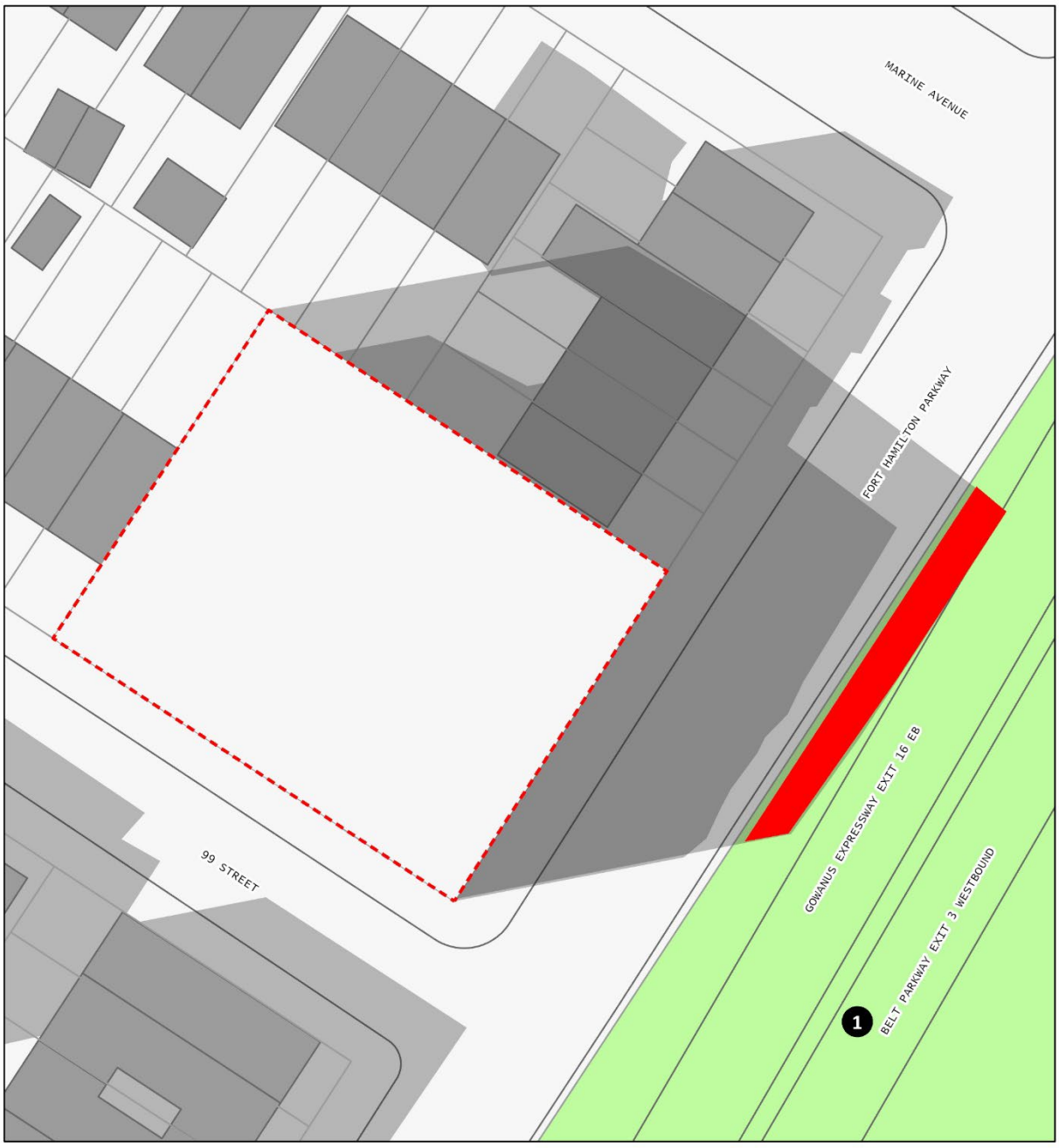


Figure 2.2-9: Detailed Shadows Analysis – May 6th 3:27 PM

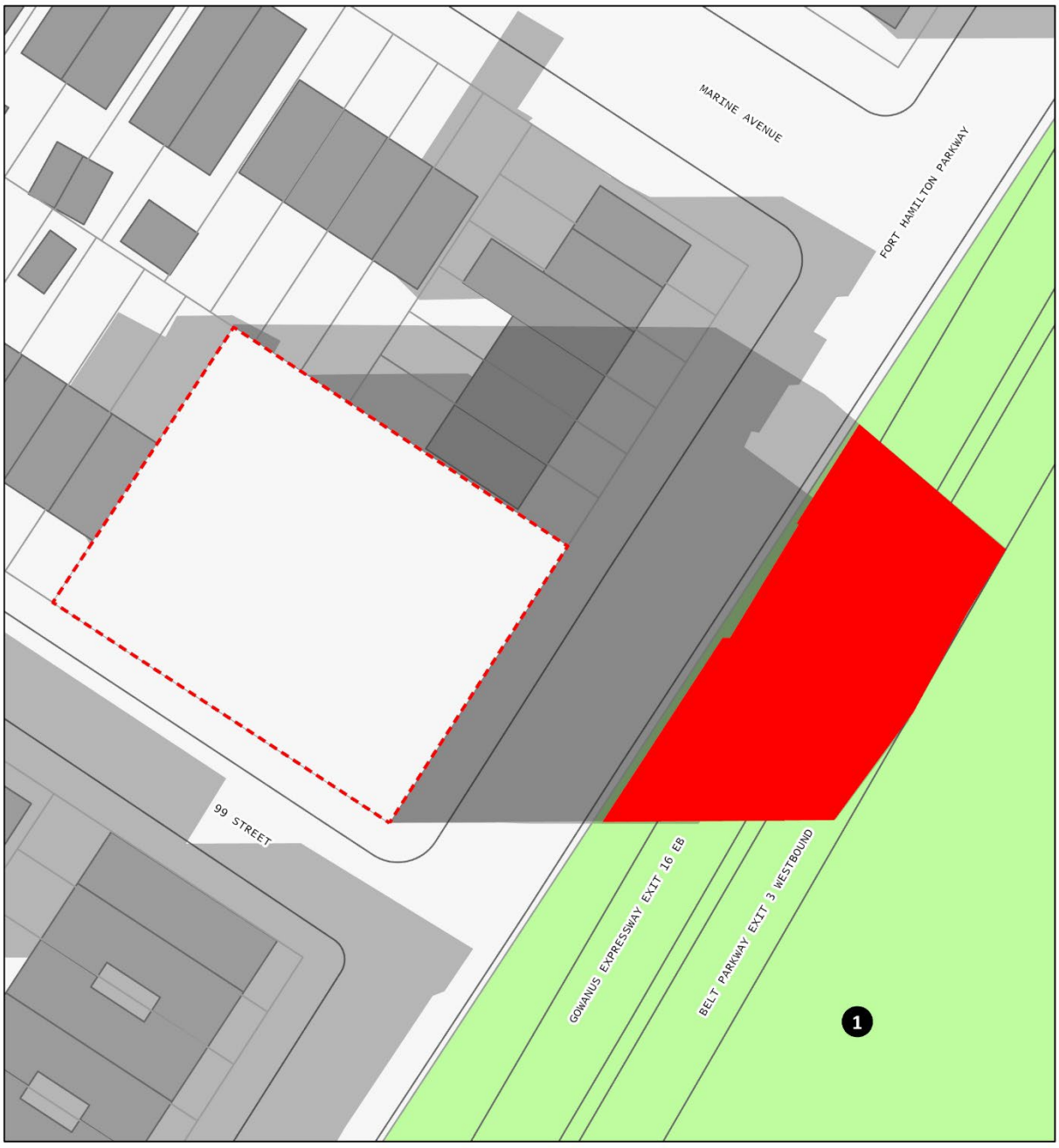


Legend

- Projected Development Site
- Sunlight Sensitive Resources
- Project Generated Incremental Shadow

0 5 10 20 30
US Feet

Figure 2.2-10: Detailed Shadows Analysis – May 6th 4:27 PM



Legend

- Projected Development Site
- Sunlight Sensitive Resources
- Project Generated Incremental Shadow

0 10 20 40 60 US Feet

Figure 2.2-11: Detailed Shadows Analysis – May 6th 5:18 PM

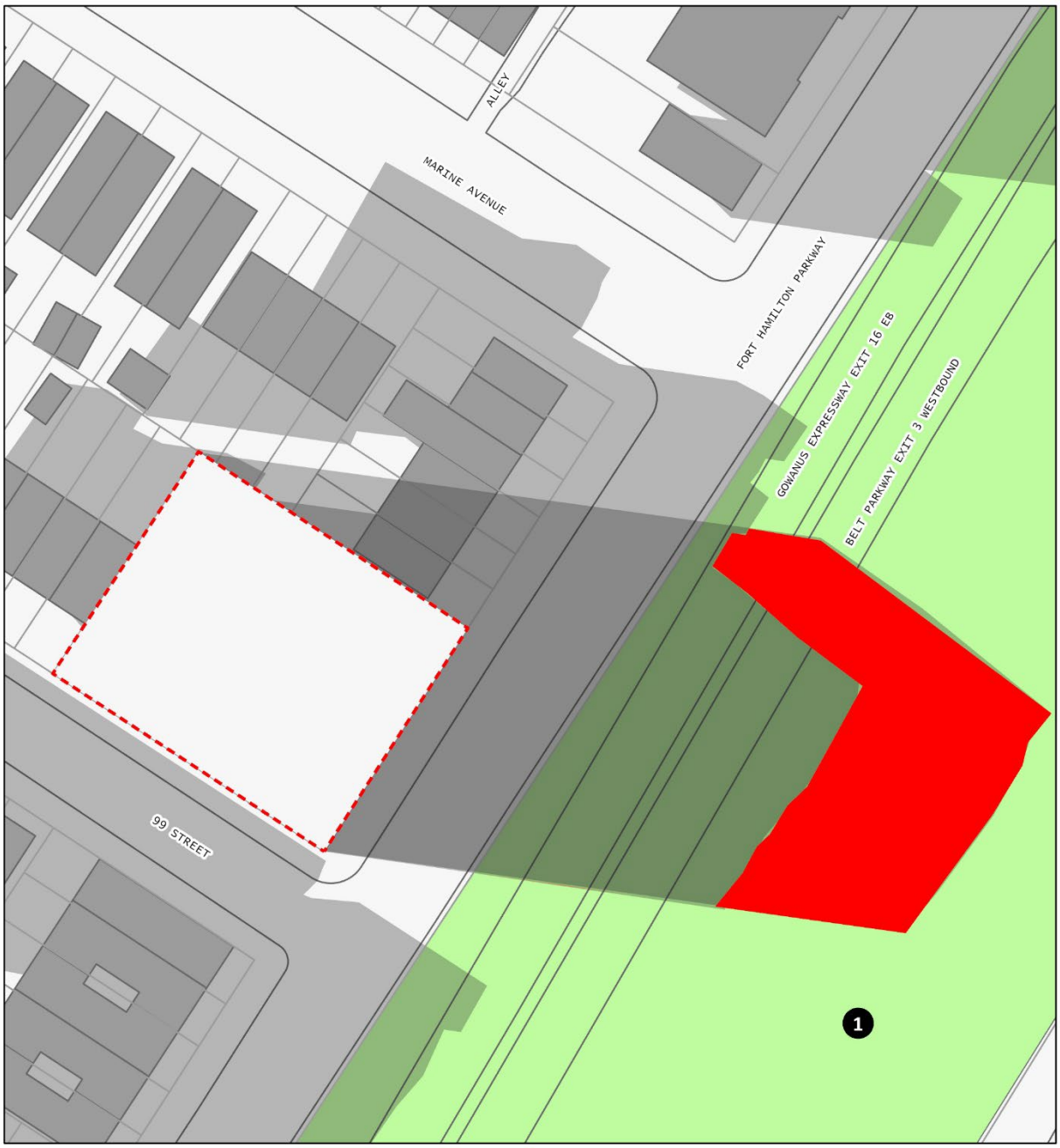
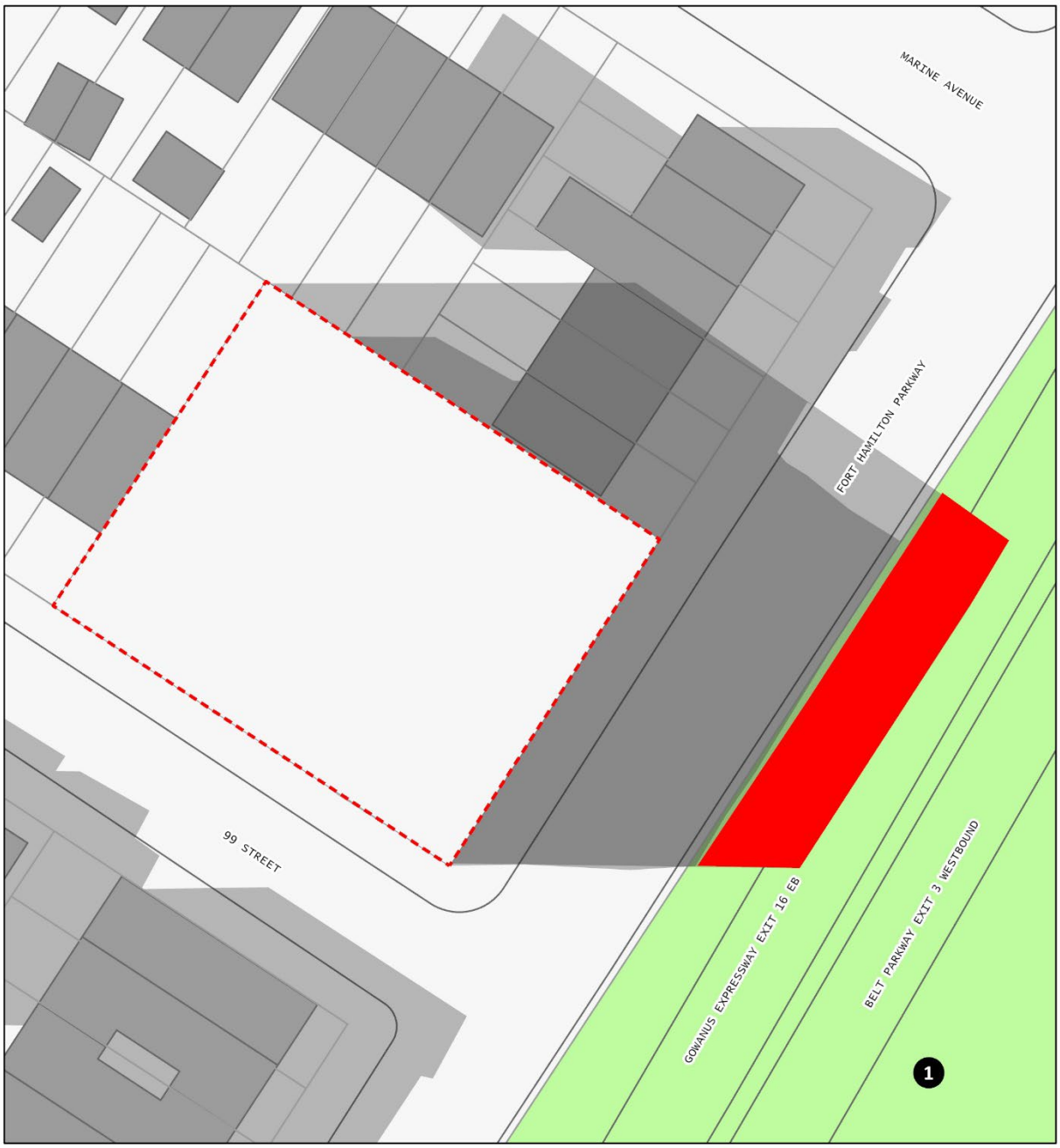


Figure 2.2-12: Detailed Shadows Analysis – June 21st 3:57 PM



Legend

- Projected Development Site
- Sunlight Sensitive Resources
- Project Generated Incremental Shadow

