ACME FISH EXPANSION

Environmental Assessment Statement

CEQR # 20DCP009K

Prepared for:
RP Inlet, LLC

Prepared by:
Philip Habib & Associates

July 26, 2019

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

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME Acme Fish Expansion

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
20DCP009K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT RP Inlet, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader, Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Raymond Levin, Esq., Herrick, Feinstein LLP		
ADDRESS 120 Broadway			ADDRESS Two Park Avenue		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10016
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212-592-1450	EMAIL rlevin@herrick.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(6)

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

RP Inlet, LLC ("the Applicant") is requesting a number of discretionary actions that would facilitate a mixed-use development comprising approximately 637,250 gsf (583,778 zsf) of commercial/manufacturing uses on the block bounded by Banker Street to the east, Wythe Avenue to the south, Gem and North 15th streets to the west, and Meserole Avenue to the north (the "Development Site"), in the Greenpoint neighborhood of Brooklyn Community District (CD) 1.

The Applicant seeks the following Proposed Actions: (i) a zoning map amendment, which would rezone the Development Site (Block 2615, Lots 1, 6, 19, 21, 25, 50, and 125) from M3-1 to M1-5; (ii) a Large-Scale General Development (LSGD) special permit pursuant to ZR Section 74-743(a)(2) to allow the Proposed Development to penetrate the required sky exposure plane and the required initial setback, contrary to ZR 43-43; (iii) a zoning text amendment to create Section 74-745(d) of the Zoning Resolution to allow, by special permit, modification of regulations applicable to the Development Site in Section 44-54 of the zoning resolution that require additional loading berths for buildings which contain wholesale, manufacturing or storage space as well as other permitted uses, than otherwise would be required if the uses were located in separate buildings, and (iv) a special permit pursuant to Section 74-745(d) to waive Section 44-54 of the Zoning Resolution for the Proposed Development and thereby reducing the required number of loading berths for the Proposed Development from seven to five. The Applicant may also seek discretionary tax incentives from the New York Industrial Development Agency (NYCIDA).

The Proposed Actions would allow the Applicant to construct a new development with approximately 637,250 gsf, comprised of (i) a new and improved approximately 105,600 gsf (91,743 zsf) Acme Smoked Fish processing facility (including accessory administrative space), and (ii) approximately 531,650 gsf (492,035 zsf) of commercial office and retail space (including parking/loading/bike storage spaces). The Acme Smoked Fish processing facility would contain four stories with a maximum building height of approximately 74 feet. There would be a metal louver screen on the roof that is 25 feet high. The Acme Smoked Fish facility would be located on the northeastern portion of the block, fronting on Meserole Avenue and Banker Street. The commercial office/retail component of the Proposed Development would consist of nine stories, reaching a maximum of approximately 173 feet, occupying the remainder of the block. There would be a mechanical bulkhead and mechanical equipment screen on the roof that would be 25 feet tall. Although no parking spaces are required under the proposed zoning,

up to approximately 150 off-street accessory parking spaces would be provided on the ground level, with curb-cut access via Gem Street. A total of five loading berths would be provided - two for Acme Smoked Fish, with access from Meserole Avenue, and three for the commercial building, with access from Banker Street. Acme Smoked Fish would have a curb cut for access to a compactor along Banker Street. The Proposed Development is also anticipated to include partially covered open areas at the southern portion of the Development Site, totaling approximately 25,800 sf.

Project Location

BOROUGH	COMMUNITY DISTRICT(S)	STREET ADDRESS
Brooklyn	1	26-34 Gem Street, 14-32 Meserole Avenue, 190-202 Banker Street, 14 Wythe Avenue

TAX BLOCK(S) AND LOT(S)	ZIP CODE
Block 2615, Lots 1, 6, 19, 21, 25, 50 & 125	11222

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

The proposed rezoning area (a.k.a. Development Site) is bounded by Meserole Avenue to the north, Banker Street to the east, Wythe Avenue to the south, and Gem and North 15th streets to the west

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	ZONING SECTIONAL MAP NUMBER
M3-1	13a

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

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

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION ZR Sections 74-743(a)(2) and 74-745(d)

***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: The Applicant may seek discretionary tax incentives from the NYCIDA

☐ FUNDING OF CONSTRUCTION, specify:

☒ POLICY OR PLAN, specify: WRP

☐ 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:

6. *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.): 116,756 sf

Roads, buildings, and other paved surfaces (sq. ft.): 116,756 sf

Waterbody area (sq. ft.) and type: 0

Other, describe (sq. ft.): 0

7. *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): 637,250 gsf

NUMBER OF BUILDINGS: 2

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 105,600; 531,650

HEIGHT OF EACH BUILDING (ft.): appx. 74 ft (+25' metal screen on roof), and appx. 173 ft (+25' mechanical screen on roof)

NUMBER OF STORIES OF EACH BUILDING: 4 and 9

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: 116,756 sf (Lots 1, 6, 19, 21, 25, 50, 125)

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

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

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

AREA OF TEMPORARY DISTURBANCE: TBD sq. ft. (width x length)

VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: TBD sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2024

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 45

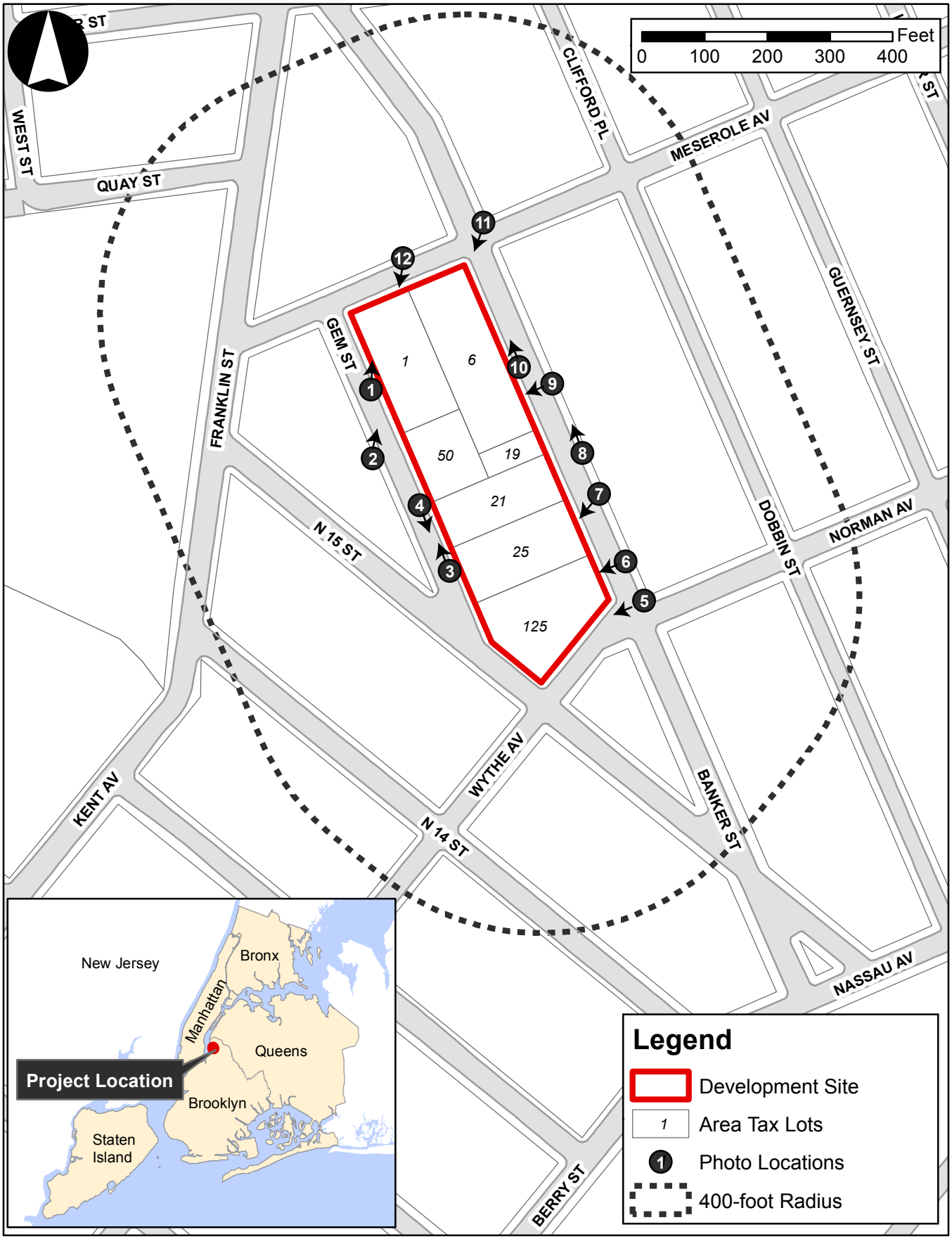
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

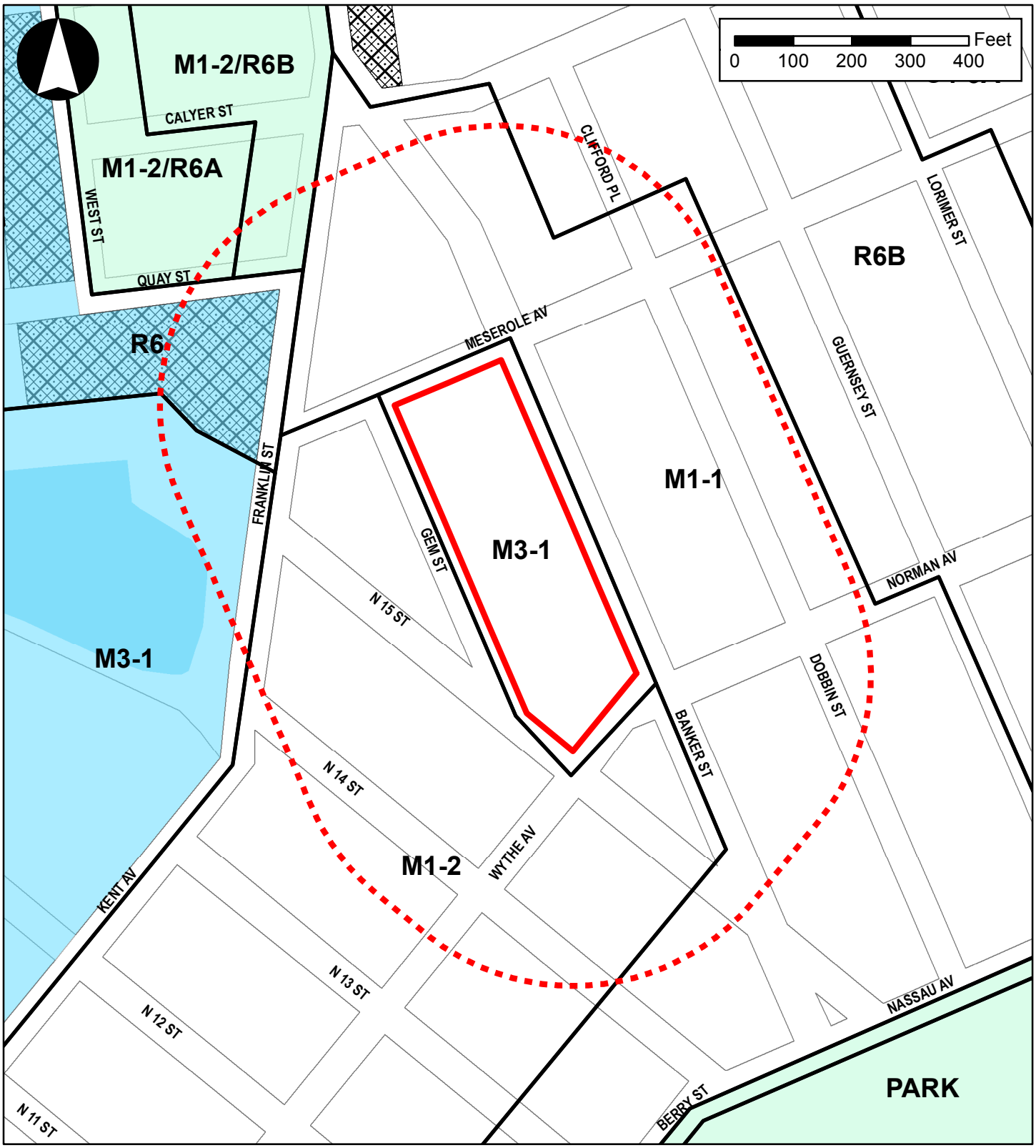
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The project would be constructed in one continuous phase over approximately 45 months, with the new Acme Smoked Fish facility constructed adjacent to the existing facility in order to allow for continued operation. Once the new facility is constructed and occupied by Acme Smoked Fish (approximately 21 months' duration), the existing facility would be demolished and construction of the office development on the remainder of the site would be completed.

