135-137 Bedford Avenue Rezoning

Environmental Assessment Statement

CEQR No. 20DCP067K

Prepared for:
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October 28, 2020

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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* 135-137 Bedford Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
20DCP067K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
210043 ZMK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			Dawn Kiernan		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Olga Abinader, Director, Environmental Review and Assessment Division					
ADDRESS 120 Broadway, 31st Floor			ADDRESS 135 Bedford Avenue		
CITY New York	STATE NY	ZIP 10271	CITY Brooklyn	STATE NY	ZIP 11211
TELEPHONE 212.720.3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212.721.3496	EMAIL dawn@kiernan.ca	

5. *Project Description*

The Applicant is seeking a zoning map amendment that would rezone a portion of Brooklyn Block 2305 in the Williamsburg neighborhood of Brooklyn Community District 1 to establish a proposed C1-4 commercial overlay to a depth of 100 feet over the existing R6A and R6B zoning districts on the eastern side of Bedford Avenue between North 9th Street and North 10th Street (the "Proposed Action"). The proposed zoning map amendment would change the zoning of an approximately 19,991 square-foot (sf) portion of Block 2305, comprising Lots 1-10 and a portion of Lot 34 from R6A and R6B to R6A/C1-4 and R6B/C1-4. The Proposed Action would facilitate the redevelopment of 135-137 Bedford Avenue (Block 2305, Lots 5 and 6 a.k. a. the "Development Site"). The Applicant-owned Development Site is approximately 3,253 sf which is currently occupied by two 1- and 2-family residential buildings. The Development Site is located in both the R6A and R6B district.

In the future with the Proposed Action, the Applicant proposes to construct a new mixed-use building on the Development Site, with a total of approximately 10,196 gross square feet (gsf) with a floor area ratio (FAR) of 2.4 and a maximum building height of 55 feet (5 stories). It is anticipated that the proposed development would contain a total of 4,828 gsf of residential space with 6 dwelling units (DUs), as well as approximately 5,368 gsf of commercial retail uses (approximately 3,415 gsf on the ground floor and 1,953 gsf of retail storage on the cellar level). As the proposed development would essentially maximize the site's FAR under the proposed zoning, it is considered to be the reasonable worst-case development scenario (RWCDS) for the Development Site for environmental analysis purposes.

In addition to the applicant-owned Development Site on Lots 5 and 6, Lots 2, 3, 4, 7, and 10 would be considered Projected Development Sites. Lots 2, 3, 4, and 7 are currently occupied by residential uses. In the Future with the Proposed Action, it is assumed that the ground floor of these sites would be expanded and converted from the existing residential uses to commercial retail uses. Lot 10 is occupied by an auto repair use and it is assumed that in the Future with the Proposed Action, this site would be developed with a residential building with ground floor retail.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 127-145 Bedford Avenue, 167 North 9th Street
TAX BLOCK(S) AND LOT(S) Block 2305, Lots 1 - 10, p/o Lot 34		ZIP CODE 11237

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Rezoning area is bounded by Bedford Avenue to the west, North 10th Street to the north, North 9th Street to the south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6A; R6B

ZONING SECTIONAL MAP NUMBER 13a

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

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

- ☐ CITY MAP AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☐ ZONING TEXT AMENDMENT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ HOUSING PLAN & PROJECT
- ☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ ACQUISITION—REAL PROPERTY
- ☐ DISPOSITION—REAL PROPERTY
- ☐ OTHER, explain:
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ FRANCHISE

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

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

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 19,991 sf (rezoning area)

Waterbody area (sq. ft) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): 19,991 sf

Other, describe (sq. ft.): N/A

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): 35,991 gsf (total)

NUMBER OF BUILDINGS: 6

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 10,196 gsf; 3,128 gsf; 2,769 gsf; 2,769 gsf; 2,817 gsf; 14,314 gsf

HEIGHT OF EACH BUILDING (ft.): 25'-65'

NUMBER OF STORIES OF EACH BUILDING: 2-6

Figure 1
Project Location

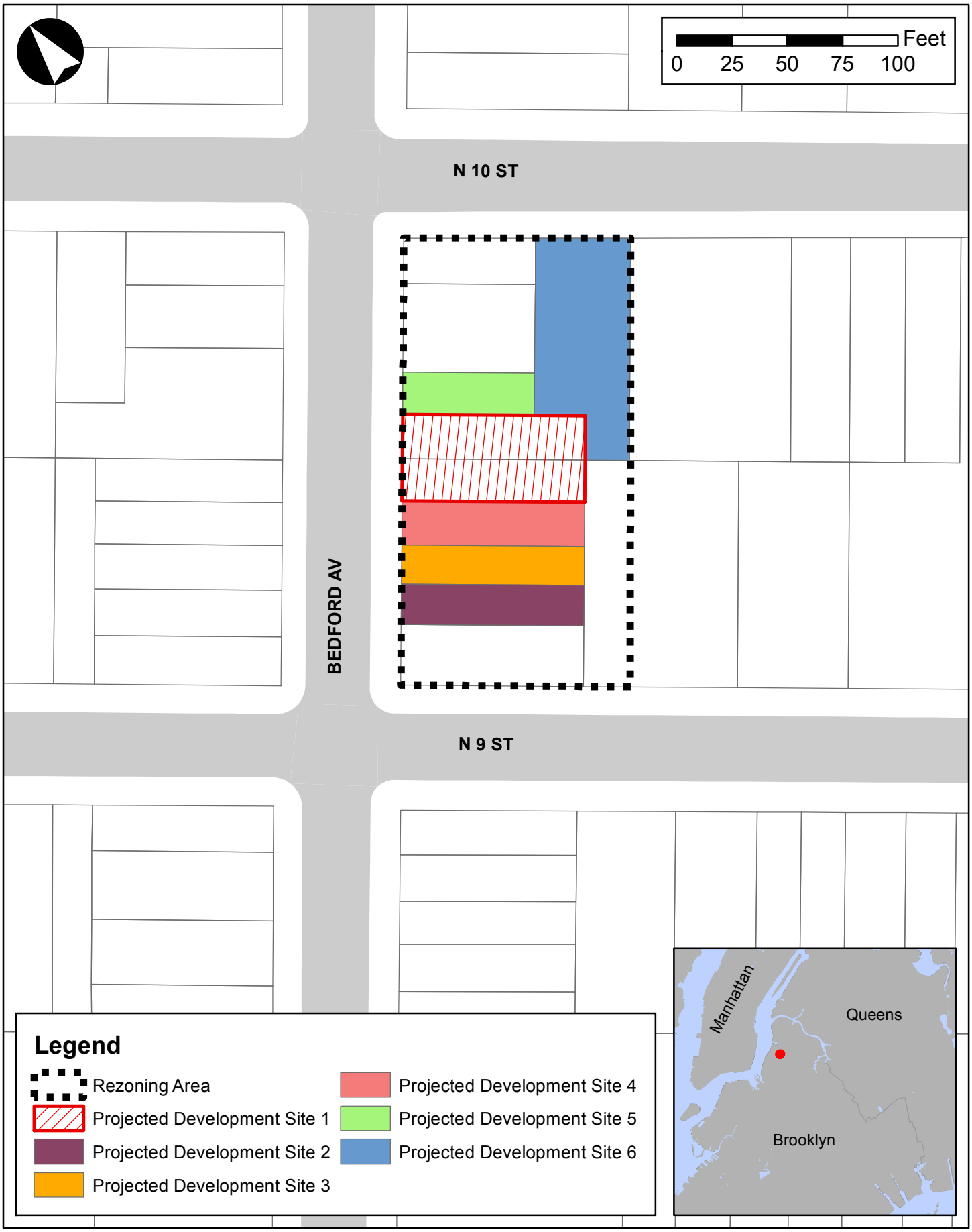
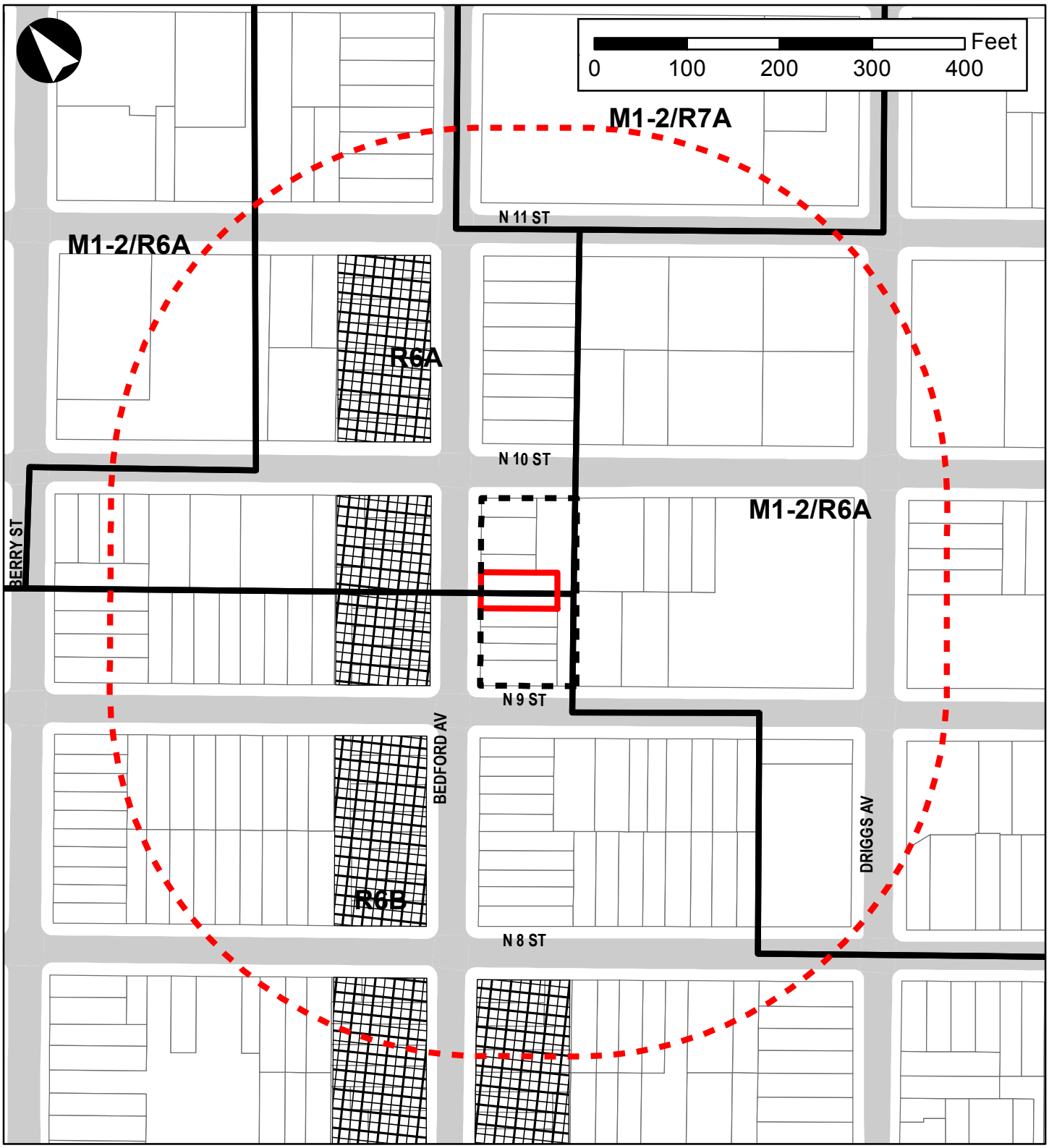




Figure 2
Tax Map

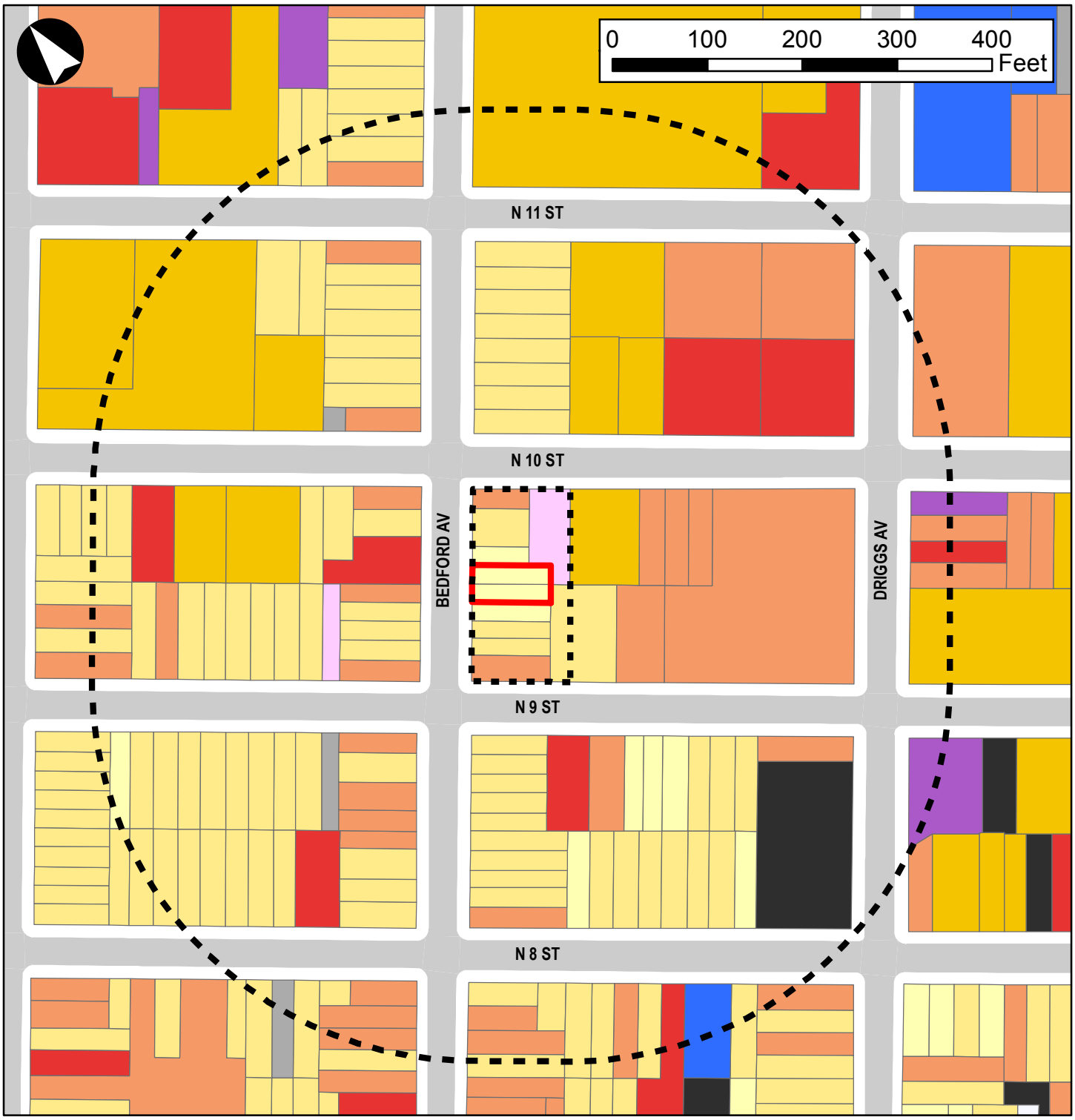
Figure 3
Zoning Map



Legend

- 400-Feet Radius
- Development Site
- C1-4 Overlay
- Rezoning Area
- R6B Zoning District Boundaries

Figure 4
Existing Land Uses



Legend

- 400-Feet Radius
- Rezoning Area
- Development Site
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential/Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

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: 3,253 sf

The total square feet not owned or controlled by the applicant: 16,738 sf

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: 3,253 sq. ft. (width x length) VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 3,253 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.)	20,864	15,127	0	0
Type (*e.g.,* retail, office, school)	25 units	Local Retail/Retail Storage	N/A	N/A

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: -10 (net) NUMBER OF ADDITIONAL WORKERS: +8 (net)

Provide a brief explanation of how these numbers were determined: The number of additional residents is based on the average household size of Brooklyn Community District 1 (2.61 persons/household from the 2010 Census). The number of workers is based on the rate of 3 workers/1,000 sf of retail space.

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: No-Action Scenario would include 23,805 gsf of residential uses (29 DUs) and 9,344 gsf of community facility uses on the Projected Development Sites. The uses on the remaining lots within the rezoning area would remain the same as the existing condition.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18-22 Months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: All construction would be complete by 2023

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

Part II: TECHNICAL ANALYSIS

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

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

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

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Appendix B for New York City Landmarks Preservation Commission Environmental Review Letter. While there is potential for the recovery of remains from 19th Century occupation on the Applicant-owned Development Site (Block 2305, Lots 5 & 6), because the Development Site would be developed in the Future without the Proposed Action, in-ground disturbance would occur regardless of the Proposed Action (see Attachment E).		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Attachment D	☐	☐
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?	☐	☒

	YES	NO
(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?	☐	☒
(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): 462 (net)		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 2,397,582 (net)		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☒	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☒
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒

	YES	NO
(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 preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. The Proposed Action does not have the potential to result in significant adverse impacts to land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, or noise. Nor would the Proposed Project result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. Therefore, an assessment of neighborhood character 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. Construction on the Development Site may result in temporary disruptions including noise, dust and traffic associated with the delivery of materials and arrival of workers to the site. These effects, however, would be temporary (lasting approximately 18-22 months) and are therefore not considered significant.		

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
Christina Szczepanski	10/28/2020

SIGNATURE

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE

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
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission
NAME	DATE
Stephanie Shellooe	October 30, 2020

SIGNATURE

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The proposed action is a Zoning Map Amendment to rezone the project area (Brooklyn Block 2305, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and p/o 34) from R6A and R6B districts to R6A/C1-4 and R6B/C1-4 districts in the Williamsburg neighborhood of Brooklyn, Community District 1. The project area is the southeast blockfront of Bedford Avenue, a commercial and mixed-use corridor, between North 9th Street and North 10th Street, two blocks northeast of the Bedford Avenue MTA L-Train subway station. The proposed action would allow commercial uses within the project area but would not change the residential zoning nor the overall density or height allowed in the project area. Therefore, the proposed action would facilitate commercial ground floors in projected new buildings on Lots 5, 6, and 10 and would facilitate the conversion of ground floors to commercial use on Lots 2, 3, 4, and 7 while bringing existing commercial uses into conformance on Lots 1 and 8. The introduction of ground floor commercial uses on this blockfront of Bedford Avenue is consistent with the existing commercial character of the block and surrounding blocks of Bedford Avenue. Additionally, as the project site is located within the Coastal Zone, a WRP assessment (WRP No. 17-189) was included in the EAS and found the proposed development to be consistent with the policies set forth in the WRP. The analysis concludes that the proposed actions would not introduce a new land use, nor affect the existing mixed-use character of the area, nor affect public policy, which represent the thresholds of impact significance in the 2014 CEQR Technical Manual. Therefore, no significant adverse impacts related to Land Use, Zoning, and Public Policy would result from the proposed actions.

Hazardous Materials

An (E) designation (E-587) related to hazardous materials would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for the applicable (E) designation requirements. The hazardous materials analysis concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Anthony Grande at 718-780-8271.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe	DATE October 30, 2020
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE November 2, 2020
SIGNATURE	

Project Name: 135-137 Bedford Avenue Rezoning
CEQR # 20DCP067K
SEQRA Classification: Unlisted

Determination of Significance Appendix: (E) Designation

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Block 2305, Lots 5 and 6
Projected Development Site 2	Brooklyn	Block 2305, Lot 2
Projected Development Site 3	Brooklyn	Block 2305, Lot 3
Projected Development Site 4	Brooklyn	Block 2305, Lot 4
Projected Development Site 5	Brooklyn	Block 2305, Lot 7
Projected Development Site 6	Brooklyn	Block 2305, Lot 10

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, an (E) designation (**E-587**) would be established as part of approval of the proposed actions on **Projected Development Sites 2, 3, 4, and 5** as described below:

Development Site	Hazardous Materials
Projected Development Site 1	
Projected Development Site 2	X
Projected Development Site 3	X
Projected Development Site 4	X
Projected Development Site 5	X
Projected Development Site 6	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Sites 2, 3, 4, and 5** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I 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 he 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.

I. INTRODUCTION

Dawn Kiernan (the "Applicant") is seeking a discretionary action in order to facilitate the development of 135-137 Bedford Avenue (Block 2305, Lots 5 & 6) in the Williamsburg neighborhood of Brooklyn Community District 1 (the "Development Site") (refer to **Figure A-1**, "Project Location"). The discretionary action includes a zoning map amendment to rezone the western portion of Brooklyn Block 2305 (the "rezoning area") from R6A and R6B districts to R6A/C1-4 and R6B/C1-4 districts (the "Proposed Action").

As shown in **Figure A-1a**, the proposed rezoning area consists of the western portion of Brooklyn Block 2305, Lots 1-10 and a portion of (p/o) Lot 34. In total, the proposed rezoning area comprises approximately 19,991 square feet (sf) of lot area bounded by North 10th Street to the north, North 9th Street to the south, Bedford Avenue to the west, and, a line 100 feet east of, and parallel to, Bedford Avenue.

As shown in **Figure A-1**, the Applicant-owned Development Site on Lots 5 & 6 is an approximately 3,253 sf site with frontage along Bedford Avenue. In the future with the Proposed Action, the Applicant proposes to construct a new 5-story residential building on the Development Site, with a total of approximately 10,196 gross square feet (gsf) with a floor area ratio (FAR) of 2.4 and a maximum building height of 55 feet (5 stories). It is anticipated that the proposed development would contain a total of 4,828 gsf of residential space with 6 dwelling units (DUs), as well as approximately 5,368 gsf of commercial retail uses (approximately 3,415 gsf on the ground floor and 1,953 gsf of retail storage in the cellar level).

This attachment provides a summary and description of the Proposed Action, including proposed rezoning area location, existing conditions of the proposed rezoning area, project purpose and need, project description, reasonable worst-cast development scenario (RWCDS) under No-Action and With-Action conditions, and the governmental approvals required.

II. BACKGROUND AND EXISTING CONDITIONS

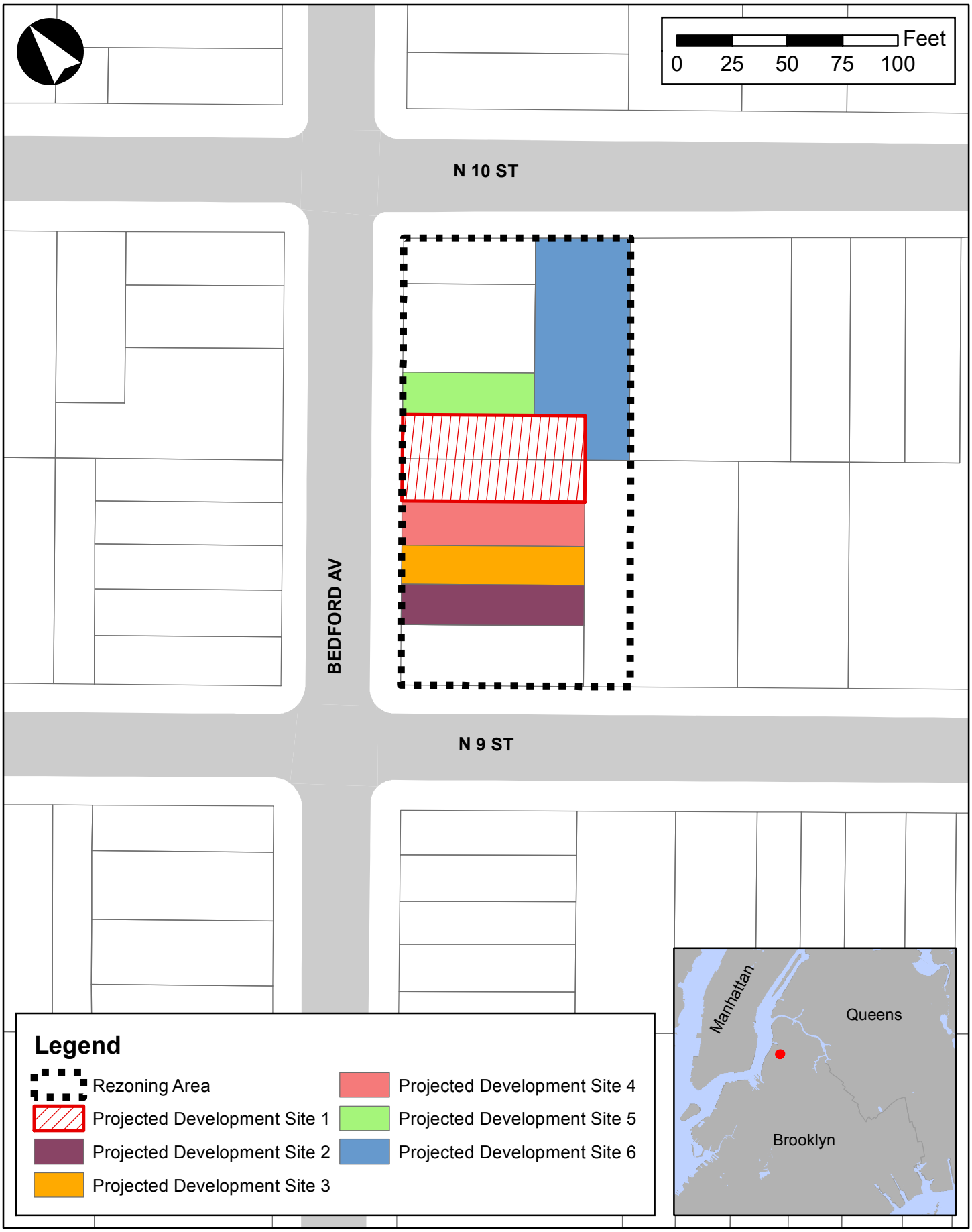
Applicant-Owned Proposed Development Site

The Applicant-owned Development Site at 135-137 Bedford Avenue (Brooklyn Block 2305, Lots 5 & 6) has approximately 40 feet of frontage along Bedford Avenue (refer to **Figures A-1** and **A-2a**). Lot 5 is located within a R6B zoning district and Lot 6 is located in a R6A zoning district. The approximately 3,253 sf Development Site is currently occupied by two, 2-story residential buildings with a total of 4,191 gsf and 3 dwelling units (DUs).

Proposed Rezoning Area

The zoning map amendment would rezone the western portion of Brooklyn Block 2305 from R6A and R6B zoning districts to R6A/C1-4 and R6B/C1-4 zoning districts (refer to **Figure A-3**). The approximately 19,991 square foot proposed rezoning area fronts Bedford Avenue between North 9th and North 10th Streets. Both the R6A and R6B portions of the proposed rezoning area are located in an Inclusionary Housing

Figure A-1
Project Location




NYC Finance
NYC Digital Tax Map
Effective Date : 10-19-2016 11:09:12
End Date : Current
Brooklyn Block: 2305
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Rezoning Area
Applicant-owned Development Site
N
W
E
S
2304
2293
2312
2306
2305
BEDFORD AVENUE
NORTH 10 STREET
NORTH 9 STREET
DRIGGS AVENUE
CONDO #: 2234
CONDO #: 3673
C
1
2
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8
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34
Feet
0 4.5 9 18 27 36

Designated Area (IDHA). In addition to the Applicant-owned Lots 5 & 6, the proposed rezoning area encompasses Lots 1-10 and a p/o Lot 34 on Block 2305 (refer to **Table A-1**).

TABLE A-1:
Proposed Rezoning Area – Existing Conditions on Block 2305

Lot	Total Lot Area SF	Address	Owner	Zoning	Land Use	Building SF	Built FAR
5 & 6	3,253	135-137 Bedford Avenue	NRL URF LLC/Dawn L. Kiernan	R6A; R6B	Residential	4,191	1.28
1	2,000	145 Bedford Avenue	Private	R6B	Residential/Retail	5,000	2.5
2	1,460	143 Bedford Avenue	Jozefa Regula	R6B	Residential	2,304	1.58
3	1,460	141 Bedford Avenue	Bedford Ave. Studios	R6B	Residential	1,944	1.33
4	1,460	139 Bedford Avenue	Christine Rose	R6B	Residential	1,944	1.33
7	1,128	133 Bedford Avenue	Michael Kochansky	R6A	Residential	2,447	2.17
8	2,303	129 Bedford Avenue	Private	R6A	Residential/Retail	8,000	3.47
9	1,140	127 Bedford Avenue	Szymon Scibeck	R6A	Residential/Medical Office	4,200	3.5
10	3,787	168 N. 10th Street	Joanna Sidibe	R6A	Auto Repair	2,935	0.77
p/o 34	2,000	167 N. 9th Street	167 MO 9 ST Corp	R6B; MX8	Residential/Retail	22,960	3.12
	19,991						

Notes: The Applicant-owned Development Site is highlighted.
Sources: NYC DCP 2016 PLUTO Data (v2)

Lot 1 is an approximately 2,000 sf lot located at the southeast corner of Bedford Avenue and North 9th Street. Lot 1 is occupied by a three-story mixed-use building that contains two floors of residential uses above first floor retail uses (restaurant and jewelry store). As shown in **Table A-1**, the existing building comprises approximately 5,000 sf (2.5 FAR).

Lot 2 is an approximately 1,460 sf midblock lot located along Bedford Avenue. Lot 2 is occupied by a two-story residential building. As shown in **Table A-1**, the existing building comprises 2,304 sf (1.58 FAR).

Lot 3 is an approximately 1,460 sf midblock lot located along Bedford Avenue. Lot 3 is occupied by a two-story residential building. As shown in **Table A-1**, the existing building comprises 1,944 sf (1.33 FAR).

Lot 4 is an approximately 1,460 sf midblock lot located along Bedford Avenue. Lot 4 is occupied by a two-story residential building. As shown in **Table A-1**, the existing building comprises 1,944 sf (1.33 FAR).

Lot 7 is an approximately 1,128 sf midblock lot located along Bedford Avenue. Lot 7 is occupied by a two-story residential building. As shown in **Table A-1**, the existing building comprises 2,447 sf (2.17 FAR).

Lot 8 is an approximately 1,140 sf lot located on the southeast corner of Bedford Avenue and North 10th Street. Lot 8 is occupied by a four-story mixed-use building that contains three floors of residential uses above a first floor retail use (clothing boutique). As shown in **Table A-1**, the existing building comprises 8,000 sf (3.47 FAR).

Lot 9 is an approximately 2,303 sf midblock lot located along Bedford Avenue. Lot 9 is occupied by a four-story mixed-use building that contains three floors of residential uses above a first floor community facility use (medical office). As shown in **Table A-1**, the existing building comprises 4,200 sf (3.5 FAR).

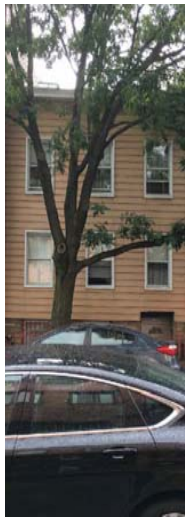

Development Site



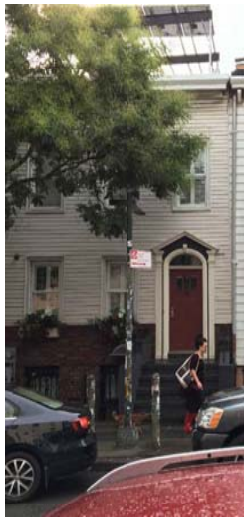
127 BEDFORD AVENUE
MEDICAL OFFICE + RESIDENTIAL:
AUTO CENTER CORP., BEDFORD MEDICAL SURGICAL OFFICE



129 BEDFORD AVENUE
COMMERCIAL + RESIDENTIAL: IGWT NYC RETAIL CLOTHING



133 BEDFORD AVENUE
RESIDENTIAL



135 BEDFORD AVENUE
RESIDENTIAL



137 BEDFORD AVENUE
RESIDENTIAL



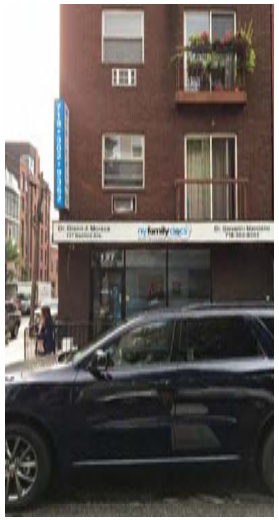
139 BEDFORD AVENUE
RESIDENTIAL



141 BEDFORD AVENUE
RESIDENTIAL



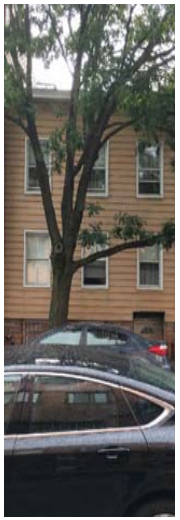
145 BEDFORD AVENUE
COMMERICAL (RESTAURANT) + RESIDENTIAL:
TRIX RESTAURANT, BROOKLYN CHARM RETAIL



127 BEDFORD AVENUE
MEDICAL OFFICE + RESIDENTIAL:
AUTO CENTER CORP., BEDFORD MEDICAL SURGICAL OFFICE



129 BEDFORD AVENUE
COMMERCIAL + RESIDENTIAL: IGWT NYC RETAIL CLOTHING



133 BEDFORD AVENUE
RESIDENTIAL



135 BEDFORD AVENUE
RESIDENTIAL



137 BEDFORD AVENUE
RESIDENTIAL



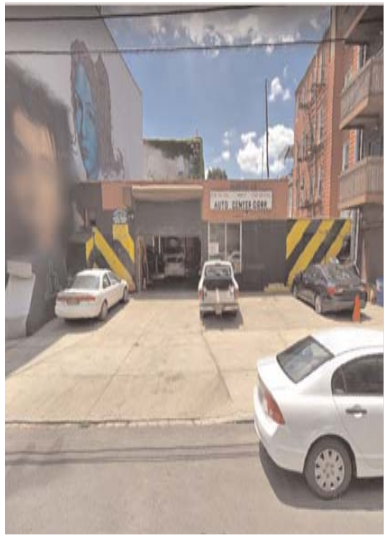
139 BEDFORD AVENUE
RESIDENTIAL



141 BEDFORD AVENUE
RESIDENTIAL



145 BEDFORD AVENUE
COMMERICAL (RESTAURANT) + RESIDENTIAL:
TRIX RESTAURANT, BROOKLYN CHARM RETAIL



168 NORTH 10th STREET
AUTO USE

Lot 10 is an approximately 3,787 sf lot with frontage along North 10th Street. Lot 10 is occupied by a one-story auto repair use. As shown in **Table A-1**, the existing building comprises 2,935 sf (0.77 FAR).

A portion of Lot 34 (approximately 2,000 sf or 29% of the total lot area) is located within the proposed rezoning area. Lot 34 has frontage along North 9th Street is occupied by a three-story mixed-use building that contains two floors of residential uses above first floor retail uses (grocery store, record store, pet supply store). As shown in **Table A-1**, the existing building comprises 22,960 sf (3.12 FAR).

Surrounding Area and Context

The proposed rezoning area is located in the Northside Williamsburg neighborhood of Brooklyn Community District 1. The surrounding area within an approximate 400-foot radius is predominately zoned R6A, R6B, and M1-2/R6A (MX-8). There is also a C1-4 commercial overlay mapped along the west side of Bedford Avenue. Bedford Avenue is an active commercial corridor featuring three- to four-story residential and mixed-use buildings. There are also several 6- to 7-story residential and mixed-use buildings within the study area that have large building footprints.

McCarren Park, a 36.39-acre open space, is located to the north of the Development Site, just outside the secondary study area. McCarren Park is a destination public park that features a large variety of amenities including a pool, a recreation center, various athletic fields, a running track, play equipment, etc. The closest subway station to the Development Site is the Bedford Avenue station for the L train, located at North 7th Street and Bedford Avenue, approximately 600 feet south.

III. THE PROPOSED ACTION

The Applicant is seeking a zoning map amendment from the New York City Planning Commission (CPC). This proposed zoning change is a discretionary action that is subject to the Uniform Land Use Review Procedure (ULURP). The Proposed Action is also subject to environmental review under the City Environmental Quality Review (CEQR) process.

Zoning Map Amendment

The zoning map amendment would rezone the western portion of Brooklyn Block 2305, fronting Bedford Avenue between North 9th and North 10th Streets, from a R6A and R6B zoning districts to a R6A/C1-4 and R7B/C1-4 zoning districts. The C1-4 commercial overlay is proposed at a depth of 100 feet from Bedford Avenue (refer to **Figure A-3**). The proposed rezoning area includes Lots 1-10 in their entirety, and a portion of Lot 34, totaling approximately 19,991 sf of lot area.