0 5 10 20 30
US Feet

Figure 2.2-13: Detailed Shadows Analysis – June 21st 4:57 PM

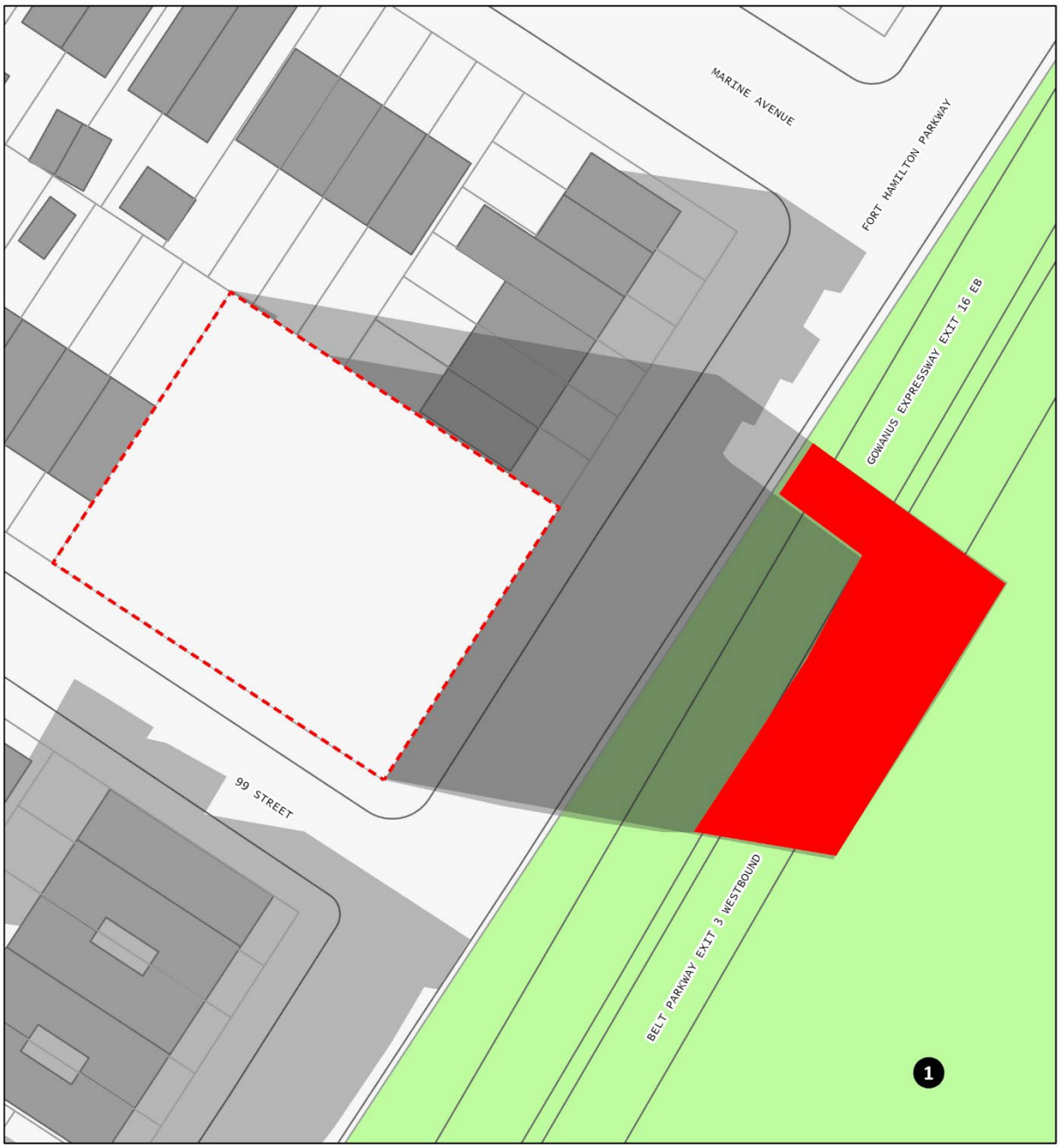


Figure 2.2-14: Detailed Shadows Analysis – June 21st 6:01 PM

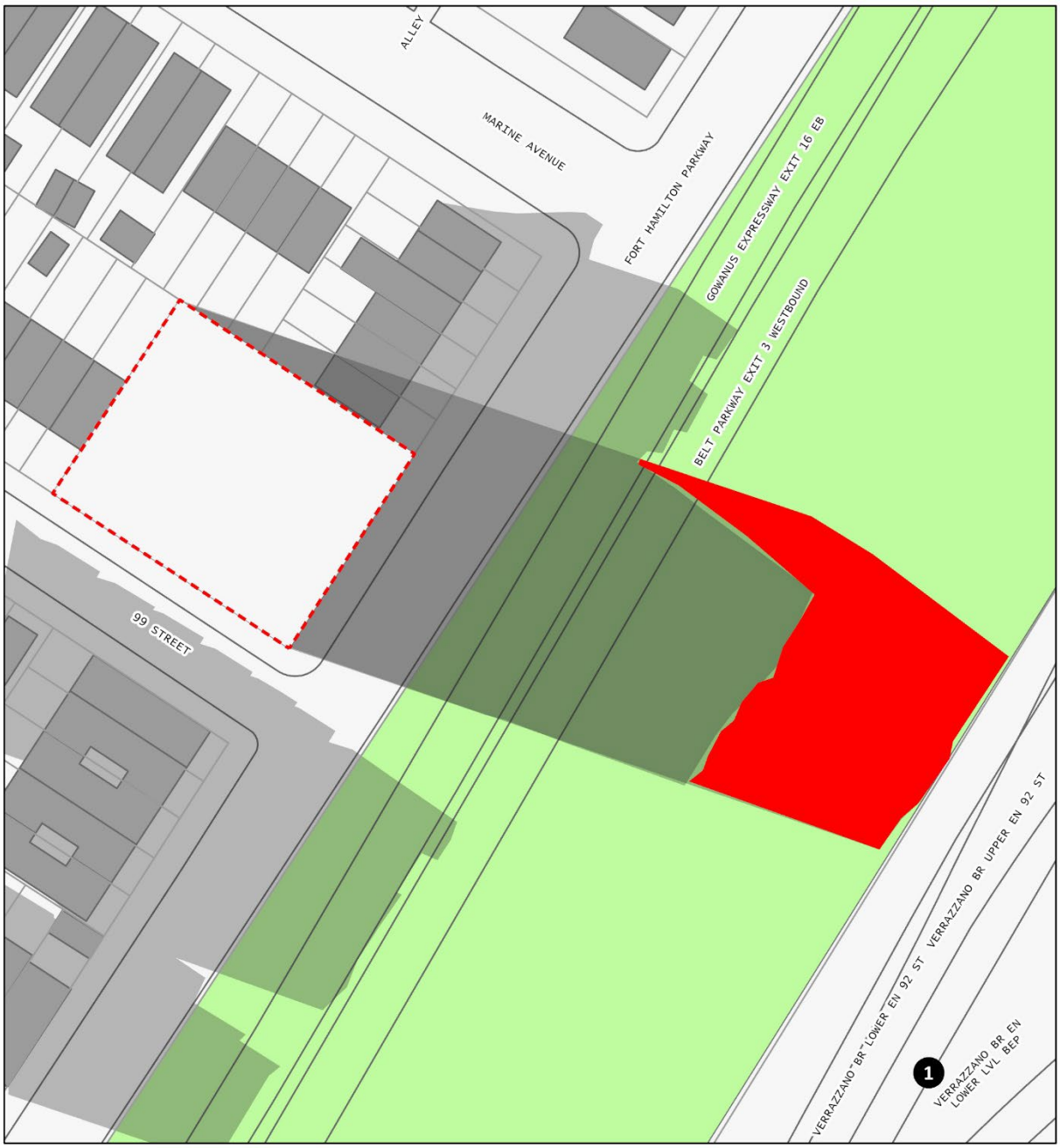


Figure 2.2-15: John J. Carty Park (Sunlight Sensitive Resource 1)



2.2.5 Determination of Impacts

The *2021 CEQR Technical Manual* states that the determination of significance of shadow on a sunlight-sensitive resource is based on: (1) the information resulting from the detailed shadow analysis describing the extent and duration of incremental shadows; and (2) an analysis of the resource's sensitivity to reduced sunlight.

Where the incremental shadows induced by a proposed action fall on sunlight-sensitive features or uses, the analysis assesses the loss of sunlight relative to sunlight that would be available without the project. The determination of impact under CEQR considers the extent and duration of the incremental shadows, the specific context in which the impact occurs, and the types of sunlight-sensitive features within the identified sunlight-sensitive resource(s) being analyzed, as described below.

Open Space and Natural Resources

For open space and natural resources, the uses and features of a resource is an indicator of its sensitivity to shadows. This sensitivity is assessed for warm-weather-dependent features such as vegetation that could be affected by a loss of sunlight during the growing season and warm-weather-dependent open space features such as pools, and sandboxes. Shadows occurring during the cold-weather months generally do not affect the growing season of outdoor vegetation. However, if an area potentially affected by shadows has evergreen trees present, it may be warranted to assess the potential for shadow impacts during all seasons as evergreen trees photosynthesize when the environment allows, including during the winter months. In addition, the detailed shadows analysis should consider the potential impact on open space features such as benches, that could be affected by a loss of winter sunlight.

Pursuant to the *2021 CEQR Technical Manual*, plantings and vegetation such as grass lawns, planted annuals, or areas used for a relatively substantial amount of food production need six to eight hours of direct sunlight. However, some plantings and vegetation, such as established tree canopies, shrubs and perennials, can tolerate partial sun, with a reduced minimum requirement of four to six hours of direct sunlight. Direct sunlight does not need to be continuous. For example, a portion of the direct sun could be in the morning and the balance in the afternoon. However, the periods of sunlight need to be full and unobscured.

Historic Resources

The sensitivity to shadows for sunlight-sensitive features of a historic structure depends on its design and setting, and whether or not any of the characteristics or elements that make the resource historically significant depend on sunlight. The assessment focuses only on sunlight-sensitive features or portions of the historic resource that can be enjoyed by the public.

As stated in the *2021 CEQR Technical Manual*, to determine impact significance, an incremental shadow is generally not considered significant when its duration is no longer than 10 minutes at any time of year and the resource continues to receive substantial direct sunlight. A significant

shadow impact generally occurs when an incremental shadow of 10 minutes or longer falls on a sunlight-sensitive resource and results in one or more of the following:

- Vegetation
    - A substantial reduction in sunlight available to a sunlight-sensitive feature of the resource to less than the minimum time necessary for its minimum sunlight needs (as defined above)
    - A reduction in direct sunlight exposure where the sunlight-sensitive feature of the resource is already subject to substandard sunlight
- Open Space Utilization
    - A substantial reduction in the usability of open space as a result of increased shadows.
- Historic and Cultural Resources
    - A substantial reduction in sunlight available for the enjoyment or appreciation of the sunlight-sensitive features of a historic or cultural resource.
- For Any Sunlight-Sensitive Feature of a Resource
    - A complete elimination of all direct sunlight on the sunlight-sensitive feature of the resource, when the complete elimination results in substantial effects on the survival, enjoyment, or, in the case of open space or natural resources, the use of the resource.

Sunlight Sensitive Resource 1 (John J Carty Park)

Owned and managed by the DPR, John J. Carty Park is a 8.56-acre publicly accessible outdoor open space open from 6 am to 1 am all year round, and features handball courts, basketball courts, media labs, pickleball courts, and tennis courts as shown in **Figure 2.2-15**.

The incremental shadow cast from the Proposed Project during the March 21st / September 21st analysis period would enter the resource at 3:20pm and exit at 4:29pm. The total incremental shadow on March 21st / September 21st would last for 1 hour and 9 minutes and cover a small portion of the tennis and handball courts as well as some bench seating at the end of the analysis period. As such, there would be no reduction in the open space utilization of this resource during the March 21st / September 21st analysis period and therefore no significant impacts would occur.

The incremental shadow cast from the Proposed Project during May 6th/August 6th analysis period would enter the resource at 3:15pm and exit at 5:18pm. The total incremental shadow on May 6th/August 6th analysis period would last for 2 hours and 3 minutes and cover a portion of the tennis courts as well as some bench seating at the end of the analysis period. As such, there

would be no reduction in the open space utilization of this resource during the May 6th/August 6th analysis period and therefore no significant impacts would occur.

The incremental shadow cast from the Proposed Project during June 21st analysis period would enter the resource at 3:20pm and exit at 6:01pm. The total incremental shadow on June 21st analysis period would last for 2 hours and 41 minutes and cover a portion of the tennis courts as well as some bench seating at the end of the analysis period. As such, there would be no reduction in the open space utilization of this resource during the June 21st analysis period and therefore no significant impacts would occur.

It should be noted that portions of the incremental shadows identified above are likely already subject to existing shadows from the elevated I-278 off-ramp; however, such existing shadows were not modeled in order to provide a conservative, worst-case assessment.

2.2.6 Conclusion

Incremental shadow coverage from the Proposed Project would affect the open space's passive uses including bench seating. However, this bench seating would receive direct sunlight throughout the morning and early afternoon time periods. Incremental shadow coverage from the Proposed Project would also affect the open space's active uses including a handball and tennis courts in the late afternoon/early evening. However, these uses would receive direct sunlight throughout the morning and early afternoon time periods. Therefore, incremental shadow coverage is not expected to have a significant effect on the utilization or enjoyment of John J. Carty Park. In addition, incremental shadows cast on the bench seating, tennis courts, and handball courts in the late afternoon would offer reprieve during the warmer weather months. Therefore, as the extent and duration of the incremental shadows would: (1) not significantly reduce or completely eliminate direct sunlight exposure on any of the sunlight sensitive features found within the open space resource; and (2) would not significantly alter the public's use of the open space resource or threaten the viability of vegetation or other sunlight-sensitive features, incremental shadows from the Proposed Project on John J. Carty Park would not be considered a significant adverse impact, in accordance with *2021 CEQR Technical Manual* guidance.

2.3 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the *2021 CEQR Technical Manual*.

The term “historic resources” defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

Methodology

Archaeological and architectural resources usually need to be assessed for projects that would result in any in-ground disturbance. In-ground disturbance is any disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site.

For projects that may affect historic or cultural resources, the first step in evaluating a project's potential effects on historic resources is to consider what area the project might affect and then identify historic resources—whether officially recognized or eligible for such recognition—within that area. The area of subsurface work for the proposed project is considered the impact area for archaeological resources, while the study area for architectural resources is the area in which any resources may be affected by the project, which is defined by the radius of 400 feet from the borders of the project site for most proposals.

After the study areas have been established, all known archaeological and architectural resources within the study areas are identified, and the potential for unknown resources is investigated. It is recommended that lead agencies and applicants contact LPC for archaeological and architectural resources review. Based on the report from LPC, if any listed historic or cultural resources are located in the study areas, then further analysis of the project's impact on these resources must be performed. The proposed project's effects on any designated or potential archaeological and architectural resources are then analyzed under Existing, No-Action, and With-Action conditions. The assessment specifically considers whether the project may result in the disturbance or destruction of those archaeological and architectural resources as a result of the Proposed Actions.

2.3.1 Architectural Resources

Per *2021 CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action(s) and in the area surrounding identified development sites. The historic resources Study Area is defined as the Affected Area plus an approximately 400-foot radius around the Affected Area.

According to the 2021 CEQR Technical Manual, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. This section assesses the potential for the Proposed Actions to result in significant adverse impacts on identified historic and cultural resources. **Table 2.3-1** below provides information about possible direct, indirect and construction-related impacts on historic and cultural resources. Generally, architectural resources should be surveyed and assessed if the proposed project would result in any of the following, whether or not any known historic resources are located near the site of the project:

Table 2.3-1: Possible Impacts to Historic and Cultural Resources

Construction resulting in ground disturbance, including construction of temporary roads and access facilities, grading, and landscaping.
Below-ground construction, such as excavation or installation of utilities.
Physical destruction, demolition, damage, alteration or neglect of all or part of an historic property.
Changes to the architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.
Isolation of the property from, or alteration of, its setting or visual relationship with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor.
Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting.
Replication of aspects of the resource so as to create a false historical appearance.
Elimination or screening of publicly accessible views of the resource.
Construction-related impacts such as falling objects, vibration, dewatering, flooding, subsidence, or collapse.
Introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over an historic landscape or an historic structure to the extent that the architectural details that distinguish that resource as significant are obscured.

To determine whether the Proposed Actions have the potential to affect historic or architectural resources within the 400-foot Study Area, the Study Area was screened for historic and architectural resources. The LPC was contacted for their initial review of the Proposed Actions' potential to impact nearby historic and cultural resources. In a letter dated October 21, 2024, the LPC indicated that Projected Development Site 1 appears to be eligible for listing on the State/National Registers. Demolition of the existing building would constitute a potential adverse impact (see **Appendix A**). However, absent approval of the proposed actions, the Applicant will redevelop the Project Site with an as-of-right three-story plus sub-cellar and cellar community center with a total floor area of approximately 32,480 GSF (20,625 ZSF, 1.65 FAR) under the existing R4B zoning district. Since the No-Action scenario involves demolition of the existing S/NR-eligible resource on the Applicant-owned site, the Proposed Actions would not result in a potential adverse impact related to the architectural resource. In addition, the Cultural Resource Information System (CRIS) online resource has indicated no properties with architectural significance within the Study Area. Therefore, significant adverse impacts to architectural resources are not expected because of the Proposed Actions, and further analysis is not warranted.

2.3.2 Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts on archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archaeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *2021 CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archaeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The Proposed Actions would result in new in-ground construction on the Projected Development Site. As noted, the LPC was contacted for their initial review of the Proposed Actions' potential to impact nearby cultural or archaeological resources, and a response was received on October 21, 2024 (see **Appendix A**). The LPC indicated that no archaeological significance is associated with the Projected Development Site. Therefore, significant adverse impacts on archaeological resources would not occur as a result of the Proposed Actions, and further analysis is not warranted.

2.3.3 Conclusion

According to the *2021 CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. Based on the above analysis, the Proposed Actions would not result in significant adverse impacts to architectural resources. In addition, no archaeological significance is associated with the Projected Development Site. Accordingly, no further analysis is warranted.

2.4 Urban Design and Visual Resources

According to the *2021 CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the *2021 CEQR Technical Manual*, an assessment of Urban Design may be warranted when a Proposed Action may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment.

The proposed rezoning of the Affected Area from R4B to R6A would alter permitted use, bulk, and height within the Affected Area. Therefore, further analysis is warranted. The differences between existing and proposed zoning, with regards to those aspects of zoning affecting urban design, are presented in the following **Table 2.4-1**.

Table 2.4-1: No-Action and With-Action Zoning

	No-Action	With-Action
Zoning	R4B	R6A
Permitted Uses	Res., CF	Res., CF
Maximum FAR	Res.: 1.50	Res.: 3.90
	CF: 2.00	CF: 3.00
Maximum Height (w/QGF)	Base Height: 35 feet	Base Height: 65 feet
	Building Height: 45 feet	Building Height: 95 feet
Lot Coverage (corner lot)	80%	100%

Com. = Commercial; CF = Community Facility; Res. = Residential; QGF = Qualifying Ground Floor

2.4.1 Existing Conditions

The Affected Area consists of Block 6131, Lot 1 in the Fort Hamilton neighborhood of Brooklyn Community District 10. Lot 1 is a corner lot with an area of 12,500 SF with 100 feet of frontage along Fort Hamilton Parkway and 125 feet of frontage along 99th Street. The lot is currently improved with the Bay Ridge Community Center, which includes four one-story buildings with a total of 6,960 GSF.

The existing land uses in the 400-foot Study Area primarily consist of one- and two-family residential buildings, multi-family residential buildings and mixed commercial and residential buildings. To the east of the Affected Area, there is John J. Carty Park, which is partially under the elevated Belt Parkway – Verrazano Bridge on/off-ramp and features tennis, pickleball, and handball courts. Additionally, a portion of the Fort Hamilton Military Base is located within the 400-foot study area east of the Affected Area.

Built form in the surrounding area varies by use and generally consists of two-story one- and two-family homes, as well as multifamily apartment buildings ranging from four to six stories in height. Most of the multi-family residential buildings, and some one- and two-family homes buildings feature brick facades colored in different shades of beige and brown. Most one-and two-family buildings typically feature vinyl siding exteriors in a variety of colors. The commercial buildings are primarily one story tall. Fourth Avenue and Third Avenue are the closest major commercial corridors in the area, which lie to the northwest of the 400-foot study area. 99th Street, 100th Street, and Marine Avenue do not have significant commercial activities and are more residential in character.