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

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE (Future Bushwick Inlet Park) ☒ OTHER, specify: Auto repair and parking

Project Location

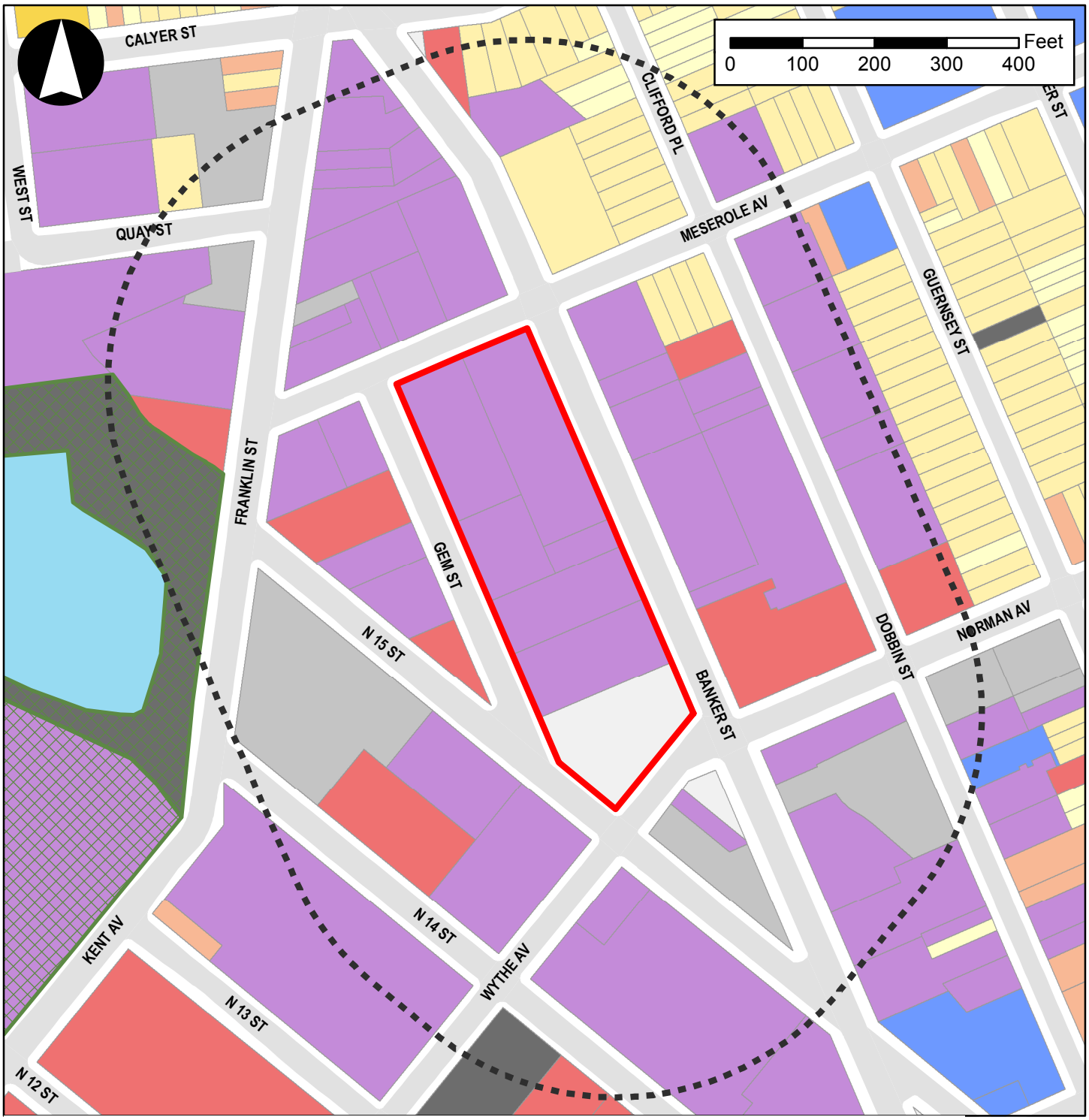




Legend

- Development Site
- 400-Foot Radius
- M3-1 Zoning District Boundaries
- C2-4 Commercial Overlay
- Special Mixed Use District (MX-8)
- Waterfront Access Plan Area

Figure 3
Land Use Map

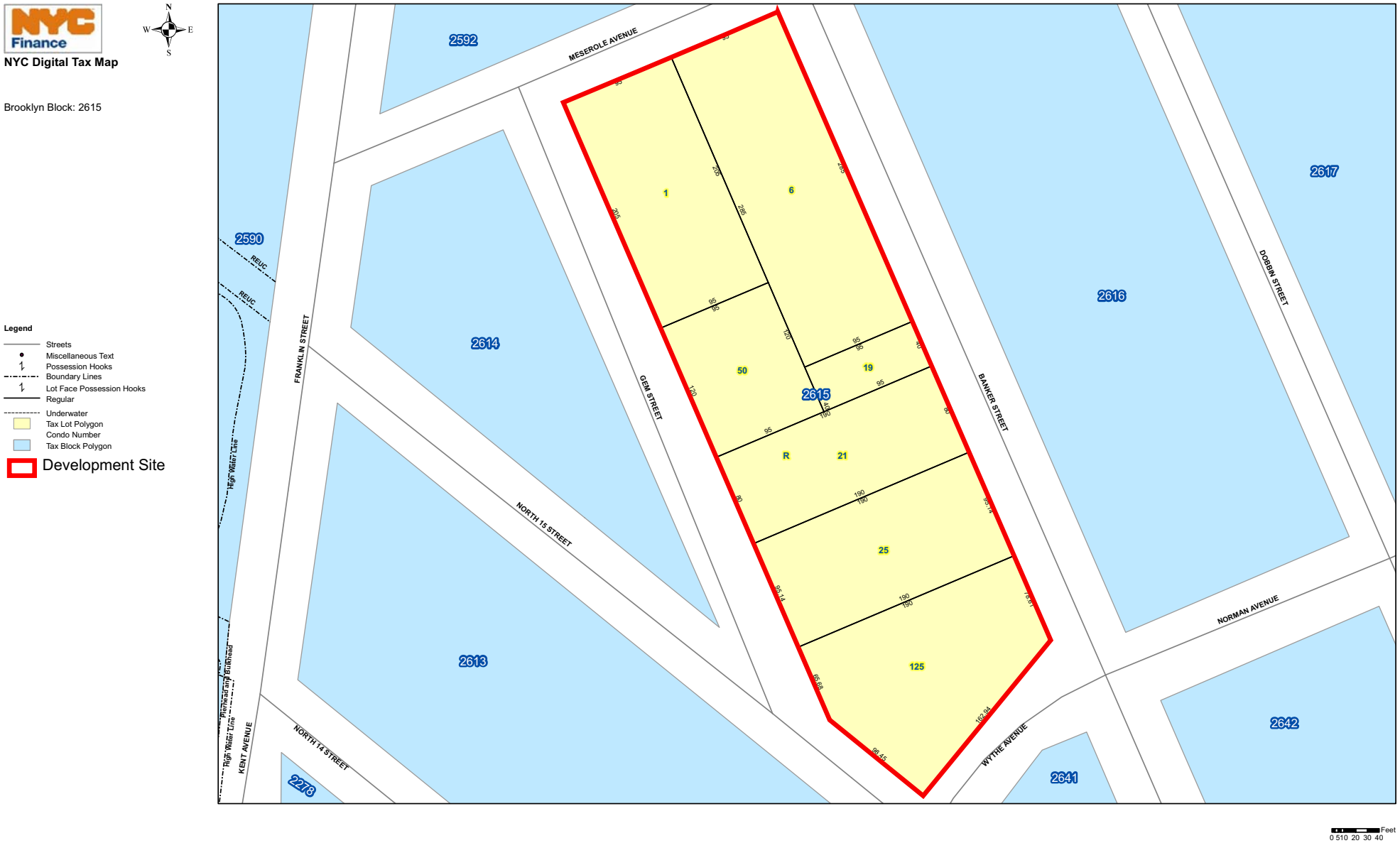


Legend

- Development Site
- 400-Foot Radius

Land Use

- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities/Institutions
- Open Space
- Parking Facilites
- Vacant Land
- All Others or No Data
- Future Bushwick Inlet Park


NYC Finance
NYC Digital Tax Map
Brooklyn Block: 2615
N
W
E
S
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Development Site
2592
2590
2614
2615
2616
2617
2613
2278
2641
2642
MESEROLE AVENUE
FRANKLIN STREET
GEM STREET
BANKER STREET
DOBBIN STREET
NORTH 15 STREET
NORTH 14 STREET
KENT AVENUE
WYTHE AVENUE
NORMAN AVENUE
REUC
High Water Line
Pierhead and Bulkhead
1
6
50
19
R
21
25
125
Feet
0 5 10 20 30 40



1. View from Gem Street looking northeast towards Acme facility at corner with Meserole Avenue (on Lot 1).



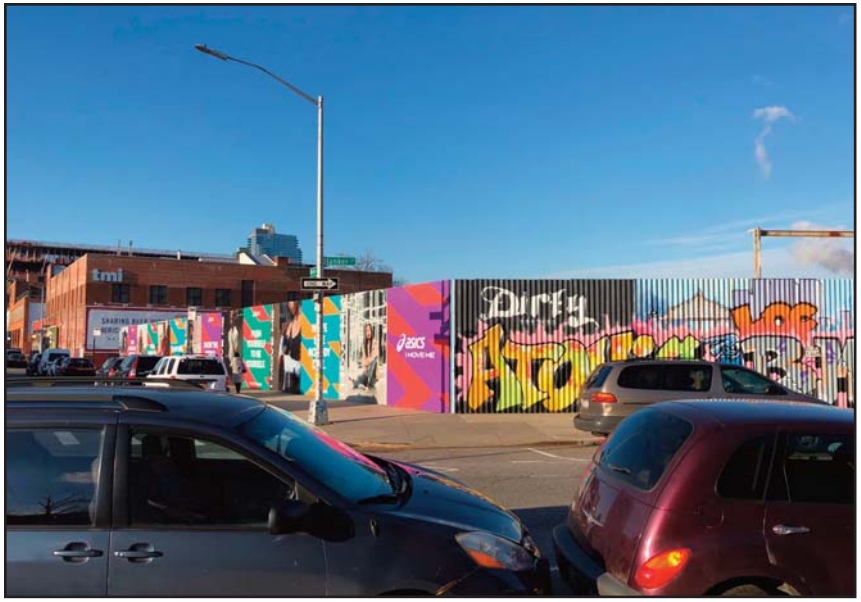
2. View from Gem Street looking northeast towards Acme facility on Lot 1 & a portion of Lot 50.