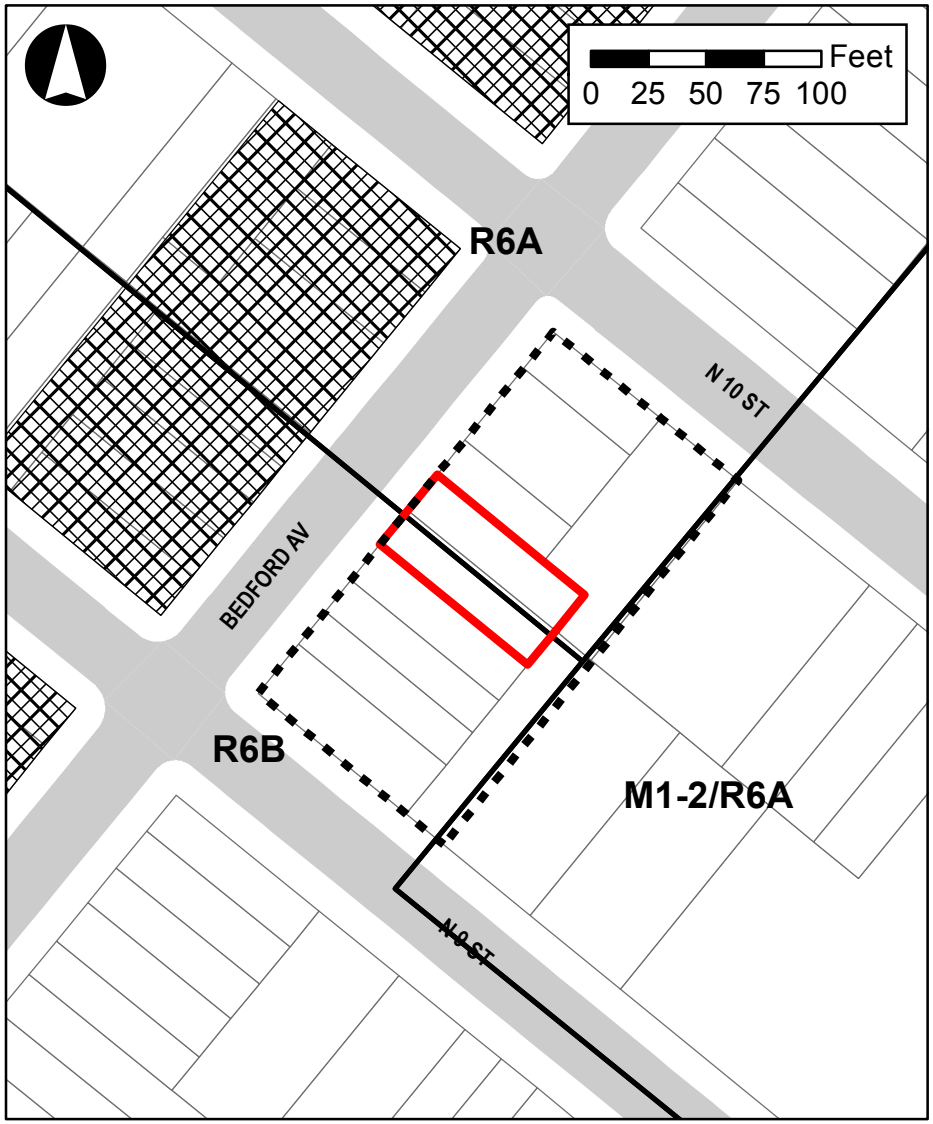
C1-4 districts are commercial overlays mapped within residential districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. In mixed buildings, commercial uses are limited to the first and second floors and must always be located below the residential use. The maximum commercial FAR is 2.0 for C1-4 overlays mapped within R6A and R6B districts.

IV. PURPOSE AND NEED FOR PROPOSED ACTION

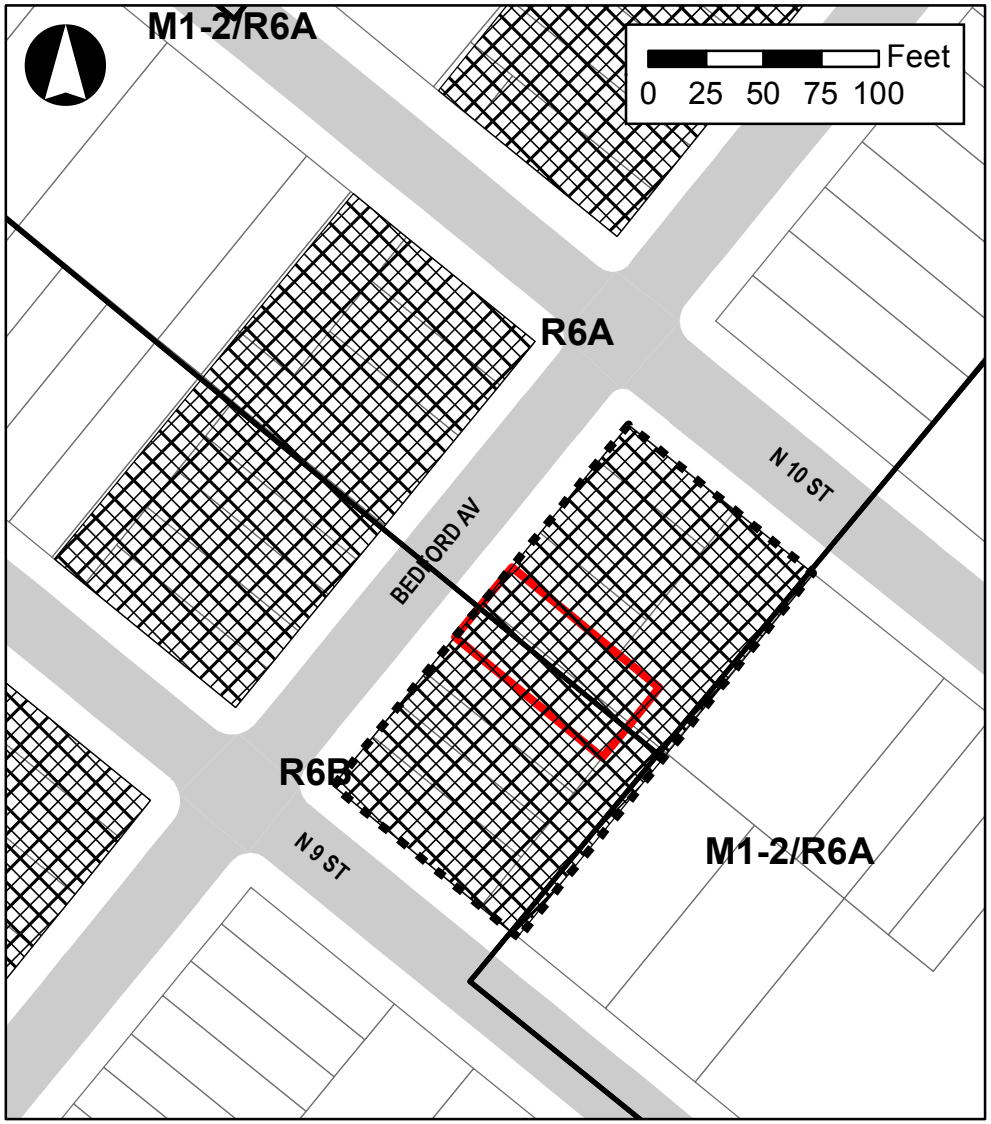
The proposed zoning map amendment to rezone the western portion of Brooklyn Block 2305 from R6A and R6B to R6A/C1-4 and R6B/C1-4, respectively, would allow new commercial development on the

Figure A-3
Existing and Proposed Zoning

Existing Zoning:



Proposed Zoning:



Legend

Rezoning Area | Development Site | R6B Zoning District Boundaries | C1-4 Overlay

Applicant-owned Development Site. The Applicant is proposing a C1-4 commercial overlay because local retail use would be consistent with the adjacent retail corridors along Bedford Avenue, and would service pedestrians on this active street, which provides direct pedestrian access to from the MTA station to the south. The height of the proposed development, the level of retail use and the number of residential units is consistent with the existing character of the neighborhood and will be consistent with future commercial and residential development in the area. The C1-4 overlay would match the existing C1-4 overlay to the south and west of the proposed rezoning area along Bedford Avenue. The proposed building would fully comply with the applicable R6A/C1-4 & R6B/C1-4 district regulations. It is the Applicant's opinion that by allowing for a greater mix of uses, the proposed zoning district designation would provide ground floor retail for the local community which would enliven the streetscape immediately adjacent to the Development Site. Further, the proposed rezoning would make the existing commercial uses within the proposed rezoning area conforming.

V. DESCRIPTION OF THE PROPOSED PROJECT

The Applicant owns the proposed Development Site at 135-137 Bedford Avenue (Brooklyn Block 2305, Lots 5 and 6). With approval of the Proposed Action, the Applicant intends to redevelop the site with a five-story, approximately 10,196 gsf residential/commercial building. The proposed building would include a total of 4,828 gsf of residential space with 6 dwelling units (DUs), as well as approximately 5,368 gsf of commercial retail uses (approximately 3,451 gsf on the ground floor and 1,953 gsf of retail storage in the cellar level). The proposed building would have a maximum height of 55 feet (in the R6A/C1-4 portion of the Development Site) (see **Figure A-4**).

As shown in **Table A-2** below, the Applicant's proposed development would have a built FAR of 2.4, which almost maximizes the proposed Development Site's adjusted maximum FAR of 2.9 in the future with the Proposed Action. As the proposed development maximizes the adjusted FAR and permitted building height, it is considered the RWCDS for the Development Site in the future with the Proposed Action.

TABLE A-2:
Proposed Development on Block 2305, Lots 5 & 6

Lot Area SF	Existing Zoning & Max. FAR	Proposed Zoning & Max. FAR	Proposed Residential		Proposed Commercial Retail	Proposed Parking Spaces	Proposed Building SF	Proposed FAR
			SF	DUs				
3,253	R6A (Lot 6): 3.6 FAR R6B (Lot 5): 2.2 FAR	R6A/C1-4 (Lot 6): 3.6 FAR R6B/C1-4 (Lot 5): 2.2 FAR Adjusted FAR: 2.9	4,598 zsf (4,828 gsf)	6	3,253 zsf (5,368 gsf)	N.A.	7,851 zsf (10,196) gsf	2.4

The Applicant-proposed number of dwelling units is considered a worst case because the average unit size of approximately 760 zsf per unit is based on the overall square footage of residential space. As such, the Applicant-proposed development program of 6 dwelling units and 5,205 gsf of commercial retail uses are evaluated as the worst-case development scenario for the Development Site.

VI. ANALYSIS FRAMEWORK AND RWCDS

Identification of Development Sites

According to the 2014 *CEQR Technical Manual*, the following factors, commonly referred to as "soft site criteria," are generally considered when evaluating whether some amount of development would likely be constructed by the Build Year as a result of Proposed Action:

- The uses and bulk allowed: Lots located in areas where changes in use would be permitted and/or contain buildings built to substantially less than the maximum allowable floor area ratio (FAR) under the existing zoning are considered "soft" enough such that there would likely be sufficient incentive to develop in the future, depending on other factors specific to the area (e.g., the amount and type of recent as-of-right development in the area, recent real estate trends, site specific conditions that make development difficult, and issues relating to site control or site assemblage that may affect redevelopment potential); and
- Size of the development site: Lots must be large enough to be considered "soft." Generally, lots with a small lot size are not considered likely to be redeveloped, even if they are currently built to substantially less than the maximum allowable FAR. A small lot is often defined for this purpose as 5,000 sf or less, but the lot size criteria is dependent on neighborhood-specific trends, and common development sizes in the study area should be examined prior to establishing this criteria.

However, the following uses and types of buildings that meet the soft site criteria are typically excluded from development scenarios because they are unlikely to be redeveloped as a result of Proposed Action:

- Full block and newly constructed buildings with utility uses, as these uses are often difficult to relocate;
- Lots where construction is actively occurring, or has recently been completed, as well as lots with recent alterations that would have required substantial capital investment, unless recently constructed or altered lots were built to less than or equal to half of the maximum allowable FAR under the proposed zoning;
- Lots whose location or irregular shape would preclude or greatly limit future as-of-right development. Generally, development on irregular lots does not produce marketable floor space;
- Long-standing institutional uses with no known development plans; or
- Multi-unit buildings (existing individual buildings with six or more residential units, and assemblages of buildings with a total of 10 or more residential units, are unlikely to be redeveloped because of the required relocation of tenants in rent-stabilized units).

Definition of Projected and Potential Development Sites

To produce a reasonable, conservative estimate of future growth, identified development sites are typically divided into two categories: projected development sites and potential development sites. Projected development sites are considered more likely to be developed within the analysis period for the Proposed Action (i.e. by 2023), while potential sites are considered less likely to be developed over the same period.

As shown below in **Table A-3**, the Applicant-owned Development Site is considered a Projected Development Site (Site 1), as in the future with the Proposed Action the Applicant intends to develop the



Figure A-4
Proposed Elevation

site with a mixed-use building, as detailed above. As shown in **Table A-3** and discussed below in the "Future with the Proposed Action" section, five other Projected Development Sites have been identified in the proposed rezoning area: Block 2305, Lots 2, 3, 4, 7, & 10. These properties are not owned or controlled by the Applicant.

Lots 2, 3, 4, and 7 currently accommodate 2-story residential buildings. Because the Proposed Action would permit commercial uses within the proposed rezoning area, these lots would be able to convert existing residential ground floor uses to commercial retail uses. Therefore, these four lots are considered four separate Projected Development Sites in the RWCDS (see **Table A-3** below).

As discussed above, Block 2305, Lot 10 is occupied by a 1-story auto repair building located in a R6A district. Lot 10 has a built FAR of 0.74. As the use on Block 2305, Lot 10 is nonconforming, this site should be considered a Projected Development Site. Therefore, Block 2305, Lot 10 has been included as a Projected Development Site in the RWCDS (see **Table A-3** below).

As shown in **Table A-3**, no other sites in the proposed rezoning area are considered Projected or Potential Development Sites. Lots 1, 8, 9, & p/o Lot 34 do not meet the soft site criteria as defined by the *CEQR Technical Manual.* All of the sites within the proposed rezoning area are less than 5,000 sf (with the exception of Lot 34 which is only partially located within the proposed rezoning area) and most sites are not developed to substantially less than the maximum allowable FAR under the existing R6A and R6B zoning. In addition, while the proposed rezoning would permit commercial uses with up to a maximum FAR of 2.0, it would not result in a greater overall maximum permitted FAR within the proposed rezoning area. The existing ground floor commercial uses on Block 2305, Lots 1 and 8 are considered legal nonconforming uses. Based on the Certificates of Occupancy for these sites, ground floor commercial uses existed prior to being rezoned from R6/M1-2 to R6A and R6B in 2005. Lot 9 is occupied by a building that was constructed in 2009 and includes residential uses with a ground floor community facility use (medical office). Only the western edge of Lot 34, comprising approximately 2,000 sf, would be located within the proposed R6B/C1-4 zoning district (approximately 30%). The majority of the property (approximately 70%) would continue to be zoned M1-2/R6A. Therefore, these sites are not considered Projected Development Sites.

Therefore, the Applicant-owned Projected Development Site (Site 1), Projected Development Sites 2 through 6 represent the RWCDS for analysis purposes.

TABLE A-3:
Proposed Rezoning Area Projected Development Sites

Block	Lot	Lot Area SF	Existing Land Use	Existing Max. FAR	Built FAR	Proposed Max. FAR R / C [1]	Anticipated Development Site?
2305	5,6	3,253	Residential	2.9	1.29	2.9 / 2.0	Proposed
	2	1,460	Residential	2.2	1.50	2.2 / 2.0	Projected
	3	1,460	Residential	2.2	1.26	2.2/2.0	Projected
	4	1,460	Residential	2.2	1.26	2.2/2.0	Projected
	7	1,128	Residential	3.6	2.06	3.6/2.0	Projected
	10	3,787	Auto Repair	3.6	0.74	3.6/2.0	Projected

Notes: The Applicant-owned proposed development site is highlighted.

The Future without the Proposed Action (No-Action Condition)

In the future without the Proposed Action (the No-Action condition), the proposed rezoning area's R6B and R6A zoning would remain in place. The maximum allowable FAR would remain at 2.2 in the R6B district (up to 2.0 for community facility use) and 3.6 in the R6A district (up to 3.0 for community facility use). Under the No-Action condition, the Applicant's Development Site is anticipated to be developed with approximately 10,196 gsf of residential and community facility uses. The building would consist of a 5-story, 55' building with a ground floor community facility use (assumed to be medical office) with residential uses above. The residential component would consist of 6 DUs. The assumed No-Action development on the Applicant's site would result in the same building envelope and footprint as the With-Action development (see **Figure A-5**). Projected Development Site 6 on Block 2305, Lot 10 is anticipated to be redeveloped with approximately 14,314 gsf of residential and community facility uses. The building would consist of a 6-story, 65' building with ground floor community facility use with residential uses above (approximately 13 DUs of which 3 DUs would be affordable). The remaining Projected Development Sites would not be redeveloped in the No-Action condition.

The Future with the Proposed Action (With-Action Condition)

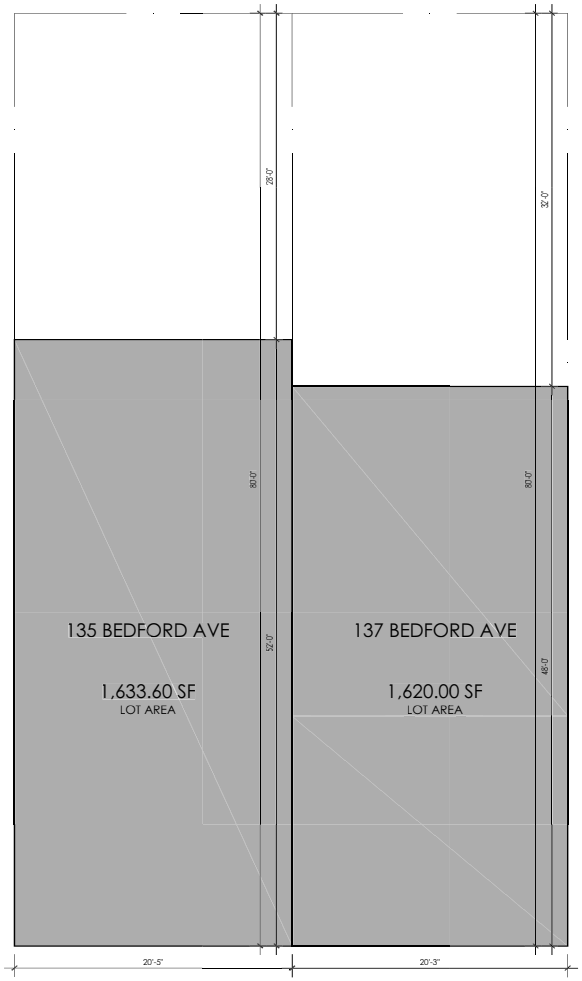
In the future with the Proposed Action (the With-Action condition), the proposed zoning map amendment would be implemented in the proposed rezoning area. As such, the proposed rezoning area would be remapped as a R6B and R6A zoning district with a C1-4 commercial overlay (at a depth of 100 feet). Under With-Action conditions, the maximum allowable FAR in the proposed rezoning area would not increase.

In the future with the Proposed Action, the Applicant-owned Development Site would be redeveloped in accordance with the proposed R6A/C1-4 and R6B/C1-4 zoning districts. As detailed above in the "Description of the Proposed Development," the Applicant intends to redevelop the site with a mixed-use building with an overall FAR of 2.4 (7,851 zsf). Because this would almost maximize the adjusted floor area allowable on the proposed development site (adjusted FAR of 2.9), the proposed development is the RWCDS With-Action condition for Projected Development Site 1. The number of residential units was determined based on a ratio of 766 zsf per unit.

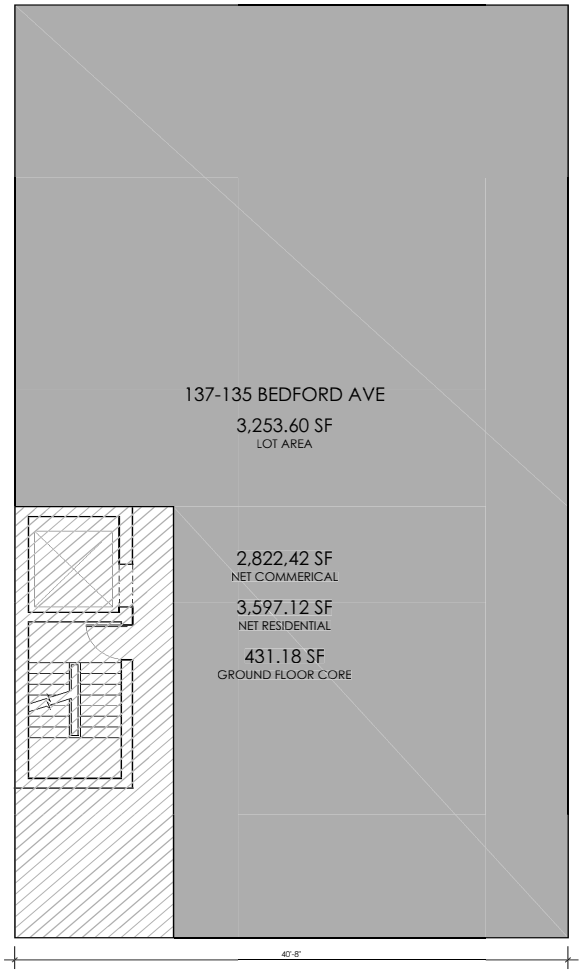
TABLE A-4:
With-Action Scenario – Projected Development Sites on Block 2305

Lot	Lot Area (sf)	Max. FAR	Max. Residential		Max. Commercial SF	Max. Community Facility SF	Max. Total Building SF	Max. Parking Spaces	Max. Building Height
			SF	DUs					
Projected Sites									
5 & 6 (Site 1)	3,253	2.9 R (adjusted FAR)	4,598 zsf (4,828 gsf)	6	3,253 zsf (5,368 gsf)	0	7,851 zsf (10,196 gsf)	0	55
2 (Site 2)	1,460	2.2 R 2.0 C	1,519 zsf (1,595 gsf)	2	1,460 zsf (1,533 gsf)	0	2,979 zsf (3,128 gsf)	0	25
3 (Site 3)	1,460	2.2 R 2.0 C	1,177 zsf (1,236 gsf)	2	1,460 zsf (1,533 gsf)	0	2,630 zsf (2,769 gsf)	0	25
4 (Site 4)	1,460	2.2 R 2.0 C	1,177 zsf (1,236 gsf)	1	1,460 zsf (1,533 gsf)	0	2,630 zsf (2,769 gsf)	0	25
7 (Site 5)	1,128	3.6 R 2.0 C	1,555 zsf (1,632 gsf)	1	1,128 zsf (1,184 gsf)	0	2,767 zsf (2,817 gsf)	0	25
10 (Site 6)	3,787	3.6 R 2.0 C	9,821 zsf (10,338 gsf)	13 (3 affordable)	3,787 zsf (3,976 gsf)	0	13,598 zsf (14,314 gsf)	0	65
Total RWCDS With-Action Projected Development on Block 2305:			**19,846 zsf (20,864 gsf)**	**25 (3 affordable)**	**12,548 zsf (15,127 gsf)**	**0**	**32,364 zsf (35,991 gsf)**	**0**	**-**

Notes: The Applicant-owned proposed development site is highlighted.



SITE PLAN - EXISTING ZONING CONDITION
SCALE: 1/16" = 1'-0"



SITE PLAN - NO-ACTION AND WITH-ACTION BUILDING FOOTPRINT
SCALE: 1/16" = 1'-0"

As detailed in **Table A-4**, under the With-Action RWCDS, the Applicant-owned Development Site would be redeveloped with an approximately 10,196 gsf mixed-use development, consisting of approximately 6 DUs and 5,368 gsf of retail. R6B and R6A zoning districts require parking spaces for a minimum of 50 percent of market-rate DUs. However, requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required. As the proposed development would require less than five spaces, no parking would be provided. As noted above, the With-Action development on the Applicant-owned Development Site would have the same building envelope and footprint as the assumed No-Action development (see **Figure A-5**). The only difference between the No-Action and With-Action development on the Applicant-owned Development Site would be the ground floor use (community facility to retail). Therefore, no additional subsurface disturbance would occur between the No-Action and With-Action condition.

It is also expected that Lots 2, 3, 4, 7, & 10 in the proposed rezoning area would be redeveloped in the future with the Proposed Action, in accordance with the proposed R6B/C1-4 and R6A/C1-4 zoning districts. The first floors of Lots 2, 3, 4, and 7 would be expanded and converted from the existing residential uses to retail. This would result in a total of 5,783 gsf of ground floor retail uses on these lots.

Lot 10 would be redeveloped with a 14,314 gsf building containing 13 DUs (of which 3 would be affordable) and 3,976 gsf of commercial uses.

As shown in **Table A-4**, the With-Action RWCDS development would result in approximately 19,846 gsf of residential space and approximately 15,127 gsf of commercial space on Block 2305. The Proposed Action would result in 25 DUs on the projected development sites, of which 3 would be affordable units. As the proposed rezoning area is located in a designated Transit Zone and all sites require five or fewer spaces, no parking spaces are provided.

Lots 1, 8, 9, & p/o 34 do not meet the soft site criteria as defined by the *CEQR Technical Manual.* All of the sites within the proposed rezoning area are less than 5,000 sf (with the exception of Lot 34 which is only partially located within the proposed rezoning area) and most sites are not developed to substantially less than the maximum allowable FAR under the existing R6A & R6B zoning. In addition, while the proposed rezoning would permit commercial uses with up to a maximum FAR of 2.0, it would not result in a greater overall maximum permitted FAR within the proposed rezoning area. The existing ground floor commercial uses on Block 2305, Lots 1 and 8 are considered legal nonconforming uses. Based on the Certificates of Occupancy for these sites, ground floor commercial uses existed prior to being rezoned from R6/M1-2 to R6A and R6B in 2005. The Proposed Action would bring these existing legal nonconforming commercial uses into conformance. Lot 9 is occupied by a building that was constructed in 2009 and includes residential uses with a ground floor community facility use (medical office). Only the western edge of Lot 34, comprising approximately 2,000 sf, would be located within the proposed R6B/C1-4 zoning district (approximately 30%). The majority of the property (approximately 70%) would continue to be zoned M1-2/R6A. Therefore, these sites are not considered projected development sites. Therefore, Lots 1, 8, 9, & p/o 34 are expected to remain unchanged in the future with the Proposed Action.

Project Increment

As presented in **Table A-5**, compared to the No-Action condition, the Proposed Action would result in a reduction of 4 DUs, a reduction of 9,344 gsf of community facility uses, and an increase of 15,127 gsf of commercial retail uses. In terms of population, the Proposed Action is expected to result in the

incremental decrease of 10 residents and the incremental increase of 8 employees, as compared to the 2023 No-Action condition.

Table A-5:
Comparison of 2023 No-Action and With-Action Conditions

	No-Action	With-Action	Increment
Land Use			
Residential	23,805 gsf (29 DUs)	20,864 gsf (25 DU)	-2,941 gsf (-4 DU)
Market Rate	26	22	-4 DUs
Affordable	3	3	0
Local Retail	0 gsf	15,127 gsf	+15,127 gsf
Community Facility	9,344 gsf	0 sf	-9,344 gsf
Population[1]			
Residents	75	65	-10
Workers	37	45	+8

Notes:
[1] Population estimates based on the following assumptions: 2.61 residents/unit (average persons per household for Brooklyn CD 1, 2010 Census); three retail employees/1,000 sf of retail; four employees/1,000 sf of community facility.

VII. REQUIRED APPROVALS

The proposed zoning map amendment is a discretionary public action that is subject to both the Uniform Land Use Review Procedure (ULURP) and CEQR. ULURP is a process that allows public review of Proposed Action at four levels: the Community Board; the Borough President; the City Planning Commission; and if applicable, the City Council. The procedure mandates time limits for each stage to ensure a maximum review period of seven months. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment.

I. INTRODUCTION

This Environmental Assessment Statement ("EAS") has been prepared in accordance with the guidelines and methodologies presented in the 2014 *City Environmental Quality Review ("CEQR") Technical Manual*. For each technical area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Using these guidelines, preliminary screening assessments were conducted for the Proposed Action to determine whether detailed analysis of any technical area may be appropriate. Part II of the EAS Form identifies those technical areas that warrant additional assessment. For those technical areas that warranted a "Yes" answer in Part II of the EAS Form, including Land Use, Zoning, and Public Policy, Historic Resources, Hazardous Materials, and Transportation - supplemental screening assessments are provided in this attachment. The remaining technical areas detailed in the *CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger initial CEQR thresholds and/or are unlikely to result in significant adverse impacts. These areas screened out from any further assessment include: Socioeconomic Conditions; Community Facilities; Open Space; Shadows; Natural Resources; Water and Sewer Infrastructure; Solid Waste and Sanitation Services; Energy; Greenhouse Gas Emissions; Air Quality; Noise; Public Health, Neighborhood Character; and Construction.

The supplemental screening assessments contained herein identified that detailed analyses are required in the areas of Land Use, Zoning, and Public Policy, Hazardous Materials, and Historic Resources. These analyses are provided in Attachments C, D, and E, respectively, and are summarized in this attachment. **Table B-1** presents a summary of analysis screening information for the Proposed Action.

The Applicant owns the proposed Development Site at 135-137 Bedford Avenue (Brooklyn Block 2305, Lots 5 & 6). With approval of the Proposed Action, the Applicant intends to redevelop the site with a five-story, approximately 10,196 gsf residential/commercial building. The proposed building would include a total of 4,828 gsf of residential space with 6 dwelling units (DUs), as well as approximately 5,368 gsf of commercial retail uses (approximately 3,451 gsf on the ground floor and 1,953 gsf of retail storage in the cellar level). The proposed building would have a maximum height of 55 feet (in the R6A/C1-4 portion of the Development Site).

It is also expected that Lots 2, 3, 4, 7, and 10 in the proposed rezoning area would be redeveloped in the future with the Proposed Action, in accordance with the proposed R6B/C1-4 and R6A/C1-4 zoning districts. The first floors of Lots 2, 3, 4, and 7 would be expanded and converted from the existing residential uses to retail. This would result in a total of 5,783 gsf of ground floor retail uses on these lots. Lot 10 would be redeveloped with a 14,314 gsf building containing 13 DUs (of which 3 would be affordable) and 3,976 gsf of commercial uses.

Table B-1: Summary of CEQR Technical Areas Screening

CEQR TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	ANALYSIS REQUIRED
Land Use, Zoning, & Public Policy			X
Socioeconomic Conditions	X		
Community Facilities and Services	X		
Open Space	X		
Shadows	X		
Historic & Cultural Resources			X
Urban Design & Visual Resources	X		
Natural Resources	X		
Hazardous Materials			X
Water and Sewer Infrastructure	X		
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation - Traffic & Parking - Transit - Pedestrians		 X X X	
Air Quality - Mobile Sources - Stationary Sources	 X X		
Greenhouse Gas Emissions	X		
Noise	X		
Public Health	X		
Neighborhood Character	X		
Construction	X		

II. SUPPLEMENTAL SCREENING AND SUMMARY OF DETAILED ANALYSES

Land Use, Zoning, and Public Policy

According to the 2014 *CEQR Technical Manual*, a detailed assessment of land use, zoning and public policy is appropriate if an action would result in a significant change in land use or would substantially affect regulations or policies governing land use. Zoning and public policy analyses are typically performed in conjunction with a land use analysis when an action would change the zoning on the site or result in the loss of a particular use. Land use analyses are required when an action would substantially affect land use regulation.

The Proposed Action includes a zoning map amendment and the proposed rezoning area is located within the Coastal Zone Boundary. Therefore, a detailed land use, zoning, and public policy assessment is provided in **Attachment C, "Land Use, Zoning, and Public Policy."** As discussed therein, no significant adverse land use, zoning, or public policy impacts are expected in the future with the Proposed Action.

Hazardous Materials

As defined in the 2014 *CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the 2014 *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: (a) hazardous materials exist 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.

As the Proposed Action would result in the development of a mixed-use building on a site where there is reason to suspect the presence of hazardous materials, an assessment is provided in **Attachment D, "Hazardous Materials,"** to determine potential hazardous materials concerns within the Development Site.

Historic and Cultural Resources

The 2014 *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

The proposed rezoning area does not contain any designated historic architectural resources, nor is it located within 400 feet of any known historic resources. The New York City Landmarks Preservation Commission (LPC) was contacted and determined that none of the Projected Development Sites have the potential for architectural significance (see **Appendix B** for the LPC letter dated 10/19/2018). As such, the Proposed Action is not expected to result in significant adverse impacts on historic architectural resources.

The Proposed Action would result in development that would entail new in-ground disturbance and excavation on the Projected Development Sites. LPC determined that the Projected Development Sites within the proposed rezoning area have the potential for the recovery of remains from 19th Century occupation (Block 2305, Lots 2, 3, 4, 5, 6, 7, & 10). Therefore, a Phase IA Archaeological Documentary Study (Phase IA) was prepared by Historical Perspectives Inc. (HPI) in April 2019 (see **Appendix B** for Phase IA). The Phase IA concluded that there is low potential for recovery of remains from 19th Century occupation on Block 2305, Lots 2, 3, 4, 7, & 10 (see **Table B-2** below). The Phase IA further concluded that the Applicant-owned Projected Development Site (Block 2305, Lots 5 & 6) has a high potential for the recovery of remains from 19th Century occupation (see **Table B-2**).

Table B-2
Archaeological Sensitivity by Lot – Block 2305

Lot No.	Building Date	Disturbance Status	Archaeological Sensitivity
2	Ca. 1863	Minimal, yard area has not been built over	Low, reduced probability of shaft features due to building age
3	Ca. 1863	Minimal, yard area has not been built over	Low, reduced probability of shaft features due to building age
4	Ca. 1863	Minimal, yard area has not been built over	Low, reduced probability of shaft features due to building age
5	Ca. 1848-1850	Minimal, yard area has not been built over	High, sensitive for shaft features
6	Ca. 1848-1850	Building addition and excavation has disturbed yard area nearest to house; rear portion may not be significantly disturbed	High, sensitive for shaft features at rear of lot; remainder of yard has been disturbed
7	Ca. 1848-1850	Building addition disturbed yard area nearest to house; former rear portion has been disturbed from construction of garage on Lot 10	Low, area closest to early core of house has been disturbed from building addition and rear lot has been disturbed from construction of garage on Lot 10
8	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	Very low, reduced probability of shaft features dues to building age and disturbance
9	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	Very low, reduced probability of shaft features dues to building age and disturbance
10	2000	Former site of buried gas tanks and present building over majority of lot	None, heavily disturbed

As the Proposed Action would result in the development of a mixed-use building on a site where there is reason to suspect the presence of archaeological resources, an assessment of historic resources is provided in **Attachment E, "Historic Resources."**

Transportation

The objective of a transportation analysis is to determine whether a proposed action may have a potentially significant adverse impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, bicyclists, and vehicles), on- and off-street parking or goods movement.

The 2014 *CEQR Technical Manual* identifies minimum incremental development densities that potentially require a transportation analysis. Development at less than the development densities shown in Table 16-1 of the 2014 *CEQR Technical Manual* generally result in fewer than 50 peak-hour vehicle trips, 200 peak-hour subway/rail or bus transit riders, and 200 peak-hour pedestrian trips, where significant adverse impacts are considered unlikely. In Zone 2 (which includes the proposed rezoning area) the development thresholds include an increment of 200 DUs for residential, 15,000 sf for local retail, and 25,000 sf for community facility. According to the 2014 *CEQR Technical Manual*, if an action would result in development greater than one of the minimum development density thresholds in Table 16-1, a Level 1 (Project Trip Generation) Screening Assessment should be prepared. In most areas of the city, including

the rezoning area, if the proposed action is projected to result in fewer than 50 peak-hour vehicle trips, 200 peak-hour subway/rail or bus transit riders, or 200 peak-hour pedestrian trips, it is unlikely that further analysis would be necessary. If these trip-generation screening thresholds are exceeded, a Level 2 (Project-generated Trip Assignment) Screening Assessment should be prepared to determine if the proposed action would generate or divert 50 peak-hour vehicle trips through any intersection, 200 peak-hour subway trips through a single station, 50 peak-hour bus trips on a single bus route in the peak direction, or 200 peak-hour pedestrian trips through a single pedestrian element. If any of these Level 2 screening thresholds are met or exceeded, detailed analysis for the respective mode is required.

Because the Proposed Action would result in 15,127 gsf of retail uses within the proposed rezoning area, A Level 1 trip generation screening assessment was conducted in order to estimate the number of person and vehicle trips by mode expected to be generated during the weekday AM, midday, PM, and Saturday midday peak hours. These estimates were then compared to the *CEQR Technical Manual* analysis thresholds of 50 peak hour vehicle trips, 200 peak hour subway/rail riders, 50 peak hour bus riders, and 200 peak hour pedestrian trips to determine if a Level 2 screening and/or quantified operational analyses may be warranted. The travel demand assumptions used for this assessment are discussed below and a detailed travel demand forecast is provided.

Table B-3 shows the transportation planning factors that were used to forecast the travel demand generated by the proposed uses in the weekday AM, midday, PM and Saturday midday peak hours. These include trip generation rates, temporal and directional distributions, mode choice factors, vehicle occupancies, and truck trip factors for the incremental differences between the No-Action and With-Action scenarios.

Table B-4 shows the weekday peak hour person trips, transit trips, walking trips, and vehicle trips that would be generated by the Proposed Action. As shown in **Table B-4**, the Proposed Action would generate an incremental increase of -11, 348, 166, and 207 person trips during the weekday AM, midday, PM, and Saturday midday peak hours, respectively. During the weekday AM, midday, PM, and Saturday midday peak hours, the Proposed Action would generate -12, 5, 2, and 3 vehicle trips (auto, taxi, and truck combined). The Proposed Action would also generate -46, -42, -35, and -30 subway trips in the weekday AM, midday, PM and Saturday midday peak hours, respectively. The Proposed Action would also generate -5, 0, -2, and -1 bus trips during the weekday AM, midday, PM and Saturday midday peak hours, respectively. In addition, the Proposed Action would generate a total of 5, 328, 158, and 197 pedestrian trips (including walk-only, subway, and bus trips) in the weekday AM, midday, PM, and Saturday midday peak hours, respectively.

As the number of peak hour pedestrian trips resulting from the Proposed Action would exceed the *CEQR Technical Manual* analysis thresholds for pedestrians (including walk-only, subway, and bus trips) during the weekday midday peak hour, a Level 2 assessment was undertaken to identify specific transportation elements where additional detailed analysis may be warranted. As the number of incremental peak hour traffic and transit trips would not exceed the *CEQR Technical Manual* analysis threshold, additional detailed analysis is not required. As per the *CEQR Technical Manual*, a detailed parking assessment is not needed if the threshold for traffic analysis is not exceeded.

Table B-3: Transportation Planning Factors

Land Use:	**Local Retail/ Public Market**		**Residential**		**Medical Office**	
Size/Units:	15,127 gsf		-4 DU		-9,344 gsf	
Trip Generation:	(1)		(1)		(5)	
Weekday	205		8.075		76.0	
Saturday	240		9.600		39.0	
	per 1,000 sf		per 1,000 sf		per 1,000 sf	
Temporal Distribution:	(1)		(1)		(5)	
AM	3.0%		10.0%		11.0%	
MD	19.0%		5.0%		13.0%	
PM	10.0%		11.0%		9.0%	
SatMD	10.0%		8.0%		17.0%	
Modal Splits:	(2) AM/PM/SAT		(4) AM/MD/PM		(6) AM/MD/PM	
Auto	11.0%		8.0%		24.0%	
Taxi	0.0%		1.0%		6.0%	
Subway	3.0%		79.0%		59.0%	
Bus	2.0%		1.0%		9.0%	
Walk/Ferry/Other	84.0%		11.0%		2.0%	
	100.0%		100.0%		100.0%	
In/Out Splits:	(3) In	Out	(7) In	Out	(5) In	Out
AM	50%	50%	15.0%	85.0%	62.0%	38.0%
MD	50%	50%	50.0%	50.0%	47.0%	53.0%
PM	50%	50%	70.0%	30.0%	35.0%	65.0%
Sat MD	55%	45%	50.0%	50.0%	49.0%	51.0%
Vehicle Occupancy:	(2)		(4,7)		(3)	
Auto	2.00		1.11		1.5	
Taxi	2.00		1.3		1.5	
Truck Trip Generation:	(1)		(1)		(7)	
Weekday	0.35		0.06		0.29	
Saturday	0.04		0.02		0.29	
	per 1,000 sf		per DU		per DU	
	(1)		(1)		(7)	
AM	8.0%		12.0%		3.0%	
MD	11.0%		9.0%		11.0%	
PM	2.0%		2.0%		1.0%	
Sat MD	11.0%		9.0%		0.0%	
	In	Out	In	Out	In	Out
AM/MD/PM	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%

Notes :

(1) *2014 City Environmental Quality Review (CEQR) Technical Manual.*

(2) Modal Split data provided by NYCDOT for local retail use in Brooklyn transit zone.