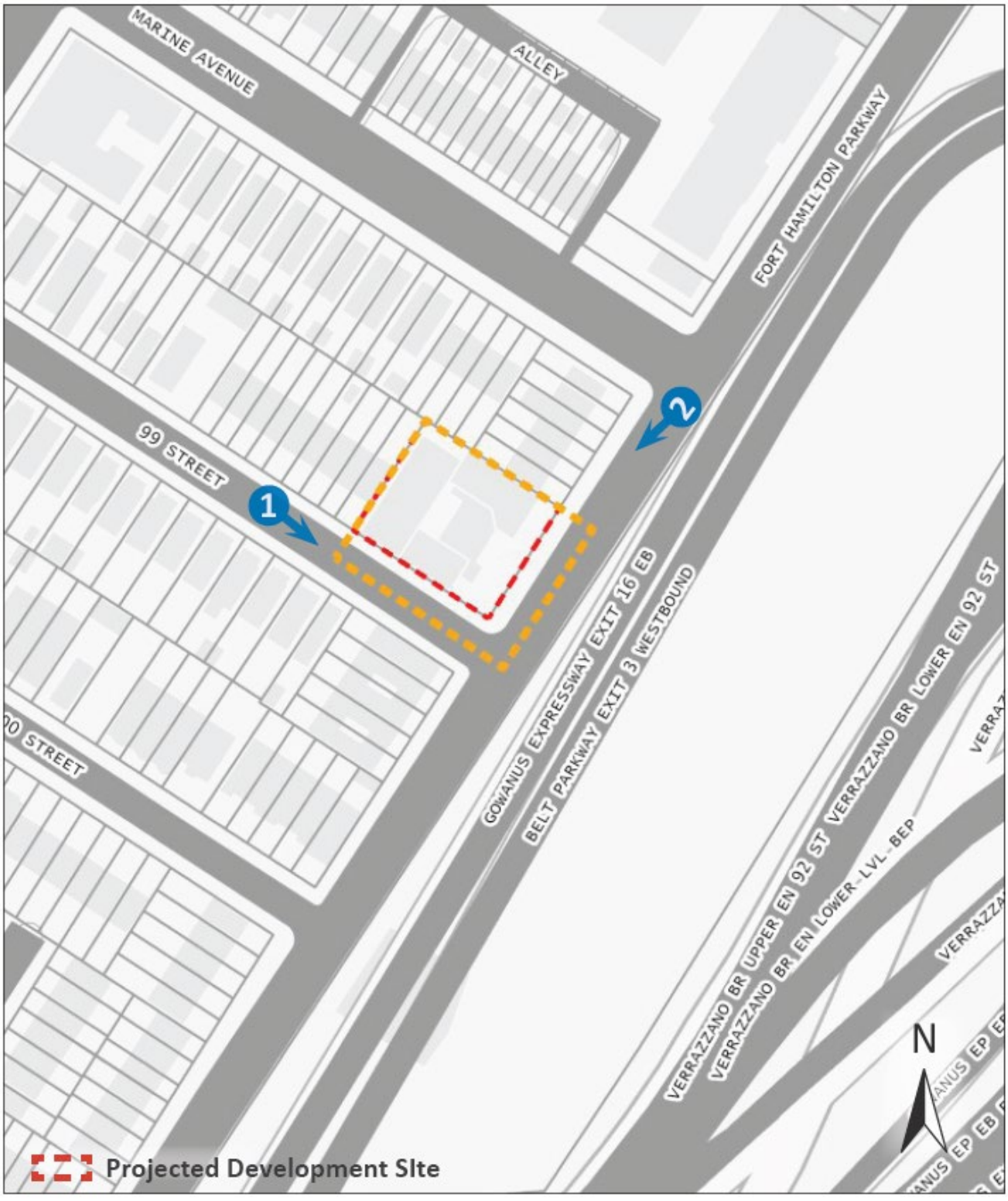
The Surrounding Area features a regular traffic grid to the east of Fort Hamilton Parkway. To the west of Fort Hamilton Parkway, there is an elevated section of highway running parallel to Fort Hamilton Parkway, which connects the Belt Parkway to the Verrazano Bridge, as well as portions of the Gowanus Expressway and Verrazano Bridge. The southeastern portion of the 400-foot Study Area is occupied by Interstate 278. The area between the elevated section of highway running parallel to Fort Hamilton Parkway and Interstate 278 includes John J. Carty Park, which features tennis, pickleball, and handball courts.

The area is well served by transit. The Bay Ridge-95 St subway station, providing R train service, is located approximately a quarter mile northwest of the Affected Area, at the intersection of 4th Avenue and 95th Street. Four bus lines, namely the B8, B16, B37, and B63, also serve the area. The B8 provides service between Dyker Heights and East Flatbush, the B16 between Bay Ridge and Lefferts Garden, the B37 between Downtown Brooklyn and Bay Ridge, and the B63 between Bay Ridge and Cobble Hill. All lines have bus stops located along 4th Avenue west of the Affected Area and the B8 also has a stop located near the intersection of Fort Hamilton Parkway and Marine Avenue, just northeast of the Affected Area.

Sidewalks, ranging from 5 to 14 feet wide, are in good condition with paved surfaces, sufficient street trees, and regular streetlights throughout the Study Area. All intersections on 4th Avenue are under good control with properly functioning traffic lights and clear crossing markings. The intersections on Fort Hamilton Parkway are controlled by stop signs and feature clear crosswalk markings on all legs, or certain legs, depending on the stop controls.

Figure 2.4-1 contains a photo key map with locations of urban design figures. The urban design figures with the existing conditions are shown in **Figures 2.4-2** and **2.4-3.**

Figure 2.4-1: Locations of Urban Design Figures



Urban Design Photos

Figure 2.4-2: View 1. Existing Conditions



Figure 2.4-3: View 2. Existing Conditions



2.4.2 Future No-Action Conditions

Affected Area

Absent approval of the proposed actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new three-story, plus sub-cellar and cellar community center with a total floor area of approximately 32,480 GSF / 20,625 ZSF (1.65 FAR) per Special Floor Area Regulations of the Special Bay Ridge District. This as-of-right development would provide similar but less and smaller programming spaces as the Proposed Development. The as-of-right development would have three stories and rise to a total height of 32 feet.

Urban Design Study Area

There is one active construction permit in the 400-foot Study Area for a new one-family building, accounting for 6,849 GSF of development and -1 incremental dwelling units. There are no recent rezonings in the 400-foot Study Area that could affect the No-Action condition of the surrounding area. Therefore, the existing conditions within the Study Area would mostly remain in the future without the Proposed Actions.

Pedestrian activity within the Study Area under the No-Action Condition would not experience significant changes compared to existing conditions. The sidewalks would be expected to remain in existing good condition with sufficient street trees and regular streetlights. The existing built form in the 400-foot Study Area would remain.

The urban design figures with the No-Action conditions are shown in **Figures 2.4-4** and **2.4-5**.

2.4.3 Future With-Action Conditions

Affected Area

Projected Development Site 1 (Block 6131, Lot 1; Applicant-Owned Lot)

The Reasonable Worst Case Development Scenario (RWCDS) follows the Applicant's proposal. The Applicant received public funding for the redevelopment of their existing community center to a new community center. A different With-Action Development is not feasible or considered.

In the future with the Proposed Actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF (33,055 ZSF, 2.64 FAR) occupying a 12,500 SF corner lot. The Proposed Development will have a base height of 40 feet and rise to a total height of 54 feet.

Urban Design Study Area

The Proposed Actions would only affect the Affected Area. The Proposed Actions would introduce development that features the same use (the Bay Ridge Community Center) as the existing building on Projected Development Site 1 and would be similar in scale to the existing buildings

found in the 400-foot Study Area. The proposed rezoning of the Affected Area to R6A district would match the existing R6A district along 4th Avenue and would be consistent with the existing R4B and R5B districts around the Affected Area. The density permitted by the Proposed Actions would be appropriate for the location on a wide street (Fort Hamilton Parkway). The proposed development would be designed to be visually compatible and consistent with existing developments and would also improve the pedestrian experience by renovating sidewalks.

The urban design figures under the With-Action condition in comparison to No-Action condition are shown in **Figures 2.4-4 to 2.4-5** below.

2.4.4 Conclusion

The development facilitated by the Proposed Actions would not adversely impact any of the constituent urban design elements or the overall character of the neighborhood. The Proposed Actions would not adversely change the pedestrian experience or negatively affect the vitality, walkability, or the visual character of the area. The community facility development would improve the pedestrian experience, increase the vitality of the area, and provide expanded community services. There are no view corridors within the study area. The proposed development would be located within an existing block. No publicly accessible views of the historic architectural resources would be blocked as the result of the proposed Actions. Therefore, the Proposed Actions would not result in significant adverse impacts related to Urban Design and no further analysis is required.

Figure 2.4-4: View 1. Illustrative Comparison of the No-Action and With-Action Conditions

No-Action Condition



With-Action Condition



1 Looking southeast along 99th Street toward the Project Site

Figure 2.4-5: View 2. Illustrative Comparison of the No-Action and With-Action Conditions

No-Action Condition



With-Action Condition



2 Looking northeast along Fort Hamilton Parkway toward the Project Site

2.5 Hazardous Materials

According to the *2021 CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists on a site, and (b) an action would increase pathways to their exposure, or (c) an action would introduce new activities or processes using hazardous materials.

Methodology

The hazardous materials assessment begins with a Phase I Environmental Site Assessment (ESA), which is a qualitative evaluation of the environmental conditions present at a site, based on a review of available information, site observations, and interviews. Pursuant to the *2021 CEQR Technical Manual*, the Phase I ESA is conducted in accordance with the standards established by the current ASTM Phase I ESA Standard and includes research and field observations to determine whether the site may contain contamination from either past or present activities on the site or as a result of activities on adjacent or nearby properties. If a potential Recognized Environmental Conditions (RECs) is identified during this assessment, then building any subsurface investigations are usually conducted as part of a Phase II ESA to confirm the presence and extent of the contamination.

Analysis

Projected Development Site 1, consisting of Block 6131, Lot 1, is owned by the Applicant. Lot 1 is a corner lot with an area of 12,500 SF with 100 feet of frontage along Fort Hamilton Parkway and 125 feet of frontage along 99th Street. The lot is currently improved with the Bay Ridge Community Center, which includes four one-story buildings with a total of 6,960 GSF.

In the future with the Proposed Actions, the Projected Development Site would be redeveloped with a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF (33,055 ZSF, 2.64 FAR) occupying a 12,500 SF corner lot. The Proposed Development will have a base height of 40 feet and rise to a total height of 54 feet.

A Phase I ESA was conducted for the Projected Development Site by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) in August, 2020. The Phase I ESA will be reviewed by the New York City Department of Environmental Protection (DEP).

2.5.1 Phase I Environmental Site Assessment

The purpose of a Phase I ESA is to determine whether any type of environmental hazard exists within or adjacent to the project site. Environmental hazards may include, but are not limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground and above ground storage of petroleum or hazardous materials; asbestos within the building materials/structures; and identification of potential off-site sources of hazardous waste contamination, such as industrial facilities adjacent to the subject property.

RECs are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not present a threat to health or the environment and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimis RECs, were considered in the Phase I ESA.

Langan has performed a Phase I ESA in August, 2020 in conformance with the scope and limitations of ASTM Practice E 1527-13. The following conditions were observed:

- Recognized Environmental Condition (REC): Oil burner applications were discovered during the review of NYC Department of Buildings (DOB) documents indicating that fuel oil was likely once stored and used on the Subject Property. During the site reconnaissance, while no aboveground storage tanks (AST) and/or underground storage tanks (UST) were observed at the Subject Property, two fill ports and vent pipes were observed along the eastern wall of the church building and two, out-of-service oil-fired boilers/furnaces were observed in the basement confirming that fuel oil was once stored and used on the Subject Property. Unreported leaks or spills related to historical petroleum bulk storage and may have adversely impacted soil, groundwater, and/or soil vapor on the Subject Property.

- Other:

    - Historic fill may be present on the Subject Property as a result of suspected backfilling activities in the area. Historic fill in New York City can include brick, concrete, cinders, coal, slag, ash and other anthropogenic materials and may contain contaminant concentrations above current regulatory levels and at potentially hazardous concentrations. The Subject Property is adjoined by onramps to the Verrazano-Narrows Bridge across Fort Hamilton Parkway. Chips of bridge paint (commonly lead-based) and particulate matter from motor vehicle exhaust may have migrated to the Subject Property and deposited in surficial historic fill or soil. The presence of historic fill material may require implementation of site-specific soil handling and management procedures during site redevelopment to address excavation, re-use, handling, and off-site disposal.

    - The Subject Property buildings were constructed at various points in time with the first structures built circa 1834 and other structures built in the 1920s to 1930s and later in the 1960s. Based on the age of the buildings, various building components may contain ACM, LBP, and other hazardous materials. A formal survey of these materials was not completed as part of this Phase I ESA.

    - Evidence of water and moisture intrusion and damage were observed during the site reconnaissance, including roof and ceiling leaks and mold throughout the church, parish hall, rectory, and basement.

Based on the findings of the Phase I ESA, RECs were identified related to the Projected Development Site. Therefore, the development of Projected Development Site under the Proposed Actions may have the potential for adverse impacts related to hazardous materials and a Phase II ESA should be undertaken, collecting original samples of soil, groundwater or building materials to analyze for quantitative values of various contaminants.

However, a Phase II ESA cannot be performed currently as the intrusive investigation through the Phase II process is not practical on the site where the buildings on Block 6131, Lot 1 are not evacuated. Currently, the Projected Development Site includes 6,960 GSF of community facility space occupied by the Bay Ridge Community Development Center.

Phase II ESA testing will require site investigation work in multiple locations on the property. Considering that more than 75% of the lot area is developed with the buildings, the testing would require drilling multiple borings inside the buildings.

As the buildings are actively utilized by the Bay Ridge Community Development Center, it is not feasible to conduct testing without disruption of the community center operation. In addition, since the property is located within a predominantly residential area, the high level of noise from the drilling machines further restricts the time for Phase II site investigation, which cannot be conducted in the evening after business hours or on weekends. Therefore, Phase II investigative work is not feasible at this time, and an (E) Designation is required to undertake Phase II work once the property is vacated, demolished, and cleared, following approval of the Proposed Actions.

2.5.2 Conclusion

Based on the findings and conclusions of the Phase I ESA, it is recommended that in the event any future excavation/construction activities are proposed, further assessment of the historic fill material should be conducted.

Considering that the buildings within the Projected Development Site 1 occupied by the Bay Ridge Community Development Center, it is not practical to conduct Phase II investigation with the active uses on site. Therefore, an E-Designation would be required on the development site (Block 6131, Lot 1) to ensure that the Phase II ESA testing would be completed once the subject property is demolished and cleared, following completion of ULURP/CEQR process. Further hazardous materials assessments would be coordinated through the Mayor's Office of Environmental Remediation (OER).

With this E-Designation in place, no further analysis is warranted. The E-Designation language related to Hazardous Materials is as follows:

E-Designation (E-XXX)

Projected Development Site 1 (Block 6131, Lot 1):

Task 1-Sampling Protocol

The Applicant submits to OER, for review and approval, a Phase I and Phase II of the site along with a soil, groundwater, and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The Applicant must complete such remediation as determined necessary by OER. The Applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation. With this (E) Designation (E-XXX) in place, no significant adverse impacts related to hazardous materials would occur, and no further analysis is warranted.

2.6 Air Quality

When assessing the potential for air quality significant impacts, the *2021 CEQR Technical Manual* seeks to determine a proposed action's effect on ambient air quality, or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM_{10}), fine particulate matter ($PM_{2.5}$), and sulfur dioxide. The *2021 CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *2021 CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

Ambient air quality describes pollutant levels in the surrounding environment to which the public has access. To assess potential health hazards due to ambient air quality, the impact of air pollutants emitted by motor vehicles (mobile source) and by fixed facilities (stationary source) are analyzed, where the effects of both the proposed project on ambient air quality and the ambient air quality effect on the proposed project are considered. The analysis framework, as mandated by the State Environmental Review Act, follows the *2021 CEQR Technical Manual*.

2.6.1 Mobile Sources

According to the *2021 CEQR Technical Manual*, projects, whether site- specific or generic, may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic; create any other mobile sources of pollutants (such as diesel trains, helicopters etc.); or add new uses near mobile sources (roadways, garages, parking lots, etc.). Projects requiring further assessment include:

- Projects that would result in placement of operable windows, balconies, air intakes or intake vents generally within 200 feet of an atypical source of vehicular pollutants.
- Projects that would result in the creation of a fully or partially covered roadway, would exacerbate traffic conditions on such a roadway, or would add new uses near such a roadway.
- Projects that would generate peak hour auto traffic or divert existing peak hour traffic of 170 or more auto trips in this area of the City.
- Projects that would generate peak hour heavy- duty diesel vehicle traffic or its equivalent in vehicular emissions resulting from 12 or more heavy-duty diesel vehicles (HDDVs) for paved roads with average daily traffic of fewer than 5,000 vehicles, 19 or more HDDVs for

collector roads, 23 or more HDDVs for principal and minor arterials, or 23 or more HDDVs for expressways and limited-access roads.

- Projects that would result in new sensitive uses (e.g., schools or hospitals) adjacent to large existing parking facilities or parking garage exhaust vents.
- Projects that would result in parking facilities or applications requesting the grant of a special permit or authorization for parking facilities; or projects that would result in a sizable number of other mobile sources of pollution (e.g., a heliport or a new railroad terminal).
- Projects that would substantially increase the vehicle miles traveled in a large area.

In the future with the Proposed Actions, the Projected Development Site would be developed with a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF (33,055 ZSF, 2.64 FAR) occupying a 12,500 SF corner lot. The Proposed Development will have a base height of 40 feet and rise to a total height of 54 feet.

The Proposed Actions would not result in creation of a covered roadway or affect any covered roadway. Peak hour trip generation is far below the 170-car threshold, as per the transportation section, as potentially warranting further assessment (see EAS Short Form screen). The Projected Development Site would not create a new sensitive receptor adjacent to large parking facilities. The Proposed Project would not result in creation of a new parking facility with over 85 parking spaces. The Projected Development Site would not exceed the thresholds for a $PM_{2.5}$ screening. However, the Proposed Actions would result in operable windows or air intakes within 200 feet of an atypical roadway. Therefore, further assessment of the potential for mobile source air quality impacts is warranted.

2.6.1.1 Detailed Atypical Roadway Analysis

Introduction

Ambient air quality, defined as pollutant levels in the surrounding environment to which the public has access, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under the City Environmental Review (CEQR), an air quality assessment determines both a proposed project's effects on ambient air quality and the quality of the ambient air at the project.

The Proposed Project is located within 200 feet of the on-ramp from the Belt Parkway to the I-278 Verrazzano Bridge and off-ramp from the I-278 eastbound from the Verrazzano Bridge to the Belt Parkway. The roadway is an elevated section with two lanes in each direction, an atypical roadway, and therefore, a detailed mobile source analysis is required.