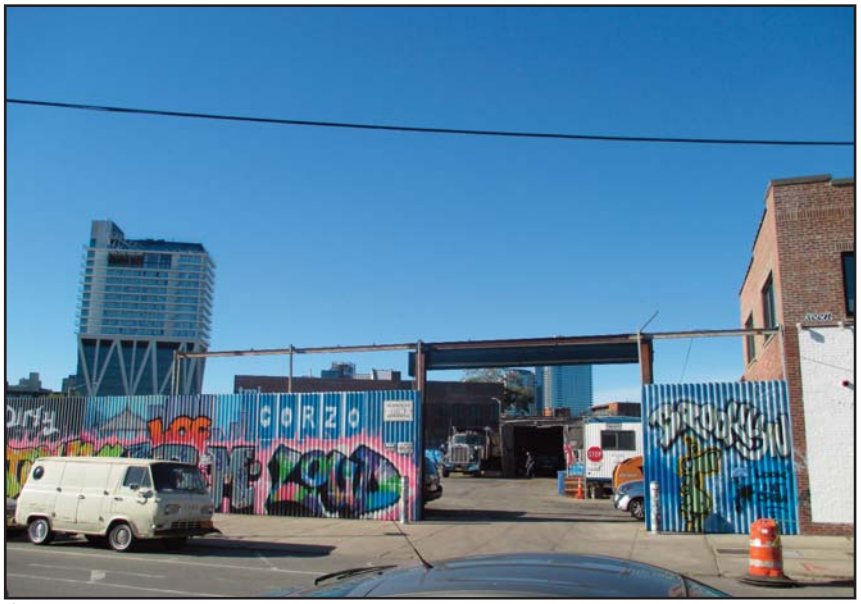
3. View from Gem Street looking northwest towards Acme facility on Lots 21 and 50 (and Lot 1 beyond). Smokehouse on Lot 50 is visible in center right of photo.



4. View from Gem Street looking southeast towards North 15th Street and Wythe Avenue. Acme facility, with smokehouse on Lot 50, visible to the left.



5. View from corner of Banker Street and Wythe Avenue west towards proposed development site (Lot 125).



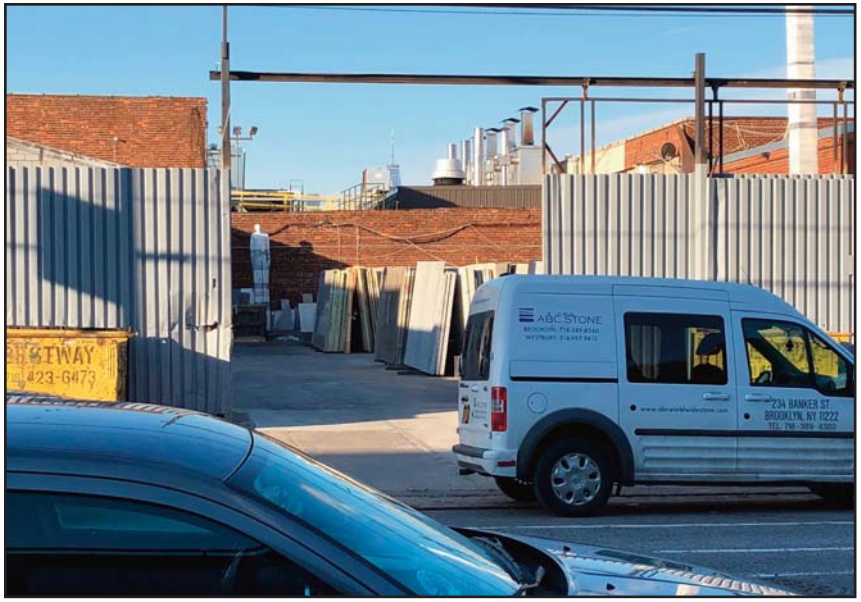
6. View from Banker Street looking west towards Lot 125.



7. View from Banker Street looking west towards Lot 25, with a portion of Lot 125 to the left.



8. View from Banker Street looking northwest towards Lots 21 and 25.



9. View from Banker Street looking west towards Lot 6.



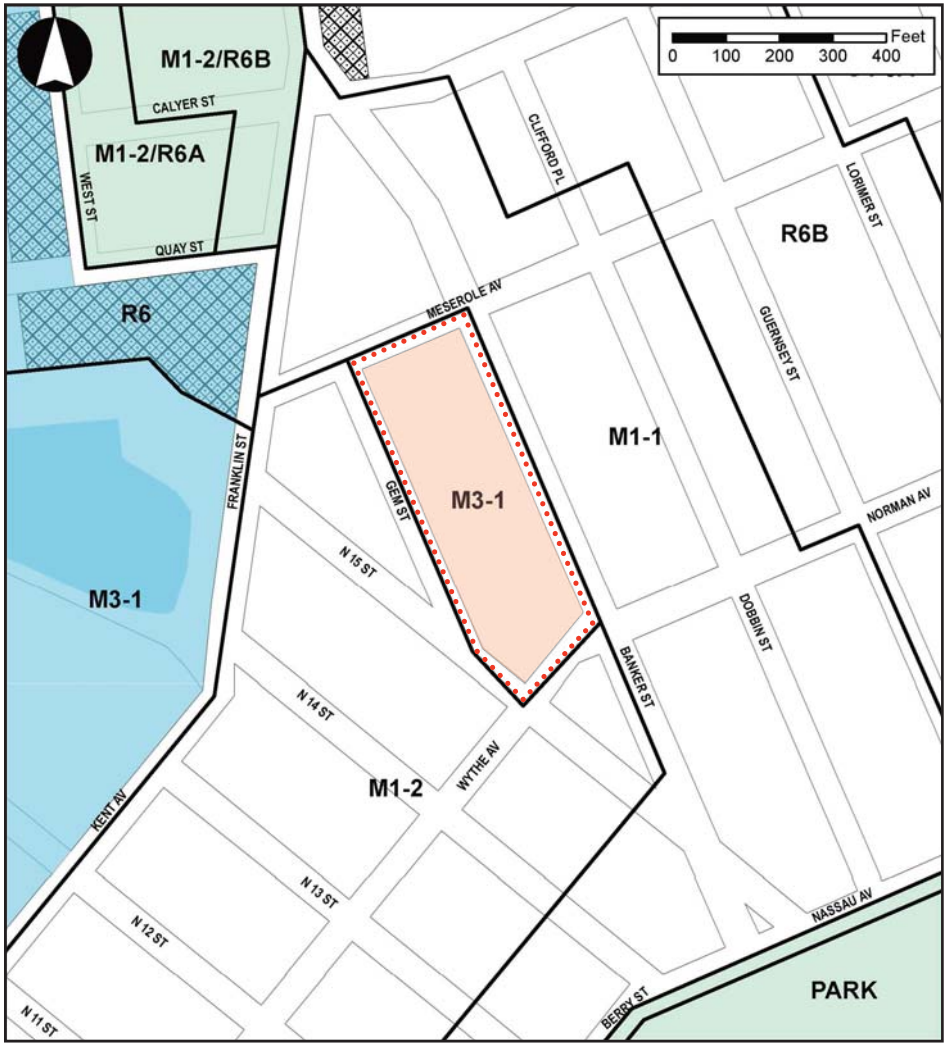
10. View along sidewalk on Banker Street looking north towards Meserole Avenue (Lot 6 is on the left).



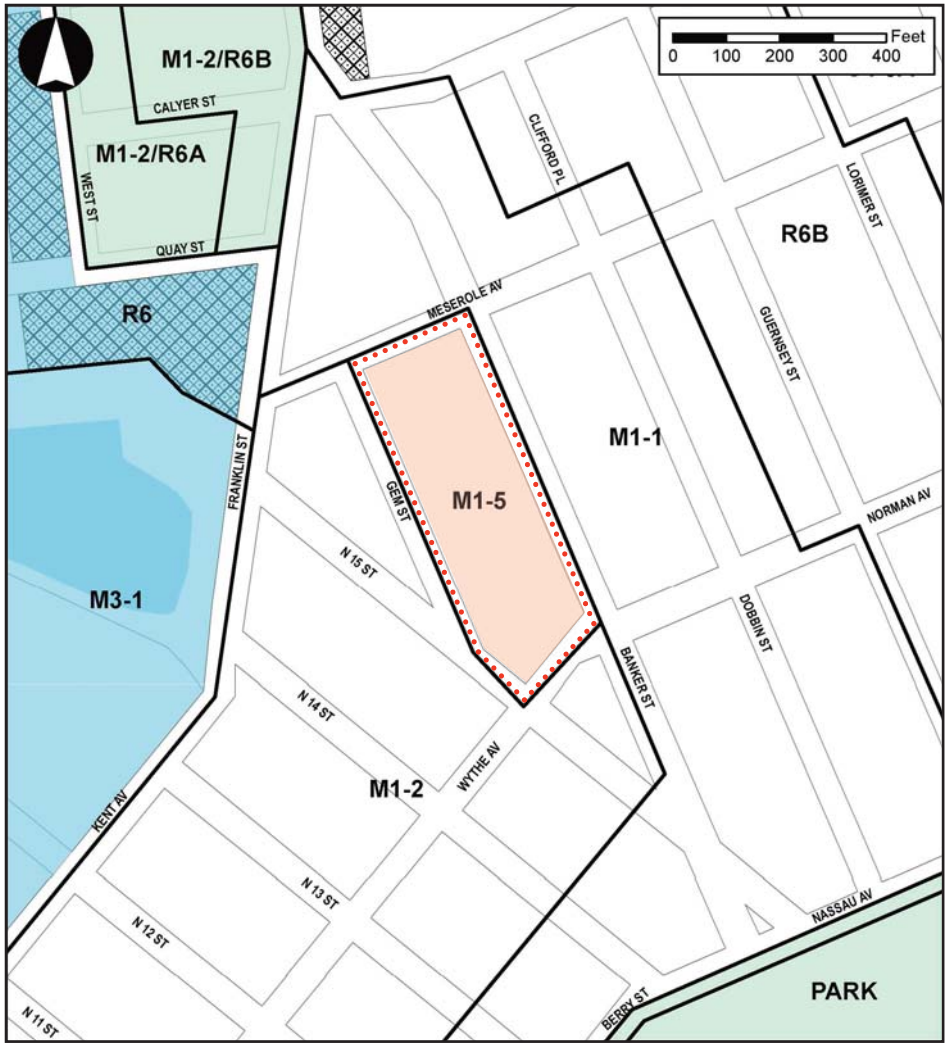
11. View from corner of Banker Street and Meserole Avenue looking southwest towards Lots 6 (left) and 1 (right).



12. View on Meserole Avenue looking southwest towards Acme facility on Lot 1.



EXISTING ZONING



PROPOSED ZONING

Legend

- Development Site
- Proposed Rezoning Area
- M3-1 Zoning District Boundaries
- C2-4 Commercial Overlay
- Special Mixed Use District (MX-8)
- Waterfront Access Plan Area

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)		creative office, restaurant/ entertainment, warehousing *(excludes parking sf)*	Office, retail *(includes loading but excludes parking sf)*	
Gross floor area (sq. ft.)		130,585	517,250	+ 386,665 gsf
Manufacturing/Industrial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type of use	fish distribution, processing, and smokehouse; stone supplier; catering facility (with some accessory office and retail spaces)	distillery	fish processing and smokehouse (with some accessory administrative space)	
Gross floor area (sq. ft.)	Appx. 98,185	Appx. 17,500	Appx. 105,600	+ 88,100 gsf
Open storage area (sq. ft.)	21,730 (utility construction company)	0	0	
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):			Approximately 25,800 sf partially covered open area	
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces			0	0
No. of accessory spaces		107	150	+ 43
Operating hours			TBD	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Attended or non-attended			Attended	
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," describe:	Street parking	Street parking	Street parking	
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	1 facility for processing and distribution of cured fish; 1 stone supplier; 1 catering facility; 1 utility construction company	restaurant/ entertainment, creative office, warehousing, distillery	1 facility for processing of cured fish; 1 nine-story office building with ground floor local retail	
No. and type of workers by business	Approximately 219	Approximately 422	Approximately 2,176	+ 1,754
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Employee numbers for Acme Smoked Fish provided by Applicant (approximately 169 current employees, and 140 on-site employees with the Proposed Actions, including office staff). Employee numbers for existing utility construction company provided by the business (25 employees). For other existing, No-Action, and proposed uses, estimates based on 1 employee per 1,000 sf for industrial/warehousing, 1 employee per 250 sf of office space, 3 employees per 1,000 sf of retail/restaurant space, and 1 employee per 50 parking spaces.			
Other (students, visitors, concert-goers, *etc.*)	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If any, specify type and number:	Unknown number of shoppers and visitors	Unknown number of shoppers and visitors	Unknown number of shoppers and visitors	
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M3-1	M3-1	M1-5	
Maximum amount of floor area that can be developed	M: 233,512 zsf C: 233,512 zsf CF: N.A.	M: 233,512 zsf C: 233,512 zsf CF: N.A.	M: 583,780 sf C: 583,780 sf CF: 758,914 sf	M: + 350,268 sf C: + 350,268 sf CF: + 758,914 sf
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Land Use: industrial/ manufacturing, commercial, and residential. Zoning: M3-1, M1-2, and M1-1	Land Use: industrial/ manufacturing, commercial, and residential. Zoning: M3-1, M1-2, and M1-1	Land Use: industrial/ manufacturing, commercial, and residential. Zoning: M1-5, M1-2, and M1-1.	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

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 Full 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. **To be provided in the EIS.**		
(e) Is the project a large, publicly sponsored project?	☐	☒
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
o If "yes," complete the Consistency Assessment Form. **To be provided in the EIS.**		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement N.A.		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement N.A.		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
i. Direct Business Displacement See "Socioeconomic Conditions" section of Attachment B.		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐

	YES	NO
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☐
ii. Indirect Business Displacement **See "Socioeconomic Conditions" section of Attachment B.**		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
iii. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☒
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers N.A.		
o 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)	☐	☐
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☐	☐
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries N.A.		
o 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)	☐	☐
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
o If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools N.A.		
o 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)	☐	☐
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☐
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the 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?	☒	☐
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☒	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following: **To be determined based on EIS analysis.**		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐

	YES	NO
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	☐	☐
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
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?	☐	☒
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. **To be determined based on EIS analysis.**		
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 "Historic Resources" section of Attachment B.**		
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?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. **To be provided in the EIS.**		
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?	☐	☒
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(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)? **TBD**	☐	☐
(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?	☒	☐
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: **To be provided in the EIS.**	☐	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? **To be determined based on EIS analysis.**	☐	☐
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?	☐	☒

	YES	NO
(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 that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the 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 contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. **To be provided in EIS.**		
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): **57,793 lbs/wk**		
o 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?	☐	☒
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
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): **112,024,485 MBtu**		
(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 appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions: **To be provided in the EIS. Also refer to "Transportation" section of Attachment B.**		
o 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.*	☒	☐
o 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/rail trips per station or line?	☒	☐
o 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?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) **To be provided in the EIS.**	☐	☐
(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?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **To be provided in the EIS.**		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒

	YES	NO
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. **To be provided in the EIS.**	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **To be provided in the EIS.**		
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. **To be determined based on EIS analyses.**		
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. **To be provided in the EIS.**		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☒	☐
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)? **To be determined as part of the EIS.**	☐	☐
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☒	☐
o The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☐	☒
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(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. **Analysis of construction impacts will be provided in the EIS.**		

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	SIGNATURE	DATE
Jeff Fronek, RP Inlet, LLC		7/26/2019

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

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

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

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

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

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☒ YES ☐ NO

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

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

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

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

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

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

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning, acting of behalf of the City Planning Commission
NAME	DATE
Olga Abinader	7/26/2019
SIGNATURE	
Olga Abinader	

ACME FISH EXPANSION EAS
Attachment A: Project Description

A. INTRODUCTION

RP Inlet, LLC ("the Applicant") is requesting a number of discretionary actions that would facilitate a mixed-use development comprising approximately 637,250 gsf (583,778 zsf) of commercial/ manufacturing uses (the "Proposed Development") on the block bounded by Banker Street to the east, Wythe Avenue to the south, Gem and North 15th streets to the west, and Meserole Avenue to the north (the "Development Site"), in the Greenpoint neighborhood of Brooklyn Community District (CD) 1 (refer to Figure 1, "Project Location" in EAS form). The Development Site is comprised of Brooklyn Block 2615, Lots 1, 6, 19, 21, 25, 50, and 125 (a.k.a. the proposed rezoning area).

The Applicant seeks the following discretionary approvals (collectively, the "Proposed Actions"):

1. A zoning map amendment to rezone the Development Site (Block 2615, Lots 1, 6, 19, 21, 25, 50, and 125) from M3-1 to M1-5.
2. A Large-Scale General Development (LSGD) special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution of the City of New York ("ZR") to allow the Proposed Development to penetrate the required sky exposure plane and the required initial setback distance, allowing a building height in excess of the maximum allowable height under ZR 43-43.
3. Zoning text amendment to create Section 74-745(d) of the Zoning Resolution to allow, by special permit, modification of regulations applicable to the Development Site in Section 44-54 of the zoning resolution that require additional loading berths for buildings which contain wholesale, manufacturing or storage space as well as other permitted uses, than otherwise would be required if the uses were located in separate buildings.
4. LSGD special permit pursuant to proposed Section 74-745(d) to waive Section 44-54 of the Zoning Resolution for the proposed development, thereby reducing the required number of loading berths for the proposed development from seven to five.

The Applicant may also seek discretionary tax incentives from the New York Industrial Development Agency (NYCIDA).

The Proposed Actions would facilitate a new development with approximately 637,250 gsf, comprised of (i) a new and improved approximately 105,600 gsf (91,743 zsf) Acme Smoked Fish processing facility (including accessory administrative space), and (ii) approximately 531,650 gsf (492,035 zsf) of commercial office and retail space (including parking/loading/bike storage spaces). The Acme Smoked Fish processing facility would contain four stories with a maximum building height of approximately 74 feet. There would be a metal louver screen on the roof that is 25 feet high. The Acme Smoked Fish facility would be located on the northeastern portion of the block, fronting on Meserole Avenue and Banker Street. The commercial office/retail component of the Proposed Development would consist of nine stories, reaching a maximum of approximately 173 feet, occupying the remainder of the block. There would be a mechanical bulkhead and mechanical equipment screen on the roof that would be 25 feet tall. Although no parking spaces are required under the proposed zoning, up to approximately 150 off-street accessory parking spaces would

be provided on the ground level, with curb-cut access via Gem Street. A total of five loading berths would be provided – two for Acme Smoked Fish, with access from Meserole Avenue, and three for the commercial building, with access from Banker Street. Acme Smoked Fish would have a curb cut for access to a compactor along Banker Street. The Proposed Development is also anticipated to include partially covered open areas at the southern portion of the Development Site, totaling approximately 25,800 sf.

It is expected that the Proposed Development would be constructed over an approximately 45-month period following approval of the Proposed Actions, with completion and full occupancy expected to occur by late 2024.

An overview of the Development Site, Proposed Development, the purpose and need for the Proposed Actions, and their specific components are discussed below.

B. BACKGROUND AND EXISTING CONDITIONS

Proposed Rezoning Area/Development Site

The Development Site (Block 2615 in its entirety) comprises approximately 116,756 square feet of lot area, and is bounded by Banker Street to the east, Wythe Avenue to the south, Gem and North 15th streets to the west, and Meserole Avenue to the north. It is the current home of the processing plant and smokehouse for Acme Smoked Fish, a New York City institution founded in 1905 and operated by four generations of the Caslow family. Acme Smoked Fish first opened their facility on Gem Street in 1954, and the facility was rebuilt in 1966 after a major fire. The Acme Smoked Fish facility continues to occupy the majority of the subject block. The existing buildings on the block mostly date from the 1920s and 1930s, but have undergone various alterations since the 1980s.

The Acme Smoked Fish facility currently occupies tax Lots 1, 21, 25, and 50 (64,151 sf of total lot area), comprising four interconnected 1- to 2-story buildings with a total of approximately 72,885 gsf of built floor area. The Development Site also includes Lot 6, which contains ABC Stone, a stone supplier occupying a 2-story building (approximately 21,500 gsf), which is currently in the process of moving out and is expected to relocate within the area. The Development Site also includes a single-story vacant building with approximately 3,800 gsf on Lot 19, and the field office and open storage for Corzo Contracting Company, a utility construction company that occupies the southern portion of the block (Lot 125).

The Development Site is currently zoned M3-1. M3 districts are designated areas for heavy industrial uses that generate noise, traffic, or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. Uses with potential nuisance effects are required to conform to minimum performance standards. The maximum floor area ratio (FAR) in M3 districts is 2.0, with a maximum base height before setback of 60 feet, and buildings are governed by the sky exposure plane, a virtual sloping plane that begins at a specified height above the street line and rises inward over the zoning lot at a ratio of vertical distance to horizontal distance set forth in district regulations. A building may not penetrate the sky exposure plane which is designed to provide light and air at street level. The Development Site was initially proposed for rezoning (from M3-1 to M1-2) as part of the 2005 Greenpoint-Williamsburg Rezoning; however, it was ultimately excluded from the rezoning area in response to comments received from Acme Fish Co. to facilitate the continued operation and expansion of their active business.

The Development Site is located within the Greenpoint-Williamsburg Industrial Business Zone IBZ (the "Greenpoint-Williamsburg IBZ"), which is discussed further in the following section.

Neighborhood Context

The area surrounding the Development Site is characterized by a wide variety of industrial, commercial, and residential land uses and various building types. The Development Site straddles the neighborhoods of Greenpoint and Williamsburg in Brooklyn, located a few blocks northeast of Bushwick Inlet Park, which is planned for expansion by NYC Parks in the future, and a block to the northwest of McCarren Park. Current land uses within a 400-foot radius reflect longstanding manufacturing and industrial buildings (some of which have been converted to commercial uses). Commercial uses can be found throughout the 400-foot radius, and include creative workspace, restaurants, retail, and studios. Some residential uses are also located within a 400-foot radius, largely concentrated on the block bounded by Calyer Street, Clifford Place, Meserole Avenue, and Banker Street. Beyond a 400-foot radius, the area to the northeast of the Development site is the residential neighborhood of Greenpoint, and to the south is the mixed office, industrial and residential neighborhood of Williamsburg. Although the Development Site is zoned M3-1, a district designated for heavy industries, it is surrounded by M1-2 and M1-1 zoning districts, which typically include light industrial uses and are often buffers between M2 or M3 districts and adjacent residential or commercial districts.

The surrounding Greenpoint-Williamsburg area has seen significant changes since 2005, including new hotel, office, and residential development. South of the Development Site, the Wythe Hotel (at 75 North 11th Street) opened in 2012, and Amazon developed a 40,000 gsf photo studio and office space at 35 Kent Avenue. Additionally, the eight story, approximately 405,156 gsf 25 Kent Avenue development is nearing completion three blocks to the south of the Development Site. 25 Kent Avenue was the first project in the City to establish and map an Industrial Business Incentive Area (IBIA) and apply for a special permit that incentivizes the construction of commercial and/or manufacturing buildings that allocate a portion of their floor area to certain light industrial uses in IBIAs.

As noted above, the Development Site is located within the Greenpoint-Williamsburg IBZ. The IBZ covers over twenty blocks (or portions thereof) in the Greenpoint and Williamsburg neighborhoods, and is generally bounded by Kent Avenue/Franklin Street to the west, Calyer Street and Meserole Avenue to the north, Banker, Dobbin, and Guernsey Streets to the east, and Nassau Ave/Berry Street and North 12th and North 13th streets to the south. IBZs offer various incentives to prevent industrial uses from relocating outside of the City and represent a commitment by the City not to rezone these areas for residential uses. Within an IBZ, Industrial Business Solutions Providers offer industrial firms guidance accessing appropriate financial and business assistance programs, navigating and complying with regulatory requirements, developing workforces, and ensuring the neighborhood is well-maintained. The Industrial Business Solutions Provider for the Greenpoint-Williamsburg IBZ is Evergreen: Your North Brooklyn Business Exchange.

Area Transportation

The area surrounding the Development Site is served by several public transit options. The Nassau Avenue G subway station (located to the southeast at the intersection of Nassau and Manhattan avenues) is approximately 0.3 miles to the southeast of the Development Site and the Bedford Avenue L subway station (located to the south at the intersection of Bedford Avenue and North 7th Street) is approximately 0.6 miles from the Development Site. In addition, the B32 bus (connecting Williamsburg Bridge Plaza and

Long Island City) runs along Franklin Street/Kent Avenue and Wythe Avenue, the B62 bus (connecting Downtown Brooklyn/Fulton Mall and Long Island City) runs along Bedford and Driggs Avenues, and the B43 bus (connecting Lefferts Gardens/Prospect Park and Greenpoint) runs along Manhattan Avenue and Graham Avenue. The B32 bus also makes a wide variety of connections to other local bus lines along the Broadway commercial corridor in Brooklyn, including connections with the B24, B39, B46, B60, B62, Q54 and Q59 bus lines. The North Williamsburg stop on the NYC Ferry East River route is located less than 0.7 miles to the south of the Development Site at the western terminus of North 5th Street. There are two nearby CitiBike stations, at the corner of Banker Street and Meserole Avenue and at the corner of North 15th Street and Wythe Avenue. Taken together, these transit options provide access to the Development Site from much of North Brooklyn and beyond.

C. DESCRIPTION OF THE PROPOSED ACTIONS

The Proposed Actions comprise a zoning map amendment, zoning text amendment, and Large-Scale General Development (LSGD) Special Permits. These actions are detailed below.

Zoning Map Amendment

The proposed zoning map amendment, which would rezone the proposed rezoning area from M3-1 to M1-5, would increase the permitted FAR from 2.0 to 5.0 for commercial and industrial uses (and up to 6.5 FAR for community facility uses), allowing for additional development of these uses than could be provided under existing conditions. As shown in the Figures in the EAS form, the proposed rezoning area encompasses the entirety of the Development Site.

Zoning Text Amendment

The proposed zoning text amendment would create Section 74-745(d) of the Zoning Resolution to allow, by special permit, modification of regulations applicable to the Development Site in Section 44-54 of the zoning resolution that require additional loading berths for buildings which contain wholesale, manufacturing or storage space as well as other permitted uses, than otherwise would be required if the uses were located in separate buildings.

Large-Scale General Development (LSGD) Special Permits

Two LSGD special permits are being sought. The first LSGD special permit, pursuant to Section 74-743(a)(2) of the Zoning Resolution of the City of New York ("ZR"), is to allow the Proposed Development to penetrate the required sky exposure plane and the required initial setback distance allowing a building height of approximately 173 feet, contrary to ZR 43-43. Upon approval, the Applicant would enter into a Restrictive Declaration (RD), a legally binding mechanism tied to the Development Site that governs the provisions of the LSGD.

The second LSGD special permit, pursuant to the new Section 74-745(d), is to waive Section 44-54 of the Zoning Resolution for the Proposed Development, thereby reducing the required number of loading berths for the Proposed Development from seven to five.

Other Potential Discretionary Approvals

The Applicant may also seek discretionary tax incentives from the NYCIDA for the commercial office component of the Proposed Development.

D. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The existing Acme Smoked Fish facility on the Development Site poses a number of challenges, including limited capacity and an outdated plant. Moreover, advances in food safety require increased cost, and stretch the capabilities of the existing aging facility, and the level of investment required to upgrade the current facility would be cost-prohibitive. The only cost-effective and operationally acceptable solution to allow Acme Smoked Fish to remain in Greenpoint would be to construct a new flexible, purpose-built facility, while keeping the current plant operational. The Proposed Development seeks to enable the cost of a new state-of-the-art factory for Acme Smoked Fish to be offset by allowing a mix of complementary uses. Amending the zoning to facilitate the preservation of an existing industrial use while allowing greater commercial density would achieve this objective.

The Proposed Actions, consisting of a zoning map amendment, zoning text amendment, and LSGD special permits, are being requested in order to facilitate the Proposed Development and achieve the objectives discussed above.

The Proposed Actions would help to create opportunities for uses, such as Acme Smoked Fish, that have limited siting opportunities, and maintain the light industrial and manufacturing character of the area while allowing a mix of other complementary uses that are permitted within the proposed M1-5 zoning district.

The proposed zoning map amendment is consistent with recently approved zoning actions in the surrounding area, including several Industrial Business Incentive Area (IBIA) Special Permits. The proposed floor area ratio (FAR) of 5.0 aligns with the 4.8 FAR available in the IBIA. The footprint constraints of providing a plaza is acknowledged in the IBIA Special Permit by increasing the height allowed on the remainder of the site. Similarly, the footprint required for the fish processing plant restricts the portion of the lot available to site the office component of the Proposed Development. Making space for the industrial use on the site (which cannot have an overbuild) forces the development of the commercial component of the project, which is necessary for the development's feasibility, to a height of 173 feet, slightly higher than the IBIA Special Permit allows for providing a plaza but consistent with the larger footprint needed for the processing plant. As proposed, the combined industrial/commercial Proposed Development is in keeping with the City's policy of encouraging the retention and expansion of industrial businesses, especially in IBZ areas, by providing increased commercial floor area and acknowledging the site constrains that such developments may entail. The Proposed Development is expected to serve a variety of office uses in addition to the Acme Smoked Fish facility, encourage job creation in areas near transit, provide increased walk-to-work opportunities in Brooklyn CD 1, strengthen the economic base of the City, contribute to a diverse mix of business uses and employment in the area, and protect the City's tax revenues.

Furthermore, introducing additional commercial office space in Greenpoint would address a borough-wide need for more commercial office space. As demand for commercial space has increased in Brooklyn, substantial new commercial space has been created in Downtown Brooklyn, DUMBO, the Navy Yard, and Williamsburg over the past five years. This includes the approximately 1.2 million sf Dumbo Heights, a

five-building complex in DUMBO, the approximately 400,000 sf Empire Stores development, also in DUMBO, as well as the approximately 1 million sf Building 77 renovation and the new approximately 675,000 sf Dock 72 building, both within the Brooklyn Navy Yard. Additional commercial development is also currently under construction, including the 25 Kent Avenue development, the approximately 700,000 sf Panorama project, a 5-building commercial complex in Columbia Heights, and the approximately 600,000 new building at 47 Hall Street near the Brooklyn Navy Yard, among others. The commercial office space facilitated by the Proposed Actions would contribute toward addressing this increasing demand for commercial space in Brooklyn, which is especially acute for firms seeking large floorplates.

E. DESCRIPTION OF PROPOSED DEVELOPMENT

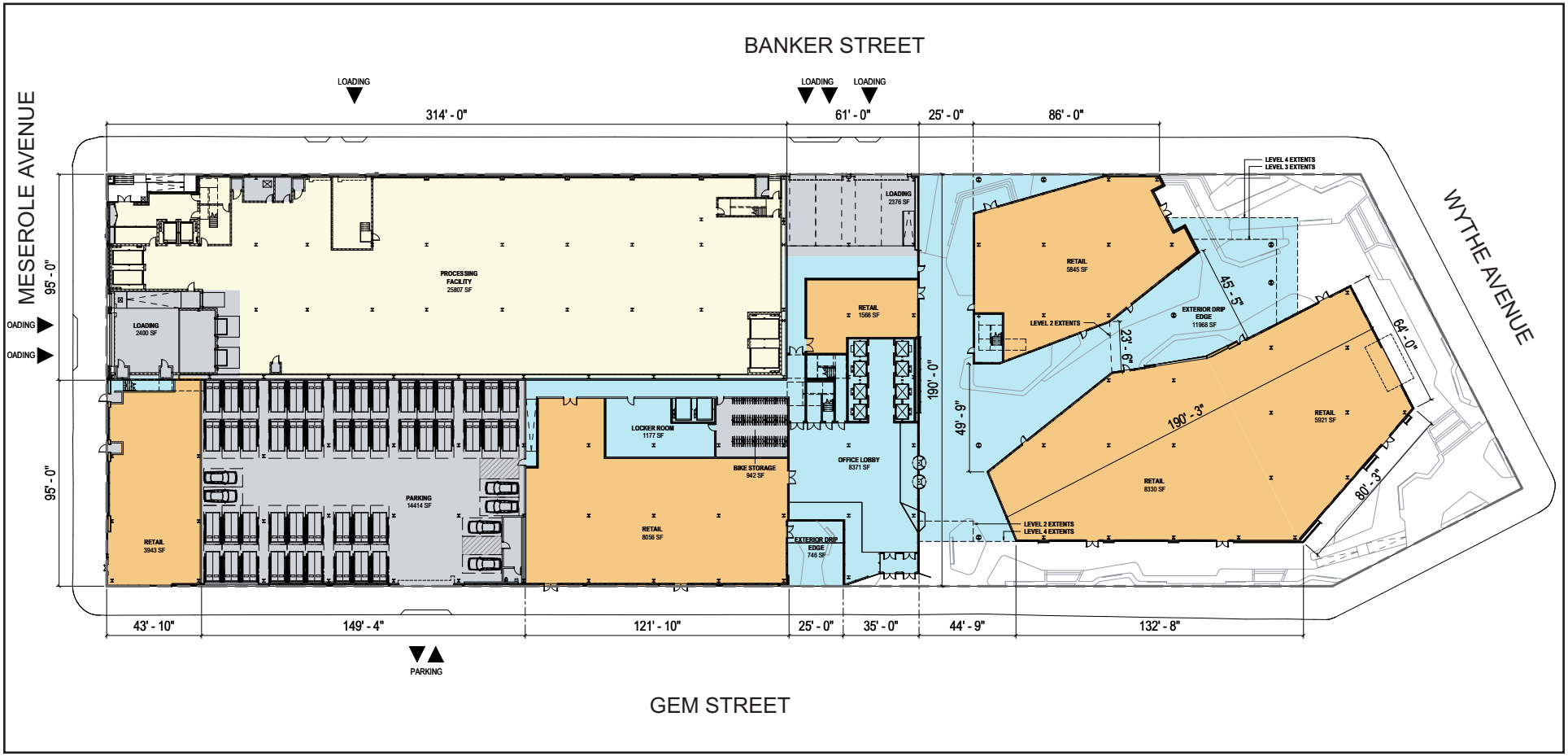
The Proposed Actions would allow the Applicant to construct a new development with approximately 637,250 gsf on the Development Site, comprised of (i) a new and improved approximately 105,600 gsf Acme Smoked Fish processing facility, and (ii) approximately 531,650 gsf of commercial office and retail space (including parking/loading/bike storage spaces). The Acme Smoked Fish processing facility would contain four stories with a maximum building height of approximately 74 feet. There would be a metal louver screen on the roof that is 25 feet high. The Acme Smoked Fish facility would be located on the northeastern portion of the block, fronting on Meserole Avenue and Banker Street. The commercial office/retail component of the Proposed Development would consist of nine stories, reaching a maximum of approximately 173 feet, occupying the remainder of the block. There would be a mechanical bulkhead and mechanical equipment screen on the roof that would be 25 feet tall.

Although no parking spaces are required under the proposed zoning, up to approximately 150 off-street accessory parking spaces would be provided on the ground level, with access via Gem Street. A total of five loading berths would be provided - two for Acme Smoked Fish, with access from Meserole Avenue, and three for the commercial building, with access from Banker Street. Acme Smoked Fish would have a curb cut for access to a compactor along Banker Street. The Proposed Development is also anticipated to include partially covered open areas at the southern portion of the Development Site, totaling approximately 25,800 sf, of which approximately 14,400 would be open to the sky. Refer to Figure A-1 for preliminary ground floor plan and Figure A-2 for illustrative rendering.

F. ANALYSIS FRAMEWORK

Analysis Year

Construction of the proposed development, according to the Applicant, would occur over an approximately 45-month period with an anticipated start date in late 2020 with all components complete and fully operational by late 2024. This build year was determined in consideration of the amount of time necessary for the Proposed Development site to reasonably be developed. The construction timeline for the Proposed Development is estimated at approximately 45 months, which would account for construction of the new Acme Smoked Fish facility adjacent to the existing facility in order to allow for continued operation. Once the new facility is constructed and occupied by Acme Smoked Fish (approximately 21 months' duration), the existing facility would be demolished and construction of the office component of the Proposed Development on the remainder of the site would be completed. With an anticipated approval date of 2020 and a 45-month construction period, and accounting for design finalization and DOB approvals, the Proposed Development is expected to be completed and fully occupied by 2024. Accordingly, a 2024 Build Year will be used for CEQR analysis purposes.



Source: Gensler Architect

FOR ILLUSTRATIVE PURPOSES ONLY



Source: Gensler Architect

Figure A-2
Proposed Development Preliminary Rendering - Northwest Corner Looking Southeast

Reasonable Worst-Case Development Scenario (RWCDS)

In order to assess the possible effects of the Proposed Actions and resulting Proposed Development, a reasonable worst-case development scenario (RWCDS) was established for both the future without the Proposed Actions (No-Action) and the future with the Proposed Actions (With-Action) for an analysis year, or Build Year, of 2024. The incremental difference between the No-Action and With-Action conditions will serve as the basis of the impact category analyses. The Proposed Development described above, which would occupy the entire proposed rezoning area (a.k.a. the "Development Site"), would have a built FAR of approximately 5.0, and would therefore maximize the allowable commercial/manufacturing FAR of 5.0 under the proposed M1-5 zoning. In addition, the Proposed Actions include a LSGD special permit, which would govern the bulk on the site based on the proposed development plans. For the above reasons, the Applicant's Proposed Development constitutes the With-Action RWCDS for the Build Year of 2024.

The Future Without the Proposed Actions (No-Action)

Under future conditions without the Proposed Actions, the existing M3-1 zoning would remain and the Proposed Development would not be constructed. It is anticipated that, without a new state-of-the-art purpose-built facility for its operations, Acme Smoked Fish would relocate outside of New York State and vacate its buildings on the site (Lots 1, 21, 25, and 50). Lot 6, which is currently occupied by ABC Stone, is also expected to be vacated in the No-Action, as the business is currently in the process of moving out. Based on existing and anticipated real estate market trends, existing structures and site conditions, and uses allowed by existing zoning, it is expected that those vacated buildings would be re-occupied. As such, the No-Action scenario assumes that Acme Smoked Fish's and ABC Stone's vacated buildings would be re-occupied by a mix of eating/drinking/entertainment establishments, creative office and warehouse uses. The vacant building on Lot 19, which is the smallest lot on the block, is assumed to be re-occupied by restaurant use in the No-Action. Finally, the No-Action scenario assumes that Lot 125, which currently accommodates parking and open storage, would be redeveloped with a new 3-story commercial building with distillery, office, dance studio and restaurant uses.[1]

Overall, as shown in Table A-1 below, the No-Action condition for the Development Site is assumed to consist of a total of 169,485 gsf, comprised of approximately 35,225 gsf of restaurant/entertainment uses, 66,750 gsf of creative office space, 28,610 gsf of warehousing spaces, and 17,500 gsf of industrial space (distillery), as well as an estimated 21,400 gsf of accessory parking (107 spaces).

The Future With the Proposed Actions (With-Action)

In the 2024 future with the Proposed Actions, the 116,756 sf Development Site would accommodate a new development with approximately 637,250 gsf (the "Proposed Development"), comprised of (i) a new and improved approximately 105,600 gsf Acme Smoked Fish processing facility, and (ii) approximately 531,650 gsf of commercial office and retail space (including parking/loading/bike storage spaces). The Acme Smoked Fish processing facility would contain four stories with a maximum building height of approximately 74 feet. There would be a metal louver screen on the roof that is 25 feet high. The Acme Smoked Fish facility would be located on the northeastern portion of the block, fronting on Meserole Avenue and Banker Street. The commercial office/retail component of the Proposed Development would consist of nine stories, reaching a maximum of approximately 173 feet, occupying the remainder of the block. There would be a mechanical bulkhead and mechanical equipment screen on the roof that would

[1] Based on a prior permit application that was filed with the Department of Buildings in 2015 (https://newyorkyimby.com/2015/10/permits-filed-14-wythe-avenue-greenpoint-distillery.html)

be 25 feet tall. Although no parking spaces are required under the proposed zoning, up to approximately 150 off-street accessory parking spaces would be provided on the ground level, with access via Gem Street. A total of five loading berths would be provided - two for Acme Smoked Fish, with access from Meserole Avenue, and three for the commercial building, with access from Banker Street. Acme Smoked Fish would have a curb cut for access to a compactor along Banker Street. The Proposed Development is also anticipated to include partially covered open areas at the southern portion of the Development Site, totaling approximately 25,800 sf.

Possible Effects of the Proposed Actions

Table A-1 below provides a comparison of the No-Action and With-Action scenarios identified for analysis purposes. As shown, the incremental (net) change that would result from the Proposed Actions is an increase of approximately 88,100 gsf of industrial space, 413,650 gsf of office space, 36,850 gsf of retail space, and 43 accessory parking spaces, and a decrease of approximately 35,225 gsf of restaurant/ entertainment space and 28,610 gsf of warehouse space, compared to No-Action conditions. As also shown in Table A-1, the Proposed Actions are estimated to result in a net increase of approximately 1,754 workers on the Development Site compared to No-Action conditions.

TABLE A-1
Comparison of No-Action and With-Action Development Scenarios

Use	**No-Action Scenario [gsf]**	**With-Action Scenario [gsf]**	**Increment**
Industrial/Manufacturing[1]	17,500	105,600	**+ 88,100 gsf**
Office	66,750	480,400	**+ 413,650 gsf**
Local Retail	--	36,850	**+ 36,850 gsf**
Restaurant/Entertainment	35,225	--	**- 35,225 gsf**
Warehousing	28,610	--	**- 28,610 gsf**
Parking	107 spaces (21,400 gsf)	150 spaces (14,400 gsf)	**+ 43 spaces (-7,000 gsf)**
Employment[2]	**No-Action Scenario**	**With-Action Scenario**	**Increment**
Workers	422	2,176	**+ 1,754**

Notes:
[1] Industrial/Manufacturing uses include some accessory administrative spaces.
[2] Employee numbers for Acme Smoked Fish provided by Applicant (approximately 169 current employees, and 140 on-site employees with the Proposed Action, including office staff). For other No-Action and proposed uses, estimates based on 1 employee per 1,000 sf for industrial/warehousing, 1 employee per 250 sf of office space, 3 employees per 1,000 sf of retail/restaurant space, and 1 employee per 50 parking spaces.

ACME FISH EXPANSION EAS
Attachment B: Additional Information for EAS Part II: Technical Analysis

1. Land Use, Zoning, and Public Policy

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project. The analysis also considers the project's compliance with and effect on the area's zoning and other applicable public policies. Even when there is little potential for a project to be inconsistent with or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if a project would result in a significant change in land use or would substantially affect regulation or policies governing land use.

The Proposed Actions include a series of land use actions including a zoning map amendment and a special permit for a large-scale general development, that would affect regulations and policies governing land use at the 116,756 sf (2.68 acre) Development Site in the Greenpoint neighborhood of Brooklyn Community District (CD) 1. In addition, several public policies are applicable to the Development Site and surrounding area, including the Greenpoint-Williamsburg Industrial Business Zone, New York Works, and OneNYC. The Development Site is also located within the city's Coastal Zone boundary, requiring an assessment of its consistency with the policies of the City's Waterfront Revitalization Program (WRP) and the completion of the updated 2016 WRP Consistency Assessment Form (CAF). Therefore, consistent with the guidance of the 2014 *CEQR Technical Manual*, an assessment of land use, zoning, and public policy is warranted, and will be provided in the Draft Environmental Impact Statement (DEIS), as described in the Draft Scope of Work.

2. Socioeconomic Conditions

According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. A socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if a project would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if a project would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

There are no existing residential uses on the Development Site and the Proposed Development would not include any new residential uses; as such, the Proposed Development would not result in any direct or indirect residential displacement, and the Proposed Actions would not have a potential for significant adverse impacts related to residential displacement.

The Development Site currently contains three active businesses, and the entire site is owned or controlled by the Applicant. As part of the Proposed Actions, Acme Smoked Fish's operations would be retained on the Development Site and accommodated in a new and expanded facility. In absence of the Proposed Actions, it is anticipated that, without a new state-of-the-art purpose-built facility for its operations, Acme Smoked Fish would relocate outside of New York State and vacate its buildings on the site (Lots 1, 21, 25, and 50). The two remaining businesses at the Development Site are anticipated to be directly displaced irrespective of the Proposed Actions. ABC Stone, a marble and stone wholesaler, which occupies Lot 6, is currently in the process of moving out and is expected to relocate within the area, regardless of the Proposed Actions. The remaining business is Corzo Contracting, a construction contractor, which employees an estimated 25 workers, and uses Lot 125 for parking, vehicle and open storage. Under the No-Action Condition, it is anticipated that Lot 125 would be redeveloped as-of-right with a new building accommodating distillery, office, dance studio, and restaurant uses and Corzo Contracting would be displaced. Therefore, the direct displacement at the Development Site would occur irrespective of the Proposed Actions, and not as a result of the Proposed Actions; therefore, the Proposed Actions would not have the potential for significant adverse impacts related to direct business displacement.

The Proposed Development would introduce commercial uses totaling approximately 517,250 gsf (excluding parking), which exceeds CEQR's 200,000-sf commercial threshold requiring analysis of potential indirect business displacement due to increased rents. Therefore, an assessment of potential indirect business displacement will be included in the DEIS, as described in the Draft Scope of Work. The socioeconomic assessment with respect to indirect business displacement considers whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area.

The Proposed Actions and associated Proposed Development are not expected to add to, or create, a retail concentration that may draw a substantial amount of sales from existing businesses within the study area to the extent that certain categories of business close and vacancies in the area increase, thus resulting in a potential for disinvestment on local retail streets. The Proposed Development is expected to introduce approximately 36,850 gsf of retail uses compared to the No-Action condition. Projects resulting in less than 200,000 gsf of regional-serving retail in the study area, or less than 200,000 sf of locally-serving or regional-serving retail on a single development site would not typically result in socioeconomic impacts, according to the guidance established in the *CEQR Technical Manual*. As the Proposed Actions and associated Proposed Development would not exceed the CEQR threshold, there would be no potential for significant adverse impacts related to indirect business displacement due to market saturation.

In addition, the Proposed Actions are site-specific to the Development Site and do not include any citywide regulatory changes that would adversely affect the economic and operational conditions of certain types of businesses or processes. Furthermore, the Proposed Actions also would not result in the displacement of any residents, nor would it directly displace any businesses. Therefore, the Proposed Development would not have the potential for significant adverse impacts related to specific industries.

3. Open Space

An open space assessment is typically warranted if a project would directly affect an open space or if it would increase the population by more than:

- 350 residents or 750 workers in areas classified as "well-served areas;"

- 25 residents or 125 workers in areas classified as "underserved areas;"
- 200 residents or 500 workers in areas that are not within "well-served" or "underserved areas."

Based on maps provided in the Open Space appendix of the *CEQR Technical Manual*, the Development Site is located within an underserved area. As shown in Table A-1 in Attachment A: "Project Description," the Proposed Development would generate an incremental increase of approximately 1,754 workers compared to the No-Action condition. As such, the Proposed Development would exceed the 125-employee CEQR threshold requiring a nonresidential open space analysis of indirect effects, but not the 25-resident threshold requiring a residential open space analysis of indirect effects. Therefore, an open space assessment for the worker population generated by the Proposed Development is warranted, and will be provided in the DEIS, as described in the Draft Scope of Work.

4. Shadows

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. As described in Attachment A, "Project Description," the Proposed Development would result in buildings taller than 50 feet, and the Development Site is in the vicinity of the Greenpoint Historic District and the planned expansion of Bushwick Inlet Park. Therefore, consistent with the guidance of the *CEQR Technical Manual*, an analysis of the Proposed Actions' potential to result in shadow impacts on sunlight-sensitive resources in the surrounding area is warranted and will be included in the DEIS, as described in the Draft Scope of Work.

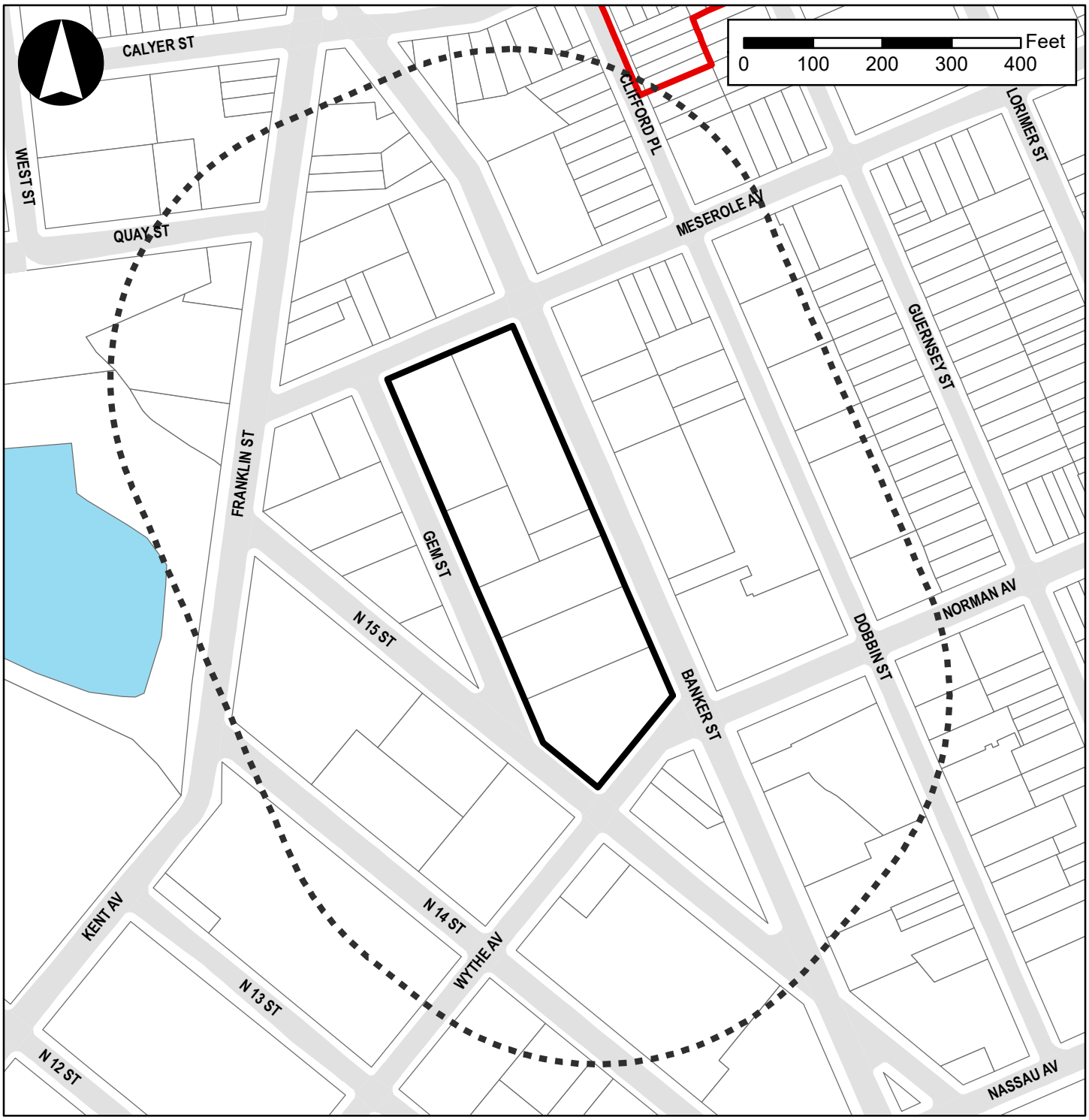
5. Historic and Cultural Resources

A historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. An assessment of architectural and archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures, within historic districts, and for developments that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. According to *CEQR Technical Manual* guidance, impacts on historic resources are considered on those sites affected by a proposed action and in the area surrounding identified development sites.

Architectural Resources

The Development Site does not encompass any designated historic architectural resources, nor is it located within 400 feet from any designated/listed architectural resources. The Greenpoint Historic District, which is designated by the New York City Landmarks Preservation Commission (LPC) and listed on the State/National Registers, is located further to the northeast of the Development Site. As shown in Figure B-1, a small corner of that historic district intersects with a 400-foot radius of the Development Site. As such, a preliminary assessment of potential effects on historic architectural resources will be provided in the DEIS.

It should be noted that the Proposed Development could result in indirect (contextual) effects to architectural resources beyond a 400-foot radius, including the potential to cast shadows on the Greenpoint Historic District. These potential indirect effects will be analyzed in the Shadows and Urban Design & Visual Resources assessments in the DEIS, respectively.



Legend

- Development Site
- 400-Foot Radius
- LPC-Designated and S/NR-listed Greenpoint Historic District

Archaeological Resources

According to the *CEQR Technical Manual*, archaeological resources are only considered in those areas where new excavation and ground disturbance would occur (i.e. the project site). Development of the Proposed Development would entail excavation at depths greater than currently exist on the site. However, based on a letter provided by the New York City Landmarks Preservation Commission (LPC) on May 16, 2018, none of the lots comprising the Development Site have archaeological significance. As such, an assessment of archaeological resources is not warranted, and no significant adverse impacts would result from the Proposed Actions.

6. Urban Design and Visual Resources

An assessment of urban design is required when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: (1) projects that permit the modification of yard, height, and setback requirements; and (2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the Proposed Actions. A detailed analysis is stipulated for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Proposed Development would result in physical changes to the Development Site beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian's experience of the public realm, requiring an urban design assessment. Therefore, as described in the Draft Scope of Work, the DEIS will include a preliminary analysis and if warranted based on the preliminary assessment, a detailed urban design and visual resources analysis would be prepared.

According to the *CEQR Technical Manual*, the construction of projects involving multiple, tall buildings at or in close proximity to waterfront sites may result in an exacerbation of wind conditions due to 'channelization' or 'downwash' effects that may affect pedestrian comfort and safety. As the Proposed Development would not consist of multiple tall buildings, and given the Development Site's distance of more than 400 feet from the waterfront, the Proposed Development does not meet the CEQR screening threshold for a pedestrian wind analysis, and none will be provided in the DEIS.

7. Hazardous Materials

The potential for significant adverse impacts from hazardous materials can occur when: (a) hazardous materials exist on a site and (b) a project would increase pathways to their exposure; or (c) a project would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. As described above, the Development Site is located in an M3-1 manufacturing zoning district, and is currently occupied by industrial and warehousing uses. A hazardous materials assessment will be included in the DEIS, as described in the Draft Scope of Work. The hazardous materials section of the DEIS will include a summary of current Phase I Environmental Site Assessments (ESAs) and any other available hazardous materials studies for the Development Site, covering the past use history and the potential for the presence of hazardous materials on the Development Site. If applicable, the hazardous materials chapter of the DEIS will also discuss any hazardous materials that may be involved in current and future site operations, such as the processing of smoked fish.

8. Water and Sewer Infrastructure

A preliminary analysis of a project's effects on the water supply system is warranted if a project would result in an exceptionally large demand for water (e.g., those that would use more than one million gallons per day), or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary analysis of a project's effects on wastewater or stormwater infrastructure is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces.

As shown in Table B-1, based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the Proposed Development would use a net total of approximately 197,713 gallons of water per day (gpd), compared to No-Action conditions. As the Proposed Development would not generate more than one million gpd of incremental water demand, the Proposed Actions would not have the potential for significant adverse impacts related to water supply in accordance with CEQR. However, water demand estimates will be provided in the DEIS to inform the wastewater and stormwater conveyance and treatment analysis.

TABLE B-1
Water Demand and Wastewater Generation on the Development Site – No-Action vs. With-Action[1]

	Land Use	GSF (excluding parking/loading)	Gallons Per Day (gpd)		
			(Domestic only) Water/Wastewater Generation	(AC only) Air Conditioning	Total (Domestic + AC)
No-Action Condition	Industrial	17,500	8,050	2,975	11,025
	Office + warehouse	95,360	9,536	16,211	25,747
	Restaurant	35,225	8,454	5,988	14,442
No-Action Total		**148,085**	**26,040**	**25,174**	**51,214**
With-Action Condition	Industrial (Acme)	105,600	Refer to total	Refer to total	104,110
	Office	480,400	48,040	81,668	129,708
	Local Retail	36,850	8,844	6,265	15,109
With-Action Total		**622,850**	**56,884**	**87,933**	**248,927**
Net Difference: No-Action vs. With-Action Condition					**197,713**

Notes:
[1] Uses *CEQR Technical Manual* water demand rates from Table 13-2 "Water Usage and Sewer Generation rates for Use in Impact Assessment"
Industrial/Manufacturing: For No-Action, as no rate provided in CTM, domestic generation rate is from DEP's *Draft Rules and Regulations Governing the Construction of Private Sewers and Drains*. Assume 10,000 gpd per acre multiplied by zoning district factors (2.00 for existing/No-Action M3-1), which is the equivalent of 0.46 gpd/sf for No-Action, use retail/office rate for A/C. For With-Action, estimates for total water usage and wastewater generation provided by the Applicant.
Office: domestic - 0.10 gpd/sf and A/C - 0.17 gpd/sf. Apply same rate to No-Action warehouse use.
Retail: domestic - 0.24 gpd/sf and A/C - 0.17 gpd/sf. Apply same rate to No-Action restaurant/entertainment use.

For wastewater and stormwater conveyance and treatment, a preliminary assessment would be needed if a project is located in a combined sewer area and would exceed the following incremental development of residential units or commercial space above the predicted No-Action scenario: (a) 1,000 residential units or 250,000 sf of commercial space or more in Manhattan; or, (b) 400 residential units or 150,000 sf of commercial space or more in the Bronx, Brooklyn, Staten Island or Queens. As the Proposed Development would result in a net increase of more than 150,000 sf of non-residential space, a preliminary assessment of wastewater and stormwater infrastructure is warranted and will be provided in the DEIS, as described in the Draft Scope of Work.

9. Solid Waste and Sanitation Services

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. Few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact.

As shown in Table B-2, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the Proposed Development would result in a net increase of approximately 24,054 pounds (lbs) of solid waste per week (12 tons) compared to No-Action conditions, and no significant adverse impacts on solid waste and sanitation services are anticipated. Therefore, the Proposed Actions would not have the potential for significant adverse impacts related to solid waste and sanitation services.

TABLE B-2
Expected Solid Waste Generation on the Project Site – No-Action vs. With-Action[1]

	Use	Size (GSF) [excluding parking/loading]	Solid Waste Handled by DSNY (lbs/wk.)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
No-Action Condition	Industrial	17,500	0	3,285	3,285
	Office + Warehouse	95,360	0	3,848	3,848
	Restaurant	35,225	0	26,606	26,606
No-Action Total		**148,085**	**0**	**33,739**	**33,739**
With-Action Condition	Industrial (Acme)	105,600	0	24,038	24,038
	Office	480,400	0	24,986	24,986
	Local Retail	36,850	0	8,769	8,769
With Action Total		**622,850**	**0**	**57,793**	**57,793**
Net Difference: No-Action v. With Action Condition			**0**	**24,054**	**24,054**

Notes:
[1] Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual* –
Industrial: For No-Action, use average of apparel/textile and printing/publishing rate = 182.5 lbs/wk per employee; assume 1 employee per 1,000 sf for industrial uses in the No-Action. For With-Action, estimates provided by Applicant.
Office: 13 lbs/wk per employee and 1 employee per 250 sf.
General retail: 79 lbs/wk per employee and 3 employees per 1,000 sf.
Restaurant: 251 lbs/wk per employee and 3 employees per 1,000 sf.
Warehousing: Use office rate of 13 lb/wk per employee, and assume 1 employee per 1,000 sf.

10. Energy

According to the *CEQR Technical Manual*, because all new structures that require heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policies to conserve energy, actions resulting in new construction would not create adverse energy impacts, and as such do not require a detailed energy assessment. A detailed assessment of energy impacts would be limited to projects that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). The Proposed Development would not be expected to significantly affect the transmission or generation of energy, and therefore the Proposed Actions would not have the potential for significant adverse impacts related to energy.

Based on the rates presented in Table 15-1 of the *CEQR Technical Manual* and as shown in Table B-3, it is estimated that the Proposed Development would result in an annual energy consumption of

approximately 112,024,485 thousand BTUs (MBtu), an increment of 74,078,699 thousand BTUs over the No-Action condition. This represents a very small percentage of overall consumption in New York City, and as described in the *CEQR Technical Manual*, a significant adverse impact to the energy generation, transmission, and distribution system is very unlikely, and a detailed energy analysis is not warranted and will not be provided in the DEIS. The *CEQR Technical Manual* recommends that projects subject to an assessment of greenhouse gas emissions should estimate energy consumption, and therefore, the Greenhouse Gas Emissions chapter of the DEIS will disclose the projected amount of energy consumption during long-term operation resulting from the Proposed Development, as described in the Draft Scope of Work.

TABLE B-3
Estimated Energy Consumption – No-Action vs. With-Action

	Use	Size (GSF)	Consumption Rates (Thousand BTU (MBTU)/sf/yr.)[1]	Annual Energy Use (Thousand BTUs)
No-Action Condition	Industrial	17,500	554.3	9,700,250
	Office + Warehouse	95,360	216.3	20,626,368
	Restaurant	35,225	216.3	7,619,168
			No-Action Total	**37,945,786**
With-Action Condition	Industrial (Acme)	105,600	*Estimate provided by Applicant*	143,310
	Office	480,400	216.3	103,910,520
	Local Retail	36,850	216.3	7,970,655
			With Action Total	**112,024,485**
			Net Difference: No-Action v. With-Action Condition	**74,078,699**

Notes:
[1] Consumption rates are from the *CEQR Technical Manual* Table 15-1, "Average Annual Whole-Building Energy Use in New York City", except for the Acme Smoked Fish facility in the With-Action, for which estimates were provided by the Applicant.

11. Transportation

The proposed actions would generate development that would exceed the thresholds set in Table 16-1 of the *CEQR Technical Manual*. Therefore, there is potential for significant adverse impacts to transportation systems. An assessment of transportation will be provided in the DEIS. Based on preliminary estimates, the Proposed Development is expected to generate more than the CEQR threshold of 50 additional vehicular trips in the weekday AM, midday, and PM peak hours, as well as the Saturday midday peak hour. The Proposed Development is also expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersection. Therefore, detailed traffic analysis is warranted and will be provided in the DEIS to determine the Proposed Development's potential to result in significant adverse impacts, as detailed in the Draft Scope of Work.

Based on preliminary estimates, the Proposed Development is also expected to generate more than 200 subway trips at one or more stations in one or more peak hours. Therefore, a detailed subway analysis is warranted and will be provided in the DEIS to determine the Proposed Development's potential to result in significant adverse impacts, as detailed in the Draft Scope of Work. The transit analyses will focus on the weekday AM and PM commuter peak hours as it is during these periods that the overall demand on the subway and bus systems is usually highest.

Based on preliminary estimates, one or more bus routes are expected to experience 50 or more bus passenger trips in one direction in at least one peak hour. Therefore, the DEIS will include a quantitative analysis of conditions on local bus routes to determine the Proposed Development's potential to result in significant adverse impacts.

There are expected to be more than 200 project-generated pedestrian trips in all peak hours, which include walk-only trips as well as the pedestrian component associated with walking between the Development Site and other modes of travel, such as subway stations and bus stops. Although these pedestrian trips would also be dispersed throughout the surrounding area, concentrations of new pedestrian trips exceeding the 200-trip *CEQR Technical Manual* threshold may occur during one or more peak hours along corridors in the immediate vicinity of Development Site and along corridors connecting the site to area transit services. Therefore, detailed pedestrian analysis is warranted and will be provided in the DEIS to determine the Proposed Development's potential to result in significant adverse impacts, as described in the Draft Scope of Work. If warranted, an evaluation of vehicular and pedestrian safety will also be included in the DEIS, as described in the Draft Scope of Work.

The Proposed Development would include approximately 150 accessory parking spaces. As detailed in the Draft Scope of Work, the DEIS will provide a parking analysis to determine if the accessory parking provided as part of the Proposed Development would be sufficient to accommodate the projected peak demand, and if the Proposed Development would result in excess parking demand (including demand from all uses), whether there is a sufficient number of other parking spaces in the study area to accommodate that excess demand.

12. Air Quality

Under CEQR, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. The Proposed Project would require an air quality analysis, as described in the Draft Scope of Work.

The Proposed Actions would result in the conditions outlined in Sections 210 and 220 of Chapter 17 of the *CEQR Technical Manual*, and therefore have the potential for significant adverse air quality impacts. Specifically, the number of vehicle trips generated by the Proposed Development will likely exceed the *CEQR Technical Manual* analysis thresholds for carbon monoxide (CO) and fine particulate matter ($PM_{2.5}$), therefore an analysis of the Proposed Actions' potential to result in significant adverse air quality impacts due to mobile source emissions is warranted. The Proposed Development is also expected to include a new 150-space parking facility, and therefore, the mobile source analysis will account for the additional impacts from this source. The Proposed Actions would result in a new development with fossil fuel-fired heating and hot water systems, and therefore, a stationary source assessment is warranted and will be provided in the DEIS. In addition, as the Proposed Development is located within a manufacturing zoning district, and the Proposed Development includes an industrial use, an analysis of emissions from industrial sources is warranted. These analyses of the Proposed Actions' potential to result in significant adverse air quality impacts will be provided in the DEIS, as described in the Draft Scope of Work.

13. Greenhouse Gas Emissions and Climate Change

While the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on City capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an DEIS that would result in development of 350,000 sf or more (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The Proposed Development

would exceed 350,000 sf, and therefore a GHG assessment is warranted, as discussed in the Draft Scope of Work.

Depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. Per the Preliminary Flood Insurance Rate Maps for New York City dated 1/30/2015, which are issued by the Federal Emergency Management Agency (FEMA) and considered the best available flood hazard data, the Development Site is located within in the 100-year and 500-year floodplains, and therefore the potential impacts of climate change (e.g., seal level rise and changes in storm frequency) on the Proposed Development will be evaluated in the DEIS, as described in the Draft Scope of Work.

14. Noise

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. As the Proposed Development would generate vehicular traffic, a screening analysis is warranted to determine the need for a more detailed mobile noise study. As the potential for significant adverse noise impacts cannot be ruled out, a noise analysis is warranted. In addition, because the Proposed Development would be located in an area with high ambient noise levels, the noise analysis will identify the levels of building attenuation necessary to meet CEQR interior noise requirements. The noise analysis tasks that will be undertaken for the DEIS are described in the Draft Scope of Work.

15. Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. For most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area, as described in the Draft Scope of Work.

As none of the relevant analyses have yet been completed, the potential for an unmitigated impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Should the technical analyses conducted for the DEIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, then the potential for the Proposed Development to affect public health will be considered, as appropriate, under a level of assessment in conformance with the *CEQR Technical Manual*.

16. Neighborhood Character

A neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To

determine a project's effects on neighborhood character, a neighborhood's contributing elements are considered together.

An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, or noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. The Proposed Development is expected to affect one or more of the constituent elements of the Development Site's neighborhood character, including land use patterns, urban design, and levels of traffic and noise. Therefore, an analysis of the Proposed Development's effects on neighborhood character will be provided in the DEIS, as described in the Draft Scope of Work.

17. Construction

Construction impacts, although temporary, can include disruptive and noticeable effects of a proposed project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are considered when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and air quality conditions. In addition, because soils are disturbed during construction, any project proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

A preliminary construction assessment is typically warranted for construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resources; and/or (i) occurring on multiple sites in the same geographic area. Construction of the Proposed Development is expected to take place over a period of approximately 45 months, and is therefore considered long-term, which could result in the potential for significant adverse construction impacts. As construction of the Proposed Development could involve one or more of the aforementioned conditions, a construction analysis will be undertaken in the DEIS, as described in the Draft Scope of work. The construction assessment will describe the construction schedule and logistics, discuss anticipated on-site activities, and provide estimates of construction workers and truck deliveries.