(3) *Atlantic Yards Arena and Redevelopment FSEIS*, 2014

(4) 2013-2017 Journey to work mode split data for Brooklyn tract 517,519,553,557

(5) Based on data provided by NYCDOT.

(6) Based on NYCDOT mode split survey data in Brooklyn Transit Zones.

(7) Based on East New York Rezoning

Table B-4: Trip Generation

Land Use:		Local Retail/ Public Market		Residential		Medical Office		Total	
Size/Units:		15,127	gsf	-4	DU	-9,344	gsf		
Peak Hour Trips:									
	AM	70		-3		-78		-11	
	MD	442		-2		-92		348	
	PM	234		-4		-64		166	
	Sat MD	272		-3		-62		207	
Person Trips:									
		In	Out	In	Out	In	Out	In	Out
AM	**Auto**	4	4	0	0	-12	-7	-8	-3
	Taxi	0	0	0	0	-3	-2	-3	-2
	Subway	1	1	0	-3	-28	-17	-27	-19
	Bus	1	1	0	0	-4	-3	-3	-2
	Walk/Ferry/Other	29	29	0	0	-1	-1	28	28
	Total	35	35	0	-3	-48	-30	-13	2
		In	Out	In	Out	In	Out	In	Out
MD	**Auto**	24	24	0	0	-10	-12	14	12
	Taxi	0	0	0	0	-3	-3	-3	-3
	Subway	7	7	-1	-1	-26	-28	-20	-22
	Bus	4	4	0	0	-4	-4	0	0
	Walk/Ferry/Other	186	186	0	0	-1	-1	185	185
	Total	221	221	-1	-1	-44	-48	176	172
		In	Out	In	Out	In	Out	In	Out
PM	**Auto**	13	13	0	0	-5	-10	8	3
	Taxi	0	0	0	0	-1	-2	-1	-2
	Subway	4	4	-2	-2	-13	-26	-11	-24
	Bus	2	2	0	0	-2	-4	0	-2
	Walk/Ferry/Other	98	98	0	0	0	-1	98	97
	Total	117	117	-2	-2	-21	-43	94	72
		In	Out	In	Out	In	Out	In	Out
Sat MD	**Auto**	16	13	0	0	-7	-8	9	5
	Taxi	0	0	0	0	-2	-2	-2	-2
	Subway	4	4	-1	-2	-17	-18	-14	-16
	Bus	3	2	0	0	-3	-3	0	-1
	Walk/Ferry/Other	127	103	0	0	-1	-1	126	102
	Total	150	122	-1	-2	-30	-32	119	88
Vehicle Trips :									
		In	Out	In	Out	In	Out	In	Out
AM	**Auto (Total)**	2	2	0	0	-8	-5	-6	-3
	Taxi	0	0	0	0	-2	-1	-2	-1
	Taxi Balanced	0	0	0	0	-2	-2	0	0
	Truck	0	0	0	0	0	0	0	0
	Total	2	2	0	0	-10	-7	-8	-4
		In	Out	In	Out	In	Out	In	Out
MD	**Auto (Total)**	12	12	0	0	-7	-8	5	4
	Taxi	0	0	0	0	-2	-2	-2	-2
	Taxi Balanced	0	0	0	0	-2	-2	0	0
	Truck	0	0	0	0	0	0	0	0
	Total	12	12	0	0	-9	-10	3	2
		In	Out	In	Out	In	Out	In	Out
PM	**Auto (Total)**	7	7	0	0	-3	-7	4	0
	Taxi	0	0	0	0	-1	-1	-1	-1
	Taxi Balanced	0	0	0	0	-1	-1	0	0
	Truck	0	0	0	0	0	0	0	0
	Total	7	7	0	0	-4	-8	3	-1
		In	Out	In	Out	In	Out	In	Out
Sat MD	**Auto (Total)**	8	7	0	0	-5	-5	3	2
	Taxi	0	0	0	0	-1	-1	-1	-1
	Taxi Balanced	0	0	0	0	-1	-1	0	0
	Truck	0	0	0	0	0	0	0	0
	Total	8	7	0	0	-6	-6	2	1

Note: 25% linked trip credit applied to Local Retail uses.

Figure B-1 shows the assignment of project-generated pedestrian trips (walk-only, subway and bus trips) to pedestrian elements (sidewalks, corner area, and crosswalks) in the vicinity of the Projected Development Sites during the weekday midday peak hour. The origins and destinations for pedestrian trip assignments were based on the locations of the Projected Development Sites, the most direct paths between the site and local transit routes, and ACS Means of Transportation to Work data.

The Projected Development Sites have frontage on Bedford Avenue and North 10th Street. The pedestrian entrances for the commercial component (local retail) of the sites would have pedestrian entrances located along both Bedford Avenue and North 10th Street. As shown in **Figure B-1**, no pedestrian element would exceed the 200-trip *CEQR Technical Manual* analysis threshold at any one point. Therefore, a detailed pedestrian analysis is not warranted as no significant adverse impacts are expected.

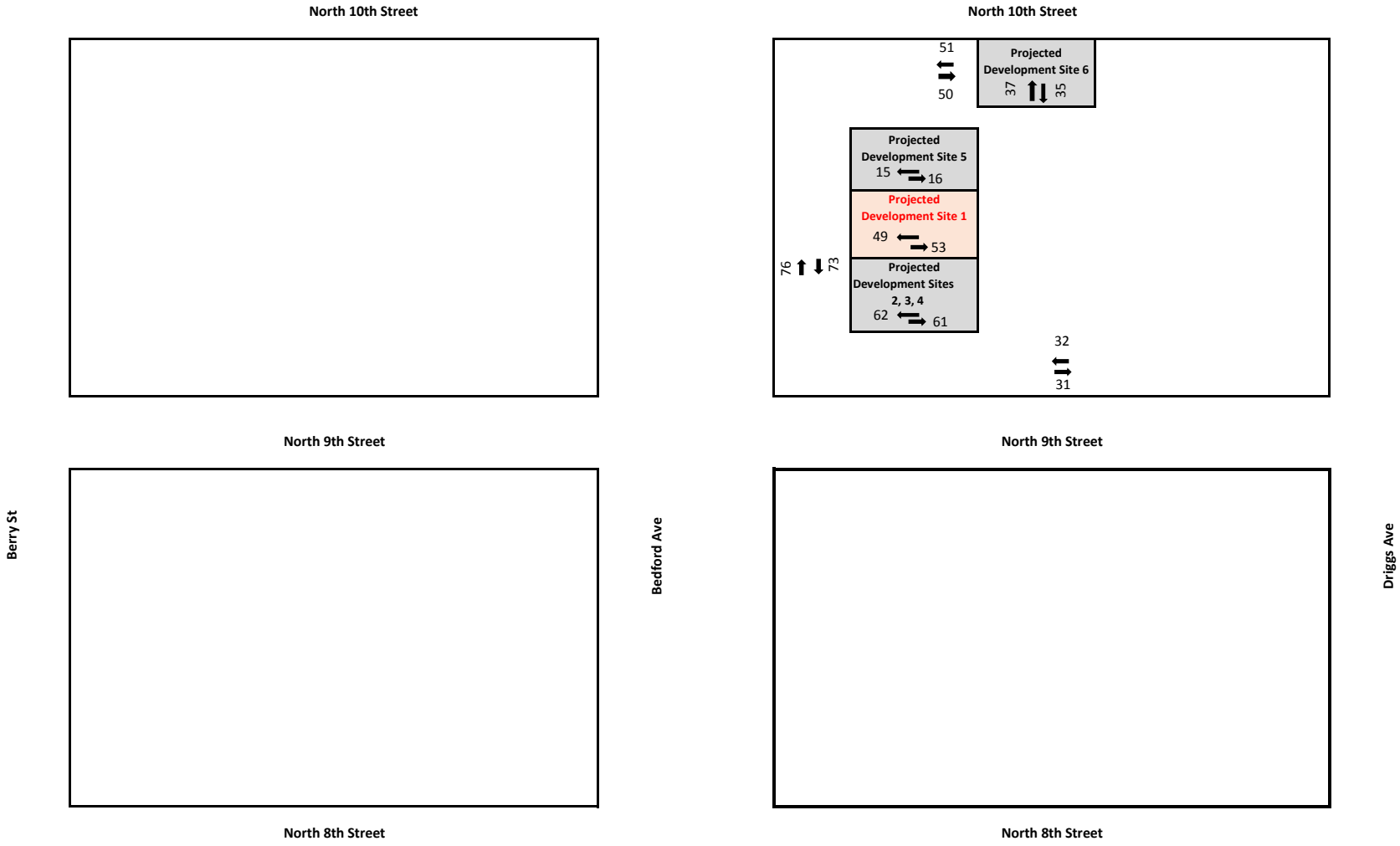


Figure B-1

Weekday Midday Pedestrian Assignment

I. INTRODUCTION

Dawn Kiernan (the "Applicant") is seeking a discretionary action in order to facilitate the development of 135-137 Bedford Avenue (Block 2305, Lots 5 & 6) in the Williamsburg neighborhood of Brooklyn Community District 1 (the "Development Site"). The discretionary action includes a zoning map amendment to rezone the western portion of Brooklyn Block 2305 (the "rezoning area") from R6A and R6B districts to R6A/C1-4 and R6B/C1-4 districts (the "Proposed Action").

A detailed assessment of land use and zoning is appropriate if a proposed action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the action would change the zoning on the site or result in the loss of a particular use. As the Proposed Action includes a zoning map amendment, a detailed assessment of land use, zoning, and public policy is warranted and is provided in this attachment. The assessment considers the effects of the Proposed Action on the land use study area, as well as the Proposed Action's potential effects on zoning and public policy in the study area.

II. PRINCIPAL CONCLUSIONS

No significant adverse impacts on land use, zoning, or public policy, as defined by the guidelines for determining impact significance set forth in the *CEQR Technical Manual*, are anticipated in the 2023 Future with the Proposed Action in the primary and secondary study areas. The Proposed Action would result in changes to land use within the primary study area by introducing commercial uses that would not be permitted in the proposed rezoning area in the future without the Proposed Action. However, the proposed residential and commercial uses would be consistent with the mixed-use buildings already present in both the primary and secondary study areas. The proposed zoning map amendment would activate the street and allow a consistent streetwall, retail continuity, and serve local residents.

As such, the Proposed Action would not result in significant adverse impacts to zoning. Lastly, the Proposed Action would not result in land uses that conflict with public policies applicable to the primary or secondary study areas.

III. METHODOLOGY

As mentioned above, the Proposed Action includes a zoning map amendment, which would affect land use, zoning and public policy. Land use, zoning, and public policy are addressed and analyzed for two geographical areas for the Proposed Action. For the purpose of this assessment, the primary study area encompasses the proposed rezoning area (comprising of Lots 1 -10 and a p/o Lot 34 of Brooklyn Block 2305). The secondary study area encompasses areas that have the potential to experience indirect impacts as a result of the Proposed Action. The secondary study area extends an approximate 400-foot radius from the boundary of the primary study area. The secondary study area is generally bound by North 11th Street to the north, Roebling Avenue to the east, North 8th Street to the south, and Berry Street to

the west. Both the primary and secondary study areas have been established in accordance with *CEQR Technical Manual* guidelines and can be seen in **Figure C-1**.

The analysis of land use, zoning, and public policy first provides a description of the existing land use, zoning, and public policy conditions in the study areas. Existing land uses in the primary and secondary study area were determined based on the New York City Primary Land Use Tax Lot Output (PLUTO) data files for 2016 and July 2018 field visits. New York City Zoning and Land Use (ZoLa), New York City Zoning maps, and the *Zoning Resolution of the City of New York* were consulted to describe existing zoning districts in the study areas. Relevant public policy documents, recognized by the New York City Department of City Planning (DCP) and other City agencies were utilized to describe existing public policies pertaining to the primary and secondary study areas.

Next, the analysis projects land use, zoning, and public policy conditions in the 2023 analysis year without the Proposed Action. This is the "No-Action" or "Future without the Proposed Action" condition, which is developed by identifying proposed developments and other relevant changes anticipated to occur in the primary and secondary study areas within this time frame. The No-Action condition describes the baseline conditions in the study areas against which the Proposed Action's incremental changes are measured. Finally, the analysis projects land use, zoning, and public policy conditions in 2023 with the completion of the RWCDS development. This is the "With-Action" or "Future with the Proposed Action" condition.

IV. PRELIMINARY ASSESSMENT

Land Use and Zoning

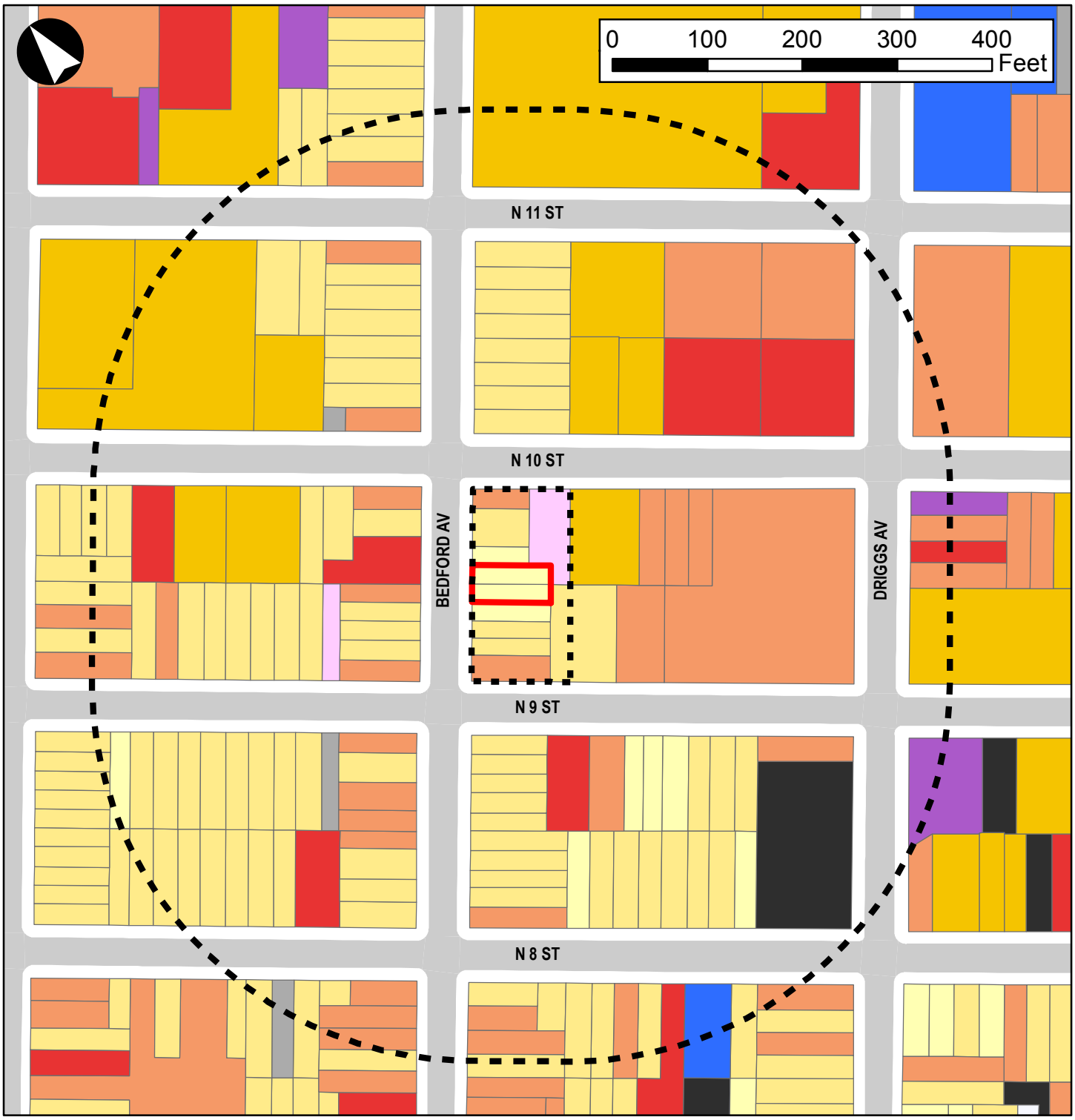
A preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. However, under *CEQR Technical Manual* guidelines, if a detailed assessment is required in the technical areas of socioeconomic conditions, neighborhood character, transportation, air quality, noise, infrastructure, or hazardous materials, a detailed land use assessment is appropriate. Although the Proposed Action does not require detailed assessments of any technical area above (other than hazardous materials), because the Proposed Action includes a zoning map amendment, a detailed assessment is warranted and provided below.

Public Policy

According to the *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 that pertain to the study areas. If the proposed action could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

The primary study area is not located in an urban renewal area, a Business Improvement District (BID), a designated historic district, or within an area defined by an adopted 197-a plan. However, as both the primary and secondary study areas are located within the Coastal Zone Boundary, a detailed public policy assessment is warranted and is provided in Section V, "Detailed Assessment."

Figure C-1
Land Use Study Area



Legend

- 400-Feet Radius
- Rezoning Area
- Development Site
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential/Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

V. DETAILED ASSESSMENT

Existing Conditions

Land Use

Primary Study Area (Proposed Rezoning Area)

The approximately 19,991-sf rezoning area, which is coterminous with the primary study area, encompasses all of Lots 1-10 and a p/o Lot 34 on Block 2305 in the Williamsburg neighborhood of Brooklyn CD 1. The proposed rezoning area has frontage on Bedford Avenue to the west, North 9th Street to the south, and North 10th Street to the north.

TABLE C-1:
Proposed Rezoning Area – Existing Conditions on Block 2305

Lot	Total Lot Area SF	Address	Owner	Zoning	Land Use	Building SF	Built FAR
5 & 6	3,253	135-137 Bedford Avenue	NRL URF LLC/Dawn L. Kiernan	R6A; R6B	Residential	4,191	1.28
1	2,000	145 Bedford Avenue	Private	R6B	Residential/Retail	5,000	2.5
2	1,460	143 Bedford Avenue	Jozefa Regula	R6B	Residential	2,304	1.58
3	1,460	141 Bedford Avenue	Bedford Ave. Studios	R6B	Residential	1,944	1.33
4	1,460	139 Bedford Avenue	Christine Rose	R6B	Residential	1,944	1.33
7	1,128	133 Bedford Avenue	Michael Kochansky	R6A	Residential	2,447	2.17
8	2,303	129 Bedford Avenue	Private	R6A	Residential/Retail	8,000	3.47
9	1,140	127 Bedford Avenue	Szymon Scibeck	R6A	Residential/Medical Office	4,200	3.5
10	3,787	168 N. 10th Street	Joanna Sidibe	R6A	Auto Repair	2,935	0.77
p/o 34	2,000	167 N. 9th Street	167 MO 9 ST Corp	R6B; MX8	Residential/Retail	22,960	3.12
	19,991						

Notes: The Applicant-owned Development Site is highlighted.
Sources: NYC DCP 2016 PLUTO Data (v2)

Secondary Study Area

As shown in **Figure C-1** and **Table C-2**, land uses in the secondary study area are predominantly residential and mixed commercial/residential. There are no transportation/utility and open space uses present in the secondary study area.

TABLE C-2:
Existing Land Uses within the Secondary Study Area

Land Use	Number of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Residential	140	67.3	896,156	63.8	1,916,773	76.1
One & Two-Family Residential	*14*	*6.7*	*26,966*	*3.0*	*31,818*	*1.3*
Multi-Family Walkup Buildings	*103*	*49.5*	*240,392*	*26.8*	*497,017*	*19.7*
Multi-Family Elevator Buildings	*23*	*11.1*	*304,399*	*34.0*	*1,387,938*	*55.1*
Mixed Commercial/Residential Buildings	42	20.2	169,765	18.9	436,127	17.3
Commercial/Office Buildings	8	3.8	50,113	5.6	86,200	3.4
Industrial/Manufacturing	6	2.9	42,500	4.7	41,425	1.6
Transportation/Utility	1	0.5	2,000	0.2	2,000	0.1
Public Facilities & Institutions	2	1.0	25,000	2.8	24,900	1.0
Open Space	0	0.0	0	0	0	0.0
Parking Facilities	7	3.4	28,837	3.2	9,715	0.4
Vacant Land	2	1.0	6,134	0.7	0	0.0
Total	*208*	*100.0*	*896,156*	*100.0*	*2,517,140*	*100.0*

Source: 2016 PLUTO data

Residential uses comprise a total of 67.3 percent of the secondary study area lots, and also represent the majority of the subarea's lot area and building area (63.8 percent and 76.1 percent, respectively). Multi-family walkup residential buildings are the most prevalent in terms of lot area and building area, while multi-family elevator residential buildings are the second most represented residential building type; there are only fourteen one- and two-family residential buildings present in the secondary study area (refer to **Table C-2**).

As presented in **Table C-2**, mixed commercial/residential buildings comprise 20.2 percent of the secondary study area lots, comprise 18.9 percent of the secondary study area lot area and 17.3 percent of the secondary study area building area.

There are seven parking facilities in the secondary study area, representing 3.4 percent of the secondary study area lot area. A majority of these parking facilities comprise surface parking lots.

As also presented in **Table C-2**, eight lots in the secondary study area contain commercial/office uses, comprising a total of 3.8 percent of the secondary study area lots and 5.6 percent of the secondary study area lot area. There are six lots that contain industrial/manufacturing uses, comprising a total of 2.9 percent of the secondary study area lots and 4.7 percent of the secondary study area lot area. These industrial/manufacturing uses are located within the M1-2/R6A (MX-8) Special Mixed-Use District. There are only two lots that contain public facilities and institutions. These lots comprise approximately 1.0 percent of the total lots in the secondary study area and 2.8 percent of the total lot area. There are no open space uses within the secondary study area.

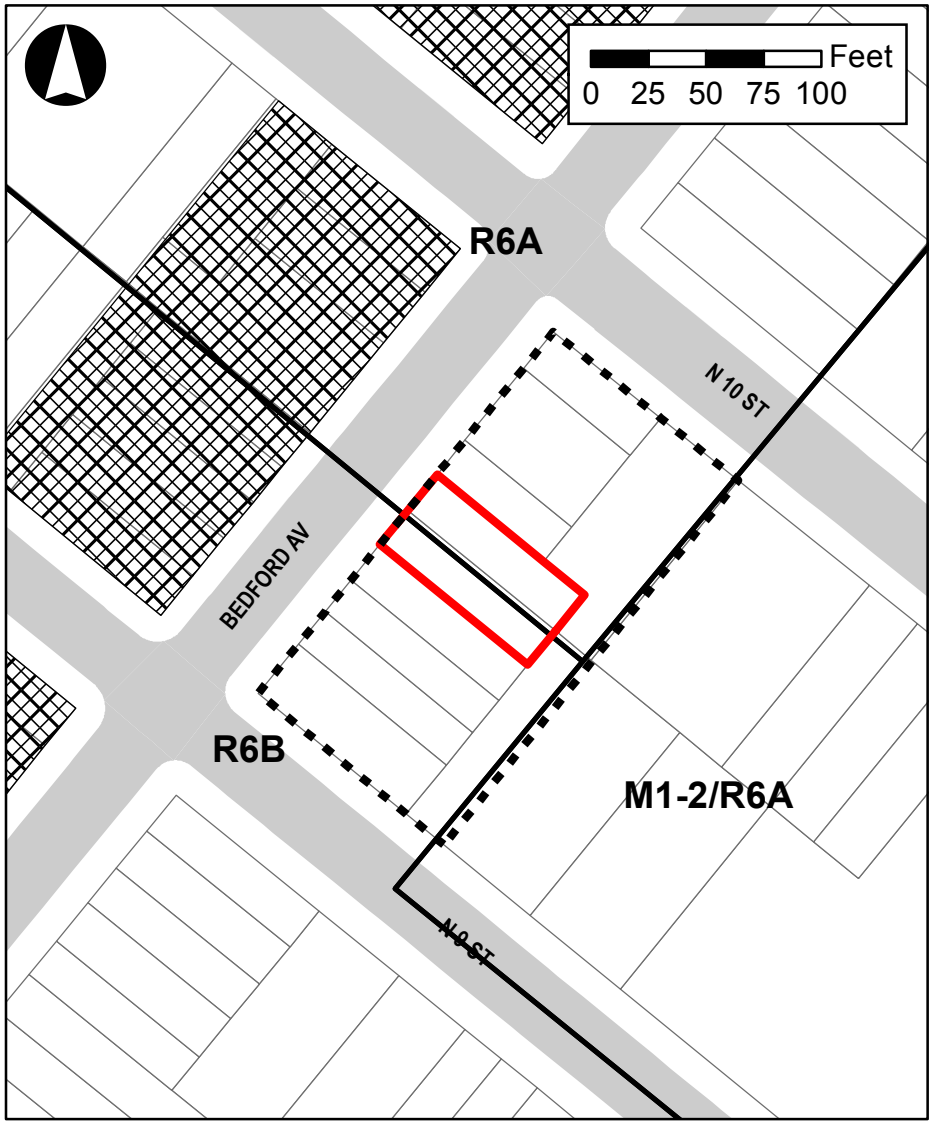
Zoning

Primary Study Area

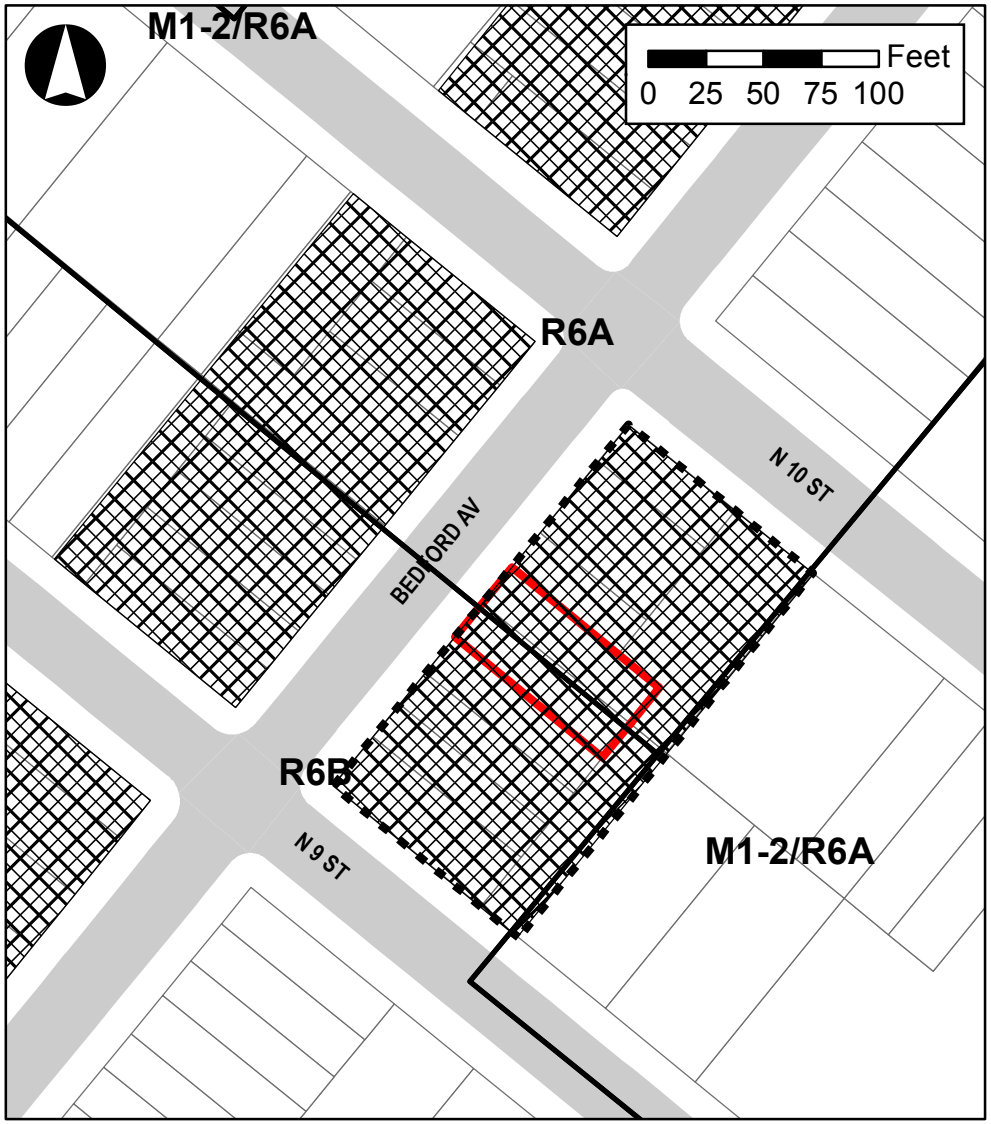
As shown in **Figure C-2**, the proposed rezoning area is currently zoned R6A and R6B. R6A is a contextual district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot

Figure C-2
Existing and Proposed Zoning

Existing Zoning:



Proposed Zoning:



Legend

Rezoning Area | Development Site | R6B Zoning District Boundaries | C1-4 Overlay

coverage, six- to eight-story apartment buildings set at or near the street line. Designed to be compatible with older buildings found in medium-density neighborhoods, R6A districts are mapped in the Bronx, Brooklyn and Queens. Parts of Kingsbridge in the Bronx and Williamsburg in Brooklyn are typical R6A areas.

The FAR in R6A districts is 3.0 (maximum of 3.6 FAR in Inclusionary Housing Designated Areas). Above a minimum base height of 40 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 70 feet, or 75 feet if providing a qualifying ground floor. The area between a building's street wall and the street line must be planted. R6A buildings must have interior amenities for the residents pursuant to the Quality Housing Program.

Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required. Off-street parking is not allowed in front of a building.

R6B districts are often traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops and small front yards that are typical of Brooklyn's "brownstone" neighborhoods, such as Park Slope, Boerum Hill and Bedford Stuyvesant.

The FAR of 2.0 in R6B districts is 2.0 (maximum of 2.2 FAR in Inclusionary Housing Designated Areas). The base height of a new building before setback must be between 30 and 40 feet and the maximum height is 50 feet. For buildings providing a qualifying ground floor, the maximum base height and overall height increase by five feet. Curb cuts are prohibited on zoning lot frontages less than 40 feet. The street wall of a new building, on any lot up to 50 feet wide, must be as deep as one adjacent street wall but no deeper than the other. Buildings must have interior amenities for the residents pursuant to the Quality Housing Program.

Off-street parking requirements for R6B districts are the same as for R6A districts, discussed above.

Secondary Study Area

As shown in **Figure C-2**, the R6A and R6B zoning districts mapped in the primary study area extends across Bedford Avenue into the western portion of the secondary study area and across North 9th and North 10th Streets into the southern and northern portion of the secondary study area. A C1-4 commercial overlay is mapped along Bedford Avenue to the west and south of the primary study area. An M1-2/R6A (MX8) Special Mixed-Use District is mapped to the east of the primary study area.

As noted above, a C1-4 commercial overlay is mapped along Bedford Avenue to the west and south of the primary study area. When mapped in R6A and R6B districts, C1-4 commercial overlays permit commercial uses up to 2.0 FAR. In mixed-use buildings, commercial uses are limited to one or two floors and must always be located below residential uses.

The M1-2/R6A (MX8) Special Mixed-Use District encourages investment in, and enhance the vitality of, existing neighborhoods with mixed residential and industrial uses in close proximity and create expanded opportunities for new mixed use communities. New residential and non-residential uses (commercial,

community facility and light industrial) can be developed as-of-right and be located side-by-side or within the same building. Residential uses are generally subject to the bulk controls of the governing residence district; commercial, industrial and community facility uses are subject to the M1 district bulk controls, except that community facilities are subject to residential FAR limits. Most light industrial uses are permitted in each MX district as-of-right, others are subject to restrictions and Use Group 18 uses are excluded altogether, except for small breweries. As discussed above, R6A residential districts permit a maximum FAR of 3.0. Above a minimum base height of 40 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 70 feet, or 75 feet if providing a qualifying ground floor. M1-2 manufacturing districts permit a maximum FAR of 2.0 for manufacturing/commercial uses. Building height and setbacks in M1-2 districts are controlled by a sky exposure plane.

Public Policy

As discussed above, besides zoning, other public policies applicable to the primary study area is the Waterfront Revitalization Program (WRP).

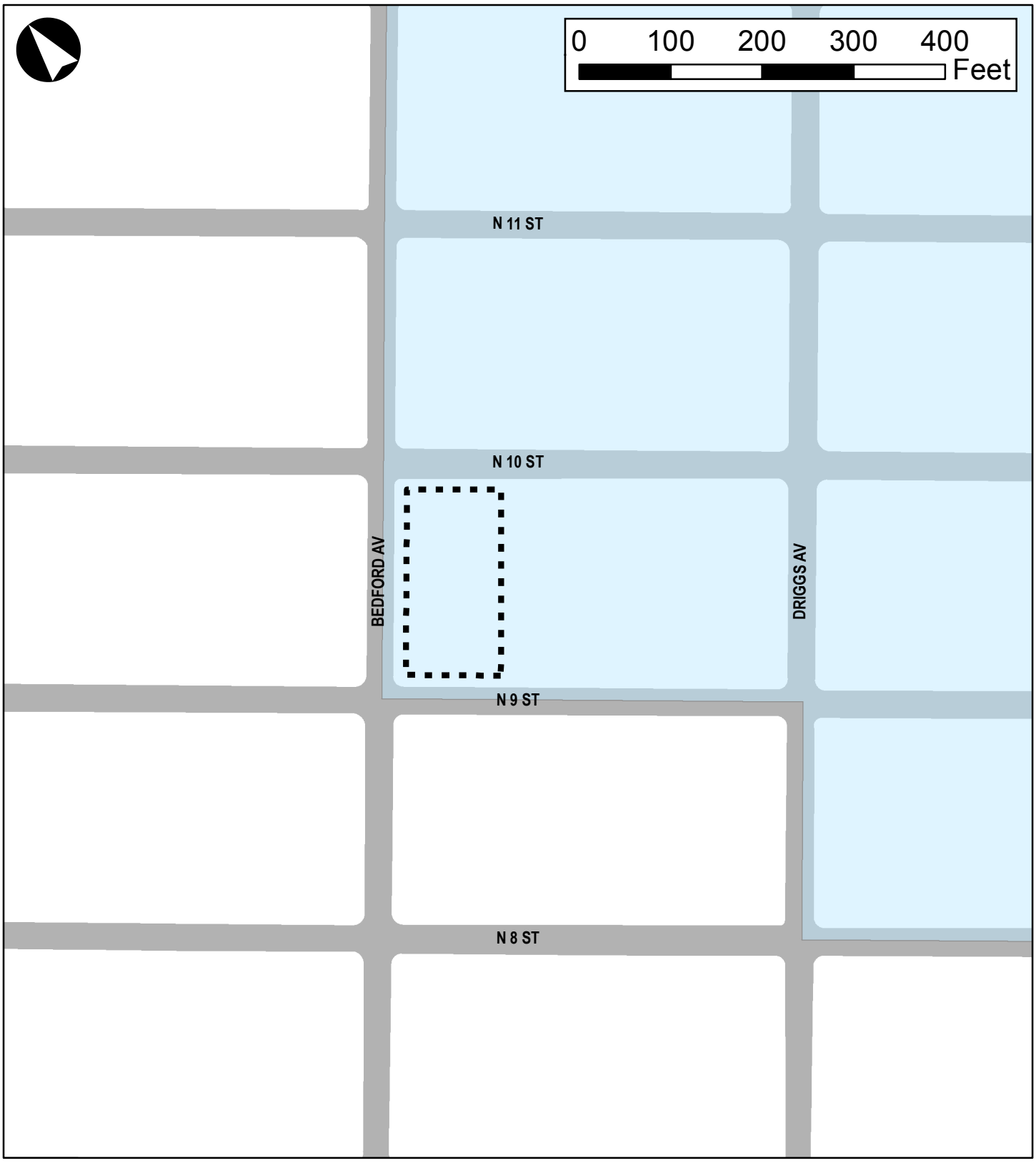
Local Waterfront Revitalization Program

Projects proposed for areas that are located within the designated boundaries of New York City's Coastal Zone must be assessed for their consistency with the City's Waterfront Revitalization Program (WRP). The federal Coastal Zone Management Act (CZMA) of 1972 was enacted to support and protect the distinctive character of the waterfront and to set forth standard policies for reviewing proposed development projects along coastlines. The program responded to City, State, and federal concerns about the deterioration and inappropriate use of the waterfront. In accordance with the CZMA, New York State adopted its own Coastal Management Program (CMP), which provides for local implementation when a municipality adopts a local waterfront revitalization program, as is the case in New York City.

The Waterfront Revitalization Program (WRP) is the City's principal coastal zone management tool. The WRP was originally adopted in 1982 and approved by the New York State Department of State (NYSDOS) for inclusion in the New York State CMP. The WRP encourages coordination among all levels of government to promote sound waterfront planning and requires consideration of the program's goals in making land use decisions. NYSDOS administers CMP at the State level, and DCP administers the WRP in the City. The WRP was revised and approved by the City Council in October 1999. In August 2002, NYSDOS and federal authorities (i.e., the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service) adopted the City's 10 WRP policies for most of the properties located within its boundaries. The 10 WRP policies deal with residential and commercial redevelopment; water-dependent and industrial uses; commercial and recreational boating; coastal ecological systems; water quality; flooding and erosion; solid waste and hazardous substances; public access; scenic resources; and historic and cultural resources. The primary and secondary study area fall within New York City's Coastal Zone Boundary as delineated in the Coastal Zone Boundary maps published by DCP (see **Figure C-3**).