I-278 On/Off-Ramp Detailed Analysis

The I-278 on/off-ramp, an atypical roadway, nearest traveling lane is approximately 65 feet south of the Projected Development Site 1. Therefore, a mobile source detailed analysis is required.

Traffic conditions on the I-278 on/off-ramp were derived from the NYS Department of Transportation (NYSDOT)[3] and the New York Metropolitan Transportation Council (NYMTC)[4] datasets. Pollutant concentrations associated with mobile sources are a function of vehicular-related emissions and the pollutants' dispersion. Emissions of vehicular mechanical components (exhaust, crankcase, breakwater, and tirewear) were generated with the U.S. Environmental Protection Agency's (EPA) Mobile Vehicle Emission Simulator (MOVES4). Fugitive road dust emissions were accounted for in the analysis. Pollutant concentrations at Projected Development Site 1 were predicted with AERMOD.

Applicable Air Quality Standards and Significant Impact Criteria

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the most common air pollutants (six criteria pollutants) by the EPA. The presence of these pollutants in ambient air is generally due to numerous diverse and widespread sources of emissions. New York has adopted the NAAQS as the State ambient air quality standard. Based on the CEQR Technical Manual, mobile source pollutant(s) of concern are particulate matter with aerodynamic diameters less than or equal to 2.5 microns ("$PM_{2.5}$") and carbon monoxide ("CO").

In addition to the NAAQS, the *2021 CEQR Technical Manual* requires that projects subject to CEQR apply CO and $PM_{2.5}$ significant impact criteria (de minimis). The *2021 CEQR Technical Manual de minimis* criteria set allowable incremental increases in CO and PM2.5 concentrations that would result as a consequence of a proposed project. The *de minimis* for CO is:

- An increase of 0.5 parts per million (ppm) or more in the maximum 8-hour average CO concentration at a location where the predicted No-Action 8-hour concentration is equal to 8 ppm or between 8 ppm and 9 ppm; or
- An increase of more than half the difference between baseline (i.e., No-Action) concentrations and the 8-hour standard, when No-Action concentrations are below 8 ppm.

$PM_{2.5}$ de minimis, for projects under CEQR, is evaluated as follows:

- Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or
- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.1 $\mu g/m^3$ at ground level on a neighborhood scale (i.e., the annual increase in concentration representing the average over an area of approximately 1 square kilometer, centered on the location where the maximum ground-level impact is predicted for stationary sources; or for mobile sources, at a distance from a roadway corridor similar to the minimum distance defined for locating neighborhood scale monitoring stations).

[3] NYSDOT. 2025. "Traffic Data Viewer." *Station Id: 010024*. dot.ny.gov/gisapps/tdv

[4] NYMTC. 2020. "National Performance Management Research Data Set (NPMRDS)." *Transportation Information Gateway (TIG)*. nymtc.org/en-us/

- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 µg/m^3 at any receptor location for stationary sources.

Determination of significant impact related to criteria pollutants accounts for existing pollutant concentrations in the ambient air (background concentrations). Background concentration from the nearest NYSDEC federally-mandated monitoring station(s) was applied in the analysis. **Table 2.6-1** shows the CO and $PM_{2.5}$ NAAQS, background concentration, and the City's *de minimis*.

Table 2.6-1: NAAQS and CEQR I

Pollutant	Averaging Period	NAAQS	Background Concentration (1)	Monitoring Station	CEQR *de minimis*(2)
CO	1 Hour	35 ppm (40,000 *µg/m^3*)	1.68 ppm	Queens College Site No. 36-081-0124	---
	8 Hour	9 ppm (10,000 *µg/m^3*)	1.30 ppm		3.85 ppm
$PM_{2.5}$	24 Hour	35 *µg/m^3*	26.5 *µg/m^3*	Port Richmond Site No. 36-085-0055	4.25 *µg/m^3*
	Annual	9.0 µg/m^3	8.3 *µg/m^3*		0.3 *µg/m^3* or 0.1 *µg/m^3*

Notes:
1. Background concentration: NYSDEC. 2023. "New York State Ambient Air Quality Report 2023." dec.ny.gov/sites/default/files/2024-10/2023airqualreport.pdf.
2. CO mobile source *de minimis*; $PM_{2.5}$ mobile or stationary source *de minimis,* depending on the source type.

ppm = parts per million; ppb = parts per billion; µg/m^3 = micrograms per cubic meter

Emission Profile

Hourly traffic counts and vehicle classifications on the I-278 on/off-ramp were obtained from the NYSDOT for station 026318 (I278 EXIT 17 at from 907C SW (OFF) to I278 WB (Lower Level)) and 026319 (I278 EB to 907C NE from I278 EB (OFF) to 907C NE (ON)). The dataset included 2020 hourly vehicle volume counts, average annual daily traffic (AADT) projected for 2023, and truck percentage of the total traffic. The *CEQR Technical Manual* annual background growth rate was used to account for general background traffic growth in the area. Hourly vehicle speed data, obtained from the NYMTC, was applied in the short-term analysis, and to derive average conditions during periods of the day for the annual base model. Short-term analyses were based on the maximum combined (westbound/eastbound lanes) traffic. Roadway gradients as well as features base elevation and release heights were derived using the New York City Open Data elevation dataset.[5]

Emissions of vehicular mechanical components (exhaust, crankcase, breakware, and tirewear) were generated with the EPA's Mobile Vehicle Emission Simulator (MOVES) version 4. MOVES county data set input (NYSDEC uses 14 tables, including inspection/maintenance, fuel data, age distribution, and meteorology data, and a LEV (Low Emission Vehicles) database) was obtained from NYSDEC.[6] The NYSDEC's latest mobile source inventory database is for 2022. The King

[5] NYC Office of Technology and Innovation (OTI). 2025. "NYC Planimetric Database: Elevation Points." NYC Open Data. August 12. data.cityofnewyork.us/Transportation/NYC-Planimetric-Database-Elevation-Points/szwg-xci6

[6] NYSDEC. 2022. "Air Emission Inventories." *2022 On-Road Inventory*. NYSDEC, dec.ny.gov/environmental-protection/air-quality/air-emissionf-inventories#Non-Road

County's vehicle population dataset, projected to Build Year 2029 using the NYSDEC "2022BaseYear_VPOPandVMTgrowth" spreadsheet, was used to augment the vehicle classification (e.g., intercity bus, transit bus, and school bus). Average vehicle fuel technology (AVFT) was derived for the 2029 Build Year (and future years) using the NYSDEC methodology. Accordingly, 2022 estimated battery electric vehicles (BEVs) fractions for source types 21 (passenger car), 31 (passenger truck), and 32 (light commercial truck) were increased to future years at the same rate as the California Code of Regulations, title 13, section 1962.2 and the ACCII regulations that require zero-emission vehicle (ZEV) increases. The fractions for the remaining fuels for each year were obtained from the MOVES (version 3) default AVFT values, but with their fractions reduced proportionally to the calculated BEV fraction. In addition, the LEV database was added to the MOVES RunSpec ("Input Data Sets" section of the Advanced Features Panel in MOVES) to account for the New York State's Low Emission Vehicles (NYLEV) Program. MOVES peak-hour emission was projected for each season (January, April, July, and October). Maximum peak-hour CO and $PM_{2.5}$ emissions were projected during the summer. Average annual $PM_{2.5}$ emissions (at periods of the day) were calculated for the summer season when maximum peak-hour emission was predicted (conservative approach).

In addition, $PM_{2.5}$ emissions of dust generated by vehicles traveling on paved roadways were added to estimate total particulate matter emissions for the short-term analysis (annual fugitive dust emission is negligible, based on similar types of analysis under CEQR). Fugitive dust emissions "dry" road conditions (precipitation reduces silt loading) were calculated using the EPA's AP-42 manual methodology.[7] Based on the *CEQR Technical Manual* specification, a silt loading factor of 0.015 grams per meter square (g/m^2), applicable to expressways, was applied in the analysis.

Dispersion Analysis

Pollutant concentrations were predicted with AERMOD. AERMOD MPI version 24142 executable was used in the dispersion analysis. Lakes Environmental, Inc. adjusted the EPA AERMOD source code and recompiled the model to parallelize the processing of receptors, reducing run-time significantly. The MPI executable (used in the analysis) modified the EPA AERMOD executable model version 24142. The AERMOD model incorporates air dispersion based on planetary boundary layer turbulence structure and scaling concepts, including treatment of surface and elevated sources and simple and complex terrain. The model was run with the regulatory default option, where applicable. All model runs used five consecutive years of meteorological data (2017-2021) from NYSDEC. According to the NYSDEC, due to the nationwide helium shortage, a fair amount of 2022 upper air data was missing (also affecting 2023 data), and therefore, 2017-2021 meteorology data should be used. Meteorology surface data is from John F. Kennedy Airport, and upper air data is from Brookhaven Station, NY. The meteorological data provided hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the five years. Population in New York City was specified to account for the effects of increased surface heating from an urban area on pollutant dispersion under stable atmospheric

[7] EPA. Compilation of Air Pollutant Emission Factors AP-42 Fifth Edition, Vol. 1: Paved Roads Chapter 13: Miscellaneous Sources. epa.gov/ttn/chief/ap42. January 2011.

conditions. The map application in North American Datum 1983 (NAD83), built into Lakes Environmental, Inc.'s commercial application of AERMOD (AERMOD View), was used to locate features spatially. Feature base elevations were set to the elevation at the Projected Development Site 1, obtained from the NYC elevation dataset. The roadway is above ground at the Verrazzano Bridge and at grades at the Belt Parkway. Source release heights accounted for the roadway gradient and its relative height to Projected Development Site 1.

Receptors at the Projected Development Site 1 were placed from ground-floor to rooftop height in spaced intervals. Roadways (the on/off-ramp) were modeled as line area sources. Dispersion parameters were based on the EPA's guidance manual,[8] applying the traffic-weighted average light-duty and heavy-duty distribution.

Predicted pollutant concentrations were evaluated with the NAAQS and *de minimis*. **Table 2.6-2** shows the dispersion analysis results.

Table 2.6-2: Air Dispersion Analysis Results

Pollutant	Predicted Increment	Background	NAAQS		*de minimis*
			With-Action	NAAQS	
1-Hour CO (ppm)	0.339	1.68	2.02	35	---
8-Hour CO (ppm)	0.256	1.30	1.56	9	3.85
24-Hour $PM_{2.5}$ ($\mu g/m^3$)	2.11	26.5	28.6	35	4.25
Annual $PM_{2.5}$ ($\mu g/m^3$)	0.203	8.3	8.50	9.0	0.3

Conclusion

Table 2.6-2 shows that the incremental CO and $PM_{2.5}$ concentrations at the Projected Development Site 1, associated with the I-278 on/off-ramp vehicular emissions, would not exceed the 2021 *CEQR Technical Manual de minimis* criteria, and the With-Action ambient level concentrations would be within the NAAQS. Therefore, no significant adverse air quality impact(s) associated with the I-278 on/off-ramp vehicular emission is predicted in the future with the Proposed Action.

2.6.2 Stationary Sources

According to the *2021 CEQR Technical Manual*, projects may result in stationary source air quality impacts when one or more of the following occurs:

- New stationary sources of pollutants are created (e.g., emission stacks for industrial plants, hospitals, and other large institutional uses).

[8] EPA. 2021. *PM Hot-spot Guidance, Transportation Conformity Guidance for Quantitative Hot-spot Analyses in $PM_{2.5}$ and PM_{10} Nonattainment and Maintenance Areas*. EPA-420-B-21-037, Transportation and Regional Programs Division, Office of Transportation and Air Quality, U. S. Environmental Protection Agency, October 2021.

- Certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use.
- Structures near such stacks are introduced so that the structures may change the dispersion of emissions from the stacks so that surrounding uses are affected.
- Fossil fuels (fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems are used.
- Large emission sources are created (e.g., solid waste or medical-waste incinerators, cogeneration facilities, asphalt/concrete plants, or power-generating plants, etc.).
- New sensitive uses are located near a large emission source.
- Medical, chemical, or research labs are created or result in new uses being located near them.
- Operation of manufacturing or processing facilities is created.
- New sensitive uses created within 400 feet of manufacturing or processing facilities.
- New uses created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack).
- Potentially significant odors are created.
- New uses near an odor-producing facility are created.
- "Non-point" sources that could result in fugitive dust are created.
- New uses near nonpoint sources are created.
- A generic or programmatic action is introduced that would change or create a stationary source or that would expose new populations to such a station

Analysis Framework

Projected Development Site 1 (Block 6131, Lot 1; Applicant-Owned Lot)

In the future with the Proposed Actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF (33,055 ZSF, 2.64 FAR) occupying a 12,500 SF corner lot. The Proposed Development will have exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; a library, youth room, museum art studio, classrooms, office,

café and outdoor terrace on the third floor; and a conference center and visitor offices on the fourth floor. The Proposed Development will have a base height of 40 feet and rise to a total height of 54 feet.

2.6.2.1 Heating and Hot Water Systems

Based on information provided by the Applicant, electric power would be utilized for the Projected Development Site HVAC systems. Accordingly, an E-Designation would be placed on the Projected Development Site.

The E-Designation (E-835) language is as follows:

Block 6131, Lot 1 (Projected Development Site 1): Any new development on the above-referenced property must exclusively use electric grid power for heating, ventilating, and air conditioning (HVAC) system and hot water equipment with no venting stacks to avoid any potential significant adverse air quality impacts.

With the E-Designation in place, the Projected Development Site's HVAC systems would not potentially result in any significant adverse air quality impacts, and further assessment is not warranted.

2.6.2.2 Industrial Emissions

Preliminary Screening

The Proposed Actions would introduce a sensitive land use into the area. Accordingly, a preliminary screening was conducted to determine if there are any potential sources of industrial process emissions that could affect project occupants. Industrial sources were identified through a site visit within a 400-foot study area and the DEP CATS and NYSDEC databases search.

400-Foot Study Area

The Affected Area is located within an R4B zoning district, and the surrounding area primarily consist of one- and two-family residential buildings, multi-family residential buildings and mixed commercial and residential buildings.

The 400-foot radius was screened for potential sources of industrial emissions and is shown below in **Figure 2.6-1** and **Table 2.6-3**. The preliminary screening of the 400-foot Study Area included a review of NYC DEP and USEPA[9] Air Quality Permits issued within 400 feet of the Affected Area, as well as a field observation and desktop review to affirm the uses present at each site and identify any sites with the potential for unpermitted industrial process emissions.

As shown in **Table 2.6-3** and further discussed below, of the 22 sites evaluated as part of the initial industrial source screening, no sites were identified for detailed analysis.

[9] Sources of information reviewed included the USEPA's Envirofacts database[1], EPA, Envirofacts Data Warehouse, http://oaspub.epa.gov/enviro/ef_home2.air

Figure 2.6-1: Industrial Emissions Screening

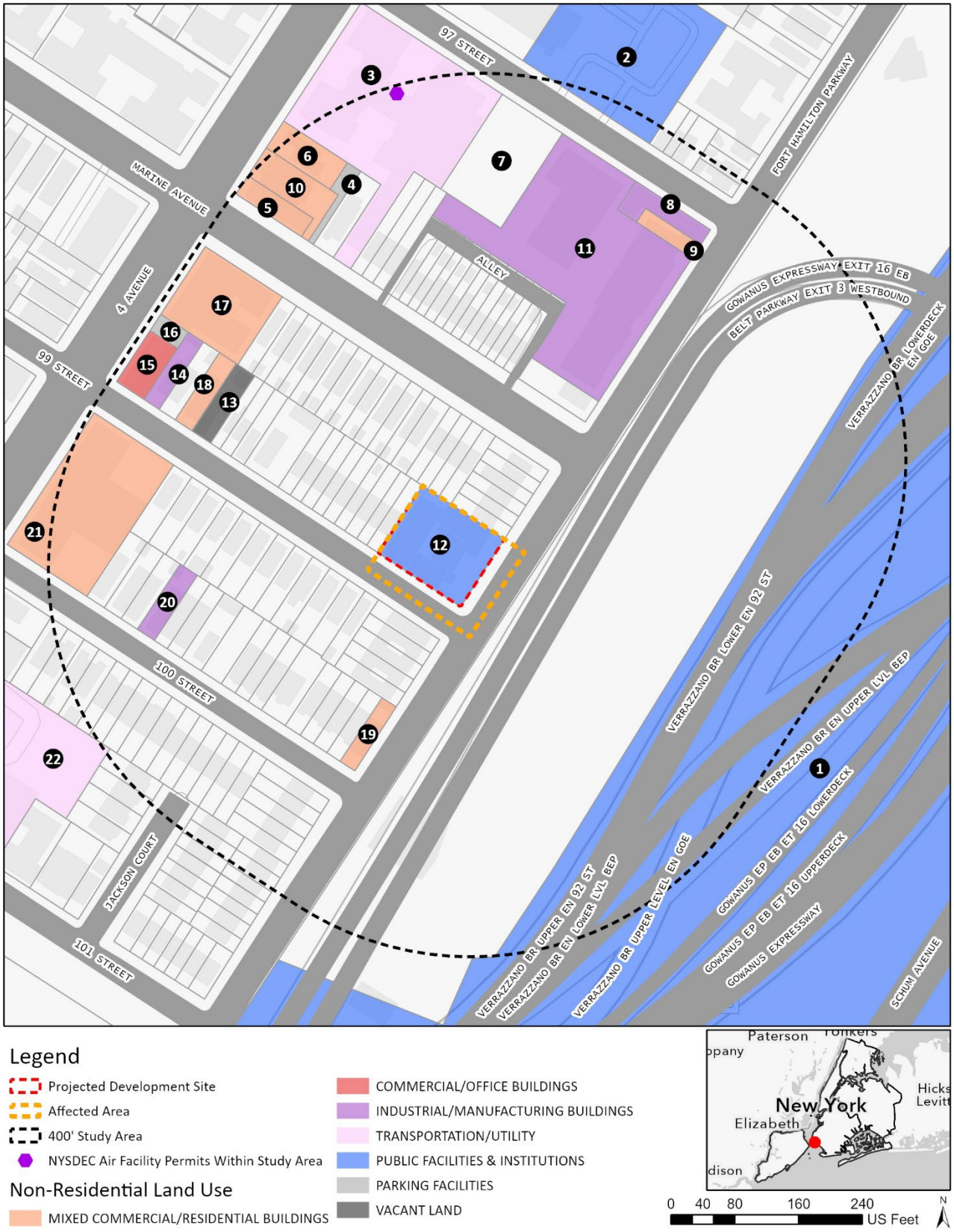


Table 2.6-3: Industrial Screening - 400 Foot Study Area

Site ID	Block	Lot	Address	Active Industrial Permits	Expired Industrial Permits	Active Permit Owners	Expired Permit Owners	Permit Expiration	Current Use	Notes
1	6153	1	9275 Ft Hamilton Parkway	N/A	N/A	N/A	N/A	N/A	Highway within the 400-foot Study Area	Screens Out
2	6123	28	9501 4 Avenue	N/A	N/A	N/A	N/A	N/A	Catholic church, Parking grounds	Screens out
3	6127	11	9707 4 Avenue	N/A	N/A	N/A	N/A	N/A	Insurance agency, Photographer	Screens out
4	6127	13	Marine Avenue	N/A	N/A	N/A	N/A	N/A	Parking	Screens out
5	6127	14	9727 4 Avenue	N/A	N/A	N/A	N/A	N/A	Lawyer office	Screens out
6	6127	17	9721 4 Avenue	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
7	6127	32	436 97 Street	N/A	N/A	N/A	N/A	N/A	Vacant land	Screens out
8	6127	42	9702 Ft Hamilton Parkway	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
9	6127	43	9704 Ft Hamilton Parkway	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
10	6127	7501	9729 4 Avenue	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
11	6127	7502	9718 Ft Hamilton Parkway	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
12	6131	1	9820 Ft. Hamilton Parkway	N/A	N/A	N/A	N/A	N/A	Mosque	Screens out
13	6131	16	415 99 Street	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
14	6131	19	405 99 Street	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
15	6131	20	9823 4 Avenue	N/A	N/A	N/A	N/A	N/A	Internist	Screens out
16	6131	23	9815 4 Avenue	N/A	N/A	N/A	N/A	N/A	Parking	Screens out
17	6131	24	402 Marine Avenue	N/A	N/A	N/A	N/A	N/A	Barber shop, Nail salon	Screens out
18	6131	7501	411 99 Street	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
19	6135	1	461 100 Street	N/A	N/A	N/A	N/A	N/A	Real estate agency	Screens out
20	6135	14	423 100 Street	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
21	6135	7501	9921 4 Avenue	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out
22	6138	6	10015 4 Avenue	N/A	N/A	N/A	N/A	N/A	Residential Building	Screens out

Site ID corresponds to **Figure 2.6-1** above

Site 1: 9275 Ft Hamilton Parkway (Block 6153/Lot 1)

According to NYC's Zoning and Land Use Map (ZoLa), this property is owned by the United States of America and is classed as a Selected Government Installations - Military and Naval Installation (Y4). The property is occupied by Fort Hamilton, a U.S. Army installation in Brooklyn. The base includes administrative offices, housing for military personnel, and also acts as a logistics support center. While the property features some active and expired industrial permits based upon review of the DEP CATS, the portion of the property within the 400-foot Study Area is occupied by Gowanus Expressway and Verrazano Bridge Approach. Therefore, there is no need to further investigate this portion of the site because there are no emission sources present.

Site 3: 9707 4 Avenue (Block 6127/Lot 11)

According to NYC's Zoning and Land Use Map (ZoLa), this property is owned by Fourth Ave MGT Assoc. and is classed as Elevator Apartments – Cooperatives (D4). There is a New York State Department of Environmental Conservation Registration for an apartment building operator using a boiler on the site. There is no need to further investigate this portion of the site because there are no industrial emission sources present.

1,000-Foot Study Area

A search of the EPA Envirofacts ICIS-AIR database and the Toxics Release Inventory (TRI) was conducted for all parcels within the 400 and 1000-foot Study Area. The Envirofacts ICIS Air Database contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The Toxics Release Inventory (TRI) is a publicly available database containing information on toxic chemical releases and other waste management activities in the United States.

No large or major sources of industrial emissions or odor-producing facilities were identified within 1,000 feet of the Affected Area. Therefore, no further analysis of large or major emissions sources is warranted.

Industrial Emissions Conclusion

As indicated above in **Table 2.6-3**, there are no industrial emissions permits within 400-foot Study Area. There is a New York State Department of Environmental Conservation Registration for an apartment building operator using a boiler at 9707 4 Avenue (Block 6127/Lot 11). No large or major industrial emission sources were identified within the 1,000-foot Study Area. Additionally, there is no evidence present to conclude that there are illegal unpermitted air emissions present in the Study Area. Therefore, there does not appear to be any potentially significant impact associated with existing air toxics to project occupants.

2.7 Noise

Introduction

This Noise Analysis was conducted to assess the potential for adverse noise impacts related to the proposal for a zoning map amendment to map an R6A zoning district in the Affected Area currently zoned as R4B.

The Affected Area consists of Block 6131, Lot 1 in the Fort Hamilton neighborhood of Brooklyn Community District 10. Lot 1 is a corner lot with an area of 12,500 SF with 100 feet of frontage along Fort Hamilton Parkway and 125 feet of frontage along 99th Street. The lot is currently improved with the Bay Ridge Community Center, which includes four one-story buildings with a total of 6,960 GSF. Fort Hamilton Parkway is a 100-foot-wide north-south two-way road classified as a Minor Arterial by the New York State Department of Transportation (NYS DOT) with one moving lane of traffic in each direction and curbside parking on both sides of the street. 99th Street is a 50-foot-wide one-way southbound road classified as a local road by the NYS DOT with one moving lane of traffic and curbside parking on both sides.

This noise analysis is limited to an assessment of ambient noise that could adversely affect building occupants of the proposed development, inclusive of noise generated by the proposed at-grade daycare play area at the rear of the building.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, 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.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents acoustic energy that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud.

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common frequency weightings used are the A- and C-weightings. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the

frequency sensitivity of human hearing. The A-weighting is the most commonly used for environmental measurements, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high-frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high-frequency bands are significantly affected by C-weighting. **Table 2.7-1** notes the decibel levels of common noise sources.

Table 2.7-1: Noise Levels of Common Sources[10]

Sound Source	SPL (dB(A))
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A)Is perceived as a doubling or halving in SPL.	

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.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law. In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line" sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

[10] Source: *2021 CEQR Technical Manual*

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.
- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.
- Lmax is the highest SPL measured during a given period of time. It is useful in evaluating Leqs for time periods that have an especially wide range of noise levels.
- L_{dn} is the day-night equivalent sound level, defined as a 24-hour continuous L_{eq} with a 10 dB adjustment added to all hourly noise levels recorded between the hours of 10 PM and 7 AM. This 10 dB addition accounts for the extra sensitivity people have to noise during typical sleeping hours.
- DNL is the annual average day-night average sound level. Aircraft noise around airports is usually mapped out in terms of DNL, which are normally depicted as noise contours on a map.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the CEQR noise exposure guidelines for exterior noise levels. As shown in **Table 2.7-2** below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable, Table 19-3 of the *2021 CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior L_{10} noise levels of 45 dB(A) or below or interior L_{dn} noise levels of 40 dB(A) or below depending on the noise source, as shown below in **Table 2.7-3**.

Table 2.7-2: Noise Exposure Guidelines for Use in City Environmental Impact Review

Receptor Type	Time Period	Acceptable General External Exposure	Airport[3] Exposure	Marginally Acceptable General External Exposure	Airport[3] Exposure	Marginally Unacceptable General External Exposure	Airport[3] Exposure	Clearly Unacceptable General External Exposure	Airport[3] Exposure
1. Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	----DNL ≤ 60 dBA----		----60 < DNL ≤ 65 dBA----		(I) 65 < DNL ≤ 75 dBA		---- 75 dBA < DNL ----
2. Hospital, nursing home		$L_{10} \leq 55$ dBA		55 < $L_{10} \leq 65$ dBA		65 < $L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
3. Residence, residential hotel, or motel	(7 AM to 10 PM)	$L_{10} \leq 65$ dBA		65 < $L_{10} \leq 70$ dBA		70 < $L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
	(10 PM to 7 AM)	$L_{10} \leq 55$ dBA		55 < $L_{10} \leq 70$ dBA		70 < $L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
4. School, museum, library, court, house of worship, transient hotel or motel, public meeting room, auditorium, out-patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Notes:

(i) In addition, any new activity shall comply with Impact Thresholds detailed in Section 410.

[1] Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.

[2] Tracts of land where serenity and quiet are extraordinarily important and serve as important public need, and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks, or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and nursing homes.

[3] One may use the FAA-approved DNL contours supplied by the Port Authority of New York and New Jersey (PANYNJ), or the noise contours may be computed from the federally approved Aviation Environmental Design Tool (AEDT) Computer Model using flight data supplied by the PANYNJ.

[4] External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are listed by octave bands).

Sources: New York City Department of Environmental Protection (adopted policy 1983).

Table 2.7-3: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	70 < L10 ≤ 73	73 < L10 ≤ 76	76 < L10 ≤ 78	78 < L10 ≤ 80	80 < L10
Aircraft[A]	65 < DNL ≤ 68	68 < DNL ≤ 71	71 < DNL ≤ 73	73 < DNL ≤ 75	75 < DNL
Train	65 < Ldn ≤ 68	68 < Ldn ≤ 71	71 < Ldn ≤ 73	73 < Ldn ≤ 75	75 < Ldn
Attenuation[B]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	See Note c

Note:

A. DNL descriptor based on average values of Ldn over a year period.

B. The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All of the above categories require a closed window situation and hence an alternate means of ventilation.

C. The required attenuation value is the difference between Lbuild and Linterior, using the appropriate noise descriptor Where:

Lbuild is the projected noise level under the build condition rounded up to the whole number

Linterior is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)

2.7.1 Initial Impact Screening

Future No-Action Condition

Absent approval of the proposed actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new three-story, plus sub-cellar and cellar community center with a total floor area of approximately 32,480 GSF (20,625 ZSF, 1.65 FAR) per Special Floor Area Regulations of the Special Bay Ridge District. This as-of-right development would provide similar but less and smaller programming spaces as the Proposed Development. The as-of-right development would have three stories and rise to a total height of 32 feet.

Future With-Action Condition

In the future with the Proposed Actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF (33,055 ZSF, 2.64 FAR) occupying a 12,500 SF corner lot. The Proposed Development will have

exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; a library, youth room, museum art studio, classrooms, office, café and outdoor terrace on the third floor; and a conference center and visitor offices on the fourth floor. The Proposed Development will have a base height of 40 feet and rise to a total height of 54 feet.

Stationary Sources

The *2021 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 inspections. As the Projected Development 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, it is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building mechanical equipment.

The Projected Development would include a new at-grade play area associated with a proposed daycare along the rear of the building. As this play area would exist in both Future No-Action and Future With-Action Conditions, the proposed play area would not introduce a new stationary noise source that has the potential to impact existing surrounding noise-sensitive receptors, and no analysis is warranted. However, an analysis was conducted to determine if additional window-wall attenuation, above that determined by in-field noise monitoring, would be required for the facades of the Projected Development that are adjacent to the play area

Mobile Sources

Pursuant to Section 111 of the *2021 CEQR Technical Manual*, mobile sources are those noise sources that move in relation to a noise-sensitive receptor—principally automobiles, buses,

trucks, aircraft, and trains. Each has its own distinctive noise character, and, consequently, an associated set of noise assessment descriptors.

For Mobile Sources, an initial noise assessment may be appropriate if a proposed action would generate additional project-generated vehicular traffic in an area where roadways currently carry no or very low traffic volumes, or where a nearby receptor would potentially be impacted by high ambient noise levels.

Vehicular traffic is the predominant source of noise in the area. Therefore, the noise analysis presented in this chapter focuses on the operational noise effects of the Proposed Actions to determine the level of building attenuation necessary to ensure that interior noise levels satisfy CEQR requirements. The Proposed Actions are not expected to increase existing noise passenger car equivalents (PCEs) by greater than 100% and would therefore not result in significant adverse noise impacts associated with project-generated vehicles.

2.7.2 Noise Monitoring Results

Measurement Location and Equipment

Because the predominant noise sources in the area of the Proposed Project consists of vehicular traffic, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day for 20-minute periods. Noise Monitoring Location One (1) was located at street level on the 99th Street frontage of the Projected Development Site; Noise Monitoring Location Two (2) was located at street level on the Fort Hamilton Parkway frontage of the Projected Development Site; and Noise Monitoring Location Three (3) was located outside of the second-floor window of the building currently on the Projected Development Site to get a better line-of-sight to the elevated Gowanus Expressway. The noise monitoring locations are shown in **Figure 2.7-1** to **Figure 2.7-4**: Location 3 – Noise Monitor Location Photos (Second Floor, Facing Fort Hamilton Parkway) below.

Noise monitoring was conducted using a Type 1 Casella CEL-633 sound level meters with wind screens. The monitors were placed on a tripod at a height of approximately four feet above the ground, away from any other noise-reflective surfaces. The monitors were calibrated prior to and following each monitoring session. Periods of peak vehicular traffic around the Affected Area constitute a worst-case condition for noise at the Projected Development Site.

Figure 2.7-1: Noise Monitoring Locations



Figure 2.7-2: Location 1 – Noise Monitor Location Photos (99th Street)



Figure 2.7-3: Location 2 – Noise Monitor Location Photos (Fort Hamilton Parkway)



Figure 2.7-4: Location 3 – Noise Monitor Location Photos (Second Floor, Facing Fort Hamilton Parkway)



Existing Conditions

Monitoring was conducted during typical midweek conditions, on Wednesday October 9, 2024. The weather was dry and wind speeds were moderate during all monitoring periods. **Table 2.7-4** to **Table 2.7-6**: Noise Levels in dBA at Location below contains the results for the measurements taken at Location 1 through Location 3, respectively.

Table 2.7-4: Noise Levels in dBA at Location 1

Wednesday, October 9, 2024			
Time	**7:34 am – 7:54 am**	**12:03 pm – 12:23 pm**	**4:30 pm – 4:50 pm**
L_{max}	86.8	84.4	83.5
L_{10}	64.5	64.5	65.5
L_{eq}	64.3	63.3	64.2
L_{50}	62.0	63.0	63.5
L_{90}	60.5	61.0	62.5
L_{min}	57.7	57.9	60.2

Table 2.7-5: Noise Levels in dBA at Location 2

Wednesday, October 9, 2024			
Time	**7:56 am – 8:16 am**	**12:26 pm - 12:46 pm**	**4:51 pm – 5:11 pm**
L_{max}	79.8	75.7	81.0
L_{10}	70.0	69.0	68.0
L_{eq}	68.2	67.5	65.8
L_{50}	67.5	67.0	64.5
L_{90}	65.5	65.5	63.0
L_{min}	61.9	62.7	60.4

Table 2.7-6: Noise Levels in dBA at Location 3

Wednesday, October 9, 2024			
Time	**8:18 am – 8:38 am**	**12:48 pm – 1:08 pm**	**5:15 pm – 5:35 pm**
L_{max}	86.9	81.3	82.0
L_{10}	69.0	69.0	69.0
L_{eq}	67.2	68.0	68.0
L_{50}	67.0	67.5	67.5
L_{90}	63.0	66.0	66.5
L_{min}	44.4	62.9	64.4

The traffic volumes (vehicle counts) and vehicle classifications collected during peak vehicular travel periods [morning (AM), noon (MD), and evening (PM)] concurrent with noise monitoring at Locations 1 through 3 are shown below in **Table 2.7-7** through **Table 2.7-8** below.

Table 2.7-7: Traffic Volumes and Vehicle Classifications Noise Location 1

	7:34 am – 7:54 am	12:03 pm – 12:23 pm	4:30 pm – 4:50 pm
Car/ Taxi	4	3	0
Van/Light Truck/SUV	0	0	1
Medium Truck	0	0	0
Heavy Truck	0	0	0
Bus	0	0	0

Table 2.7-8: Traffic Volumes and Vehicle Classifications Noise Location 2

	7:56 am – 8:16 am	12:26 pm - 12:46 pm	4:51 pm – 5:11 pm
Car/ Taxi	15	11	9
Van/Light Truck/SUV	18	7	15
Medium Truck	0	0	0
Heavy Truck	0	0	0
Bus	0	0	0

2.7.3 Stationary Noise Screening

A detailed analysis of stationary noise may be appropriate if the proposed project would introduce a stationary noise source, such as a playground, to be operating within 1,500 feet of a receptor, or within direct line of sight to that receptor.

The Projected Development would include a new at-grade play area associated with a proposed daycare along the rear of the building. As this play area would exist in both Future No-Action and Future With-Action Conditions, the proposed play area would not introduce a new stationary noise source that has the potential to impact existing surrounding noise-sensitive receptors, and no analysis is warranted.

However, an analysis is warranted to determine if additional window-wall attenuation, above that determined by in-field noise monitoring, would be required for the facades of the Projected Development that are adjacent to the play area.

The proposed play area would abut the western façade of the Projected Development. While the play area would only abut a portion of the façade, the whole western façade is conservatively considered as "Receptor 1" for the purposes of this analysis.

Methodology

To determine the potential noise impacts of the proposed play areas on sensitive receptors, the measurements and procedures outlined in a study conducted by AKRF entitled, "Development of Noise Assessment Method for School Playground Noise."[11] were referenced. The study, conducted for the New York School Construction Authority (SCA), included noise monitoring at

[11] Wu, Weixiong, AKRF Inc. "Development of Noise Assessment Method for School Playground Noise," Inter-Noise 2006, Volume 6.

nine schools (one early childhood center, four elementary schools, three intermediate schools, and one high school) and provides the results for hourly equivalent (Leq) noise levels by grade composition, as shown below in **Table 2.7-9**. This study has been widely used and recognized for assessing school playground noise impacts for previously approved projects subject to environmental review by the New York City Department of City Planning (DCP), the New York City Department of Environmental Protection (DEP), and the SCA.

Table 2.7-9: Maximum Playground Boundary Noise Level in Leq

School Type	Leq Noise Level (In dBA)
Early Childhood Center	71.5
Elementary School	71.4
Intermediate School	71.0
High School	68.2

The proposed play area would accommodate early childhood center (daycare) children. As shown in **Table 2.7-9:** above, the Early Childhood Center School (71.5 dBA) noise level was selected as the referenced noise levels from the boundary of the proposed outdoor play area.