DCP recently proposed a series of revisions to the WRP in order to proactively advance the long-term goals laid out in Vision 2020: The New York City Comprehensive Waterfront Plan, released in 2011. The proposed changes will promote a range of ecological objectives and strategies, facilitate interagency review of permitting to preserve and enhance maritime infrastructure, and support a thriving, sustainable working waterfront. The City Planning Commission voted on September 11, 2013 to approve the revisions to the WRP. On October 30, 2013, the New York City Council approved the revisions to the WRP as a 197-

Figure C-3
Coastal Zone Boundary



a plan. On February 3, 2016, the New York Secretary of State approved the revisions to the WRP. In June 2016, the U.S. Department of Commerce concurred with the New York State's decision. The revisions are now in effect for all local, state, and federal discretionary actions.

Additionally, the New York City Panel on Climate Change (NPCC) released a report in 2015 (*Building the Knowledge Base for Climate Resiliency*) outlining New York City-specific climate change projections to help respond to climate change. The NPCC report predicted future City temperatures, precipitations, sea levels, and extreme event frequency through 2100. While the projections will continue to be refined in the future, current projections are useful for present planning purposes and to facilitate decision-making in the present that can reduce existing and near-term risks without impeding the ability to take more informed adaptive actions in the future. Specifically, the NPCC report predicts that mean annual temperatures will increase by 4.1°F to 5.7°F by the 2050s, and by 5.3°F to 8.8°F by the 2080s; total annual precipitation will rise four percent to 11 percent by the 2050s and from 5 percent to 13 percent by the 2080s; projections for sea level rise in New York City show an increase between 11 inches and 21 inches by the 2050s, between 18 inches and 39 inches by the 2080s, and between 22 inches and 50 inches by 2100, with a worse case projection of up to six feet by 2100; and by the 2080s, heat waves and heavy downpours are very likely to become more frequent, more intense, and longer in duration, and coastal flooding is very likely to increase in frequency, extent, and height.

Secondary Study Area

There are currently no public policies that are applicable to the study area other than the WRP.

The Future without the Proposed Action (No-Action Condition)

Land Use

Primary Study Area

As presented in Attachment A, "Project Description," in the 2023 future without the Proposed Action, the primary study area's R6A and R6B zoning designations would remain in place. Under the No-Action condition, the Applicant's Development Site is anticipated to be developed with approximately 10,196 gsf of residential and community facility uses. The building would consist of a 5-story, 55' building with a ground floor community facility use (assumed to be medical office) with residential uses above. The residential component would consist of 6 DUs. Projected Development Site 6 on Block 2305, Lot 10 is anticipated to be redeveloped with approximately 14,314 gsf of residential and community facility uses. The building would consist of a 6-story, 65' building with ground floor community facility use (assumed to be medical office) with residential uses above (approximately 13 DUs of which 3 DUs would be affordable). The remaining Projected Development Sites would not be redeveloped in the No-Action condition.

Secondary Study Area

There are no developments anticipated to be completed within the secondary study area by the 2023 analysis in the future without the Proposed Action.

Zoning

No changes to the existing R6A and R6B zoning in the primary or secondary study area are anticipated in the future without the Proposed Action.

Public Policy

There would be no changes in public policy applicable to the primary or secondary study areas planned in the future without the Proposed Action.

The Future with the Proposed Action (With-Action Condition)

In the 2023 future with the Proposed Action, the Proposed Action, which includes a zoning map amendment, would be approved. As presented in Attachment A, "Project Description," under the RWCDS, the Proposed Action would result in a reduction of 4 DUs, a reduction of 9,344 gsf of community facility uses, and an increase of 15,127 gsf of commercial retail uses.

Land Use

Primary Study Area (Proposed Rezoning Area)

The Proposed Action would result in changes to land use within the primary study area by introducing commercial uses that would not be permitted in the rezoning area in the future without the Proposed Action. The proposed residential and commercial uses would be consistent with uses already present in the surrounding area, as the secondary study area is largely defined by residential and mixed commercial/residential uses.

The Proposed Action would not generate land uses that would be incompatible with surrounding uses, nor would they displace land uses in such a way as to adversely affect surrounding land uses. Therefore, the Proposed Action would support land use trends, and no significant adverse land use impacts are expected.

Secondary Study Area

The secondary study area would not undergo any changes as a result of the Proposed Action. The Proposed Action would have no direct effect on land use in the secondary study area. As noted above, the secondary study area is predominantly comprised of residential and mixed commercial/residential uses. Therefore, the Proposed Action would not introduce any new land uses that would be incompatible with surrounding land uses, and the Proposed Action would not represent a significant adverse impact on land use in the secondary study area in accordance with the criteria set forth in the *CEQR Technical Manual*.

Zoning

Primary Study Area (Proposed Rezoning Area)

In the future with the Proposed Action, the primary study area would be rezoned from R6A and R6B to R6A/C1-4 and R6B/C1-4. The C1-4 commercial overlay would be mapped to a depth of 100 feet on the east side of Bedford Avenue between North 9th and North 10th Streets (see **Figure C-2**). The proposed C1-4 commercial overlay would permit commercial uses with up to a maximum FAR of 2.0. The overall maximum FAR within the proposed rezoning area would not increase as a result of the Proposed Action.

The proposed C1-4 commercial overlay would be consistent with the adjacent retail corridors along Bedford Avenue, and would service pedestrians on this street, which provides direct pedestrian access to and from the MTA station to the south. The height of the proposed development, the level of retail use and the number of residential units is consistent with the existing character of the neighborhood and will be consistent with future commercial and residential development in the area. The C1-4 overlay would match the existing C1-4 overlay to the south and west of the rezoning area along Bedford Avenue. The proposed building would fully comply with the applicable R6A/C1-4 and R6B/C1-4 district regulations. By allowing for a greater mix of uses, the proposed zoning district designation would provide ground floor retail for the local community which would enliven the streetscape immediately adjacent to the rezoning area. Further, the proposed rezoning would make the existing commercial uses within the rezoning area conforming. As such, the Proposed Action would not result in significant adverse impacts to zoning in the primary study area.

Secondary Study Area

The secondary study area would not undergo any zoning changes as a result of the Proposed Action. The Proposed Action would have no direct effect on zoning in the secondary study area. The proposed zoning map amendment would be in keeping with the City's land use, zoning, and public policy objectives for the area. The proposed C1-4 commercial overlay would permit retail development consistent with the land uses and zoning in the secondary study area. Notably, as outlined above, Bedford Avenue serves as a commercial corridor lined with a number of local retail and other commercial uses. In addition, C1-4 commercial overlays are mapped along the east and west sides of Bedford Avenue in the immediate vicinity of the rezoning area. For these reasons, the Proposed Action would not represent a significant adverse impact on zoning in the secondary study area, in accordance with the criteria set forth in the *CEQR Technical Manual.*

Public Policy

According to the 2014 *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 Action could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

The Proposed Action would not conflict with any applicable public policies as the proposed development would provide residential and commercial uses that would be compatible with the existing land uses in the area. Additionally, as discussed above, the primary and secondary study area fall within New York

City's coastal zone boundary as delineated in the updated Coastal Zone Boundary maps published by DCP. In accordance with the guidelines of the 2014 *CEQR Technical Manual*, a Consistency Assessment Form (CAF) was prepared for the Proposed Action as part of the EAS (refer to **Appendix B**). As indicated in the form, the Proposed Action was deemed to require further assessment of several WRP policies, which are listed below, followed by a discussion of the Proposed Action's consistency with each policy. As noted below, the Proposed Action does not conflict with any WRP policies.

Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

1.1 Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.

The proposed rezoning area is not located in a designated Special Natural Waterfront Area, Priority Maritime Activity Zone, Recognized Ecological Complex, or a Significant or Sensitive Maritime and Industrial Area. Additionally, the surrounding secondary study area is a densely developed urban environment that supports a variety of land uses with no unique natural features. As such, the proposed rezoning area is appropriate and well-suited for residential and commercial development which would be similar to and compatible with existing uses in the area surrounding the rezoning area. As such, the Proposed Action furthers this WRP policy through the development of a mixed-use building in a coastal zone area well-suited to such development.

1.2 Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.

As detailed above, the Proposed Action would facilitate the development of residential and commercial uses, enlivening the streetscape around the Projected Development Sites and the proposed rezoning area.

1.3 Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

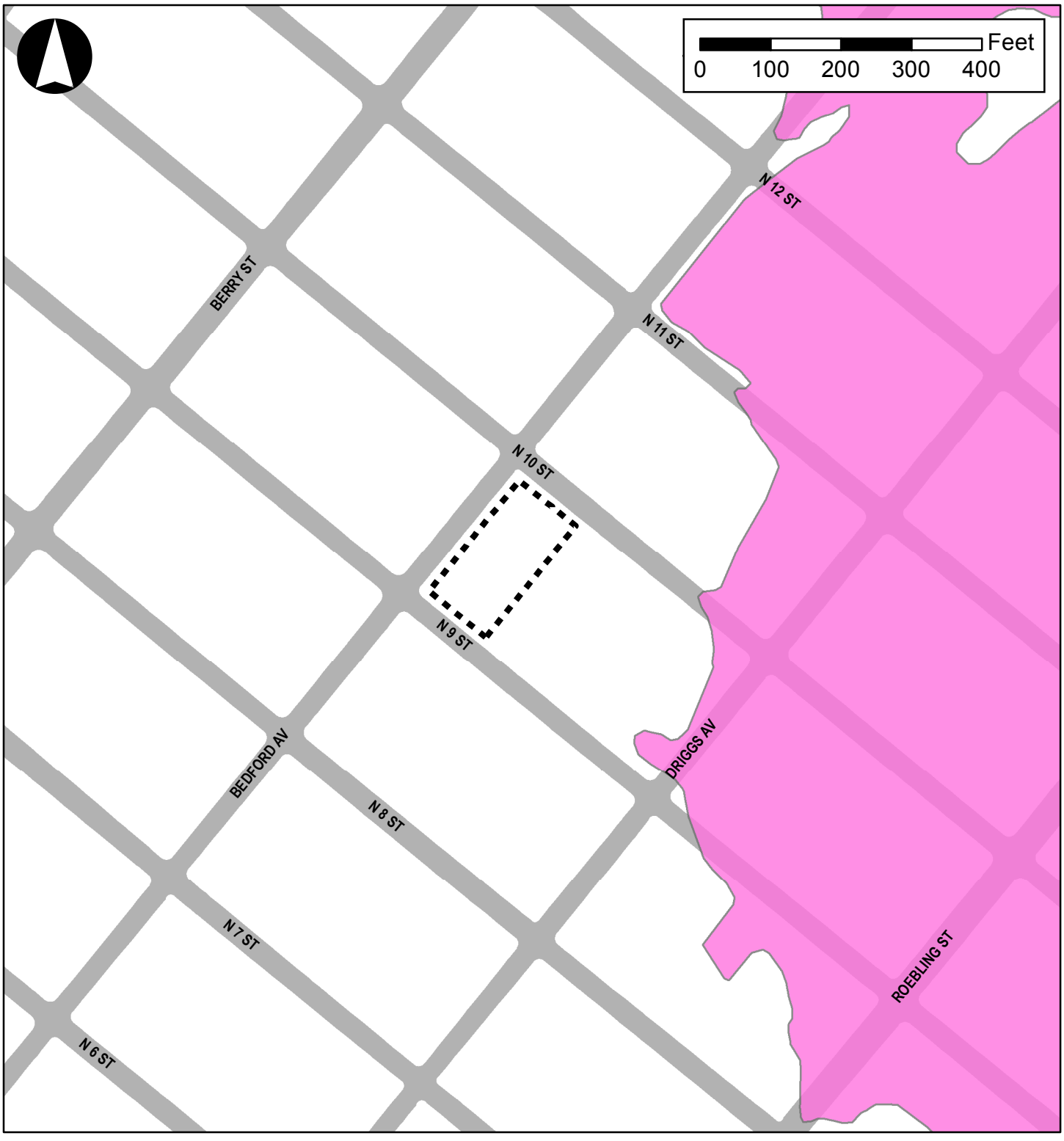
The proposed rezoning area is located in a densely developed urban environment with adequate existing public facilities and infrastructure that can support the proposed uses. The Proposed Action would facilitate the redevelopment of the Projected Development Sites at a density compatible with the capacity of surrounding roadways, mass transit, and essential community services. As such, the Proposed Action is consistent with this WRP policy.

1.5 Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.

As shown in **Figure C-4**, the proposed rezoning area is not currently located within the floodplain. As presented in **Figures C-5 through C-6**, based on NPCC projections, the entirety of the proposed rezoning area would continue to be outside the floodplain by the 2050s. Therefore, flood mitigation measures would not be required as a result of the Proposed Action.

The Department of City Planning (DCP) has reviewed the WRP assessment and has concurred with the conclusions (WRP #17-189).

Figure C-4
FEMA Flood Hazard Zones



Legend

Rezoning_Area | 100-Year Floodplain | 500-Year Floodplain | Roadbed

Note: This map is for advisory purposes only. It uses the most current data available and is deemed accurate, but is not guaranteed.
Source: United States Federal Emergency Management Agency. NYC Revised Preliminary FIRMs: January, 2015.

Figure C-5
NPCC 2020s Floodplain Projections

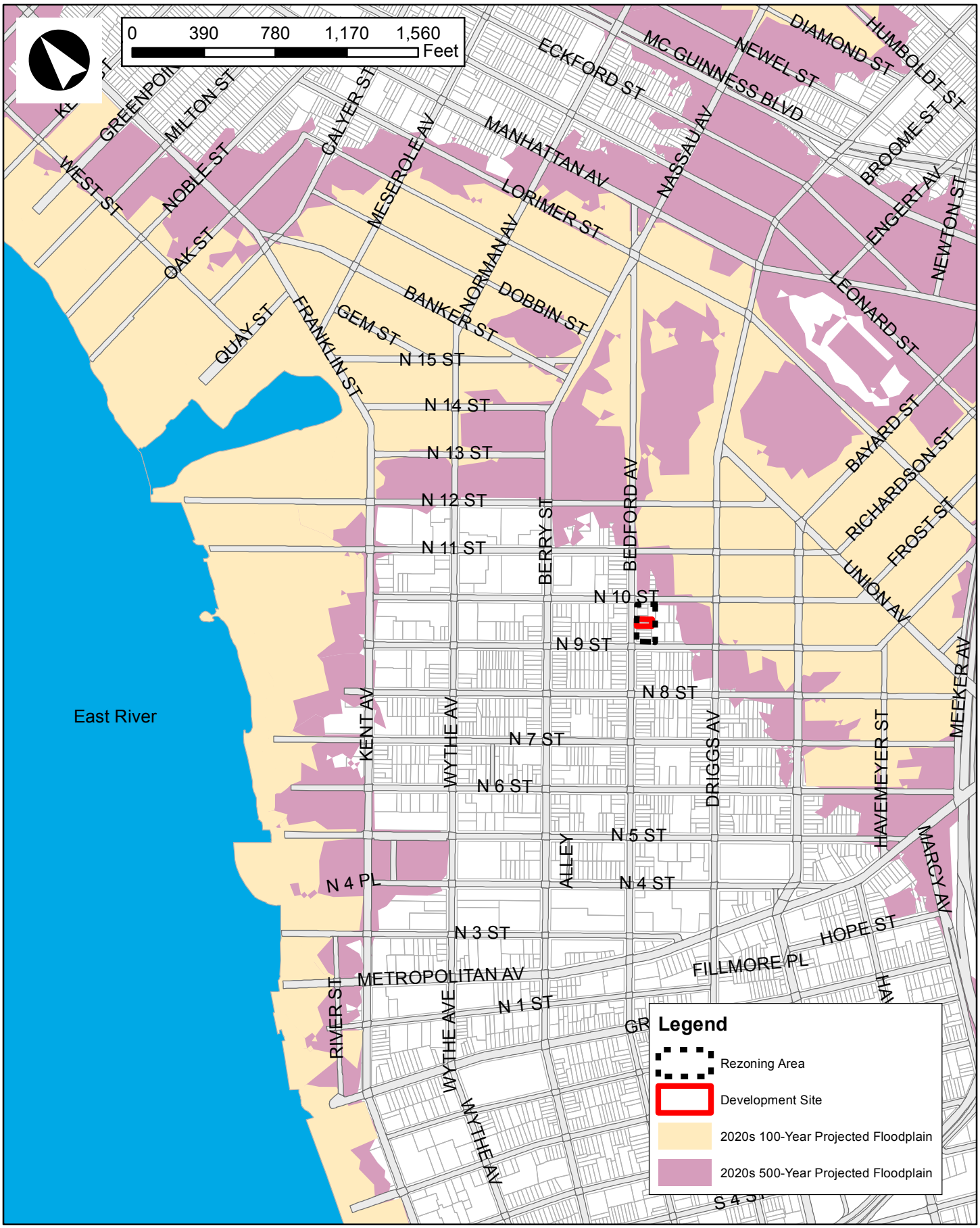


Figure C-6
NPCC 2050s Floodplain Projections



VI. CONCLUSIONS

No significant adverse impacts on land use, zoning, or public policy, as defined by the guidelines for determining impact significance set forth in the 2014 *CEQR Technical Manual*, are anticipated in the future with the Proposed Action in the primary or secondary study areas. The Proposed Action would not directly displace any land uses so as to adversely affect surrounding land uses, nor would it generate land uses that would be incompatible with land uses, zoning, or public policies in the secondary study area. The Proposed Action would not create land uses or structures that would be incompatible with the underlying zoning, nor would it cause a substantial number of existing structures to become non-conforming. The Proposed Action would also not result in land uses that conflict with public policies applicable to the primary or secondary study areas.

The Proposed Action would result in an overall increase in commercial uses within the primary study area, when compared to conditions in the Future without the Proposed Action. The Proposed Action would allow for a permitted use at a scale and density that is compatible with the existing zoning designations in the surrounding area. Per the WRP Consistency Assessment, this attachment concludes that the Proposed Action would support the applicable policies of the recently revised WRP.

I. INTRODUCTION

As defined in the 2014 *CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the 2014 *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: (a) hazardous materials exist 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.

A Phase I Environmental Site Assessment (ESA) was conducted for the Applicant-controlled Development Site. The sites not owned or controlled by the Applicant and expected to be developed as a result of the proposed rezoning were reviewed for possible hazardous material contamination. This assessment was undertaken to determine whether additional investigations are necessary and whether an (E) designation should be placed on the Applicant's Projected Development Site (Block 2305, Lots 5 and 6) and the non-Applicant Projected Development Sites (Block 2305, Lots 2, 3, 4, 7, and 10) under the Proposed Action to avoid the potential for impacts pertaining to hazardous materials.

II. PRINCIPAL CONCLUSIONS

The hazardous materials assessment identified that the Applicant-controlled Development Site has some associated concern regarding environmental conditions. While there is potential for concern regarding hazardous materials on the Applicant-owned Development Site (Block 2305, Lots 5 & 6) as well as Projected Development Site 6 (Block 2305, Lot 10), because these Projected Development Sites would be developed in the Future without the Proposed Action, in-ground disturbance would occur regardless of the Proposed Action. Therefore, no significant adverse impacts to hazardous materals would occur at these Projected Development Sites as a result of the Proposed Action.

Projected Development Sites 2, 3, 4, and 5 (Block 2305, Lots 2, 3, 4, & 7) would not be redeveloped in the No-Action condition. Therefore, the proposed zoning map action would include an (E) designation (E-587) for Projected Development Sites 2, 3, 4, and 5. Therefore, the Proposed Action is not expected to result in significant adverse impacts for hazardous materials.

With the requirements of the (E) designation on Projected Development Sites 2, 3, 4, and 5, it is expected that there would be no impact from the potential presence of contaminated materials. The implementation of the preventative and remedial measures outlined below would reduce or avoid the potential that significant adverse hazardous materials impacts would result from potential construction in the rezoning area resulting from the Proposed Action. Following such construction, there would be no potential for significant adverse impacts.

III. METHODOLOGY

As per Chapter 24 of Title 15 of the Rules of the City of New York, reviews of the regulatory database and/or Sanborn maps and city directories were used to determine past uses of the property and enable an assessment of whether the Projected Development Sites should receive an (E) designation.

Chapter 24 of Title 15 of the Rules of the City of New York specifies the process for determining if an (E) designation should be placed on a specific site. Section 24-04 describes the preliminary screening process, which includes reviewing historical documentation for past or current uses that may have affected or be affecting a projected or potential development site or an adjacent site. Appendix A of the Hazardous Materials Appendix 5 (Chapter 24 of Title 15 of the Rules of the City of New York) provides a list of types of facilities, activities or conditions which would lead to a site receiving an (E) designation.

A Phase I ESA was conducted for the Projected Development Sites using the following parameters:

- *Historical Land Use* – The land use history was evaluated using available historical Sanborn fire insurance maps. Sanborn Maps from the years 1890 through 2005 were obtained and reviewed for the Development Site, as well as the adjacent and surrounding areas.

- *Regulatory Agency List Review* – A review of the federal and state hazardous materials databases, maintained by the United States Environmental Protection Agency (US EPA) and New York State Department of Environmental Conservation (NYSDEC), respectively, was performed. This review identified the sites where storage, handling, emission, and /or spill cleanup of hazardous or toxic materials have been performed in order to determine whether they may have impacted the Development Site.

IV. EXISTING CONDITIONS

A Phase I ESA was prepared for the Applicant-controlled Development Site by ALC Environmental in August 2018. The Phase I ESA identified a recognized environmental conditions (REC) based on the historic usage of the surrounding properties. The Phase I ESA identified historic photochemical manufacturing and auto repair operations at the adjacent southeastern properties as RECs. In addition, the presence of the fill port and vent pipe was identified in the front below-grade courtyard at 135 Bedford Avenue. As per records obtained from the NYC Department of Buildings, the cellar of 135 Bedford Avenue was excavated in 2011. Based the cellar excavation and the location of the fill port and vent pipe, it is likely that the fuel oil tank was located underground. ALC presumes that the fuel oil tank was removed during cellar excavation, however, in the absence of additional records, the status of the tank could not be ascertained. This is considered an area of concern. Based on the RECs and areas of concern disclosed in the Phase I ESA, more work is required to determine the nature and extent of the contamination so that the potential for significant adverse impacts can be fully disclosed and mitigation developed, as appropriate.

V. THE FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION CONDITION)

In the future without the Proposed Action, the Applicant-controlled Development Site and Projected Development Sites would not be rezoned and an (E) designation would not be assigned to the affected lots. In the future without the Proposed Action (the No-Action condition), the proposed rezoning area's R6B and R6A zoning would remain in place. Under the No-Action scenario, the Applicant-controlled Development Site is anticipated to be developed with approximately 10,196 gsf of residential and community facility uses. The building would consist of a 5-story, 55' building with a ground floor community facility use (assumed to be medical office) with residential uses above. The residential component would consist of 6 DUs. Projected Development Site 6 on Block 2305, Lot 10 is also anticipated to be redeveloped with approximately 14,314 gsf of residential and community facility uses. The building would consist of a 6-story, 65' building with ground floor community facility use (assumed to be medical office) with residential uses above (approximately 13 DUs of which 3 DUs would be affordable). The remaining Projected Development Sites would remain unchanged from existing conditions.

VI. THE FUTURE WITH THE PROPOSED ACTION (WITH-ACTION CONDTION)

In the future with the Proposed Action, the rezoning would convert the area to R6B/C1-4 and R6A/C1-4 zoning districts from the existing R6B and R6A zoning. The assessment above established that the Applicant-controlled Development Site and Projected Development Sites have some potential for hazardous material contamination. The New York City Department of Environmental Protection (DEP) has reviewed Phase I ESA. DEP determined that further investigation is required and recommended assigning a hazardous materials (E) designation on Lots 2, 3, 4, 5, 6, 7, and 10 on Block 2305 (see **Appendix C**). However, as discussed above, as Projected Development Site 1 (Block 2305, Lots 5 & 6) and Projected Development Site 6 (Block 2305, Lot 10) are anticipated to be redeveloped in the future without the Proposed Action, in-ground disturbance would occur regardless of the Proposed Action. Therefore, no significant adverse impacts to hazardous materals would occur at these Projected Development Sites as a result of the Proposed Action. Therefore, (E) designations would only be assigned to Projected Developments Sites 2-5 (Block 2305, Lots 2, 3, 4, & 7). The (E) designations that would be assigned to these lots would require that further investigation be performed to determine the presence and nature of contaminants of concern and the proper remedial and/or health and safety measures that would be employed during construction.

The New York City Office of Environmental Remediation (OER) will be notified at least one week prior to the start of investigative activities on the Applicant-owned Development Site. Such obligations will be made binding through the Restrictive Declaration tied to the Applicant's Development Site (which will outline the timing for all obligations).

In addition, by assigning (E) designations on the Projected Development Sites, the potential for an adverse impact to human health and the environment resulting from the Proposed Action would be reduced or avoided. The (E) designation provides the impetus to identify and address environmental conditions so that significant adverse impacts during site development would be reduced, with OER providing the regulatory oversight of the environmental investigation and remediation during the process. Building permits are not issued by the New York City Department of Buildings (DOB) without prior OER approval of the investigation and/or remediation pursuant to the provisions of Section 11-15 of the New York City Zoning Resolution (Environmental Requirements).

The text of the hazardous materials (E) designation (E-587) for the Projected Development Sites (Block 2305, Lots 2, 3, 4, & 7) would be as follows:

Task 1: Sampling Protocol

> **Prior to construction, the applicant must submit to the New York City Mayor's Office of Environmental Remediation (OER), for review and approval, a Phase II Investigation protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.**
>
> **No sampling should begin until written approval of a protocol is received by OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source 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 the 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 for the test results, a proposed remedial action plan (RAP) must be submitted by 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.**
>
> **An OER-approved construction-related health and safety plan (CHASP) would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.**

With these measures in place, the Proposed Action would not result in any significant adverse impacts related to hazardous materials.

I. INTRODUCTION

This attachment assesses the potential effect of the Proposed Action on historic and cultural resources, including both architectural and archaeological resources. The *City Environmental Quality Review* (CEQR) *Technical Manual* identifies architectural resources as historically important buildings, structures, objects, sites, and districts. Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods. The *CEQR Technical Manual* states that, as a general rule, archaeological resources do not include 20th and 21st Century artifacts. According to *CEQR Technical Manual* guidelines, impacts on historic and cultural resources are considered on those sites directly affected by a proposed action and in the area surrounding identified development sites. As discussed in **Attachment A, "Project Description,"** the Proposed Action would result in new development on the Development Site.

II. PRINCIPAL CONCLUSIONS

Architectural Resources

The proposed rezoning area does not contain any designated historic architectural resources, nor is it located within 400 feet of any known historic resources. The New York City Landmarks Preservation Commission (LPC) was contacted and determined that none of the Projected Development Sites have the potential for architectural significance (see **Appendix B** for the LPC letter dated 10/19/2018). As such, the Proposed Action is not expected to result in significant adverse impacts on historic architectural resources.

Archaeological Resources

The Proposed Action would result in development that would entail new in-ground disturbance and excavation on the Projected Development Sites. LPC determined that the Projected Development Sites within the proposed rezoning area have the potential for the recovery of remains from 19th Century occupation (Block 2305, Lots 2, 3, 4, 5, 6, 7, & 10). Therefore, a Phase IA Archaeological Documentary Study (Phase IA) was prepared by Historical Perspectives Inc. (HPI) in April 2019 (see **Appendix B** for Phase IA). The Phase IA concluded that there is low potential for recovery of remains from 19th Century occupation on Block 2305, Lots 2, 3, 4, 7, & 10. The Phase IA further concluded that the Applicant-owned Projected Development Site (Block 2305, Lots 5 & 6) has a high potential for the recovery of remains from 19th Century occupation. LPC has reviewed the Phase IA and concurs with the findings (see **Appendix B** for LPC letter dated 5/7/2019). While there is potential for the recovery of remains from 19th Century occupation on the Applicant-owned Development Site (Block 2305, Lots 5 & 6), because the Development Site would be developed in the Future without the Proposed Action, in-ground disturbance would occur regardless of the Proposed Action. Therefore, no significant adverse impacts to historic resources would occur as a result of the Proposed Action.

III. METHODOLOGY

For the purposes of CEQR, the following are always considered historic and cultural resources: designated New York City landmarks; properties calendared for consideration as landmarks by LPC; properties listed on the State/National Registers of Historic Places or contained within a district listed on or formally determined to be eligible for State/National Registers of Historic Places listing; properties recommended by the New York State Board for listing on the State/National Registers of Historic Places; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

Architectural Resources

According to the *CEQR Technical Manual*, regardless of whether any known historic resources are located near the site of the project, architectural resources should be surveyed and assessed if a proposed project would result in any of the following:

- New construction, demolition, or significant physical alteration to any building, structure, or object;
- A change in scale, visual prominence, or visual context of any building, structure, object, or landscape feature;
- Construction, including, but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects;
- Additions to, or significant removal, grading, or replanting of, significant historic landscape features;
- Screening or elimination of publicly accessible views; or
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on a historic structure if the features that make the structure significant depend on sunlight.

As discussed above, LPC was consulted and determined that there are no significant historic landscape features within the proposed rezoning area, no culturally or historically significant publicly accessible view corridors, and no historic landscapes or structures with features that depend on sunlight.

The *CEQR Technical Manual* recommends a study area directly related to the anticipated extent of the project's potential impacts and large enough to permit examination of the relationships between the proposed project and the existing historic resources; typically this is defined by the radius of 400 feet from the borders of the project area. LPC was consulted to identify any architectural resources within the study area. Coordination with LPC staff included photo documentation of the proposed rezoning area along with a detailed description. No designated architectural resources or resources potentially eligible for designation by LPC were identified. Therefore, in accordance with CEQR guidelines, no further analysis of architectural resources is required.

Accordingly, this chapter focuses on the potential for significant impacts to archaeological resources.

Archaeological Resources

If a proposed action would generate development that could result in new in-ground disturbance, there is a potential to affect archaeological resources. Based on LPC review of archaeological sensitivity models and historic maps, several potentially sensitive archaeological sites are located on lots within the proposed rezoning area. Research conducted for this analysis indicates that potentially sensitive archaeological resources such as the remains from 19th Century occupation may be located within the proposed rezoning area (Block 2305, Lots 2, 3, 4, 5, 6, 7, & 10).

Therefore, a Phase IA Archaeological Documentary Study (Phase IA) was prepared by Historical Perspectives Inc. (HPI) in April 2019 (see **Appendix B** for Phase IA). The Phase IA concluded that there is low potential for recovery of remains from 19th Century occupation on Block 2305, Lots 2, 3, 4, 7, & 10 (see **Table E-1** below). The Phase IA further concluded that the Applicant-owned Projected Development Site (Block 2305, Lots 5 & 6) has a high potential for the recovery of remains from 19th Century occupation (see **Table E-1**).

Table E-1: Archaeological Sensitivity by Lot – Block 2305

Lot No.	Building Date	Disturbance Status	Archaeological Sensitivity
2	Ca. 1863	Minimal, yard area has not been built over	Low, reduced probability of shaft features due to building age
3	Ca. 1863	Minimal, yard area has not been built over	Low, reduced probability of shaft features due to building age
4	Ca. 1863	Minimal, yard area has not been built over	Low, reduced probability of shaft features due to building age
5	Ca. 1848-1850	Minimal, yard area has not been built over	High, sensitive for shaft features
6	Ca. 1848-1850	Building addition and excavation has disturbed yard area nearest to house; rear portion may not be significantly disturbed	High, sensitive for shaft features at rear of lot; remainder of yard has been disturbed
7	Ca. 1848-1850	Building addition disturbed yard area nearest to house; former rear portion has been disturbed from construction of garage on Lot 10	Low, area closest to early core of house has been disturbed from building addition and rear lot has been disturbed from construction of garage on Lot 10
8	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	Very low, reduced probability of shaft features dues to building age and disturbance
9	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	Very low, reduced probability of shaft features dues to building age and disturbance
10	2000	Former site of buried gas tanks and present building over majority of lot	None, heavily disturbed

The pertinent information—environmental setting, prehistoric, and historic—from the Phase IA report are presented below.

Significant adverse impacts on archaeological resources are physical—disturbance or destruction—and typically occur as a result of construction activities. As stated in the *CEQR Technical Manual*, if any potential significant archaeological resources were identified on an archaeological area of potential effect

(APE) site, and the project may disturb or destroy those resources in any way, a significant adverse impact would occur.

IV. HISTORY[1]

The proposed rezoning area falls within the colonial boundaries of the Town of Bushwick, and the nineteenth-century Village and Town of Williamsburgh and City of Williamsburg. The first purchase of land that would become Bushwick was in 1638 by the West India Company; the first European settlers came to the area in the 1640s, a scattered group of Swedes, Norwegians, and Dutch. In 1661, the village center of what would become known as Bushwick was laid out with 22 house lots, north of the intersection of what is now Bushwick and Metropolitan Avenues. The Dutch settlement of *Het Dorp*, or village center, was located approximately three quarters of a mile southeast of the proposed rezoning area. During the colonial period, the proposed rezoning area was part of a larger tract of land which, in a 1719 deed to Francis Titus, was noted as a farm including approximately 58 acres of upland and additional marshland surrounding Bushwick Creek.

The original Village of Williamsburgh split off from the Town of Bushwick and incorporated in 1827. The Village was located west of approximately Union Avenue to the East River, and included the proposed rezoning area. A map published in 1833 showed the Williamsburgh proposed new street grid for the first time. What is now Bedford Avenue was called Fourth Street and what is now Driggs Avenue was called Fifth Street. At the time of the survey, the proposed rezoning area was at the edge of land attributed to William Vail, who had purchased the approximately 25-acre tract in 1820 after winning a court case against former owner James Provost and others. Adjoining parts of the block, shown as marshland, were attributed to John Morell.

Following the creation of the Williamsburgh street grid, which divided the former farmland into new blocks and lots, there was considerable land speculation during the 1830s and 1840s. Samuel J. Hunt, a wealthy businessman from Manhattan and the husband of William Vail's daughter Elizabeth, provided mortgage funds to purchase a number of lots in different parts of Williamsburgh beginning in 1839, including lots in the proposed rezoning area. In 1843, however, the land speculators to whom Hunt had provided funds declared bankruptcy and the land reverted back to Hunt. At that time the extent of his holdings in Williamsburgh was noted as totaling 40 acres and containing approximately 500 city lots, each measuring 25 feet wide and 100 feet deep.

In 1840, the Village of Williamsburgh became the Town of Williamsburgh, separating from Bushwick. Several historic maps from the 1840s illustrated the new street grid in Williamsburgh, although none showed specific development locations. The first historic map that depicted specific buildings in Williamsburgh, including the proposed rezoning area, was the 1850 Dripps map. On that map, development was shown in the middle of the Bedford Avenue frontage, corresponding to current Lots 5, 6, and 7 within the proposed rezoning area, now known as 133, 135, and 137 Bedford Avenue. Several structures associated with a varnish factory were shown on the block adjacent to the proposed rezoning area, with a frontage on North 9th Street.

[1] This material was taken from the Phase IA Archaeological Assessment prepared by HPI in April 2019. Citations to sources of information have been removed to improve readability of the text. Please see Phase IA in **Appendix B** for citations to the data contained in this section.

Based on city directory listings for Williamsburgh in 1848 and 1850, it appears that the buildings on Lots 5, 6, and 7 were constructed between the publications of these two registers. Although there were several residents listed in the 1848 city directory as living on Fourth Street near the corner of North 9th Street, it is uncertain if any of these corresponded to the buildings in the Archaeological APE. In the 1850 city directory, however, residents were listed for 312 and 314 Fourth Street, numbers formerly used for Lots 6 and 7. A third listing, for 318 Fourth Street, may also have corresponded to the Archaeological APE. The three residences on Lots 5, 6, and 7 likely were constructed concurrently, probably between 1848 and 1849, based on their similarities in size and design. All three lots were still owned by Samuel J. Hunt during this period, and it is likely that he had the houses constructed as rental properties, as he continued to live elsewhere. Residents listed in the city directories were men with working class professions, often in the building or shipbuilding trades. A review of the 1850 federal census confirmed that the men headed households including their wives and children. Some were born in the United States while others were recent immigrants from European countries including England and Germany. The residences generally had two families listed for each building.

In 1852, the Town of Williamsburgh became the City of Williamsburg (with a new spelling), and in 1855 the City of Williamsburg was annexed to the City of Brooklyn, becoming with Bushwick, its Eastern District. The 1854 Williamsburgh (sic) city directory again had listings for household heads at 312 and 314 Fourth Street, and the 1855 Brooklyn city directory had listings for 310, 312, and 314 Fourth Street. The new residents for 310 Fourth Street matched residents formerly listed at 119 North 9th Street in the 1850 city directory, which was near the corner of Fourth Street.

The 1854 Williamsburgh (sic) city directory also, for the first time, listed the locations of the public cisterns throughout the city, where local residents could obtain drinking water. The nearest public cistern to the proposed rezoning area was at the corner of Fourth Street and North 8th Street, one block to the southwest. As Armbruster (1942) explained:

The water supply was, until the Ridgewood water was introduced [starting in 1859], largely derived from the wooden pumps, set commonly at street corners at intervals of about four blocks.

About 1850 the drinking water was provided by the pumps. On the opposite side of the street was a large cistern, kept full from these pumps by the city authorities to fight fires. Every family had its cedar pail and cocoanut dipper for its drinking water from the pumps and cistern water for household purposes (Armbruster 1942:31).

Thus, the residences constructed in the late 1840s on Lots 5, 6, and 7 would have relied on the nearby public pump, as well as individual cisterns for each house. Cisterns usually were located immediately off the backs of the houses, and obtained rainwater via downspouts from the roof of the buildings. After the neighborhood was supplied with piped city water under the streets, generally after 1859, houses would have been able to connect to the municipal source, negating the need for new cisterns on properties. Also in 1859, the City of Brooklyn began work on providing sewers under local streets, which houses could then hook into. The Brooklyn Office of the Sewer Commissioners established sewer districts for the City of Brooklyn in 1859, and construction began in the following years. By 1863, sewer assessments had been completed for construction of sewers under the Fourth Street and North 9th Street sides of the proposed rezoning area.

The houses on Lots 2, 3, and 4 (now respectively 143, 141 and 139 Bedford Avenue) appear to have been constructed in the early 1860s. In 1861, Samuel J. Hunt sold these lots to Isaac Ackerly and James Clark.

The new owners, a carpenter and a mason, likely were the builders of these three very similar residences, each of which is two stories with a basement. The front of the house on Lot 2 appears to have been retrofitted at a later date, probably in about 1905 when it was altered (DOB records), but likely had a similar design when it was first built. These three new houses probably were hooked up to the new municipal sewer under Fourth Street when they were constructed, or very shortly thereafter. The first city directory entries for two of these houses, at 304 and 306 Fourth Street, were in 1863 and the first entry for 302 was in 1865.

During the 1860s, owner Samuel J. Hunt sold the remaining lots on Bedford Avenue to others. In 1863 he sold Lot 6 to Michael McGrother, in 1864 Lot 5 to John Conboy, in 1865 Lot 7 to Owen Duffy, and in 1868 Lot 8 to Susan Duffy and Lots 9 and 10 to Owen Duffy. The 1865 New York state census showed that Lots 2, 3, 4, 5, 6, and 7 were all occupied with residents, most with two or three families per house. All of the new owners and their families occupied one of units in these houses, with the other spaces occupied by renters. The household heads on Bedford Avenue continued to have working class occupations, and represented a mixture of those born in America and European immigrants. The 1864 Dripps map confirms that much of the Bedford Avenue frontage was now covered with buildings. The lots on the corner of North 10th Street were still vacant, however.

Tax assessment records are available for the City of Brooklyn beginning in 1868. These records confirmed information gleaned from maps, city directories, and census records about the houses within the proposed rezoning area during this period. In 1868, Lots 2, 3, and 4 each contained a two-story building with basement, valued at $1,200 each. The buildings on Lots 5, 6, and 7, also each with a two-story and basement building, were valued at $800 each, likely attesting to their older age and smaller size. There was a one and a half-story building on Lot 8 by this year, valued at $500. Lots 9 and 10 were vacant. The 1869 Dripps map showed generalized conditions from this period, although erroneously showed Lots 9 and 10 as containing buildings, when tax records indicated they were vacant.

By 1874, tax records showed that the small building on Lot 8 had been demolished. Two four-story buildings had been constructed on Lots 8 and 9 in its place. A Higginson map (the base map was published in 1868 and it was updated by pasting over new information in subsequent years) showed the two four-story buildings on Lots 8 and 9, along with the older buildings on Lots 2-7. The house on Lot 7 was shown to have a one-story extension off the rear, which was noted in the tax records by 1875.

The Higginson map also showed the extent of the adjacent varnish factory on the interior of the block. This factory had existed at least since 1850, when it was depicted and labeled on the Dripps map. The factory had a number of different owners and operators over the ensuing decades. In 1855, a newspaper article indicated a fire had occurred at the factory when a kettle of varnish boiled over, and caused substantial damage. At that time the factory was owned by John Martin. The Higginson map labeled the complex the De Voes Varnish Factory. Given the presence of paste-overs on the map, it appears the facility went through several changes in configuration after 1868. Starting in 1868, however, and continuing through 1898, tax assessment records indicated that the complex was attributed to William D. Chase. His name also was associated with the factory on the 1884 Sanborn map. Part of the varnish factory complex was located on the southeastern side of modern Lot 10, which at the time was the 20-foot wide historic Lot 11, extending 100 feet deep from the North 10th Street frontage.

The buildings fronting Bedford Avenue within the Archaeological APE continued to be used as residences through the end of the nineteenth century. There was no change to the footprints of the buildings on the lots during this period. Tax assessments noted some turnover of owners across the properties, and city

directory and census records indicated a continued pattern of buildings usually occupied by the owner and family in one unit, and families of renters in the remaining units. The population remained a working class mixture of Americans and immigrants. Given the industrial nature of the neighborhood during the nineteenth century, with various factories and other industries in the area, many of the local residents worked in these occupations. In the early 1880s, Fourth Street was renamed Bedford Avenue, although the change from one name to the other took some time to be adopted in city directories and tax records.

During the twentieth century, the extent of the residential buildings on the Archaeological APE lots remained unchanged. The 1905 Sanborn map indicated a similar configuration across the Archaeological APE as the earlier 1884 Sanborn map. However, by this time the varnish factory on the adjacent lots had closed. A 1904 Hyde map indicated the establishment was then known as J. Smith Oil and Varnishes, but by 1905 a number of the varnish factory buildings had been razed and the now smaller complex of buildings was labeled J.R. Hatch Printers Supplies.

The next change to the Archaeological APE came in the 1930s, when the present automobile repair garage was constructed on what is now Lot 10. A certificate of occupancy was issued for the building in 1933, at that time noted as 127 Bedford Avenue, as the lot on the corner of North 10th Street was still undeveloped (DOB records). Constructing the garage entailed reconfiguring the historic lots, such that the rear of Lots 7, 8, 9, and 10 were taken for the new Lot 10. The 1942 Sanborn map showed the layout of the new lot configuration with the automobile garage footprint covering the former rear yards of the lots fronting Bedford Avenue. At that time, there were several gas pumps on historic Lot 10, indicating the presence of buried fuel tanks (present Lot 9). Tax photographs of the lots of the proposed rezoning area, taken between 1939-1941, provide a visual confirmation of the conditions on the different lots at about the same time as the 1942 Sanborn map. Since the 1930s, the only new building constructed within the proposed rezoning area was the four-story building on Lot 9, completed in 2000 (DOB records).

V. EXISTING CONDITIONS

Architectural Resources

As stated above, LPC was consulted and it was determined that there are no designated or potential architectural resources within the study area for the Proposed Action.

Archaeological Resources

In a comment letter dated October 19, 2018, LPC identified seven lots within the proposed rezoning area as potentially archaeologically significant. The lots identified by LPC of having a potential for the recovery of remains from 19th Century occupation include Block 2305, Lots 2, 3, 4, 5, 6, 7, & 10.

A Phase IA Archaeological Assessment of the potentially archaeologically sensitive lots was prepared by HPI in April 2019. The Phase 1A, which is included in its entirety in **Appendix B**, incorporated extensive documentary research to detail the development history of this area. Based on LPC review, they concurred with the conclusions of the Phase IA (LPC comment letter dated May 7, 2019).

The Phase IA found that two lots (Lots 5 & 6) within the Archaeological APE could contain historic archaeological resources. Archaeological resources such as domestic and commercial artifacts and refuse associated with the Development Site residents and businesses may have been deposited in shaft

features—particularly wells, cisterns and privies— that were likely located in the yards of the houses that were constructed on Lots 5 & 6 prior to the availability of municipal water and sewers.

VI. FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION CONDITION)

Architectural Resources

There are no designated or potential architectural resources within the study area for the Proposed Action No changes are anticipated in the future without the Proposed Action.

Archaeological Resources

In the future without the Proposed Action, it is assumed that there would be development on the Development Site (Lots 5 & 6), and, as a consequence, subsurface disturbance would occur to the archaeologically significant lots identified in the Phase 1A. As described in **Attachment A, "Project Description,"** in the future without the Proposed Action (the No-Action condition), the proposed rezoning area's R6B and R6A zoning would remain in place. The maximum allowable FAR would remain at 2.2 in the R6B district (up to 2.0 for community facility use) and 3.6 in the R6A district (up to 3.0 for community facility use). Under the No-Action condition, the Applicant's Development Site (Lots 5 & 6) is anticipated to be developed with approximately 10,196 gsf of residential and community facility uses. The building would consist of a 5-story, 55' building with a ground floor community facility use (assumed to be medical office) with residential uses above. The residential component would consist of 6 DUs. The assumed No-Action development on the Applicant's site would result in the same building envelope and footprint as the With-Action development (see **Figure E-1**).

As Block 22306, Lots 5 & 6 were identified as areas of potential archaeological significance by the LPC, No-Action subsurface disturbance on these lots (including foundation work and/or potential below-grade parking) could disturb or destroy archaeological resources that may be located on these parcels.

VII. FUTURE WITH THE PROPOSED ACTION (WITH-ACTION CONDITION)

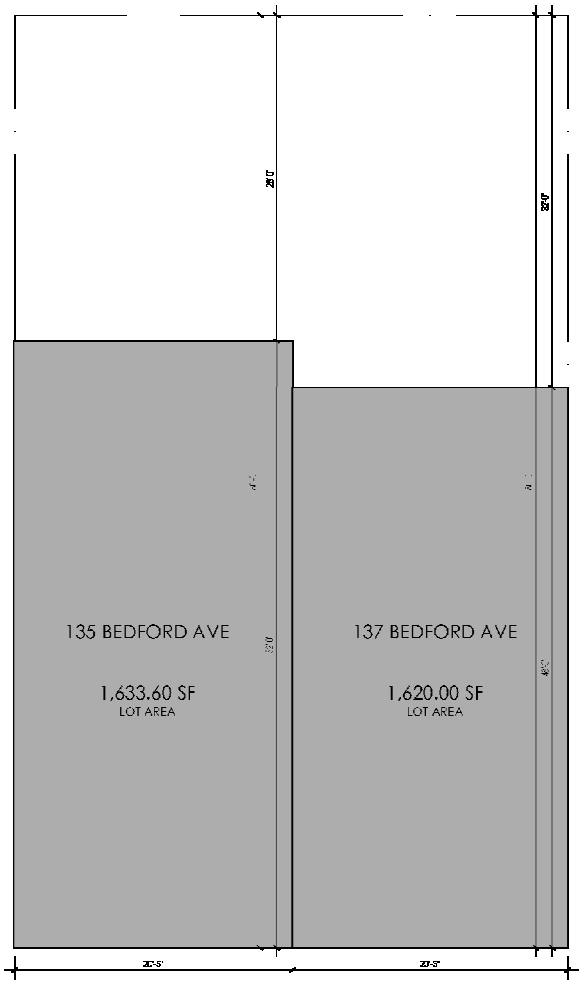
Architectural Resources

There are no designated or potential architectural resources within the study area for the Proposed Action.

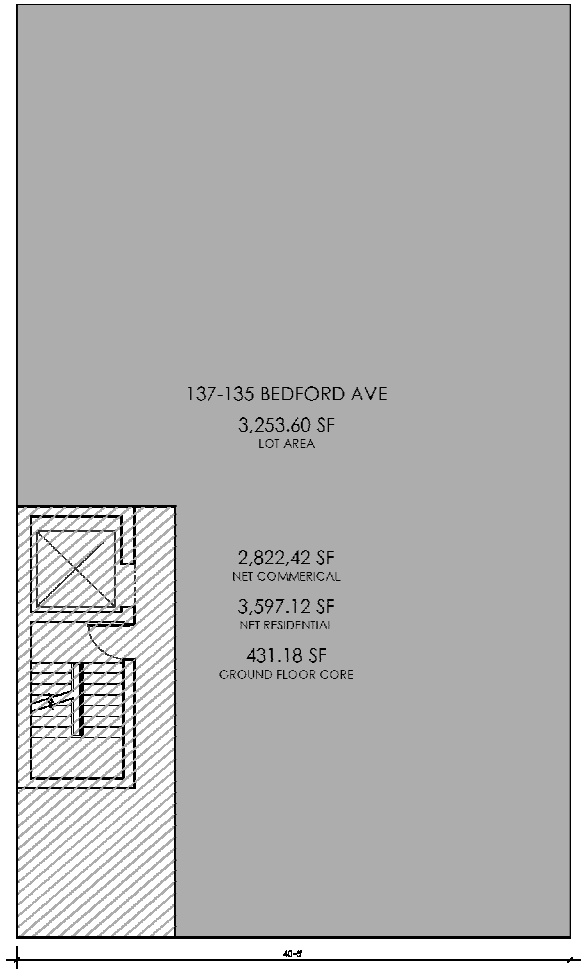
Archaeological Resources

In a comment letter dated October 19, 2018, LPC identified seven lots within the proposed rezoning area as potentially archaeologically significant. The lots identified by LPC of having a potential for the recovery of remains from 19th Century occupation include Block 2305, Lots 2, 3, 4, 5, 6, 7, & 10.

A Phase IA Archaeological Assessment of the potentially archaeologically sensitive lots was prepared by HPI in April 2019. The Phase 1A, which is included in its entirety in **Appendix B**, incorporated extensive documentary research to detail the development history of this area. The Phase IA found that the



SITE PLAN - EXISTING ZONING CONDITION
SCALE: 1/16" = 1'-0"



SITE PLAN - NO-ACTION AND WITH-ACTION BUILDING FOOTPRINT
SCALE: 1/16" = 1'-0"

Figure E-1
Existing, No-Action, & With-Action Building Footprint

Applicant's Development Site (Lots 5 & 6) could contain historic archaeological resources. The Phase IA identified these lots as archaeologically sensitive for resources associated with the 19th Century occupation and recommended Phase IB archaeological testing for these sites. LPC concurred with the conclusions and recommendations of the Phase IA in a comment letter dated May 7, 2019.

While there is potential for the recovery of remains from 19th Century occupation on the Applicant-owned Development Site (Lots 5 & 6), because the Development Site would be developed in the Future without the Proposed Action, in-ground disturbance would occur regardless of the Proposed Action. As noted above, the With-Action development on the Applicant-owned Development Site would have the same building envelope and footprint as the assumed No-Action development (see **Figure E-1**). The only difference between the No-Action and With-Action development on the Applicant-owned Development Site would be the ground floor use (community facility to retail). Therefore, no additional subsurface disturbance would occur between the No-Action and With-Action condition. Therefore, no significant adverse impacts to historic resources would occur as a result of the Proposed Action.

Appendix A

New York City Waterfront Revitalization Program

Consistency Assessment Form

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Dawn Kiernan

Name of Applicant Representative: _____

Address: 135 Bedford Avenue, Brooklyn, NY 11211

Telephone: 212-721-3496 Email: dawn@kiernan.ca

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Applicant is seeking a zoning map amendment that would rezone a portion of Brooklyn Block 2305 in the Williamsburg neighborhood of Brooklyn Community District 1 to establish the proposed C1-4 commercial overlay to a depth of 100 feet over the existing R6A and R6B zoning districts on the eastern side of Bedford Avenue between North 9th Street and North 10th Street (the "Proposed Action"). The proposed zoning map amendment would change the zoning of an approximately 19,991 square-foot (sf) portion of Block 2305, comprising Lots 1-10 and a portion of Lot 34 from R6A and R6B to R6A/C1-4 and R6B/C1-4.

The Proposed Action would facilitate the redevelopment of 135-137 Bedford Avenue (Block 2305, Lots 5 and 6 a.k.a. the "Development Site"). The Applicant-owned Development Site is approximately 3,253 sf which is currently occupied by two 1- and 2-family residential buildings. The Development Site is located in both the R6A and R6B district.

In the future with the Proposed Action, the Applicant proposes to construct a new five-story residential building on the Development Site, with a total of approximately 10,196 gross square feet (gsf) with a floor area ratio (FAR) of 2.4 and a maximum building height of 55 feet (5 stories). It is anticipated that the proposed development would contain a total of 4,828 gsf of residential space with 6 dwelling units (DUs), as well as approximately 5,368 gsf of commercial retail uses (approximately 3,415 gsf on the ground floor and 1,953 gsf of retail storage in the cellar level). As the proposed development would essentially maximize the site's FAR under the proposed zoning, it is considered to be the reasonable worst-case development scenario (RWCDS) for the Development Site for environmental analysis purposes.

In addition to the Applicant-owned Development Site on Lots 5 and 6, Lots 2, 3, 4, 7, and 10 would be considered projected development sites. Lots 2, 3, 4, and 7 are currently occupied by residential uses. In the Future with the Proposed Action, it is assumed that the ground floor of these sites would be expanded and converted from the existing residential uses to commercial retail uses. Lot 10 is occupied by an auto repair use and it is assumed that in the Future with the Proposed Action, this site would be developed with a residential building with ground floor retail.

2. Purpose of activity

The proposed zoning map amendment to rezone the western portion of Brooklyn Block 2305 from R6A and R6B to R6A/C1-4 and R6B/C1-4, respectively, would allow new commercial development on the Applicant-owned development site. The Applicant is proposing a C1-4 commercial overlay because local retail use would be consistent with the adjacent retail corridors along Bedford Avenue, and would service pedestrians on this street, which provides direct pedestrian access to from the MTA station to the south. The height of the proposed development, the level of retail use and the number of residential units is consistent with the existing character of the neighborhood and will be consistent with future commercial and residential development in the area. The C1-4 overlay would match the existing C1-4 overlay to the south and west of the rezoning area along Bedford Avenue. The proposed building would fully comply with the applicable R6A/C1-4 & R6B/C1-4 district regulations. It is the Applicant's opinion that by allowing for a greater mix of uses, the proposed zoning district designation would provide ground floor retail for the local community which would enliven the streetscape immediately adjacent to the Development Site. Further, the proposed rezoning would make the existing commercial uses within the rezoning area conforming.

C. PROJECT LOCATION

Borough: Brooklyn Tax Block/Lot(s): Block 2305, Lots 1-10; p/o 34

Street Address: 135-137 Bedford Avenue (Lots 5 & 6; Development Site)

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

☐ City Map Amendment	☐ Zoning Certification	☐ Concession
☑ Zoning Map Amendment	☐ Zoning Authorizations	☐ 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: _____

Board of Standards and Appeals ☐ Yes ☑ No

☐ Variance (use)
☐ Variance (bulk)
☐ Special Permit
(if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

☐ Legislation	☐ Funding for Construction, specify: _____
☐ Rulemaking	☐ Policy or Plan, specify: _____
☐ Construction of Public Facilities	☐ Funding of Program, specify: _____
☐ 384 (b) (4) Approval	☐ Permits, specify: _____
☐ Other, explain: _____	

State Actions/Approvals/Funding

☐ State permit or license, specify Agency: _____ Permit type and number: _____
☐ Funding for Construction, specify: _____
☐ Funding of a Program, specify: _____
☐ Other, explain: _____

Federal Actions/Approvals/Funding

☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
☐ Funding for Construction, specify: _____
☐ Funding of a Program, specify: _____
☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☑ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☑ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☑ No
4. Is the project located within a FEMA 1% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
6. Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).* ☐ Yes ☑ No

   ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
   ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
   ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
   ☐ Recognized Ecological Complex (REC) (*4.4*)
   ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☑	☐	☐
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☐	☐	☑

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☐
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☐
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☐
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☐
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☐
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☐
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☐
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☐
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☐
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☐
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☐
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☐
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☐
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☐
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☐
4.8	Maintain and protect living aquatic resources.	☐	☐	☐

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☐
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☐
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☐
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☐
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☐
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☐	☐	☑
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☐	☐	☑
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☐	☐	☑
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☐
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☐
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☐
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☐
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☐
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☐

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☐
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☐
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☐
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☐
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☐
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☐

G. CERTIFICATION

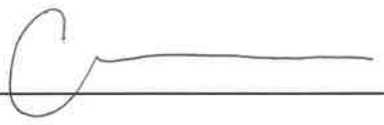
The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Dawn Kiernan

Address: 135 Bedford Avenue, Brooklyn, NY 11211

Telephone: 212-721-3496 Email: dawn@kiernan.ca

Applicant/Agent's Signature:  christina Szczepanski

Date: 8/26/2020

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
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New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☐ Copy of original signed NYC Consistency Assessment Form
- ☐ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☐ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☐ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

Appendix B

Historic Resources

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: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: 135-137 BEDFORD AVENUE REZONING
Date received: 10/19/2018

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with no Architectural significance:

1) ADDRESS: 137 BEDFORD AVENUE, BBL: 3023050005
2) ADDRESS: 135 BEDFORD AVENUE, BBL: 3023050006
3) ADDRESS: 143 Bedford Avenue, BBL: 3023050002
4) ADDRESS: 141 Bedford Avenue, BBL: 3023050003
5) ADDRESS: 139 Bedford Avenue, BBL: 3023050004
6) ADDRESS: 133 Bedford Avenue, BBL: 3023050007
7) ADDRESS: 168 North 10th Street, BBL: 3023050010

Properties with Archaeological significance:

1) ADDRESS: 137 BEDFORD AVENUE, BBL: 3023050005
2) ADDRESS: 135 BEDFORD AVENUE, BBL: 3023050006
3) ADDRESS: 143 Bedford Avenue, BBL: 3023050002
4) ADDRESS: 141 Bedford Avenue, BBL: 3023050003
5) ADDRESS: 139 Bedford Avenue, BBL: 3023050004
6) ADDRESS: 133 Bedford Avenue, BBL: 3023050007
7) ADDRESS: 168 North 10th Street, BBL: 3023050010

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014).

Gina Santucci 10/25/2018

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 33507_FSO_DNP_10252018.doc

NYC 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

ARCHAEOLOGY

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: 135-137 BEDFORD AVENUE REZONING
Date received: 5/2/2019

Comments: The LPC is in receipt of the "Phase 1A Archaeological Documentary Study, 135–137 Bedford Avenue Rezoning, Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10, Brooklyn, Kings County, New York" report by Historical Perspectives, Inc., dated April 2019. We concur with sensitivity assessment outlined and request a work plan for review prior to 1B testing. Please submit a paper copy of the 1A Documentary Study to the LPC.



5/7/2019

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

File Name: 33507_FSO_JSM_05072019.doc

HISTORICAL PERSPECTIVES INC.

Phase IA Archaeological Documentary Study

135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, Kings County, New York

LPC Department of City Planning / LA-CEQR-K

Phase IA Archaeological Documentary Study

135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, Kings County, New York

LPC Department of City Planning / LA-CEQR-K

Prepared For:

Dixon Advisory USA, Inc.
140 Broadway, 28th Floor
New York, NY 10005

And

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102 Madison Avenue, 11th Floor
New York, NY 10016

Prepared By:

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Westport, CT 06881

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Dawn Brown, M.A., R.P.A.

April 2019

EXECUTIVE SUMMARY

Dixon Advisory USA, Inc. proposes new residential and commercial development at 135 and 137 Bedford Avenue (Block 2305, Lots 5 and 6), in the Williamsburg neighborhood of Brooklyn, Kings County, New York (Figures 1 and 2 and Appendix A). This new development requires a zoning map amendment from the New York City Department of City Planning to establish a C1-4 commercial overlay to a depth of 100 feet over the existing R6A and R6B zoning districts on the eastern side of Bedford Avenue between North 9th Street and North 10th Street. The properties affected by this proposed rezoning are Block 2305, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and parts of Lots 10 and 34. These lots correspond to addresses of 127-145 Bedford Avenue, 167 North 9th Street and 168 North 10th Street. The proposed development on Lots 5 and 6 is a new five-story with cellar mixed-use residential and commercial building. The proposed development would contain approximately 2,822 sq. feet of commercial floor area on the ground floor and approximately 3,597 sq. ft. of residential floor area (3-5 dwelling units) on the upper floors. The ground floor of the portion of the building in the R6A district would have a height of 55 ft. and the portion of the building in the R6B district would have a height of 35 ft. Proposed project plans are included in Appendix A.

As part of the rezoning application, project materials were submitted to the New York City Landmarks Preservation Commission (LPC), which responded that:

> LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014). (Santucci 10/25/2018).

The LPC identified Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10 as locations that require an archaeological documentary study. These lots correspond to addresses 133, 135, 137, 139, 141 and 143 Bedford Avenue, and 168 North 10th Street (Figure 2).

At the request of the project sponsors, Historical Perspectives, Inc. (HPI) presents the following Phase IA Archaeological Documentary Study of the 135-137 Bedford Avenue rezoning project. The study complies with the guidelines of the LPC (LPC 2018). For the purposes of this study, three designations are used throughout this report and on accompanying figures.

- The **Rezoning Area** includes all of the lots and partial lots that will be affected by the proposed rezoning, located along the Bedford Avenue frontage of the block and to a depth of 100 feet behind this frontage. Portions of Lots 10 and 34 are within this 100-foot designation. The Rezoning Area lots are depicted in a green dashed outline on figures.
- The **Archaeological Area of Potential Effect (APE)** includes the lots identified by LPC as requiring further study, and is a subset of the Rezoning Area. The Archaeological APE lots are depicted in a blue outline on figures.
- The **Applicant owned lots** are Lots 5 and 6, corresponding to 135 and 137 Bedford Avenue. These are the two lots that are proposed for new development. The Applicant owned lots are depicted in a red outline on figures. An architectural survey of 137 Bedford Avenue is included as Appendix B.

The purpose of this Phase IA Archaeological Documentary Study was to determine whether nineteenth-century archaeological resources occupations could remain within the Archaeological APE.

The Archaeological APE was part of a large farm tract prior to the 1840s, and there is no indication that it was developed with any structures before that time. However, by the late 1840s the present block and lots had been created. Lots 5, 6 and 7 were developed with the present residences between 1848 and 1850. Lots 2, 3, and 4 were developed with the current residences in the early 1860s. The residences on Lots 8 and 9 were constructed in 1874. The lot on the corner of Bedford Avenue and North 10th Street, historically known as Lot 10 and now known as Lot 9, was undeveloped during the nineteenth century. It contained gas pumps in the twentieth century, and now contains a building erected in 2000.

During the second half of the nineteenth century, the historic lots in the Archaeological APE housed multiple families at any given time. The houses had at least two families, and some had more. Some of the houses were occupied by their owners with additional renters, and other houses appeared to be solely rental properties. In general, however, the residents of the project site lots were headed by men with working class occupations, including builders, carpenters, masons, stonecutters, smiths, painters, carmen, rope makers, segar makers, sash makers, shoe makers, ship masters, policemen, laborers, and those employed in the nearby industries. Most men who could be traced in census records appeared to be married with children. The residents appeared to be a mixture of those born in the United States and immigrants, many from Ireland, England, and what is now Germany. Some residents lived on the lots for multiple years, while others stayed for shorter periods. Appendix D provides details of occupation data for the six historic lots.

In general, both piped city water and municipal sewers were installed under local streets in this part of Brooklyn in the early 1860s, and appear to have been completed by about 1863, when assessments for sewers under Fourth Street and North Ninth Street were finished. Newer houses would have been hooked up directly to these resources, while houses that were already in existence prior to these new advances often were hooked up several years later (examples of this delayed hookup phenomenon have been documented on other nearby properties, see HPI 2013 and 2014). The houses on Lot 5, 6, and 7 were constructed between 1848 and 1850, well before municipal water and sewer services were available. The houses on Lots 2, 3, and 4 were constructed in the early 1860s and probably were hooked up to the new municipal sewer under Fourth Street when they were constructed, or very shortly thereafter. City directories indicate the houses were occupied at least by 1863 (Lots 3 and 4) and 1865 (Lot 2).

All of the lots had open yard areas at one time, although some yard areas were built over with structures in subsequent years. Archaeological resources such as domestic and commercial artifacts and refuse associated with the project site residents and businesses may have been deposited in shaft features—particularly wells, cisterns and privies—that were likely located in the yards of the houses that were constructed prior to the availability of municipal water and sewers. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn.

Privies were located furthest from the residences, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. From the late-1840s through the 1860s, before the introduction of piped city water, residents would have relied on rear yard shaft features, such as wells and cisterns. Privies and cesspools would have been used at least until the introduction of municipal sewers. As noted above, although municipal water and sewers were available under Bedford Avenue by the early 1860s, owners of buildings pre-dating service availability often did not hook up their buildings, many of which were rental properties, to water and sewer lines until years, and sometimes decades after the services were available, suggesting a potentially longer use-life for yard shaft features.

Identifying and examining buried features associated with the nineteenth century occupation of the project site may reflect the daily activities of the residents and provide insight into cultural behavior of the working class community at the time just before Brooklyn's rapid growth. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

Identifying historic period sensitivity on the historic lots that comprise the Archaeological APE is contingent on several factors. These are the likelihood that shaft features would have been constructed on the lots, given the absence of municipal water and sewers, and the possibility that these potential features could still be present given later disturbance. The table, below, summarizes the archaeological sensitivity potential for each of the historic lots within the Archaeological APE. Figure 12 illustrates those locations deemed archaeologically sensitive.

Archaeological Sensitivity by Historic Lot

Historic Lot	Building Date	Disturbance Status	Archaeological Sensitivity
2	Ca. 1863	Minimal, yard area has not been built over	**Low**, reduced probability of shaft features due to building age
3	Ca. 1863	Minimal, yard area has not been built over	**Low**, reduced probability of shaft features due to building age
4	Ca. 1863	Minimal, yard area has not been built over	**Low**, reduced probability of shaft features due to building age
5	Ca. 1848-1850	Minimal, yard area has not been built over	**High**, sensitive for shaft features
6	Ca. 1848-1850	Building addition and excavation has disturbed yard area nearest to house; rear portion may not be significantly disturbed	**High**, sensitive for shaft features at rear of lot; remainder of yard has been disturbed
7	Ca. 1848-1850	Building addition disturbed yard area nearest to house; former rear portion has been disturbed from construction of garage on Lot 10	**Low**, area closest to early core of house has been disturbed from building addition and rear of lot has been disturbed from construction of garage on Lot 10
8	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	**Very Low**, reduced probability of shaft features due to building age and disturbance
9	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	**Very Low**, reduced probability of shaft features due to building age and disturbance
10	2000	Former site of buried gas tanks and present building over majority of lot	**None** heavily disturbed

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken on portions of Lots 5 and 6 within the Archaeological APE, as shown on Figure 12. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former residents and buildings on the property. Archaeological field testing would involve using a backhoe to remove the existing ground surface (some of which is now covered with paving) from test trenches within the sensitive areas. Mechanical excavations, under the direction of an archaeologist, would continue to assist with removing modern fill or debris underlying the removed pavement in order to expose potential archaeological resources. HPI recommends no additional archaeological investigations for the remaining lots within the Archaeological APE.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of a field testing work plan (LPC 2018; CEQR 2014). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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Figure 9. *Insurance Maps of Brooklyn, New York* (Sanborn 1884).

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Figure 12. Archaeologically sensitive locations on *Insurance Maps of the Borough of Brooklyn, New York* (Sanborn 2007).

PHOTOGRAPHS
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Photograph 1. Right to left, Lots 5 and 6, 137 and 135 Bedford Avenue. View looking southwest.

Photograph 2. Lot 5, 137 Bedford Avenue. Back yard of house showing patio and entrance to cellar through hatched door. Red brick wall is the side elevation of house on Lot 6. View looking north.

Photograph 3. Lot 5, 137 Bedford Avenue. Back yard of house showing patio and interior of yard. View looking northwest.

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Photograph 5. Lot 6, 135 Bedford Avenue. Back yard. Brick walls are sides of garage on Lot 10. View looking southeast.

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Photograph 7. Right to left, Lots 2, 3, and 4 (143, 141, and 139 Bedford Avenue). View looking southeast.

Photograph 8. Example of rear yard behind Lots 2, 3, and 4. This is Lot 4, 139 Bedford Avenue. View looking southeast.

Photograph 9. Lot 7, 133 Bedford Avenue (tan house). View looking east.

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Photograph 12. Lot 8, 131 and 129 Bedford Avenue (red building on right) and Lot 9, 127 Bedford Avenue (brown building on left). View looking southeast.

Photograph 13. Lot 10 garage building. Yellow and black striped wall marks edge of Lot 8 rear yard. View looking southwest.

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I. INTRODUCTION

Dixon Advisory USA, Inc. proposes new residential and commercial development at 135 and 137 Bedford Avenue (Block 2305, Lots 5 and 6), in the Williamsburg neighborhood of Brooklyn, Kings County, New York (Figures 1 and 2 and Appendix A). This new development requires a zoning map amendment from the New York City Department of City Planning to establish a C1-4 commercial overlay to a depth of 100 feet over the existing R6A and R6B zoning districts on the eastern side of Bedford Avenue between North 9th Street and North 10th Street. The properties affected by this proposed rezoning are Block 2305, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and parts of Lots 10 and 34. These lots correspond to addresses of 127-145 Bedford Avenue, 167 North 9th Street and 168 North 10th Street. The proposed development on Lots 5 and 6 is a new five-story with cellar mixed-use residential and commercial building. The proposed development would contain approximately 2,822 sq. feet of commercial floor area on the ground floor and approximately 3,597 sq. ft. of residential floor area (3-5 dwelling units) on the upper floors. The ground floor of the portion of the building in the R6A district would have a height of 55 ft. and the portion of the building in the R6B district would have a height of 35 ft. Proposed project plans are included in Appendix A.

As part of the rezoning application, project materials were submitted to the New York City Landmarks Preservation Commission (LPC), which responded that:

> LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014). (Santucci 10/25/2018).

The LPC identified Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10 as locations that require an archaeological documentary study. These lots correspond to addresses 133, 135, 137, 139, 141 and 143 Bedford Avenue, and 168 North 10th Street (Figure 2).

At the request of the project sponsors, Historical Perspectives, Inc. (HPI) presents the following Phase IA Archaeological Documentary Study of the 135-137 Bedford Avenue rezoning project. The study complies with the guidelines of the LPC (LPC 2018). For the purposes of this study, three designations are used throughout this report and on accompanying figures.

- The **Rezoning Area** includes all of the lots and partial lots that will be affected by the proposed rezoning, located along the Bedford Avenue frontage of the block and to a depth of 100 feet behind this frontage. Portions of Lots 10 and 34 are within this 100-foot designation. The Rezoning Area lots are depicted in a green dashed outline on figures.
- The **Archaeological Area of Potential Effect (APE)** includes the lots identified by LPC as requiring further study, and is a subset of the Rezoning Area. The Archaeological APE lots are depicted in a blue outline on figures.
- The **Applicant owned lots** are Lots 5 and 6, corresponding to 135 and 137 Bedford Avenue. These are the two lots that are proposed for new development. The Applicant owned lots are depicted in a red outline on figures. An architectural survey of 137 Bedford Avenue is included as Appendix B.

II. METHODOLOGY

The present study entailed review of various resources.

- Primary and secondary sources concerning the general precontact period and history of Bushwick and Williamsburg (historically spelled Williamsburgh) and specific events associated with the project site and vicinity were reviewed at the Brooklyn Historical Society, the library of HPI, and using online resources.
- Historic maps and photographs, and images were searched using materials from the New York Public Library, the Brooklyn Historical Society, the New York City Municipal Archives, the library of HPI, and using various online websites. These materials provided a chronology of land usage for the project site.

- Land records were reviewed at the Brooklyn Historical Society and on familysearch.com, focusing on the nineteenth century.
- Tax assessment records were reviewed at the New York City Municipal Archives. These records include data from 1868 through the end of the nineteenth century for Brooklyn.
- Selected city directories and federal and state census records were reviewed.
- Department of Building index records and certificates of occupancy were reviewed online.
- Information about previously recorded archaeological sites and surveys in the area was compiled from data available at the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), the LPC, and the library of HPI.
- The project sponsors provided a Phase I Environmental Site Assessment for the 135-137 Bedford Avenue lots of the overall rezoning project site (ALC Environmental 2018).

In addition, a site visit to discern areas of prior disturbance and current conditions was conducted on March 25, 2019 (Photographs 1-13; Figure 2).

III. CURRENT CONDITIONS AND ENVIRONMENTAL SETTING

A. Current Conditions

The Archaeological APE consists of seven modern tax lots/addresses within the larger Rezoning Area (Lots 2, 3,4, 5, 6, 7, and 10), two of which, Lots 5 and 6, are owned by the project applicants and slated for new development. Historically, portions of ten smaller lots were part of the Archaeological APE (current Lots 2, 3, 4, 5, 6, and 7 and historic Lots 8, 9, 10, and 11). The modern lots are discussed individually, below, beginning with the two applicant owned lots. Current photographs are referenced, and additional recent photographs of Lots 5 and 6 from the Phase I Environmental Site Assessment (ALC Environmental 2018, Appendix 15.2) are provided in Appendix C.

Lot 5/137 Bedford Avenue

This lot is 20.25 feet wide and 80 feet deep. It contains a row house with two stories, a "basement" level which is partially below the street grade at the front of the house but at the same level as the yard at the back of the house, and a sub-basement or cellar level below the basement level (Photograph 1). The main part of the house is entered via steps up from the street. The basement level has both a front door to the street under the main house entrance, and rear door directly to the back yard. The cellar level has a hatch-style door with stairs leading up to the back yard. There is attic storage space above the second floor and under the roof eaves. The back yard is relatively level. It is covered with a small patio with paving tiles near the house, and soil/mulch over the rest of the yard (Photographs 2-4). The yard is bounded on all three sides by fencing or parts of the adjacent buildings. There is a small depression near the rear fence with visible rodent holes, suggesting a subterranean feature.

Lot 6/135 Bedford Avenue

This lot is 20.42 feet wide and 80 feet deep. It also contains a row house with two stories, a basement level, and a cellar level below the basement (Photograph 1). The core part of this house has a similar configuration to 137 Bedford Avenue. However, the house at 135 Bedford Avenue has a larger footprint due to an addition that extends approximately 20 feet further into the yard. There are solar panels and two air conditioner units on the roof. The basement and cellar levels continue into the addition portion of the house, and are connected by interior stairs. The back yard is paved with concrete closest to the house, where the original landform has been cut down in elevation to create an entrance to the basement level. There are steps leading up to a brick and concrete patio further from the house, at the original yard level (Photographs 5-6 and Appendix C). The yard is bounded on all three sides by fencing or parts of the adjacent buildings.

Lot 2/143 Bedford Avenue

This lot is 18.25 feet wide and 80 feet deep. It contains a two-story brick row house with a basement (Photograph 7). There is an open yard behind the house. The yard is bounded on all three sides by fencing or parts of the adjacent buildings.

Lot 3/141 Bedford Avenue

This lot is 18.25 feet wide and 80 feet deep. It contains a two-story row house with a basement (Photograph 7). There is an open yard behind the house. The yard is bounded on all three sides by fencing or parts of the adjacent building.

Lot 4/139 Bedford Avenue

This lot is 18.25 feet wide and 80 feet deep. It contains a two-story row house with a basement (Photograph 7). There is an open yard behind the house, which was photographed from the yard of adjacent 137 Bedford Avenue (Photograph 8). The yard is bounded on all three sides by fencing or parts of the adjacent building.

Lot 7/133 Bedford Avenue

This lot is 19.53 feet wide and 57.6 feet deep. The lot was originally 80 feet deep, but the rear portion was truncated when current Lot 10 was created and the automobile repair garage on Lot 10 was constructed. Lot 7 contains a two-story row house with a basement (Photograph 9). Like adjacent Lot 6, the core of this house has been extended with a two-story addition with a basement off the rear of the original house. The small remaining open yard area between the back of the house and Lot 10 is 19.53 feet wide and approximately 17 feet deep (Photographs 10-11).