To add the monitored and projected noise levels, the following equation was used:

$$L = 10 \log_{10}\left(\sum_{i=1}^{n} 10^{(L_i / 10)} \right)$$

Receptor 1 Stationary Noise Assessment

The highest monitored L_{eq} noise level at noise monitoring Location 1 was referenced as the representative noise level for this assessment. As indicated below in **Table 2.7-10,** in the absence of the Proposed Action under existing conditions, the highest recorded L_{eq} noise level measured at Location 1 was as follows:

- 64.3 dB(A) during the AM (7:34-7:54 AM) monitoring period.

In order to determine future With-Action noise levels at Receptor 1, the existing worst-case L_{eq} noise level (64.3 dBA) measured at Location 1 was logarithmically added to the stationary noise levels at the receiver location. While the play area would only abut a portion of the façade, the whole western façade is conservatively considered as Receptor 1 for the purposes of this analysis, with an assumed distance of zero feet from the source to the Receptor.

The difference between the L_{eq} and L_{10} noise levels during the AM monitoring period at Location 1 was 0.2 dB(A). Therefore, 0.2 dB(A) was added to the resulting L_{eq} to determine the predicted L_{10} noise level. The resulting predicted L_{10} noise level was then referenced to determine additional window-wall attenuation requirements for Receptor 1 pursuant to **Table 2.7-3** above.

As shown in **Table 2.7-10** below, the resulting L_{10} noise levels associated with the at-grade play area along the western façade would be 72.5 dB(A). Accordingly, a window-wall attenuation of 28 dB(A) would be required for the western façade, as detailed below.

Table 2.7-10: Stationary Noise Analysis Receptor 1

Play Area Noise Analysis - Receptor 1					
Period	Measured Existing Leq (in dBA)	0 Feet from Boundary			Required Window Wall Attenuation (dBA)
		Predicted Leq due to playground (in dBA)	Predicted Combined With-Action Leq (in dBA)	Predicted Combined L10 (in dBA)	
7:34 AM - 7:54 AM	64.3	71.5	72.3	72.5	28.0

2.7.4 Conclusion

The *2021 CEQR Technical Manual* sets external noise exposure standards, which are classified into four categories: acceptable, marginally acceptable, marginally unacceptable, and clearly unacceptable. Table 19-3 of the *2021 CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dB(A) or lower where vehicular traffic is the noise source.

The highest recorded $L_{10\ at}$ Location 1 was 65.5 dB(A) during the evening period. The highest recorded L_{10} at Location 2 was 70.0 dB(A) during the morning period. The highest recorded L_{10} at Location 3 was 69.0 dB(A) during the midday period.

As discussed above, inclusive of noise generated by the proposed at-grade play area, the projected L_{10} noise level at the Projected Development's western façade would by 72.5 dB(A).

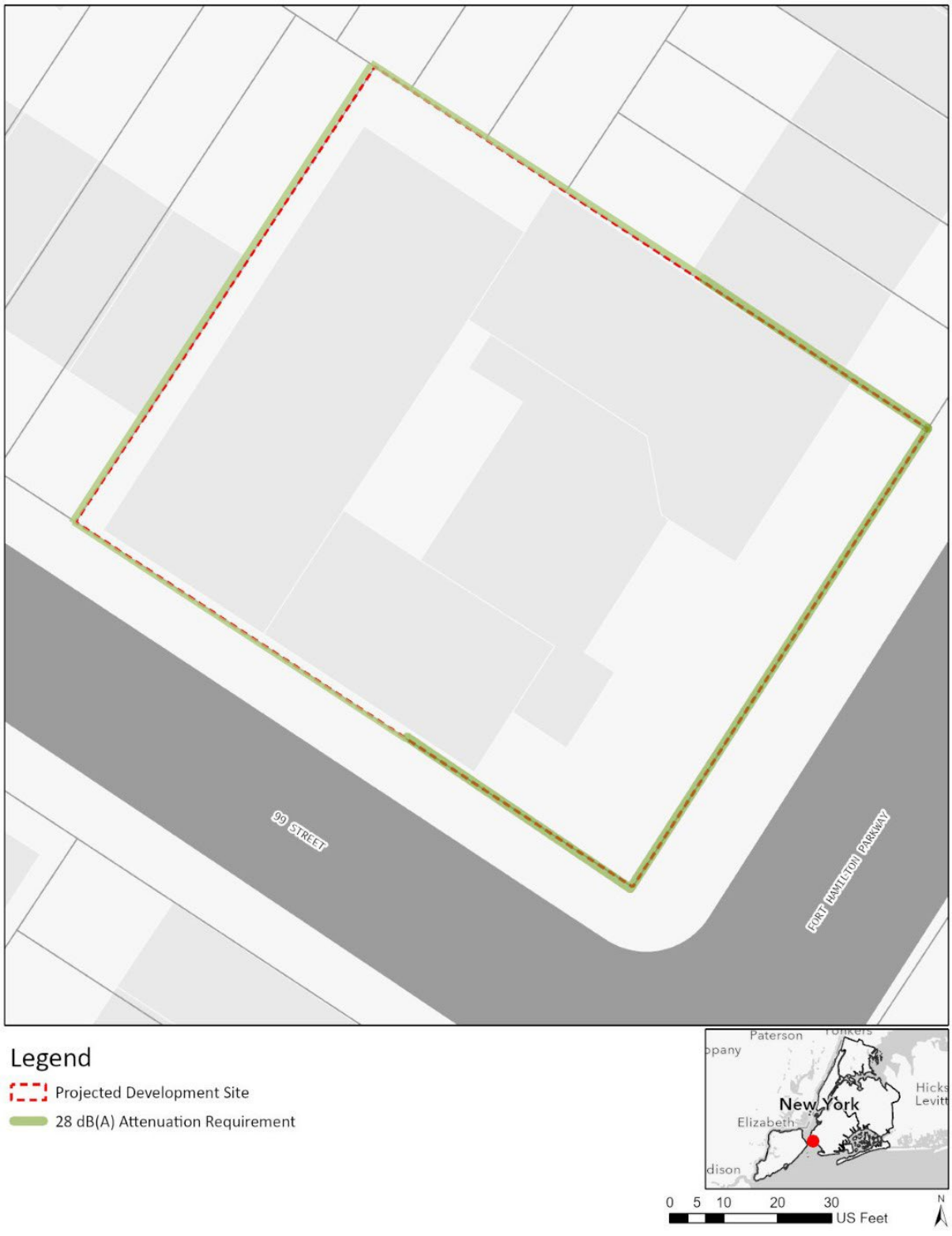
To ensure that no significant adverse impacts related to noise occur as a result of the Proposed Actions, the following (E) Designation would be placed on the Projected Development Site.

The text for E-Designation would be as follows:

E-XXX

Block 6131, Lot 1 (Projected Development Site): In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all façades in order to maintain an interior L10 noise level not greater than 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

Figure 2.7-5: Noise Attenuation Requirements*



*The above attenuation requirements are for residential and community facility uses. Commercial receives a 5 dB(A) reduction.

2.8 Construction

According to the *2021 CEQR Technical Manual*, construction impacts may be analyzed for any project that involves construction or could induce construction. For construction activities not related to in-ground disturbance, short-term construction generally does not warrant detailed construction analysis. For example, the use of a property for construction staging activities is likely to only warrant analysis if this activity continues for a period of several years. Consideration of several factors, including the location and setting of the project in relation to other uses and intensity of construction activities are used to determine if a project's construction activities warrant analysis in one or more of the following technical areas:

- Transportation
- Air Quality or Noise
- Historic and Cultural Resources
- Hazardous Materials
- Natural Resources
- Open Space
- Socioeconomic Conditions
- Community Facilities
- Land Use and Public Policy
- Neighborhood Character

A preliminary construction analysis may be required because the proposed development would result in the following:

- Construction activities are considered long-term (last longer than two years); or
- Short term construction activities would directly affect a technical area, such as impeding the operation of a community facility.
- Result in the closing, narrowing, impeding of traffic, transit, or obstruction of pedestrian or vehicular routes in proximity to critical land uses.
- 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.

- 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.

Analysis Framework

Future No-Action Condition

Absent approval of the proposed actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new three-story, plus sub-cellar and cellar community center with a total floor area of approximately 32,480 GSF (20,625 ZSF, 1.65 FAR) per Special Floor Area Regulations of the Special Bay Ridge District. This as-of-right development would provide similar but less and smaller programming spaces as the Proposed Development (e.g. exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; and a library, youth room, classrooms, office, café and outdoor terrace on the third floor); and a conference center and visitor offices on the fourth floor. The as-of-right development would have three stories and rise to a total height of 32 feet.

Future With-Action Condition

In the future with the Proposed Actions, the existing on Block 6131, Lot 1 one-story community center would be demolished, and the site would be redeveloped with a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF (33,055 ZSF, 2.64 FAR) occupying a 12,500 SF corner lot. The Proposed Development will have exercise facilities, a lap pool, kitchen and equipment spaces on the subcellar level; gym, office and storage spaces on the cellar level; multi-purpose, day care, service and storage spaces, as well as an outdoor playground on the ground floor; multi-purpose, office, conference and meeting spaces on the second floor; a library, youth room, museum art studio, classrooms, office, café and outdoor terrace on the third floor; and a conference center and visitor offices on the fourth floor. The Proposed Development will have a base height of 40 feet and rise to a total height of 54 feet.

Build Year

The build year for the analysis is anticipated to be 2029 in consideration of an 18-month environmental review process starting with the approval of RWCDS and a 7-month ULURP process. The proposed construction schedules can be found in **Appendix C**.

Construction Schedule

Projected Development Site 1 is anticipated to commence with demolition and site clearance in September 2027, with exterior work expected to be completed by September 2028. Major construction activities, including elevator installation and the interior shell and core, are projected to conclude by October 2028. All construction-related activities would be completed with the interior fit-out in January 2029, resulting in a total construction duration of 16 months. Lastly, a Temporary Certificate of Occupancy (TCO) is anticipated by February 2029. As the construction duration would be less than 24 months, the Proposed Actions would not result in significant impacts to the adjacent community.

Analysis

Transportation

According to the *CEQR Technical Manual*, a number of factors should be considered before determining whether a preliminary assessment of the effect of construction on transportation is needed including:

- Whether the project's construction would be located in a Central Business District (CBD) or along an arterial or major thoroughfare;
- Whether the project's construction activities would require closing, narrowing, or otherwise impeding moving lanes, roadways, key pedestrian facilities, parking lanes and/or parking spaces, bicycle routes and facilities, bus lanes or routes, or access points to transit; and
- Whether the project would involve construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap, and last for more than two years overall.

Projected Development Site 1 has a frontages on Fort Hamilton Parkway and 99th Street. Fort Hamilton Parkway is a 100-foot-wide north-south two-way road classified as a Minor Arterial by the New York State Department of Transportation (NYS DOT) with one moving lane of traffic in each direction and curbside parking on both sides of the street. 99th Street is a 50-foot-wide one-way southbound road classified as a local road by the NYS DOT with one moving lane of traffic and curbside parking on both sides.

The construction of the development site may require the temporary closing of the sidewalks adjacent to Projected Development Site 1. Any potential closure of the sidewalks adjacent to the Projected Development Site would be considered a short-term routine closure that would be addressed by a permit and pedestrian access plan issued by the NYC DOT Office of Construction Mitigation and Coordination at the time of closure. Changes to moving traffic lanes are not expected. The nearby uses, such as residential, and commercial uses would not be particularly sensitive to the potential sidewalk closures as they are not in an area with high pedestrian

activity, and the sidewalks and roadways affected by the proposed construction would not be considered to be near capacity. Further, the total duration of construction on both Projected Development Sites would not last for more than two years overall. Considering the above, construction of the Development Sites would not be expected to result in significant adverse impacts on transportation.

Air Quality

Demolition, excavation, and foundation activities, which often generate the highest levels of air emissions, would be temporary and limited in duration and would take approximately 5 months (beginning in September 2027 and ending in February 2028).

As with most construction projects in the City, the Projected Development would require the operation of several pieces of diesel equipment at one time during the heavier periods of construction, such as demolition and excavation. However, as stated in the *CEQR Technical Manual*, all the necessary measures would be implemented to ensure compliance with the NYC Air Pollution Control Code regulating construction-related dust emissions. Based on the project size and the construction work involved, construction activities for the Proposed Actions would not be considered out of the ordinary or exceptional in terms of intensity and would be of a relatively short duration (less than 2 years). Therefore, based on the above and with the implementation of emissions control measures that are required by local law, the construction of the development sites would not result in any significant adverse impacts on air quality.

Noise

While increases in ambient noise levels due to construction exceeding the CEQR impact criteria for two years or less may be noisy and intrusive, they are not considered to be significant adverse noise impacts. As described above, construction of the development site would occur over a relatively short time period of approximately 16 months. In addition, as discussed above, demolition, excavation, and foundation activities, and superstructure activities, which are the noisiest construction activities, would be temporary and limited in duration and would take approximately 9 months (beginning in September 2027, and ending in June 2028).

Construction noise is regulated by the NYC Noise Control Code and by EPA's noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emission standards; that construction activities be limited to weekdays between the hours of 7AM and 6PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. If weekend or after hour work is necessary, permits would be required to be obtained, as specified in the NYC Noise Control Code. Therefore, no significant noise impacts would occur as a result of the project construction.

Historic and Cultural Resources

As discussed in **Section 2.3**, the Landmarks Preservation Commission has determined (LPC letter dated October 21, 2024) that Projected Development Site 1 appears to be eligible for listing on the State/National Registers. However, absent approval of the proposed actions, the Applicant will redevelop the Projected Development Site 1 with an as-of-right three-story plus sub-cellar and cellar community center with a total floor area of approximately 32,480 GSF (20,625 ZSF, 1.65 FAR) under the existing R4B zoning district. Since the No-Action scenario involves demolition of the existing S/NR-eligible resource on the Applicant-owned site, the Proposed Actions would not result in a potential adverse impact to the architectural resource on Projected Development Site 1. In addition, no other resources of architectural or archaeological significance that could be associated with the Proposed Project were found. Therefore, significant adverse impacts to architectural resources are not expected because of the Proposed Actions, and further analysis is not warranted.

2.8.1 Conclusion

As was discussed above, construction of the Development Site would not be expected to result in significant adverse impacts on each of the relevant technical areas. Construction activities at the Development Sites would be completed in a relatively short time period of approximately 16 months and would be performed subject to relevant EPA, DEP, DOT and DOB codes and regulations. With these construction control and protective measures, no impacts to Transportation, Air Quality, Noise, or Historic and Cultural Resources would occur. Therefore, the Proposed Actions would not have any significant adverse construction impacts, and further analysis is not required.

2.9 Disadvantaged Communities Assessment

Effective December 30, 2024, Section 8-0109(2)(k) of the New York State Environmental Conservation Law requires that this Environmental Assessment Statement (EAS) include a statement of the effects of the Proposed Actions on disadvantaged communities, including whether the action may cause or increase a disproportionate pollution burden. The *2021 CEQR Technical Manual* does not provide guidance regarding the scope of this analysis. On January 29, 2025, the New York State Department of Environmental Conservation (NYSDEC) proposed a rule that provides additional considerations regarding this new statutory provision. This assessment of effects on disadvantaged communities considers the impacts that have been assessed using the *CEQR Technical Manual* guidance.

Methodology

Disadvantaged communities (DAC) in New York State were identified based on criteria adopted in 2023 by the Climate Justice Working Group (CJWG), a group composed of representatives from State Agencies and Environmental Justice groups across the State. The CJWG used 45 indicators to identify 35 percent of Census Tracts within New York State as DACs. The criteria include multiple indicators that represent the environmental burdens or climate change risks within a community, or population characteristics and health vulnerabilities that can contribute to more severe adverse effects of climate change. Each Census Tract was scored based on relative burden, risk, vulnerability, or sensitivity. Specifically, the percentile ranks of the indicators for each Census Tract were combined to produce a value measuring a Census Tract's relative level of "Environmental Burdens and Climate Change Risks" as well as "Population Characteristics and Health Vulnerabilities" relative to other Census Tracts. Census Tracts with higher scores relative to other Census Tracts statewide or to their region (i.e., New York City) were identified as DACs, using NYSDEC's Disadvantaged Community Assessment Tool (DACAT).

2.9.1 Preliminary Assessment

The Proposed Actions would permit the construction of a new four-story, plus sub-cellar and cellar Bay Ridge Community Center with a total floor area of approximately 48,904 GSF.

The Proposed Development is located at 9818 Fort Hamilton Parkway in the Fort Hamilton neighborhood of Brooklyn, Community District 10. As shown in **Figure 2.9-1** below, the Proposed Development is not located within or near a DAC, with the nearest DAC located well over half a mile away from the Project Site. Therefore, the proposed community center would not result in adverse impacts to any disadvantaged communities and no further analysis is warranted.

Figure 2.9-1: Disadvantaged Communities Map



Source: EJNYC Mapping Tool

APPENDIX A

AGENCY CORRESPONDENCE

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: LA-CEQR-K (DEPARTMENT OF CITY PLANNING)
Project: 9818 FT. HAMILTON PARKWAY
Address: 9820 FT. HAMILTON PARKWAY BBL: 3061310001
Date Received: 10/7/2024

[ ] No architectural significance

[X**] No archaeological significance**

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

[X**] Appears to be eligible for National Register Listing**

[ ] May be archaeologically significant; requesting additional materials

Comments: The project site appears to be eligible for listing on the State/National Registers. Demolition of this building will constitute a potential adverse impact.

Gina Santucci 10/21/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

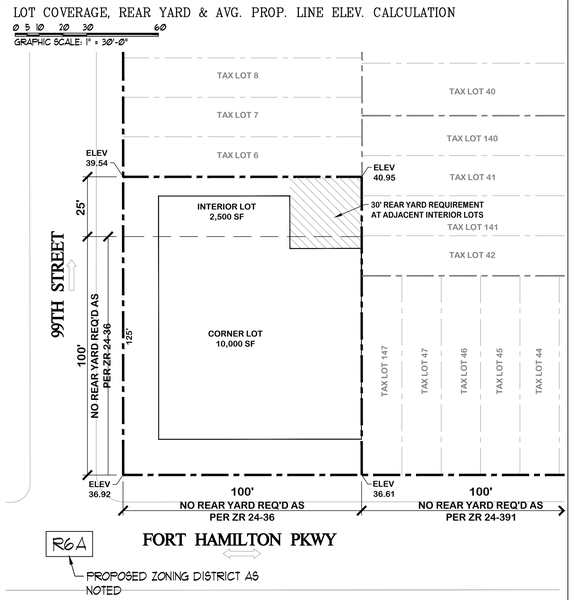
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APPENDIX B

ILLUSTRATIVE ARCHITECTURAL DRAWINGS

LOT DIAGRAM

LOT COVERAGE, REAR YARD & AVG. PROP. LINE ELEV. CALCULATION



ZONING PLOT PLAN WITH FIRST FLOOR PLAN



ZONING MAP



LOT INFORMATION

LOT	LOT AREA
CORNER LOT 1	9,154 SF
INTERIOR LOT 1	3,346 SF
TOTAL COMBINED	12,500 SF

AVERAGE BUILDING LINE ELEVATION

CALCULATION FOR EACH FRONTAGE

PLAN NORTH: (39.36'+40.82')/2 = 40.09'
PLAN EAST: (40.82'+36.08')/2 = 38.45'
PLAN SOUTH: (36.08'+38.01')/2 = 37.05'
PLAN WEST: (36.78'+39.36')/2 = 38.07'
AVERAGE: (40.09+38.45+37.05+38.07)/4 = 38.42'

SITE DATA

ADDRESS	9818 FORT HAMILTON PARKWAY
BLOCK	6131
TAX LOTS	1 & 48 (TO BE COMBINED)
LOCATION	BLOCK BOUND BY FORT HAMILTON PKWY, 99th ST, 4th AVE, AND MARINE AVE
ZONING DISTRICT	R6A
ZONING MAP	22B
SPECIAL DISTRICT	SPECIAL BAY RIDGE DISTRICT (BR)
HISTORIC DISTRICT	N/A
FIRE DISTRICT	BROOKLYN
FLOOD HAZARD ZONE	PROPERTY IS NOT ON A SPECIAL FLOOD HAZARD AREA
LOT AREA	12,500 SQ FT

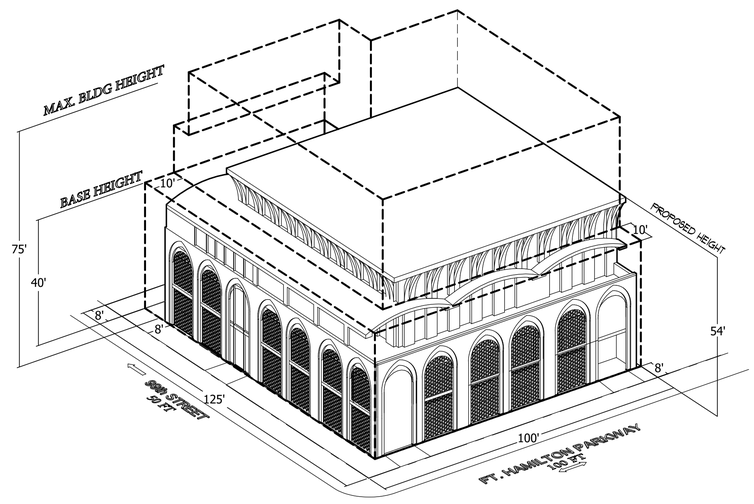
BULK REGULATIONS R6A–PROPOSED

ZONING SECTION	ITEM	PERMITTED / REQ'D	PROPOSED
Section 22-11	Permitted Uses	RES. & Community Facility Use Groups U.G. 3B	Community Facility U.G. 3B
Section 23-22	Max. Floor Area Ratio	3.0 x 12,500 = 37,500 SF	2.64 = 33,055 SF
Section 24-11 Section 77-24	Max. Lot Coverage Average	80% + 60% (8,000+1,500 SF) 76% = 9,500 SF MAX.	74.9% = 9,368 SF
Section 23-322	Required Front Yard	0 FT	8 FT
Section 24-361	Required Rear Yard	30 FT	30 FT
Section 24-431(b)	Street Wall % Based Rule	70% within 8 FT	75%
Section 23-432 BASE HEIGHT MAX. BLDG HEIGHT	MIN. BASE HEIGHT MAX. BASE HEIGHT Max. Building Height	40 FT 65 FT 75 FT	40 FT 54 FT
Section 24-351	Required Side Yards	Zero lot line or 8 FT	0 FT 8 FT
Section 24-443(d)	MAX. BUILDING HEIGHT WITHIN 15 FT OF R4B	65 FT	54 FT
Section 25-31	Required Parking	PRC-B3 USED FOR YOUTH	None Provided

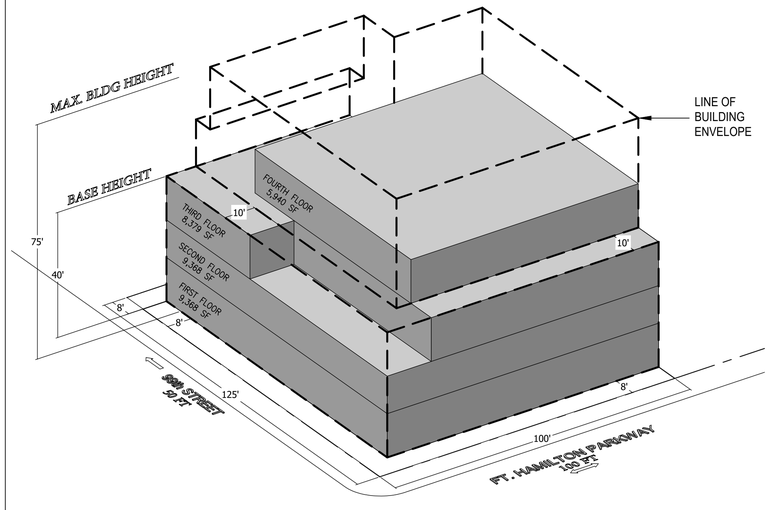
PROPOSED FLOOR AREAS

FLOOR	
Sub-Cellar	9,368 SF
Cellar	6,481 SF
Ground Floor	9,368 SF
Second Floor	9,368 SF
Third Floor	8,379 SF
Fourth Floor	5,940 SF
ZSF	**33,055 SF**
GSF	**48,904 SF**

ZONING BLOCK DIAGRAM WITH RENDERING



ZONING BLOCK DIAGRAM



AXIS ARCHITECTURAL GROUP
16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07631
PH: 201.816.1818 FX: 201.816.0212

CLIENT

BAY RIDGE COMMUNITY DEVELOPMENT CENTER (B.R.C.D.C.)
6806 5TH AVE. 2ND FLOOR
BROOKLYN, NY 11220

CONSULTANT(S)

DATE	ISSUE	DESCRIPTION
07/11/25	1	ISSUED FOR ZONING REVIEW

DATE	REV. #	DESCRIPTION

PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025119 PA RA 407426

DOB STAMP/ SIGNATURE:

DOB BSCAN: BSCAN STICKER

PROJECT

BAY RIDGE COMMUNITY DEVELOPMENT CENTER
9818 FT. HAMILTON PKWY
BROOKLYN, NY, 11209

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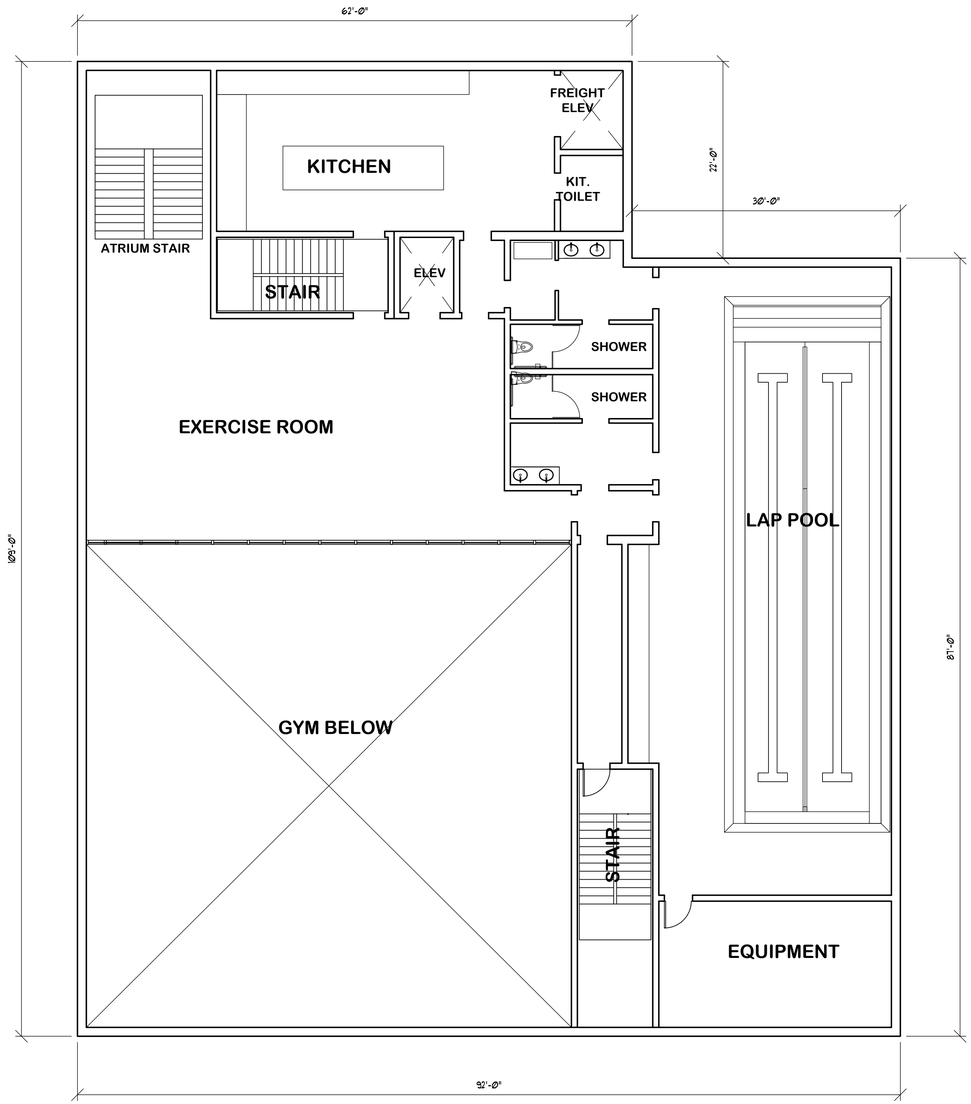
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R6A PROPOSED
ZONING PLOT PLAN

DOB NOW Job #: M000XXX-I1

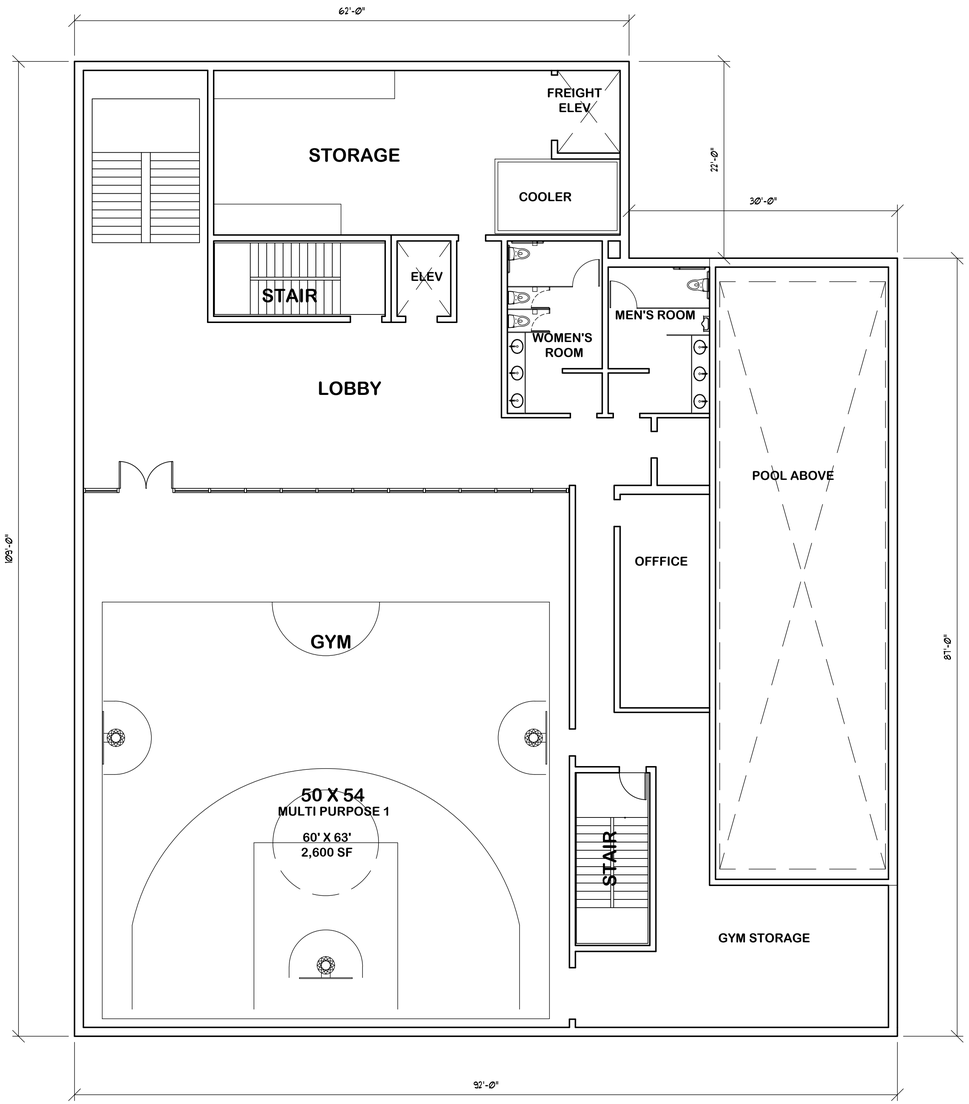
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CHECKED BY:	P.F.G.
DWG #:	**Z-011.00**
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CELLAR – PROPOSED GROSS AREA 6,481 SF



SUB CELLAR – PROPOSED GROSS AREA 9,368 SF

TRUE NORTH PLAN NORTH

0 4 8 16 32

GRAPHIC SCALE: 1/8" = 1'-0"

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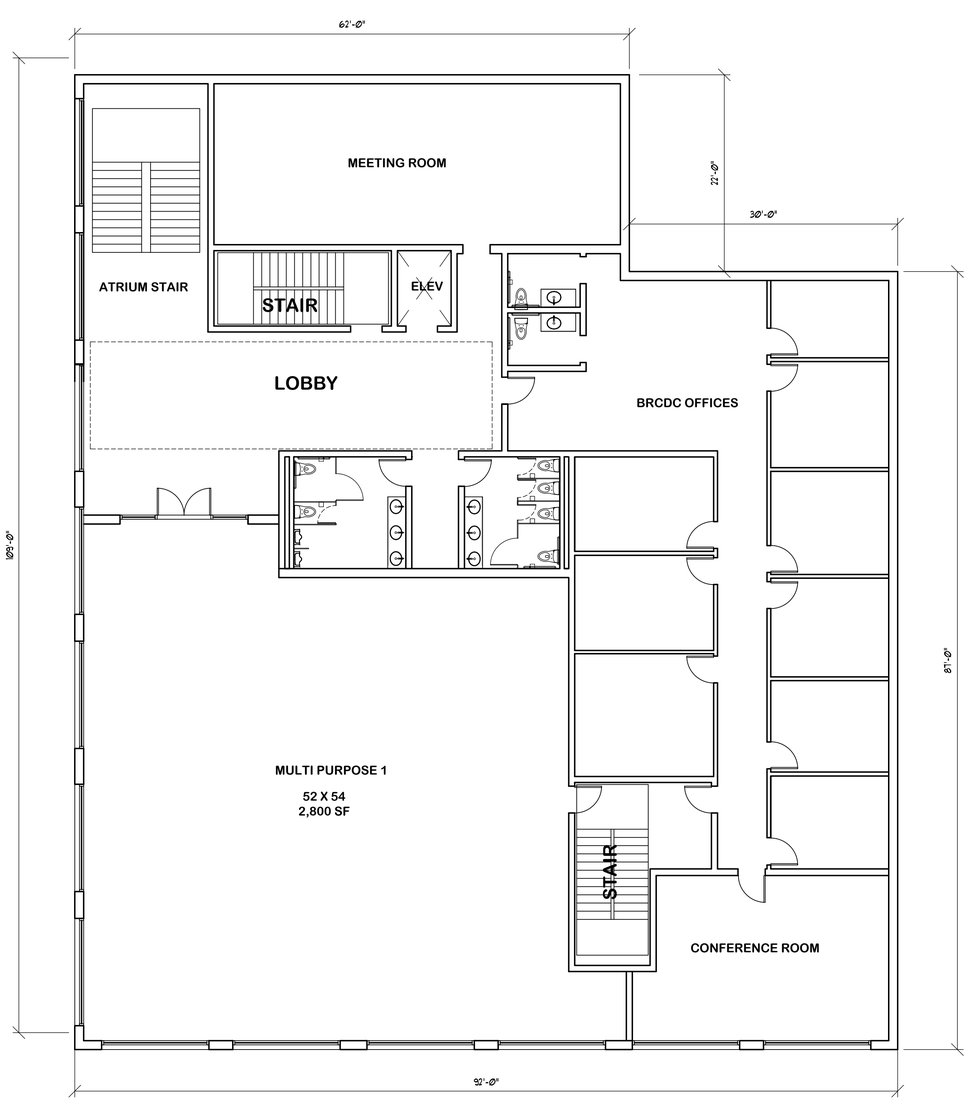
ZONING FLOOR AREA PLANS
CELLAR LEVELS
R6A