Lot 8

This lot is 40 feet wide and 57.6 feet deep. It was formerly known as Lots 8 and 9, with each lot measuring 20 feet wide. Today the two historic lots have been combined into one lot. The two historic lots were originally 80 feet deep, but the rear portions were truncated when current Lot 10 was created and the automobile repair garage on Lot 10 was constructed. Lot 8 contains two conjoined four-story apartment buildings with basements (Photograph 12). The small remaining open yard area between the back of the buildings and Lot 10 is 40 feet wide and approximately 17 feet deep.

Lot 9

This lot is 20 feet wide and 57.6 feet deep. It was formerly known as historic Lot 10. The lot was originally 80 feet deep, but the rear portion was truncated when current Lot 10 was created and the automobile repair garage on it was constructed. This lot contains a four-story building with a basement, constructed in 2000 (Photograph 12). The rear yard area is paved and unfenced. Previously, this lot was either vacant or used for underground gas tanks and pumps associated with the garage on Lot 10.

Lot 10/168 North 10th Street

This lot is irregularly shaped, measuring 42.5 feet wide along North 10th Street, 79.56 feet deep on the northwest side, 100 feet deep on the southeast side, and with an angled interior configuration connecting the two sides. The northwest side of the lot contains former portions of historic Lots 7, 8, 9, and 10, specifically the rear 22.42 foot deep sections of these lots. The remaining portion was formerly known as Lot 11. The current Lot 10 contains a one-story automobile repair garage with a footprint over the majority of the lot, including the former rear sections of Lots 7, 8, and 9 (Photograph 13). There is a 20-foot deep concrete apron in front of the building along North 10th Street that serves as a parking area and driveway for the garage. The walls of the garage form the lot boundaries of the back of Lots 6, 7 and 8 and one side of Lot 6. There is a painted brick wall with a door separating the rear areas of Lots 8 and 9 and abutting the garage, allowing entrance to those yards from the street.

B. Topography and Hydrology

The Rezoning Area and vicinity are within a relatively level area with only modest change in elevation. One of the earliest topographical maps that indicated elevations showed the project site to be between 10-20 feet above sea level (Bien and Vermeule 1891). The earliest available Sanborn map, from 1884 (see Figure 9) indicates that the intersection of Bedford Avenue and North 9th Street was 32 feet in elevation and the intersection of Bedford Avenue

and North 10th Street was 18 feet in elevation. Subsequent Sanborn maps indicate the two intersections as 19/25 feet (Sanborn 1905, Figure 10) and 19.17/25.33 feet (Sanborn 1942, Figure 11). It is likely that the 1884 elevation of 32 feet was numerically inverted and the true elevation likely was 23 feet, given that subsequent maps depicted the elevation as 25 feet. Once the roadways were in place, which was the case by the mid-nineteenth century, it is probable that elevations did not change markedly. The change of reported elevations of 1-2 feet is over time is likely a minor discrepancy in mapping and/or measurements. A recent topographical survey has been completed for proposed development of Lot 5 (137 Bedford Avenue) within the Rezoning Area (Appendix B). According to these surveys, elevations along the Bedford Avenue frontage of the lots ranges from approximately 20-23 feet (NAVD 88 datum) and elevations in the rear yard range from approximately 18.5-19.5 feet (NAVD 88 datum).

Prior to development in the area, Block 2305 partially overlapped marshlands surrounding Bushwick Creek (Colton 1849, Figure 4). The Rezoning Area lots were on firm ground, although the southeastern portion of the block was within the marshlands. The channel of Bushwick Creek was approximately 500 feet southeast of the Rezoning Area. Bushwick Creek formerly flowed northwest and entered the East River via a wide inlet north of North 13th Street.

C. Geology

Long Island is the top of a Coastal Plain ridge formation that is covered with glacial drift, in reality an elevated sea bottom demonstrating low topographic relief and extensive marshy tracts. In the last million years, as glaciers advanced and receded three times, the surficial geology of the island, including the project site, was profoundly altered. "The glacier was an effective agent of erosion, altering the landscape wherever it passed. Tons of soil and stone were carried forward, carving and planing the land surface. Massive accumulations of glacial debris were deposited at the margins of the ice sheet, forming a series of low hills or terminal moraines (Eisenberg 1978:19). Circa 18,000 years ago, the last ice sheet reached its southern limit, creating the Harbor Hill moraine that traverses the length of Long Island. The moraine lies several miles south of the Rezoning Area. North of the moraine, the complex rising and subsidence of the coastal plain, relieved of its glacial burden, and the rising sea level, caused by the volume of melting ice, created the coastline of embayed rivers and estuaries, with extensive marsh tracts, which stabilized approximately 3,000 years ago (Schuberth 1968:195,199).

D. Soils

According to the soil survey for New York City (Figure 3), the Rezoning Area overlaps two soil mapping units. Soil mapping unit 2, known as "Pavement & buildings, till substratum, 0 to 5 percent slopes," is described as:

> Nearly level to gently sloping, highly urbanized areas with more than 80 percent of the surface covered by impervious pavement and buildings, over glacial till; generally located in urban centers (USDA 2005:14).

Soil mapping unit 101, known as "Pavement & buildings, wet substratum-Laguardia-Ebbets complex, 0 to 8 percent slopes," is described as:

> Nearly level to gently sloping urbanized areas filled with a mixture of natural soil materials and construction debris over swamp, tidal marsh, or water; a mixture of anthropogenic soils which vary in coarse fragment content, with 50 to 80 percent of the surface covered by impervious pavement and buildings (USDA 2005:16).

No soil borings have been completed within the Rezoning Area.

IV. BACKGROUND RESEARCH/HISTORICAL OVERVIEW

A. Previously Recorded Archaeological Sites and Surveys

The archaeological site file inventories from the New York State Museum (NYSM) and the NYSOPRHP indicate that three archaeological sites have been recorded within a one-mile radius of the Rezoning Area. These sites are summarized in Table 1, below.

Table 1: Archaeological sites within one mile of the Rezoning Area

Site # and Name	Distance from Rezoning Area	Time Period	Site Type
04701.015660 Continental Iron Works-Site of 'the Monitor'	0.5 mile northwest	1860s	Iron works
04701.018779 Schnaderbeck Brewery Vaults	0.7 mile southeast	1859-1879	Brewery Vaults
04701.018883 101 S. 5th Street Historical Archaeological Site	0.6 mile southwest	1850s-1880s	Domestic

There have been a number of archaeological studies completed within a one-mile radius of the Rezoning Area in Brooklyn. During the 1990s, several urban renewal and redevelopment plans occurred in the East Williamsburg neighborhood, including the Scholes Street Urban Renewal Housing Site (HPI 1992a), the Maujer Street Community Development Plan (HPI 1992b), the Williamsburgh Houses Community Center project (Greenhouse 1995), and the 140 Johnson Avenue project (City/Scape 1997).

More recently, archaeological studies undertaken for development and infrastructure projects have included the 90 Havemeyer Street project (Bergoffen 2005), the 11 Broadway project (JMA 2010), the 1 Maspeth Avenue project (HPI 2013a), the LPC Warehouse Development for Affordable Housing project (HPI 2015), the 33 Ten Eyck Street project (Bergoffen 2015, 2016), the Canarsie L Line New Substation at 5 Maspeth Avenue (HPI 2016), and the 70 Scholes Street project (HPI 2018).

B. Historic Period Summary

The Rezoning Area falls within the colonial boundaries of the Town of Bushwick, and the nineteenth-century Village and Town of Williamsburgh and City of Williamsburg. The first purchase of land that would become Bushwick was in 1638 by the West India Company; the first European settlers came to the area in the 1640s, a scattered group of Swedes, Norwegians, and Dutch. In 1661, the village center of what would become known as Bushwick was laid out with 22 house lots, north of the intersection of what is now Bushwick and Metropolitan Avenues. The Dutch settlement of *Het Dorp*, or village center, was located approximately three quarters of a mile southeast of the Rezoning Area (Stiles 1884; Armbruster 1912). During the colonial period, the Rezoning Area was part of a larger tract of land which, in a 1719 deed to Francis Titus, was noted as a farm including approximately 58 acres of upland and additional marshland surrounding Bushwick Creek (Stiles 1869, Vol. II:314).

The original Village of Williamsburgh split off from the Town of Bushwick and incorporated in 1827. The Village was located west of approximately Union Avenue to the East River, and included the Rezoning Area. A map published in 1833 showed the Williamsburgh proposed new street grid for the first time (Ewen 1833). What is now Bedford Avenue was called Fourth Street and what is now Driggs Avenue was called Fifth Street. At the time of the survey, the Rezoning Area was at the edge of land attributed to William Vail, who had purchased the approximately 25-acre tract in 1820 after winning a court case against former owner James Provost and others (Liber 12:599). Adjoining parts of the block, shown as marshland, were attributed to John Morell.

Following the creation of the Williamsburgh street grid, which divided the former farmland into new blocks and lots, there was considerable land speculation during the 1830s and 1840s. Samuel J. Hunt, a wealthy businessman from Manhattan and the husband of William Vail's daughter Elizabeth, provided mortgage funds to purchase a number of lots in different parts of Williamsburgh beginning in 1839, including lots in the Rezoning Area (Liber 80:492, 500). In 1843, however, the land speculators to whom Hunt had provided funds declared bankruptcy and the land reverted back to Hunt (Liber 107:407). At that time the extent of his holdings in Williamsburgh was noted as totaling 40 acres and containing approximately 500 city lots, each measuring 25 feet wide and 100 feet deep.

In 1840, the Village of Williamsburgh became the Town of Williamsburgh, separating from Bushwick. Several historic maps from the 1840s illustrated the new street grid in Williamsburgh, although none showed specific development locations (U.S.C.S. 1845; Vieth 1845; Colton 1849, Figure 4; Sidney 1849). The first historic map that depicted specific buildings in Williamsburgh, including the Rezoning Area, was the 1850 Dripps map (Figure 5). On that map, development was shown in the middle of the Bedford Avenue frontage, corresponding to current Lots

5, 6, and 7 within the Archaeological APE, now known as 133, 135, and 137 Bedford Avenue. Several structures associated with a varnish factory were shown on the block adjacent to the Rezoning Area, with a frontage on North 9th Street.

During the nineteenth century, the Archaeological APE lots were identified using different numbering schemes, by lot numbers, ward numbers, and three sets of addresses. Table 2, below, details the varied ways each lot was identified over time in each primary source. Of note, addresses in city directories, particularly during the 1850s and 1860s, were not always consistent for each lot from year to year.

Table 2: Archaeological APE Lot, Ward, and Address Numbers

Modern lot	Historic lot	Ward number Old/New (tax assessments)	1850s to early 1870s address (directories)	Mid-1870s to 1886 address (directories)	1886+ address (directories)
2	2	26/2	302 or 304 4th	354	143 Bedford
3	3	25/3	304 or 306 4th	356	141 Bedford
4	4	24/4	306 or 308 4th	358	139 Bedford
5	5	23/5	308 or 310 4th	360	137 Bedford
6	6	22/6	310 or 312 4th	362	135 Bedford
7	7	21/7	314 4th	364	133 Bedford
10	11 and rear portions of 7, 8, 9, and 10	17-20/8-11	314 4th	364, 366, 368, 370 Fourth St., 162 N. Tenth St.	127-131 Bedford

Using the identifications in the above table, each historic lot was researched to determine the year that it was developed with a residential structure, established the owners, and when possible, the occupants of the house during the second half of the nineteenth century. The information for each historic lot is presented in Appendix D. Appendix E provides tax photographs from 1939-1941 of the original nineteenth-century houses on the Archaeological APE historic lots.

Based on city directory listings for Williamsburgh in 1848 and 1850, it appears that the buildings on Lots 5, 6, and 7 were constructed between the publications of these two registers. Although there were several residents listed in the 1848 city directory as living on Fourth Street near the corner of North 9th Street, it is uncertain if any of these corresponded to the buildings in the Archaeological APE. In the 1850 city directory, however, residents were listed for 312 and 314 Fourth Street, numbers formerly used for Lots 6 and 7. A third listing, for 318 Fourth Street, may also have corresponded to the Archaeological APE. The three residences on Lots 5, 6, and 7 likely were constructed concurrently, probably between 1848 and 1849, based on their similarities in size and design, as shown on historic photographs in Appendix E. All three lots were still owned by Samuel J. Hunt during this period, and it is likely that he had the houses constructed as rental properties, as he continued to live elsewhere. Residents listed in the city directories were men with working class professions, often in the building or shipbuilding trades. A review of the 1850 federal census confirmed that the men headed households including their wives and children. Some were born in the United States while others were recent immigrants from European countries including England and Germany. The residences generally had two families listed for each building (see Appendix D).

In 1852, the Town of Williamsburgh became the City of Williamsburg (with a new spelling), and in 1855 the City of Williamsburg was annexed to the City of Brooklyn, becoming with Bushwick, its Eastern District. The 1854 Williamsburgh (sic) city directory again had listings for household heads at 312 and 314 Fourth Street, and the 1855 Brooklyn city directory had listings for 310, 312, and 314 Fourth Street. The new residents for 310 Fourth Street matched residents formerly listed at 119 North 9th Street in the 1850 city directory, which was near the corner of Fourth Street.

The 1854 Williamsburgh (sic) city directory also, for the first time, listed the locations of the public cisterns throughout the city, where local residents could obtain drinking water. The nearest public cistern to the Rezoning Area was at the corner of Fourth Street and North 8th Street, one block to the southwest. As Armbruster (1942) explained:

> The water supply was, until the Ridgewood water was introduced [starting in 1859], largely derived from the wooden pumps, set commonly at street corners at intervals of about four blocks.
>
> About 1850 the drinking water was provided by the pumps. On the opposite side of the street was a large cistern, kept full from these pumps by the city authorities to fight fires. Every family had its cedar pail and cocoanut dipper for its drinking water from the pumps and cistern water for household purposes (Armbruster 1942:31).

Thus, the residences constructed in the late 1840s on Lots 5, 6, and 7 would have relied on the nearby public pump, as well as individual cisterns for each house. Cisterns usually were located immediately off the backs of the houses, and obtained rainwater via downspouts from the roof of the buildings. After the neighborhood was supplied with piped city water under the streets, generally after 1859, houses would have been able to connect to the municipal source, negating the need for new cisterns on properties.

Also in 1859, the City of Brooklyn began work on providing sewers under local streets, which houses could then hook into. The Brooklyn Office of the Sewer Commissioners established sewer districts for the City of Brooklyn in 1859, and construction began in the following years. By 1863, sewer assessments had been completed for construction of sewers under the Fourth Street and North 9th Street sides of the Rezoning Area (*Brooklyn Daily Eagle* 4/11/1863).

The houses on Lots 2, 3, and 4 (now respectively 143, 141 and 139 Bedford Avenue) appear to have been constructed in the early 1860s. In 1861, Samuel J. Hunt sold these lots to Isaac Ackerly and James Clark (Liber 549:402). The new owners, a carpenter and a mason, likely were the builders of these three very similar residences, each of which is two stories with a basement. The tax photographs in Appendix E illustrate the taller style windows on the houses for Lots 3 and 4, which were popular during the early 1860s. The front of the house on Lot 2 appears to have been retrofitted at a later date, probably in about 1905 when it was altered (DOB records), but likely had a similar design when it was first built. These three new houses probably were hooked up to the new municipal sewer under Fourth Street when they were constructed, or very shortly thereafter. The first city directory entries for two of these houses, at 304 and 306 Fourth Street, were in 1863 and the first entry for 302 was in 1865.

During the 1860s, owner Samuel J. Hunt sold the remaining lots on Bedford Avenue to others. In 1863 he sold Lot 6 to Michael McGrother (Liber 592:370), in 1864 Lot 5 to John Conboy (Liber 6--:140), in 1865 Lot 7 to Owen Duffy (Liber 653:330), and in 1868 Lot 8 to Susan Duffy and Lots 9 and 10 to Owen Duffy (Liber 816:504; Liber 808:394). The 1865 New York state census showed that Lots 2, 3, 4, 5, 6, and 7 were all occupied with residents, most with two or three families per house. All of the new owners and their families occupied one of units in these houses, with the other spaces occupied by renters. The household heads on Bedford Avenue continued to have working class occupations, and represented a mixture of those born in America and European immigrants. The 1864 Dripps map (Figure 6) confirms that much of the Bedford Avenue frontage was now covered with buildings. The lots on the corner of North 10th Street were still vacant, however.

Tax assessment records are available for the City of Brooklyn beginning in 1868. These records confirmed information gleaned from maps, city directories, and census records about the houses within the Rezoning Area during this period. In 1868, Lots 2, 3, and 4 each contained a two-story building with basement, valued at $1200 each. The buildings on Lots 5, 6, and 7, also each with a two-story and basement building, were valued at $800 each, likely attesting to their older age and smaller size. There was a one and a half-story building on Lot 8 by this year, valued at $500. Lots 9 and 10 were vacant. The 1869 Dripps map (Figure 7) showed generalized conditions from this period, although erroneously showed Lots 9 and 10 as containing buildings, when tax records indicated they were vacant.

By 1874, tax records showed that the small building on Lot 8 had been demolished. Two four-story buildings had been constructed on Lots 8 and 9 in its place. A Higginson map (the base map was published in 1868 and it was updated by pasting over new information in subsequent years) showed the two four-story buildings on Lots 8 and 9, along with the older buildings on Lots 2-7 (Figure 8). The house on Lot 7 was shown to have a one-story extension off the rear, which was noted in the tax records by 1875.

The Higginson map also showed the extent of the adjacent varnish factory on the interior of the block. This factory had existed at least since 1850, when it was depicted and labeled on the Dripps map (Figure 5). The factory had a number of different owners and operators over the ensuing decades. In 1855, a newspaper article indicated a fire had occurred at the factory when a kettle of varnish boiled over, and caused substantial damage. At that time the factory was owned by John Martin (*Brooklyn Daily Eagle* 9/10/1855). The Higginson map labeled the complex the De Voes Varnish Factory. Given the presence of paste-overs on the map, it appears the facility went through several changes in configuration after 1868. Starting in 1868, however, and continuing through 1898, tax assessment records indicated that the complex was attributed to William D. Chase. His name also was associated with the factory on the 1884 Sanborn map (Figure 9). Part of the varnish factory complex was located on the southeastern side of modern Lot 10, which at the time was the 20-foot wide historic Lot 11, extending 100 feet deep from the North 10th Street frontage.

The buildings fronting Bedford Avenue within the Archaeological APE continued to be used as residences through the end of the nineteenth century. There was no change to the footprints of the buildings on the lots during this period. Tax assessments noted some turnover of owners across the properties, and city directory and census records indicated a continued pattern of buildings usually occupied by the owner and family in one unit, and families of renters in the remaining units. The population remained a working class mixture of Americans and immigrants. Given the industrial nature of the neighborhood during the nineteenth century, with various factories and other industries in the area, many of the local residents worked in these occupations. Appendix D details the occupation data for the Archaeological APE lots. In the early 1880s, Fourth Street was renamed Bedford Avenue, although the change from one name to the other took some time to be adopted in city directories and tax records. As noted in Table 2, there were three sets of street numbers during the second half of the nineteenth century as well.

During the twentieth century, the extent of the residential buildings on the Archaeological APE lots remained unchanged. The 1905 Sanborn map (Figure 10) indicated a similar configuration across the Archaeological APE as the earlier 1884 Sanborn map. However, by this time the varnish factory on the adjacent lots had closed. A 1904 Hyde map indicated the establishment was then known as J. Smith Oil and Varnishes, but by 1905 a number of the varnish factory buildings had been razed and the now smaller complex of buildings was labeled J.R. Hatch Printers Supplies.

The next change to the Archaeological APE came in the 1930s, when the present automobile repair garage was constructed on what is now Lot 10. A certificate of occupancy was issued for the building in 1933, at that time noted as 127 Bedford Avenue, as the lot on the corner of North 10th Street was still undeveloped (DOB records). Constructing the garage entailed reconfiguring the historic lots, such that the rear of Lots 7, 8, 9, and 10 were taken for the new Lot 10. The 1942 Sanborn map (Figure 11) showed the layout of the new lot configuration with the automobile garage footprint covering the former rear yards of the lots fronting Bedford Avenue. At that time, there were several gas pumps on historic Lot 10, indicating the presence of buried fuel tanks (present Lot 9). Tax photographs of the lots of the Rezoning Area, taken between 1939-1941, provide a visual confirmation of the conditions on the different lots at about the same time as the 1942 Sanborn map (Appendix E). Since the 1930s, the only new building constructed within the Rezoning Area was the four-story building on Lot 9, completed in 2000 (DOB records).

V. CONCLUSIONS

The purpose of this Phase IA Archaeological Documentary Study was to determine whether nineteenth-century archaeological resources occupations could remain within the Archaeological APE.

The Archaeological APE was part of a large farm tract prior to the 1840s, and there is no indication that it was developed with any structures before that time. However, by the late 1840s the present block and lots had been created. Lots 5, 6 and 7 were developed with the present residences between 1848 and 1850. Lots 2, 3, and 4 were developed with the current residences in the early 1860s. The residences on Lots 8 and 9 were constructed in 1874. The lot on the corner of Bedford Avenue and North 10th Street, historically known as Lot 10 and now known as Lot 9, was undeveloped during the nineteenth century. It contained gas pumps in the twentieth century, and now contains a building erected in 2000.

During the second half of the nineteenth century, the historic lots in the Archaeological APE housed multiple families at any given time. The houses had at least two families, and some had more. Some of the houses were occupied by their owners with additional renters, and other houses appeared to be solely rental properties. In general, however, the residents of the project site lots were headed by men with working class occupations, including builders, carpenters, masons, stonecutters, smiths, painters, carmen, rope makers, segar makers, sash makers, shoe makers, ship masters, policemen, laborers, and those employed in the nearby industries. Most men who could be traced in census records appeared to be married with children. The residents appeared to be a mixture of those born in the United States and immigrants, many from Ireland, England, and what is now Germany. Some residents lived on the lots for multiple years, while others stayed for shorter periods. Appendix D provides details of occupation data for the six historic lots.

In general, both piped city water and municipal sewers were installed under local streets in this part of Brooklyn in the early 1860s, and appear to have been completed by about 1863, when assessments for sewers under Fourth Street and North Ninth Street were finished. Newer houses would have been hooked up directly to these resources, while houses that were already in existence prior to these new advances often were hooked up several years later (examples of this delayed hookup phenomenon have been documented on other nearby properties, see HPI 2013 and 2014). The houses on Lot 5, 6, and 7 were constructed between 1848 and 1850, well before municipal water and sewer services were available. The houses on Lots 2, 3, and 4 were constructed in the early 1860s and probably were hooked up to the new municipal sewer under Fourth Street when they were constructed, or very shortly thereafter. City directories indicate the houses were occupied at least by 1863 (Lots 3 and 4) and 1865 (Lot 2).

All of the lots had open yard areas at one time, although some yard areas were built over with structures in subsequent years. Archaeological resources such as domestic and commercial artifacts and refuse associated with the project site residents and businesses may have been deposited in shaft features—particularly wells, cisterns and privies—that were likely located in the yards of the houses that were constructed prior to the availability of municipal water and sewers. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn.

Privies were located furthest from the residences, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. From the late-1840s through the 1860s, before the introduction of piped city water, residents would have relied on rear yard shaft features, such as wells and cisterns. Privies and cesspools would have been used at least until the introduction of municipal sewers. As noted above, although municipal water and sewers were available under Bedford Avenue by the early 1860s, owners of buildings pre-dating service availability often did not hook up their buildings, many of which were rental properties, to water and sewer lines until years, and sometimes decades after the services were available, suggesting a potentially longer use-life for yard shaft features.

Identifying and examining buried features associated with the nineteenth century occupation of the project site may reflect the daily activities of the residents and provide insight into cultural behavior of the working class community at the time just before Brooklyn's rapid growth. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

Identifying historic period sensitivity on the historic lots that comprise the Archaeological APE is contingent on several factors. These are the likelihood that shaft features would have been constructed on the lots, given the absence of municipal water and sewers, and the possibility that these potential features could still be present given later disturbance. Table 3, below, summarizes the archaeological sensitivity potential for each of the historic lots within the Archaeological APE. Figure 12 illustrates those locations deemed archaeologically sensitive.

Table 3: Archaeological Sensitivity by Historic Lot

Historic Lot	Building Date	Disturbance Status	Archaeological Sensitivity
2	Ca. 1863	Minimal, yard area has not been built over	**Low**, reduced probability of shaft features due to building age
3	Ca. 1863	Minimal, yard area has not been built over	**Low**, reduced probability of shaft features due to building age
4	Ca. 1863	Minimal, yard area has not been built over	**Low**, reduced probability of shaft features due to building age
5	Ca. 1848-1850	Minimal, yard area has not been built over	**High**, sensitive for shaft features
6	Ca. 1848-1850	Building addition and excavation has disturbed yard area nearest to house; rear portion may not be significantly disturbed	**High**, sensitive for shaft features at rear of lot; remainder of yard has been disturbed
7	Ca. 1848-1850	Building addition disturbed yard area nearest to house; former rear portion has been disturbed from construction of garage on Lot 10	**Low**, area closest to early core of house has been disturbed from building addition and rear of lot has been disturbed from construction of garage on Lot 10
8	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	**Very Low**, reduced probability of shaft features due to building age and disturbance
9	1874	Building covers most of the existing yard; former rear portion has been disturbed from construction of garage on Lot 10	**Very Low**, reduced probability of shaft features due to building age and disturbance
10	2000	Former site of buried gas tanks and present building over majority of lot	**None** heavily disturbed

VI. RECOMMENDATIONS

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken on portions of Lots 5 and 6 within the Archaeological APE, as shown on Figure 12. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former residents and buildings on the property. Archaeological field testing would involve using a backhoe to remove the existing ground surface (some of which is now covered with paving) from test trenches within the sensitive areas. Mechanical excavations, under the direction of an archaeologist, would continue to assist with removing modern fill or debris underlying the removed pavement in order to expose potential archaeological resources. HPI recommends no additional archaeological investigations for the remaining lots within the Archaeological APE.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of a field testing work plan (LPC 2018; CEQR 2014). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team.

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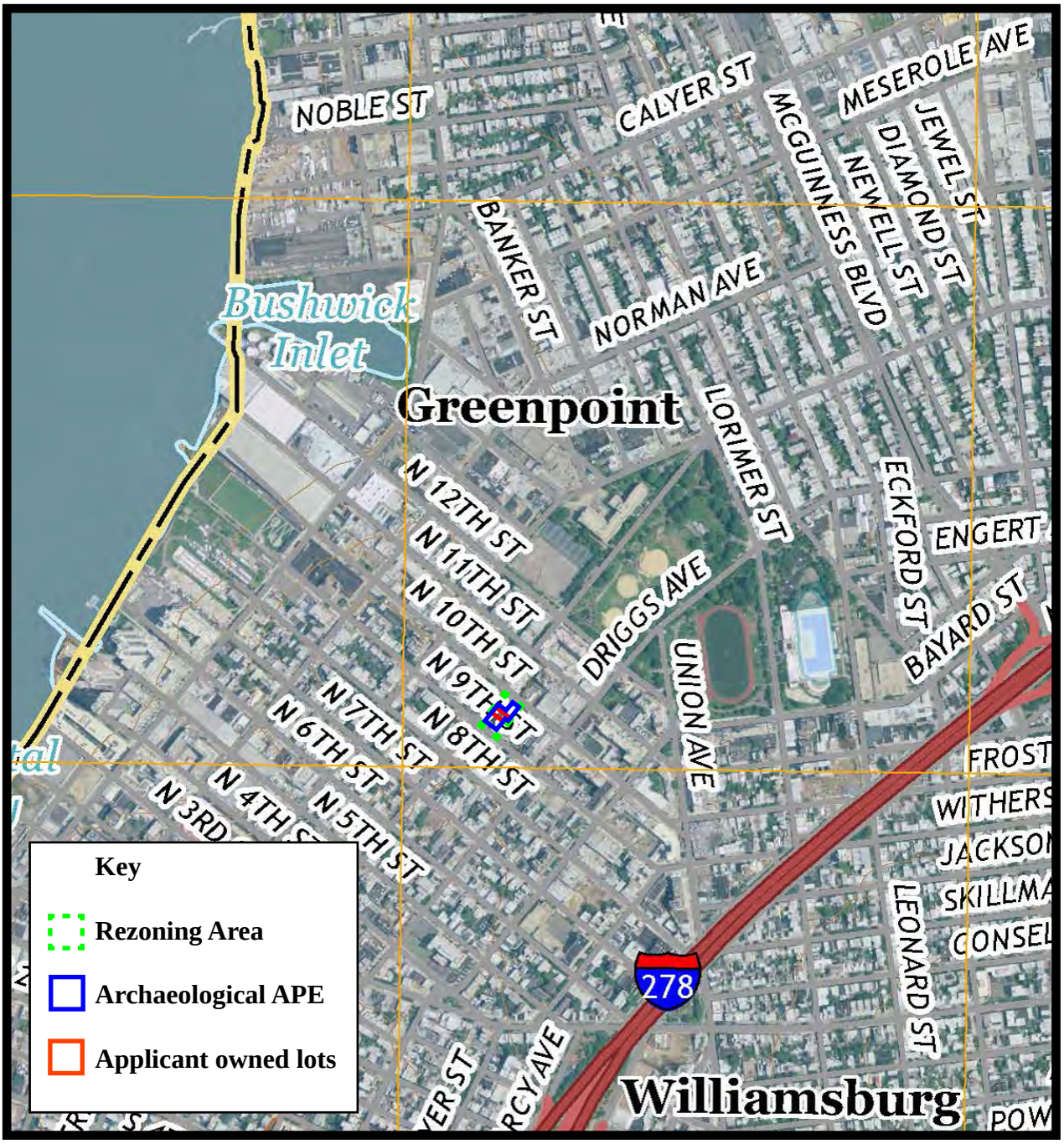
2016 *Brooklyn, N.Y.* 7.5 Minute Topographic Quadrangle.

Vieth, Isaac
1845 *A Map of the Village of Williamsburgh, Kings County, N.Y.*

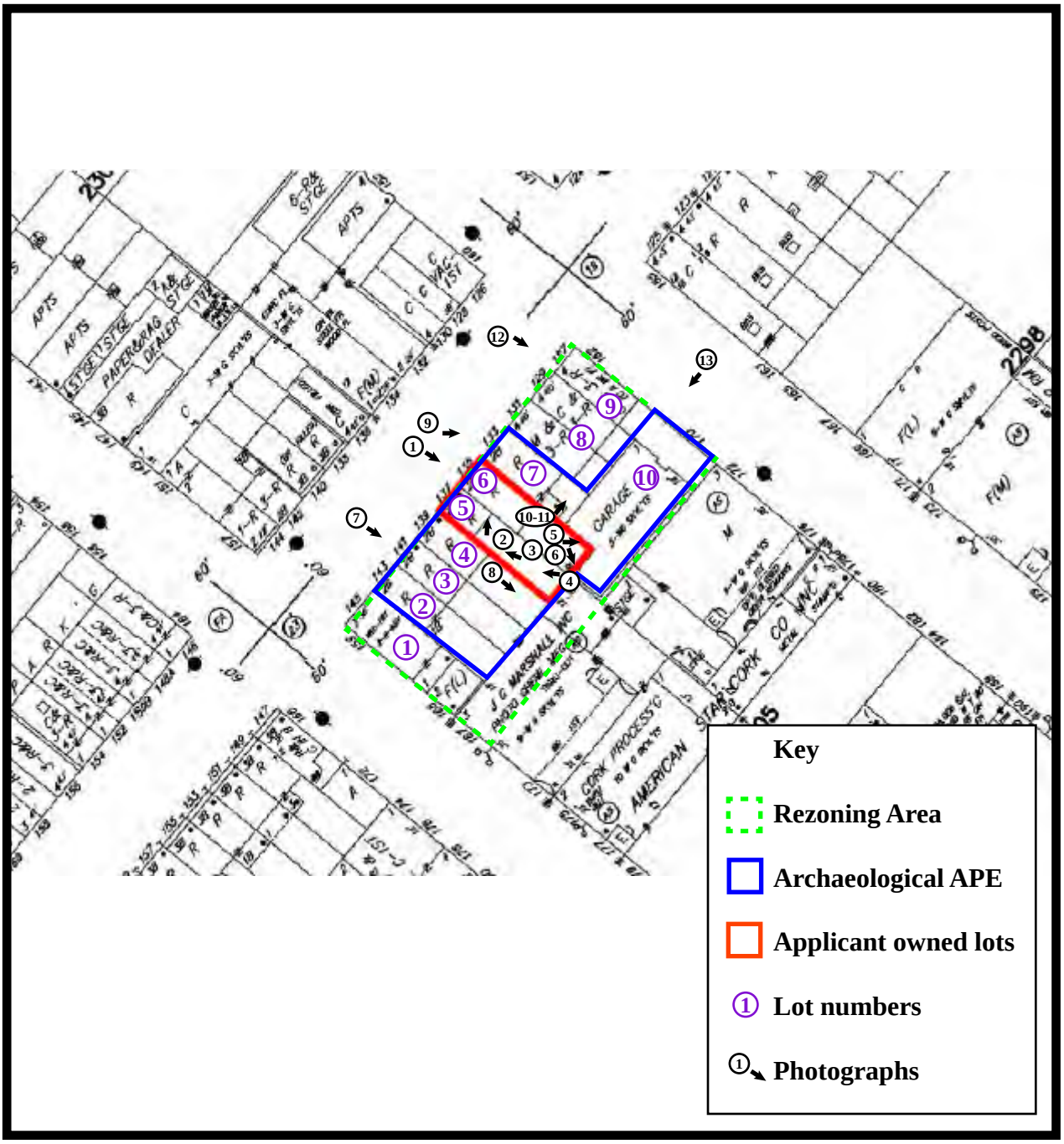
FIGURES



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, New York

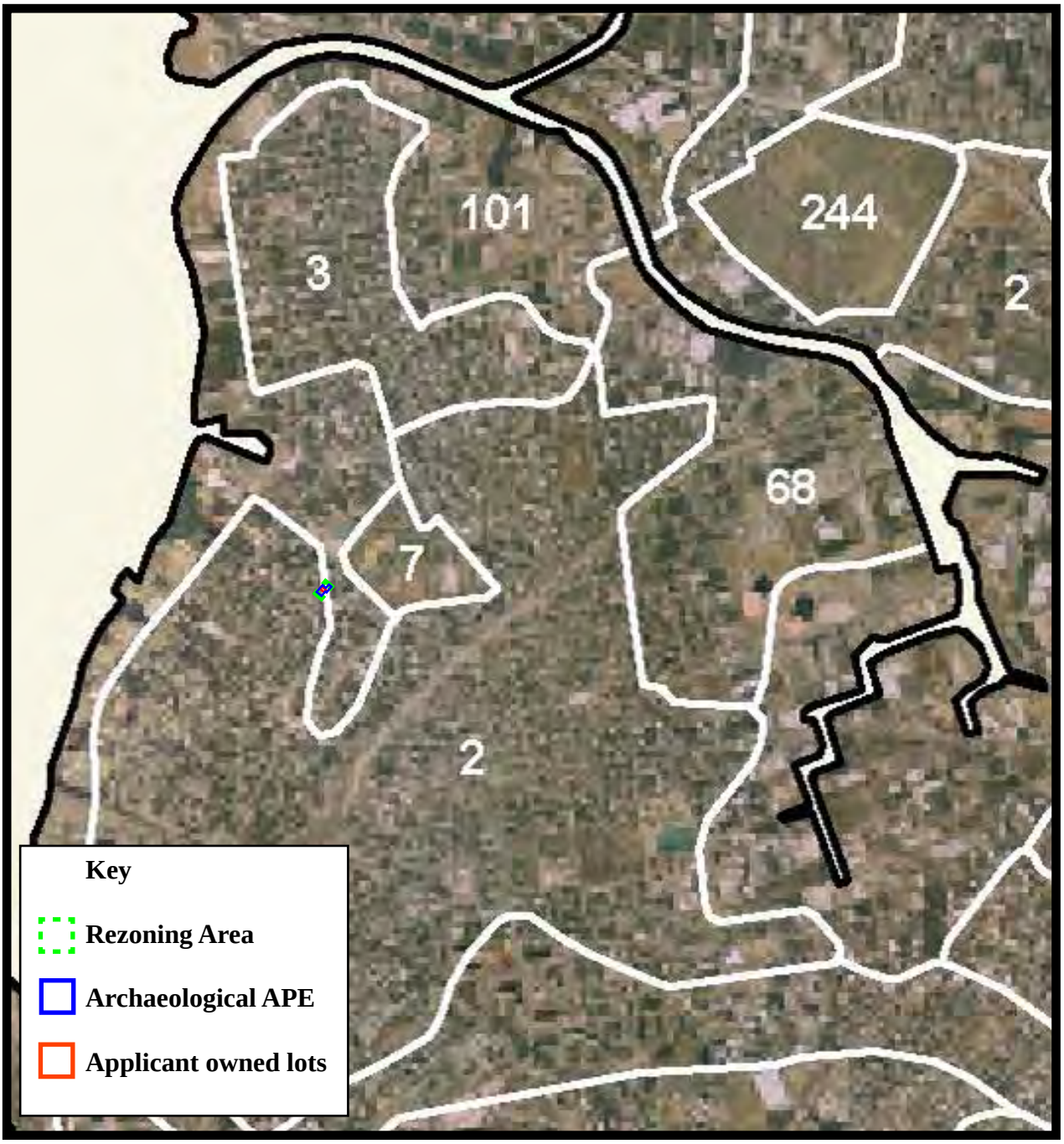
Figure 1: ***Brooklyn, N.Y.*** **7.5 Minute Topographic Quadrangle (U.S.G.S. 2016).**

0 400 800 1200 1600 2000 FEET



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, New York

Figure 2: ***Insurance Maps of the Borough of Brooklyn, New York*** **(Sanborn 2007).**



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
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Brooklyn, New York

N

HP

Figure 3: ***New York City Reconnaissance Soil Survey*** **(U.S.D.A. 2006).**

0 500 1000 1500 2000 2500 FEET



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, New York

Figure 4: ***Map of the City of Brooklyn, As Laid Out By Commissioners...*** **(Colton 1849).**

0 200 400 600 800 1000 FEET



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
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Brooklyn, New York

Figure 5: ***Map of the City of Brooklyn, also the Village of Williamsburgh*** **(Dripps 1850).**

0 200 400 600 800 1000 FEET



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
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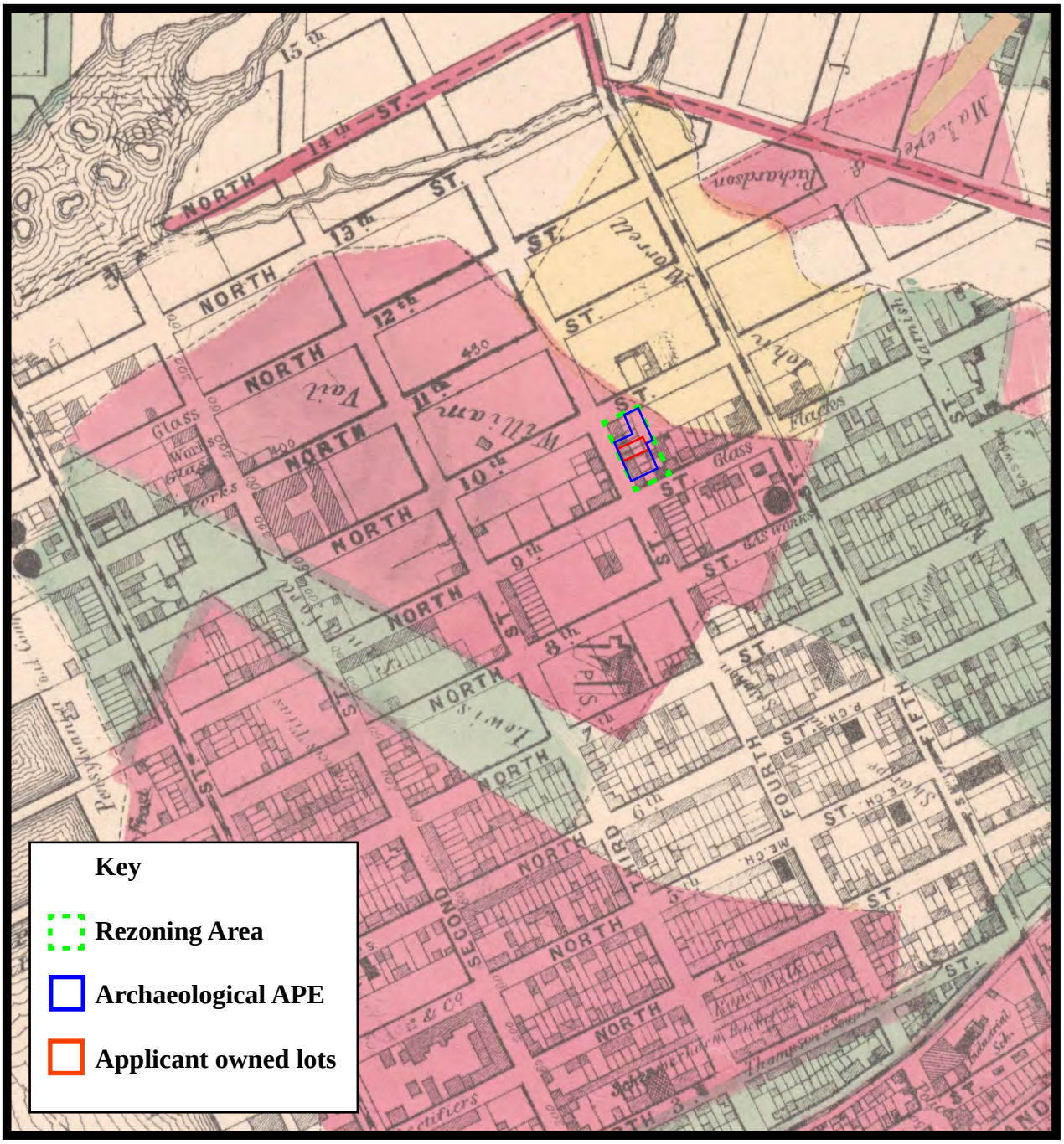
Brooklyn, New York

Figure 6: ***Map of the City of Brooklyn...*** **(Dripps 1864).**

0 200 400 600 800 1000 FEET

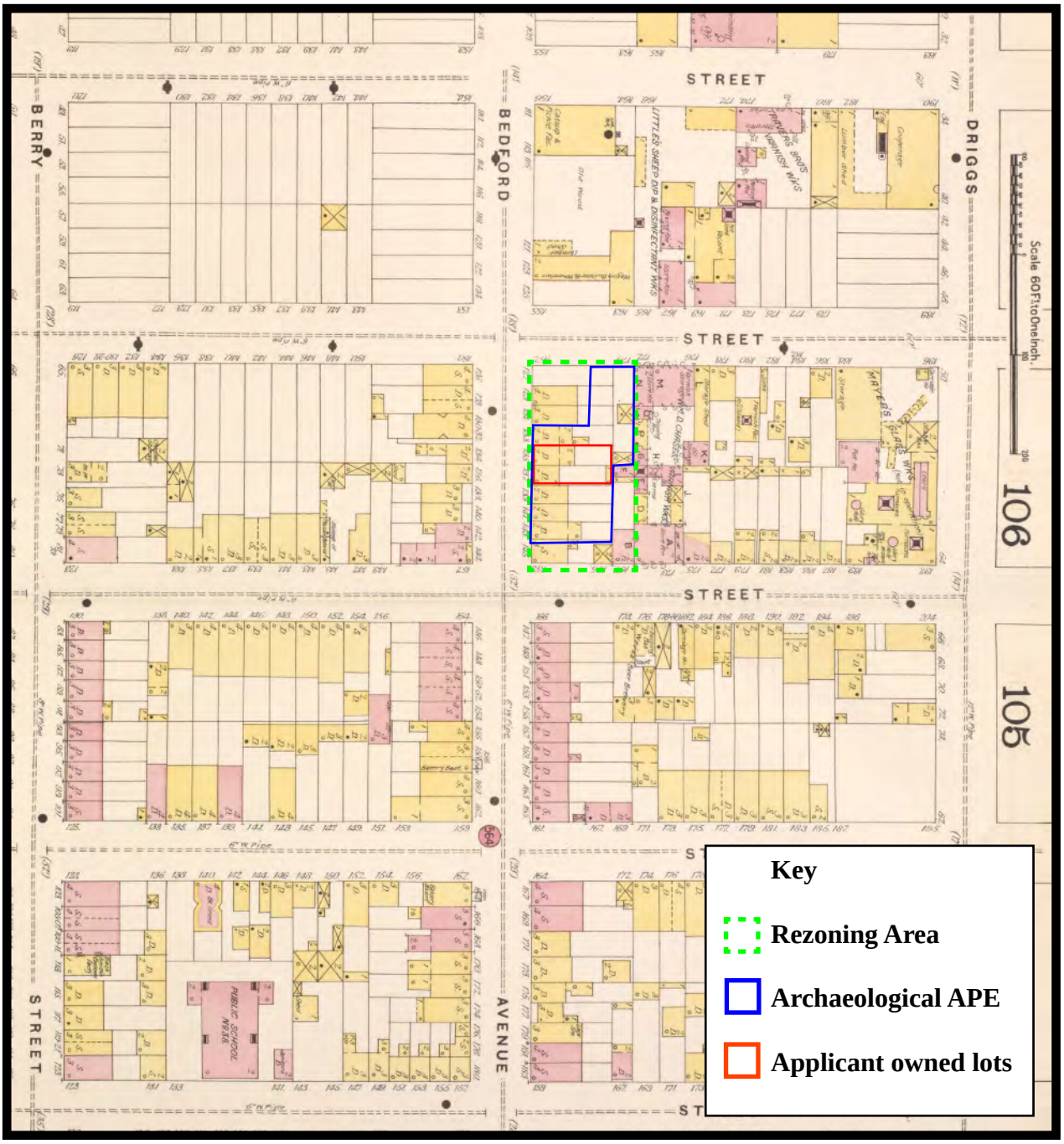

Key
Rezoning Area
Archaeological APE
Applicant owned lots
NORTH
ST.
FOURTH
THIRD
SECOND
FIFTH
Glass Works
Gas Works
Glass
Vault
Platoes
Varnish
Pickle Co.
Industrial Sch.
Thompson & Simpson
Cutlers
Sweeper
Pub. Sch.
Pub. Sch.
Pub. Sch.



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, New York

Figure 8: ***Higginson's Insurance Maps of the City of Brooklyn, L. I.*** **(Higginson 1868+). Updated to post-1870 conditions.**

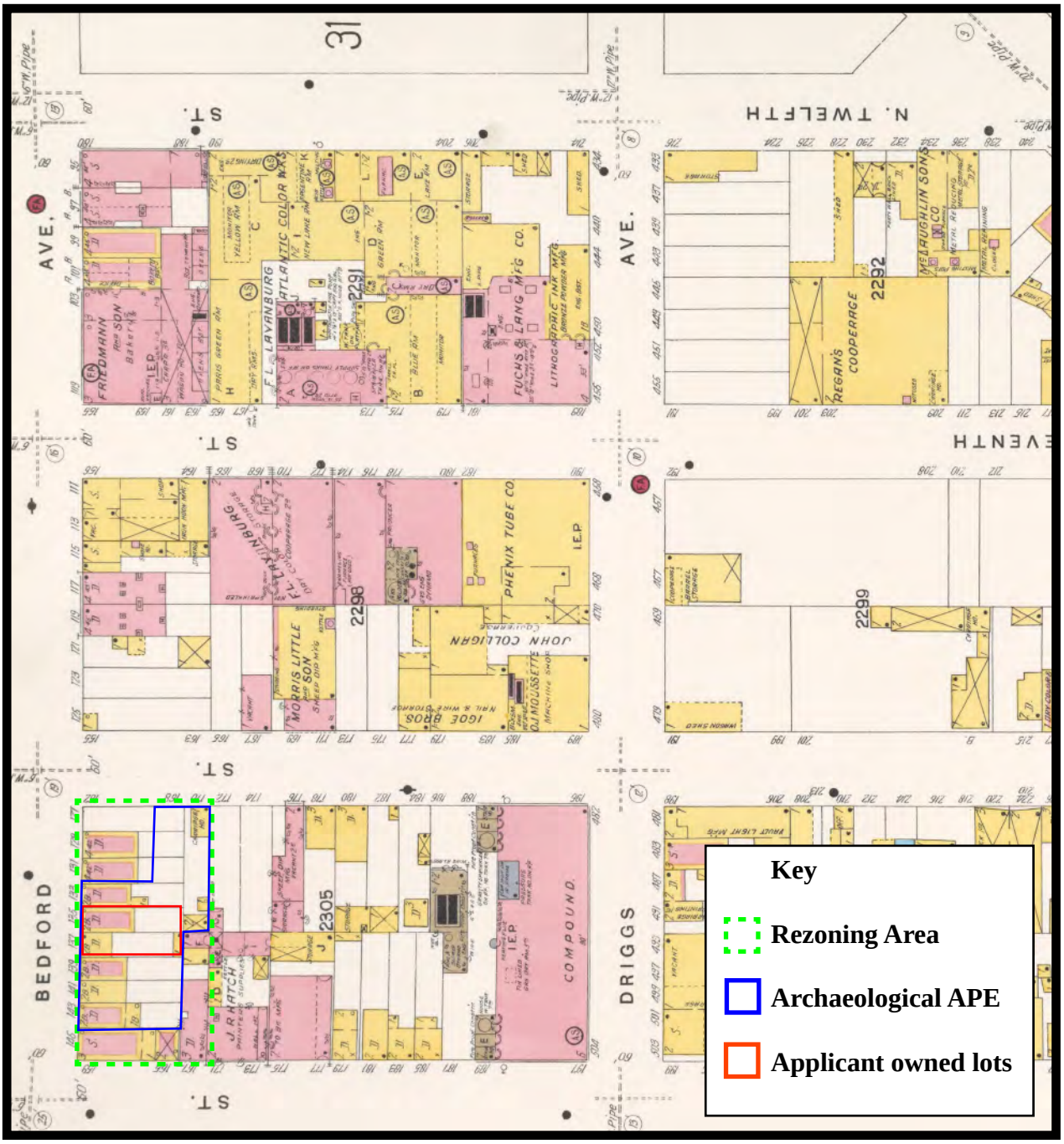
0 100 200 300 400 500 FEET



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, New York

Figure 9: ***Insurance Maps of Brooklyn, New York*** **(Sanborn 1884).**

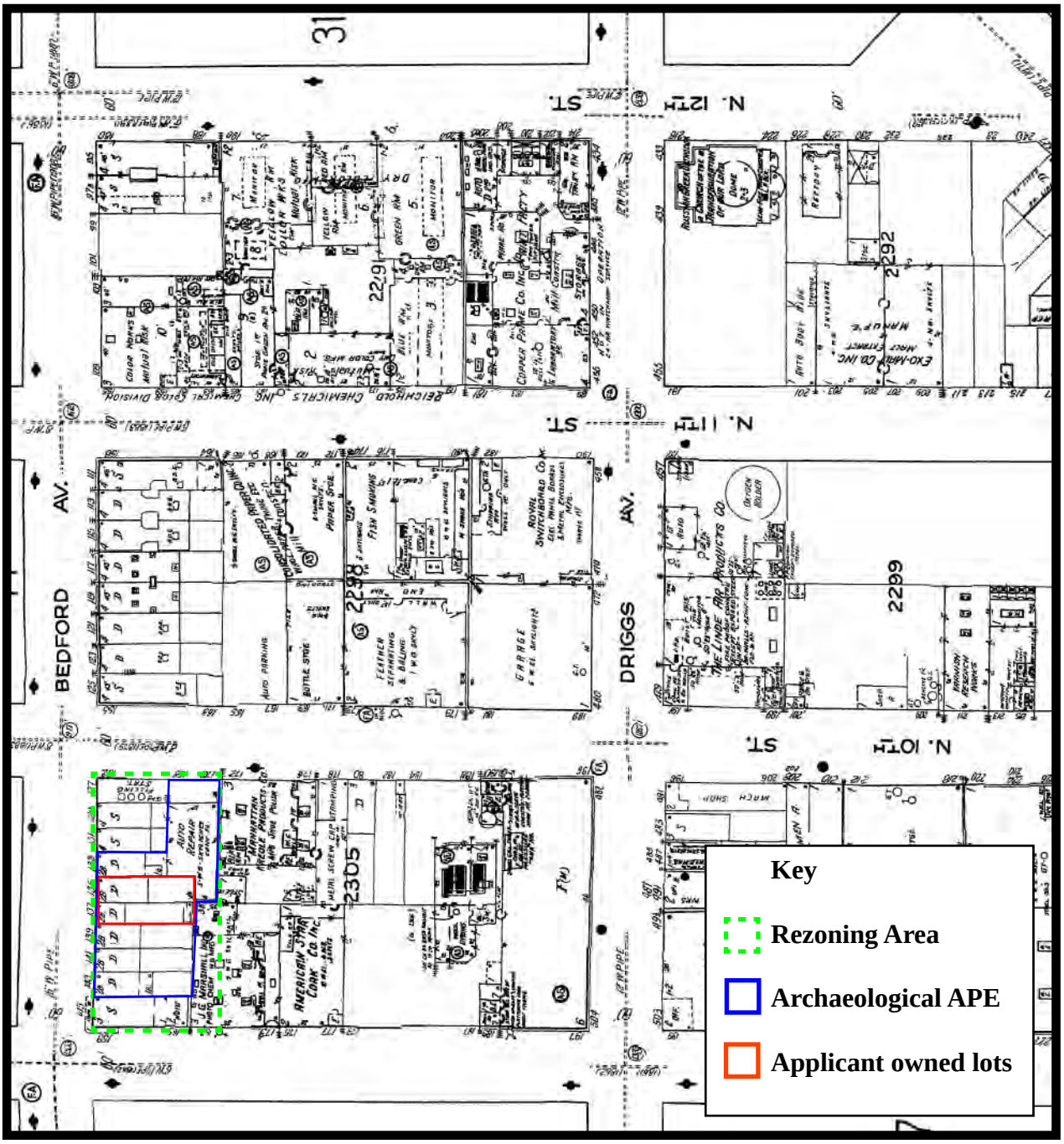
0 50 100 150 200 250 FEET



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, New York

Figure 10: ***Insurance Maps of the Borough of Brooklyn, New York*** **(Sanborn 1905).**

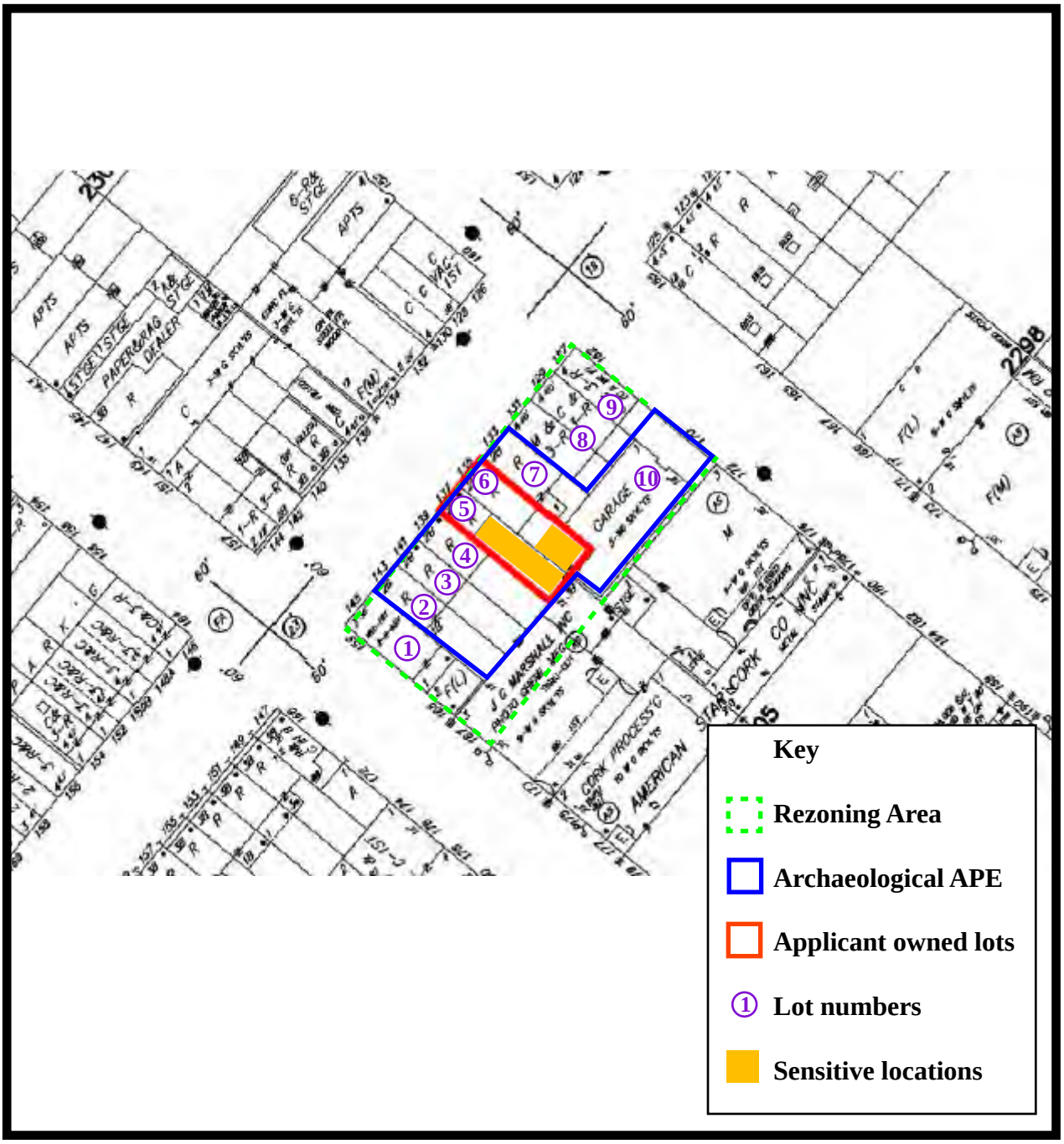
0 50 100 150 200 250 FEET



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, New York

Figure 11: ***Insurance Maps of the Borough of Brooklyn, New York*** **(Sanborn 1942).**

0 50 100 150 200 250 FEET



Phase IA Archaeological Documentary Study
135-137 Bedford Avenue Rezoning
Block 2305, Lots 2, 3, 4, 5, 6, 7, and 10
Brooklyn, New York

Figure 12: Archaeologically sensitive locations on *Insurance Maps of the Borough of Brooklyn, New York* (Sanborn 2007).

PHOTOGRAPHS



Photograph 1. Right to left, Lots 5 and 6, 137 and 135 Bedford Avenue. View looking southwest.



Photograph 2. Lot 5, 137 Bedford Avenue. Back yard of house showing patio and entrance to cellar through hatched door. Red brick wall is the side elevation of house on Lot 6. View looking north.



Photograph 3. Lot 5, 137 Bedford Avenue. Back yard of house showing patio and interior of yard. View looking northwest.



Photograph 4. Lot 5, 137 Bedford Avenue. Back yard, composite image from east corner, panorama looking southwest to northwest. Red oval marks location of depression.



Photograph 5. Lot 6, 135 Bedford Avenue. Back yard. Brick walls are sides of garage on Lot 10. View looking southeast.



Photograph 6. Lot 6, 135 Bedford Avenue. Brick walls are sides of garage on Lot 10. View looking east.



Photograph 7. Right to left, Lots 2, 3, and 4 (143, 141, and 139 Bedford Avenue). View looking southeast.



Photograph 8. Example of rear yard behind Lots 2, 3, and 4. This is Lot 4, 139 Bedford Avenue. View looking southeast.



Photograph 9. Lot 7, 133 Bedford Avenue (tan house). View looking east.



Photograph 10. Lot 7, 133 Bedford Avenue (tan house). Rear yard is located between houses on left and Lot 10 brick garage building on right, behind wooden fence. View looking northeast.



Photograph 11. Lot 7, 133 Bedford Avenue year yard detail. Brick building on right is the garage on Lot 10. View looking northeast.

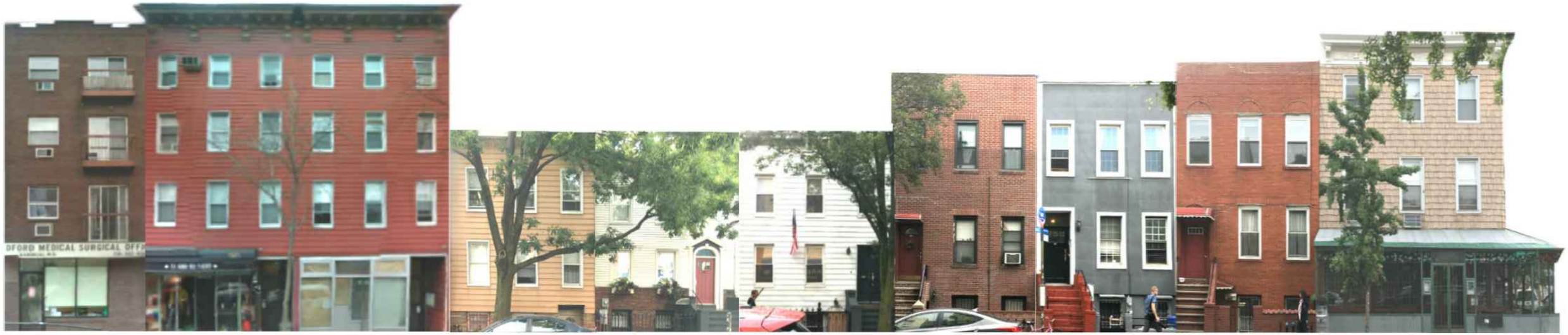


Photograph 12. Lot 8, 131 and 129 Bedford Avenue (red building on right) and Lot 9, 127 Bedford Avenue (brown building on left). View looking southeast.



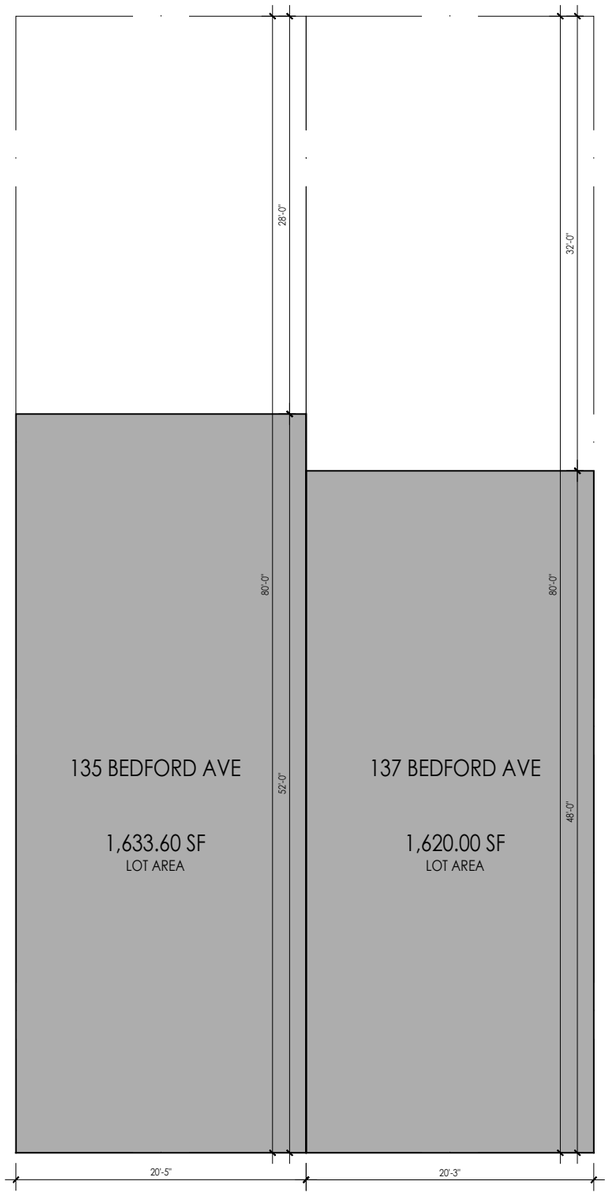
Photograph 13. Lot 10 garage building. Yellow and black striped wall marks edge of Lot 8 rear yard. View looking southwest.

APPENDIX A: PROPOSED PROJECT PLANS


127 BEDFORD AVENUE
129 BEDFORD AVENUE
133 BEDFORD AVENUE
135 BEDFORD AVENUE
137 BEDFORD AVENUE
139 BEDFORD AVENUE
141 BEDFORD AVENUE
143 BEDFORD AVENUE
145 BEDFORD AVENUE

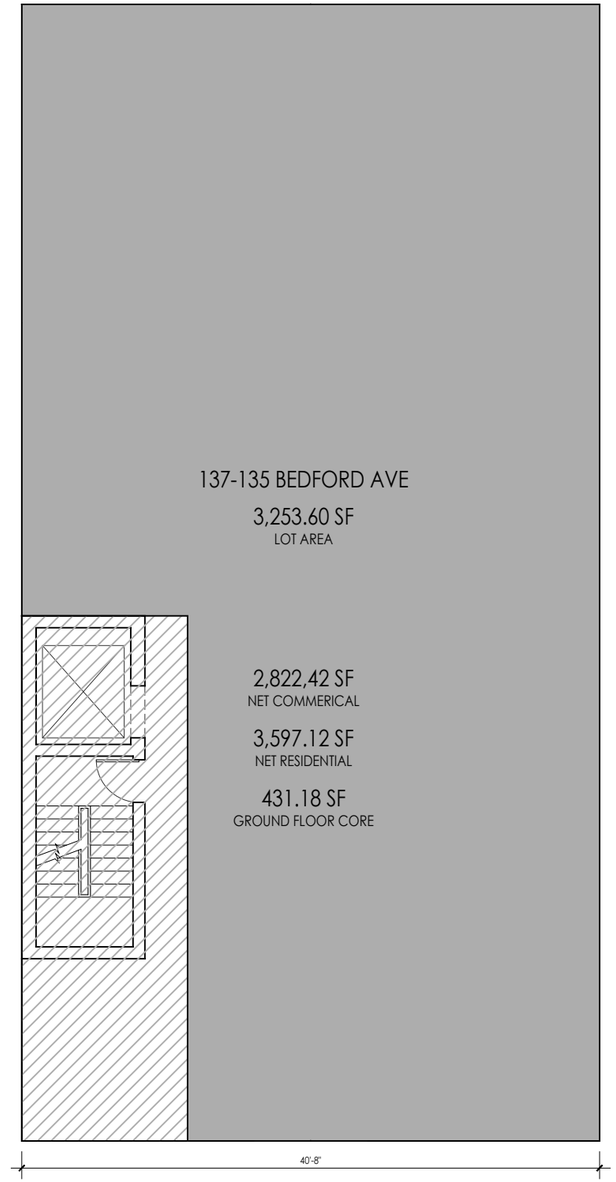


127 BEDFORD AVENUE	129 BEDFORD AVENUE	133 BEDFORD AVENUE	135-137 BEDFORD AVENUE	139 BEDFORD AVENUE	141 BEDFORD AVENUE	143 BEDFORD AVENUE	145 BEDFORD AVENUE



BEDFORD AVENUE

SITE PLAN - EXISTING ZONING CONDITION
SCALE: 1/16" = 1'-0"



BEDFORD AVENUE

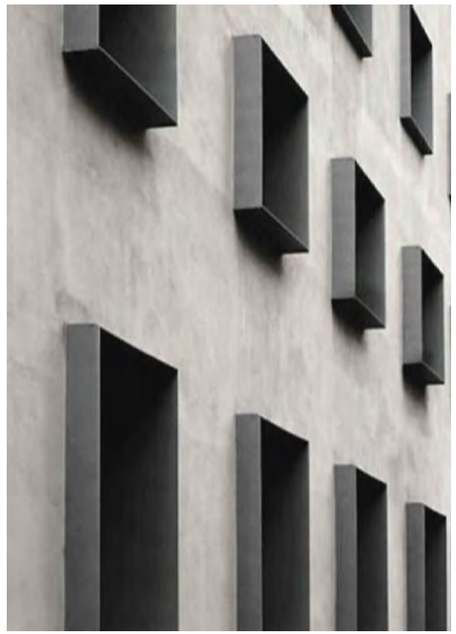
SITE PLAN - PROPOSED BUILDING FOOTPRINT
SCALE: 1/16" = 1'-0"

Apartments + Max Retail

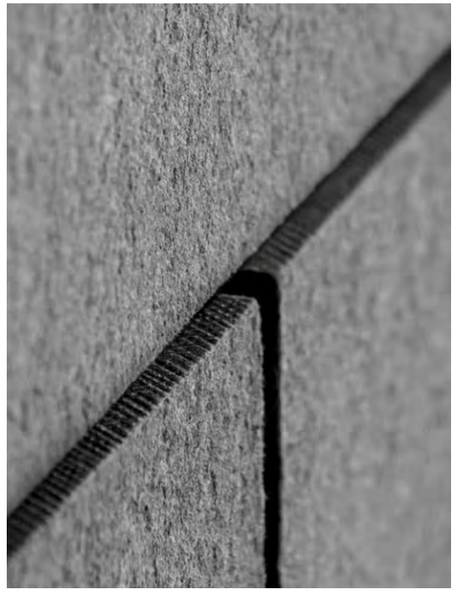
Level	Gross Build Area (FT²)	Common/ Mech (FT²)	Net Area (FT²)	Floor-Floor Height (FT)
Cellar	1,952.00	-	-	-
Ground Floor	3,253.60	431.18	2,822.42	12
2nd Floor	1,340.92	250.00	1,090.92	10.75
3rd Floor	1,340.92	250.00	1,090.92	10.75
4th Floor	857.64	150.00	707.64	10.75
5th Floor (Duplex)	857.64	150.00	707.64	10.75
Total	**9,602.72**	**1,231.18**	**6,419.54**	**55**



MASSING









PROPOSED MATERIALS:
FIBER CEMENT BOARD, METAL WINDOW SURROUNDS, PLANTER BOXES

135 Bedford Ave

Block	2305
Lot	6
Lot Area	1,633.60
Lot Frontage	20.42
Lot Depth	80.00
R6A	2.7
C1-4 Overlay Commercial	2.0
Residential Floor Area	4,410.72
Commercial Floor Area	3,267.20
Max Resi/Comm Floor Area	**4,410.72**
Buildable Area (Lot Coverage)	1061.84
Lot Coverage Percentage (65% max.)	65.00%
New Building Depth	52.00

137 Bedford Ave

Block	2305
Lot	5
Lot Area	1,620.00
Lot Frontage	20.25
Lot Depth	80.00
R6B	2.0
C1-4 Overlay Commercial	2.0
Residential Floor Area	3,240.00
Commercial Floor Area	3,240.00
Max Resi/Comm Floor Area	**3,240.00**
Buildable Area (Lot Coverage)	972.00
Lot Coverage Percentage (60% max.)	60.00%
New Building Depth	48.00

Summary

135 Bedford Lot Area	1,633.60
137 Bedford Lot Area	1,620.00
Combined Lot Area	**3,253.60**
135 Bedford Floor Area	4,410.72
137 Bedford Floor Area	3,240.00
Net Zoning Floor Area	**7,650.72**
Combined Cellar Space	1,952.00
Gross Floor Area	**9,602.72**

APPENDIX B: ARCHITECTURAL SURVEY OF 137 BEDFORD AVENUE

JOB NUMBER: B2305-5

PROPERTY ADDRESS: 137 BEDFORD AVENUE

SYMBOLS AND ABBREVIATIONS

FENCES — C.L.FENCE — METAL FENCE — WOOD FENCE
UTILITY POLE — U.P. — GUY WIRE — U.P.
CATCH BASIN — C.B. WITH INLET — C.B.
PARKING METER — P.M.
TRAFFIC LIGHT — T.L. — WITH STREET LIGHT
LIGHT
STREET LIGHT
FIRE HYDRANT — HYD. — HYD.
SIAMESE CONNECTION
SHUT OFF VALVE — G.V. — G.V. — W.V. — W.V.
HANDICAPPED PARKING
EXISTING TREE — Ø12" — TREE GROUP
DRAINS — DR. — DR.
TRAFFIC SIGN — T.S.
CURB AND CURB CUT — CURB CUT
OVERHEAD SERVICE — O.H.S.W.
CABLE TV MANHOLE — C.TV.
MANHOLES — G — E — T — W — S — RIM EL. INV.EL.

SYMBOLS AND ABBREVIATIONS

CITY MONUMENT
CUT CROSS
SET NAIL
SET STAKE
SET MARK (PAINTED)
SET BENCHMARK
F.E. — FIRE ESCAPE
PL. or PLTF. — PLATFORM
C.E. — CELLAR ENTRANCE
A.W. — AIR WAY
CONC. — CONCRETE
PVMT. — PAVEMENT
AC — AIR CONDITION
MET. — METAL
N — NORTH OF PROPERTY LINE
S — SOUTH OF PROPERTY LINE
E — EAST OF PROPERTY LINE
W — WEST OF PROPERTY LINE

OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRU- CTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION.

ELEVATIONS IF ANY REFER TO NAVD 1988 DATUM

GENERAL NOTES

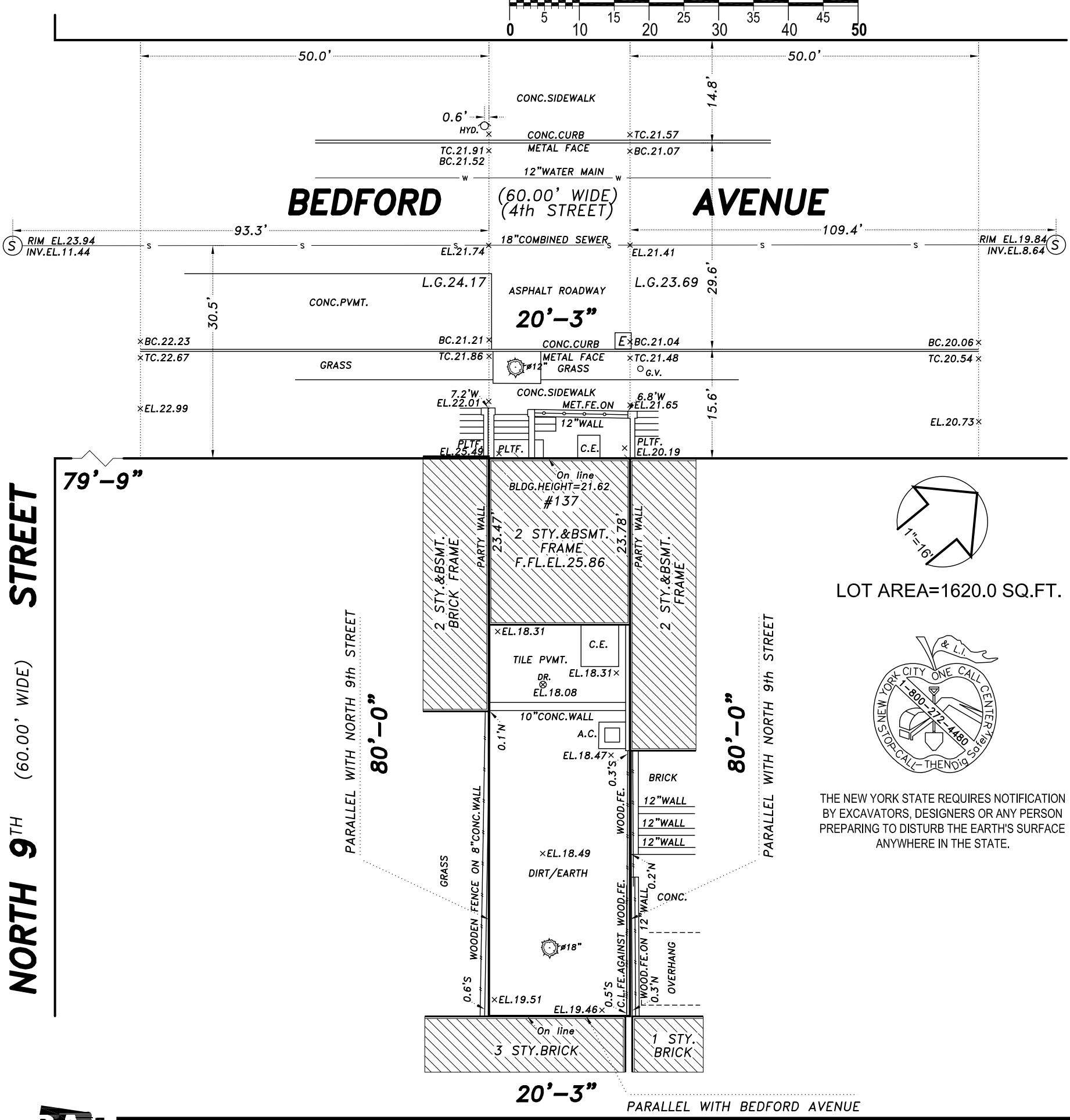
SUBSURFACE UTILITIES ARE NOT GUARANTEED BY SURVEYOR. HIGH CAUTION RECOMMENDED AND VERIFICATION WITH PROPER CITY AGENCIES, IS MANDATORY BEFORE COMMENCING ALL NEW WORK.
ALL SUBSURFACE AND OVERHEAD UTILITIES (AS TO SIZE , TYPE AND DEPTH) SHOWN ON THIS SURVEY ARE TAKEN FROM RECORDS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES, UNLESS OTHERWISE NOTED AND SHOWN. COVER OR DEPTH OF UTILITIES WHICH DERIVED FROM FIELD MEASURMENTS SHOWN ON THIS SURVEY SHOULD BE VERIFIED WITH PROPER AGENCY PRIOR TO CONSTRUCTION OF PROJECT. INVERT ELEVATIONS ARE DERIVED FROM CITY AGENCY RECORDS WHEN NOT AVAILABLE BY FIELD SURVEY AND NOTED AS "PER RECORD" ON THE SURVEY.
ALL SUBSURFACE UTILITY AS TO LOCATION AND DEPTH, SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING CONSTRUCTION.
THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND/OR DESCRIBED ON THIS SURVEY.
ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO.35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO EVERY OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMO- LITION WORK IN THE SPECIFIED AREA
ALL ELEVATIONS SHOWN REFER TO NAVD 88 DATUM.
LEGAL GRADES SHOWN ON THE SURVEY REFER TO NAVD 88 DATUM.

GENERAL NOTES

NOTES:
EASEMENTS IF ANY ARE NOT SHOWN ON THIS SURVEY. NO INFORMATION PROVIDED TO SURVEYOR AT THIS TIME.
OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION.
LIABILITY IS LIMITED TO THE AMOUNT OF THIS AGREEMENT.
PLUMBNESS OF WALLS NOT VERIFIED.
PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

GRAPHIC SCALE

0 5 10 15 20 25 30 35 40 45 50



1"=16'

LOT AREA=1620.0 SQ.FT.

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SURVEYS@KABAPLS.COM

SURVEYED & GUARANTEED FOR:
DEPARTMENT OF BUILDINGS

STATE OF NEW YORK
JAROSLAW W. KRAWCZYK
No. 050750
LICENSED LAND SURVEYOR

BOROUGH: KINGS
TOWN: BROOKLYN
BLOCK: 2305 SECTION:
LOT: 5

SURVEYED:
NOVEMBER 10, 2015-ARCHITECTURAL SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF **THE NEW YORK STATE EDUCATION LAW.** COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERRABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PPENDIX C: ADDITIONAL PHOTOGRAPHS OF 135 AND 137 BEDFORD AVENUE
(ALC ENVIRONMENTAL 2018, APPENDIX 15.2)



The subject property – 135-137 Bedford Avenue



135 Bedford Avenue – front (northwestern) façade



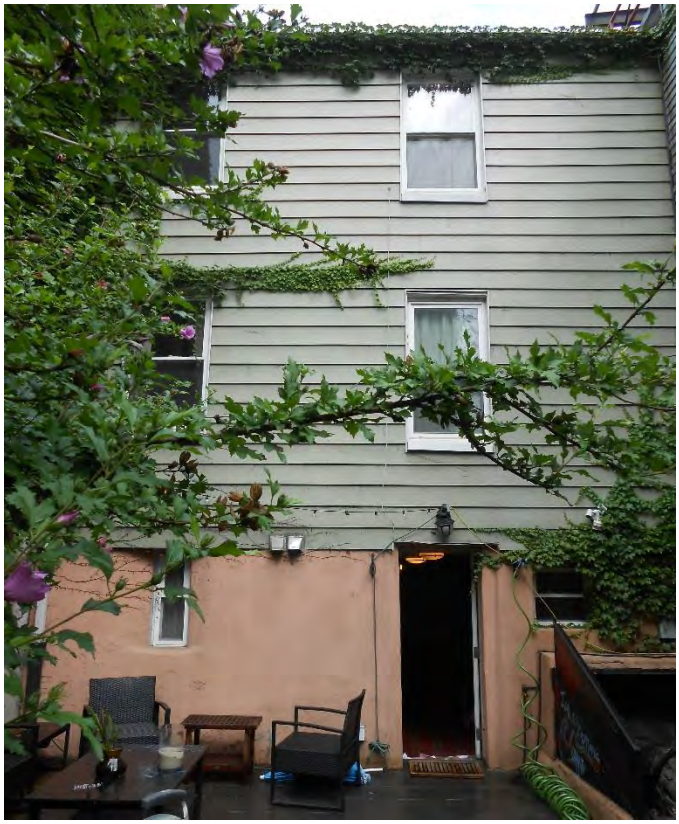
135 Bedford Avenue – rear (southeastern) façade



135 Bedford Avenue – backyard



137 Bedford Avenue – front (northwestern) façade



137 Bedford Avenue – rear (southeastern) façade



137 Bedford Avenue – Backyard



137 Bedford Avenue – paved section of backyard

APPENDIX D: INDIVIDUAL LOT HISTORIES

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, all lots			
Date	**Grantor**	**Grantee**	**Remarks**
5/11/1696	Henry Deforest and Thunis Woortman	Henry Deforest and Thunis Woortman	Liber 2:97, (part of large tract)
7/28/1713	Bushwick Town of	Peter Praa	Liber 4:38, (part of large tract)
5/16/1719	Maurize Tunis Covert (deceased), Tunis and Tennis Covert (heirs)	Francis Titus	Liber 4:227, (part of large tract: Parcel 2)
5/11/1764	Elizabeth Wortman	Derrick Wortman	Liber 6:146, (part of large tract)
5/14/1764	Tunis Wortman (heirs of)	Derrick Wortman	Liber 6:144, (part of large tract)
2/25/1818	William and Sarah Bennet	James Provost	Liber 12:175, (part of large tract)
12/21/1820	John MacDonald (Master in Chancery)	William Vail	Liber 12:599, (part of large tract)
11/7/1834	John Titus (widow of)	John Cozine	Liber 43:473, (part of large tract; Parcel 2)
1/13/1835	Williamsburgh Village Trustees	Obadiah Newcomb Jr.	Liber 45:332, (part of large tract)
3/21/1839	Samuel Hunt and Calvin Huntington	Mortgage Agreement	Liber 80:492, (part of large parcel; Parcel 1), Same as Liber 107:402
3/21/1839	Samuel and Elizabeth Hunt	Calvin Huntington	Liber 80:500, (part of large parcel; Parcel 1), Same as Liber 107:402
1/11/1843	Paul Fish (Master in Chancery)	Samuel Hunt	Liber 107:407, (part of large tract)
3/3/1848	Helena Hoffman (heirs of), Francis Titus (daughter of)	John Conner	Liber 175:331, (part of large parcel)
3/4/1848	Francis and Harriet Titus (heir at law of John Titus deceased)	John Conner	Liber 175:329, (part of large parcel)
11/6/1848	Obadiah Newcomb Jr.	Samuel Hunt	Liber 187:64, (part of large parcel)
7/9/1850	John and Catherine Conner	Samuel Hunt	Liber 221:532, (part of large parcel)

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 5, 137 Bedford Avenue (formerly 308/310 4th Street and 360 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1850			(119 North 9th St.) Bowerhan, Christopher, laborer; Cooper, Jacob, ropemaker			Payson's Williamsburgh directory
1855				J. Cooper, rope, wife, 4 children I. Bowhand, tailoress, 4 children		
1855-56			(310 4th St.) Cooper, Jacob, ropemaker; Bowerhan, Isabella, wid. Christopher, tailoress			
1860				Charles Kohn, sailor from Prussia, wife; Edward Smith, segar maker; wife, 2 children; Joseph Melicks, carman, wife, 2 children		
1862			(310 4th St.) Kohn, Charles W. shipmaster; Macenty, James, laborer			
1863			(308 4th St.) William Ball, cigar maker; Charles Kohn, seaman; James McEntee, laborer			Lain's Brooklyn Directory
3/14/1864	Samuel Hunt	John Conboy				Liber 6--:140
1865			(308 4th St.) Faley, Daniel, laborer; Hanson, Richard, segarmker	Daniel Folly, cabinet maker from Ireland, wife, 2 children; John Conboy, plumber from Ireland, wife, 3 children		
1866			(308 4th St.) Conway, John, plumber; Folley, Daniel, u.s.a.; Hensell, Richard, u.s.a.			

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 5, 137 Bedford Avenue (formerly 308/310 4th Street and 360 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1868			(308 4th St.) Clark, Richard, lab.; Conboy, John, calker; Northrup, Edward, carpenter			
1868 - 1871					John Conboy – 1 house, 2B stories, $800, 1869 to1871 - $1000	
1870				John (Ireland, retail dealer) and Bridget Conboy, three children		
3/28/1871	John and Bridget Conboy	William Conboy				Liber 988:182
1871			(308 4th St.) John Conboy, calker			Lain's Brooklyn Directory
1870 - 1874					John Conboy – 2B stories, $1000	
5/28/1874	William and Bridget Conboy	John Conboy				Liber 1163:54
1875 - 1878					John Conboy – 2B stories/x22, $1000, 1878 - $800	
1875			(360 4th St.) Daglish, William, chemist; Gormly, John J., auctioneer; McCluskey, John, baker; Parker, William, engraver			

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 5, 137 Bedford Avenue (formerly 308/310 4th Street and 360 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1876			(360 4th St.) John Conboy, peddler; William Greyson, machinist			Lain's Brooklyn Directory
1878 - 1882					John Conboy – 2B stories/x22, $800, 1882 - $1000	
1880				John (Ireland, ship caulker) and Bridget Conboy, three adult children (printer)		
1882-1886					John Conboy – 2B stories/x22, $1000, 1883 to 1886 - $1200	Street #360, frame
1884			(360 4th St.) Joseph and Paschal Turney, clk.			Lain's Brooklyn Directory
1886-1890					John Conboy – 2B stories/x22, $1200/1890 - $1400	Street #137
1889			(137 Bedford Ave.) John Comboy Jr., plumber			Lain's Brooklyn Directory
1890-1894					John Conboy – 2B stories/x36, $1400	
1894-1898					John Conboy - $1400	
1900				John Conboy (Ireland, operator), adult daughter and grandchild; Paul (France) and Mary Hearm		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 5, 137 Bedford Avenue (formerly 308/310 4th Street and 360 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
June 7, 1907						Brooklyn Eagle, obituary, Joseph H. Nash, superintendent of Loughlin Iron Company
1910				William (own income), Helen (stenographer) and Mary Nash		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 6, 135 Bedford Avenue (formerly 310/312 4th Street and 362 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1850			(312 4th St.) Cox, John, grocery	John Cox, cartman, wife, 8 children Maria Forrest, son who is a carpenter		Payson's Williamsburgh directory
1854			(312 4th St.) King, L.H., tailor; Bingham, Stephen, captain			Reynolds' Directory of the City of Williamsburgh
1855				J., Schlisman, shoemaker from Germany, wife, child; A. Brown, shoemaker, wife, 2 children		
1855-56			(312 4th St.) Brown, Alanson, shoemaker; Schlisman, John M., shoemaker			
1860				James Faulkner, distiller, wife, 3 children; Mark McCauley, mason, Julia Dempsey, servant		
1862			(312 4th St.) Faulkner, James, grain distiller			
3/7/1863	Samuel Hunt	Michael McGrother				Liber 592:370
1863			(312 4th St.) Peter Hunt, laborer; Robert Mein, pianoforte maker			Lain's Brooklyn Directory
July 16, 1864						Brooklyn Eagle, Michael McGrother, 312 4th Street, meeting of Board of Relief Alderman
6/29/1865	Samuel Hunt	Michael McGrother				Liber 670:126
7/1/1865	Michael McGrother	Annie Teresa Venus				Liber 670:129

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 6, 135 Bedford Avenue (formerly 310/312 4th Street and 362 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1865			(312 4th St.) McGrudy, Michael, laborer; McKeever, James, stonecutter; Wells, Aclam, glassblower	Henry Clarkson, file grinder from England, wife, child; Michael McGruder, laborer from Ireland, wife, 6 children; James Collins, boiler maker from Ireland, wife		
1866			(312 4th St.) Collins, __, smith; McGroger, Michael; McKeever, James, stonecutter			
1868			(312 4th St.) Venus, John T., collector			
1868 - 1871					John Venus – 1 house, 2B stories, $800, 1869 to1871 - $1000	
1870				John (England, clerk) Mary Venus, four children; Patrick (Ireland, laborer) and Ellen Rodman, two children		
1871			(312 4th St.) Patrick Ronan, lab.; John Venus, collector			Lain's Brooklyn Directory
1/23/1873	John and Annie Teresa Venus	John Newman				Liber 1085:4
1870 - 1874					J.W. Newman – 2B stories, $1000	
1875 - 1878					J.W. Newman – 2B stories/x44, $1000	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 6, 135 Bedford Avenue (formerly 310/312 4th Street and 362 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1875			(362 4th St.) Conboy, James, pilot; Newman, John W., contractor			
1876			(362 4th St.) Alexander Henry, cooper; William Richardson, police			Lain's Brooklyn Directory
1878 - 1882					J.W. Newman – 2B stories/x44, 1878 to 1881- $1000, $1400	
1880				Henry (Ireland, care of streets) and Kate Conboy, two children; William (hatter) and Elizabeth Farleigh, one child		
December 30, 1883						Brooklyn Eagle, Mrs. Mary Newman and her sister Mrs. Edward Reilly will open their home for guests (362 4th St.)
1884			(362 4th St.) William Higgins, truckman; Henry Hewitt; Edward Reilly, plumber			Lain's Brooklyn Directory
1882-1886					J.W. Newman – 2B stories/x44, $1400	Street #362, frame
1886-1890					J.W. Newman – 2B stories/x44, 1886 to 1889 - $1400, $1600	Street #135

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 6, 135 Bedford Avenue (formerly 310/312 4th Street and 362 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1889			(135 Bedford Ave.) Jane Reilly, widow (John)			Lain's Brooklyn Directory
3/29/1892	David Feese (referee), Mary Newman vs. Mary Moffitt	Patrick Flynn				Liber 2105:114
1890-1894					Patrick Flynn – 2B stories/x44, $1600	
1900				Daniel (retail liquor) and Lillian McGrath		
1910				Matthew (Ireland, porter) and Margaret Curran, one child		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 2, 143 Bedford Avenue (formerly 302/304 4th Street and 354 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
3/16/1861	Samuel Hunt	Isaac Ackerly and James Clark				Liber 549:402
3/26/1862	Isaac and Margaret Ackerly, James and Prudence Clark	Ralph Kenyon				Liber 573:417
11/30/1864	Ralph and Julie Kenyon	Michael Martin				Liber 649:442
1865			(302 4th St.) Foster, Samuel, carpenter	Michael Martin, painter from Ireland, wife, 6 children, boarder; Thomas Taggert. Policeman from Ireland, wife, 2 children		
1866			(302 4th St.) Tagart, Thomas, police			
1868			(302 4th St.) Martin, Michael, painter; Taggart, Thomas, police			
1868 - 1871					Michael Martin – 1 house, 2B stories, $1200, 1869 to1871 - $1500	
1870				Michael (Ireland, painter) and Catherine Martin, five children; Raymond (France, manufacturer) and Agnes Schauer		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 2, 143 Bedford Avenue (formerly 302/304 4th Street and 354 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1871			(302 4th St.) Michael Martin, painter; Raymond Schauer, glass manufacturer			Lain's Brooklyn Directory
1870 - 1874					Michael Martin – 2B stories, $1500, 1874 - $1600	
1875			(354 4th St.) Martin, Michael, painter; Shields, James, nailmaker			
1876			(354 4th St.) Arthur Gowdy; Michael Martin, painter; Josie Martin, teacher			Lain's Brooklyn Directory
3/17/1877	Michael and Catherine Martin	James Dickson				Liber 1271:116
1875 - 1878					James Dickson – 2B stories/x36, $1600	
1/31/1881	James and Helen Dickson	Thomas Gately				Liber 1412:454
1878 - 1882					Jas Dickson – 2B stories/x36, $1600	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 2, 143 Bedford Avenue (formerly 302/304 4th Street and 354 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1880				Harry (truck driver) and Fannie Towhill, three adult children (oil factory, boat making); George (England, oil factory) and Susan Trowbridge, two children, two boarders (England/Ireland, oil factory); John and Kate Hayes, three children (tailor, oil factory)		
1884			(354 4th St.) Thomas Gately, liquors; Joseph Gately, mason			Lain's Brooklyn Directory
1882-1886					Thomas Gately – 2B stories/x36, $1600	Street #354, frame
1886-1890					Thomas Gately – 2B stories/x36, $1600/1890 - $1800	Street #143
1889			(143 Bedford Ave.) Thomas Gately			Lain's Brooklyn Directory
1890-1894					Thomas Gately – 2B stories/x36, $1800	
April 2, 1895						Brooklyn Eagle, obituary, Marcella Elizabeth Gately, 27
May 18, 1897						Brooklyn Eagle, obituary, James F. Gately, 27, son of Thomas Gately
1894-1898					Thomas Gately - $1800	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 2, 143 Bedford Avenue (formerly 302/304 4th Street and 354 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1900				Thomas Gately (Ireland), sons - Thomas Jr. (plumber) and Alphonso (brick layer) Gately, one servant		
1910				Catherine Gately, seven children (teacher, postal clerk), Mary McQuillan (sister)		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 3, 141 Bedford Avenue (formerly 304/306 4th Street and 356 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
3/16/1861	Samuel Hunt	Isaac Ackerly and James Clark				Liber 549:402
3/26/1862	Isaac and Margaret Ackerly, James and Prudence Clark	Ralph Kenyon				Liber 573:417
1863			(304 4th St.) Isaac Ackerly, carpenter			Lain's Brooklyn Directory
11/30/1864	Ralph and Julia Kenyon	John Jeffers				Liber 649:419
1864			(304 4th St.) Colkin, John, carpenter			
1865			(304 4th St.) Calkon, Thomas, carpenter	John Jeffers, painter, wife, 4 children; George Farrell, clerk, wife		
1866			(304 4th St.) Jefers, John, painter			
1868			(304 4th St.) Farrell, Sidney, upholsterer; Jeffers, John, painter; Jeffers, John H. cooper			
1868-1871					John Jeffers – 1 house, 2B stories, $1200, 1869 to 1871 - $1500	
1870				Thomas (policeman) and Mary Kennedy, four children; James (Ireland, glassblower) and Ellen Smith, three children		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 3, 141 Bedford Avenue (formerly 304/306 4th Street and 356 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1871			(304 4th St.) Thomas Kennedy, policeman; Alexander and James Smith, glassmakers			Lain's Brooklyn Directory
1870 - 1874					John Jeffers – 2B stories, $1500	
1875 - 1878					John Jeffers – 2B stories/x36, $1500	
1875			(356 4th St.) Markis, Joseph, fish, Fulton market, NY			
1876			(356 4th St.) Thomas Kennedy, molder; Alexander Smith, glassmaker; James and Thomas Smith, glassblowers			Lain's Brooklyn Directory
1878 - 1882					Sarah Higgins – 2B stories/x36, $1500	
1880				Mary Buckley, one adult child (porter in hat house); John (clerk) and Ester (England) Golden; James (Ireland, glass house) and Ellen Smith, one child, one nephew (brass foundry)		
10/22/1883	John and Mary Jane Jeffers	Sarah Higgins				Liber 1529:34

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 3, 141 Bedford Avenue (formerly 304/306 4th Street and 356 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1884			(356 4th St.) William Donohue, fireman; John Donohue, steamfitter; John McDonald, milk			Lain's Brooklyn Directory
1882-1886					Sarah Higgins – 2B stories/x36, $1500	Street #356, frame
1886-1890					Sarah Higgins – 2B stories/x36, $1500/1890 - $1700	Street #141
1889			(141 Bedford Ave.) William Donohue, fireman; William Robeling (Roebling), jeweler			Lain's Brooklyn Directory
1890-1894					Sarah Higgin – 2B stories/x36, $1700	
1894-1898					Sarah Higgin - $1700	
1900				Michael (Ireland) and Delia Farley, four children		
1910				Robert (England, policeman) and Margaret Mahen, five children, three in-laws (policeman, teacher)		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 4, 139 Bedford Avenue (formerly 306/308 4th Street and 358 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
3/16/1861	Samuel Hunt	Isaac Ackerly and James Clark				Liber 549:402
3/26/1862	Isaac and Margaret Ackerly, James and Prudence Clark	Ralph Kenyon				Liber 573:417
1863			(306 4th St.) George Gunyan, steam sawmill			Lain's Brooklyn Directory
11/30/1864	Ralph and Julia Kenyon	John Jeffers				Liber 649:419
1865			(306 4th St.) Lawrence, Andrew, smith; McClaskey, John, shipbuilder	John Closkey, blacksmith from Ireland, wife, 3 children; James McCloskey, blacksmith from Ireland, wife, child; Andrew Lawerance, builder, wife, 3 children		
1866			(306 4th St.) Lawrence, Andrew, shipwright; McCloskey, John, shipwright			
1868			(306 4th St.) McCloskey, John, dockbuilder			
1868 - 1871					John Jeffers – 1 house, 2B stories, $1200, 1869 to1871 - $1500	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 4, 139 Bedford Avenue (formerly 306/308 4th Street and 358 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1870				John (Ireland, contractor) and Harriet McCloskey, four children; William (machinist) and Jane Greggson, two children		
1871			(306 4th St.) William Gregson, machinist			Lain's Brooklyn Directory
1870 - 1874					John Jeffers – 2B stories, $1500	
1875 - 1878					John Jeffers – 2B stories/x36, $1500	
1875			(358 4th St.) Kennedy, Thomas, gas; Rentell, Jacob, molder; Smith, James, glassblower; Van Name, John, fish			
1876			(358 4th St.) George Jewherst, mason; John MCloskey, blacksmith			Lain's Brooklyn Directory
1878 - 1882					Annie Callahan – 2B stories/x36, $1500	
1880				Bernard (Ireland, carpenter) and Margaret McCarran, six children, one boarder; John (Ireland, blacksmith) and Harriet McCloskey, four children		
7/29/1882	John and Mary Jane Jeffers	Annie Callahan				Liber 1475:191

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 4, 139 Bedford Avenue (formerly 306/308 4th Street and 358 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1882-1886					Annie Callahan – 2B stories/x36, $1500	Street #358, frame
1884			(358 4th St.) John Callahan, conductor; Jerome Kehoe, lab.; George Mirrielees, pres't; Walter Towe, printer			Lain's Brooklyn Directory
5/25/1887	Annie Callahan	John Simpson				Liber 1740:410
4/20/1889	John Simpson	Mary McQuillan				Liber 1898:353
1889			(139 Bedford Ave.) John Simpson, moulder; Alexander White, conductor			Lain's Brooklyn Directory
1886-1890					Mary McQuillan – 2B stories/x36, $1500/1890 - $1700	Street #139
1890-1894					Mary McQuillan – 2B stories/x36, $1700	
1894-1898					Mary McQuillan - $1700	
1900				Bridget Maxwell (Ireland), four adult children, one boarder		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 4, 139 Bedford Avenue (formerly 306/308 4th Street and 358 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1910				Bridget Maxwell (Ireland), three adult children (dressmaker, laborer), two adult (dressmaker) cousins		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 7, 133 Bedford Avenue (formerly 314 4th Street and 364 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1850			(314 4th St.) Bleoo, John, carpenter; Debevoise, Charles, carpenter	George Studwell, boatman, wife, 5 children; Charles Debevoise, carpenter, wife, 2 children		Payson's Williamsburgh directory
1854			(314 4th St.) Debevoise, Charles, sash and blind maker; Brown, Jane, widow			Reynolds' Directory of the City of Williamsburgh
1855				C. Debevoise, blind maker, wife, 2 children; E. Stevenson, lawyer from England, wife, 2 children		
1855-56			(314 4th St.) Carlton, Henry, machinist; Debevoise, Charles, sash and blind maker			
1860				Owen Duffy, laborer from Ireland, 7 children, 3 are tailoresses; John Stemler, mason from Hesse Damstadt, wife		
1862			(314 4th St.) Duffy, Owen			
1864			Duffy, Owen, 4th n. N. 10th			
3/1/1865	Samuel Hunt	Owen Duffy				Liber 653:330
1865			(314 4th St.) Duffy, Owen, laborer	Owen Duffy, from Ireland, 5 adult children, 4 sewing, 1 moulder		
1866			(314 4th St.) Duffey, Owen			
1868			(316 4th St.) Duffy, Owen			

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 7, 133 Bedford Avenue (formerly 314 4th Street and 364 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1868 - 1871					Owen Duffy – 1 house, 2B stories, $800, 1869 to1871 - $1000	
1870				Patrick (Ireland, moulder) and Ellen McGovern, two children; Samuel (Ireland, foreman in vanish factory) and Ellen Martin, one child		
1871			(314 4th) Owen Duffy			Lain's Brooklyn Directory
1870 - 1874					Owen Duffy – 2B stories, $1000	
1875 - 1878					Owen Duffy – 2B stories/x42, $1000	
1875			(364 4th St.) Duffy, Owen, milk; Gugson, William, machinist; Leonard, James, bookkeeper; Ward, John, baker			
1876			(364 4th St.) Owen Duffy, milk; Theresa Meyer, widow (Samuel)			Lain's Brooklyn Directory
1878 - 1882					Owen Duffy – 2B stories/x42, $1000	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 7, 133 Bedford Avenue (formerly 314 4th Street and 364 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1880				Margaret (Ireland), Edward and Patrick Duffy (milkman), one boarder (laborer); Jacob (Ireland, printer) and Mary Campbell, two children, one servant		
1884			(364 4th St.) Patrick Duffy, fireman; Stephen McNair (McNar)			Lain's Brooklyn Directory
1882-1886					Owen Duffy – 2B stories/x42, $1300	Street #364, frame
1886-1890					Owen Duffy – 2B stories/x44, 1886 to 1889 - $1300, $1400	Street #133
1890-1894					Owen Duffy – 2B stories/20+42, $1400	
1894-1898					Owen Duffy - $1400	
1900				Mary and Patrick (Ireland, milk dealer) Duffy		
August 3, 1906						Brooklyn Eagle, several young men tried to sell Margaret Duffy's prize chickens from behind her house (133 Bedford Ave,)
1910				Mary Duffy (Ireland, own income), two servants		

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 8, 131 Bedford Avenue (formerly 316 4th Street and 366 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
4/1868	Samuel Hunt	Susan Duffy				Liber 816:504 (#131 only; 19.4-foot lot, 40 feet from N. 10th St.)
1868 - 1871					Susan Duffy – 1 house, 1 ½ stories, $500, 1869 to 1871 - $600	
1870				Jacob (Prussia, laborer) and Eliza Argus, five children		
4/16/1873	Susan Higgins	Margaret Duffy				Liber 1100:483 (#131 only; 19.4-foot lot, 40 feet from N. 10th St.)
1870 - 1874					Margaret Duffy – 4 stories, 1870 to 1873 - $600, 1874 - $1800	
1875 - 1878					Margaret Duffy – 4 stories/x44, $2400	
1875			(368 4th St.) Colligan, Michael, painter; Hastings, James, bookkeeper; Newman, James, painter			
1876			(368 4th St.) Charles Kile, blacksmith; William Murphy, engineer; John Sharkey, tailor			Lain's Brooklyn Directory

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 8, 131 Bedford Avenue (formerly 316 4th Street and 366 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1878 - 1882					Margaret Duffy – 4 stories/x44, $2400	
1882 - 1886					Margaret Duffy – 4 stories/x44, $3000	
1886 - 1890					Margaret Duffy – 4 stories/x44, $3000	
1890 – 1891					Margaret Duffy – 4 stories/x44, $3200	
1892 - 1898					Margaret Duffy – 4 stories/x44, $3500	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 9, 129 Bedford Avenue (formerly 318 4th Street and 368 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
3/6/1868	Samuel Hunt	Owen Duffy				Liber 808:394
1868 - 1871					Owen Duffy - $400, 1869 to 1871 - $500, no mention of structures	
1870				Gottlieb (Wartenburg, retail dealer) and Fredreca, four children; Joseph (Prussia, laborer) and Maria Roscum, three children		
8/18/1873	Owen Duffy	Elizabeth Duffy				Liber 1121:285
1870 - 1874					Owen Duffy – 4 stories, 1870 to 1873 - $500, 1874 - $1800	
1875 - 1878					Owen Duffy – 4 stories/x44, $2400	
1875			(368 4th St.) Collegan, Charles, cooper; Greene, Joshua, clerk; McArthur, William, carpenter; Murphy, William, seaman; O'Leary, William, ferrymaster; Taggart, James, clerk			

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 9, 129 Bedford Avenue (formerly 318 4th Street and 368 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
1876			(368 4th St.) Charles Kile, blacksmith; William Murphy, engineer; John Sharkey, tailor			Lain's Brooklyn Directory
1878 - 1882					Owen Duffy – 4 stories/x44, $2400	
1882 - 1886					Owen Duffy – 4 stories/x44, $3000	
1886 - 1890					Owen Duffy – 4 stories/x44, $3000	
1890 – 1891					Owen Duffy – 4 stories/x44, $3200	
1892 - 1898					Owen Duffy – 4 stories/x44, $3500	

APPENDIX D: INDIVIDUAL LOT HISTORIES

Block 2305, Lot 10, 127 Bedford Avenue (formerly 320 4th Street and 370 4th Street)						
Year	**Grantor**	**Grantee**	**Directory**	**Census**	**Tax Assessment**	**Remarks**
3/6/1868	Samuel Hunt	Owen Duffy				Liber 808:394
1868 - 1871					Owen Duffy – 1868 - $400, $500	No address (Number on Ward Map – 18), no structures
1870 - 1874					Owen Duffy – $550	No address (Number on Ward Map – 18), no structures
1875 - 1878					Owen Duffy - $550	No address (Lot 10), no structures
1878 - 1882					Owen Duffy - $550	No address (Lot 10), no structures
1882-1886					Owen Duffy – 1882 - $550, $700	No address (Lot 10), no structures
1886-1890					Owen Duffy - $700	No address (Lot 10), no structures
1890-1894					Owen Duffy - $700	No address (Lot 10), no structures
1894-1898					Owen Duffy - $700	No address (Lot 10), no structures

APPENDIX E: 1939-1941 TAX PHOTOGRAPHS (MUNICIPAL ARCHIVES, DEPARTMENT OF FINANCE COLLECTION)



Lot 1, 145 Bedford Avenue, on corner of block. North 9th Street is on right.



Lot 2, 143 Bedford Avenue.



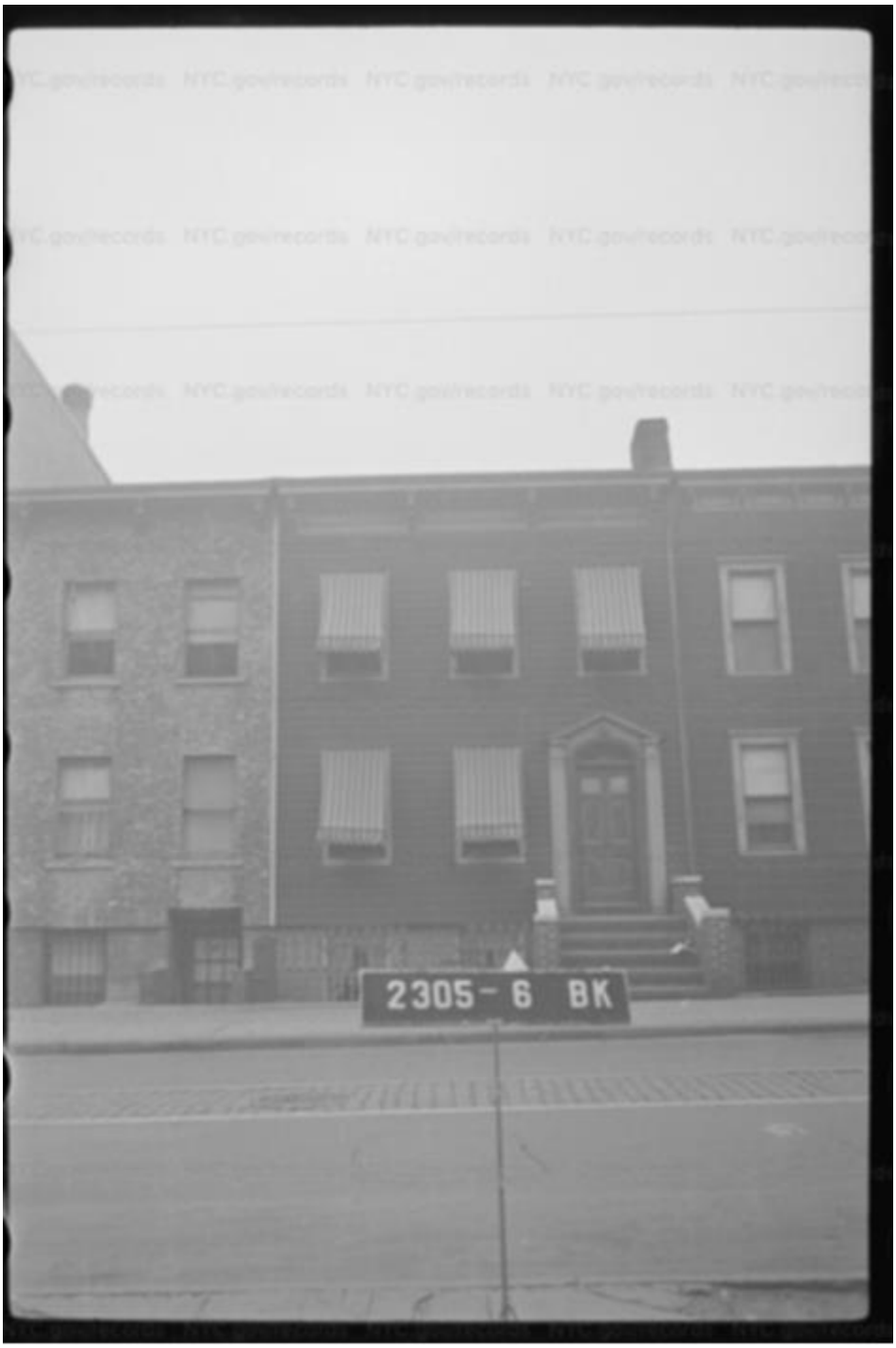
Lot 3, 141 Bedford Avenue.



Lot 4, 139 Bedford Avenue.



Lot 5, 137 Bedford Avenue.



Lot 6, 135 Bedford Avenue.



Lot 7, 133 Bedford Avenue.



Lot 8, 129-131 Bedford Avenue.



Lot 10, 127 Bedford Avenue and 168-170 North 10th Street. Note gas pumps on lot near corner.

Appendix C

New York City Department of Environmental Protection

Review Letter

NYC Environmental Protection

Vincent Sapienza, P.E.
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
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alicata@dep.nyc.gov

January 3, 2020

Alexander McClean
Senior Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: 135-137 Bedford Avenue Rezoning
Block 2305, Lots 1 - 10 and p/o 34
CEQR # 20DCP067K

Dear Mr. McClean:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November 2019 Environmental Assessment Statement prepared by Philip Habib & Associates and the August 2018 Phase I Environmental Site Assessment (Phase I) prepared by ALC Environmental, on behalf of Dixon Advisory USA Inc., (applicant), for the above referenced project located between North 9th Street and North 10th Street in the Williamsburg neighborhood of Brooklyn Community District 1. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to rezone Block 2305, Lots 1 – 10 and p/o 34 from R6A and R6B zoning districts to R6A/C1-4 and R6B/C1-4 zoning districts. The proposed action would facilitate the development of a new five-story, mixed-use building, containing 4,828 gross square feet (gsf) of residential space and 5,368 gsf of commercial retail space on applicant-owned Lots 5 and 6 (Projected Development Site 1). The remainder of the project area, non-applicant owned Lots 2, 3, 4, 7 and 10 are projected to be developed in the future while non-applicant owned Lots 1, 8, 9 and p/o 34 are expected to remain unchanged as a result of the proposed rezoning in the With-Action scenario. It should be noted that all lots in the project area are currently developed with multi-story buildings.

Projected Development Site 1: Block 2305, Lots 5 and 6

The August 2018 Phase I report revealed that historical on-site and surrounding area land uses consists of residential, commercial and industrial uses including Aurora Hardware & Locksmith, auto repair shops, a brewery, a shoe polish manufacturer, a photo chemical manufacturer, PS9 Pets Shop, a cork processing facility, Earwax Records, L & S Auto Center, a minimarket, an art gallery, as well as several residential buildings. Regulatory databases such as the New York State Department of Environmental Conservation SPILLS, Leaking Underground Storage Tank, Leaking Storage Tanks (LTANKS), Resource Conservation and Recovery Act Generators, and Petroleum Bulk Storage (PBS) Underground Storage Tanks (USTs) and PBS Aboveground Storage Tanks (ASTs) identified several sites in close proximity to the project site. The SPILLS database reported 32 SPILLS within a 1/8-mile radius of the project site and the LTANKS database reported 35 LTANKS within a 1/2-mile radius of the project site. The PBS USTs and the PBS ASTs

databases reported 27 USTs and 19 ASTs within a 1/4-mile radius of the project site. Based on the age of the buildings that currently occupies the project site, asbestos containing materials and lead based paint could be present in the structures.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Projected Development Site 1: Block 2305, Lots 5 and 6 (Site under the control or ownership of the applicant) and Projected Development Sites 2 through 6: Block 2305, Lot 2, 3, 4, 7 and 10 (Sites not under the control or ownership of the applicant)

- Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, DEP concurs with the EAS recommendation that an (E) designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject properties. The (E) designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. The applicant should be directed to coordinate further hazardous materials assessments through the Mayor's Office of Environmental Remediation (OER).

Future correspondence and submittals related to this project should include the following CEQR # **20DCP067K**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595-6756.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estesen
C. Scantlebury
M. Wimbish
R. Lucas
O. Abinader – DCP