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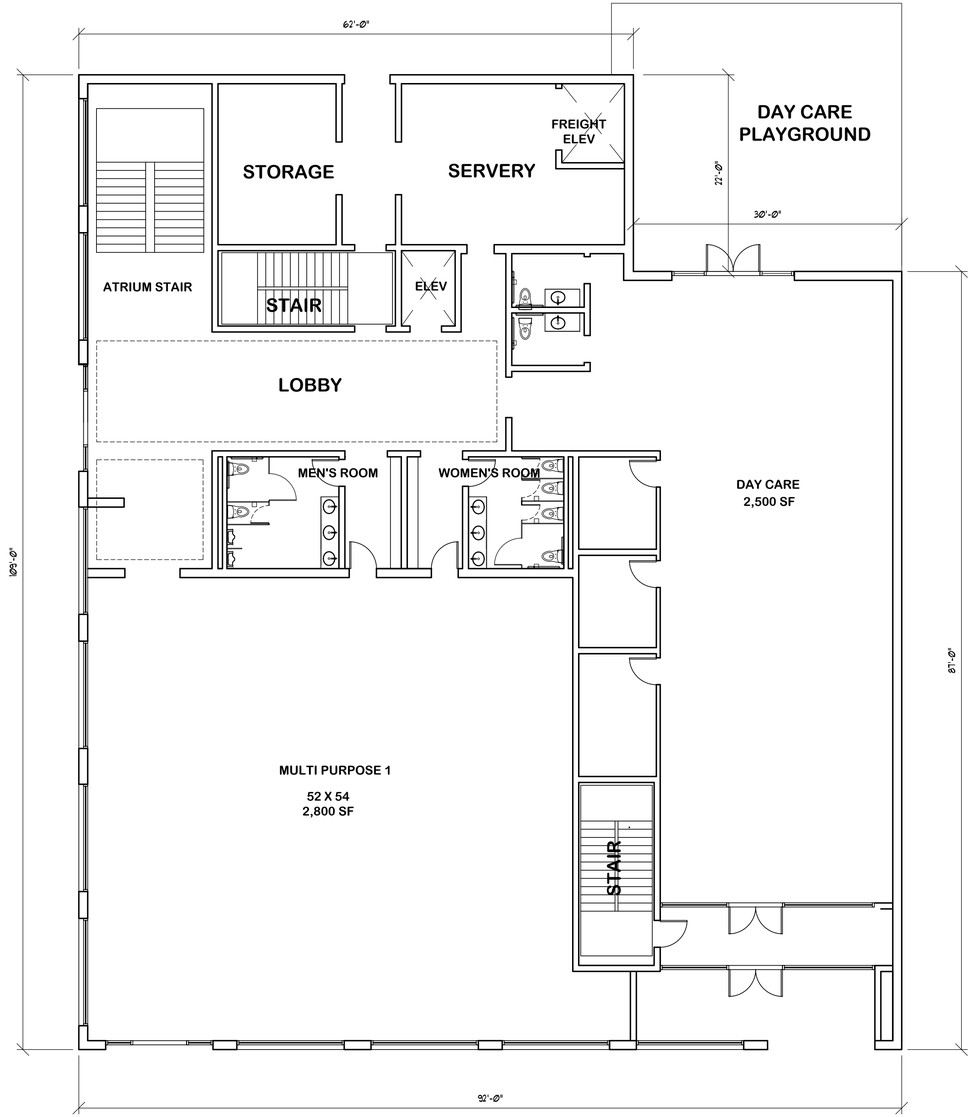
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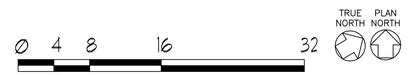
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SECOND FLOOR PLAN – PROPOSED GROSS AREA 9,368 SF



GROUND FLOOR PLAN – PROPOSED GROSS AREA 9,368 SF



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DOB BSCAN: BSCAN STICKER

PROJECT

BAY RIDGE COMMUNITY DEVELOPMENT CENTER
9818 FT. HAMILTON PKWY
BROOKLYN, NY, 11209

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ZONING FLOOR AREA PLANS
GROUND FLOOR
SECOND FLOOR
R6A

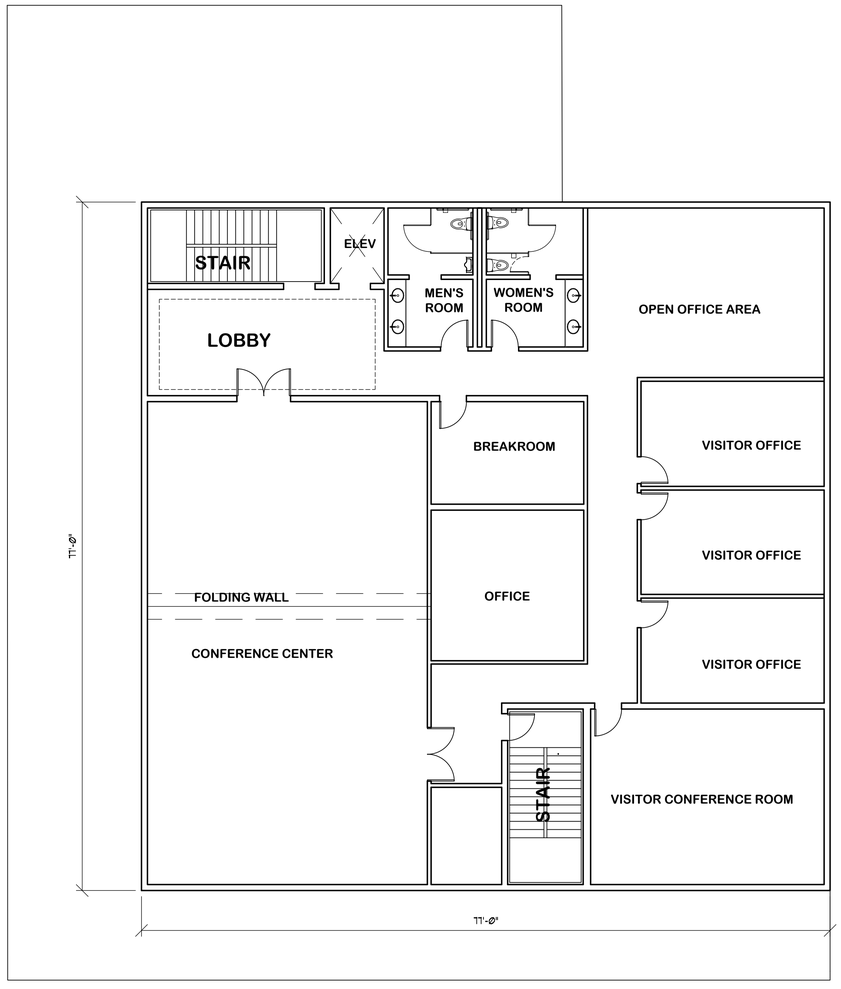
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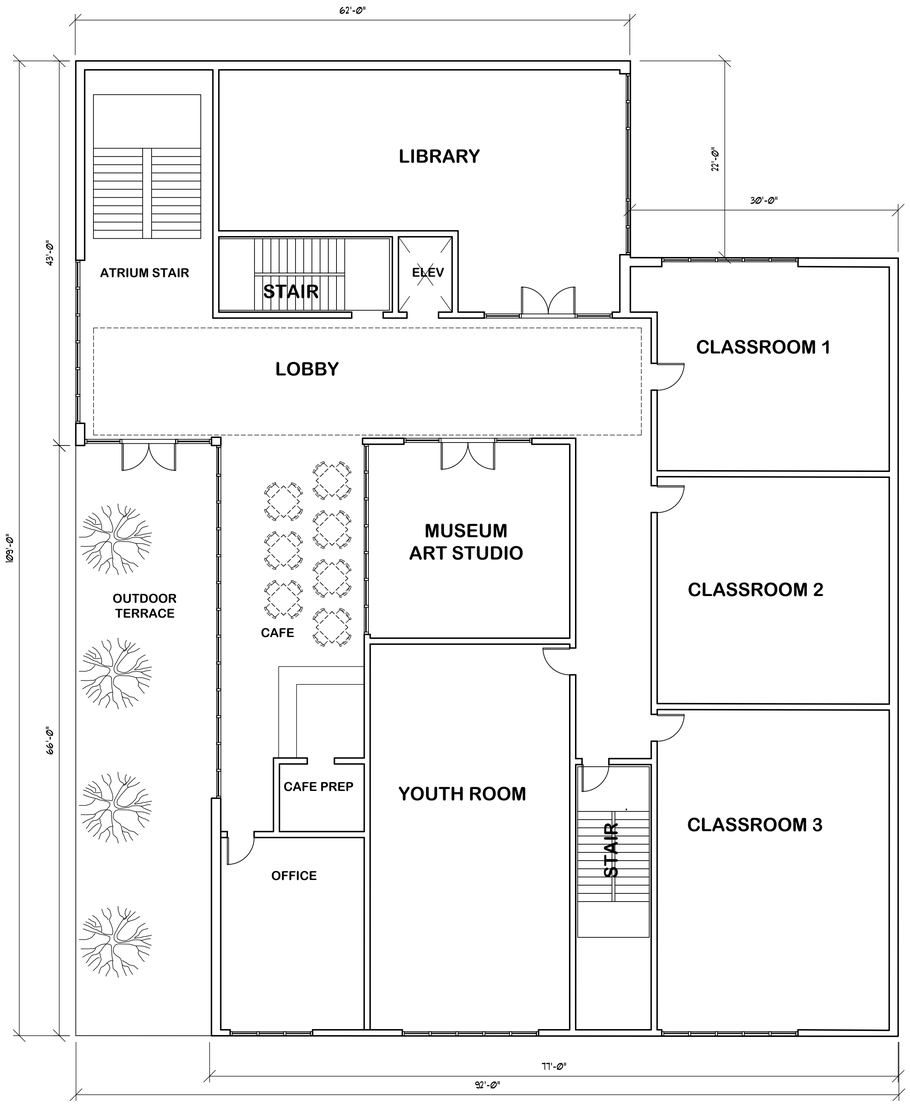
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FOURTH FLOOR PLAN – PROPOSED GROSS AREA 5,940 SF



THIRD FLOOR PLAN – PROPOSED GROSS AREA 8,379 SF

TRUE NORTH PLAN NORTH

0 4 8 16 32

GRAPHIC SCALE: 1/8" = 1'-0"

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DOB BSCAN: BSCAN STICKER

PROJECT

BAY RIDGE COMMUNITY DEVELOPMENT CENTER
9818 FT. HAMILTON PKWY
BROOKLYN, NY, 11209

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ZONING FLOOR AREA PLANS
THIRD FLOOR
FOURTH FLOOR
R6A

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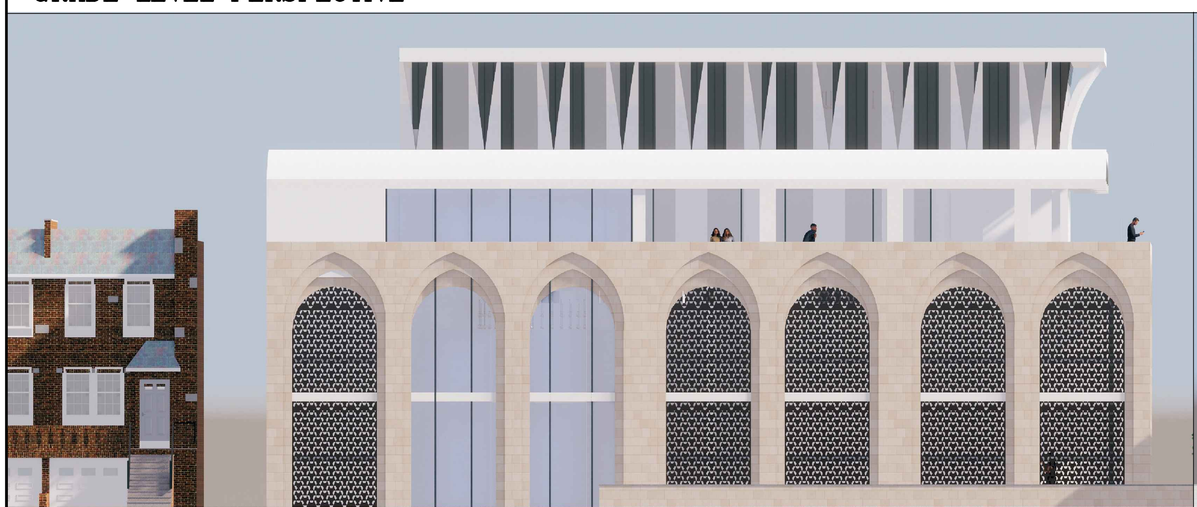
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GRADE LEVEL PERSPECTIVE



SOUTH FACING ELEVATION – 99TH STREET SIDE



EAST FACING ELEVATION – FORT HAMILTON PARKWAY SIDE

AXIS ARCHITECTURAL GROUP
16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07631
PH: 201.816.1818 FX: 201.816.0212

CLIENT

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6806 5TH AVE. 2ND FLOOR
BROOKLYN, NY 11220

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☐ STEVEN B. LAZARUS, A.I.A.
NJ AI-10807 CT 8999 PA RA 014920 B
NY 021232 MD 10946 VA 0401015129
NC 9107 MA 10098 AZ 74013

■ PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025119 PA RA 407426

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PROJECT

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9818 FT. HAMILTON PKWY
BROOKLYN, NY, 11209

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RENDERINGS R6A

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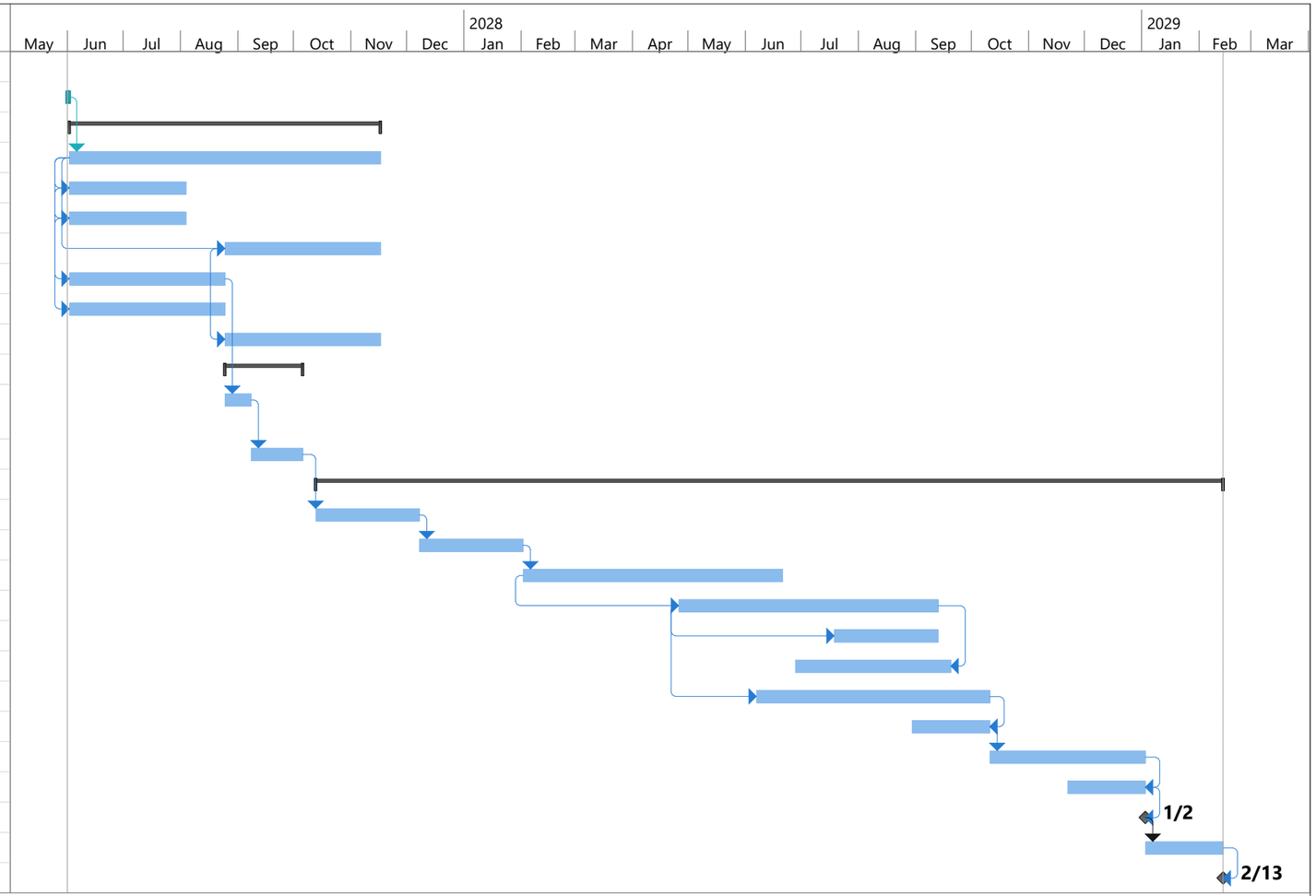
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APPENDIX C

CONSTRUCTION SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Proejcted Development Site 1**			
2	ULURP Approvals	1 day	Tue 6/1/27	Tue 6/1/27
3	**Pre Construction Activities**	**120 days**	**Wed 6/2/27**	**Tue 11/16/27**
4	Schematic - Construction Documents	120 days	Wed 6/2/27	Tue 11/16/27
5	BID & Award - Demolition	45 days	Wed 6/2/27	Tue 8/3/27
6	BID & Award - Foundation	45 days	Wed 6/2/27	Tue 8/3/27
7	BID & Award - Full Building	60 days	Wed 8/25/27	Tue 11/16/27
8	DOB Approval - Demolition	60 days	Wed 6/2/27	Tue 8/24/27
9	DOB Approval - Foundation	60 days	Wed 6/2/27	Tue 8/24/27
10	DOB Approval - Full Building	60 days	Wed 8/25/27	Tue 11/16/27
11	**Demolition and Site Clearance**	**30 days**	**Wed 8/25/27**	**Tue 10/5/27**
12	Mobilization/ Building Protection/Temp Facilities	10 days	Wed 8/25/27	Tue 9/7/27
13	Demolition & Site Clearing	20 days	Wed 9/8/27	Tue 10/5/27
14	**Construction**	**350 days**	**Wed 10/13/27**	**Tue 2/13/29**
15	Excavation and Support of Excavation	40 days	Wed 10/13/27	Tue 12/7/27
16	Foundation	40 days	Wed 12/8/27	Tue 2/1/28
17	Superstructure	100 days	Wed 2/2/28	Tue 6/20/28
18	Façade Enclosure	100 days	Wed 4/26/28	Tue 9/12/28
19	Roofing and Waterproofing	40 days	Wed 7/19/28	Tue 9/12/28
20	Elevator	60 days	Wed 6/28/28	Tue 9/19/28
21	Interior Core and Shell	90 days	Wed 6/7/28	Tue 10/10/28
22	DOB Inspection Core and Shell	30 days	Wed 8/30/28	Tue 10/10/28
23	Interior Finishes & Fitout	60 days	Wed 10/11/28	Tue 1/2/29
24	Fire Inspection Approval	30 days	Wed 11/22/28	Tue 1/2/29
25	Obtain TCO	0 days	Tue 1/2/29	Tue 1/2/29
26	Final Punchlist & Cleaning	30 days	Wed 1/3/29	Tue 2/13/29
27	Certificate of Occupancy	0 days	Tue 2/13/29	Tue 2/13/29



Project: 9818 Fort Hamilton Ave
Date: Thu 5/22/25

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone