2111 Atlantic Avenue EAS

CEQR No.: 23DCP158K

Prepared for:
Remica Property Group Corp.

Prepared by:
Philip Habib & Associates

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

May 26, 2023

2111 Atlantic Avenue EAS

CEQR No.: TBD

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ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* 2111 Atlantic Avenue EAS

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
23DCP158K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable)
230280ZMK N230281ZRK	(*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning (DCP)			**Remica Property Group Corp.**		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe, AICP, Deputy Director, Environmental Assessment and Review Division			**Remy Rozien Weinstein**		
ADDRESS **120 Broadway**			ADDRESS **229 East 85th Street, #1010**		
CITY **New York**	STATE **NY**	ZIP **10271**	CITY **New York**	STATE **NY**	ZIP **10028**
TELEPHONE **(212) 720-3328**	EMAIL **sshellooe@plannin.nyc.gov**		TELEPHONE **(212) 517-7760**	EMAIL **remy@remicagroup.com**	

5. *Project Description*

The Applicant, Remica Property Group Corp., is seeking zoning map and zoning text amendments (the "Proposed Actions") to facilitate the development of an approximately 78,242-gross square foot (gsf) mixed-use residential and commercial building with up to 14-stories (139-feet tall) at 2111 Atlantic Avenue (Brooklyn Block 1569, Lot 35; the "Projected Development Site 1") in the Ocean Hill neighborhood of Brooklyn Community District (CD) 16. The proposed zoning map changes would affect portions of two blocks and would map an R8A with a C2-4 commercial overlay, as well as establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed R8A/C2-4, along a part of Atlantic Avenue (the "Proposed Rezoning Area"). Additionally, the Proposed Actions would include a zoning text amendment that would modify streetwall requirements ("Streetwall Zoning Text Amendment") and would affect the Proposed Rezoning Area as well as an adjacent, existing R8A/C2-4 district to the southeast (see Figure 1). Collectively, the Proposed Rezoning Area and Streetwall Zoning Text Amendment Area will be referred to as the "Project Area." The entirety, or part of 30 lots across four blocks are located within the Project Area (refer to Table A-1 in Attachment A).

The Applicant intends to build a new mixed-use residential and commercial building, which would include approximately 73 dwelling units (DUs; approximately 67,759-gsf), with approximately 19 or 22 (25 or 30% under MIH Option 1 or 2) affordable units and approximately 3,749-gsf of commercial local retail space (the "Proposed Development").

A reasonable worst-case development scenario (RWCDS) has been developed for Projected Development Site 1, which differs from the Applicant's Proposed Development at the site. In the future with the Proposed Actions (or "With-Action Condition"), the RWCDS assumes that at Projected Development Site 1 would reflect the maximum allowable building envelope and FAR permitted under the proposed R8A/C2-4 zoning district at the site. The With-Action RWCDS would consist of a 14-story (145-feet tall), 80,732 gsf (7.2 FAR) mixed-use residential and commercial building that would include approximately 69,185 gsf of residential space, 81 DUs, of which 25 or 30 percent (21 or 25 units) would be made permanently affordable under MIH Option 1 or 2, and approximately 3,730-gsf of ground floor local retail space.

Additionally, two non-Applicant sites are assumed under the RWCDS. A non-Applicant owned site located at 1867-1871 Eastern Parkway (Block 1570, Lots 36-38) would be combined to compromise Projected Development Site 2. Projected Development Site 2 would be developed with a new 14-story (145-feet tall), 49,259 gsf (7.2 FAR) mixed use building containing 45,694 gsf of residential uses (54 DUs, of which 14 or 17 – 25 or 30% -- would be made permanently affordable under MIH Option 1 or 2), and approximately 3,565 gsf of ground floor local retail.

The second non-Applicant controlled site located at 2316-2320 Atlantic Avenue (Block 1435, Lots 40, 42, and 43) would be combined to comprise Projected Development Site 3. Projected Development Site 3 be developed with a 14-story (145-feet tall), 63,696 gsf (7.2 FAR) mixed use building containing approximately 54,505 gsf of residential uses (64 DUs, of which 16 would be made permanently affordable under existing MIH Option 1), and 9,191 gsf of local retail uses.

Project Location

BOROUGH **Brooklyn**	COMMUNITY DISTRICT(S) **16**	STREET ADDRESS **Refer to Table A-1 in Attachment A**
TAX BLOCK(S) AND LOT(S) **Block 1569, Lots 33-35, p/o Lots 1, 3-9, 32; Block 1570, Lots 1-6, p/o 31, 36-40; Block 1435, Lots 40, 42, 43, p/o 36; Block 1436, Lots 6, p/o 11**		ZIP CODE **11233**

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS **Pleasant Place, Herkimer Street, Eastern Parkway, Atlantic Avenue, Pacific Street**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY **R5/C2-3; R8A/C2-4** | ZONING SECTIONAL MAP NUMBER **17c**

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

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

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit

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

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

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

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

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

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

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

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP

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

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): **approx. 176,588 sf (Project Area)** Waterbody area (sq. ft) and type: **0 sf**
Roads, buildings, and other paved surfaces (sq. ft.): **approx. 176,588 sf** Other, describe (sq. ft.): **N/A**

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **193,687 gsf (sum of Projected Development Sites 1, 2 and 3)**
NUMBER OF BUILDINGS: **1 (Projected Development Site 1); 1 (Projected Development Site 2); 1 (Projected Development Site 3)**
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): **80,732 gsf (Projected Development Site 1); 49,259 gsf (Projected Development Site 2); 63,696 gsf (Projected Development Site 3)**
HEIGHT OF EACH BUILDING (ft.): **145' (Projected Development Sites 1, 2, and 3)**
NUMBER OF STORIES OF EACH BUILDING: **14 stories (Projected Development Sites 1, 2 and 3)**

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: **9,365 sf**
The total square feet not owned or controlled by the applicant: **127,017 sf**

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: **9,365 sf (Projected Development Site 1); 6,200 sf (Projected Development Site 2); 7,992 sf (Projected Development Site 3)** sq. ft. (width x length)
VOLUME OF DISTURBANCE: **93,650 (Projected Development Site 1); 62,000 (Projected Development Site 2); 79,920 (Projected Development Site 3)** cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: **9,365 (Projected Development Site 1); 6,200 (Projected Development Site 2); 7,992 (Projected Development Site 3)** sq. ft. (width x length)

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

	Residential	*Commercial*	*Community Facility*	*Industrial/Manufacturing*
Size (in gross sq. ft.)	**169,384 gsf**	**16,486 gsf**	**N/A**	**N/A**
Type (*e.g.,* retail, office, school)	**199** units	**Local retail**		

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: **533** NUMBER OF ADDITIONAL WORKERS: **57**
Provide a brief explanation of how these numbers were determined: **Assumes average household size of 2.68 persons per household (based on average household size for Brooklyn CD 16 according to 2020 US Census); assumes three workers per 1,000 gsf of commercial space and one worker per 25 DUs.**

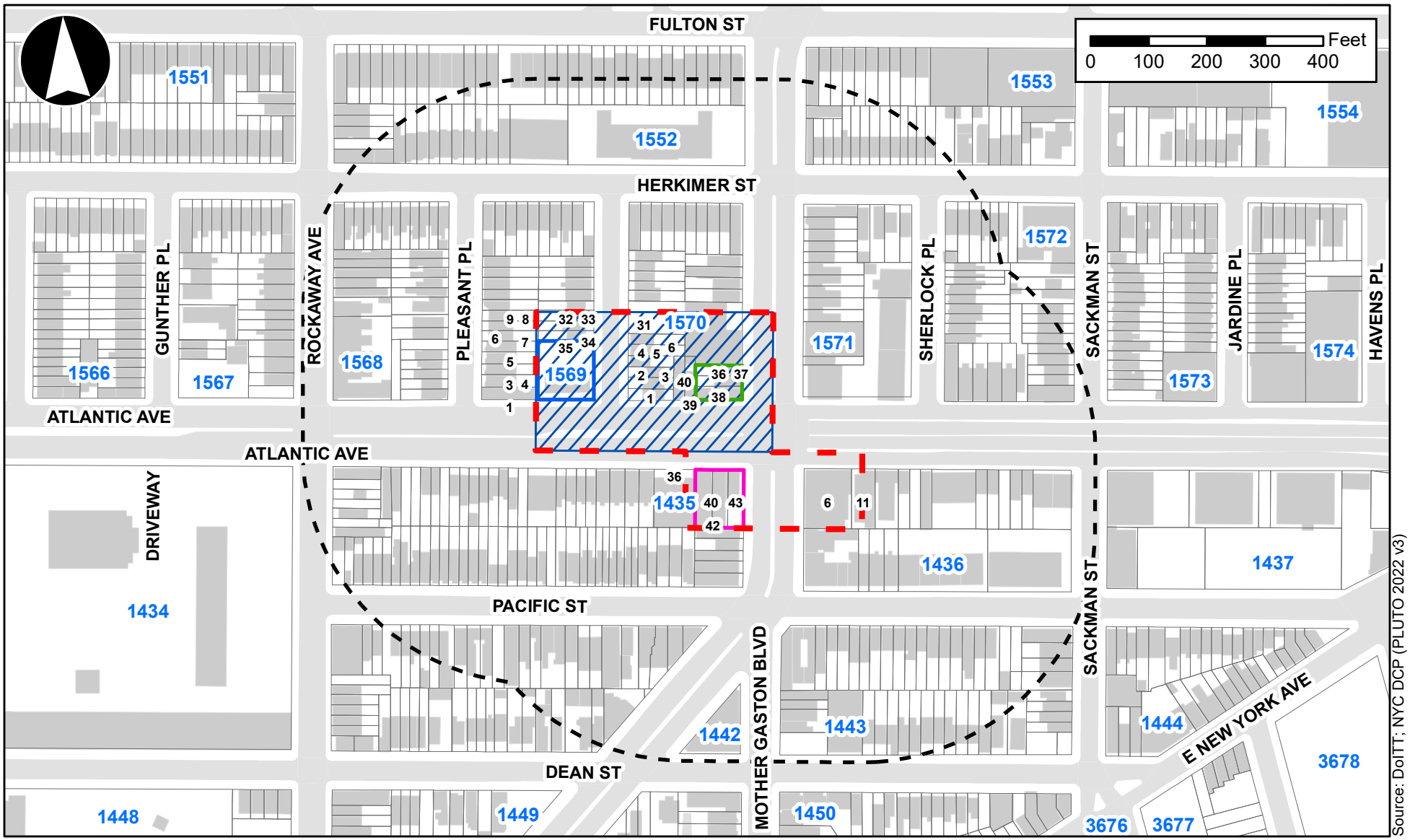
Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

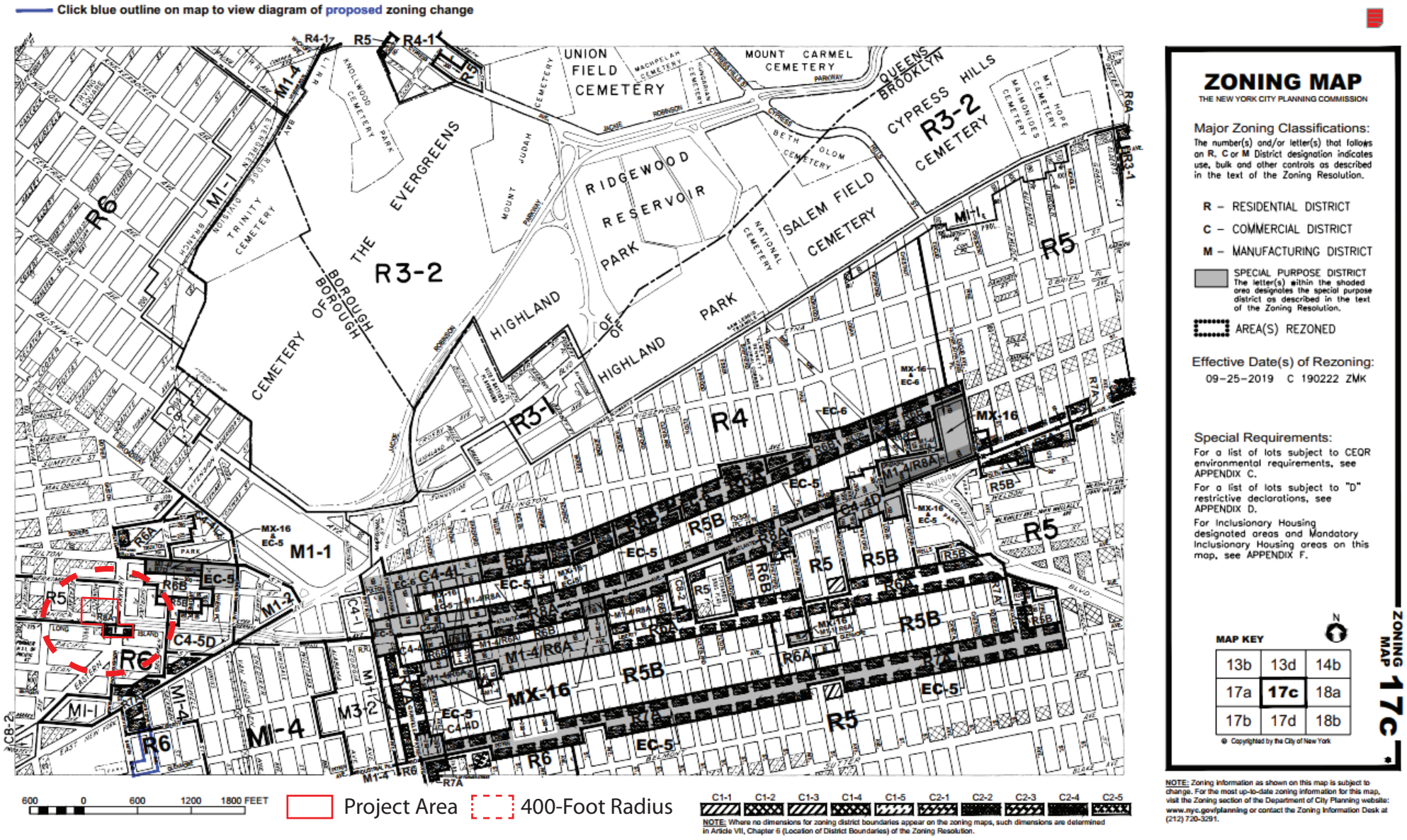
ANTICIPATED BUILD YEAR (date the project would be completed and operational): **2027**
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: **22 months each (Projected Development Site 1, 2, and 3)**
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)
☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:



2111 Atlantic Avenue EAS

Figure 1
Project Location


Click blue outline on map to view diagram of proposed zoning change
ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION
Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.
R – RESIDENTIAL DISTRICT
C – COMMERCIAL DISTRICT
M – MANUFACTURING DISTRICT
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
AREA(S) REZONED
Effective Date(s) of Rezoning:
09-25-2019 C 190222 ZMK
Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.
MAP KEY
13b 13d 14b
17a 17c 18a
17b 17d 18b
© Copyrighted by the City of New York
ZONING MAP 17c
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.
600 0 600 1200 1800 FEET
Project Area
400-Foot Radius
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

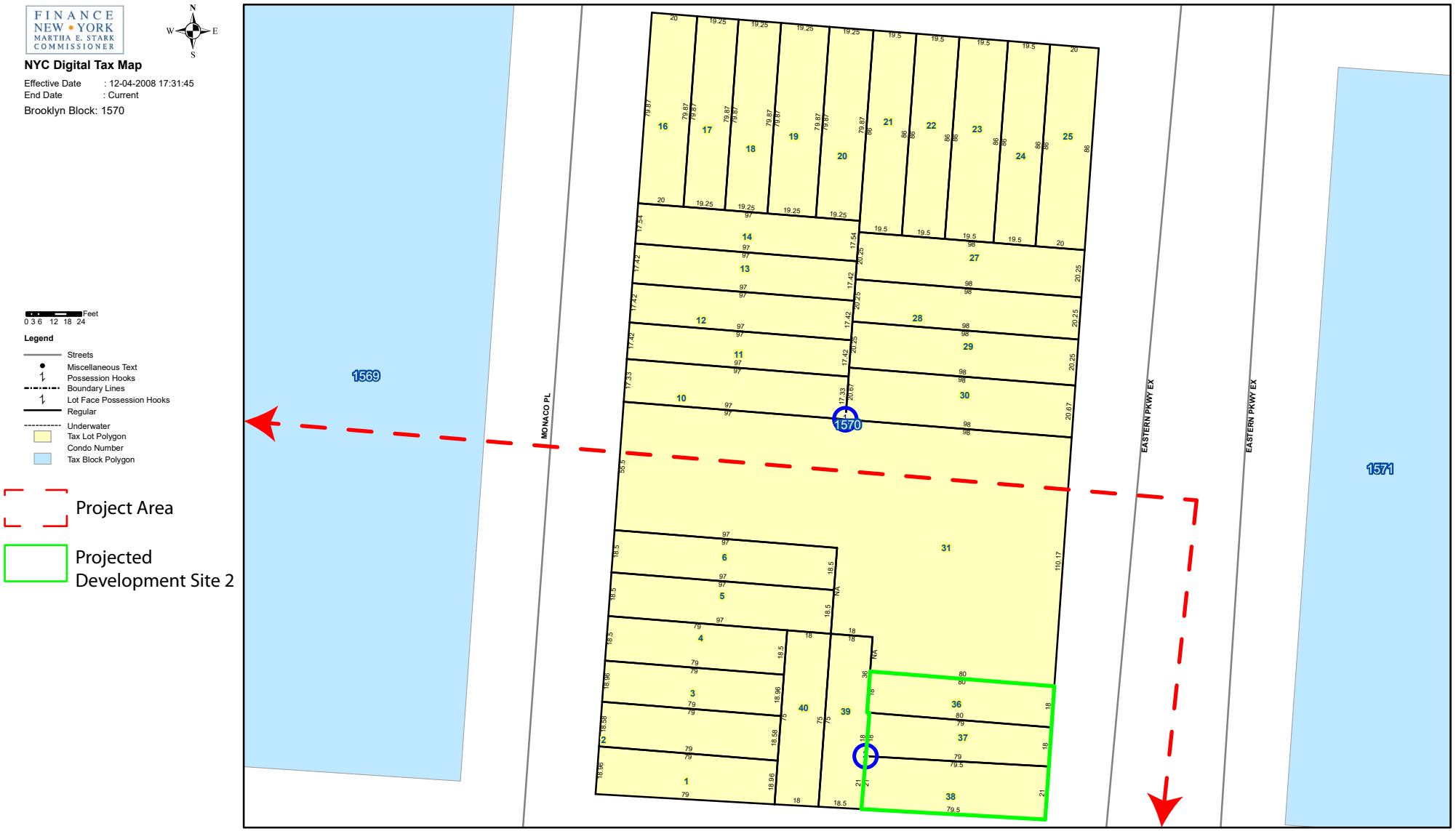


Legend

- Proposed Rezoning Area
- Streetwall Zoning Text Amendment Area (Project Area)
- 400-foot Radius
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3

Land Uses

- One & Two Family Buildings
- MultiFamily Walk-Up Buildings
- MultiFamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data



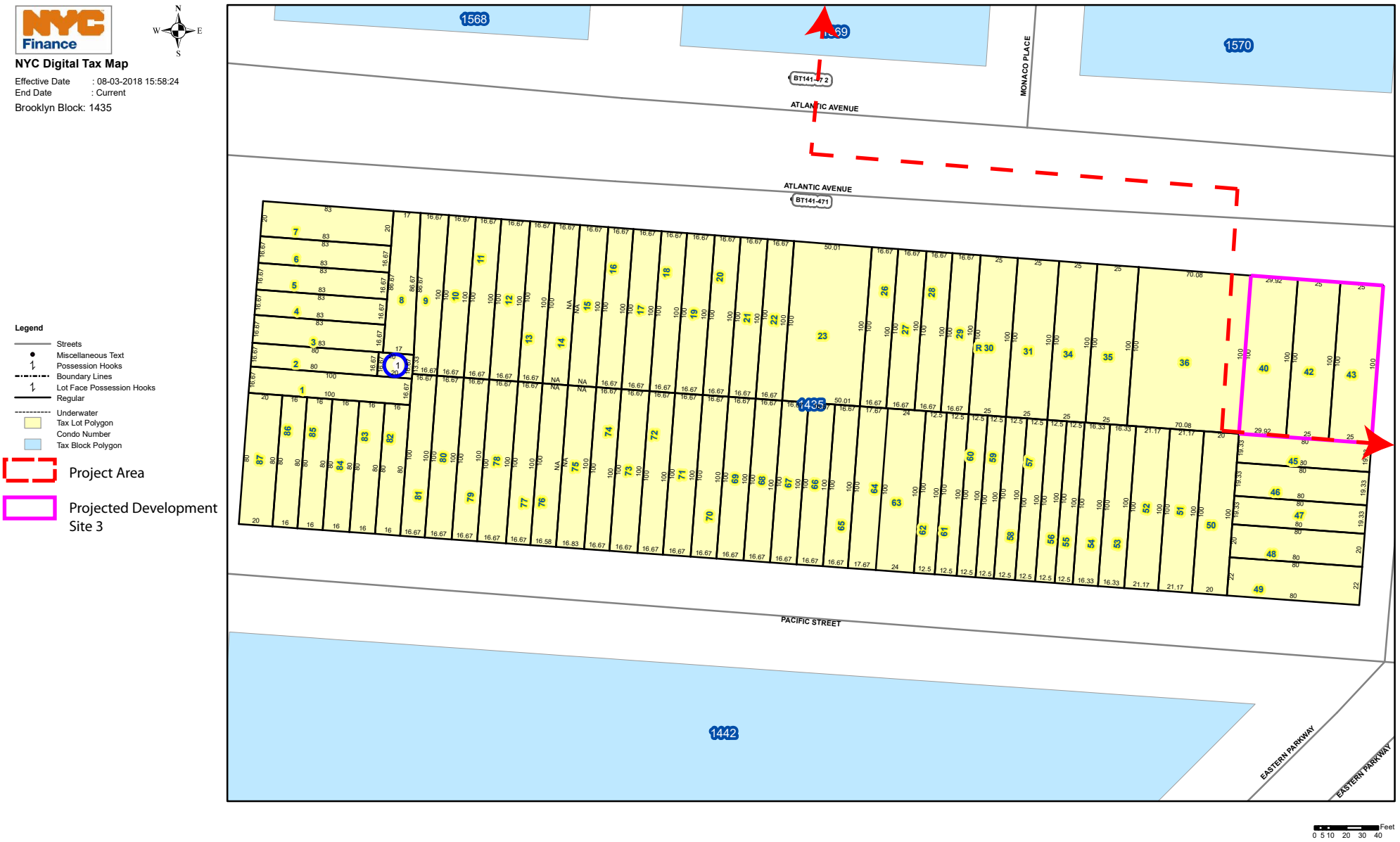
2111 Atlantic Avenue EAS

Figure 4a
Tax Map



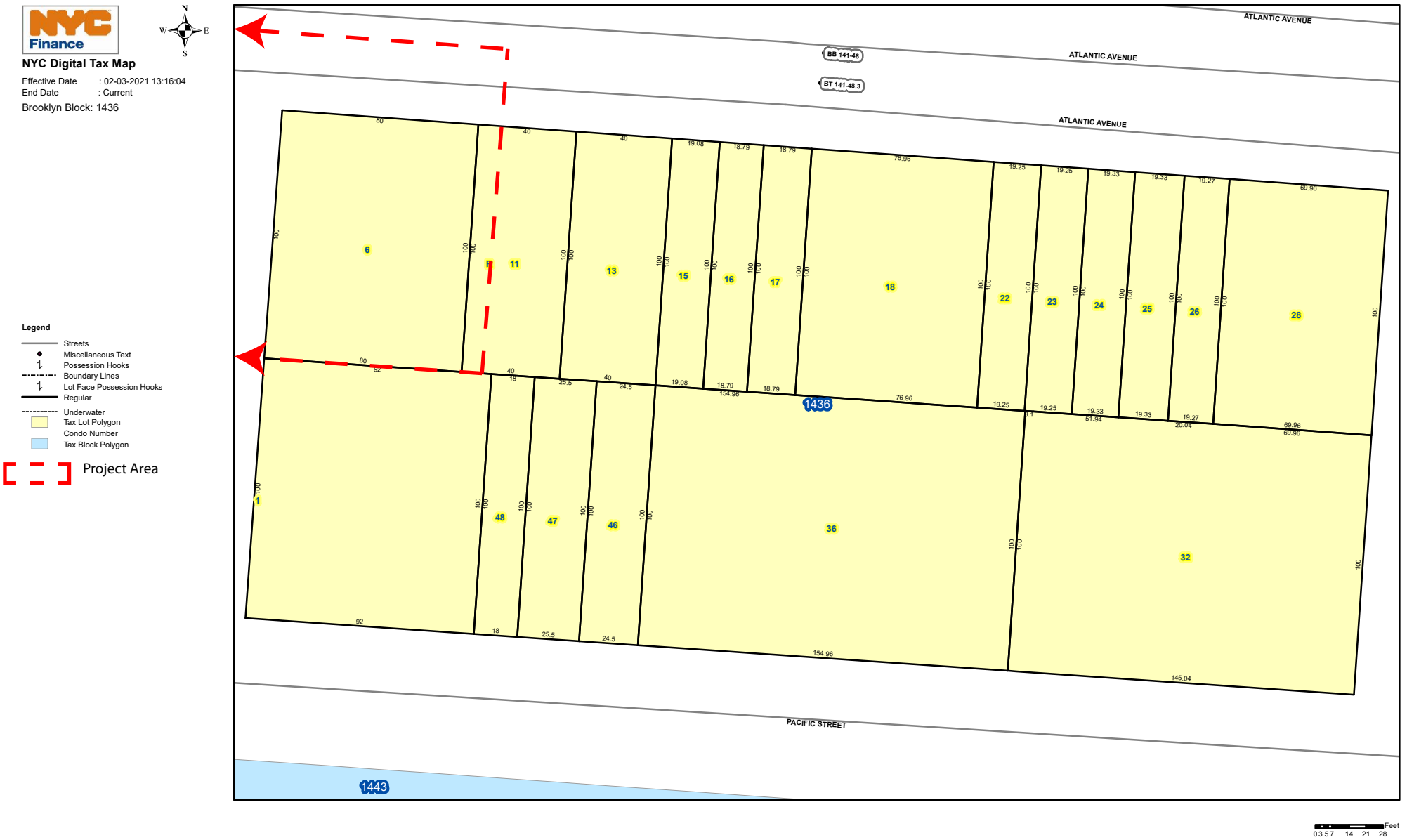
2111 Atlantic Avenue EAS

Figure 4b
Tax Map



2111 Atlantic Avenue EAS

Figure 4c
Tax Map



2111 Atlantic Avenue EAS

Figure 4d
Tax Map



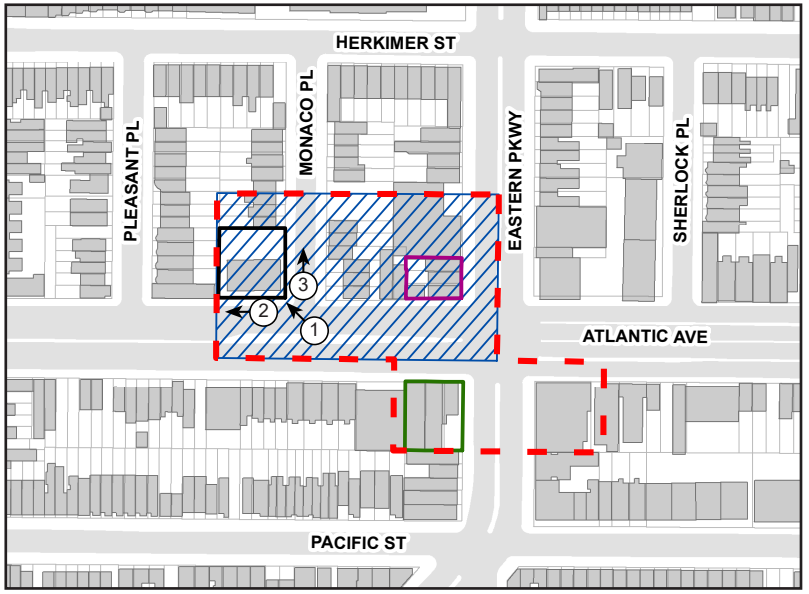
1. Looking northwest towards Projected Development Site 1.



2. Looking west along Atlantic Avenue, Projected Development Site 1's southern frontage.



3. Looking north along Monaco Place, Projected Development Site 1's eastern frontage.





4. Looking north on Atlantic Avenue towards Projected Development Site 2.



5. Looking west on Eastern Parkway towards Projected Development Site 2.



6. Looking south on Atlantic Avenue towards Projected Development Site 3.



Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. **See Attachment C, "Land Use, Zoning, and Public Policy"**		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees? **See Attachment D, "Open Space"**	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8 **See Attachment E, "Shadows"**		
(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?	☒	☐

	YES	NO
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 Attachment B, "Supplemental Screening"**		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10 **See Attachment F, "Urban Design and Visual Resources"**		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11 **See Attachment B, "Supplemental Screening"**		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☒	☐
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions. **See Appendix 1**		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☒	☐
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☒	☐
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: **See Attachment B, "Supplemental Screening"**	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☒
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): **12,070 lbs/week**		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): **25,026,875 MBtus/sq ft**		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? **See Attachment H, "Air Quality"**	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) **See Attachment B, "Supplemental Screening"**	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☒	☐
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19 **See Attachment H, "Noise"**		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐

	YES	NO
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☒	☐
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. **See Attachment B, "Supplemental Screening"**		
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. **See Attachment B, "Supplemental Screening"**		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☒	☐
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. **See Attachment B, "Supplemental Screening"**		

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Philip Habib, P.E.	**May 26, 2023**

SIGNATURE



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

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

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

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project:

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

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

ATTACHMENT A

PROJECT DESCRIPTION

I. INTRODUCTION

The Applicant, Remica Property Group Corp., is seeking zoning map and zoning text amendments (the "Proposed Actions") to facilitate the development of an approximately 78,242-gross square foot (gsf) mixed-use residential and commercial building with up to 14-stories (139-feet tall) above grade and a single below-grade cellar level at 2111 Atlantic Avenue (Brooklyn Block 1569, Lot 35; the "Projected Development Site 1") in the Ocean Hill neighborhood of Brooklyn Community District (CD) 16. The proposed zoning map changes would affect portions of two blocks and would map an R8A with a C2-4 commercial overlay, as well as establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed R8A/C2-4, along the northern part of Atlantic Avenue at a depth of 150 feet, bounded by Eastern Parkway to the east, and at a depth of approximately 100 feet west of Monaco Place (the "Proposed Rezoning Area"). Additionally, the Proposed Actions would include a zoning text amendment that would modify streetwall requirements ("Streetwall Zoning Text Amendment") and would affect the Proposed Rezoning Area as well as an adjacent, existing R8A/C2-4 district to the southeast, which includes portions of two blocks and is bound by Atlantic Avenue to the north and extends south from Atlantic Avenue at a depth of 100 feet and east and west from Eastern Parkway at depths of 100 feet (the "Streetwall Zoning Text Amendment Area;" see **Figure 1** in the EAS Form). Collectively, the Proposed Rezoning Area and Streetwall Zoning Text Amendment Area will be referred to as the "Project Area."

The Applicant intends to build a new mixed-use residential and commercial building, which would include approximately 73 dwelling units (DUs; approximately 67,759-gsf), with approximately 19 or 22 (25 or 30% under MIH Option 1 or 2) affordable units and approximately 3,749-gsf of commercial local retail space (the "Proposed Development"). The Proposed Development would replace an existing gas station occupying the approximately 9,365-sf Projected Development Site 1, which is owned by the Applicant.

For conservative EAS analysis purposes, a reasonable worst-case development scenario (RWCDS) has been developed for Projected Development Site 1, which differs from the Applicant's Proposed Development at the site. In the future with the Proposed Actions (or "With-Action Condition"), the RWCDS assumes that at Projected Development Site 1 would reflect the maximum allowable building envelope and FAR permitted under the proposed R8A/C2-4 zoning district at the site. The With-Action RWCDS would consist of a 14-story (145-feet tall) mixed-use residential and commercial building that would include approximately 69,185 gsf of residential space, 81 DUs[1], of which 25 or 30 percent (21 or 25 units) would be made permanently affordable under MIH Option 1 or 2, and approximately 3,730-gsf of ground floor local retail space. The remaining 7,817 gsf would be located in a single cellar level.

In addition, under the With-Action RWCDS, it is assumed that two, non-Applicant controlled sites would be redeveloped as a result of the Proposed Actions. Block 1570, Lots 36-38 (the "Projected Development Site 2") would be redeveloped as a 14-story (145-feet tall) mixed-use residential and commercial building. Projected Development Site 2 would be improved with approximately 45,694 gsf of residential uses

[1] The RWCDS assumes a smaller dwelling unit than the Proposed Development with an average unit size of approximately 850 gsf.

(approximately 54 DUs, of which 14 or 17 – 25 or 30% -- would be made permanently affordable), and approximately 3,565 gsf of ground floor local retail.

The second non-Applicant controlled site located at 2316-2320 Atlantic Avenue (Block 1435, Lots 40, 42, and 43) would be combined to comprise Projected Development Site 3. As such, the three existing buildings would be demolished and redeveloped with a 14-story (145-feet tall), 63,696 gsf mixed use building containing approximately 54,505 gsf of residential uses (64 DUs, of which 16 would be made permanently affordable under existing MIH Option 1), and 9,191 gsf of local retail uses. The building would be developed to approximately 63,696 gsf (7.2 FAR), which would be the maximum allowable FAR under MIH in the existing R8A/C2-4 district.

In total, as a RWCDS, the three projected development sites would add approximately 199 DUs (approximately 169,384 gsf of residential uses), of which approximately 51 or 58 would be made permanently affordable under MIH Option 1 or 2, and 16,486 gsf of local retail use in the With-Action Condition. It is expected that the three projected sites would be completely constructed and fully occupied by 2027.

This attachment provides a summary and description of the Proposed Actions, including rezoning area, site location, existing conditions, project's purpose and need, RWCDS under future No-Action and future With-Action conditions, and the governmental approvals required. The attached supplemental studies examine the potential for the proposed actions to result in impacts in any City Environmental Quality Review (CEQR) technical areas, including separate attachments with detailed analyses of land use, zoning, and public policy, open space, urban design and visual resources, and noise, in **Attachments C through G**, respectively. All other warranted preliminary screening assessments are summarized in **Attachment B, "Supplemental Screening."**

II. EXISTING CONDITIONS

Proposed Rezoning Area

The Proposed Rezoning Area is located on the northern side of Atlantic Avenue in Brooklyn CD 16. It is comprised of parts of two blocks: the southeastern portion of a Brooklyn Block 1569, which is bounded by Herkimer Street to the north, Monaco Place to the east, Atlantic Avenue the south, and Pleasant Place to the west, and the southern portion of Brooklyn Block 1570, which is bounded by Herkimer Street to the north, Eastern Parkway to the east, Atlantic Avenue to the south, and Monaco Place to the west. As shown in **Figure 1** in the EAS Form, it is a roughly rectangular-shaped area, consisting of all or portions of 24 privately owned, tax lots on the two tax blocks at a depth of 90 feet east from Pleasant Place and 190 feet south of Herkimer Street. The Proposed Rezoning Area has approximately 240 feet of frontage along Eastern Parkway and 406 feet of frontage along Atlantic Avenue. Both frontages are defined as wide streets with widths greater than 75 feet. Eastern Parkway is 110-foot wide north-south bound roadway with four total moving lanes and two parking lanes. Atlantic Avenue is a 120-foot wide east-west bound roadway with six total moving lanes and two parking lanes. Herkimer Street is a 70-foot wide one-way east-bound street. Pleasant Place and Monaco Place are 60-foot wide one-way north-bound streets.

The Proposed Rezoning Area is currently mapped within a R5 residential zoning district, which permits residential and community facility uses with floor area ratios (FAR) of 1.25 and 2.0, respectively. The Project Area has been zoned R5 since 12 blocks along Atlantic Avenue were rezoned in 1967; prior to the

rezoning, these blocks were zoned R6 with the enactment of the 1961 Zoning Resolution (ZR). R5 districts allow a variety of housing that serve as transitions between lower- and higher-density neighborhoods, and are largely found in Brooklyn, Queens, and the Bronx. R5 districts allow attached, detached, and semi-detached houses and small apartment houses. Certain community facility uses are allowed, including schools, health care facilities, and houses of worship. R5 districts are subject to off-street parking requirements based on the number of units in a building, but could be waved or lowered. R5 zoning allows a maximum front street wall height of 30 feet and a maximum building height of 40 feet. The Proposed Rezoning Area is also zoned with a C2-3 commercial overlay, which permits commercial uses up to a maximum FAR of 1.0 in R5 districts

Proposed Streetwall Zoning Text Amendment Area

The Proposed Streetwall Zoning Text Amendment Area is comprised of the Proposed Rezoning Area in its entirety in addition to parts of two additional blocks: the northeastern portion of Block 1435, which is bound by Atlantic Avenue to the north, Rockaway Avenue to the west, Pacific Street to the south, and Eastern Parkway to the east, and the northwestern portion of Block 1436, which is bound by Atlantic Avenue to the north, Eastern Parkway to the west, Pacific Street to the south, and Sackman Street to the east. As shown in **Figure 1** in the EAS Form, it is an irregularly-shaped area, consisting of the 30 lots within the Proposed Rezoning Area, plus all of, or portions of six privately owned, tax lots on the two tax blocks at depths of 100 feet south from Atlantic Avenue and east and west from Eastern Parkway.

The Proposed Streetwall Zoning Text Amendment Area is currently mapped with an R8A/C2-4 district, which permits residential, community facility, and commercial uses with FARs of 7.2, 6.0, and 2.0, respectively. The area was originally zoned R6 with a C2-3 overlay since the adoption of the 1961 ZR. The area remained zoned as such until 2017 when it was rezoned to R8A with a C2-4 commercial overlay (C170142ZMK). Block 1435, Lots 40, 42, and 43 (Projected Development Site 3) and Block 1436, Lot 6 have (E) Designations for hazardous materials and noise (E-400).

Proposed Development Site 1 (Applicant-owned Property; Block 1569, Lot 35)

The Applicant-owned, approximately 9,365-sf Proposed Development Site 1 (Block 1569, Lot 35) located at 2111 Atlantic Avenue is comprised of one, square-shaped corner lot bounded by Monaco Place to the east and Atlantic Avenue to the south. Proposed Development Site 1 has approximately 95 feet of frontage on Atlantic Avenue and 98.5 feet of frontage on Monaco Place. It is currently improved with a single-story, 1,500-gsf gas station (0.16 FAR). Proposed Development Site 1 also has three curb-cuts, all along Atlantic Avenue. The existing sidewalks along the Atlantic Avenue and Monaco Place frontages are approximately 13 feet wide; only Monaco Place has street trees on its frontage.

Projected Development Site 2 (Block 1570, Lots 36-38)

The approximately 4,531-sf Projected Development Site 2 consists of three narrow rectangular-shaped Lots 36, 37, and 38 on Block 1570 at the northwestern corner of Eastern Parkway and Atlantic Avenue. Projected Development Site 2 has approximately 79.5 feet of frontage along Atlantic Avenue to the south and 57 feet of frontage along Eastern Parkway to the east. 1871 Eastern Parkway (Lot 36) is currently improved with a three-story, 2,280-gsf building (1.58 FAR) containing four DUs. 1869 Eastern Parkway (Lot 37) is currently improved with a three-story, 2,700-gsf building (1.90 FAR) with four DUs. 1867 Eastern Parkway (Lot 38) is currently improved with two three-story mixed-use buildings totaling 3,160-gsf of residential use (four DUs) and 1,670-gsf of ground floor local retail uses (2.89 FAR).

Projected Development Site 3 (Block 1435, Lots 40, 42, and 43)

Projected Development Site 3 comprises approximately 7,992 sf and consists of three narrow rectangular lots (Lots 40, 42, and 43 on Block 1435) at the southwestern corner of Eastern Parkway and Atlantic Avenue. Projected Development Site 3 has approximately 80 feet of frontage along Atlantic Avenue to the north and approximately 100 feet of frontage along Eastern Parkway to the east. Lot 40 (2316 Atlantic Avenue) is currently improved with a one-story, 2,992-gsf autobody repair shop (1.0 FAR). Lot 42 (2138 Atlantic Avenue) is currently improved with a two-story, 3,650-gsf mixed-use residential and commercial building containing one DU and a vacant ground floor commercial space (1.46 FAR). Lot 43 (2320 Atlantic Avenue) is currently improved with a three-story, 2,886-gsf residential building containing three DUs (1.15 FAR).

Remainder of the Project Area

The 23 remaining lots (Block 1435, part of Lot 36; Block 1436, Lots 6 and part of 11; Block 1569, Lots 33 and 34, part of Lots 1, 3 to 9, 32; Block 1570, Lots 1 to 5, 39, and 40, and part of Lots 6 and 31) in the Project Area are not under the control of the Applicant and are each under separate private ownership. With the exception of Block 1570, Lot 31, the lots are rectangular-shaped lots that contain either residential or mixed-use residential and commercial uses. Each lot comprises between approximately 1,350-sf to 8,000-sf with frontages along Pleasant Place, Monaco Place, Eastern Parkway, and/or Atlantic Avenue. Block 1570, Lot 31 is the largest lot at approximately 16,000-sf, which is only partially included in the Project Area. It contains a single-story community health center, the Brookdale Family Care Center. Each lot is detailed in **Table A-1** below and shown in **Figure 1** in the EAS Form.

Surrounding Area and Context

The Project Area is in the Ocean Hill neighborhood of Brooklyn. Land uses near the Project Area are varied, and consist of a dense mix of residential, commercial, mixed-use commercial and residential, as well as a couple of transportation-related uses and community facilities (refer to **Figure 3** in the EAS form).

Residential uses are located throughout the surrounding area. The majority of residential uses are one- and two-family walk-up buildings on small lots. The few elevator buildings are located along Atlantic Avenue, Herkimer Street, and Pacific Street. Commercial uses are entirely along the Rockaway Avenue corridor to the west. Mixed-use residential and commercial buildings are dispersed throughout the surrounding area with concentrations along Eastern Parkway. Transportation infrastructure is also component of the surrounding area. They include autobody repair shops and gas stations (including the Projected Development Site 1 and part of Projected Development Site 3). There are also five community facilities including Public School 155 Nicholas Herkimer on the south side of Herkimer Street north of the Project Area, New Life Pentecostal Holiness Church and International Revival Tabernacle, both located along Pacific Street south of the Project Area, Brookdale Family Care Center, which is partially located within the Proposed Rezoning Area, and Missionary Church of Christ, located south of the Project Area on Mother Gaston Boulevard. There is also one industrial and manufacturing use located within the surrounding area. Ace's Beer Distributors, a wholesale retailor and distributor, is located south of the Project Area along Dean Street.

The nearest subway station is the Rockaway Avenue C station located roughly four blocks (approximately 0.15 miles) to the northwest of the Project Area. The C subway line provides service between Washington Heights in Manhattan and Euclid Avenue in East New York, Brooklyn. Significantly further away is the

Broadway Junction A, C, J, L, and Z subway station roughly six blocks (0.3 miles) to the northeast. The Broadway Junction station is one of the largest subway stations in New York City, and the third largest in Brooklyn by passenger activity. The A subway line provides service between Inwood in Manhattan and Ozone Park and Far Rockaway in Queens via Brooklyn. The J subway line provides service between Jamaica Center in Jamaica, Queens, and Broad Street in Manhattan via Brooklyn. L subway line provides service between Chelsea in Manhattan and Rockaway Parkway in Canarsie, Brooklyn. The Z subway line provides express service between Jamaica Center in Jamaica, Queens, and Broad Street in Manhattan; it follows the same route as the J subway.

Table A-1: All Lots Affected by the Proposed Actions

Address	Block	Lot	Owner	Lot Area (sf)	Built Area (gsf)	Land Use	Built Use	FAR	Partially within the Project Area (Y/N)
All Lots within the Proposed Rezoning Area and the Proposed Streetwall Text Amendment Area									
2105 Atlantic Avenue	1569	1	BH 2105 Atlantic, LLC	1,900	5,400	Mixed Residential & Commercial Building	three-story, four DU building	2.84	Y
31 Pleasant Place	1569	3	Carmen M Fuentes	1,860	2,018	One- and Two-Family Building	two-story, two DU building	1.08	Y
29 Pleasant Place	1569	4	Kenneth Medard	1,860	2,018	One- and Two-Family Building	two-story, two DU building	1.08	Y
27 Pleasant Place	1569	5	Gwen Bains	1,860	2,018	One- and Two-Family Building	two-story, two DU building	1.08	Y
25 Pleasant Place	1569	6	Xiaozhou Zhang	1,860	2,018	One- and Two-Family Building	two-story, two DU building	1.08	Y
23 Pleasant Place	1569	7	Reginald T King	1,639	2,025	One- and Two-Family Building	two-story, two DU building	1.24	Y
21 Pleasant Place	1569	8	Jasmaine Catlyn	1,639	2,025	One- and Two-Family Building	two-story, two DU building	1.24	Y
19 Pleasant Place	1569	9	Jacqueline Johnson Daley	1,639	2,025	Multi-Family Walk-Up Building	two-story, three DU building	1.24	Y
18A Monaco Place	1569	32	Robert Summers	1,639	1,820	Multi-Family Walk-Up Building	three-story, three DU building	1.11	Y
20 Monaco Place	1569	33	Sandra Moore	1,639	1,820	One- and Two-Family Building	three-story, two DU building	1.11	Y
22 Monaco Place	1569	34	Brittany C Gwynn	1,639	1,225	Multi-Family Walk-Up Building	two-story, three DU building	0.75	Y
2111 Atlantic Avenue[1]	1569	35	Remica Property Group Corp.	9,365	1,500	Transportation & Utility	one-story gas station	0.16	Y
2121 Atlantic Avenue	1570	1	Abraham Weinstock	1,498	4,348	Multi-Family Walk-Up Building	three-story, six DU building	2.90	N
31 Monaco Place	1570	2	Abraham Weinstock	1,468	2,446	One- and Two-Family Building	three-story, two DU building	1.67	N
29 Monaco Place	1570	3	29 Monaco Pl, LLC	1,498	3,261	One- and Two-Family Building	three-story, two DU building	2.18	N
27 Monaco Place	1570	4	Doreathea Hamilton	1,350	1,872	One- and Two-Family Building	two-story, two DU building	1.39	N

25 Monaco Place	1570	5	Rosalyn H Ayers	1,795	2,216	One- and Two-Family Building	two-story, two DU building	1.23	N
23 Monaco Place	1570	6	Stella Gunning	1,795	1,480	One- and Two-Family Building	two-story, two DU building	0.82	Y
1883 Eastern Parkway	1570	31	Urban Strategies/Brookdale Family Care Center, Inc	15,763	29,202	Public Facilities & Institutions	one-story community health center and surface parking lot	1.85	Y
1871 Eastern Parkway[2]	1570	36	Daisy Wood	1,440	2,280	Multi-Family Walk-Up Building	three-story, three DU building	1.58	N
1869 Eastern Parkway[2]	1570	37	Carlos Sanchez	1,422	2,700	Multi-Family Walk-Up Building	three-story, three DU building	1.90	N
1867 Eastern Parkway[2]	1570	38	A G Parker, Inc	3,338	4,830	Mixed Residential & Commercial Building	two three-story, two DU buildings with ground floor retail	1.45	N
2127 Atlantic Avenue	1570	39	Hansen Rose	1,388	2,675	Multi-Family Walk-Up Building	three-story, three DU building	1.93	N
2125 Atlantic Avenue	1570	40	New Prospect Holding Corp	1,350	2,970	Mixed Residential & Commercial Building	three-story, two DU building with ground floor retail	2.20	N
All Lots within the Streetwall Text Amendment Area[3]									
2312 Atlantic Avenue	1435	36	Guardian Homes, Inc	7,008	5,110	Transportation & Utility	one-story auto repair shop	0.72	Y
2316 Atlantic Avenue[4]	1435	40	DL Estates, LLC	2,992	2,992	Transportation & Utility	one-story auto repair shop	1.0	N
2318 Atlantic Avenue[4]	1435	42	Dean Atlantic Housing Development Fund Corporation	2,500	3,650	Mixed Residential & Commercial Building	two-story, one DU building with ground floor retail	1.46	N
2320 Atlantic Avenue[4]	1435	43	Kerwin Ottley	2,500	2,886	Multi-Family Walk-Up Building	three-story, three DU building	1.15	N
1860 Eastern Parkway	1436	6	True Holy Church of God	8,000	71,444	Mixed Residential & Commercial Building	ten-story, 67 DU building with ground floor house of worship	8.9	N
2342 Atlantic Avenue	1436	11	2342 Atlantic Partners, LLC	4,000	16,495	Multi-Family Elevator Building	five-story, 24 DU building	4.1	Y

Notes: Refer to **Figure A-1**

[1] 2111 Atlantic Avenue is the Applicant-controlled site and would be redeveloped as a result of the Proposed Actions (Projected Development Site 1).

[2] 1871 Eastern Parkway, 1869 Eastern Parkway, and 1867 Eastern Parkway are non-Applicant controlled lots under different ownership. However, for RWCDS analysis, it is assumed that they would be combined and redeveloped as a result of the Proposed Actions (Projected Development Site 2).

[3] All lots within the Streetwall Text Amendment Area were rezoned to R8A/C2-4 in 2017 (C170142ZMK).

[4] 2316 Atlantic Avenue, 2318 Atlantic Avenue, and 2320 Atlantic Avenue are non-Applicant controlled lots under different ownership. However, for RWCDS analysis purposes, it is assumed that they would be combined and redeveloped as a result of the Proposed Actions (Projected Development Site 3).

The Project Area is also served by commuter rail lines. The East New York station on the Long Island Rail Road's (LIRR) Atlantic Branch is approximately seven blocks (0.35 miles) to the east of the Project Area. It serves the Far Rockaway, Hempstead, and West Hempstead branches, which provides service between Atlantic Terminal in Brooklyn and Far Rockaway in Queens via Nassau County, Long Island (Far Rockaway branch), and Hempstead in Nassau County, Long Island (Hempstead and West Hempstead branches). The East New York station is located directly below the Atlantic Avenue L subway station.

There are no bus lines that travel through the Project Area. There is only one bus line that travels through a 400-foot radius of the Project Area: the B60. The B60 bus provides local service between Canarsie and Williamsburg Bridge Plaza. It stops on Rockaway Avenue between Atlantic Avenue and Herkimer Street west of the Project Area. North of the 400-foot radius is the B25 bus, which connects East New York and Fulton Landing via Fulton Street.

The Project Area is also well served by large street networks. Atlantic Avenue bisects the Project Area, and is a large, two-way east-west bound road stretching from the East River in the west to Sutphin Boulevard in Jamaica, Queens, to the east. Eastern Parkway also bisects the Project Area, and is a large, two-way north-south bound road stretching from Bushwick Avenue in the north to Grand Army Plaza in the south. North of the Project Area is Herkimer Street, a one-way west-bound road that connects Jamaica Avenue in the east to Utica Avenue in the west. Monaco Place bisects the Proposed Rezoning Area and is a one-way north-bound road that connects Atlantic Avenue in the south to Herkimer Street in the north. Pleasant Place is west of the Proposed Rezoning Area. It is a one-way north-bound road that connects Atlantic Avenue in the south to Herkimer Street in the north. Two blocks west of the Project Area is Rockaway Avenue, a large, two-way north-south road that connects Broadway in the north to Rockaway Parkway in the south. Mother Gaston Boulevard is south of the Project Area. It is a two-way north-south bound road that connects Eastern Parkway in the north to East New York Avenue in the south.

Zoning

The surrounding area is primarily zoned for residential uses with R5 districts to the north and west, R5B to the east, R6 to the south and east, and R6B to the northeast. Areas along Atlantic Avenue, west of Rockaway Avenue, and south of Fulton Avenue are mapped with C2-3 commercial overlays, and the R8A zoning district is mapped with C2-4 commercial overlays. The R5 zoning districts permit residential and community facility uses in Use Groups 1 to 4, and have maximum residential FAR of 1.25. R5B zoning districts permit residential and community facility uses in Use Groups 1 to 4, and have maximum residential FAR of 1.35. The R6 zoning districts permit residential and community facility uses in Use Groups 1 to 4, and have maximum residential FAR of 3.6 (with inclusionary housing). The R6B zoning districts permit residential and community facility uses in Use Groups 1 to 4, and have a maximum residential FAR of 2.2 (with inclusionary housing). The C2-3 and C2-4 commercial overlay permits neighborhood-oriented commercial retail and services in Use Groups 6 to 9, and commercial FAR of 1.0 when mapped in R1 to R5 districts and commercial FAR of 2.0 when mapped in R6 to R10 districts.

III. THE PROPOSED ACTIONS

The Proposed Development requires the following discretionary land use actions:

- ***Zoning Map Amendments:*** The Applicant is proposing zoning map amendments to rezone an approximately 136,382-sf portion of two Brooklyn blocks (1569 and 1570), which includes the

entirety, or parts of 24 privately-owned lots (as shown in **Table A-1**). As shown in **Figure A-1**, the proposed zoning changes would (1) eliminate the existing C2-3 commercial overlay mapped on the north side of Atlantic Avenue to a depth of 150 feet between Eastern Parkway and 100 feet west of Monaco Place, and (2) establish a R8A/C2-4 district on the north side of Atlantic Avenue to a depth of 100 feet between Eastern Parkway and 100 feet west of Monaco Place. **Table A-2** compares the use and bulk requirements under the existing and proposed zoning districts. The proposed R8A/C2-4 district permits a maximum building height of 145 feet with a qualifying ground floor.

- ***Zoning Text Amendment:*** The applicant is proposing zoning text amendments to Appendix F of the *Zoning Resolution (ZR) of the City of New York* to establish the R8A/C2-4 district as a MIH designated area. The establishment of the MIH designated area would require a share of new housing to be permanently affordable where significant new housing capacity would be created. At this time, the Applicant is seeking to designate the R8A/C2-4MIH area with Option 1. Under MIH Option 1, 25 percent of a development's residential floor area much be income restricted.
- ***Zoning Text Amendment:*** The applicant is proposed a zoning text amendment to ZR Section 35-66 to modify streetwall requirements along Atlantic Avenue. This zoning text amendment would allow streetwall flexibility for R8A zoning districts to facilitate sidewalk widening.

Table A-2: Comparison of Allowable Uses and Maximum FAR for the Existing and Proposed Zoning in the Rezoning Area

	Existing Zoning	Proposed Zoning	
Zoning District	**R5/C2-3**	**R8A/C2-4,**	**R5[1]**
Use Groups	UG 1 to 9, 14	UG 1 to 9, 14	UG 1 to 4
Maximum FAR			
Residential	1.25 (R5); 7.2 with MIH (R8A)	7.2 with MIH	1.25
Community Facility	2.0 (R5); 6.5 (R8A)	6.5	N/A
Commercial	1.0 (mapped over R5); 2.0 (mapped over R8A)	2.0	N/A
Manufacturing	N/A	N/A	N/A

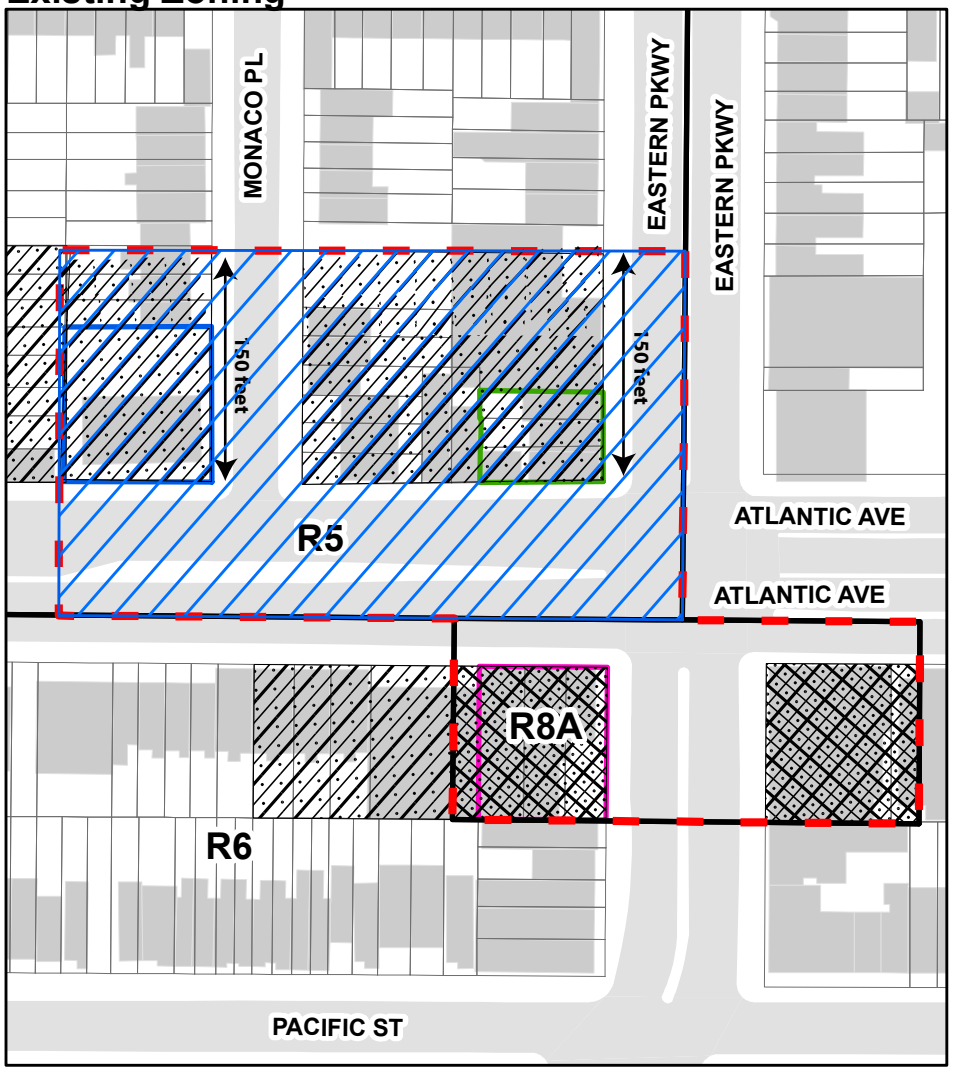
Source: *Zoning Resolution of the City of New York.*

[1] Given that the proposed R8A/C2-4 district would only be mapped at a depth of 100 feet, and the existing C2-3 district would be eliminated up to a depth of 150 feet, a portion of the R5 would remain.

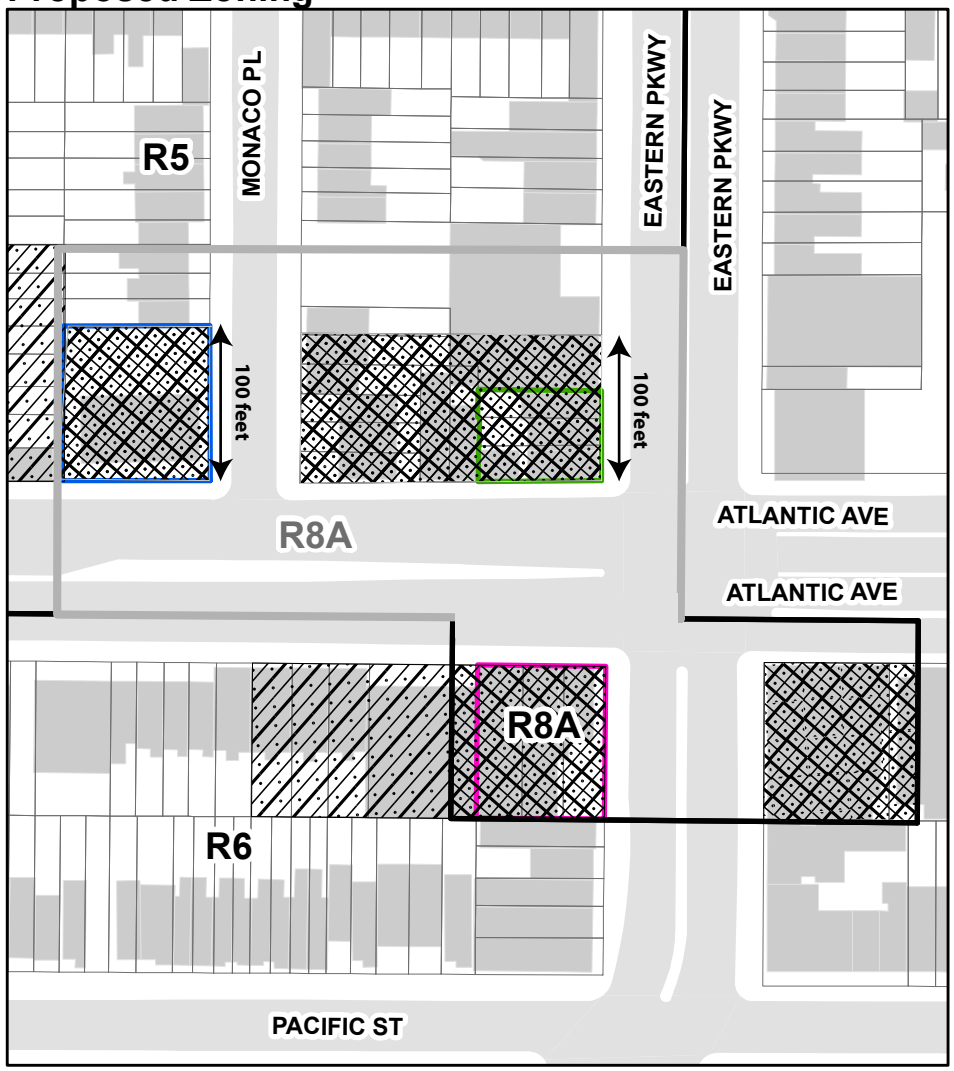
IV. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The proposed zoning changes would map an R8A zoning district and C2-4 commercial overlay over the Proposed Rezoning Area, which would allow a mix of uses reflective of the broader Atlantic Avenue corridor. The proposed zoning text amendment would allow for streetwall flexibility in R8A districts along Atlantic Avenue, including setback regulations, which would change the density and streetscape of buildings along the corridor. The Proposed Actions are intended to facilitate the development of new housing, including much-needed affordable housing units, in an area where there is a strong demand and which is in close proximity to public transportation. As described above, the C subway line is located less than half a mile north of the Project Area, and the Broadway Junction subway station approximately 0.3-miles east of the Project Area, which contains the A, C, J, L, and Z subway lines. The area is well served by large roadways on Atlantic Avenue, Rockaway Avenue, and Eastern Parkway.

Existing Zoning



Proposed Zoning



Legend

- Project Area
- Proposed Rezoning Area
- Projected Development Site 1 (Applicant-controlled Site)
- Projected Development Site 2
- Projected Development Site 3
- R8A Existing Zoning
- **Existing Commercial Overlay**
  - C2-3
  - C2-4
- R8A Proposed Zoning
- Proposed C2-4 Overlay

Feet
0 50 100 150 200

Figure A-1
Existing and Proposed Zoning

The projected development sites are expected to introduce 199 DUs, including 49 MIH permanently affordable units, as well as 16,486-gsf of local retail space in the With-Action condition. The proposed mixed-use residential and commercial developments would provide much needed high-quality affordable housing, as well as retail, services and employment opportunities along the Atlantic Avenue corridor.

The Proposed Actions would be consistent with existing land uses, as most of the uses surrounding the Project Area consists of residential uses. The Proposed Actions would also promote and reaffirm a mixed-use live-work neighborhood, by balancing the preservation of neighborhood scale and allowing a moderate increase in density with the opportunity to increase mixed-income housing. The proposed commercial uses would activate the streetscape. It would also be consistent with other mixed-use residential and commercial buildings along the Atlantic Avenue corridor.

The Proposed Actions would also be consistent with the changing uses along the Atlantic Avenue corridor in recent years. There have been several zoning changes to the immediate surrounding area of the Project Area. In 2016, areas east of the Project Area were rezoned as part of the East New York Neighborhood Plan (C160035ZMK). In 2017, the blocks in the south of the Project Area were rezoned from R6 with a C2-3 commercial overlay to R8A with a C2-4 commercial overlay (C170142ZMK). Additionally, Atlantic Avenue has seen a lot of new development in recent years. Southwest of the Project Area located at 2288 Atlantic Avenue is a new seven-story, 22 unit residential building completed in 2017. Within the Streetwall Zoning Text Amendment Area, on the corner of Atlantic Avenue and Eastern Parkway, is the Harry T. Nance Apartments located at 1860 Eastern Parkway, a new ten-story mixed-use residential and community facility development. It contains 67 residential units and 6,585-gsf of ground floor community facility use to be occupied by True Holy Church.

The Proposed Actions, would help to address the continuing need for affordable housing for a range of household income levels in the Ocean Hill neighborhood and surrounding neighborhoods. The proposed zoning text amendment, which would designate the proposed rezoning area as a MIH area, would require the construction of permanently affordable residential units on the applicant-owned and controlled proposed development. These required permanently affordable units at the site would help to address affordable housing goals set forth by the City in *Housing New York: A Five-Borough, Ten-Year Plan*. The proposed zoning text amendment would be aligned with one of Community Board 16's identified three pressing issues for affordable housing. The creation of new affordable housing supply at various income levels helps to alleviate the upward pressure on housing prices, and contributes to housing affordability in the surrounding area and larger City. And the retail uses would bring commercial activity to a large commercial corridor.

V. PROPOSED DEVELOPMENT

The Applicant is proposing to develop a mixed-use residential and commercial building at Projected Development Site 1 that would not maximize what would be permissible in the proposed R8A/C2-4 district (7.2 FAR). The Applicant's Proposed Development would include approximately 78,242-gsf (6.84 FAR) with 73 DUs, of which 25 or 30% (19 or 22 units) would be affordable under MIH Option 1 or 2, and 3,749-gsf of ground floor retail uses. Since this development would not be built to the maximum allowable development potential under the Proposed Actions, the RWCDS and this EAS will consider a more conservative development than what the Applicant is proposing.

Under the RWCDS, Projected Development Site 1 would be a proposed 7.2 FAR mixed-use building which would include approximately 69,185-gsf of residential space, consisting of 81 DUs (average unit size of approximately 850-gsf), and approximately 3,730-gsf of commercial space on portions of the first floor that is expected to be occupied by local retail uses. As part of the proposed actions, the applicant is proposing zoning text amendments to Appendix F of the *Zoning Resolution (ZR) of the City of New York* to establish the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) designated area. Under MIH Option 1 and 2, 25 or 30%, respectively, of units would be affordable at an average of 60 or 80% AMI depending on the Option selected. The Applicant intends to pursue Option 1. As such, 25 percent of all units, approximately 21 DUs, would be made permanently affordable under MIH, or 25 units (30 percent) under MI Option 2. Additionally, the proposed development would be setback from Atlantic Avenue at a depth of 20 feet to comply with the Proposed Streetwall Zoning Text Amendment Area, and have an eight foot side yard adjacent to Lot 34 in compliance of ZR 35-54 (see **Figure A-2**).

The proposed building would be constructed on the corner of Atlantic Avenue and Monaco Place and would have a maximum height of 145 feet (14-stories) with a qualifying ground floor and a base height of 105-feet (see **Figures A-3** and **Figure A-4**).

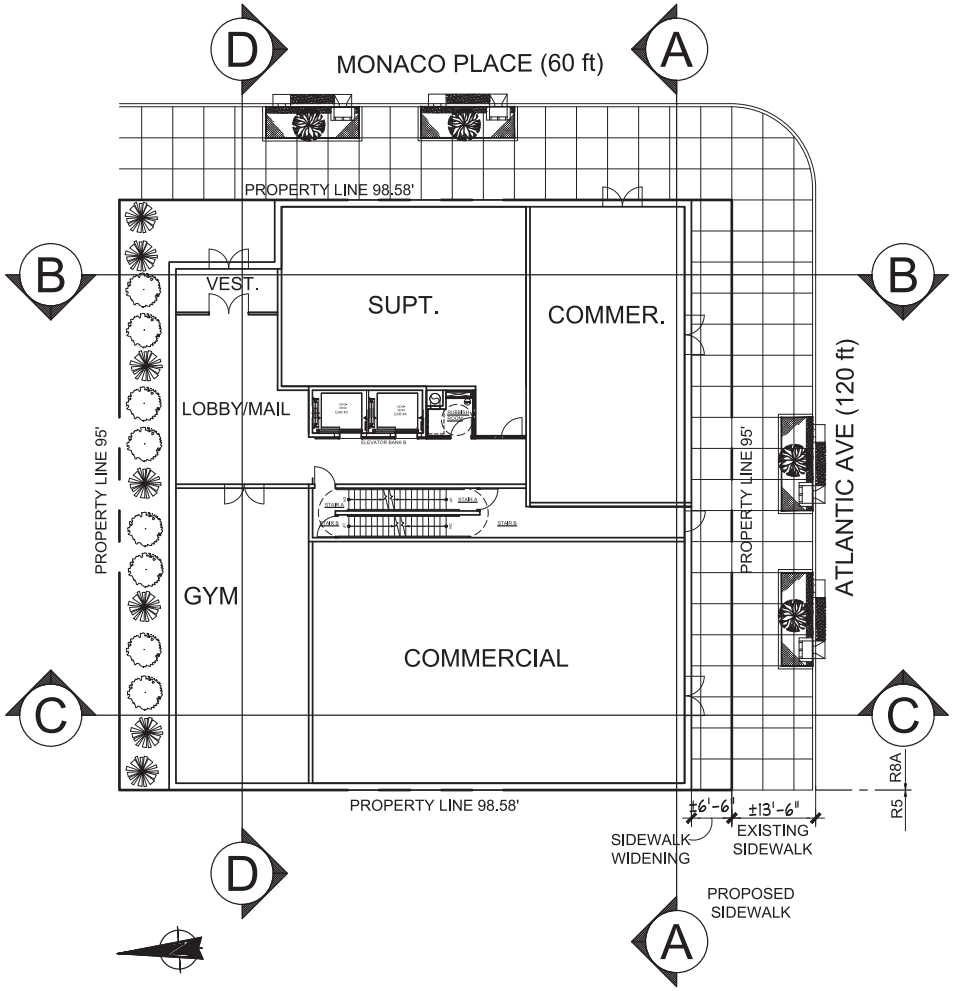
VI. ANALYSIS FRAMEWORK

It is anticipated that the Proposed Actions would be certified into ULURP in late 2023. Assuming completion of the ULURP process by late 2023 after an approximately seven month period, and a period of no more than approximately 22-months of construction, completion and occupancy of Projected Development Site 1 is expected to occur by early 2025. In addition to the Applicant-owned Projected Development Site 1, two additional projected development sites (Projected Development Sites 2 and 3) have been identified in the Project Area that are likely to be developed because of the Proposed Actions. However, as described below, no formal redevelopment plans under the With-Action conditions exist for the two sites. Nonetheless, the sites meet the *CEQR* soft site criteria and, as such, are assumed to be redeveloped by 2027. This reflects a reasonable estimate of the time needed for the sites to demolish the existing structures on Block 1570, Lots 36, 37, and 38 (Projected Development Site 2) and Block 1435, Lots 40, 42, and 43 (Projected Development Site 3), design the respective projects, obtain design approvals, and construct the projects (approximately five years). Accordingly, this environmental review will use 2027 as the Build Year for analysis of future conditions consistent with *CEQR Technical Manual* guidance.

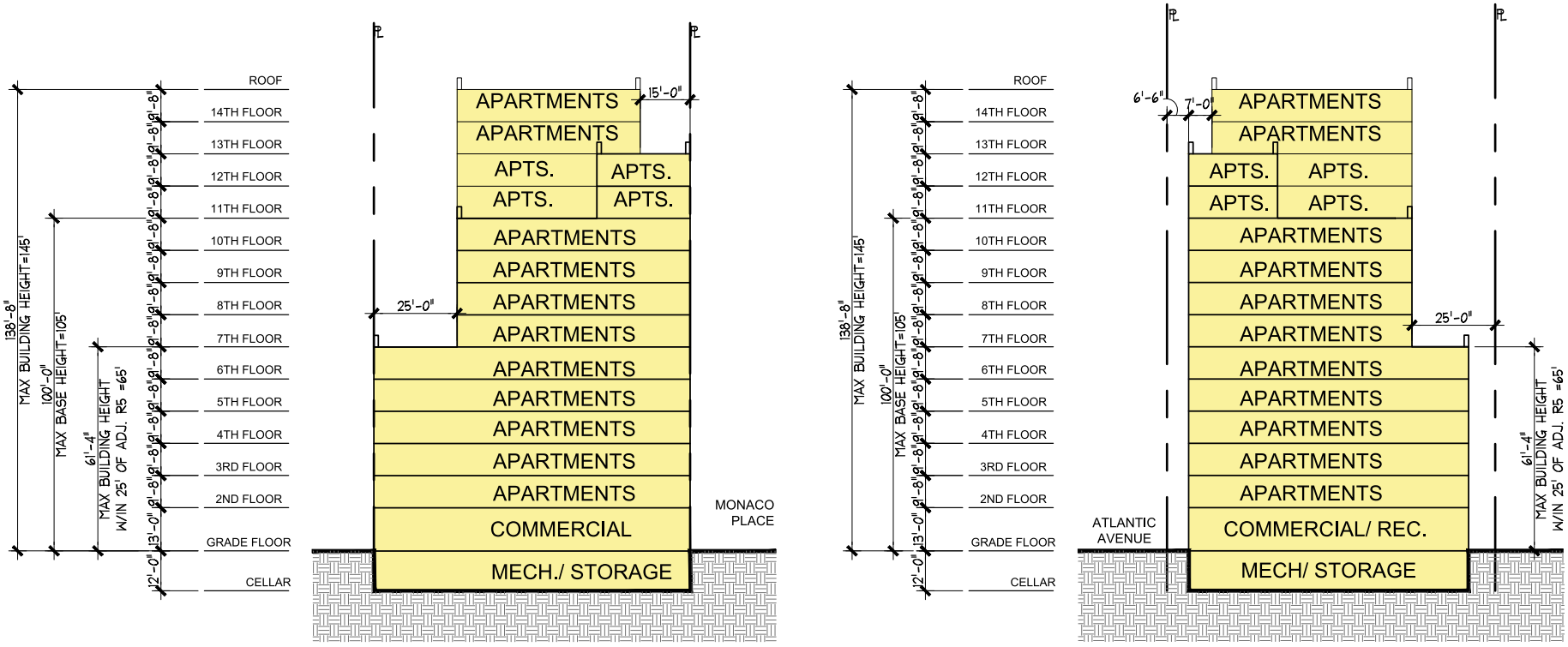
Identification of Development Sites

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

- The uses and bulk allowed: Lots located in areas where changes in use would be permitted and/or contain buildings built to substantially less than the maximum allowable floor area ratio (FAR) under the existing zoning are considered "soft" enough such that there would likely be sufficient incentive to develop in the future, depending on other factors specific to the area (e.g., the amount and type of recent as-of-right development in the area, recent real estate trends, site specific conditions that make development difficult, and issues relating to site control or site assemblage that may affect redevelopment potential); and

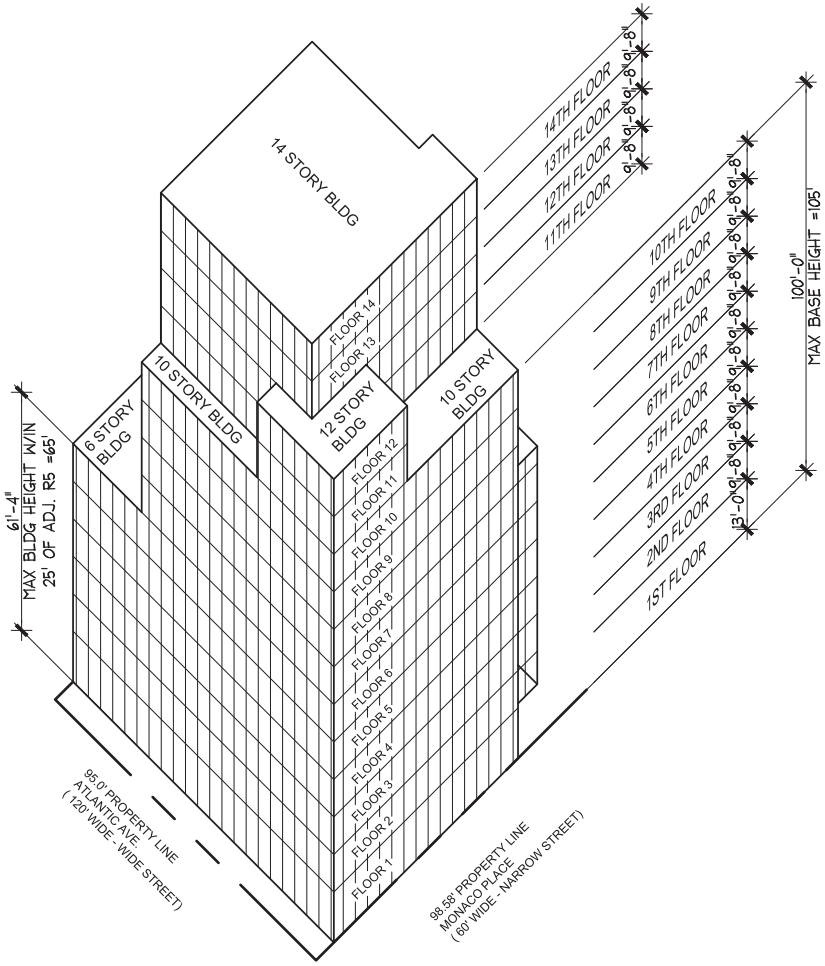


FIRST FLOOR PLAN
*For illustrative purposes



BUILDING SECTIONS

*For illustrative purposes



AXON

*For illustrative purposes

- Size of the development site: Lots must be large enough to be considered "soft." Generally, lots with a small lot size are not considered likely to be redeveloped, even if currently built to substantially less than the maximum allowable FAR. A small lot is often defined for this purpose as 5,000 square feet or less, but the lot size criteria is dependent on neighborhood specific trends, and common development sizes in the study area should be examined prior to establishing these criteria.

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

- Full block and newly constructed buildings with utility uses, as these uses are often difficult to relocate;

- Lots where construction is actively occurring, or has recently been completed, as well as lots with recent alterations that would have required substantial capital investment, unless recently constructed or altered lots were built to less than or equal to half of the maximum allowable FAR under the proposed zoning;

- Lots whose location or irregular shape would preclude or greatly limit future as-of-right development. Generally, development on irregular lots does not produce marketable floor space;

- Long-standing institutional uses with no known development plans; or

- Residential buildings with six (6) or more units constructed before 1974. These buildings are likely to be rent-stabilized and difficult to demolish due to tenant re-location requirements.

Definition of Projected and Potential Development Sites.

To produce a reasonable, conservative estimate of future growth identified development sites are typically divided into two categories: projected development sites and potential developments. Projected development sites are considered more likely to be developed within the analysis period for the proposed actions (i.e., by 2027), while potential sites are considered less likely to be developed over the same period.

Projected Development Site 1

The Applicant-controlled site is considered a projected development site, as in the future with the Proposed Actions the Applicant intends to redevelop the site with a 14-story mixed-use commercial and residential building, as detailed above.

Projected Development Site 2

The non-Applicant controlled site is considered a projected development site, as in the future with the Proposed Actions it is assumed that the lots would be combined and redeveloped with a 14-story mixed-use commercial and residential building, as detailed above. In correspondence with City Planning[2], this

[2] Correspondence with City Planning via email on June 21, 2022.

site was identified as a projected development site due to its combined lot size of 6,200 sf, location on the corner of Atlantic Avenue and Eastern Parkway, and the increased development potential because of the action.

Projected Development Site 3

The non-Applicant controlled site is considered a projected development site, as in the future with the Proposed Actions it is assumed that the lots would be combined and be redeveloped with a 14-story mixed-use commercial and residential building, as detailed above. This site was identified in the 1860 Eastern Parkway Rezoning (C170142ZMK) as a projected development site and was identified as a projected development site by City Planning[3].

Remainder of Project Area

As discussed above, 24 other tax lots (in their entirety or portions of them) on four blocks (Blocks 1435, 1436, 1569, and 1570) are included in the Project Area. As shown above in **Table A-1**, the majority of the lots within the Proposed Rezoning Area are small, narrow, rectangular-shaped properties that comprise between 1,350-sf and 1,900-sf and are improved with existing two- and three-story multi-family building. As such, they would not meet the *CEQR* threshold of soft sites, and are not considered projected development sites. The lots within the Proposed Streetwall Zoning Text Amendment Area are larger ranging in size between 2,500-sf and 8,000-sf.

Block 1570, Lot 31 (1883 Eastern Parkway) is an irregularly-shaped property that is comprised of 15,763-sf and is improved with a single-story, 29,202-gsf community health care center, Brookdale Family Care Center, and accessory parking lot (1.85 FAR). Lot 31 would meet the *CEQR* threshold of a soft site, however, Lot 31 is excluded from development scenarios because it is a long-standing institutional use with no known development plans, and is only partially within the Proposed Rezoning Area. As such, it is not considered a projected development site.

Block 1435, Lot 36 (2312 Atlantic Avenue) is a rectangular-shaped property that is comprised of 7,008-sf and is improved with a single-story, 5,950-gsf auto body repair and detailing shop (0.72 FAR). However, as only a small portion of the lot would be affected by the proposed streetwall text amendment area (approximately 1,705-sf, or approximately 24 percent), which would not change the allowable density or permit different uses. As such, Lot 36 is excluded from development scenarios.

Block 1436, Lot 6 (1866 Eastern Parkway) is a roughly rectangular-shaped property that is comprised of 8,000-sf and is improved with a 10-story mixed-use community facility and residential building constructed in 2019. However, Lot 6 would be affected by the proposed streetwall text amendment area, which would not change the allowable density or permit different uses. As such, it is not considered a soft site.

As such, for RWCDS purposes, the only projected development sites have been identified in the directly affected area. The Applicant-owned site (Projected Development Site 1), along with two additional projected development sites (Projected Development Sites 2 and 3), which are discussed above, represent the RWCDS for analysis purposes. The remaining 27 lots are not projected to be developed as a result of the Proposed Actions and are not considered projected development sites.

[3] Correspondence with City Planning via email on June 21, 2022.

Future without the Proposed Actions (No-Action Condition)

In the 2027 No-Action condition, the proposed zoning changes would not occur, and the existing zoning would remain. No changes are anticipated for the Applicant-owned Projected Development Site 1 nor the non-Applicant controlled Projected Development Site 2. The existing gas station and mixed-use residential and commercial buildings on these two development sites would remain. Projected Development Site 3 is anticipated to be redeveloped pursuant to the site existing R8A/C2-4 zoning. Under the 2027 No-Action condition, the three existing lots comprising Proposed Development Site 3 would be combined and redeveloped as an approximately 63,696-gsf with a 14-story (145 feet tall) mixed-use residential and commercial building (7.2 FAR). The building would contain approximately 64 DUs (approximately 54,505-gsf of residential use), of which approximately 16 DUs would be made permanently affordable under the existing MIH program (Option 1), and approximately 9,191-gsf of retail space located on a ground floor.

Future with the Proposed Actions (With-Action Scenario)

In the future with the Proposed Actions (With-Action condition), the proposed zoning map and zoning text amendments would be approved.

Projected Development Site 1

As detailed above, under the RWCDS, the Applicant-owned Projected Development Site would be redeveloped with a 14-story (145-feet in height) mixed-use building with commercial use on a portion of the ground floor and a single cellar level with 81 DUs, of which 21 or 25 would be made permanently affordable under MIH Option 1 or 2, for a total of approximately 80,732-gsf on the corner of Atlantic Avenue and Monaco Place. Proposed Development Site 1 would have an FAR of 7.2 (refer to **Table A-3**).

Projected Development Site 2

The proposed zoning changes would facilitate the redevelopment of Projected Development Site 3 with a 14-story (145-foot tall), mixed-used building including 54 DUs (approximately 45,694-gsf of residential uses), of which 14 or 17 would be made permanently affordable under MIH Option 1 or 2 and 3,565-gsf of ground floor local retail. The development would have an FAR of 7.2 (refer to **Table A-3**).

Projected Development Site 3

Projected Development 3 is expected to be redeveloped with a 14-story (145-foot tall) mixed-use building containing 64 DUs, of which 16 would be made permanently affordable under MIH Option 1, and 9,191 gsf of local retail uses. Proposed Development Site 3 would have an FAR of 7.2 (refer to **Table A-3**).

Table A-3: With-Action Development Scenarios

	Block	Lot(s)	Lot Area (SF)	Residential		Commercial (GSF)	Total Mixed- Use Building (SF)	Max. Building Height (FT)
				GSF	DUs			
Projected Development Site 1	1569	35	9,365	69,185	81	3,730	80,732	145
Projected Development Site 2	1570	36	6,200	45,694	54	3,565	49,259	145
		37						
		38						
Projected Development Site 3	1435	40	7,992	54,505	64	9,191	63,696	145
		42						
		43						
Total			**23,557**	**169,384**	**199**	**16,486**	**193,687**	

Possible Effects of the Proposed Actions

Table A-4 below provides a comparison of the No-Action and With-Action conditions identified for *CEQR* analysis purposes. As shown, the incremental (net) change that would result from the Proposed Actions is the addition of a total of 106,739-gsf of residential uses, including approximately 125 DUs, of which approximately 35 or 42 would be affordable units, and 4,125-gsf of commercial uses. In terms of population, the Proposed Actions are expected to generate an estimated 321 incremental residents and 14 incremental employees, as compared to the 2027 No-Action condition.

Table A-4: Comparison of No-Action and With-Action RWCDS

Use	No-Action	With-Action	Increment
Residential			
Dwelling units (DUs)	74 DUs	199 DUs	+125 DUs
Affordable units	16 DUs	51 or 58 DUs	+35 or 42 DUs
Gross Square Footage (GSF)	62,645 GSF	169,384 GSF	+ 106,739 GSF
Commercial (GSF)	12,361 GSF	16,486 GSF	+ 4,125 GSF
Parking	0	0[1]	0
Population/Employment	**No-Action**	**With-Action**	**Increment**
Residents[2]	190	511	+321
Workers[2]	40	54	+14

Notes: [1] Off-street parking is generally required in R8A districts, but is waved here since all three projected sites are less than 10,000-sf in size.
[2] Residents assumes average household size of 2.57 persons per household (based on 2020 Census data for Ocean Hill NTA); employees assumes one retail worker per 333-sf and one residential worker per 25 DU.

VII. REQUIRED APPROVALS

The applicant requires zoning text and map amendments to construct the Proposed Development at 2111 Atlantic Avenue. The proposed zoning map and text amendments are discretionary public actions that are subject to both the Uniform Land Use Review Procedure (ULURP) and CEQR.

The City's ULURP process, mandated by Sections 197-c and 197-d of the New York City Charter, is designed to allow public review of ULURP applications at four levels: the Community Board; the Borough President; the CPC and the City Council. The procedure has mandated time limits for review at each stage to ensure a maximum review period of approximately seven months. The process begins with certification by CPC that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case Brooklyn Community Board 16). The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution on the ULURP application. The Brooklyn Borough President then has up to 30 days to review the application. The CPC then has up to 60 days, during which time a public hearing is held on the ULURP application. If CPC approved, the application is then forwarded to the City Council, which has 50 days to review the ULURP application.

CEQR is a process by which agencies review discretionary actions to identify the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with the New York State Environmental Quality Review Act (SEQRA). In addition, the City has published a guidance manual for environmental review, the *CEQR Technical Manual*.

ATTACHMENT B

SUPPLEMENTAL SCREENING

2111 Atlantic Avenue EAS
Attachment B: Supplemental Screening

I. INTRODUCTION

This Environmental Assessment Statement ("EAS") has been prepared in accordance with the guidance and methodologies presented in the 2021 *City Environmental Quality Review ("CEQR") Technical Manual*. For each technical area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Using this guidance, preliminary screening assessments were conducted for the Proposed Actions and resultant reasonable worst-case development scenario (RWCDS) to determine whether detailed analysis of any technical area may be appropriate. Part II of the EAS Form identifies those technical areas that warrant additional assessment. For those technical areas that warranted a "Yes" answer in Part II of the EAS Form, including Land Use, Zoning, and Public Policy; Open Space; Shadows; Historic and Cultural Resources; Urban Design and Visual Resources; Natural Resources; Hazardous Materials; Air Quality; Noise; Public Health; Neighborhood Character; and Construction supplemental screening assessments are provided in this attachment. The remaining technical areas detailed in the *CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger initial CEQR thresholds and/or are unlikely to result in significant adverse impacts. The following technical areas screened out from any further assessment: Socioeconomic Conditions; Community Facilities; Water and Sewer Infrastructure; Solid Waste and Sanitation Services; Energy; Transportation; and Greenhouse Gas Emissions and Climate Change.

The supplemental screenings contained herein identified that additional analyses are required in the areas of Land Use, Zoning, and Public Policy, Open Space, Shadows, Urban Design and Visual Resources, and Noise. These analyses are provided in **Attachments C to G**, respectively, and are summarized in this attachment. **Table B-1** presents a summary of analysis screening information for the Proposed Actions.

As described in **Attachment A, "Project Description,"** the Applicant is seeking zoning map amendments and zoning text amendments (the "Proposed Actions") to facilitate the development of a new mixed-use residential and commercial building at 2111 Atlantic Avenue (Block 1569, Lot 35, "Projected Development Site 1"). The Proposed Actions would allow the Applicant to build a new approximately 80,732-gross square foot (gsf) mixed-used residential and commercial with up to 14-stories (145-feet tall). Projected Development Site 1 would include approximately 81 dwelling units (DUs), of which approximately 21 or 25 (25 or 30 percent) would be made permanently affordable under the Mandatory Inclusionary Housing (MIH) Option 1 or 2, and approximately 3,730-gsf of local retail space.

For *CEQR* analysis purposes, the Proposed Actions are also assumed to facilitate the development of two additional sites under the RWCDS. Block 1570, Lots 36-38 (the non-Applicant "Projected Development Site 2") would include an approximately 49,259-gsf, 14-story (145-foot tall) mixed-use residential and commercial building, including 54 DUs, of which approximately 14 or 17 DUs would be affordable, and 3,565-gsf of local retail use. Block 1435, Lots 40, 42, and 43 (the non-Applicant "Projected Development Site 3") would total an approximately 63,696-gsf, 14-story (145-foot-tall) mixed-use residential and commercial building, including 64 DUs, of which approximately 16 would be affordable, and 9,191-gsf of local retail use. In total, the RWCDS assumes that the projected development sites would total 193,687-gsf containing 199 DUs (51 or 58 affordable DUs), and 16,486-gsf of local retail. As compared to the No-Action condition, the Proposed Actions are expected to introduce 125 DUs, including 35 or 42 affordable

DUs, and approximately 4,125 gsf of local retail under the RWCDS. As described in **Attachment A, "Project Description,"** none of the other 23 tax lots affected by the proposed zoning map and text changes are expected to be redeveloped or enlarged in the future with the Proposed Actions.

TABLE B-1
Summary of CEQR Technical Areas Screening

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

II. SUPPLEMENTAL SCREENING AND SUMMARY OF DETAILED ANALYSES

Land Use, Zoning, and Public Policy

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

The Proposed Actions include zoning map and zoning text amendments. Therefore, a land use, zoning, and public policy assessment is provided in **Attachment C, "Land Use, Zoning, and Public Policy."** As discussed therein, no significant adverse land use, zoning, or public policy impacts are expected in the future with the Proposed Actions. The Proposed Actions would facilitate new mixed-use residential and commercial development in a location where appropriate, and that is well served by public facilities and infrastructure, and is characterized by similar uses.

Open Space

Based on *CEQR Technical Manual* guidance, an open space assessment is warranted if an action would directly affect an open space, or if it would increase the population by more than 200 residents or 500 workers to an area.

The Proposed Actions would not have a direct effect on open space. The Proposed Actions and RWCDS are expected to result in an estimated (net) increase of 321 new residents and 10 (net) employees as compared to the future No-Action Condition. As the Proposed Actions would result in an increase in residents above the *CEQR Technical Manual* threshold for analysis, an indirect open space analysis is warranted for residential users and is provided in **Attachment D, "Open Space."** As discussed in detail in **Attachment D**, no significant adverse impacts to open space are expected as a result of the Proposed Actions.

Shadows

A shadows assessment considers proposed actions that result in new shadows long enough to reach a publicly accessible open space or sunlight-sensitive historic resource (except within an hour and a half of sunrise or sunset). For proposed actions resulting in structures less than 50 feet high, a shadow assessment is generally not necessary unless the site is adjacent to a park, historic resource, or important natural feature (if the features that make the structure significant depend on sunlight). According to the 2021 *CEQR Technical Manual*, some open spaces contain facilities that are not sunlight-sensitive, and do not require a shadow analysis including paved areas (such as handball or basketball courts) and areas without vegetation.

As a RWCDS, the Proposed Actions would facilitate the construction of 145-foot tall mixed-use residential and commercial buildings on three projected development sites. As the Proposed Actions would facilitate the development of three new buildings with heights greater than 50 feet in height. Therefore, in accordance with the *CEQR Technical Manual*, a shadows analysis is required and provided in **Attachment E, "Shadows."** As described in detail in **Attachment E**, incremental shadows generated by the three projected development sites are not expected to result in significant adverse impacts on any of the identified sunlight sensitive resources.

Historic and Cultural Resources

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

According to the *CEQR Technical Manual* guidance, a study area defined by a radius of 400 feet from the boundaries of the directly affected area is typically adequate to assess potential impacts on historic/architectural resources. The historic resources study area is therefore defined as the area within a 400-foot radius of the directly affected area or the Project Area[1] (see **Figure B-1**). Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance compared to No-Action conditions.

To verify the presence of designated or eligible architectural resources in the surrounding area, a request letter was sent to LPC. In a letter dated 06/02/2022, LPC confirmed that none of the projected development sites contain any architecturally or archaeologically significant resources (refer to **Appendix I**). Moreover, the Project Area does not contain any LPC-designated landmarks or any S/NR-listed resources; there are also no designated historic resources within the 400-foot study area. However, LPC identified that the S/NR-eligible I.S./P.S. 155 is located within 400-feet of the Project Area (see **Figure B-1**). Therefore, an assessment of the potential indirect impacts of the Proposed Actions on architectural resources was conducted.

I.S./P.S. 155 (S/NR- Eligible)

As shown in **Figure B-1**, I.S./P.S. 155, which is eligible for listing on the State and National Registers (S/NR-Eligible), is located roughly 350 feet north of the Project Area at the southwest corner of Eastern Parkway and Herkimer Street. The S/NR-eligible I.S./P.S. 155, located at 1355 Herkimer Street (Block 1552, Lot 43), was constructed in 1906 to accommodate the expanding school-age population during the early 20th century. In determining its eligibility, the New York State Office of Parks, Recreation and Historic Preservation determined that the school is an architecturally significant example of an early 20th century school architecture. The five-story, approximately 75,000 gsf (2.5 FAR) brick and stone school is designed with numerous characteristics associated with the Beaux Arts style and is considered a visual resource of the surrounding residential area. It occupies an approximately 30,000 sf property with approximately 300 feet of frontage on Herkimer Street and 100 feet on Eastern Parkway. The school currently accommodates a public school, P.S./I.S. 155 Nicholas Herkimer, that serves both elementary and intermediate (or middle school students). The building is visible along Eastern Parkway and Herkimer Street as well as looking north on Monaco Place.

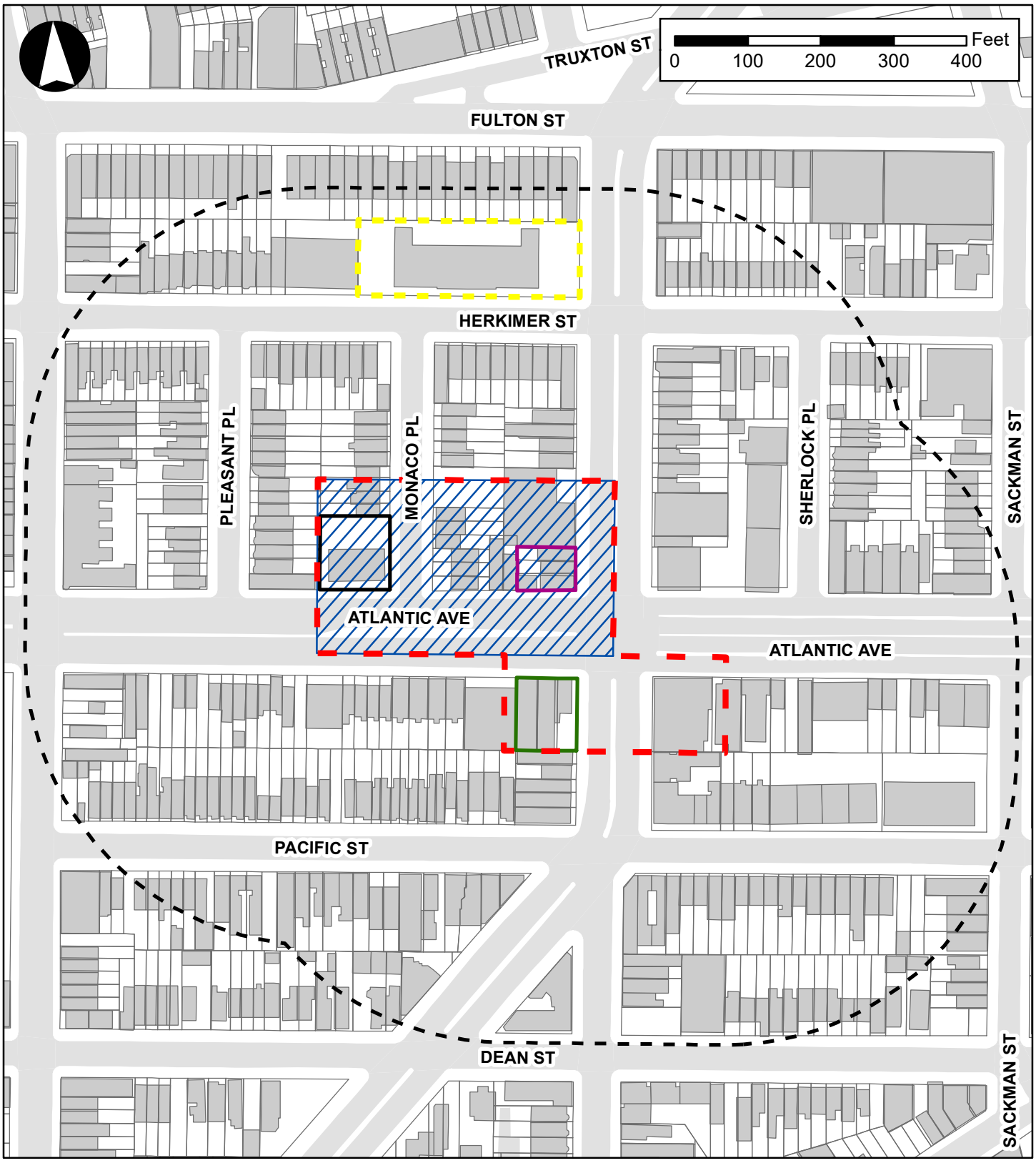
Assessment

According to the *CEQR Technical Manual*, generally, if a proposed action(s) would affect those characteristics that make a resource eligible for NYC Landmark designation or S/NR listing, this could be a significant adverse impact. As mentioned above, the S/NR-eligible I.S./P.S. 155, located within 400 feet of the Project Area, is significant both for its architectural quality, as well as for its historical value as part of the City's development.

The Proposed Actions were assessed in accordance with methodologies established in the *2021 CEQR Technical Manual* (Chapter 9, Part 420) to determine (i) whether there would be a physical change to any designated or listed property as a result of the proposed actions; (ii) whether there would be a physical change to the setting of any designated resource, such as context or visual prominence, as a result of the

[1] The Project Area comprises portions of four blocks (Brooklyn Block 1569, 1570, 1435 and 1436) and includes the Proposed Rezoning Area and the area affected by the proposed streetwall zoning text amendment.

Figure B-1
Historic Resources



Legend

- Proposed Rezoning Area
- Streetwall Zoning Text Amendment Area
- 400-Foot Radius
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- S/NR-Eligible Historic Resource

proposed actions; and (iii) if so, whether the change is likely to diminish the qualities of the resource that make it important.

Direct Effects

As noted previously, as there are no historic architectural resources on the three Projected Development Sites, the Proposed Actions would not result in any significant adverse architectural historic resources impacts related to direct effects.

Indirect Effects

Development in the With-Action condition would be limited to three Projected Development Sites and would introduce new 14-story (145-feet tall) buildings along the north and south side of Atlantic Avenue between Eastern Parkway and Pleasant Place. As mentioned above, none of the Projected Development Sites have any architectural or archeological significance.

As described in **Attachment F, "Urban Design and Visual Resources,"** views of the eligible historic resource would continue to be available for enjoyment from publicly accessible areas and along existing view corridors formed by the street pattern. Accordingly, no publicly accessible views to or from the eligible historic resource would be blocked, and there would be no significant adverse urban design and visual resource impacts. Some change in viewing context may occur, but this change is typical of new development in urbanized areas. All three Projected Development Sites are at least 350 feet south of the I.S./P.S. 155 and would be built on existing lots and blocks.

The Proposed Actions and the S/NR-eligible historic resource are in an area containing buildings of varying uses, heights, arrangement, and architectural styles. This is a dynamic area with buildings constructed in different periods, which continues to undergo redevelopment. There is not a uniform historic context within the study area. The Proposed Actions would allow for greater bulk and density north of Atlantic Avenue (up to 7.2 FAR) and would permit buildings to setback from the street line along both the north and south side of Atlantic Avenue in R8A districts to permit sidewalk widening as compared to the future No-Action condition. The Proposed Actions and RWCDS would be consistent with and are expected to complement recently constructed development, including at 1866 Eastern Parkway on the southeast corner of Eastern Parkway and Atlantic Avenue. The Proposed Actions would result in additional changes in scale and visual prominence relative to the surrounding area. However, as mentioned above, the 400-foot radius study area includes a range of building types that support a mix of uses and the RWCDS would contribute to that context. It is also determined that no significant adverse shadow impacts to historic resources would occur as there are no shadow-sensitive historic landscapes or structures in the area that would be affected by the RWCDS.

Therefore, the Proposed Actions would not introduce incompatible elements to the setting of the eligible historic resources located near the Project Area and are not expected to result in any significant adverse historic architectural impacts related to indirect effects.

Construction Effects

I.S./P.S. 155 is located more than 90 feet from all three Projected Development Sites, and therefore the Proposed Actions are not expected to cause any significant adverse construction-related impacts to this S/NR-listed resource.

The Proposed Actions would not result in any significant adverse impacts to architectural resources and no further analysis is warranted.

Urban Design and Visual Resources

An area's urban components and visual resources together define the look and character of the neighborhood. The urban design characteristics of a neighborhood encompass the various components of buildings and streets in the area. These include building bulk, use and type; building arrangement; block form and street pattern; streetscape elements; street hierarchy; and natural features. An area's visual resources are its unique or important public view corridors, vistas, or natural or built features. For the CEQR analysis purposes, this includes only views from public and publicly accessible locations and does not include private residences or places of business.

An analysis of urban design and visual resources is appropriate if a proposed action(s) would (a) result in buildings that have substantially different height, bulk, form, setbacks, size, scale, use or arrangement than exists in an area; (b) change block form, demap an active street or map a new street, or affect the street hierarchy, street wall, curb cuts, pedestrian activity or streetscape elements; or (c) would result in above-ground development in an area that includes significant visual resources.

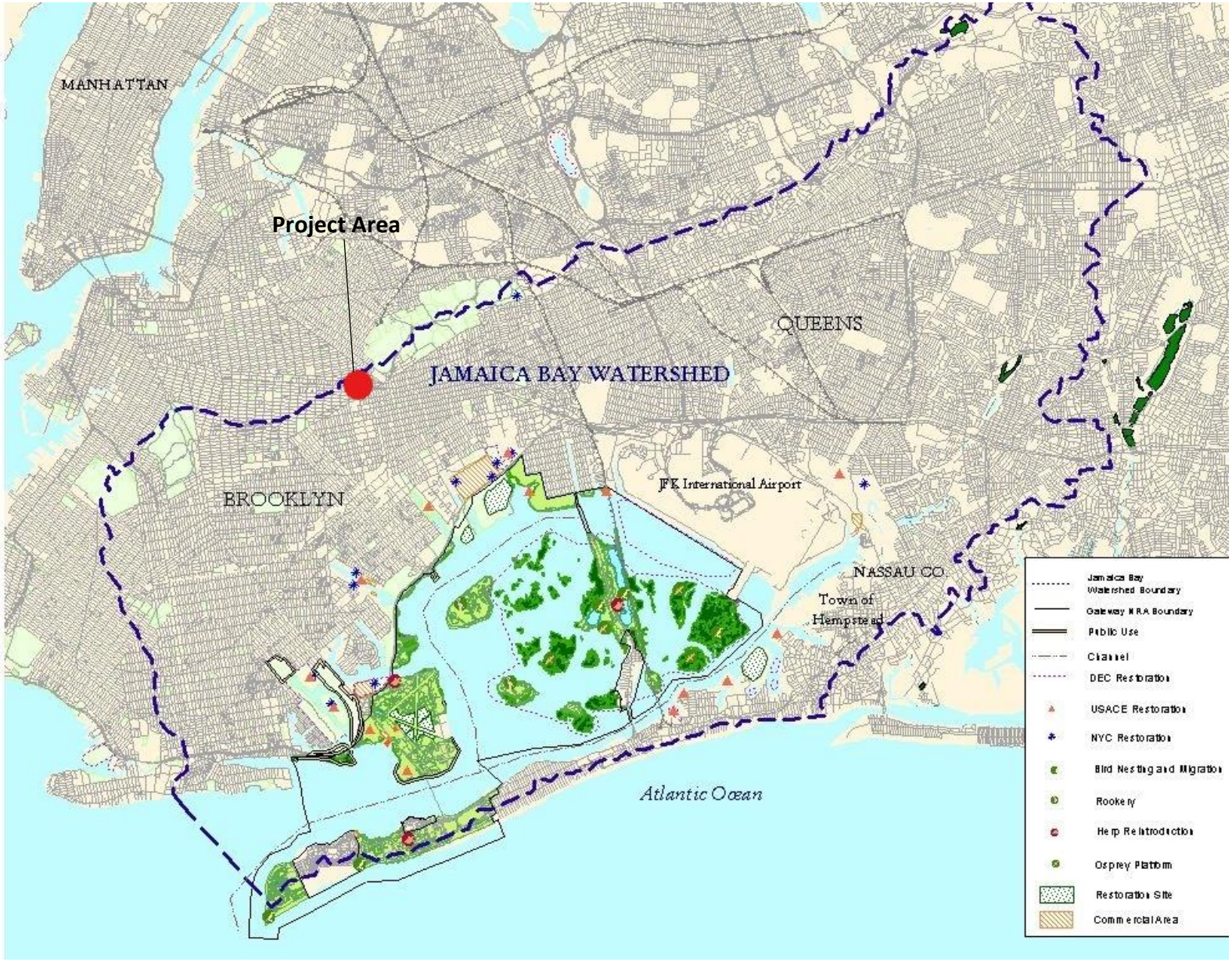
The Proposed Actions involve zoning changes, which would result in a development that would differ from what is currently permitted as-of-right, and as such, an analysis of urban design and visual resources is appropriate. This analysis is provided in **Attachment F, "Urban Design and Visual Resources."** As discussed in **Attachment F**, there would be no significant adverse impacts to urban design and visual resources due to the Proposed Actions.

Natural Resources

The *CEQR Technical Manual* defines natural resources as (1) the City's biodiversity (plants, wildlife, and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. In determining if a natural resources assessment is appropriate, there are two possibilities that are considered in evaluating the needs for a more detailed assessment: (a) the presence of a natural resource on or near the project site; and (b) disturbance of that resources caused by the project. Due to the Project Area's location within the Jamaica Bay Watershed (see **Figure B-2**), a preliminary assessment of natural resources is warranted for the Proposed Actions.

The Jamaica Bay Watershed is a source of freshwater and brackish water to the Hudson-Raritan Estuary and extends deep into Brooklyn, Queens, and Nassau County. Jamaica Bay is one of the largest and most productive coastal ecosystems in the northeast United States and includes the largest tidal wetland complex in New York City and the surrounding metropolitan areas. Connecting to the Atlantic Ocean via the Rockaway Inlet, Jamaica Bay's wetlands serve as flood protection and shoreline erosion control for the homes and businesses of the encircling neighborhoods.

The New York State Department of Environmental Conservation (NYSDEC) has included Jamaica Bay on its Section 303(d) impaired water list since 1998 because of violations of water quality standards related to pathogens, nitrogen, and oxygen demand. The primary causes of the impairment are combined sewage overflows (CSOs) and wastewater discharges. In June 2006, The Jamaica Bay Watershed Protection Plan



2111 Atlantic Avenue EAS

Figure B-2
Jamaica Bay Watershed

Advisory Committee issued preliminary recommendations for improving the water quality and ecology of Jamaica Bay, which included best management practices to minimize and control soil erosion and stormwater and reduce point and nonpoint source pollution.

Pursuant to Local Law 71, enacted in July 2005, the New York City Department of Environmental Protection (DEP) was required to develop the Jamaica Bay Watershed Protection Plan (JBWPP) to assess the legal, technical, environmental, and economic feasibility of possible measures to protect the Bay. The final JBWPP, submitted in October 2007, outlines a set of objectives and recommended strategies to address current and future threats to the Bay and ensure that comprehensive watershed protection is coordinated, focused, and cost-effective. The plan also includes a schedule, with interim and final milestones, to implement the plan's measures and meet the specific objectives and methods for monitoring progress.

The Jamaica Bay Watershed Form was completed as per *CEQR Technical Manual* guidance and is provided in **Appendix II**. While the RWCDS for the Proposed Actions would result in the construction of three new mixed-use building, the three sites are not expected to result in significant adverse impacts. The Applicant-controlled Projected Development Site 1 is currently occupied by a gas station. Plus, the non-Applicant controlled Projected Development Sites 2 and 3 are currently occupied by mixed-use residential and commercial buildings. All three Projected Development Sites are substantially devoid of natural resources. Additionally, the area anticipated to be affected by the Proposed Actions (96,764 sf Project Area) represents a very small portion of the entire watershed draining to Jamaica Bay. Therefore, the Proposed Actions are not expected to result in significant adverse impacts to the aquatic resources and habitats of Jamaica Bay and a more detailed analysis of natural resources is not required.

Hazardous Materials

As defined in the 2021 *CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semivolatile organic compounds (VOCs and SVOCs), methane, polychlorinated biphenyls (PCBs) and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: (a) hazardous materials exist on a site, and (b) an action would increase pathways to their exposure; or (c) an action would introduce new activities or processes using hazardous materials.

The Proposed Actions involve zoning changed that would facilitate mixed-use residential and commercial development on three development sites along the north and south side of Atlantic Avenue. The Proposed Actions would result in new in-ground disturbance and site excavation at the Applicant-owned Projected Development Site 1 at 2111 Atlantic Avenue (Block 1569, Lot 35), which is an existing gas station and a facility listed in the *Hazardous Materials Appendix* of the *CEQR Technical Manual* that requires further assessment. In addition, Projected Development Site 3 (Block 1435, Lots 40, 42, and 43) has an existing (E) designation (E-400) for hazardous materials to avoid any potential impacts related to hazardous materials. The existing (E) designation was mapped as part of the *1860 Eastern Parkway Rezoning* (CEQR No. 16DCP068K) and is listed in the Zoning Resolution (ZR) Appendix C, Table 1, Environmental Requirements. The New York City Office of Environmental Remediation (NYCOER) is responsible for enforcement of the (E) Designation. An (E) designated site is shown on the City zoning map within which no change of use or development requiring a New York City Department of Buildings (DOB) permit may be issued without approval of OER. The (E) designation for hazardous material requires the preparation

of a Phase I, testing protocol, soil testing, and if contamination is confirmed, a remedial action plan must be approved by OER. The remedial action plan must be implemented to the satisfaction of OER before occupancy is allowed. This process is designed to eliminate the potential for significant adverse impacts from hazardous materials. Compliance with the existing (E) designation would ensure that there would be no impact from the potential presence of contaminated materials at Projected Development Site 3.

Phase I Environmental Site Assessment (ESA)

A Phase I Environmental Site Assessment (ESA) was prepared for the Applicant-owned Projected Development Site 1 at 2111 Atlantic Avenue (Block 1569, Lot 35) to determine whether hazardous materials exist on the site (see **Appendix III**). The Phase I ESA was prepared by Merritt Environmental Consulting Corp. (MECC) in February 2022 in conformance with the guidelines described in ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – E1527-13. The Phase I ESA consisted of visual observations, a review of historical information, environmental databases, information provided by the applicant, and interviews with current site representatives. The Phase I ESA evaluated the potential for hazardous materials on the entirety of Projected Development Site 1 at 2111 Atlantic Avenue (Block 1569, Lot 35).

According to the Phase I, Projected Development Site 1 comprises approximately 9,365 sf and is improved with a gas station containing a one-story, 75-sf kiosk, three pump islands, and six gasoline pumps completely covered by a canopy, which was constructed in the 1980s. Projected Development Site 1 does not contain any auto repair or auto service operations.

Based on a visual inspection, review of historical records, and interviews with individuals knowledgeable about the present and past uses, the Phase I ESA did not identify Controlled Recognized Environmental Conditions (CRECs)[2], or historical recognized environmental condition (HREC)[3]. It identified one de minimis conditions[4] of note, but is not considered an REC. The Phase I identified Recognized Environmental Conditions (RECs)[5] associated with Projected Development Site 1. The Phase I notes that according to historical sources reviewed, the site has contained at least two generations of gas stations between 1928 and 1980 with several underground storage tanks (USTs) at the property. The Phase I also indicated that 10 groundwater monitoring wells are located across the property and the adjacent sidewalks, which were installed to investigate gasoline contamination in groundwater that originates from the site. Further, the Phase I states that the site has a New York State Department of Environmental Conservation (NYSDEC)

[2] A controlled Recognized Environmental Condition (CREC) is an environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[3] A Historical Recognized Environmental Condition (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meets unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls.

[4] A de minimis condition is one that generally does not present a material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement active if brought to the attention of appropriate governmental agencies (excluding local asbestos and lead situations).

[5] Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under condition indicative of a release to the environment; or (3) under conditions that pose a material treat of a future release to the environment.

spill event (#0907379) associated with the property that occurred in 2009. The spill case has not been closed by NYSDEC, and as such, the spill remains an REC.

The Phase I ESA notes that, according to information received related to the spill event, three 550-gallon single-walled USTs, previously abandoned with concrete, were encountered, and removed from the excavation footprint in the southeasterly portion of the subject site. Excavation endpoint soil samples were collected from the sidewalls and bottom of the excavation to document current soil conditions. Approximately 376.1 tons of impacted soils were removed and disposed of, and one ton of granular agricultural gypsum (calcium sulfate) and ammonium phosphate was applied and dispersed around the bottom of the excavation to address any remaining dissolved phase impacts.

A review of the laboratory analysis of the four sidewall soil samples and one bottom sample shows that each of the five samples exhibited concentrations above NYSDEC CP-51 SCOs. The laboratory analytical results identified two to four VOC concentrations exceeded the applicable NYSDEC CP-51 SCOs for Gasoline Contaminated Soils.

Total VOCs ranged from 3,709 to 33,405 ug/kg. Since this property is currently zoned as a commercial property (C2-3) and both the historic use and the anticipated future use of this property are commercial, soil concentrations associated with the five soil samples collected from the excavation were compared to the NYSDEC CP-51 Restricted Use Commercial Brownfield SCOs. There were no exceedances to the NYSDEC CP-51 Restricted Use Commercial Brownfield SCOs identified in any of the five soil samples.

The Phase I's review of the provided documents appears to show that an unknown volume of soil impacted by gasoline remains beneath the Property. Depth to the local water table is approximately 76 feet below ground surface, which implies that a large contaminant mass was released in order to migrate vertically to a relatively deep water table. Taken together, these observations likely indicate that, at a minimum, groundwater quality monitoring will be required over an extended period.

The Phase I ESA for Projected Development Site 1 has been provided with the EAS for submission to the Department of Environmental Protection (DEP) for review.

To avoid the potential for a significant adverse impact related to hazardous materials, it is recommended that an (E) designation (E-XXX) will be mapped on the site. The hazardous materials (E) designation is an institutional control that can be placed on a site as a result of the CEQR review of a zoning map or zoning text amendment or action pursuant to the Zoning Resolution. It provides a mechanism to ensure that testing for and mitigation and/or remediation of hazardous materials, if necessary, are completed prior to, or as part of, future development of an affected site, thereby eliminating the potential for hazardous materials impacts. The New York City Office of Environmental Remediation (OER) would provide the regulatory oversight of the environmental investigation and remediation during any development process. Building permits would not be issued for the development by the New York City Department of Buildings (DOB) without prior OER approval of the investigation and/or remediation pursuant to the provisions of Section 11-15 of the Zoning Resolution of the City of New York (Environmental Requirements). The DOB will typically issue the foundation permits when OER approves the remedial action work plan – the actual remediation is usually done concurrently with the construction. Engineering controls may also be incorporated into the development to eliminate exposure risks for future occupants.

Brooklyn Block 1569, Lot 35:

The (E) designation text related to hazardous materials is as follows:

> **Task 1-Sampling Protocol**
>
> **The applicant submits to OER, for review and approval, a Phase I and Phase II of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.**
>
> **Task 2-Remediation Determination and Protocol**
>
> **A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.**
>
> **If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.**
>
> **A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.**

With the requirements of the (E) designation to be met before any new development could occur on Projected Development Site 1, there would be no impact from the potential presence of contaminated materials. The implementation of the preventative and remedial measures outlined in the (E) designation would preclude the potential for significant adverse hazardous materials impacts from Proposed Actions.

Air Quality

According to the guidance provided in the 2021 *CEQR Technical Manual*, air quality analyses are conducted to assess the effect of an action on ambient air quality (i.e., the quality of the surrounding air), or effects on the project because of ambient air quality. Air quality can be affected by "mobile sources," pollutants produced by motor vehicles, and by pollutants produced by fixed facilities, i.e., "stationary sources." As per the 2021 *CEQR Technical Manual*, an air quality assessment should be carried out for actions that can result in either significant adverse mobile source or stationary source air quality impacts. Per the EAS Form, further analysis of air quality mobile sources from action-generated vehicle trips has been screened out. Per the EAS Form, the Proposed Actions and RWCDS would not generate peak hour

vehicle volumes in exceedance of the CEQR threshold of 170 vehicle trips and would not generate peak hour vehicle volumes in exceedance of the CEQR thresholds for heavy-duty diesel vehicle (HDDV) traffic or the vehicular emissions equivalent on adjacent roadways.[6] Both Atlantic Avenue and Eastern Parkway are classified as principal arterial roads.[7]

Stationary source impacts could occur with actions that create new stationary sources or pollutants, such as emission stacks for industrial plants, hospitals, or other large institutional uses, or a building's boiler stacks used for heating/hot water, ventilation, and air conditioning ("HVAC") systems, that can affect surrounding uses. Impacts from boiler emissions associated with a development are a function of fuel type, stack height, minimum distance of the stack on the source building to the closest building of similar or greater height, building use, and the square footage size of the source building. In addition, stationary source impacts can occur when new uses are added near existing or planned emissions stacks, or when new structures are added near such stacks and those structures change the dispersion of emissions from the stacks so that they affect surrounding uses.

Under the RWCDS, the Proposed Actions would facilitate the construction of three 14-story (145-foot tall) mixed-use residential and commercial buildings at three separate sites along Atlantic Avenue. One of the sites, Projected Development Site 3 (Block 1435, Lots 40, 42, and 43), has an existing (E) designation (E-400) for air quality to avoid any potential impacts associated with the operation of an adjacent auto body shop, Carter Brothers Auto at 2312 Atlantic Avenue (Block 1435, Lot 36).

As noted previously, the existing (E) designation was mapped as part of a previous environmental review, *1860 Eastern Parkway Rezoning EAS* (CEQR No. 16DCP068K), which was prepared for the site's zoning change to map the existing R8A/C2-4. NYCOER is responsible for enforcement of the (E) Designation, and no change of use or development can occur at the site, and no DOB permits will be issued for the property without approval of OER. The existing (E) designation for air quality requires that all windows on the proposed development on Block 1435, Lots 40,42, and 43, up to a height of 85 feet above local grade, be inoperable and no air intakes be in these locations as well. Compliance with the existing (E) designation would ensure that there would be no significant adverse industrial source air quality impact on Projected Development Site 3.

The text of the existing (E) designation on Block 1435, including Lots 40, 42, and 43, for air quality is as follows:

> *In order to ensure there will be no potential adverse air quality impacts, if auto painting continue to operate at the adjacent auto shop (Block 1435, Lot 36), all windows on the proposed development on Block 1435, Lots 40, 42, and 43, up to a height of 85 feet above local grade must be inoperable. Similarly, air intakes must not be located in these locations.*

The other two Projected Development Sites are located on the north side of Atlantic Avenue, less than 400 feet to north of the automotive business at 2312 Atlantic Avenue. As such, a detailed assessment for air quality is included in **Attachment H, "Air Quality."** As described in **Attachment H**, the results of the industrial source analysis indicate that the two projected development sites are not expected to be adversely affected by the operation of the business.

[6] Refer to Chapter 17, "Air Quality," Section 210 of the *CEQR Technical Manual* for applicable HDDV thresholds.
[7] https://gis.dot.ny.gov/html5viewer/?viewer=FC

To determine whether a detailed project-on-existing or project-on-project HVAC analysis is warranted, an air quality nomograph screening was performed using Figure 17-3 of the *CEQR Technical Manual*. As discussed in **Attachment A, "Project Description,"** the Proposed Actions would result in the development of three Projected Development Sites, which would comprise 80,732-gsf (Projected Development Site 1), 49,259-gsf (Projected Development Site 2), and 63,696-gsf (Projected Development Site 3), respectively. Each projected site would be 145-feet tall. A review of existing land uses within approximately 400 feet of the Projected Development Sites indicates that there are no taller or similar height existing buildings within 400 feet of the Projected Development Sites.

The air quality analysis of boiler HVAC emissions is based on the screening procedures and methodologies provided in Sub-Section 322.1 of the *CEQR Technical Manual.* This analysis uses a nomograph procedure based on the size of the development (i.e., floor area square footage), fuel type, and distance to the nearest receptor or buildings of a height similar to or greater than the stack height of the RWCDS. The nomograph figure was specifically developed through detailed mathematical modeling to predict the threshold of development size below which a project would not be likely to have a significant impact. If a proposed project passes the screening analysis, then there is no potential for a significant adverse air quality impact from the project's boiler, and a detailed analysis may not need to be conducted. According to the *CEQR Technical Manual*, if a building of similar or greater height is beyond 400 feet of the development site, 400 feet is used.

Based on Figure 17-3 of the *CEQR Technical Manual*, the HVAC systems for the RWCDS developments would not result in any air quality impacts to existing or future planned sensitive receptors (see **Figure B-3**). As there are no existing buildings that are taller than the RWCDS within 400 feet of the Project Area, emissions from the RWCDS would fall below the applicable curve and would therefore not result in any adverse air quality impacts. Additionally, as shown in **Figure B-3**, under all scenarios, the three projected development sites fall below the applicable nomograph curve. As such, emissions from the RWCDS would not result in any adverse on the projected development sites.

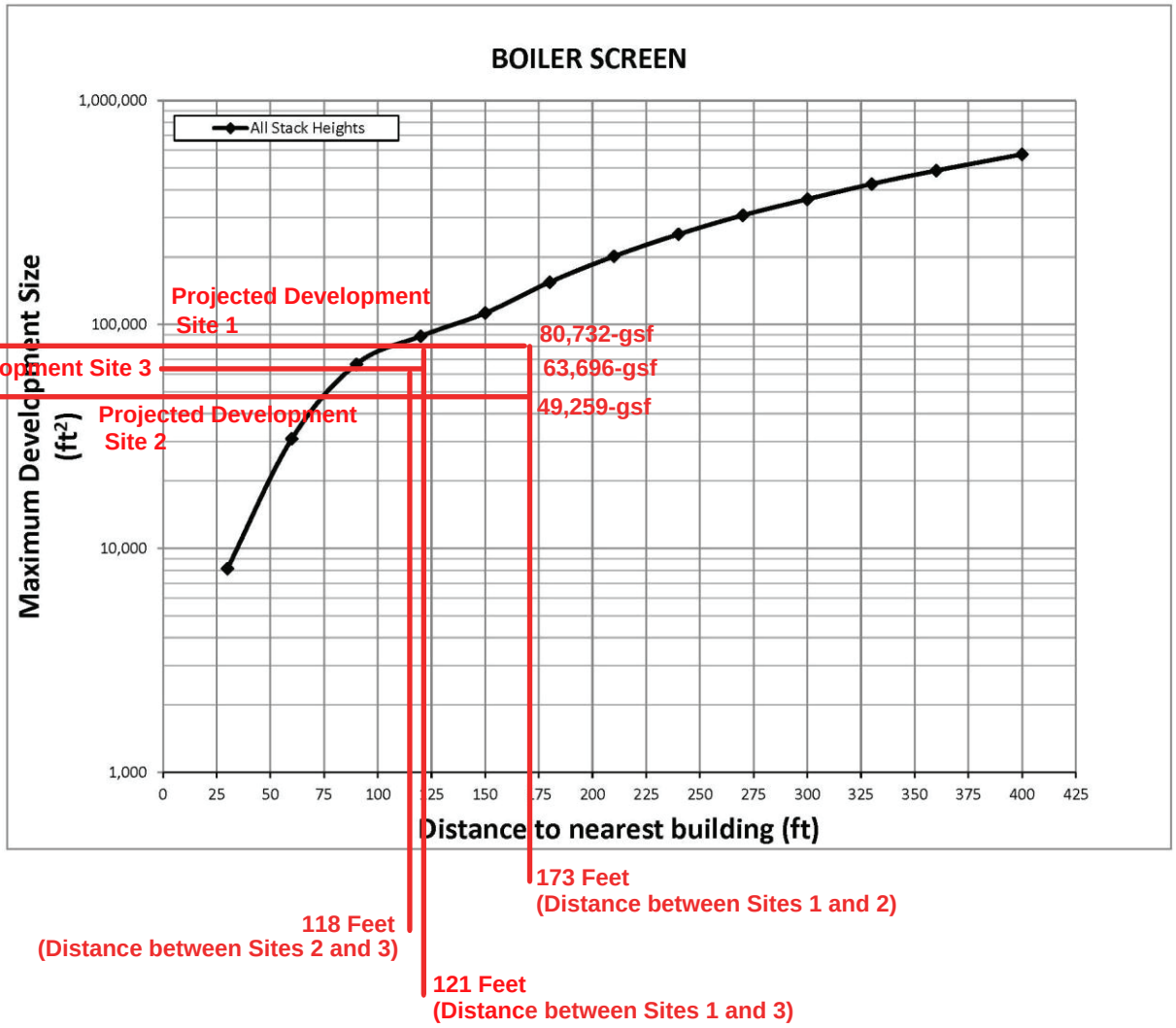
Noise

The purpose of a noise analysis is to determine both a proposed action's potential effects on sensitive noise receptors and the effects of ambient noise levels on new sensitive uses introduced by the proposed action(s). The principal types of noise sources affecting the New York City environment are mobile sources (primarily motor vehicles), stationary sources (typically machinery or mechanical equipment associated with manufacturing operations or building HVAC systems) and construction noise (e.g., trucks, bulldozers, power tools, etc.).

The Proposed Actions and RWCDS would introduce new sensitive uses, and therefore, a noise analysis was conducted in compliance with *CEQR Technical Manual* guidance. As discussed in **Attachment G, "Noise,"** noise from the increased traffic volumes generated by the Proposed Actions and RWCDS would not cause significant adverse noise impacts, as the relative increases in noise levels would fall below the applicable *2021 CEQR Technical Manual* significant adverse impact threshold (3.0 dBA).

The Proposed Actions would result in residential and commercial uses on three Projected Development Sites. One of the sites, Projected Development Site 3 (Block 1435, Lots 40, 42, and 43) has an existing (E) designation for noise attenuation measures. As noted previously, as result of the environmental review for *1860 Eastern Parkway* (CEQR No. 16DCP068K), an (E) designation was placed on Block 1435, Lots 40,

Figure 17-3
Stationary Source Screen- Heat and Hot Water System



42, and 43, for window/wall attenuation (E-400). The (E)-designation, listed in the Zoning Resolution (ZR) Appendix C, Table 1, Environmental Requirements, as "E-400", states "Window Wall Attenuation & Alternate Ventilation."

The text of the existing (e) designation on Block 1435, including Lots 40, 42, and 43, is as follows:

> *In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 33 dBA window/wall attenuation in order to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided.*

The With-Action building at Projected Development Site 3 would conform to the existing (E) designation (E-400) window-wall noise requirements mapped on Brooklyn Block 1435 and Lots 40, 42 and 43. The property owner/developer of Projected Development Site 3 will coordinate with the New York City Office of Environmental Remediation (OER) to ensure that the environmental window-wall requirements are fully addressed in any new development, and that the proposed residential uses maintain interior noise levels of 45 dBA or lower.

Consistent with the 2021 *CEQR Technical Manual*, existing noise levels should be measured and compared to the Noise Exposure Guidelines for these types of uses presented in Table 19-2 of the Manual for Projected Development Sites 1 and 2. As such, a detailed noise analysis has been prepared and is provided in **Attachment G, "Noise."** As discussed in **Attachment G**, the noise analysis determined that Projected Development Site 1 (Block 1569; Lot 35) and Projected Development Site 2 (Block 1570; Lots 36, 37, 38) would require an (E) designation that would specify the required noise attenuation measures. Therefore, the Proposed Actions would not result in any significant adverse noise impacts.

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, water quality, hazardous materials, and noise.

According to the *2021 CEQR Technical Manual*, a public health assessment may be warranted if a project results in (a) increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; (b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect groundwater to be used as a source of drinking water; (c) solid waste management practices that could attract vermin and result in an increase in pest populations; (d) potential significant adverse impacts to sensitive receptors from noise and odors; (e) vapor infiltration from contaminants within a building or underlying soil that may result in significant adverse hazardous materials or air quality impacts; (f) exceedances of accepted federal, state, or local standards; or (g) other actions that might not exceed the preceding thresholds but might, nonetheless, result in significant health concerns.

As detailed in the analyses provided in this EAS, the Proposed Actions and RWCDS would not result in significant adverse impacts in the areas of air quality, water quality, hazardous materials, or noise. Therefore, the Proposed Actions would not have the potential to result in significant adverse public health impacts, and further assessment is not warranted.

Neighborhood Character

According to the 2021 *CEQR Technical Manual*, an assessment of neighborhood character may be appropriate if a proposed action(s) has the potential to result in significant adverse impacts on land use, zoning, public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, or noise, or when an action may have moderate effects on several of the elements that define a neighborhood's character. As the EAS provides assessments of land use, zoning, and public policy (**Attachment C**), urban design and visual resources (**Attachment F**), shadows, (**Attachment E**), and noise (**Attachment G**), a preliminary screening analysis is necessary to determine if a detailed neighborhood character analysis is warranted.

Neighborhood character is an amalgam of various elements that give neighborhoods their distinct "personality." According to the *CEQR Technical Manual*, a preliminary assessment may be appropriate if a project has the potential to result in any significant adverse impacts on any of the following technical areas: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise. Per the analyses provided in this EAS, although the Proposed Actions required supplemental screening or assessment of some of these technical areas, there would be no action-generated significant adverse impacts.

The *CEQR Technical Manual* also states that for projects not resulting in significant adverse impacts to any technical areas related to neighborhood character, additional analyses may be required to determine if the proposed actions would result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. However, the *CEQR Technical Manual* indicates that neighborhood character impacts are rare, and it would be unusual that, in the absence of a significant adverse impact in any of the relevant technical areas, a combination of moderate effects in the neighborhood would result in any significant adverse impact to neighborhood character.

The Proposed Actions would not adversely affect any component of the surrounding area's neighborhood character. The Proposed Actions would not conflict with the surrounding activities, nor would they significantly affect land use patterns. The RWCDS that would be facilitated by the Proposed Actions would bring additional occupancy and activity to three Projected Development Sites. The proposed residential and local commercial uses on the development sites would add market-rate and affordable housing and convenient amenities to the neighborhood and are expected to further enhance the mixed-use character of the area. As the Proposed Actions would not be considered to have any significant effects on any of the technical areas relating to neighborhood character, a neighborhood character assessment can be screened out, and no significant adverse neighborhood character impacts would occur. Therefore, no additional analysis is warranted for neighborhood character.

Construction

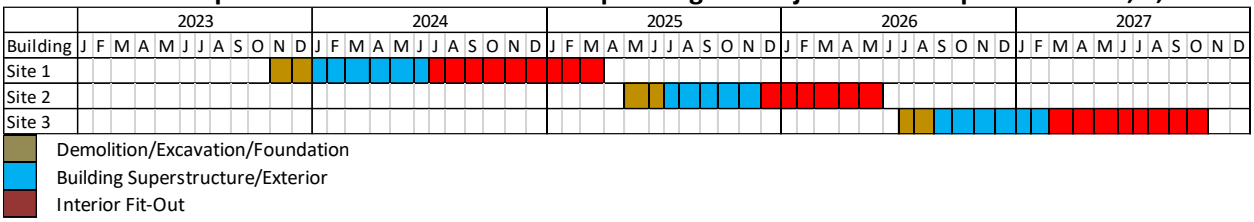
Although temporary, construction impacts can include noticeable and disruptive effects from an action that is associated with construction or could induce construction. Determination of the significance of construction impacts and need for mitigation is generally based on the duration and magnitude of the impacts. Based on *CEQR Technical Manual* guidance, when the duration of construction is expected to be short-term (less than two years), any impacts resulting from construction generally do not require detailed assessment. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns, and air quality conditions.

As a RWCDS, the Proposed Actions are expected to facilitate construction at three Projected Development Sites, which would be constructed separately and are not expected to have overlapping construction schedules. Each mixed-use building would be constructed in a single phase and in less than two years. Thus, potential construction impacts would be minimum and as discussed below, not expected to have any significant adverse impacts.

Construction of the Applicant-controlled Projected Development Site 1 is expected to begin in 2023, following approval of the Proposed Actions, and would be completed in up to 17 months, by 2025. Projected Development Site 1 is occupied by gas station and single-story kiosk and would require some demolition and site excavation to construct a single cellar level. In addition, two non-applicant-owned sites, Projected Development Site 2 and 3, have been identified that are likely to be redeveloped due to the proposed zoning changes and streetwall text amendment. However, as no formal redevelopment plans exist for the non-applicant-owned sites, it is estimated that construction on Projected Development Site 2 and 3 would not begin until 2025 to reflect a reasonable estimate of the time needed for property owner/developers to design the project and obtain design approvals. Construction on Projected Development Site 2 and 3 is also expected to take up to 17 months each with completion expected in 2027.

Table B-2 illustrates the conceptual construction sequencing of the RWCDS projected development sites associated with the Proposed Actions. As shown in **Table B-2**, it is expected that Projected Development Site 1 would take up to approximately 17 months to complete, Projected Development Site 2 would take up to approximately 13 months to complete, and Projected Development Site 3 would take up to approximately 16 months to complete. The construction schedules are not expected to overlap. There is also expected to be roughly a one- to two-month gap between the completion of each site and the onset of the construction for the following site. Site 1 would undergo an initial approximately two months of demolition/excavation/foundation work, approximately six months of building superstructure erection, and approximately nine months of exterior and interior building fit-out.

TABLE B-2: Conceptual Construction Schedule Sequencing for Projected Development Sites 1, 2, and 3



As each With-Action building's construction duration would be considered "short-term" (i.e., taking less than two years) in accordance with CEQR, potential effects are expected to be minimal and, as discussed below, the Proposed Actions are not expected to have any significant adverse construction impacts. Construction activities are not expected to adversely affect surrounding land uses. As required by City regulations, sidewalk protection bridges and full height plywood barriers would be installed to protect the public right of way. Construction of the RWCDS developments would follow applicable federal, state, and local laws for building and safety, as well as local noise ordinances, as appropriate. Construction specifications would require that construction contractors comply with all applicable legal requirements including environmental regulations and obtain necessary permits for the duration of construction.

The Proposed Actions and RWCDS would result in temporary disruptions including construction related traffic, dust, noise, or mobile source emissions. However, these effects would be temporary, as the

duration of construction activities for each projected development site would not exceed 18 months. No publicly accessible open space or community facilities would be directly affected by construction activities for an extended duration. The Projected Development Sites will be surrounded by construction fencing and barriers that would limit the effects of construction on nearby facilities. Construction of the proposed buildings would not block or restrict access to any facilities in the area.

The following is a brief discussion of the effects associated with construction related activities on hazardous materials, traffic, air quality, and noise resulting from the construction that could occur under the RWCDS.

Conceptual Construction Schedule and Activities

Construction activities for buildings in New York City generally take place Monday through Friday, with exceptions that are discussed separately below. In accordance with City laws and regulations, construction work on the projected development sites would generally begin at 7AM on weekdays, with workers arriving to prepare work areas between 6AM and 7AM. Construction work would typically end at 3:30PM, but at times, the workday could be extended to complete some specific tasks beyond normal work hours, such as completing the drilling of piles, finishing a concrete pour for a floor deck, or completing the bolting of a steel frame erected that day. The extended workday could last until about 9PM and would not include all construction workers on-site, but just those involved in the specific task requiring additional work time. Extended work hours would be subject to after-hours work variance permits from DOB. Additionally, all construction sites require preparation of a noise mitigation plan as outlined in Section 24-219 of the Administrative Code of the City of New York.

Occasionally, Saturday or overtime hours may be required to complete time-sensitive tasks. Weekend work requires a permit from the DOB and, in certain instances, approval of a noise mitigation plan from the DEP under the City's Noise Code. The New York City Noise Control Code, as amended December 2005 and effective July 1, 2007, limits construction (absent special circumstances as described below) to weekdays between the hours of 7AM and 6PM, and sets noise limits for certain specific pieces of construction equipment. Construction activities occurring after hours (weekdays between 6PM and 7AM and on weekends) may be permitted only to accommodate: (i) emergency conditions; (ii) public safety; (iii) construction projects by or on behalf of City agencies; (iv) construction activities with minimal noise impacts; and (v) undue hardship resulting from unique site characteristics, unforeseen conditions, scheduling conflicts and/or financial considerations. In such cases, the numbers of workers and pieces of equipment in operation would be limited to those needed to complete the particular authorized task. Therefore, the level of activity for any weekend work would be less than a normal workday. The typical weekend workday would be on Saturday from 7AM with worker arrival and site preparation to 5PM for site cleanup, or as specified in DOB-issued work variance permits.

Construction staging would most likely occur on the projected development sites. The development associated with the Proposed Actions would affect Coney Island Avenue, Hinckley Place and Beverly Road, and during construction the sidewalks along these streets adjacent to the development sites may need to be closed at times in order to accommodate construction vehicles, equipment, and supplies. If sidewalk closure is necessary, jersey barriers would be erected, and a covered pedestrian walkway would be created to accommodate pedestrian traffic around the respective subject property. This closure would be considered to be a routine closure that would be addressed by a permit (and pedestrian access plan) to be issued by the NYC Department of Transportation (DOT) Office of Construction Mitigation and Coordination (OCMC) at the time of closure so that impacts are not expected to occur. Although during

construction on-street parking may be affected adjacent to the construction area, which will occur along Coney Island Avenue, Hinckley Place and Beverly Road, it is not anticipated that vehicle moving lanes adjacent to the sites along any of these streets would need to be closed during construction.

Builders would be required to plan and carry out noise and dust control measures during construction. In addition, there would be requirements for street crossing and entrance barriers, protective scaffolding, and strict compliance with all applicable construction safety measures. Construction activities would be subject to compliance with the New York City Noise Code and EPA noise emission standards for construction equipment.

Effect of Construction on Hazardous Materials

To reduce the potential for adverse impacts associated with new construction resulting from the Proposed Actions, further environmental investigations will be required. To ensure that these investigations are undertaken, a hazardous materials (E) designation would be placed on the tax lots comprising Projected Development Sites 1 and 2. An (E) designation for hazardous materials exists on Projected Development Site 3. The (E) designation requires approval by the New York City Office of Environmental Remediation (OER) prior to obtaining NYC Buildings Department (DOB) permits for any new development entailing soil disturbance. The environmental requirements for the (E) designation also include a mandatory Construction Health and Safety Plan (CHASP), which must be approved by OER.

In addition, demolition of interiors, portions of buildings, or entire buildings are regulated by DOB and require abatement of asbestos prior to any intrusive construction activities, including demolition. OSHA regulates construction activities to prevent excessive exposure of workers to contaminants in the building materials, including lead paint. New York State Solid Waste regulations control where demolition debris and contaminated materials associated with construction are handled and disposed of. Adherence to these existing regulations would prevent impacts from construction activities at the Projected Development Sites

Effect of Construction on Traffic

Construction of the proposed buildings at the three development sites would generate trips resulting from arriving and departing construction workers, movement of materials and equipment, and removal of construction waste. As discussed above, construction of the projected development sites are expected to occur during the typical construction hours of 7AM and 3:30PM. Therefore, worker trips would be concentrated in off-peak hours and would not represent a substantial increment during the area's peak travel periods. Construction workers would use both public transportation and private automobiles. Construction workers typically park off-site for larger developments and at curbside near smaller developments. These curbside spaces are typically available as area residents use their autos to travel to work and elsewhere, and are vacated by construction workers in the afternoon before resident demand increases after the typical workday.

Truck movements would be spread throughout the day and would generally occur between the hours of 6AM and 3PM, depending on the stage of construction. Flaggers are expected to be present during construction to manage the access and movements of trucks to and from the development site. Little if any rerouting of traffic is anticipated because of the construction of buildings on the projected development sites. Additionally, moving lanes of traffic are expected to be available at all times along the affected streets except on limited days when cranes will be erecting planks. These conditions would be temporary and not result in significant adverse impacts on traffic conditions.

The daily construction worker vehicle trips are expected to be distributed throughout the workday based on projected work shift allocations and conventional arrival/departure patterns of construction workers and trucks. While construction truck trips would be made throughout the day (with more trips typically made during the early morning), construction workers would typically commute during the hours before and after the work shift. At no point would construction at projected development site 1, 2, or 3, generate more than 50 peak hour vehicle trips.

Construction activities could result in short-term disruption of pedestrian movements around the projected development sites, occurring primarily because of the temporary loss of curbside lanes from the staging of equipment and the movement of materials to and from the sites. Additionally, it is anticipated that some sidewalks could also be closed to accommodate heavy loading areas for at least several months of the construction period for activities associated with the construction of each projected development site. These activities would include the unloading of construction materials from trucks and the loading of trucks with construction debris. Curb lane and/or sidewalk closures would not affect access points to public transportation including subway and bus stops. In these instances, pedestrians would either walk on the opposite side of the street or in a sectioned-off portion of the street. Detailed Maintenance and Protection of Traffic (MPT) Plans for each building would be submitted prior to construction for approval by DOT- OCMC, which issues permits for any street/sidewalk closures after evaluation of traffic and pedestrian conditions. Appropriate protective measures for ensuring pedestrian safety surrounding each of the projected development sites would be implemented under these plans. Therefore, no significant adverse construction impacts on transportation are expected due to the projected development sites.

Effect of Construction on Air Quality

Possible impacts on local air quality during construction of the projected development sites include: fugitive dust (particulate) emission from land clearing operation; and mobile source emissions, including hydrocarbons, nitrogen oxide, and carbon monoxide.

Fugitive dust emissions from land clearing operations can occur from excavation, hauling, dumping, spreading, grading, compaction, wind erosion, and traffic over unpaved areas and would be of short duration for the projected developments. Actual quantities of emissions depend on the extent and nature of the clearing operations, the type of equipment employed, the physical characteristics of the underlying soil, the speed at which construction vehicles are operated, and the type of fugitive dust control methods employed. Much of the fugitive dust generated by construction activities consists of relatively large-size particles, which are expected to settle within a short distance from the construction site (and largely contained within a proposed site) and to not significantly impact nearby buildings or people. All appropriate fugitive dust control measures, including watering of exposed areas and dust covers for trucks, would be employed during construction of the projected developments. Therefore, the fugitive source emissions generated by the Proposed Actions would not be significant.

Mobile source emissions may result from the operation of construction equipment, trucks delivering materials and removing debris, workers' private vehicles, or occasional disruptions in traffic near the construction site. As the number of construction-related vehicle trips generated by the Proposed Actions would be relatively small and the emissions from such vehicles as well as construction equipment would occur over a period of less than two years at each site, the mobile-source emissions generated by the Proposed Actions would not be significant. Overall, the Proposed Actions would not have the potential to result in significant adverse air quality impacts.

Effect of Construction on Noise

Noise and vibration from construction equipment operation and noise from construction workers' vehicles and delivery vehicles traveling to and from the construction sites can affect community noise levels. The severity of impact of these noise sources would depend on the noise characteristics of the equipment, activities involved, the construction schedule, and the location of potentially sensitive noise receptors. Noise and vibration levels at a given location would be dependent on the kind and number of pieces of construction equipment being operated, as well as the distance of the location from the construction site and the types of structures, if any, between the location and the noise source. Noise levels caused by construction activities can vary widely, depending on the phase of construction (e.g. demolition, land clearing and excavation, foundation, erection of structure, construction of exterior walls) and the specific task being undertaken. Construction noise associated with the Proposed Actions is expected to be similar to noise generated by other mixed-use residential and commercial construction projects in the city. Increased noise level caused by construction activities can be expected to be more significant during early excavation phases of construction and would be of relatively short duration. Increases in noise levels caused by delivery trucks and other construction vehicles would not be significant. As construction would occur over a period of less than two years at each site, the level and duration of construction noise would not be significant.

Construction noise is regulated by the New York City Noise Control Code and by the Environmental Protection Agency (EPA) noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction material be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize noise and its effect on adjacent uses. Thus, these regulations would be followed in such a manner that no significant adverse noise impacts would be expected to result from the Proposed Actions and no further analysis is warranted.

Effect of Construction on Historic Resources

The Projected Development Sites do not possess archaeological significance and no further assessment is warranted. There are no known historic resources within 90 feet of any of the three projected sites, with the closest known resources (the S/NR-eligible I.S/P.S. 155) more than 350 feet north of Projected Development Site 1. Therefore, the Proposed Actions would not have the potential to result in construction period archaeological impacts.

ATTACHMENT C

LAND USE, ZONING, & PUBLIC POLICY

I. INTRODUCTION

Under 2021 *CEQR Technical Manual* guidance, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action(s) and determines whether the action(s) would be compatible with those conditions or potentially adversely affect them. Similarly, the analysis considers the proposed action's compliance with, and effect on, the area's zoning and other applicable public policies.

As discussed in **Attachment A, "Project Description,"** the Proposed Actions involve zoning map changes that would affect portions of two blocks (Brooklyn Blocks 1569 and 1570) with frontage on the north side of Atlantic Avenue between Eastern Parkway and midway between Pleasant Place and Monaco Place ("Proposed Rezoning Area") and two zoning text changes that would affect the Proposed Rezoning Area and portions of additional two blocks (Brooklyn Blocks 1435 and 1436) with frontage on the south side of Atlantic Avenue on either side of Eastern Parkway ("Streetwall Zoning Text Amendment Area") in the Ocean Hill neighborhood of Brooklyn Community District (CD) 16. Collectively, the Proposed Rezoning Area and Streetwall Zoning Text Amendment Area will be referred to as the "Project Area."

Under the Reasonable Worst-Case Development Scenario (RWCDS) in the future with the Proposed Actions, the Applicant-owned Projected Development Site 1 at 2111 Atlantic Avenue (Block 1560, Lot 35) would be redeveloped with a 14-story (145-foot tall), mixed-use residential and commercial building. The mixed-use building at the Projected Development Site 1 would total 80,732-gross square feet (gsf) and include approximately 81 dwelling units (DUs) (of which approximately 21 or 25 would be made permanently affordable under the MIH Option 1 or 2) and 3,730-gsf of commercial space on the ground floor. For CEQR analysis purposes, the Proposed Actions are also assumed to facilitate the development of two additional mixed-use buildings. A 14-story (145-foot-tall), approximately 35,998-gsf mixed-use residential and commercial building would be developed on Block 1570, Lots 36-38 ("Projected Development site 2"). The mixed-use building would total 54 DUs (of which approximately 14 or 17 would be made permanently affordable under MIH) and approximately 3,565-gsf of local retail space. Another 14-story (145-feet tall), approximately 63,696-gsf building would be developed on Block 1435, Lots 40, 42, and 43 ("Projected Development Site 3"). The mixed-use building would, including 64 DUs (of which approximately 16 would be made affordable units under the existing MIH Option 1) and 9,191-gsf of ground floor retail use.[1] In total, the RWCDS assumes that the Applicant-owned site and the two non-Applicant projected development sites would introduce approximately including 199 DUs (of which 35 or 42 would be made permanently affordable), and 16,486-gsf of commercial uses in the With-Action condition by the analysis year of 2027.

According to the *CEQR Technical Manual*, a land use and zoning analysis is warranted for actions facilitating a change in land use or zoning. As the Proposed Actions involve zoning map and text amendments and would result in new uses and increase in the allowable density, which are not currently permitted as-of-right, an analysis is warranted. Furthermore, the *CEQR Technical Manual* recommends

[1] Projected Development Site 3 is expected to be developed as-of-right under the No-Action condition with the same development program identified.

that if a preliminary assessment cannot succinctly describe land use conditions in the study area, or if a detailed assessment is required in the technical analyses of socioeconomic conditions, neighborhood character, transportation, air quality, noise, infrastructure, or hazardous materials, a detailed land use assessment is appropriate. As such, a detailed land use and zoning assessment is warranted for the Proposed Actions.

III. METHODOLOGY

The purpose of this attachment is to examine the effects of the Proposed Actions and determine whether they would result in any significant adverse impacts on land use, zoning, or public policy. The analysis methodology is based on the guidance of the *CEQR Technical Manual* and examines the Proposed Actions' consistency with land use patterns and development trends, zoning regulations, and other applicable public policies. As described in **Attachment A, "Project Description,"** in order to assess the possible effects of the Proposed Actions, a RWCDS was established for the future without the Proposed Actions (the No-Action condition) and future with the Proposed Actions (the With-Action condition) for the 2027 analysis year.

This attachment includes a description of existing land uses and zoning within the directly affected area (i.e., Project Area) and the broader study area. Following the guidance of the *CEQR Technical Manual*, the analysis describes existing and anticipated future conditions to a level necessary to understand the relationship of the Proposed Actions to such conditions, assesses the nature of any changes on these conditions that would be created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse.

Existing land uses were identified through review of a combination of sources including field surveys and secondary sources, as well as the City's Primary Land Use Tax Lot Output (PLUTO™) data files for 2022 (the most recently available) and websites, such as New York City's Zoning and Land Use Map (ZoLa, https://zola.planning.nyc.gov) and NYCityMap (http://gis.nyc.gov/doitt/nycitymap/). New York City Zoning Maps and the Zoning Resolution (ZR) of the City of New York were consulted to describe existing zoning districts and provided the basis for the zoning evaluation of the future No-Action and future With-Action conditions. Relevant public documents including documents recognized by the New York City Department of City Planning (DCP) and other City agencies were utilized to describe existing public policies pertaining to the study areas.

Analysis Year

As discussed in **Attachment A, "Project Description,"** development on the three projected development sites under the Proposed Actions is expected to be completed by 2027. Therefore, for the purposes of determining potential impacts, this analysis assesses current conditions and forecasts those conditions to 2027. Future No-Action conditions account for planned land use and development projects, initiatives, and proposals that are anticipated to be completed by 2027.

Study Area Definition

According to the *CEQR Technical Manual*, the appropriate study area for land use, zoning, and public policy is related to the type and size of an action, as well as the location and context of the area that could be affected. Study area boundaries vary according to these factors, with suggested study areas ranging from 400 feet for a small project to 0.5 miles for a very large project. The study areas for the Proposed Actions

have been established in accordance with *CEQR Technical Manual* guidance and are shown in **Figure C-1**.

As shown in **Figure C-1**, land use, zoning, and public policy are addressed and analyzed for two geographical areas for the Proposed Actions. The study areas include: (1) the directly affected area (or "Project Area"), which comprises the Proposed Rezoning Area and Streetwall Zoning Text Amendment Area, including the three projected development sites; and (2) a secondary study area that encompasses an area that has the potential to experience indirect impacts as a result of the Proposed Actions. The secondary study area extends an approximate 400-foot radius from the boundary of the primary study area. The secondary study area is roughly bounded to the north by the midblock between Fulton Street and Herkimer Street, Sackman Street to the east, Rockaway Avenue to the west, and Dean Street to the south.

IV. DETAILED ANALYSIS

Existing Conditions

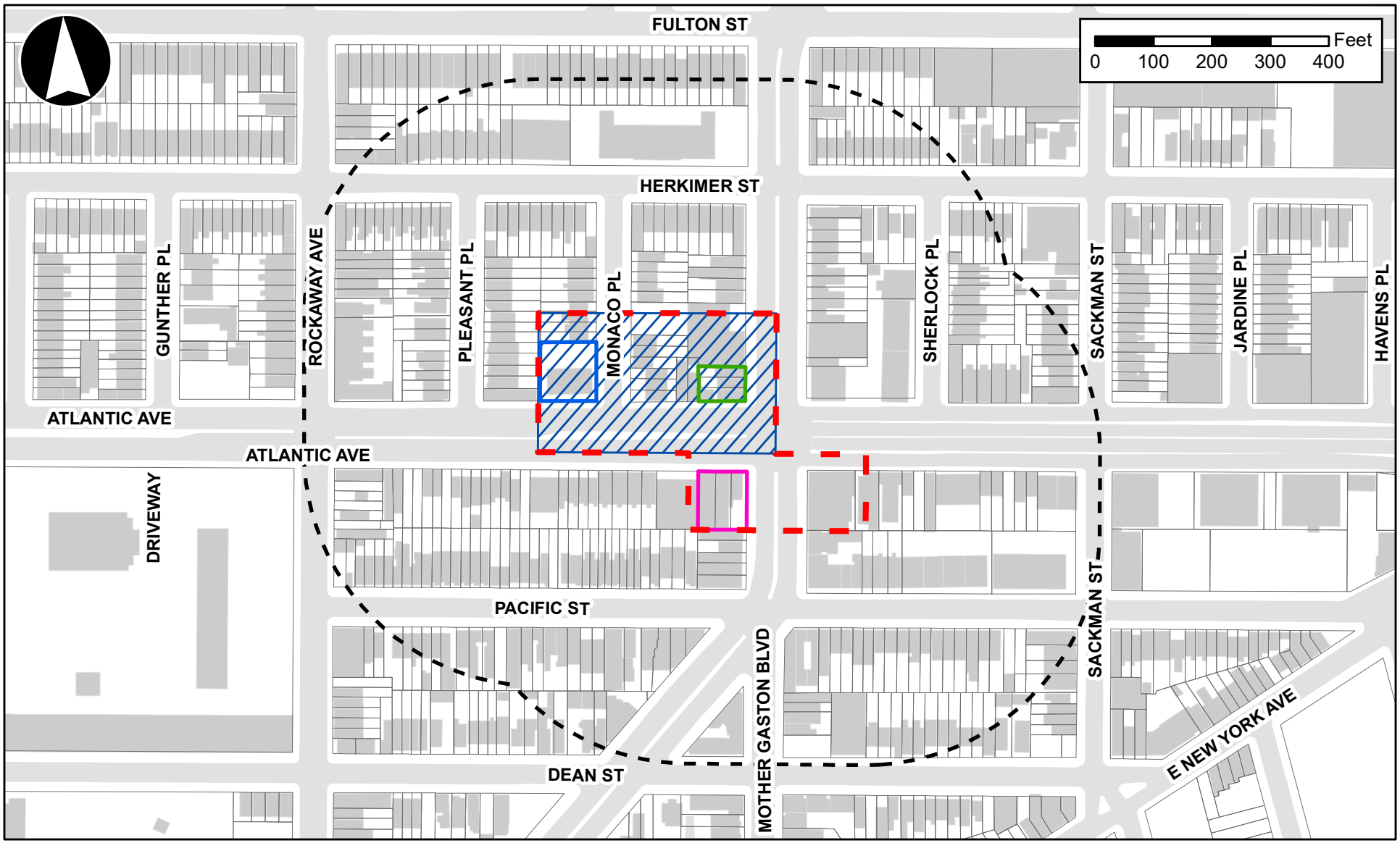
Land Use

Primary Study Area (Project Area)

The primary study area comprises 136,382 sf and includes portions of four blocks with frontage on the north and south sides of Atlantic Avenue near Eastern Parkway. As shown in **Table C-1**, it consists of all or portions of 30 privately owned tax lots, which front on Monaco Place, Eastern Parkway, and/or Atlantic Avenue. Atlantic Avenue and Eastern Parkway are considered wide streets as defined by zoning as they are mapped with widths wider than 75 feet; Atlantic Avenue is 120 feet wide and Eastern Parkways is 110 feet wide. Monaco Place is considered a narrow street as defined by zoning; it is 60 feet wide. Atlantic Avenue is a major two-way east-west bound thoroughfare and truck route. Eastern Parkway is a major two-way north-south bound thoroughfare. Monaco Place extends for one block and is one-way north-bound that connects Atlantic Avenue to Herkimer Street.

The Applicant-owned Projected Development Site 1 measures approximately 9,365-sf and includes Block 1569, Lot 35. It is located at 2111 Atlantic Avenue, or 2111 Monaco Place, which is on the corner of Atlantic Avenue and Monaco Place. Projected Development Site 1 has approximately 95 feet of frontage on Atlantic Avenue and approximately 99 feet of frontage on Monaco Place. It is currently improved with a 1,500-gsf gas station and kiosk (0.16 FAR), which was constructed in 1921. The gas station is accessible via three curb cuts along Atlantic Avenue to the south. There are no curb cuts along Monaco Place.

There are also expected to be two additional development sites that are likely to be redeveloped as a result of the Proposed Actions. The non-Applicant owned Projected Development Site 2 is comprised of three lots (Block 1570, Lots 36-38) and totals approximately 4,531-sf. The three lots are located on the corner of Atlantic Avenue and Eastern Parkway and have approximately 80 feet of frontage on Atlantic Avenue to the south and 57 feet of frontage on Eastern Parkway to the east. Lot 36 (1871 Eastern Parkway) totals approximately 1,440-sf and is improved with a three-story, 2,280-gsf residential building containing three DUs (2.0 FAR) built in 1910. Lot 37 (1869 Eastern Parkway) totals approximately 1,422-sf and is improved with a three-story, 2,700-gsf residential building containing three DUs (1.89 FAR) built in 1910. Lot 38 (1867 Eastern Parkway) totals approximately 3,338-sf and is improved with two buildings containing residential and commercial uses. The buildings total a combined 4,830-gsf, which contains a deli, two vacate ground floor retail uses, and also four DUs (1.44 FAR) built in 1927.



Legend

- Proposed Rezoning Area
- Streetwall Zoning Text Amendment Area (Project Area and Primary Study Area)
- 400-Foot Radius (Secondary Study Area)
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3

Figure C-1
Land Use Study Areas

The non-Applicant owned Projected Development Site 3 is comprised of three lots (Block 1435, Lots 40, 42, and 43) and totals approximately 7,992-sf. The three lots are located on the corner of Atlantic Avenue and Eastern Parkway and have approximately 80 feet of frontage on Atlantic Avenue to the north and 100 feet of frontage on Eastern Parkway to the east. Lot 40 (2316 Atlantic Avenue) totals approximately 2,992-sf and is improved with a one-story, 2,992-gsf auto body and repair building (1.0 FAR) built in 1926. Lot 42 (2318 Atlantic Avenue) totals approximately 2,500-sf and is improved with a two-story, 3,650-gsf mixed-use residential and commercial building (1.46 FAR) containing one DU, built in 1927. Lot 43 (2320 Atlantic Avenue) totals approximately 2,500-sf and is improved with a three-story, 2,886-gsf residential building (1.15 FAR) containing three DUs, built in 2008.

The other 23 lots within the Primary Study Area are not under the control of the Applicant and are each under separate private ownership. As described in **Table C-1** below, the lots are generally rectangular-shaped lots with varying lot sizes, land uses, FARs, and built uses and years. As described in **Table C- 1** and shown in **Figure C-1**, most of the tax lots within the Primary Study Area are small, narrow rectangular lots that range in size of 1,350 sf to 8,000 sf with the largest lot a public medical facility that totals 15,763 sf. Most of the lots accommodate residential uses with one- and two-family walkup buildings and multi-family walkup buildings primarily located along Pleasant and Monaco Place. Mixed-use residential and commercial buildings are primarily located along Eastern Parkway and Atlantic Avenue. In addition to the Applicant-controlled lot, there is one other transportation and utility lot located on the south side of Atlantic Avenue. There is also one public facility and institution located on Eastern Parkway in the form of a community medical center.

Table C-1: Lots Included within Primary Study Area

Address	Block	Lot	Lot Area (sf)	Built Area (gsf)	Street Frontage (ft)	Land Use	Built Use/Year Built	FAR
2312 Atlantic Avenue	1435	36*	7,008	5,110	Atlantic Avenue (70.08ft)	Transportation and Utility	one-story auto repair shop / 1928	0.72
1866 Eastern Parkway	1436	7501	8,000	71,444	Atlantic Avenue (80ft); Eastern Parkway (100ft)	Mixed Residential & Commercial Building	ten-story, 67 DU building with ground floor house of worship / 2019	8.9
2342 Atlantic Avenue	1436	11*	4,000	16,495	Atlantic Avenue (40ft)	Multi-Family Elevator Building	five-story, 24 DU building / 1920	4.1
2105 Atlantic Avenue	1569	1*	1,900	5,400	Pleasant Place (20ft); Atlantic Avenue (95ft)	Mixed Residential & Commercial Building	three-story, four DU building / 1910	2.84
31 Pleasant Place	1569	3*	1,860	2,018	Pleasant Place (19.5ft)	One- and Two-Family Building	two-story, two DU building / 1905	1.08
29 Pleasant Place	1569	4*	1,860	2,018	Pleasant Place (19.5ft)	One- and Two-Family Building	two-story, two DU building / 1905	1.08
27 Pleasant Place	1569	5*	1,860	2,018	Pleasant Place (19.5ft)	One- and Two-Family Building	two-story, two DU building / 1905	1.08
25 Pleasant Place	1569	6*	1,860	2,018	Pleasant Place (19.5ft)	One- and Two-Family Building	two-story, two DU building / 1905	1.08
23 Pleasant Place	1569	7*	1,639	2,025	Pleasant Place (17.25ft)	One- and Two-Family Building	two-story, two DU building / 1910	1.24

21 Pleasant Place	1569	8*	1,639	2,025	Pleasant Place (17.25ft)	One- and Two-Family Building	two-story, two DU building / 1910	1.24
19 Pleasant Place	1569	9*	1,639	2,025	Pleasant Place (17.25ft)	Multi-Family Walk-Up Building	two-story, three DU building / 1910	1.24
18A Monaco Place	1569	32*	1,639	1,820	Monaco Place (17.25ft)	Multi-Family Walk-Up Building	three-story, three DU building / 1910	1.11
20 Monaco Place	1569	33	1,639	1,820	Monaco Place (17.25ft)	One- and Two-Family Building	three-story, two DU building / 1910	1.11
22 Monaco Place	1569	34	1,639	1,225	Monaco Place (17.25ft)	Multi-Family Walk-Up Building	two-story, three DU building / 1910	0.75
2121 Atlantic Avenue	1570	1	1,498	4,348	Monaco Place (19ft); Atlantic Avenue (79ft)	Multi-Family Walk-Up Building	three-story, six DU building / 2005	2.90
31 Monaco Place	1570	2	1,468	2,446	Monaco Place (18.5ft)	One- and Two-Family Building	three-story, two DU building / 2005	1.67
29 Monaco Place	1570	3	1,498	3,261	Monaco Place (18.5ft)	One- and Two-Family Building	three-story, two DU building / 2005	2.18
27 Monaco Place	1570	4	1,350	1,872	Monaco Place (18ft)	One- and Two-Family Building	two-story, two DU building / 1910	1.39
25 Monaco Place	1570	5	1,795	2,216	Monaco Place (18.5ft)	One- and Two-Family Building	two-story, two DU building / 1910	1.23
23 Monaco Place	1570	6	1,795	1,480	Monaco Place (18.5ft)	One- and Two-Family Building	two-story, two DU building / 1899	0.82
1883 Eastern Parkway	1570	31*	15,763	29,202	Monaco Place (55ft); Eastern Parkway (110ft)	Public Facilities & Institutions	one-story community health center and surface parking lot / 1995	1.85
2127 Atlantic Avenue	1570	39	1,388	2,675	Atlantic Avenue (18.5ft)	Multi-Family Walk-Up Building	three-story, three DU building / 1910	1.93
2125 Atlantic Avenue	1570	40	1,350	2,970	Atlantic Avenue (18ft)	Mixed Residential & Commercial Building	three-story, two DU building with ground floor retail / 1910	2.20

Notes: Lots marked with an asterisk are partially located within the primary study area.
Lots associated with Projected Development Sites 1, 2, and 3, are not included in the table. The three projected development sites are described above.

Secondary Study Area

As show in **Figure C-2**, land uses within the secondary study area are varied, with mostly residential uses as nearly 80 percent of land uses within the secondary study area are residential uses. Residential uses include a mix of one- and two-family residential uses, as well as multiunit housing. Other uses include mixed-use commercial and residential, transportation-related, public facilities and institutions, commercial, industrial/manufacturing, and vacant uses. There are no open space, or unknown uses located within the secondary study area.

Residential uses are located on every block and street throughout the secondary study area and generally occupy rectangular-shaped lots of varying size. Those located along the Atlantic Avenue corridor are



Legend

- Proposed Rezoning Area
- Streetwall Zoning Text Amendment Area (Project Area and Primary Study Area)
- 400-foot Radius (Secondary Study Area)
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3

Land Uses

- One & Two Family Buildings
- MultiFamily Walk-Up Buildings
- MultiFamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

generally larger with wider street frontages than those located on narrower streets. Large multi-unit residential uses are located along Atlantic Avenue and Eastern Parkway with few located along Pacific Street and Rockaway Avenue. There are several different types of residential uses on the blocks within the Proposed Rezoning Area, too, including 18 single-family walkup buildings, 35 multi-family walkup buildings, seven mixed commercial and residential buildings, a public facility and institution, a parking facility, and a transportation/utility use (Projected Development Site 1).

Mixed-use commercial and residential uses are generally clustered along the Rockaway Avenue, Atlantic Avenue, and Eastern Parkway corridors. Many are generally small, rectangular-shaped lots, but three, 1878 Eastern Parkway, 1860 Eastern Parkway, and 2353-2365 Pacific Street, represent the largest mixed-use commercial and residential uses in the secondary study area. The buildings located at 2353-2365 Pacific Street and 1860 Eastern Parkway were constructed in 2012 and 2020, respectively. Commercial uses and transportation uses are located along the Rockaway Avenue corridor with fewer located along Eastern Parkway and Atlantic Avenue. Commercial uses include laundromats, discount convenience stores, a restaurant, and a religious merchandise store. Transportation uses consist of a gas station and vehicles auto service shops, including two on Atlantic Avenue, and one on Eastern Parkway and Rockaway Avenue each. There are four total public facilities within the secondary study area. They include Brookdale Family Care Center, as discussed above, P.S./I.S. 155 Nicholas Herkimer, which is located on the corner of Herkimer Street and Eastern Parkway directly north of the primary study area, International Revival Tabernacle and New Life Pentecostal Holiness Church, two places of worship located on Pacific Street between Eastern Parkway and Rockaway Avenue. There are six parking uses and 12 total vacant lots within the study area.

Table C-2 provides a description of existing land use within the secondary study area. As shown in **Table C-2**, residential uses are the most prevalent throughout the study area and constitute the highest percentage of tax lots, lot area, and building area (approximately 79, 76, and 79 percent, respectively). Of the residential uses, multi-family walk-up uses comprise the highest percentage of total lots, lot area, and building area (approximately 42, 45.5, and 51 percent, respectively). Single- and two-family uses comprises the second largest percentage of total lots, lot area, and building area, accounting for approximately 36, 26.5, and 17 percent, respectively. Mixed residential and commercial uses account for the third largest percentage of total lots, lot area, and building area at approximately 8, 9, and 11 percent, respectively. Vacant land accounts for approximately 5 percent of all lots, but approximately 3 percent of lot area. Public facilities and institutions account for approximately 1.5 percent of total lots, but approximately 5.5 percent of lot area and approximately 8 percent of building area. Parking uses account for approximately 2 percent of total lots and approximately 1.5 percent of lot area. There is one manufacturing use, which accounts for less than one percent of total lots, but approximately 1 percent of lot area and 0.5 percent of building area. There are no open space uses within the study area.

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

Land Use	Number of Lots[1]	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Residential	240	79.2%	530,222	76.1%	877,075	79.1%
One & Two Family Buildings	*110*	*36.3%*	*183,778*	*26.4%*	*190,249*	*17.2%*
Multi-Family Walkup Buildings	*127*	*41.9%*	*316,940*	*45.5%*	*567,067*	*51.1%*
Multi-Family Elevator Buildings	*3*	*1.0%*	*29,504*	*4.2%*	*119,759*	*10.8%*
Mixed Commercial/Residential Buildings	25	8.3%	64,682	9.3%	122,801	11.1%
Commercial/Office Buildings	9	3.0%	14,193	2.0%	12,563	1.1%

Industrial/Manufacturing	1	0.3%	6,430	0.9%	6,420	0.6%
Transportation/Utility	3	1.0%	12,165	1.7%	3,020	0.3%
Public Facilities & Institutions	4	1.3%	37,347	5.4%	86,114	7.8%
Open Space	0	0.0%	0	0.0%	0	0.0%
Parking Facilities	6	2.0%	10,311	1.5%	960	0.1%
Vacant Land	15	5.0%	21,173	3.0%	0	0.0%
All Others/No Data	0	0.0%	0	0.0%	0	0.0%
Total	**303**	**100.0%**	**776,802**	**100.0%**	**1,296,222**	**100.0%**

Source: NYC Department of City Planning (PLUTO 2022 v2)
[1] Total number of lots excludes those within the Project Area.

Zoning

Primary Study Area

As shown in **Figure C-3**, the primary study area is currently zoned R5/C2-3 on the north side of Atlantic Avenue and R8A/C2-4 on the south side of Atlantic Avenue, which is a MIH area. R5 and R8A zoning districts permit a wide variety of housing and community facility uses (Use Groups 1 through 4). R5 zoning districts are non-contextual, medium-density districts that have a maximum residential floor area ratio (FAR) of 1.25. Building heights within R5 districts can reach a maximum street wall of 30 feet and a maximum building height of 40 feet. Parking is required for 85 percent of all dwelling units.

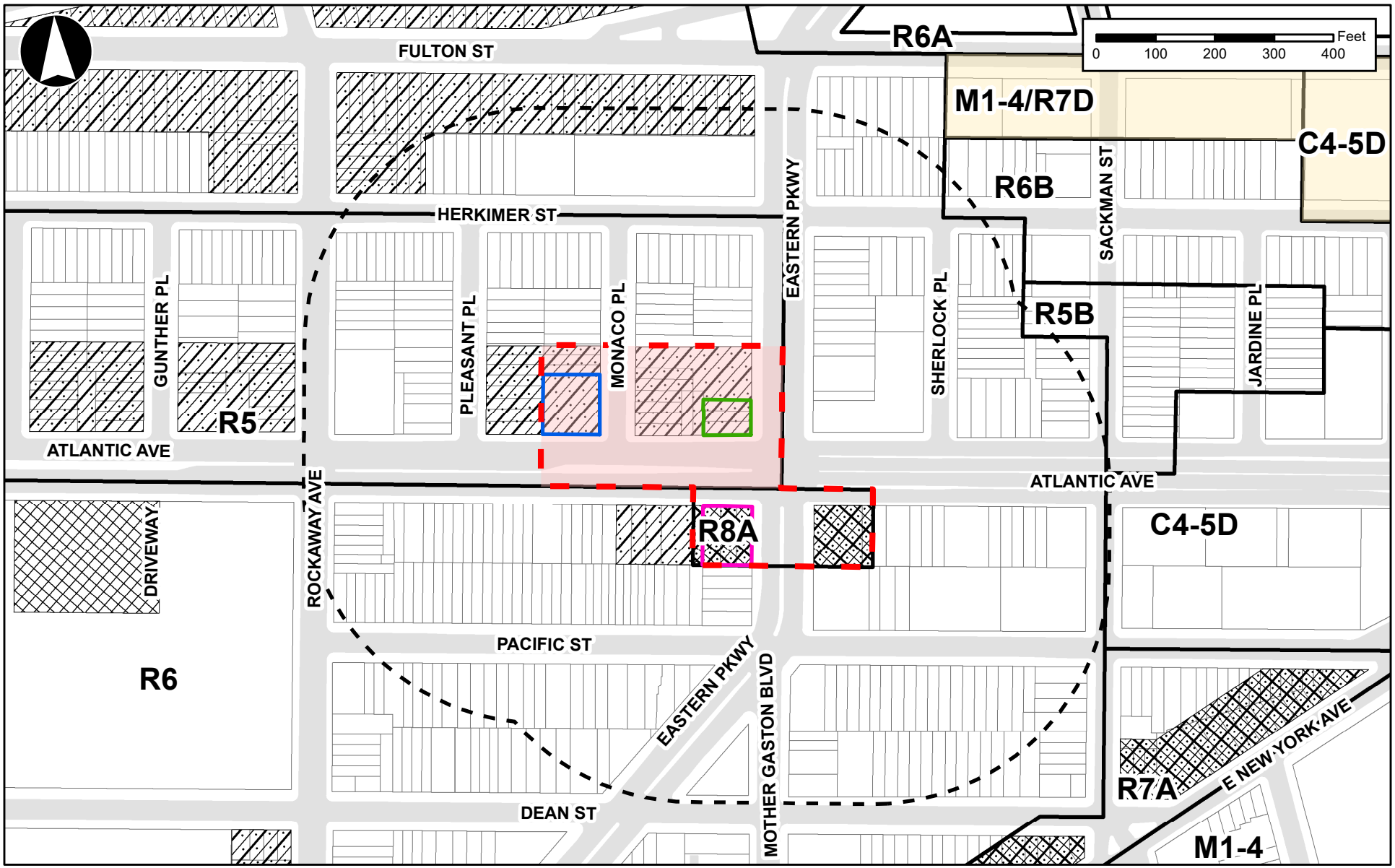
R8A zoning districts are contextual high-density districts that mandate quality housing bulk regulations. The R8A district has a maximum residential FAR of 7.2 under MIH and permits up to 6.5 FAR for community facility uses. The maximum base height in R8A districts is 105 feet, before a 10 or 15 foot setback on wide or narrow streets, respectively, where it rises to a maximum building height of 145 feet. Parking is required for 40 percent of dwelling units and can be waived if fewer than 15 spaces are required, or the zoning lot comprises less than 10,000 sf.

Additionally, the study area is also zoned with a C2-3 and a C2-4 commercial overlays. C2-3 commercial overlays permit commercial uses and allow a maximum FAR of 1.0 in R5 districts with an overlay depth of 150 feet. C2-4 commercial overlays permit commercial uses up to a maximum FAR of 2.0 in R8A districts. Typical retail uses in such overlays include neighborhood grocery stores, restaurants and beauty parlors.

Secondary Study Area

Zoning classifications within the secondary study area are also shown in **Figure C-3** and **Table C-2** and consist of residential and commercial zoning districts. As described in **Table C-2**, the entirety of the secondary study area (100 percent of all lots within the secondary study area) is zoned for residential uses with medium density residential zoning (R5 and R6 districts) with R5 districts accounting for slightly less than 25 percent of zoning and R6 accounting for nearly 76 percent of zoning. R5 and R6 are non-contextual zoning districts that permit residential uses up to a maximum FAR of 1.25 and 3.0 (3.60 under Inclusionary Housing), respectively. As shown in **Figure C-3**, R5 zoning is mapped north and west of the Project Area, bounded by Herkimer Street to the north, Eastern Parkway to the east, and Atlantic Avenue to the south. R6 zoning is mapped south and east of the Project Area and is north of Herkimer Street, east of Eastern Parkway, and south of Atlantic Avenue. A small percentage of secondary study area lots (2.6 percent) are zoned with a C2-3 commercial overlay. C2-3 commercial overlays are mapped on the south side of Fulton Street to the west of Eastern Parkway along the northern edge of the secondary study area, and along portions of the north and south side of Atlantic Avenue .

Table C-3: Existing Zoning within the Secondary Study Area Lots



Legend

- Proposed Rezoning Area
- Streetwall Zoning Text Amendment Area (Project Area and Primary Study Area)
- 400-Foot Radius (Secondary Study Area)
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- R5 Zoning District
- Special Mixed-Use District
- **Commercial Overlay** C1-2, C2-3, C2-4

Zoning	Maximum FAR	Number of Lots[1]	Percentage of Total Lots	Lot Area	Percentage of total
R5	1.25	74	24.4%	142,219	20.4%
R6	3.60	229	75.6%	554,304	79.6%
Lot with Commercial Overlays					
C2-3	2.0	8	2.6%	25,065	3.6%
Zoning Total		**303**	**100.0%**	**696,523**	**100.0%**

Source: NYC Department of City Planning
[1] Total number of lots excludes those within the Project Area.

Public Policy

The Project Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Actions and subsequent development are also not a large publicly sponsored project, and as such, consistency with the City's *PlaNYC 2030* for sustainability is not warranted. In addition, the Project Area is not located in the Coastal Management Zone; therefore a consistency review is not warranted. While there are not specific initiatives and goals in the City's *Housing New York 2.0* plan that relate specifically to the primary or secondary study areas, it is citywide initiative that would be applicable to the study areas and is, therefore, included also in this analysis. The primary study area is also located within the Food Retail Expansion to Support Health Program (FRESH) zoning and discretionary tax incentive area. Street frontages within the Proposed Rezoning Area are subject to sidewalk café regulations.

Housing New York 2.0

In 2014, the de Blasio administration released *Housing New York: A Five-Borough, Ten-Year Plan Housing Plan* (*Housing New York*), a plan to build or preserve 200,000 affordable residential units. Building on the foundation laid by *Housing New York*, in 2017 the de Blasio administration released *Housing New York 2.0*, a new plan intending to complete the initial goal of 200,000 affordable homes two years ahead of schedule by 2022, and generate an additional 100,000 homes over the following four years. To achieve this goal, the plan aims to prioritize construction of residences for seniors, create new programs and modernize existing ones to encourage homeownership, develop neighborhood-based anti-displacement strategies, promote innovation in new construction methods, activate underutilized sites for new housing, create new partnerships and draw on resources from the State, and protect and expand federal resources for affordable housing. The plan details the key policies and programs for implementation.

Food Retail Expansion to Support Health Program (FRESH)

The Food Retail Expansion to Support Health Program (FRESH) was developed in response to a citywide study, "Going to Market," conducted by the Department of City Planning in 2008, which highlighted the widespread shortage of neighborhood grocery stores providing fresh food options in several communities of New York City. The FRESH Program offers zoning incentives and financial benefits in the identified underserved communities. Its goal is to encourage the development and retention of convenient, accessible stores that provide fresh meat, fruit and vegetables, and other perishable goods in addition to a full range of grocery products. The program offers a set of zoning incentives that provide additional floor area in mixed buildings, reduce the amount of required parking for food stores and permit larger grocery

stores as-of-right in light manufacturing districts. The financial benefits, administered by the NYC Industrial Development Agency, exempt or reduce certain taxes for qualifying FRESH food stores.

The primary study area and secondary study area are both entirely within the zoning and discretionary tax incentives area of the FRESH zones (see **Figure C-4**). The nearest zoning incentives areas are located approximately three blocks to the north of the secondary study area. Discretionary tax incentives are available through the NYC Industrial Development Agency (IDA). The tax incentives are discretionary and will be assessed on a per case basis for eligibility in the FRESH program. Zoning incentives are provided through New York City Department of City Planning (DCP). The zoning incentives may include additional development rights and reduced required parking.

The Future Without the Proposed Actions (No-Action Condition)

Land Use and Zoning

Primary Study Area

As presented in **Attachment A, "Project Description,"** in the 2027 future without the Proposed Actions (the No-Action condition), it is anticipated that no zoning changes would occur within the directly affected area, and most existing uses would remain the same. The primary study area would continue to be zoned R5/C2-3 north of Atlantic Avenue and R8A/C2-4 south of Atlantic Avenue.

It is anticipated that Projected Development Site 3 would be redeveloped with an as-of-right mixed-use residential and commercial building on the southwest corner of Atlantic Avenue and Eastern Parkway. Projected Development Site 3 would be developed under the site's existing R8A/C2-4 zoning, which would permit a 14-story (145-feet tall), 63,696-gsf mixed-use residential and commercial building that would be built to the lot line along Atlantic Avenue. The building would contain approximately 64 DUs (of which 16 would be made permanently affordable under MIH Option 1) and 9,191-gsf of local retail space.

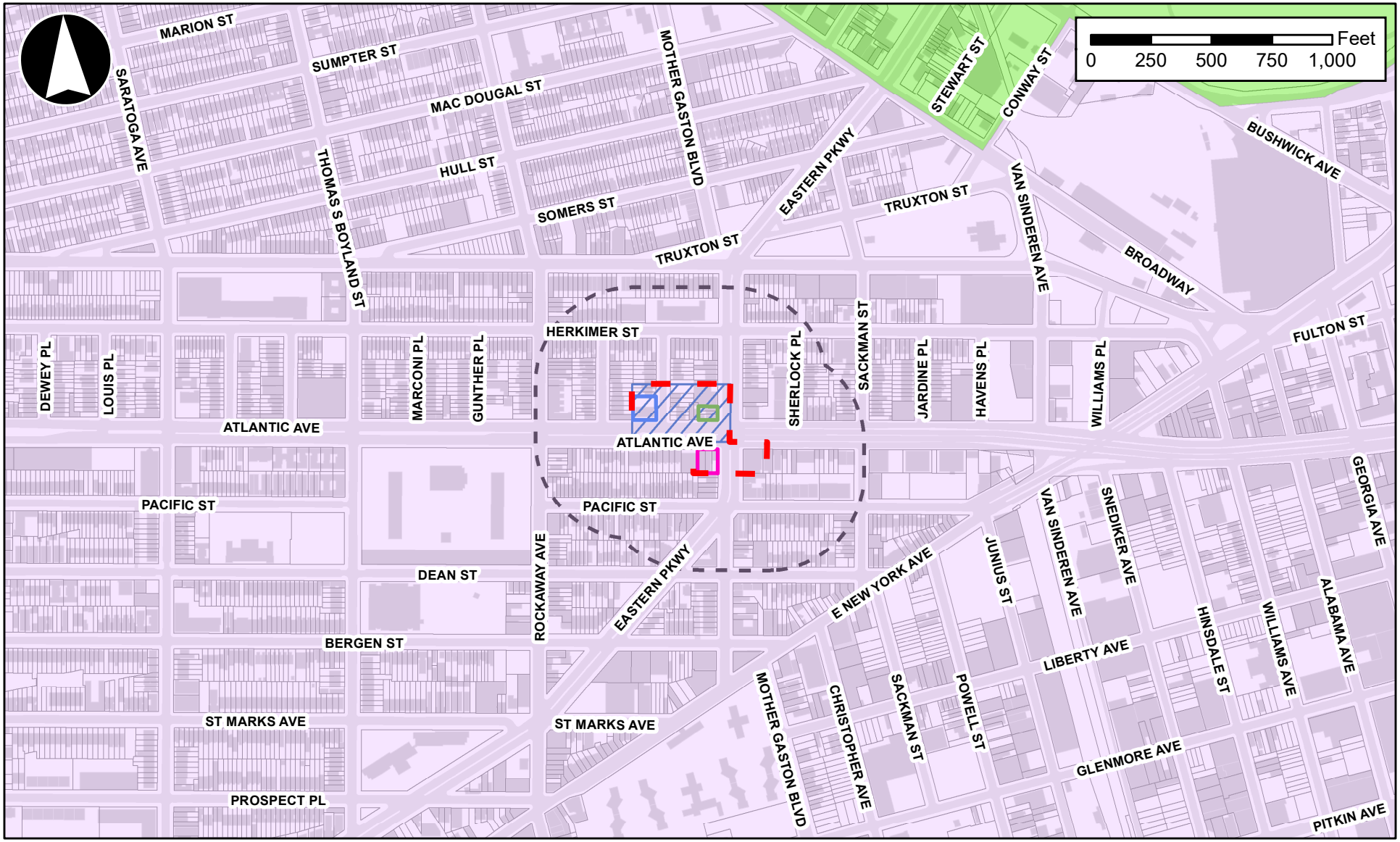
Secondary Study Area

Existing land use patterns are anticipated to continue in the surrounding area. There are no known zoning changes proposed. There are two new development anticipated to be completed by the 2027 analysis year in the 400-foot secondary study area, which is shown below in **Table C-4**.

For the purposes of other technical analyses that assess conditions in a larger study area, developments anticipated within an approximately ¼- and ½-mile of the proposed rezoning area are summarized in **Table C-4** and shown graphically in **Figure C-5**. As presented in **Table C-4**, in the future without the Proposed Actions, it is anticipated that 785 residential DUs, approximately 415,436-gsf of commercial uses, approximately 92,532-gsf of community facility uses, and approximately 184 parking spaces would be developed within a ½-mile of the proposed rezoning area at 44 total sites.

TABLE C-4: No-Action Developments within ½-Mile of the Primary Study Area

Map No.	Block	Lot	Address	Residential DUs	Commercial GSF	Community Facility GSF	Manufacturing GSF	Parking Spaces
400-Foot Radius								
1	1435	10	2264 Atlantic Ave	10	3,597	0	0	0
2	1435	60	1654 Bushwick Ave	0	30,595	0	0	5
¼-Mile Radius								
3	1448	37	258 Rockaway Ave	8	0	0	0	0



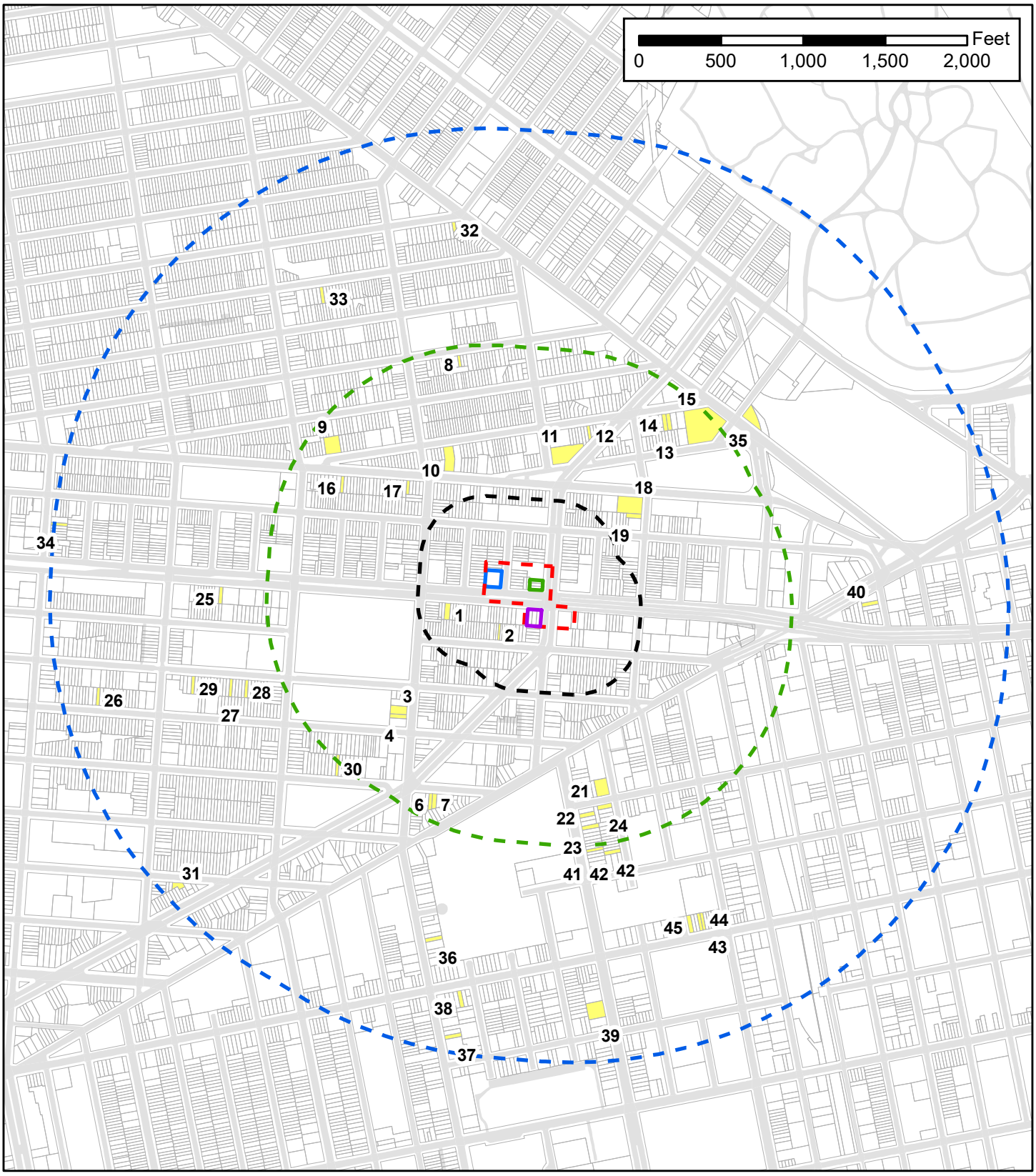
Legend

- Proposed Rezoning Area
- Streetwall Zoning Text Amendment Area (Project Area and Primary Study Area)
- 400-Foot Radius (Secondary Study Area)
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3

FRESH

- Zoning and Discretionary Tax Incentives
- Zoning Incentives

Figure C-5
No-Build Sites



Legend

- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Project Area
- 400-foot Radius
- 1/4-Mile Radius
- 1/2-Mile Radius
- 1 No-Build

4	1448	39	262 Rockaway Ave	8	0	0	0	0
5	1449	57	2380 Dean St	21	0	0	0	0
6	1461	13	1692 St Marks Ave	9	0	0	0	0
7	1461	14	1694 St Marks Ave	7	0	0	0	0
8	1534	14	252 MacDougal St	3	0	0	0	0
9	1538	61	15 Somers St	39	1,170	349	0	21
10	1542	6	48 Somers St	24	4,872	4,972	0	0
11	1543	1	1935 Eastern Pkwy	0	0	46,920	0	0
12	1543	20	1668 Eastern Pkwy	0	22,943	0	0	11
13	1544	15	156 Somers St	10	0	0	0	0
14	1544	16	158 Somers St	10	0	0	0	0
15	1544	21	176 Somers St	8	0	0	0	0
16	1551	9	2114 Fulton St	8	0	0	0	0
17	1551	52	1598 Eastern Pkwy	19	0	0	0	10
18	1553	18	2246 Fulton St	123	526	0	0	46
19	1553	25	52 Sackman St	8	0	0	0	0
20	1554	16	1495 Herkimer St	0	323,836	0	0	0
21	3675	25	103 Liberty Ave	58	537	0	0	0
22	3692	15	273 Mother Gaston Blvd	3	0	0	0	0
23	3692	12	281 Mother Gaston Blvd	3	0	0	0	0
24	3692	19	38 Christopher Ave	3	0	0	0	0
½-Mile Radius								
25	1446	60	169 Hull St	8	0	0	0	0
26	1447	26	2192 Dean St	28	0	14,557	0	0
27	1447	31	2204 Dean St	9	950	0	0	0
28	1447	14	2164 Dean St	3	0	0	0	0
29	1454	66	1633 St Marks Ave	3	0	0	0	0
30	1468	14	1846 Park Pl	7	0	0	0	0
31	1517	17	1042 Herkimer St	3	0	0	0	2
32	1521	16	1040 Herkimer St	3	0	0	0	2
33	1559	12	435 Rockaway Ave	6	0	2,250	0	0
34	3476	5	253 Mother Gaston Blvd	19	0	0	0	0
35	3489	167	393 Rockaway Ave	27	8,500	0	0	0
36	3522	6	299 Mother Gaston Blvd	3	0	0	0	0
37	3522	19	38 Christopher Avenue	3	0	0	0	0
38	3525	27	402 Mother Gaston Blvd	62	15,409	16,899	0	80
39	3665	19	16 Williams Avenue	0	2,500	0	0	0
40	3692	6	1860 Eastern Parkway	67	0	6,585	0	0
41	3692	32	2367 Pacific Street	136	0	0	0	7
42	3709	134	1847 Pitkin Ave	8	0	0	0	0
43	3709	135	1845 Pitkin Ave	8	0	0	0	0
44	3709	138	1839 Pitkin Ave	0	0	0	0	0
Total				**785**	**415,436**	**92,532**	**0**	**184**

Sources: NYCDOB Active Major Construction, YIMBY

[1] Keyed to **Figure C-5**

Public Policy

In absence of the Proposed Actions, no changes to public policies are anticipated in the primary nor secondary study area.

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

Under the With-Action condition, the Proposed Actions, which include zoning map and text amendments, would be approved. As described in **Attachment A, "Project Description,**" under the RWCDS, the Proposed Actions would facilitate the incremental development of 125 DUs (including 35 or 42 affordable DUs under MIH Option 1 or 2) and approximately 4,125-gsf of local retail uses at the three projected development sites over the No-Action conditions.

Land Use

Primary Study Area

The Proposed Actions would result in changes to land use within the primary study area by increasing the allowable density and introducing new residential uses. Under the RWCDS, three projected development sites would be redeveloped to their maximum allowable FAR. The Proposed Actions would facilitate new mixed-use residential and commercial developments on three underutilized sites. The proposed residential and commercial uses, including local retail uses, would be consistent with the existing uses in the surrounding area. The proposed residential and commercial uses are expected to complement existing one-and two family homes, multiunit walkup residential apartment buildings, and mixed-use residential and commercial buildings in the immediate vicinity of the Project Area and along the major street corridors.

The Proposed Actions would not generate land uses that would be incompatible with surrounding uses, nor would they directly displace land uses in such a way as to adversely affect surrounding land uses. The proposed rezoning would conform with recent rezonings along Atlantic Avenue, including the nearby 1860 Eastern Parkway rezoning (CEQR number 16DCP068K). The introduction of housing in a transit accessible area would further contribute to the mission and purpose of integrating housing with transportation and jobs, thus encouraging live-work communities and transit-oriented development. Therefore, the Proposed Actions would support land use trends, and no significant adverse land use impacts are expected.

Secondary Study Area

The Proposed Actions are not expected to alter development trends or patterns in the secondary study area. The secondary study area would not undergo any changes because of the Proposed Actions. The Proposed Actions would have no direct effect on land use nor zoning in the secondary study area. The proposed residential and commercial uses at the three projected development sites are expected to complement and be consistent with the mix of new residential and commercial uses in the secondary study area along the Atlantic Avenue corridor, such as 1860 Eastern Parkway (Block 1436, Lot 6), 2288 Atlantic Avenue (Block 1435, Lot 23), 2354 Atlantic Avenue (Block 1436, Lot 18), and 2372-2374 Atlantic Avenue (Block 1436, Lot 28), all of which were completed after 2012. As noted above, land uses in the secondary study area are varied with a dense mix of residential, transportation-related, parking, and commercial uses.

Therefore, the Proposed Actions would not introduce any new land uses that would be incompatible with their surroundings, and the Proposed Actions would not represent a significant adverse impact on land use in the secondary study area in accordance with the criteria set forth in the *CEQR Technical Manual.*

Zoning

In the future with the Proposed Actions, the existing zoning in the primary study area would change along the north side of Atlantic Avenue between Eastern Parkway and Pleasant Place. The existing C2-3 commercial overlay mapped to a depth of 150 feet between Eastern Parkway and 100 feet west of Monaco Place would be eliminated, and a R8A/C2-4 district would be mapped to a depth of 100 feet on the north side of Atlantic Avenue between Eastern Parkway to 100 feet west of Monaco Place. The proposed R8A/C2-4 zoning district would increase the allowable residential, community facility, and commercial density and would create additional zoning capacity in a transit-accessible area to support new housing creation and increase the number of affordable housing units available in New York City. It also would establish a MIH area. The proposed rezoning area is well-suited for additional development, given its proximity to public transit and as Atlantic Avenue and Eastern Parkway are major arterial roads.

The proposed zoning district would permit residential FAR of 7.2 (with the Mandatory Inclusionary Housing (MIH) Program), community facilities up to 6.5 FAR, and commercial uses up to 2.0 FAR. The proposed zoning change would establish a contextual mixed-use district that would have minimum and maximum base height requirements as well as a maximum building height. Buildings would have a maximum height of 145 feet (with MIH and a qualifying ground floor). Buildings would be required to setback a depth of 10 feet (on a wide street) above a maximum base height of 105 feet (with MIH and a qualifying ground floor). Off-street accessory parking would be required for 40 percent of dwelling units, but can be waived if 15 or fewer parking spaces are required or if the lot is 10.000 sf of less.

The proposed R8A/C2-4 zoning district would not create land uses or structures that would be incompatible with the underlying zoning in the surrounding area, nor would it cause existing structures to become nonconforming. It would encourage mixed-use development along Atlantic Avenue between Eastern Parkway and midway between Monaco Place and Pleasant Place, which is a major east-west corridor in the surrounding area. The proposed zoning change would allow for the redevelopment of underutilized lots for new market-rate and affordable housing in an area that is well served by transit, as well as continue to permit local retail development. The proposed zoning district is consistent with the City's policy to support additional development in transit accessible area.

The proposed zoning text amendment would establish an MIH area coterminous with the rezoning area through ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Brooklyn CD 15. The proposed text amendment would require the applicant to develop in accordance with the MIH program and would mandate the provision of affordable housing. Future qualifying development of all sites within the rezoning area would also be required to adhere to the requirements of the MIH program. Pursuant to the MIH program, a percentage of the new dwelling units in the projected developments must be affordable units, resulting in an affordable housing set-aside for either 25 percent of the residential floor area at an average of 60 percent of the Average Median Income (AMI) (Option 1) or 30 percent of the residential floor area at an average of 80 percent of AMI (Option 2). The applicant is seeking to map MIH Option 1. The final MIH Option will be chosen by the City Council through the ULURP. The proposed affordable housing set asides would ensure that the development within the rezoning area would help to address the need for housing to serve diverse incomes.

Secondary Study Area

The proposed actions would only apply in the primary study area and would not affect lots beyond this area. The proposed zoning map and text amendments would align with the City's land use, zoning, and public policy objective to encourage denser development in areas served by public transit and facilitate the development of permanently affordable housing. The proposed R8A/C2-4 district on the north side of Atlantic Avenue would introduce new development. The proposed zoning changes would be consistent

with other residential and mixed-use zoning in the secondary study area. It would also continue to permit commercial development consistent with the mixed-use character of Atlantic Avenue. The majority of the secondary study area is zoned for residential uses and contains residential buildings. Approval of these actions would increase the allowable density and create residential zoning capacity in a transit-accessible area to support new housing creation and increase the number of affordable units. The Proposed Rezoning Area along Atlantic Avenue is well-suited for additional development given its proximity to public transit and as the street is a major east-west corridor. Likewise, Eastern Parkway is a major north-south arterial. The Proposed Actions would not result in any significant impacts to zoning patterns in the area, nor have a significant impact on the extent of conformity within the current surrounding area.

Public Policy

As detailed below, the proposed actions would not result in any significant adverse public policy impacts to the primary or secondary study areas. The Proposed Actions would not conflict with any public policies applicable in the primary or secondary study areas. The Applicant believes that the Proposed Actions would facilitate contextually appropriate development within the primary study area that would support existing public policies applicable to the area, including Housing New York 2.0.

Housing New York 2.0

The proposed zoning actions would be consistent with the *Housing New York 2.0* plan and would result in a net increase of approximately 125 DUs under the RWCDS as compared to the No-Action condition. The Proposed Actions would establish an MIH area encompassing the area to be rezoned, which would require residential development in the With-Action condition to include permanently affordable housing units. The affordable dwelling units under the With-Action condition would provide the area with new affordable housing units and would support the city's efforts to increase the overall amount of permanently affordable housing. Therefore, the Proposed Actions would be supportive of this key public policy goal and further analysis is not warranted. Under Option 1 of MIH, approximately 25 percent of the new residential units would be permanently affordable to residents or households with incomes averaging 60 percent of the Area Median Income (AMI) ($72,060 for a family of three in 2022).

ATTACHMENT D

OPEN SPACE

2111 Atlantic Avenue EAS
Attachment D: Open Space

I. INTRODUCTION

This attachment assesses the potential impacts of the Proposed Actions on open space resources. Open space is defined in the 2021 *City Environmental Quality Review* (CEQR) *Technical Manual* as publicly accessible, publicly or privately owned land that is available for leisure, play, or sport or serves to protect or enhance the natural environment. According to the guidance established in the *CEQR Technical Manual*, and open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could overburden an area's available open spaces. Direct effects include a proposed action(s) effects on open spaces due to increased noise, air pollutant emissions, odor, or shadows. Indirect effects consist of the increase in the residential, worker, and other non-residential populations resulting from the proposed action(s), which have the potential to diminish the capacity of open space in the area to serve the future population.

While the Proposed Actions would not have a direct effect on existing open space resources, the Proposed Actions and associated the reasonable worst-case development scenario (RWCDS) are expected to result in an incremental increase of up to 125 dwelling units (DUs) and approximately 4,125 gross square feet (gsf) of retail space as compared to the No-Action condition. This would result in an incremental increase of approximately 362 residents[1]as compared to the No-Action condition, which would exceed the *CEQR Technical Manual* preliminary screening threshold for an indirect open space analysis. Both quantitative and qualitative assessments were conducted to determine whether the Proposed Actions would significantly affect the use and enjoyment of publicly accessible open space in an identified study area. While the Proposed Actions are also expected to introduce a net increment of approximately 17 employees[2], as compared to the No-Action condition, based on standard planning assumptions used in CEQR analyses, this is below the *CEQR Technical Manual* preliminary screening threshold for analysis based on nonresidential users. Therefore, the analysis of indirect open space impacts focuses exclusively on the open space needs of the area's residential population.

II. METHODOLOGY

The analysis of open space resources has been conducted in accordance with the methodology set forth in the 2021 *CEQR Technical Manual*. Using this methodology, the adequacy of open space in the study area is assessed quantitatively using a ratio of usable open space acreage to the study area population, referred to as the open space ratio. This quantitative measure is then used to assess the changes in the adequacy of open space resources in the future, both without and with the Proposed Actions. In addition,

[1] The estimated number of residents is based on the average household size of 2.68 persons per household for Brooklyn Community District 16 (2020 Census), which is a more conservative number than the 2020 Census data for the Ocean Hill NTA.
[2] The estimated number of workers is based on standard industry conversion factors of one worker per 333 gsf of retail space and 1 worker per 25 DUs (*Racial equity report submission guide*, prepared by NYC Department of City Planning (DCP).

qualitative factors are considered in making an assessment of the Proposed Actions' potential effects on open space resources.

In accordance with *CEQR Technical Manual* methodologies, the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources. That distance is typically a half-mile radius for residential projects and a quarter-mile radius for commercial projects with a significant worker population.

Open Space Study Area

Pursuant to *CEQR Technical Manual* guidance, the residential open space study area includes all census tracts that have at least 50 percent of their area located within a half-mile of the Project Area[3] and all open spaces within it that are publicly accessible[4]. As described above, residents typically walk up to a half-mile (0.5) for recreational spaces. Residents are more likely to travel farther to reach parks and recreational facilities (assumed to walk up to about a 0.5-mile distance), and they use both passive and active open spaces. Although residents may travel farther than a 0.5-mile to visit certain regional parks (such as Prospect Park), such open spaces were not included in the study area's quantitative analysis.

As detailed in **Attachment A, "Project Description,"** the Project Area is comprised of all or portions of 30 separate lots on portion of four block with frontage on the north and south sides of Atlantic Avenue near Eastern Parkway in Brooklyn Community District (CD) 16. As shown in **Figure D-1**, there are 11 census tracts with at least 50 percent of their area within the 0.5-mile radius: census tracts 301, 303, 363, 365.01, 365.02, 367, 369, 371, 405, 906, and 908. The open space study area is roughly bounded by Chauncey Street to the north, Van Sinderen Avenue, East New York Avenue and Evergreens Cemetery to the east, Ralph Avenue to the west, and Sutter Avenue to the south.

Analysis Framework

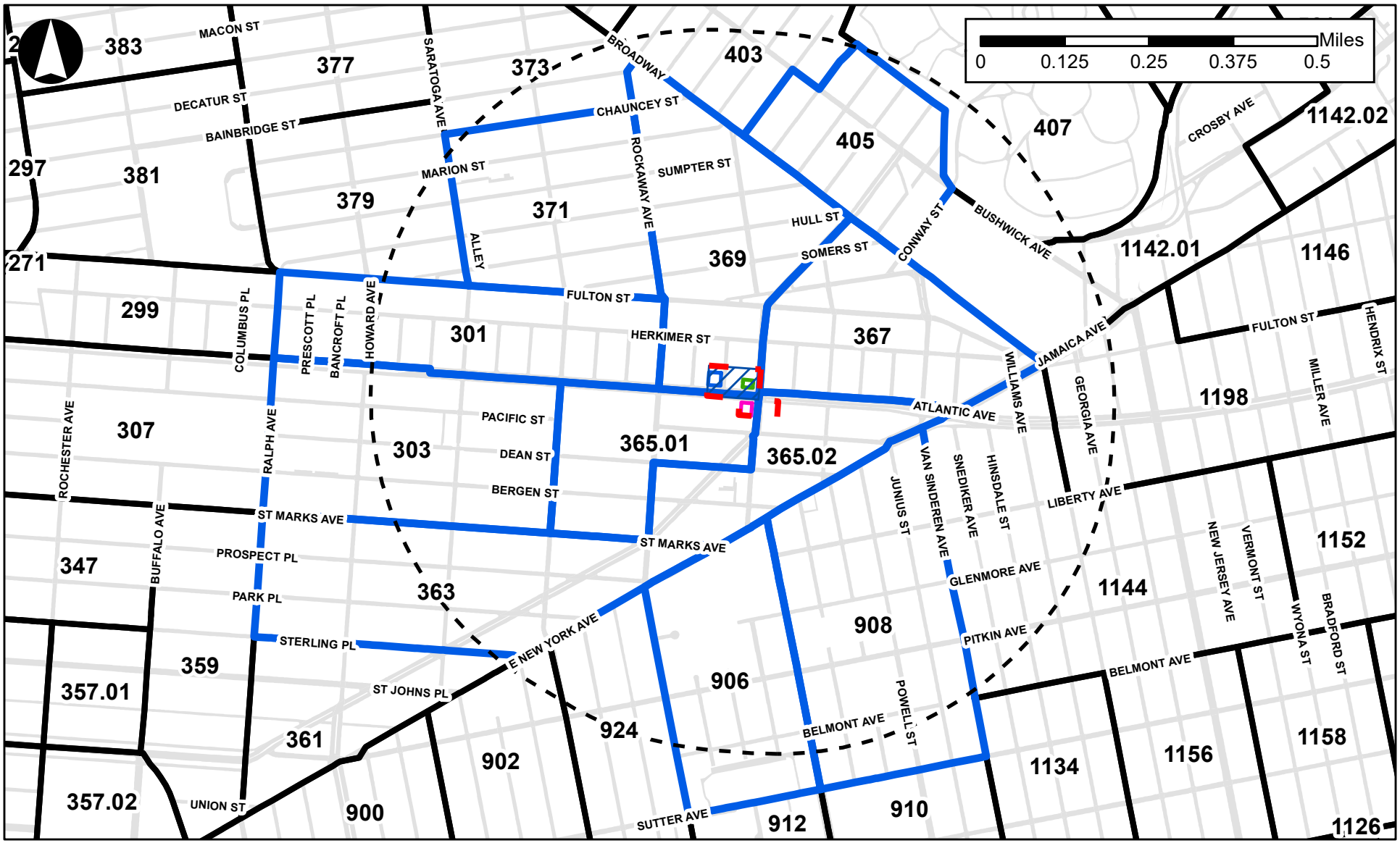
Indirect Effect Analysis

As described in the 2021 *CEQR Technical Manual*, open space can be indirectly affected by a proposed action if the project would add enough population, either residential or non-residential, to noticeably diminish the ability of an area's open space to serve the existing or future population. Indirect effects may occur when the population generated by a proposed action overtaxes the capacity of existing public open spaces so that the service provided to existing and future populations in the area would be diminished substantially or noticeably.

As part of the preliminary assessment for open space, a project should be reviewed to determine if it is located in an area of the city within a Walk to a Park Service Area. A Walk to a Park Service Area (WtPSA) is a part of the *OneNYC 2050 Building a Strong and Fair City* plan, in which New York City has laid out a goal for 85 percent of New York City residents living within a walking distance of a park by 2030. Existing areas located within a WtPSA are within a walking distance of a park (i.e., 0.5-miles). Areas not located within a WtPSA are considered "walk gaps;" they are areas of New York City that are not within walking

[3] The Proposed Rezoning Area and Streetwall Zoning Text Amendment Area comprise the Project Area.

[4] Pursuant to the *CEQR Technical Manual,* "public" open space that is analyzed under CEQR is defined as open space that is accessible to the public on a constant and regular basis for active and passive recreation, including for designated daily periods. Public open space may be under government or private jurisdiction.



Legend

- Proposed Rezoning Area
- Streetwall Zoning Text Amendment Area (Project Area)
- Half-Mile Radius
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Study Area Census Tracts
- 369 Census Tracts

Figure D-1
Open Space Study Area

distance to a park. As shown in **Figure D-2**, the project area is located within an area that has been identified as a WtPSA that is within a walking distance of a park (i.e., not a walk gap area).

With an inventory of available open space resources and potential users, the adequacy of open space in the study area can be assessed both quantitatively and qualitatively. The quantitative approach computes the ratio of open space acreage to the population in the study area and compares this ratio with certain guidance. The qualitative assessment examines other factors that may affect conclusions about adequacy, including proximity to additional resources beyond the boundaries of the study area, the availability of private recreational facilities, and the demographic characteristics of the study area's population. Specifically, the analysis in this chapter includes:

- Characteristics of the existing residential population. To determine the number of residents in the study area, 2020 Census data have been compiled for census tracts comprising the open space study area.
- An inventory of all publicly accessible active and passive recreational facilities in the residential open space study area.
- An assessment of the quantitative ratio of open space in the residential study area by computing the ratio of open space acreage to the population in the study area and comparing this open space ratio with the City's planning goal. In New York City, the optimal open space ratio for residential populations is 2.5 acres of open space per 1,000 residents Ideally, this would be comprised of a balance of 80 percent active open space (2.0 acres per 1,000 residents) and 20 percent passive open space (0.5 acres per 1,000 residents).
- An evaluation of qualitative factors affecting open space use.
- A determination of the adequacy of open space in the residential open space study area for existing, No-Action, and With-Action conditions.
- An assessment of expected changes in future levels of open space supply and demand in the 2027 analysis year, based on other planned No-Action development projects and anticipated background growth within the open space study area. To estimate the residential population expected in the study area in the future without the Proposed Actions, both background growth and study area No-Action developments are accounted for. Any new open space or recreational facilities that are anticipated to be operational by the analysis year are also accounted for. Open space ratios are calculated for the future No-Action condition and compared with existing ratios to determine changes in future levels of open space adequacy.

Preliminary Assessment

According to the *CEQR Technical Manual*, a preliminary assessment may be useful to determine if a detailed open space analysis is necessary, or whether the open space assessment can be targeted to a particular user group. This initial assessment calculates an open space ratio by relating the existing residential and nonresidential populations to the total open space in the study area. It then compares that ratio with the open space ratio in the future with the Proposed Actions. If there is a decrease in the open space ratio that would approach or exceed one percent in areas exhibiting low open space ratios that are 0.50 or less, a detailed analysis is warranted. The detailed analysis examines passive and active open space resources available to residents within the open space study area delineated in accordance with the *CEQR Technical Manual*, as outlined above. As the Proposed Actions and associated RWCDS would introduce a large residential population in an area with a limited amount of available open space, which exhibits a low

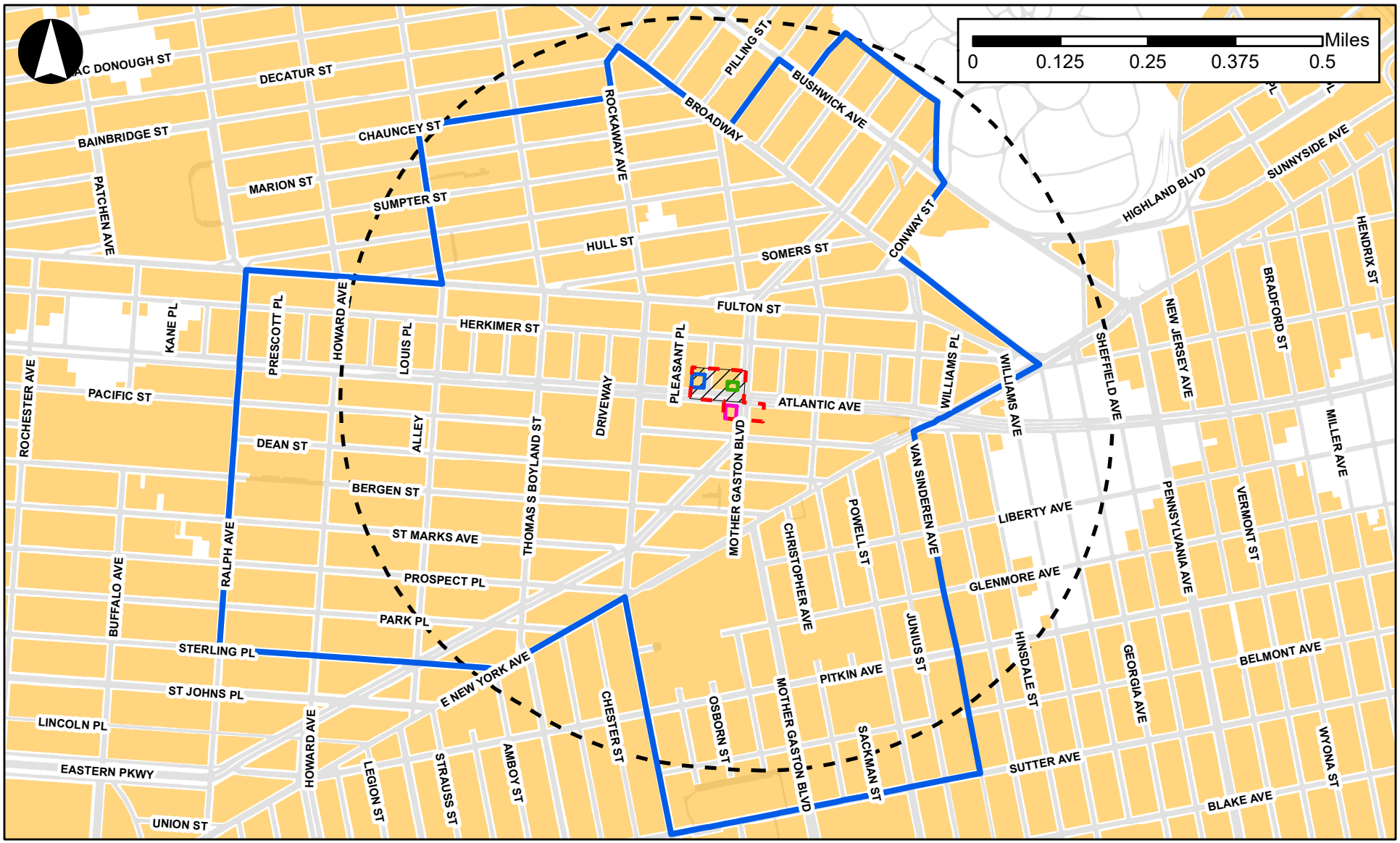


Figure D-2
Walk to a Park Service Area

open space ratio under existing conditions, a detailed open space analysis is warranted and is provided below.

Impact Assessment

As described in the *CEQR Technical Manual,* the significance of an action's effects on an area's open spaces is determined using both quantitative and qualitative factors, as compared to the future No-Action condition. The determination of significance is based upon the context of an action, including its location, the quality and quantity of the open space in the future With-Action condition, and any new open space provided by an action.

An action's potential effects on an area's open space are based in part on how a project would change the open space ratios in the study area as well as other qualitative considerations. According to the *CEQR Technical Manual*, a project that would reduce the open space ratio by more than the general guidelines for the open space percentage change shown in **Table D-1** may be considered significant, as these reductions may result in overburdening existing facilities or further exacerbating a deficiency in open space. As shown in **Table D-1**, the guidance for tolerated percent change in open space ratio is determined based on the open space ratio ranges outlined in the *CEQR Technical Manual*. In areas that are within a WtPSA, a greater percentage of change (more than five percent) may be tolerated.

Table D-1: Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range	Percent Change in Open Space Ratio
2.01 to 2.50 or Greater	5%
1.51 to 2.0	4%
1.01 to 1.5	3%
0.51 to 1.0	2%
0.50 or Less	1%

Source: *2021 CEQR Technical Manual*, Open Space Chapter; Table 7-1.

It should be noted that the City's optimal open space ratios and percentage reductions shown in **Table D-1** do not constitute an absolute impact threshold and the *CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for open space impacts. Furthermore, as discussed in Section 321 of Chapter 7, "Open Space" of the 2021 *CEQR Technical Manual*, projects located outside of the WPSA should be further assessed for qualitative impacts. As such, projects that may result in significant quantitative impacts on open space are typically further assessed in a qualitative assessment to determine the overall significance of the impact.

The qualitative assessment supplements the quantitative assessment and considers the distribution of open space, whether a site is within the WPSA, the distance from the site to regional parks, the connectivity of open space(s), and any additional open space created by the Proposed Actions not available to the general public, if applicable, and determinations as to what constitutes a significant adverse open space impact are not based solely on the results of the quantitative assessment. The assessment should consider the balance of passive and active open space. A larger percent of active space is usually preferred; given the physical space requirement for active open space uses are significantly greater.

III. DETAILED INDIRECT OPEN SPACE ANALYSIS

Existing Conditions

Study Area Population

To determine the population served by existing open space resources, the 2020 U.S. Census data were compiled for the 11 census tracts comprising the 0.5-mile study area. As shown in **Table D-2** below, the study area has a residential population of approximately 42,859 persons.

Table D-2: Existing Residential Population within the 0.5-Mile Study Area

Census Tract	Residential Population
301	2,970
303	4,952
363	5,385
365.01	2,959
365.02	1,902
367	1,796
369	6,136
371	4,503
405	1,829
906	4,534
908	5,893
Total	**42,859**

Source: U.S. Census Bureau, 2020 U.S. Census; NYC Department of City Planning (DCP), Population FactFinder

The residential population of the study area was also broken down by age group.[5] As shown in **Table D-3**, people between the ages of 20 and 64 make up the majority (approximately 64 percent) of the residential population in the 0.5-mile study area. Children and teenagers (0 to 19 years old) account for nearly 27 percent of the study area population, and persons 65 years and over account for roughly nine percent of the study area population.

Table D-3: Residential Population Age Distribution within the).5-Mile Study Area

Age Category*	Residential Population	Percent of Population
4 and Younger	3,219	7.51%
5-9	2,599	6.06%
10-14	2,590	6.04%
14-19	3,110	7.26%
20-64	27,511	64.19%
65 and Older	3,830	8.94%

Source: U.S. Census Bureau, 2020 U.S. Census, 2015-2019 5-Year American Community Survey (ACS); NYC DCP, Population FactFinder
**Note: ***Age group percentages based on 2015-2019 Five Year ACS data.

Within a given area, the age distribution of a population affects the way open space resources are used and the need for various types of recreational facilities. Typically, children four years old or younger use traditional playgrounds that have play equipment for toddlers and preschool-aged children. Children ages five through nine typically use traditional playgrounds, as well as grassy and hard-surfaced open spaces, which are important for activities such as ball playing, running, and skipping rope. Children ages ten

[5] Aside from age groups under/over 18 years of age, the 2020 U.S. Census data do not include detailed information about residential age groups. As such, the residential population age groups were determined based on the percentage of age group characteristics provided in the 2015-2019 Five-Year American Community Survey (ACS) data and applied to 2020 Census data.

through 14 use playground equipment, court spaces, Little League fields, and ball fields. Teenagers' and young adults' needs tend toward court game facilities, such as basketball and field sports. Adults between the ages of 20 and 64 continue to use court game facilities and fields for sports, as well as more individualized forms of recreation such as rollerblading, biking, and jogging, requiring bike paths, promenades, and vehicle-free roadways. Adults also gather with families for picnicking, ad hoc active sports, such as Frisbee, and recreational activities in which all ages can participate. Senior citizens engage in active recreation, such as tennis, gardening, and swimming, as well as recreational activities that require passive facilities.

Inventory of Publicly Accessible Open Space

According to the *CEQR Technical Manual*, open space may be public or private and may be used for active or passive recreational purposes. Pursuant to the *CEQR Technical Manual*, a publicly accessible open space is defined as a recreational facility open to the public at designated hours on a regular basis and can be assessed for impacts using both a quantitative and a qualitative analysis, whereas a private open space facility is not accessible to the general public on a regular basis and may be considered only qualitatively.

An open space resource is determined to be active or passive by the uses that the design of the space allows. Active open space is the part of a facility used for active play, such as sports or exercise, and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, and multi-purpose play areas (open lawns and paved areas for active recreation such as running, games, informal ball-playing, skipping rope, etc.). Passive open space is used for sitting, strolling, and relaxation, and typically contains benches, walkways, and picnicking areas. However, some passive spaces can be used for both passive and active recreation, such as a lawn or riverfront walkway, which can also be used for ball-playing, jogging, or rollerblading.

Within the open space study area, all publicly accessible open space resources were inventoried and identified by their name, location, owner, amenities/equipment, user groups, hours of operation, and the amount of total, active, and passive acreage, as well as the condition and utilization of each resource. The information used for this analysis was gathered through field inventories conducted in March 2022; the New York City Department of Parks and Recreation's (DPR's) website; and the New York City Open Accessible Space Information System (OASIS) database and other secondary sources of information.

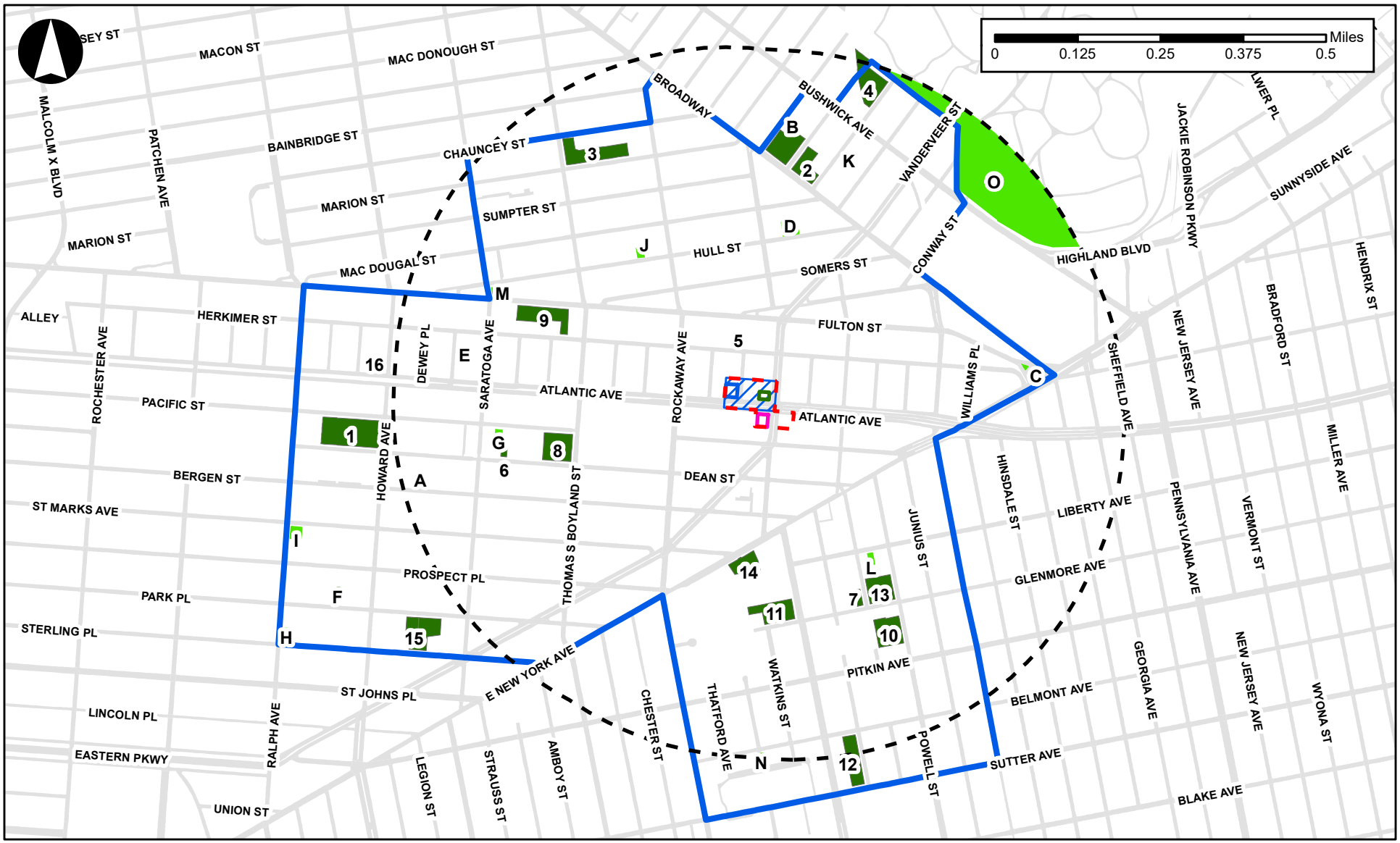
The condition of each open space resource was categorized as "Excellent," "Good," "Fair," or "Poor." A resource was considered in excellent condition if the space was clean and attractive, and all equipment was present and in a state of good repair. A good resource had minor problems such as litter or older but operative equipment. A fair or poor resource was one that was poorly maintained, had broken or missing equipment or lack of security, or other factors that would diminish the facility's attractiveness to potential users. Determinations were made subjectively, based on a visual assessment of the open space resources.

Likewise, judgments with regard to the intensity of use of the resources were qualitative, based on an observed degree of activity or utilization on a weekday from 11 AM until 3 PM. If a resource seemed to be at or near capacity (i.e., the majority of benches or equipment was in use), then utilization was considered high. If the facility or equipment was in use but could accommodate additional users, utilization was considered moderate. If a playground or sitting area had few people, usage was considered light. **Table D-4** identifies the address, ownership, features, and acreage of total, active, and passive open space resources in the half-mile study area, as well as their condition and utilization. **Figure D-3** maps their location within the study area.

Open Space Resources

As shown in **Figure D-3** and **Table D-4**, there are 16 publicly accessible open space resources located in the 0.5-mile study area. In addition, there are 14 open space resources located within the 0.5-mile study area that are not included in the quantitative analysis because they do not provide consistent public hours or do not include seating or other amenities. These include two plaza areas and 12 community gardens.

The study area contains a total of approximately 14.81 acres of publicly accessible open space, of which approximately 11.07 acres (75 percent) comprise active open space uses and approximately 3.73 acres (25 percent) comprise passive open space uses (refer to **Table D-4**).



Legend

- Proposed Rezoning Area
- Streetwall Zoning Text Amendment Area (Project Area)
- Half Mile Radius
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Open Space Study Area
- 1 Open Space Resources
- A Open Spaces Outside the Study Area

Table D-4: Existing Open Space Resources within 0.5-Mile Radius

Open Space Resources Included in Quantitative Analysis													
Map No.	Park Name	Owner	Location	Amenities	Hours of Operation	User Groups	Acres	Active		Passive		Condition	Utilization
								Acres	%	Acres	%		
1	South Pacific Playground	DPR	Howard Ave. bet. Pacific St. and Dean St	Basketball Courts, Handball Courts, Playgrounds, Spray Showers, Chess Tables, Seating Areas	6am - 9pm	Kids, Teenagers, Adults, Seniors	2.26	1.58	70%	0.68	30%	Good	Moderate
2	Thomas Boyland Park	DPR	Broadway bet. Aberdeen St. and Granite St.	Basketball Courts, Baseball Field, Track field, Handball Courts, Fitness Equipment Seating Areas, Chess Tables	6am - 10pm	Kids, Teenagers, Adults, Seniors	1.82	1.27	70%	0.55	30%	Great	Moderate
3	Marion Hopkinson Playground	DPR	Hopkinson Ave. bet. Marion St. and Chauncey St.	Basketball Courts, Handball Courts, Fitness Equipment, Playgrounds, Seating Areas	6am - 9pm	Kids, Teenagers, Adults, Seniors	1.32	0.79	60%	0.53	40%	Great	High
4	Rudd Playground	DPR	Aberdeen St.	Basketball Courts, Playground, Spray Shower, Skate Park, Seating Areas	6am - 9pm	Kids, Teenagers, Adults, Seniors	1.28	1.02	80%	0.26	20%	Great	Moderate
5	PS 155	DPR/DOE	1355 Herkimer St.	Basketball Courts, Seating Areas	After School Hours	Kids, Teenagers	0.09	0.09	100%	0.00	0%	Good	Low
6	PS 178	DPR/DOE	2163 Dean St.	Playgrounds, Basketball Courts, Athletic Fields, Chess Tables, Seating Areas	After School Hours	Kids, Teenagers	0.18	0.12	70%	0.05	30%	Great	High
7	PS 332	DPR/DOE	51 Christopher Ave	Basketball Courts, Handball Courts, Playground	After School Hours	Kids, Teenagers	0.26	0.26	100%	0.00	0%	Good	Low
8	Hilltop Playground	DPR	Hopkinson Ave. bet. Pacific St. and Dean St.	Playgrounds, Basketball Courts, Athletic	6am - 9pm	Kids, Teenagers, Adults, Seniors	1.09	0.76	70%	0.33	20%	Great	High

				Fields, Chess Tables, Seating Areas									
9	Fish Playground	DPR	Fulton St. bet. Saratoga Ave. and Hopkinson Ave.	Basketball Courts, Handball Courts, Playgrounds, Seating Areas	6am - 9pm	Kids, Teenagers, Adults	1.03	1.03	100%	0.00	0%	Great	Moderate
10	Powell Playground	DPR	Powell St. bet. Pitkin Ave. and Glemore Ave.	Basketball Courts, Handball Courts, Chess Tables, Fitness Equipment, Seating Areas	6AM-9PM	Kids, Teenagers, Adults, Seniors	1.02	0.71	70%	0.31	30%	Great	Low
11	Howard Playground	DPR	Mother Gaston Blvd. and Glemore Ave.	Basketball Courts, Handball Courts, Playgrounds, Spray Showers, Seating Areas	6am-9pm	Kids, Teenagers, Adults	1.00	0.75	75%	0.25	25%	Good	Low
12	Carter G. Woodson Children's Playground	DPR	Christopher Ave. bet. Sutter Ave. and Belmont Ave.	Playground, Spray Showers, Athletic Field, Chess Tables, Seating Areas	6am-9pm	Kids, Teenagers	0.92	0.55	60%	0.37	40%	Good	Moderate
13	Houston Playground	DPR	Glemore Ave. bet. Powell St. and Sackman St.	Basketball Courts, Handball Courts, Playgrounds, Spray Showers, Seating Areas	6am-9pm	Kids, Teenagers, Adults	0.92	0.69	75%	0.23	25%	Great	Low
14	Howard Pool	DPR	East New York Ave. and St. Marks Ave.	Swimming Pool	11am-7pm	Kids, Teenagers, Adults, Seniors	0.67	0.67	100%	0.00	0%	Good	Low
15	Prospect Park Plaza	DPR	Sterling Pl. & Park Pl. bet. Howard Ave. and Saratoga Ave.	Basketball Courts, Playground, Spray Shower, Seating Areas	6am - 9pm	Kids, Teenagers, Adults, Seniors	0.66	0.53	80%	0.13	20%	Great	Low
16	Weeksville Playground	DPR	Howard Ave. bet. Atlantic Ave. and Herkimer St.	Playgrounds, Spray Showers, Seating Areas	6am - 9pm	Kids & Adults	0.29	0.23	80%	0.06	20%	Great	Low
						Total	14.81	11.07	74.8%	3.73	25.2%		
Open Space Resources Not Included in Quantitative Analysis													

A	Farmers Garden	DPR	1897-1905 Bergen St.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.15	0.00	0%	0.15	100%	
B	Granite St Block Association	DPR	28 Granite St.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.37	0.00	0%	0.37	100%	
C	Jewel Square	DPR	East New York Ave., Broadway, and Fulton St.	Plaza, Seating Areas	24 hours/day	Kids, Teenagers, Adults, Seniors	0.13	0.00	0%	0.13	100%	
D	Hull Street Garden	DPR	196 Hull St.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.32	0.00	0%	0.32	100%	
E	Marge Matthews Garden	DPR	11A Louis Pl.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.53	0.00	0%	0.53	100%	
F	Preston Community Garden	DPR	1711 Park Pl.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.15	0.00	0%	0.15	100%	
G	Sh'ma Yisrael Garden	DPR	2084-90 Pacific St.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.22	0.00	0%	0.22	100%	
H	Sterling Community Group	DPR	535 Ralph Ave.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.10	0.00	0%	0.10	100%	
I	St. Mark's Block Association	DPR	455 Ralph Ave.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.18	0.00	0%	0.18	100%	
J	Hull Street Garden	NYRP	145 Hull St.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.06	0.00	0%	0.06	100%	
K	Infant Jesus Garden	NYRP	Aberdeen Ave. bet. Bushwick Ave. and Broadway	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.05	0.00	0%	0.05	100%	
L	McLeod's Community Garden	NYRP	130 Liberty Ave.	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.12	0.00	0%	0.12	100%	
M	Saratoga Farm	Campaign Against Hunger	2046-2050 Fulton St	Community Garden	20 hrs/wk from Apr. 1 to Oct. 31	Kids, Teenagers, Adults, Seniors	0.15	0.00	0%	0.15	100%	
N	Osborn Plaza	DOT	Osborn St. and Belmont Ave.	Plaza, Seating Areas	24 hours/day	Kids, Teenagers, Adults, Seniors	0.08	0.00	0%	0.08	100%	
O	Evergreens Cemetery[1]	-	1629 Bushwick Ave.	Walking Paths, Seating Areas	8am – 4:30pm	Kids, Teenagers, Adults, Seniors	12.89	0.00	0%	12.89	100%	
						Total	15.51	0.00	0%	15.51	100%	

Notes: PHA field oberseravtions

DPR = Department of Parks and Recreation; DOE = Department of Education' NYRP = New York Restoration Project; DOT = Department of Transportation

[1] An approximately 12.89-acre portion of the 225-acre Evergreens Cemetery is located within a 0.5-mile radius of the Project Area.

The largest open space resource open under existing conditions is South Pacific Playground located west of the Project Area near the edge of the open space study area (Map No. 1). The approximately 2.26-acre park is owned by DPR and contains both active and passive recreational uses. The park was constructed in 1937 and expanded in 1941. South Pacific Playground contains a range of active and passive recreational uses including basketball courts, playgrounds, spray showers, handball courts, chess tables, and seating areas. It is in good condition and has high utilization.

The second largest open space resource is Thomas Boyland Park located northeast of the Project Area (Map No. 2). The approximately 1.82-acre park contains both active and passive open space uses on two blocks bounded by Broadway, Granite Street, and Aberdeen Street and bisected by Furman Avenue. The park was transferred to DPR in 1985 and renovated in 1996. Thomas Boyland Park contains a range of active and passive recreational uses including basketball courts, athletic fields, spray showers, chess tables, and seating areas.

The third largest open space resource is Marion Hopkinson Playground located north of the Project Area (Map No. 3). The approximately 1.32-acre park is located on Hopkinson Avenue between Marion Street and Chauncey Street and contains both active and passive recreational uses. DPR acquired the park in 1935 and the park was opened in 1938. It was renovated in 2006 and includes basketball courts, handball courts, playgrounds, and large seating areas.

The fourth largest open ace resource is Rudd Playground located northeast of the Project Area on the border of the study area (Map No. 4). The approximately 1.28-acre playground is located at the end of Aberdeen Street adjacent to Evergreen Cemetery. The site was originally acquired by New York City Department of Transportation (DOT) in 1928 in connection with transit construction. DPR acquired a small parcel in 1936 and eventually the entire parcel in 1954. The playground was most recently renovated in 2020. It contains both active and passive uses including basketball courts, a skate park, spray showers, playgrounds, and seating areas.

There are three school yard to playground open spaces within the open space study area. As shown in **Figure D-3**, the three playgrounds are located throughout the open space study area (Map Nos. 5 to 7). The playgrounds include P.S. 155, P.S. 178, and P.S. 332. Combined, they total approximately 0.5-acres of active open space. The school yard to playground program was created in 2007 to renovate and open playgrounds for public use outside of school hours. The playgrounds contain active recreational uses including playgrounds, basketball courts, playgrounds, and running tracks.

There are nine open space resources within the study area that have approximately 1-acre or less of open space each. They include Hilltop Playground (Map No. 8), Fish Playground (Map No. 9), Powell Playground (Map No. 10), Howard Playground (Map No. 11), Carter G. Woodson Children's Playground (Map No. 12), Houston Playground (Map No. 13), Howard Pool (Map No. 14), Prospect Plaza Park (Map No. 15), and Weeksville Playground (Map No. 16).

Assessment of Open Space Adequacy

QUANTITATIVE ASSESSMENT

The following analysis of the adequacy of open space resources within the open space study area takes into consideration the ratios of total, active, and passive open space resources per 1,000 residents.

As previously stated, there are 14.81 acres of publicly accessible open space, including approximately 11.07 acres (approximately 74.8 percent) of active open space and approximately 3.73 acres

(approximately 25.2 percent) of passive open space. With a residential population of 40,332, the total open space ratio for residents is 0.407 acres per 1,000 residents, which is less than the City's planning guideline of 2.50 acres of parkland per 1,000 residents (see **Table D-5**). The study area's active open space ratio (0.302 acres per 1,000 residents) is less than the City's planning guideline of 2.00 acres per 1,000 residents. The area's passive open space ratio (0.104 acres per 1,000 residents) is less than the City's planning guideline of 0.50 acres per 1,000 residents.

QUALITATIVE ASSESSMENT

The residential study area contains a mixture of recreational facilities, with approximately 75 percent dedicated to active uses and 25 percent dedicated to passive uses. As detailed above, under existing conditions, the total open space ratio, active open space ratio, and the passive open space ratio are all below the City's planning guidance (refer to **Table D-1**).

Table D-5: Existing Conditions: Adequacy of Open Space Resources

Existing Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Total[6]	Active	Passive	Total	Active	Passive	Total	Active	Passive
42,859	14.81	11.07	3.73	0.345	0.258	0.087	2.5	2	0.5

As shown in **Table D-5**, the residential study area open spaces include a wide variety of actively programmed open spaces appropriate for the residential user groups. As noted above, the study area includes a high percentage of adults (refer to **Table D-3**). As indicated in the *CEQR Technical Manual*, adults tend to use court facilities for sports, as well as spaces for more individualized forms of recreation, such as rollerblading, biking, and jogging, which require bike paths, esplanades, and vehicle-free roadways. Adults also gather with families for picnicking or ad hoc active sports such as Frisbee. All of the residential study area's 16 open spaces include such facilities (refer to **Table D-4**). Further, some passive spaces can be used for both passive and active recreation, such as a lawns or walkways that can be used for ball playing, jogging/running, or rollerblading. In addition, as noted in **Table D-4**, a majority of open space resources located in the study area are in excellent or good condition.

Additionally, as noted in **Table D-4**, two plazas, 12 community gardens, and part of Evergreens Cemetery are located in the residential open space study area. As shown in **Figure D-3**, the two plazas – Jewel Square and Osborn Plaza (Map Letters A and B) – are located to the east and south of the Project Area, respectively. The approximately 0.13-acre Jewel Square offers passive recreational uses such as seating areas and is owned by DPR. The approximately 0.08-acre Osborn Plaza offers passive recreational uses such as seating areas and community programs and is owned by DOT, but operated by Brownsville Community Justice Center. The 12 community gardens (Map Letters C to N) are located throughout the study area. The community gardens vary in size, with the 0.53-acre Marge Matthews Garden the largest and the 0.05-acre Infant Jesus Garden the smallest, and all offer passive recreational uses. Finally, Evergreens Cemetery (Map Letter O) is a 225-acre cemetery established in 1849. The cemetery contains seating areas and walking paths and occasionally will host family-friendly events. A small portion (12.89 acres) of the 225-acre cemetery is located within a half-mile of the Project Area, including the cemetery's main entrance located 1629 Bushwick Avenue. In total, the two plazas, 12 community gardens, and part of Evergreens Cemetery total 15.51-acres of passive open space uses located throughout the study area. Although these open spaces are publicly owned, they do not provide consistent public hours or do not

[6] Given the construction and closure of Callahan-Kelly Playground, it is not included in the Existing Conditions open space analysis. Ocean Hill Playground, which is not under reconstruction yet, is included.

include seating or other amenities. As such, they are conservatively not included in the quantitative analysis above.

IV. THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Study Area Population

There are approximately 44 known and anticipated No-Action developments within the half-mile open space study area. In total, these 44 No-Action developments are expected to introduce approximately 2,104 residents to the ½-mile study area. Additionally, Projected Development Site 3 is expected to be constructed as-of-right under the No-Action conditions. Projected Development Site 3 would be constructed as a mixed-use residential and commercial building, which would add 172 new residents. In total, the 45 No-Action developments would add 2,26 new residents.

In addition, a residential background growth rate was applied to the existing residential population to account for general background growth anticipated in the ½-mile study area. As indicated in **Table D-6**, the anticipated No-Action developments, combined with the residential growth rate, are expected to increase the half-mile study area population to 63,991 residents in the 2027 No-Action scenario.

Open Space Resources

There are no new publicly accessible open spaces expected to be added to or removed from the study area under the No-Action condition. Projected Development Site 3 would not add publicly accessible open space. However, it is anticipated that two open space resources closed under existing conditions will reoperate by the 2027 analysis year.

There are two open space resources currently closed to the public for renovations. They include Callahan-Kelly Playground an Ocean Hill Playground. Callahan-Kelly Playground is located to the northeast of the Project Area and is bound by Truxton Street to the north, Fulton Street to the south, Van Sinderen Avenue to the east and bisected by Sackman Street. It includes 3.25-acres consisting of active and passive amenities. The park was acquired by New York City in 1938 and in 1939 it was named as a World War I memorial site; the park's name honors two local soldiers killed in World War I. It was then acquired by DPR in 1945 with portions set aside for key infrastructure including subway lines, vents, and sewers. It was renovated between 2004 and 2006. It is under the jurisdiction of DPR. It contains a mix of active and passive recreational uses, including an athletic field, basketball courts, playgrounds, fitness equipment, and seating areas. It is open to the public 24 hours a day. Within the easternmost portion of the park is the entrance to the Broadway Junction A, C, L, J, and Z subway station and NYPD Transit Police District 33. According to field visits and information available from DPR's website, Callahan-Kelly Playground is currently in the construction phase of a reconstruction. Construction began in April 2021 and is expected to be completed in April 2023. The playground is expected to be fully reopen and operational by the 2027 analysis year. As such, the 3.25-acre open space resource is included in the No-Action and With-Action scenarios.

Ocean Hill Playground is located southwest of the Project Area. The approximately 1.59-acre park is jointly operated playground by DPR and New York City Department of Education. It contains both active and passive recreational uses on two levels bounded by Dean Street, which is at-grade, and Bergen Street, which is below grade. The park contains a range of active and passive open space uses including basketball courts, handball courts, spray areas, and seating areas. According to information available on DPR's

website, Ocean Hill Playground is slated to undergo reconstruction in the coming years. It is currently in the procurement phase, which is expected to be completed in July 2022. Following that, the construction phase will begin, which typically averages 12-18 months. As such, given the projected timeline, the open space resource is expected to reopen by January 2024. The playground is expected to be fully open and operational by the 2027 analysis year. As such, the 1.59-acre open space resource is included in the No-Action and With-Action scenarios.

Assessment of Open Space Adequacy

Residential (½-Mile) Study Area

In the 2027 No-Action condition, the additional population introduced to the ½-mile study area would increase the demand on the area's open space resources (i.e., would reduce the residential open space ratios). As indicated in **Table D-6**, the No-Action total, active, and passive open space ratios per 1,000 residents are expected to decrease to 0.307, 0.226, and 0.081, respectively, from 0.345, 0.258, and 0.087, respectively, under existing conditions. Similar to existing conditions, the total and passive open space ratios would remain below the City's optimal planning guidance. Under the No-Action condition, the active open space ratio would fall below the City's optimal planning guidance.

Table D-6: Adequacy of Open Space Resources: No-Action Condition

2027 No-Action Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
63,991	19.65	14.46	5.18	0.307	0.226	0.081	2.5	2	0.5

V. THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

This section describes the open space conditions that would result from the Proposed Actions by 2027. It evaluates the potential for the Proposed Actions to result in significant adverse impacts to open space resources directly and indirectly based on a comparison of the No-Action condition (described above) to the With-Action condition.

Direct Effects

A direct effects assessment was conducted in accordance with the definitions provided in Section 210 of the *CEQR Technical Manual* chapter 7 and the impact significance criteria specified in Section 410 of the chapter. No publicly accessible open space is currently located in the Project Area. Therefore, the Proposed Actions would not result in the physical loss of publicly accessible open space. In addition, the Proposed Actions would not cause increased noise or air pollutant emissions that would affect the usefulness of any study area open space, whether on a permanent or temporary basis. The Proposed Action would not change the use of a publicly accessible open space so that it no longer serves the same user population, nor would it limit public access to any open spaces. Therefore, no other significant adverse direct effects on open space would occur as a result of the Proposed Actions.

Indirect Effects

Study Area Population

In the future with the Proposed Actions, it is estimated 362 new residents would be introduced to the Project Area. Based on this incremental residential population growth, the study area's population would increase to a total of 64,353 residents in the 2027 With-Action condition.

Open Space Resources

Under the Proposed Actions, Projected Development Sites 1 and 2 are not expected to add any publicly accessible open space resources to the study area.

Assessment of Open Space Adequacy

RESIDENTIAL (½-MILE) STUDY AREA

QUANTITATIVE ASSESSMENT

In the 2027 With-Action condition, the additional population introduced to the ½-mile study area by the Proposed Actions would further increase the demand on the area's open space resources. As indicated in **Table D-7**, the With-Action total, active, and passive open space ratios per 1,000 residents are expected to decrease to 0.305, 0.225, and 0.080, respectively, from 0.307, 0.226, and 0.080, respectively, under the No-Action condition. Similar to the No-Action condition, the total, active, and passive open space ratios would remain below the City's community district median and the City's optimal planning guidance.

Table D-7: Adequacy of Study Area Open Space Resources: With-Action Condition

2027 With-Action Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
64,353	19.65	14.46	5.18	0.305	0.225	0.080	2.50	2.00	0.50

QUALITATIVE ASSESSMENT

In the future with the Proposed Actions, the ratio of total, active, and passive open space would continue to be lower than the City's planning guidance. The incremental population that would be generated by the Proposed Actions is not expected to have any special characteristics, such as a disproportionately younger or older population, that would place heavy demand on facilities that cater to specific user groups. It should also be noted that the study area open spaces were all observed to be in excellent or good condition and low utilization, thus making it easier to accommodate the increased population (refer to **Table D-4**). It is also expected that two significant open spaces included in the quantitative analysis (Callahan-Kelly Playground and Ocean Hill Playground) would be newly renovated and upgraded. Under the With-Action conditions, the open space not included in the quantitative analysis would then total 15.51 acres of publicly accessible passive open space uses.

Determining Impact Significance

According to the 2021 *CEQR Technical Manual*, a significant adverse open space impact may occur if proposed actions would reduce the open space ratio by more than the general guidelines for the open space percentage change provided in **Table D-8**.

Table D-8: Detailed Assessment Percentage Change Guidance to Determine Possible Open Space Impact

Total Open Space Ratio Range	Active Open Space Ratio Range	Passive Open Space Ratio Range	Percentage Change in Open Space Ration Signifying a Possible Adverse Open Space Impact
2.01 to 2.50 or Greater	1.61 to 2.0 or Greater	0.41 to 0.50 or Greater	5%
1.51 to 2.0	1.21 to 1.61	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.0	0.41 to 0.80	0.11 to 0.20	2%
0.50 or Less	0.01 to 0.40	0.01 to 0.10	1%

Source: *2021 CEQR Technical Manual*, Open Space Chapter; Table 7-5.

Table D-9 presents the percentage change from the No-Action condition to the With-Action condition for the ½-mile open space study area. As noted previously, in the future with the Proposed Actions, ratios of open spaces to residents would continue to be lower than the optimal planning goals furnished by NYC Department of City Planning (DCP). As shown in **Table D-9**, the study area's total open space ratio in the future with the Proposed Actions would decrease to 0.305 acres per 1,000 residents from 0.307 acres per 1,000 residents, which represents a reduction of approximately 0.56 percent (0.002 acres per 1,000 residents) from No-Action conditions. The active open space ratio in the study area would decrease from 0.226 acres per 1,000 residents to 0.225 acres per 1,000 residents in the With-Action condition, a 0.56 percent decrease (0.002 acres per 1,000 residents). The passive open space ratio for residents would decrease from 0.081 acres per 1,000 residents to 0.080 acres per 1,000 residents in the With-Action condition, a 0.56 percent decrease (0.0004 acres per 1,000 residents). As the percent change in total, active, and passive open space ratios for the open space study area would not exceed the one percent City's planning guidance, no significant adverse impacts would result, in accordance with *CEQR Technical Manual* guidance.

Table D-9: Residential Open Space Ratios Summary

Type of Open Space	CEQR Technical Manual Open Space Guideline	Open Space Ratios per 1,000			Percent Change (Future No-Action to Future With-Action)
		Existing	No-Action	With-Action	
Total	2.50	0.345	0.307	0.305	-0.57%
Active	2.00	0.258	0.226	0.225	-0.57%
Passive	0.50	0.087	0.081	0.080	-0.57%

QUALITATIVE ASSESSMENT

With respect to the reduction in open space ratios in the ½-mile open space study area, the residential total open space ratio would decrease by approximately 0.56 percent from the No-Action condition, the residential active open space ratio would decrease by approximately 0.56 percent from the No-Action condition, and the residential passive open space ratio would decrease by approximately 0.56 percent from the No-Action condition. As the percent change in total, active, and passive open space ratios for the open space study area would not exceed the one percent City's planning guidance for areas with open space ratio below 0.50 total acres per 1,000 residents, 0.01 to 0.40 active acres per 1,000 residents, and

0.01 to 0.10 passive acres per 1,000 residents, no significant adverse impacts would result, in accordance with *CEQR Technical Manual* guidance.

Although the open space ratios are expected to decrease in the ½-mile study area, the change would be ameliorated by several factors, including the proximity of study area residents to portions of parks not included within the ½-mile study area quantitative analysis. As detailed above, approximately 15.51 acres of passive open space uses are located within the ½-mile open space study area. This is comprised of two plazas, 12 community gardens, and Evergreens Cemetery. Furthermore, the Project Area is not located within a "walk gap" area (i.e. it is in a WtPSA), New York City DPR has determined that this area is within walking distance of a park.

Moreover, the population to be generated by the Proposed Actions is not expected to have any special characteristics, such as a disproportionately younger or older population, that would place heavy demand on facilities that cater to specific user groups. No specific user groups would be adversely affected by the developments. Additionally, the Proposed Actions would not result in the physical loss of existing public open space resources, and would not result in any adverse air, noise, or other environmental impacts.

Therefore, in the future with the Proposed Actions, as the percent change in total, active, and passive open space ratios from the No-Action condition to the With-Action condition would below the City's planning guideline of one percent at 0.56 percent, 0.56 percent, and 0.56 percent, respectively; and the Project Area is located in a WtPSA, the Proposed Actions would not result in an indirect significant adverse impact on open space in the residential study area, in accordance with *CEQR Technical Manual* impact criteria.

ATTACHMENT E

SHADOWS

I. INTRODUCTION

This attachment assesses the potential for the Proposed Actions and associated reasonable worst-case development scenario (RWCDS) to result in incremental shadows long enough to reach any nearby publicly accessible open spaces or other sunlight-sensitive resources. According to the *City Environmental Quality Review* (CEQR) *Technical Manual*, a shadows assessment is warranted if a proposed action(s) would result in structures (or additions to existing structures) of 50 feet in height or greater, or those that would be located adjacent to, or across the street from, a sunlight sensitive resource. As discussed in **Attachment B, "Supplemental Screening,"** the Proposed Actions would facilitate the development of new buildings that would be greater than 50 feet in height. As such, a shadows analysis was prepared in accordance with 2021 *CEQR Technical Manual* guidance to determine the potential for the Proposed Actions to result in significant adverse shadows impacts on sunlight-sensitive resources.

II. METHODOLOGY

According to the *CEQR Technical Manual*, the longest shadow a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. For projects or actions resulting in structures less than 50 feet tall, a shadow assessment is generally not necessary, unless the site is adjacent to a park, historic resource, or important natural feature (if the feature that makes the structure significant depends on sunlight).

First, a preliminary screening assessment must be conducted to ascertain whether shadows resulting from an action or project could reach any sunlight-sensitive resource at any time of year. The *CEQR Technical Manual* defines sunlight-sensitive resources as those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. The following are considered sunlight-sensitive resources[1]:

- *Public open space* (e.g., parks, playgrounds, plazas, schoolyards, greenways, and landscaped medians with seating). Planted areas within unused portions or roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources. The use of vegetation in an open space establishes its sensitivity to shadows. This sensitivity is assessed for both (1) warm-weather dependent features, like wading pools and sandboxes, or vegetation that could be affected by loss of sunlight during the growing season (i.e., March through October); and (2) features, such as benches, that could be affected by a loss of winter sunlight. Uses that rely on sunlight include: passive use, such as sitting or sunning; active use, such as playfields or paved courts; and such activities as gardening, or children's wading pools and sprinklers. Vegetation requiring direct sunlight includes the tree canopy, flowering plants, and plots, particularly plots for food production in community gardens. The amount of sunlight typically considered the minimum that plantings and vegetation would need is six to eight hours of direct sunlight. However, certain plantings and vegetation can tolerate partial sun, with a reduced minimum requirement of four to six hours of direct sunlight. Examples of areas that can tolerate partial sun are established tree canopies, shrubs or perennials.

[1] According to the *CEQR Technical Manual*, city streets, sidewalks, and private open spaces (such as private residential front and back yards, stoops, and vacant lots) are not considered sunlight-sensitive resources.

- *Features of historic architectural resources that depend on sunlight for their enjoyment by the public.* Only the sunlight-sensitive features of an architectural resource are considered in a shadows analysis. Sunlight-sensitive features include the following: design elements that are part of a recognized architectural style that depends on the contrast between light and dark (e.g., deep recesses or voids, such as open galleries, arcades, recessed balconies, deep window reveals, and prominent rustication); elaborate, highly carved ornamentation; stained glass windows; exterior building materials and color that depend on direct sunlight for visual character (e.g., the polychromy [multicolored] features found on Victorian Gothic Revival or Art Deco facades); historic landscapes, such as scenic landmarks, including vegetation recognized as an historic feature of the landscape; and structural features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as an historic landmark.
- *Natural resources where the introduction of shadows could alter the resource's condition or microclimate.* Such resources could include community gardens, surface water bodies, wetlands, or designated resources, such as coastal fish and wildlife habitats.

The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around each of the development sites representing the longest shadow that could be cast. If there are sunlight-sensitive resources within the radius, the analysis proceeds to the second tier, which reduces the area that could be affected by action-generated shadows by accounting for a specific range of angles that can never receive shade in New York City due to the path of the sun in the northern hemisphere. If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by new shadows by looking at specific representative days of the year and determining the maximum extent of shadow over the course of each representative day.

If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is required to determine the extent and duration of the incremental shadow – or the additional, or new, shadow that a building or other built structure resulting from a proposed action would cast on a sunlight-sensitive resource during the year – resulting from the proposed project. Incremental shadows are determined by establishing a baseline condition (the No-Action condition) and comparing it to the future condition resulting from the Proposed Actions (i.e., the With-Action condition), thus illustrating the shadows cast by existing or future buildings and distinguishing the additional (incremental) shadows cast by the Proposed Actions. In accordance with the *CEQR Technical Manual*, shadows on sunlight-sensitive resources of concern were modeled for four representative days of the year. For the New York City area, the months of interest for an open space resource encompass the growing season (i.e., March through October) and one month between November and February representing a cold-weather month (usually December). Representative days for the growing season are generally the March 21 vernal equinox (or the September 21 autumnal equinox, which is approximately the same), the June 21 summer solstice, and a spring or summer day halfway between the summer solstice and equinoxes, such as May 6 or August 6 (which are approximately the same). For the cold weather months, the December 21 winter solstice is included to demonstrate conditions when open space users rely most heavily on available sunlight warmth. As these months and days are representative of the full range of possible shadows, they are also used for assessing shadows on sunlight-sensitive resources.

The *CEQR Technical Manual* defines the temporal limits of a shadow analysis period to fall from an hour and a half after sunrise to an hour and a half before sunset.

The detailed analysis provides the data needed to assess the shadow impacts. The effects of incremental shadows on the sunlight-sensitive resources are described, and their degree of significance is considered. The results of the analysis and assessment are documented with graphics, a table of incremental shadow durations, and narrative text. As described in the *CEQR Technical Manual*, an incremental shadow is generally not considered significant when its duration is ten minutes or less at any time of year and the resource continues to receive substantial direct sunlight. A significant shadow impact generally occurs when an incremental shadow of ten minutes or longer falls on a sunlight-sensitive resource and results in one of the following:

- *Vegetation:* a substantial reduction in sunlight duration available to sunlight-sensitive features of the resource to less than the time of its minimum sunlight needs (when there would be sufficient sunlight in the future without the project) or a reduction in direct sunlight exposure where the sensitive feature of the resource is already subject to substandard sunlight (i.e., less than the minimum sunlight needs).
- *Historic and cultural resources:* a substantial reduction in sunlight available for the enjoyment or appreciation of the sunlight-sensitive features of an historic or cultural resource.
- *Open space utilization:* a substantial reduction in the usability of open space because of increased shadow, including information regarding anticipated new users and the open space's utilization rates throughout the affected times.
- *For any sunlight-sensitive feature of a resource:* complete elimination of all direct sunlight on the sunlight-sensitive feature of the resource, when the complete elimination results in substantial effects on the survival, enjoyment, or, in the case of open space or natural resources, the use of the resource.

In general, a significant adverse shadow impact occurs when the incremental shadow added by a proposed action falls on a sunlight-sensitive resource and substantially reduces or eliminates completely direct sunlight exposure, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources.

III. PRELIMINARY SCREENING

Tier 1 Screening Assessment

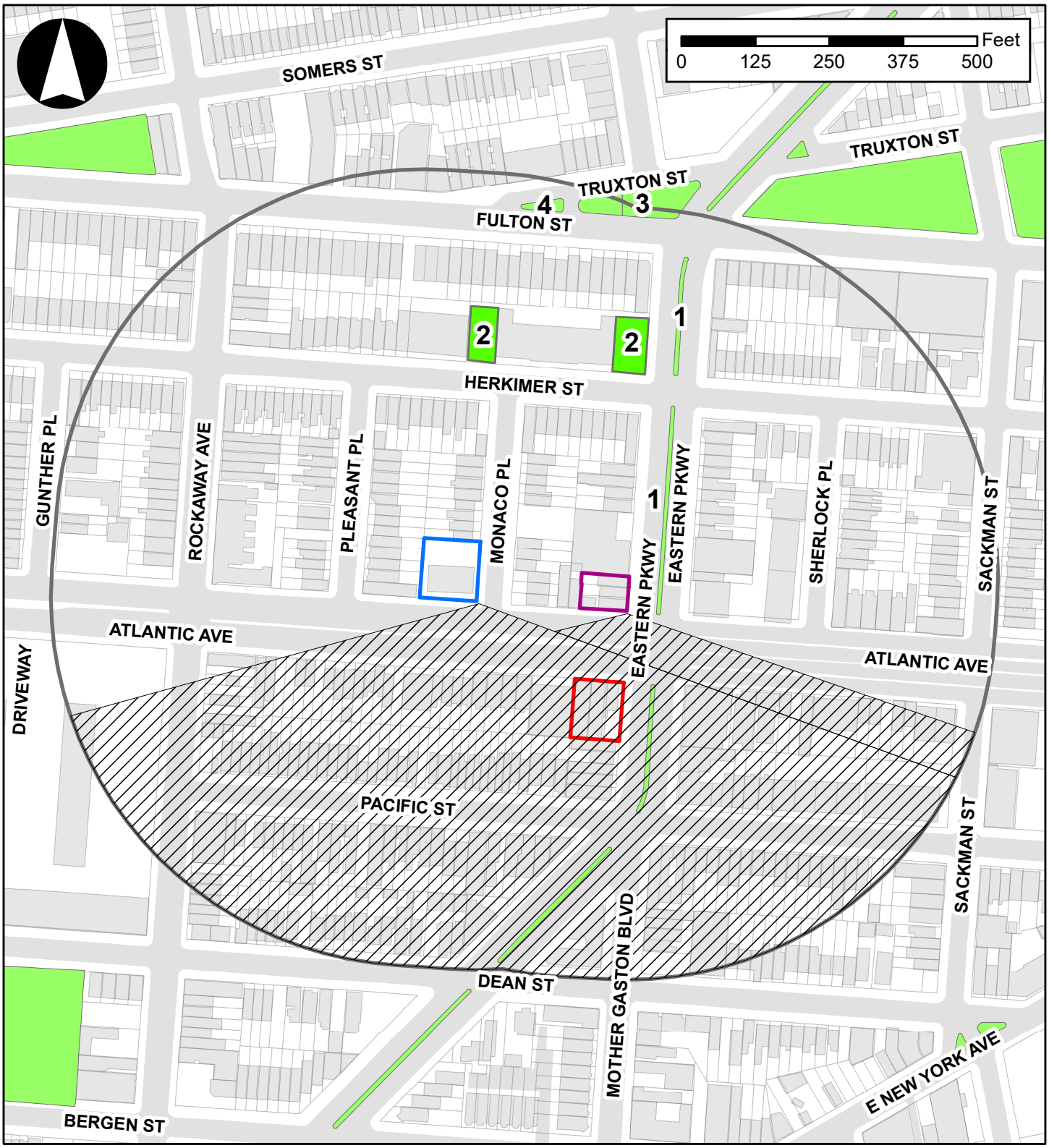
According to the *CEQR Technical Manual*, the longest shadow that a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. The maximum radius for the Project Area warranting a preliminary shadow analysis was determined using the three Projected Development Sites' maximum allowable building height (145-feet). The longest shadows that could be cast by a new 145-foot-tall building from the Project Area would be approximately 623.5 feet in length.

Within the maximum shadow radius for Project Area, there are four identified potentially sunlight-sensitive open spaces resources (refer to **Figure E-1**).

Tier 2 Screening Assessment

Due to the path of the sun across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given development site. In New York City, this area lies between -108 and +108 degrees from true north. The purpose of the Tier 2 screening is to determine whether the sunlight-sensitive resources identified in the Tier 1 screening are located within portions of the longest shadow study area that could receive incremental shadows from the proposed developments.

Figure E-1
Tier I and Tier II Shadows Screening



Legend

- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Tier I: Longest Shadows Study Area
- Tier II: Area that Cannot be Shaded
- 1 Open Space (keyed to Table E-1)

Figure E-1 illustrates the results of the Tier 1 and Tier 2 screening assessments (i.e., the portion of the longest shadow study area lying within -108 degrees from the true north and +108 degrees from true north as measured from the southernmost portions of the Project Area). As shown in **Figure E-1**, Eastern Parkway Extension south of Atlantic Avenue is located within the Tier 2 area (the area that cannot be shaded) and therefore would not be cast in any shadow from the Proposed Actions. Four sunlight-sensitive resources were identified as sunlight-sensitive resources that warranted further assessment (refer to **Table E-1** below).

TABLE E-1: Sunlight-Sensitive Resources Warranting Further Analysis Based on Tier 1 and 2 Screening

Map Number[1]	Sunlight-Sensitive Resources
1	Eastern Parkway Extension
2	I.S./P.S. 155 Nicholas Herkimer
3	Callahan-Kelly Playground
4	Greenstreet

[1] Numbers keyed to **Figure E-1**.

Tier 3 Screening Assessment

According to the *CEQR Technical Manual*, a Tier 3 screening assessment should be performed to determine if, in the absence of intervening buildings, shadows resulting from a proposed action(s) could reach a sunlight-sensitive resource, thereby warranting a detailed shadow analysis. The Tier 3 screening assessment is used to determine if shadows resulting from a proposed action(s) can reach a sunlight-sensitive resource at any time between 1.5 hours after sunrise and 1.5 hours before sunset on representative analysis dates.

A Tier 3 assessment was performed using three-dimensional (3D) computer mapping software for the three Projected Development Sites to calculate and display action-generated shadows on individual representative analysis dates. The model contained 3D representations of the elements in the base map used in the preceding assessments and a 3D model of the three Projected Development Sites as a result of the Proposed Actions. At this stage of the assessment, surrounding buildings within the study area were not included in the model so that it may be determined whether action-generated shadows would reach any sunlight sensitive resources.

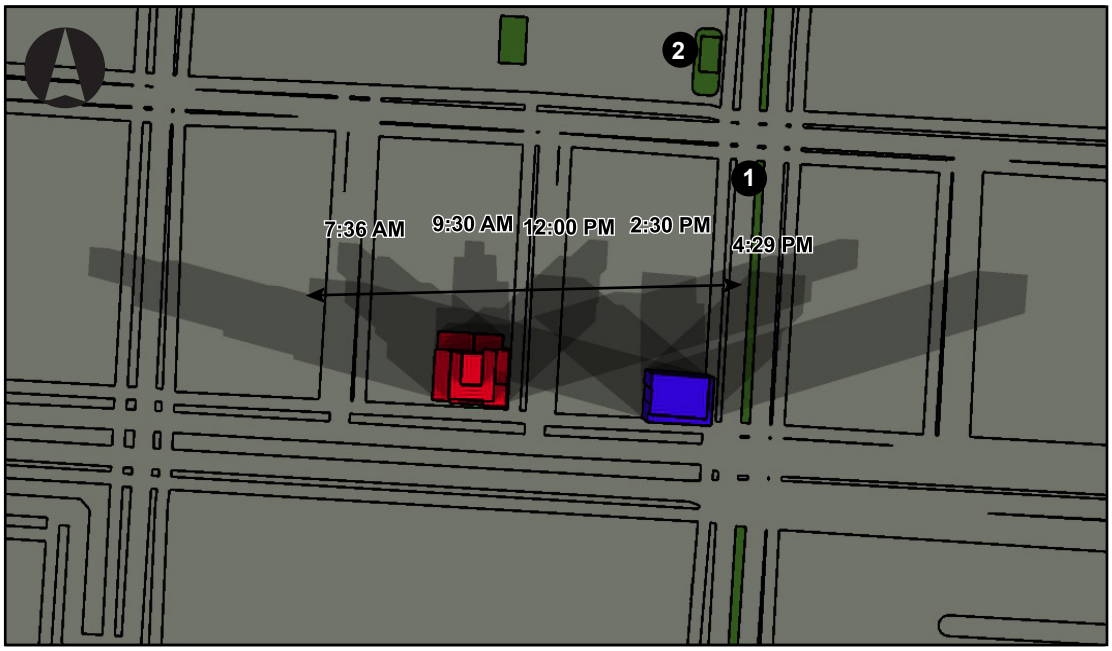
As described in **Attachment A, "Project Description"** Projected Development Site 3 would be developed under the No-Action and With-Action condition as a 14-story, 145-foot tall mixed-use residential and commercial building. As such, shadows generated by Projected Development Site 3 are not expected to change from No-Action to With-Action conditions. Therefore, shadows generated by Projected Development Site 3 do not necessitate analysis.

TABLE E-2: Sunlight-Sensitive Resources Warranting Further Analysis Based on Tier 3 Screening

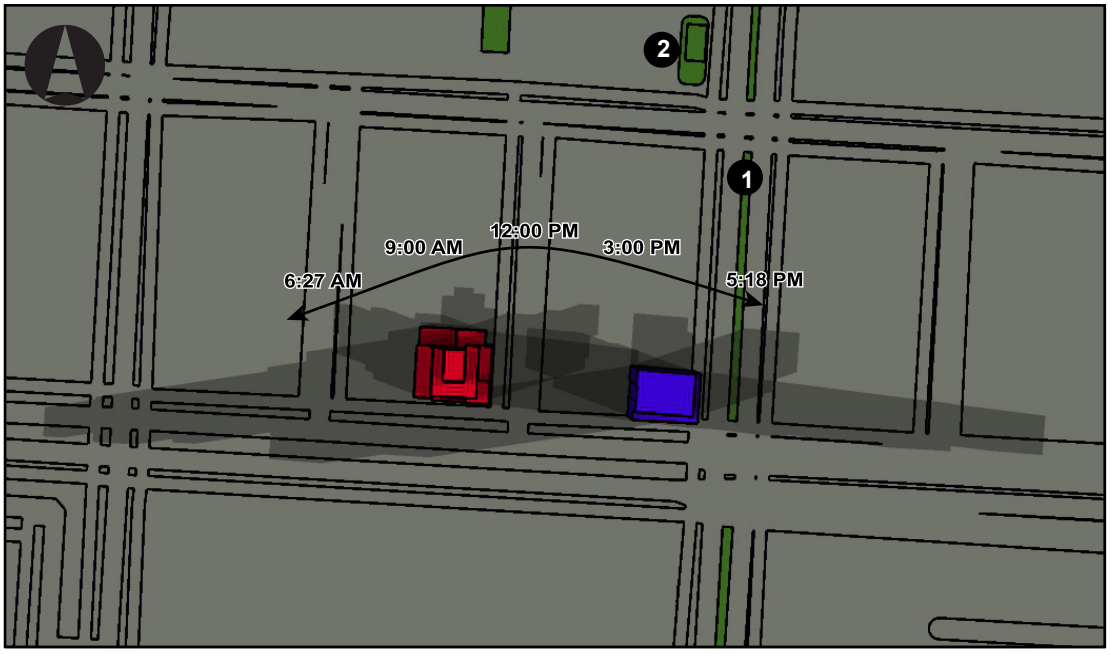
No.[1]	Name	March 21/Sept. 21 7:36AM - 4:29PM	May 6/August 6 6:27AM - 5:18PM	June 21 5:57AM - 6:01PM	December 21 8:51AM - 2:53PM	No. of Analysis Days
1	Eastern Parkway Extension	**YES**	**YES**	**YES**	**YES**	**4**
2	I.S./P.S. 155 Nicholas Herkimer	**NO**	**NO**	**NO**	**YES**	**1**

[1] Numbers keyed to sunlight-sensitive resources shown in **Figures E-2a and E-2b.**

As shown in **Table E-2** above, the Tier 3 results determined that of the four sunlight-sensitive open space resources, Callahan-Kelly Playground and the Greenstreet bounded by Truxton Street and Fulton Street (Resources #3 and #4, respectively, in **Figures E-1, E-2a,** and **E-2b**) would not receive project-generated shadows on any of the four analysis days and, therefore, did not require any further analysis. **Table E-2**



MARCH 21/SEPTEMBER 21



MAY 6/AUGUST 6

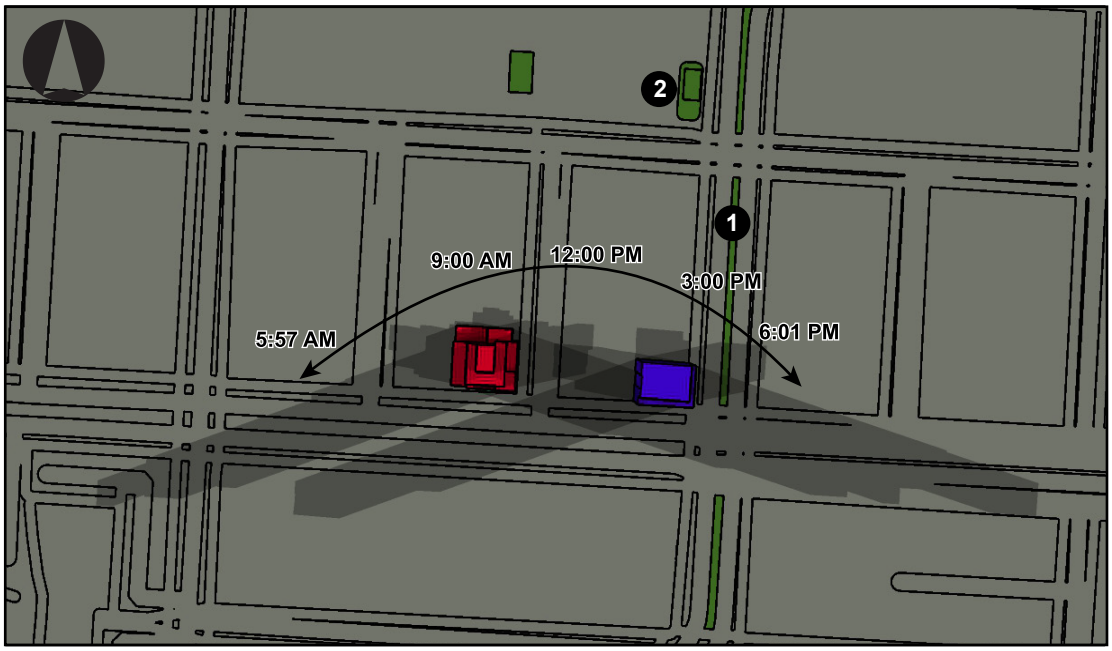
Projected Development Site 1

Projected Development Site 2

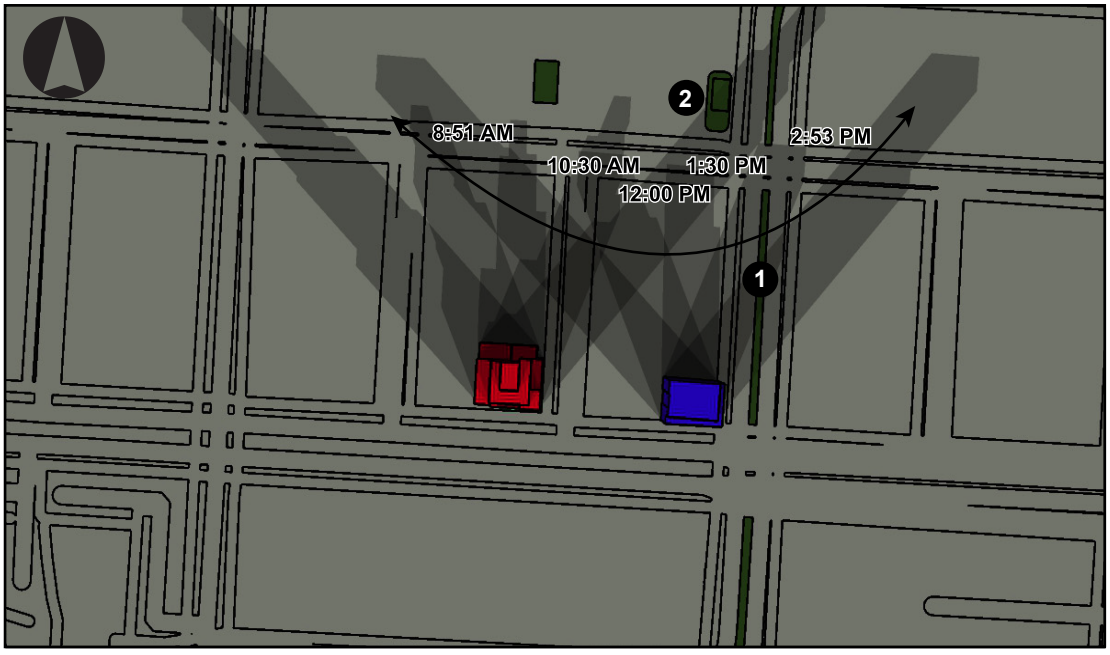
Incremental Shadow

1 **Open Space**

Note: Resources keyed to Table E-2



JUNE 21



DECEMBER 21

Projected Development Site 1

Projected Development Site 2

Incremental Shadow

1 Open Space

Note: Resources keyed to Table E-2

presents a summary of the Tier 3 assessment, showing the remaining two sunlight-sensitive open space resources that could, in the absence of intervening buildings, receive project-generated shadows, and on which analysis days the new shadows could occur. As presented in **Table E-2**, the Proposed Actions has the potential to cast new incremental shadows on the Eastern Parkway Extension on all four analysis days, and on I.S./P.S. 155 Nicholas Herkimer on one analysis day. Therefore, a detailed shadows analysis is warranted for these two resources and has been provided below.

IV. DETAILED ANALYSIS OF SHADOW IMPACTS

Resources Potentially Affected by Project-Generated Shadows

Eastern Parkway Extension

The Eastern Parkway Extension is a paved median (or mall) that includes several street trees. In its entirety, the Eastern Parkway Extension encompasses approximately two acres, and extends through portions of Brooklyn Community Districts 4 and 16. The Eastern Parkway Extension comprises the section of Eastern Parkway to the east of Ralph Avenue to Bushwick Avenue. Near the Project Area, the Eastern Parkway Extension is located to the east of Projected Development Sites 1, 2, and 3, with the eastern frontages of Projected Development Sites 2 and 3.

I.S./P.S. 155 Nicholas Herkimer

I.S./P.S. 155 Nicholas Herkimer school is a 0.09-acre schoolyard with frontage located on Herkimer Street and on the corner of Herkimer Street and Eastern Parkway Extension to the north of the Project Site. The open space includes a playground, basketball court, and seating areas. As the schoolyard is located north of the Project Area, the Proposed Actions could result in incremental shadows on portions of this open space during the late morning and early afternoon hours.

Detailed Shadow Analysis

Per *CEQR Technical Manual* guidance, shadow analyses were performed for the four sunlight-sensitive resources identified above on four representative days of the year: March 21/September 21, the equinoxes; May 6, the midpoint between the summer solstice and the equinox (and equivalent to August 6); June 21, the summer solstice and the longest day of the year; and December 21, the winter solstice and shortest day of the year. These four representative days indicate the range of shadows over the course of the year. CEQR guidance defines the temporal limits of a shadow analysis period to fall from 1.5 hours after sunrise to 1.5 hours before sunset. As discussed above, the results of the shadows analysis show the incremental difference in shadow impact between the No-Action and With-Action conditions (see **Table E-3**). Under No-Action conditions, it is assumed that Projected Development Sites 1 and 2 would remain as under existing conditions. As described above, Projected Development Site 3 would be redeveloped with a 14-story, 145-foot tall mixed-use residential and commercial building. As discussed above, Projected Development Site 3 is expected to be the same massing under both the No-Action and With-Action scenarios, it is not expected to result in incremental shadows from the No-Action scenario in the With-Action scenario.

Figures E-3a through **Figure E-3l** provided at the end of this attachment show representative incremental shadows cast on each of the two sunlight sensitive resources on the four representative analysis days.
It should be noted that, per the *CEQR Technical Manual*, all times reported herein are Eastern Standard Time and do not reflect adjustments for daylight savings time that is in effect from mid-March to early

November. As such, the times reported in this attachment for March 21/September 21, May 6/August 6, and June 21 need to have one hour added to reflect the Eastern Daylight Saving Time.

TABLE E-3: Duration of Incremental Shadows on Sunlight-Sensitive Resources (Increment Compared to No-Action)

Resource	Analysis Day	March 21/Sept. 21	May 6/August 6	June 21	December 21
		7:36 AM – 4:29 PM	6:27 AM – 5:18 PM	5:57 AM – 6:01 PM	8:51 AM – 2:53 PM
Eastern Parkway Extension	Shadow enter-exit time	1:22 – 4:29 PM	1:25 – 5:18 PM	1:37 – 6:01 PM	12:54 – 2:53 PM
	Incremental shadow duration	3 hours 7 minutes	3 hours 53 minutes	4 hours 24 minutes	1 hour 59 minutes
I.S./P.S. 155 Nicholas Herkimer	Shadow enter-exit time	-	-	-	2:15 – 2:53 PM
	Incremental shadow duration	-	-	-	38 minutes

[A] All times are Eastern Standard Time.
[B] Table indicates the entry and exit times and total duration of incremental shadow for each sunlight-sensitive resource.

Eastern Parkway Extension

March 21/September 21

The analysis period for March 21/September 21 begins at 7:36 AM and continues until 4:29 PM. On this analysis day, Projected Development Site 1 and 2 as a result of the Proposed Actions would cast incremental shadow on the Eastern Parkway Extension for 3 hours and 7 minutes (refer to **Table E-3**).

As shown in **Figured E-3a** and **E-3b**, incremental shadow would be cast over a small portion of Eastern Parkway Extension and would move eastward through the end of the analysis period at 4:29 PM. As discussed above, the Eastern Parkway Extension contains several street trees along a paved median. There are no seating areas or amenities for the public. Incremental shadow would be limited to the traffic median between Atlantic Avenue and Herkimer Street. This portion of Eastern Parkway Extension contains two street trees along the median. As the extent and duration of incremental shadows on the park would be minimal, a majority of the open space would continue to receive direct sunlight throughout the day, and no single sunlight-sensitive feature would receive direct sunlight for less than four to six hours, which, according to the *CEQR Technical Manual,* is the general minimum requirement for the survival of vegetation during the growing season.

May 6/August 6

On May 6/August 6, the analysis period begins at 6:29 AM and lasts until 5:18 PM. On this analysis day, Projected Development Site 2 would cast incremental shadow Eastern Parkway Extension from 1:25 PM until 5:18 PM.

The area affected by incremental shadows would include portions of the median that contains two street trees. Incremental shadows would enter a small portion of the median, approximately mid-block between Atlantic Avenue and Herkimer Street, at 1:25 PM, and would increase slightly throughout the analysis day, continuing in an easterly direction until the end of the analysis period at 5:18 PM (refer to **Figures E-3c** to **E-3e**). The extent of the and duration of incremental shadows on the park would be minimal, a majority of the open space would continue to receive direct sunlight throughout the day, and no single sunlight-sensitive feature would receive direct sunlight for less than four to six hours, which, according to the *CEQR Technical Manual,* is the general minimum requirement for the survival of vegetation during the growing season.

June 21

The analysis period for June 21 begins at 5:57 AM and continues until 6:01 PM. Incremental shadows from Projected Development Site 2 would not be cast on Eastern Parkway Extension (refer **to Table E-2**).

The areas affected by incremental shadows include a running track, a grass field, and several trees. As shown in **Figures E-3f and E-3h**, incremental shadows would enter a small portion of the open space at 1:37 PM, and would increase slightly throughout the analysis day, continuing in a southeasterly direction until the end of the analysis period (6:01 PM). Incremental shadow would be limited to the traffic median between Atlantic Avenue and Herkimer Street. This portion of Eastern Parkway Extension contains two street trees along the median. However, as the extent and duration of incremental shadows on the median would be minimal, a majority of the open space would continue to receive direct sunlight throughout the day, including all other medians containing trees along the Eastern Parkway Extension. Additionally, no sunlight-sensitive feature of the open space would receive less than the four to six hours of direct sunlight recommended by *CEQR* as a result of Projected Development Site 2.

December 21

December 21 (the winter solstice) is the day with the least amount of sunlight. The sun is low in the sky, creating shadows that are at their longest. The analysis period for this day begins at 8:51 AM and ends at 2:53 PM. On this analysis day, incremental shadows from Projected Development Sites 1 and 2 would be cast on Eastern Parkway Extension for one hours and 59 minutes.

The areas affected by project-generated incremental shadows include a running track, a grass field, an asphalt play area, and several trees. As shown in **Figures E-3i through E-3l**, incremental shadows would entera small portion of the open space at 12:54 PM, and would increase slightly throughout the analysis day, continuing in a northeasterly direction, reaching portions of Eastern Parkway Extension north of Herkimer Street. Incremental shadows would be cast on one tree along the western edge of the open space. There are no seating or amenities for the public. As mentioned previously, the December 21 analysis day is not considered part of the growing season, and, thus, the viability of any existing vegetation within the open space would not be threatened.

I.S./P.S. 155 Nicholas Herkimer

December 21

On the December 21 analysis day, incremental shadow from Projected Development Site 1 would be cast on I.S./P.S. 155 Nicholas Herkimer for a total of approximately 38 minutes. As shown in **Figure E-3l**, incremental shadows would occur towards the end of the analysis day starting at 2:15 PM and would increase slightly throughout the analysis day, continuing in an easterly direction. This portion of I.S./P.S. 155 Nicholas Herkimer contains only a playground for children, which is located in an asphalt play area. There is no vegetation in this resource and therefore no vegetation would be threatened. Due to the limited duration of incremental shadow coverage the playground would continue to receive four to six hours of direct sunlight on this analysis day

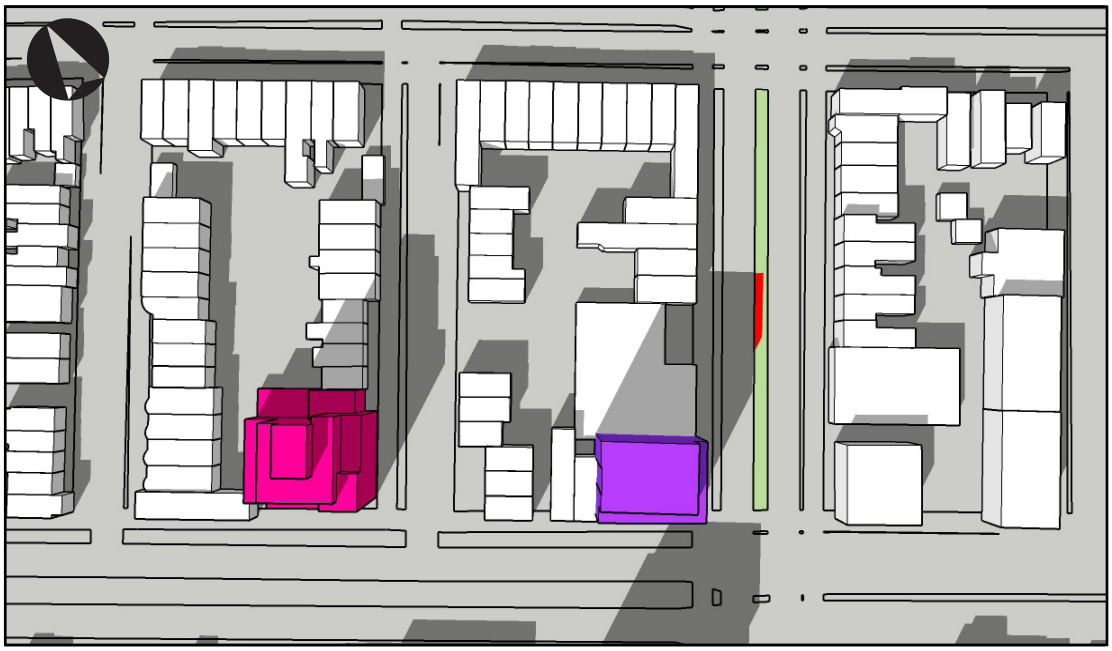
Assessment

Projected Development Sites 1 and 2 would cast incremental shadows on Eastern Parkway Extension on each of the four representative analysis days. Incremental shadow coverage on the open space would range from one hour and 59 minutes on December 21 to four hours and 24 minutes on June 21. Incremental shadow coverage would generally be limited to the median located between Atlantic Avenue and Herkimer Street. As noted above, this section of Eastern Parkway Extension includes a paved median containing two trees and does not include any seating or other amenities. Given the limited size and duration of incremental shadow over a small portion of Eastern Parkway Extension, the project's incremental shadow would be too brief and small to affect this sunlight sensitive resource significantly.

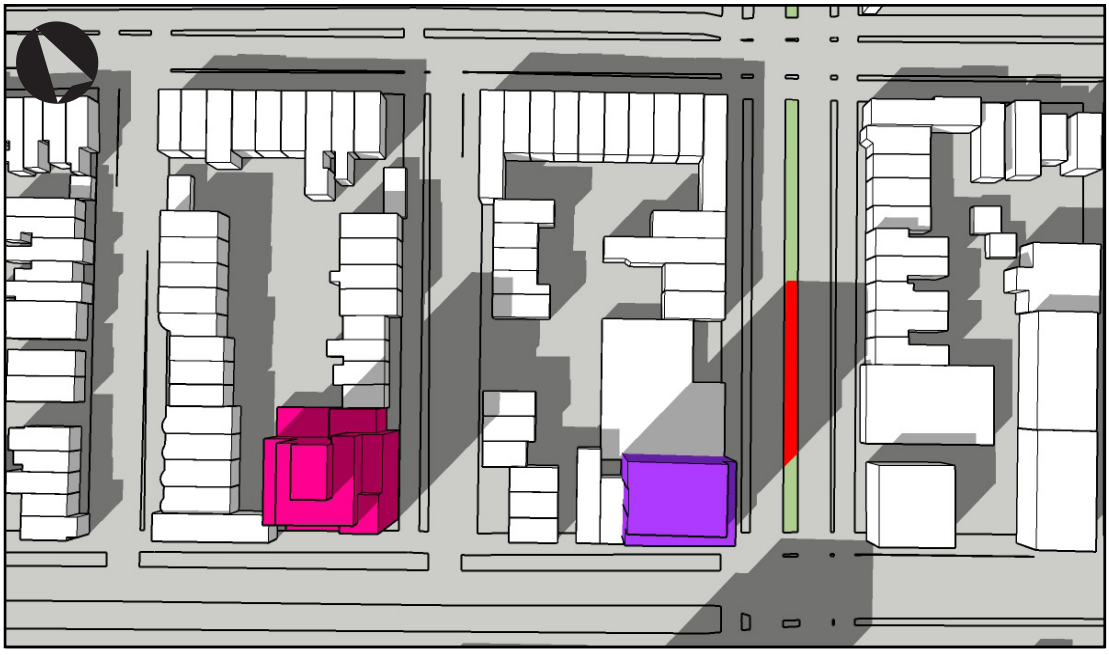
Projected Development Site 1 would cast incremental shadows on the I.S./P.S. 155 Nicholas Herkimer playground on one analysis day at the end of the analysis period. Incremental shadows would generally be limited to the eastern part of playground and would experience incremental shadows for approximately 38 minutes on December 21. This portion of the playground contains asphalt and a play area. As discussed previously, there are no trees or other vegetation located within this open space.

Therefore, as the extent and duration of the incremental shadows would (1) not significantly reduce or completely eliminate direct sunlight exposure on any of the sunlight-sensitive resources found within the open spaces; and (2) would not significantly alter the public's use of the playground, or threaten the viability of vegetation or other resources located within these open spaces and greenstreet, incremental shadows on Eastern Parkway Extension and I.S./P.S. 155 Nicholas Herkimer would not be considered a significant adverse impact, in accordance with *CEQR Technical Manual* methodology.

Figure E-3a
Eastern Parkway Extension
Incremental Shadows on March 21/September 21



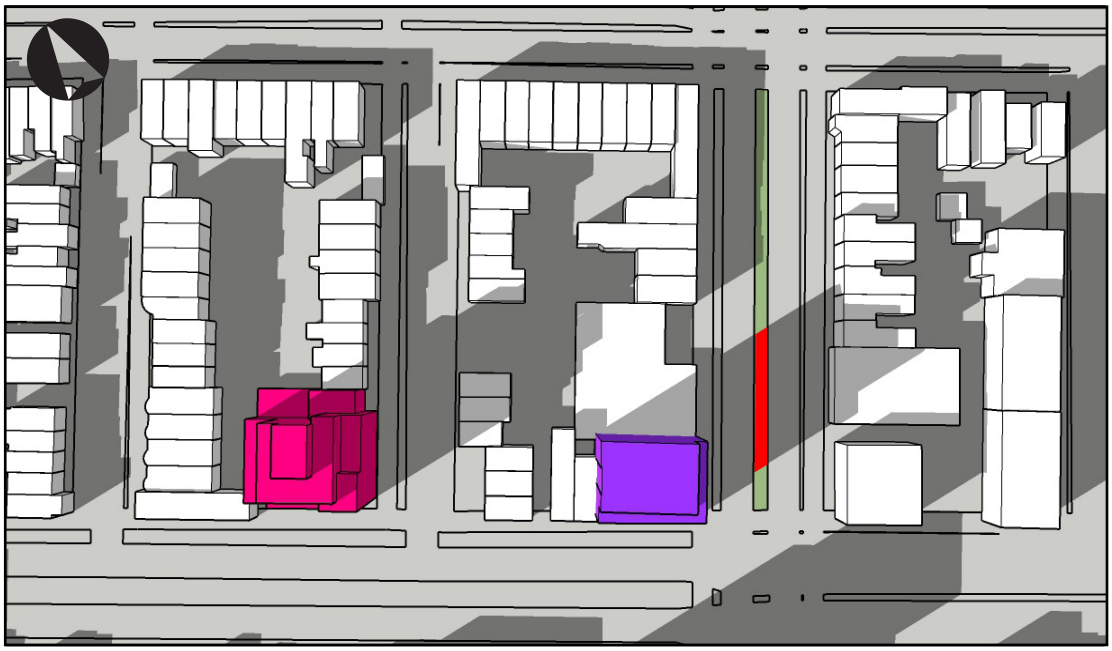
1:30 PM



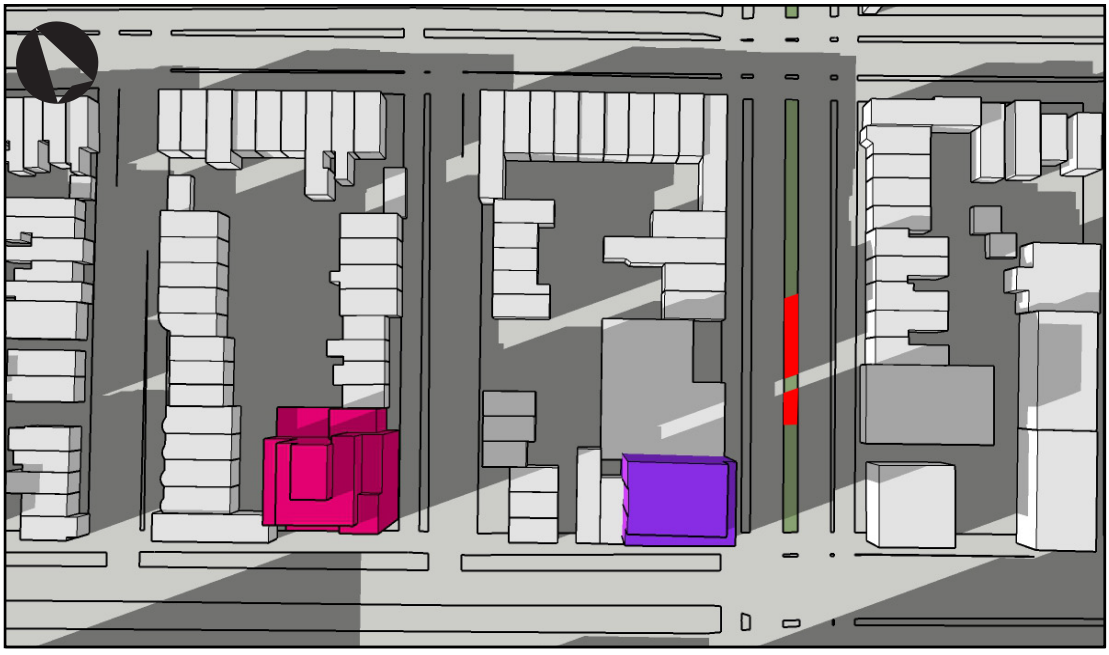
2:30 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3b
Eastern Parkway Extension
Incremental Shadows on March 21/September 21



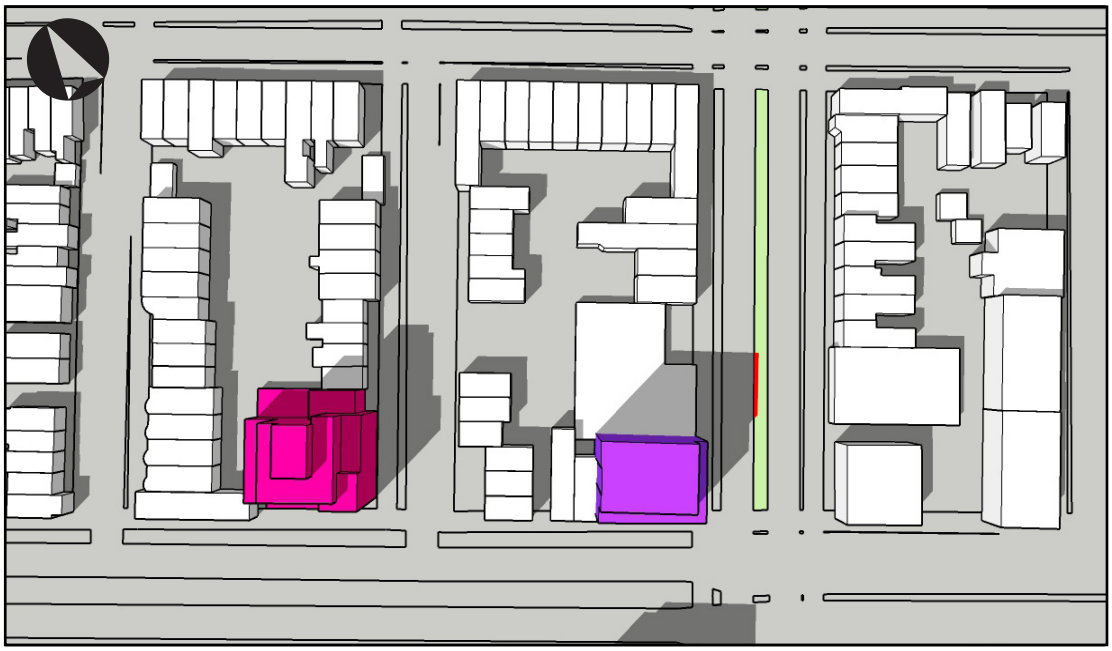
3:30 PM



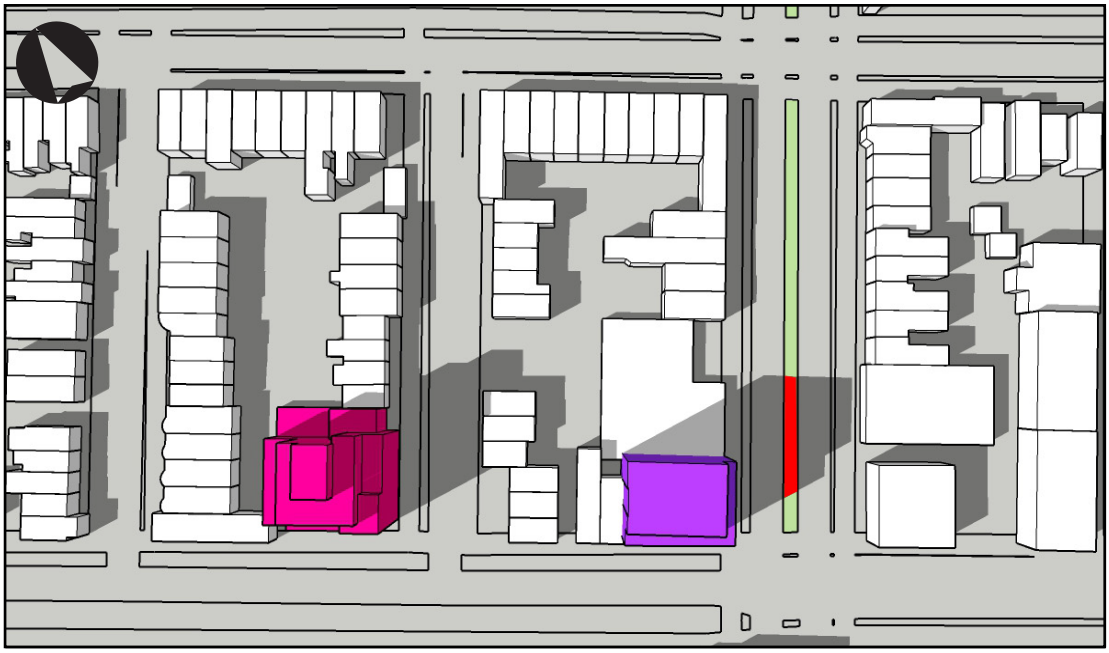
4:29 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3c
Eastern Parkway Extension
Incremental Shadows on May 6/August 6



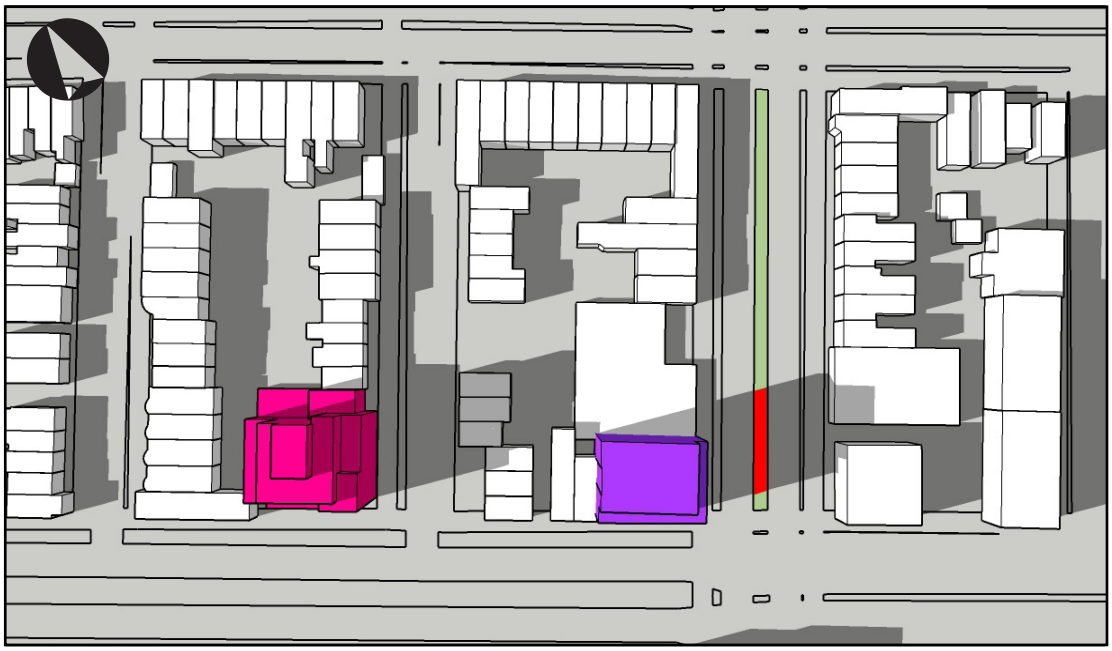
1:30 PM



2:30 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3d
Eastern Parkway Extension
Incremental Shadows on May 6/August 6



3:30 PM



4:30 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

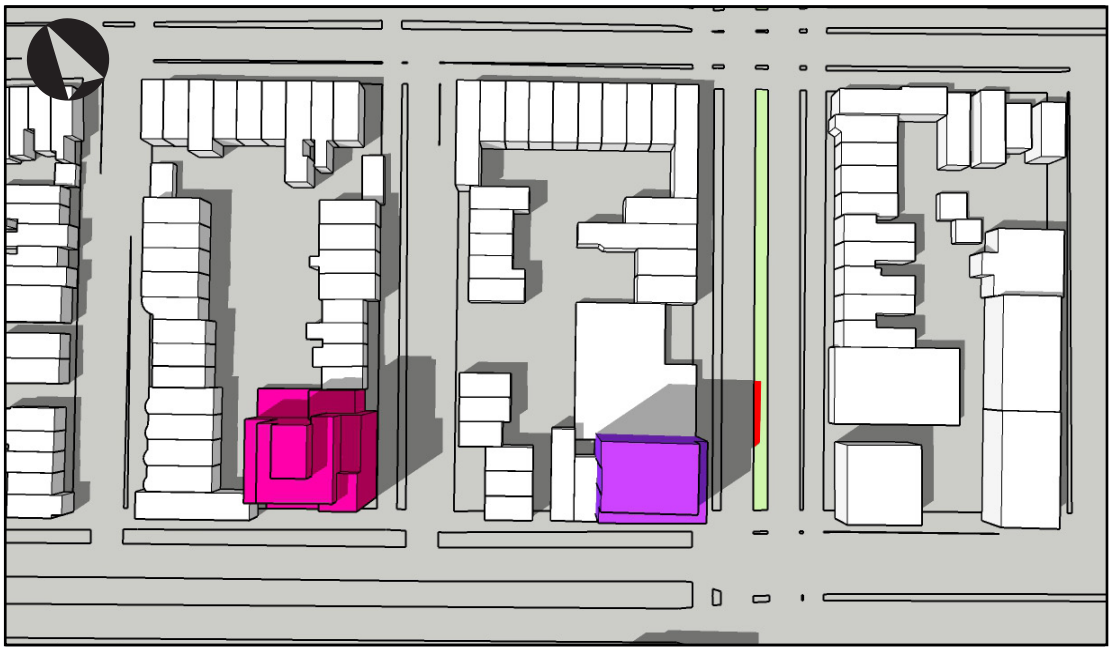
Figure E-3e
Eastern Parkway Extension
Incremental Shadows on May 6/August 6



5:18 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3f
Eastern Parkway Extension
Incremental Shadows on June 21



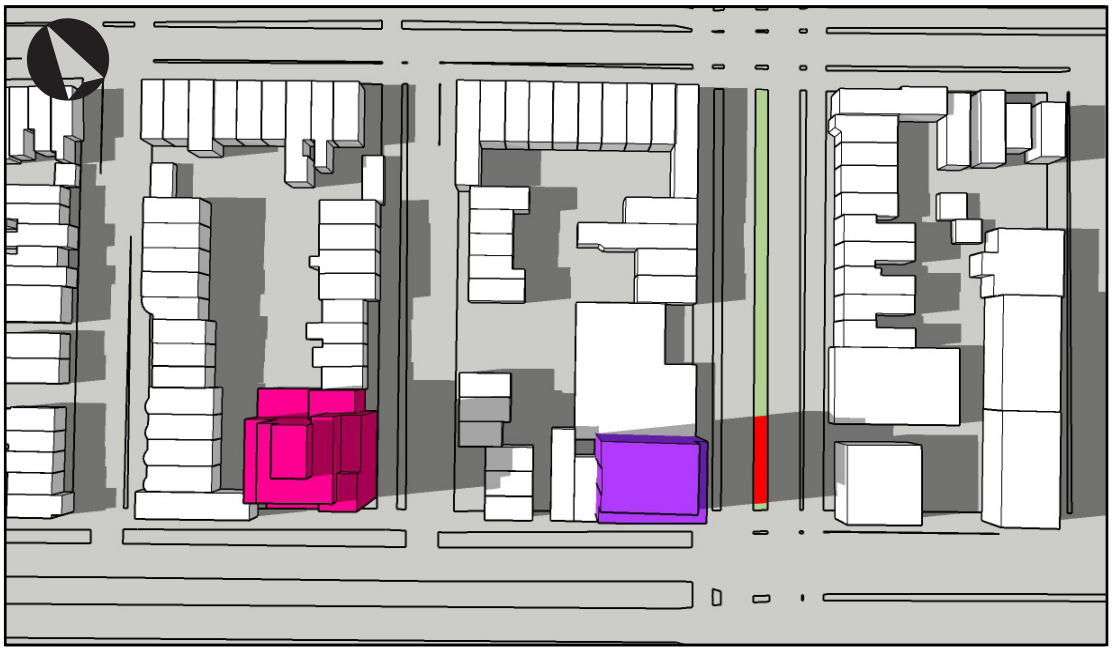
1:45 PM



2:45 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3g
Eastern Parkway Extension
Incremental Shadows on June 21



3:45 PM



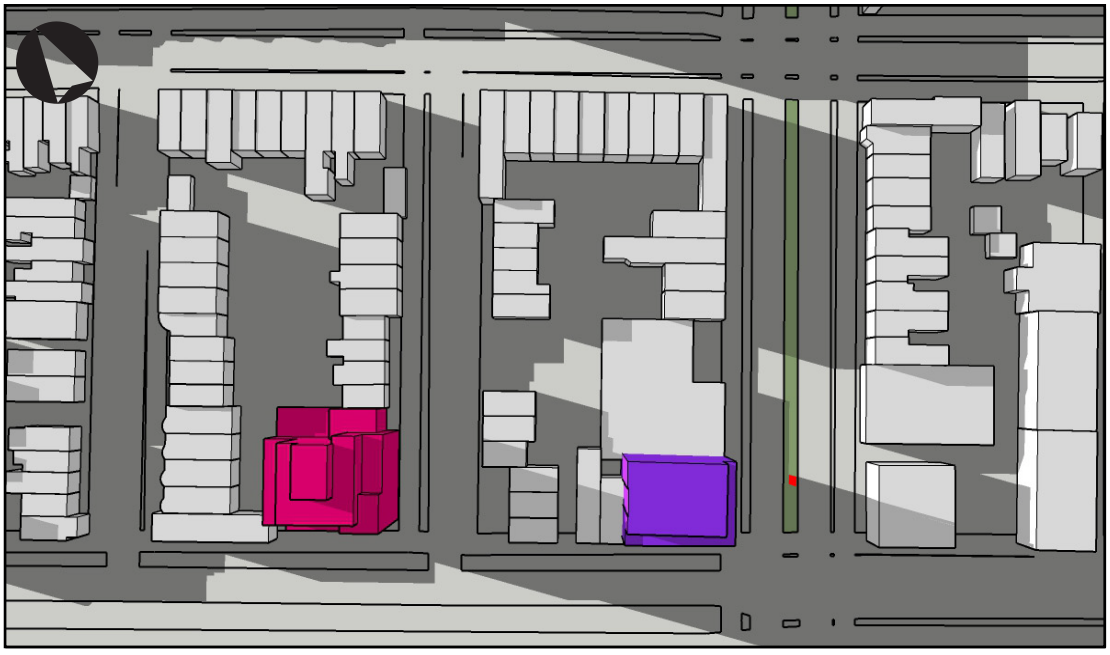
3:45 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3h
Eastern Parkway Extension
Incremental Shadows on June 21



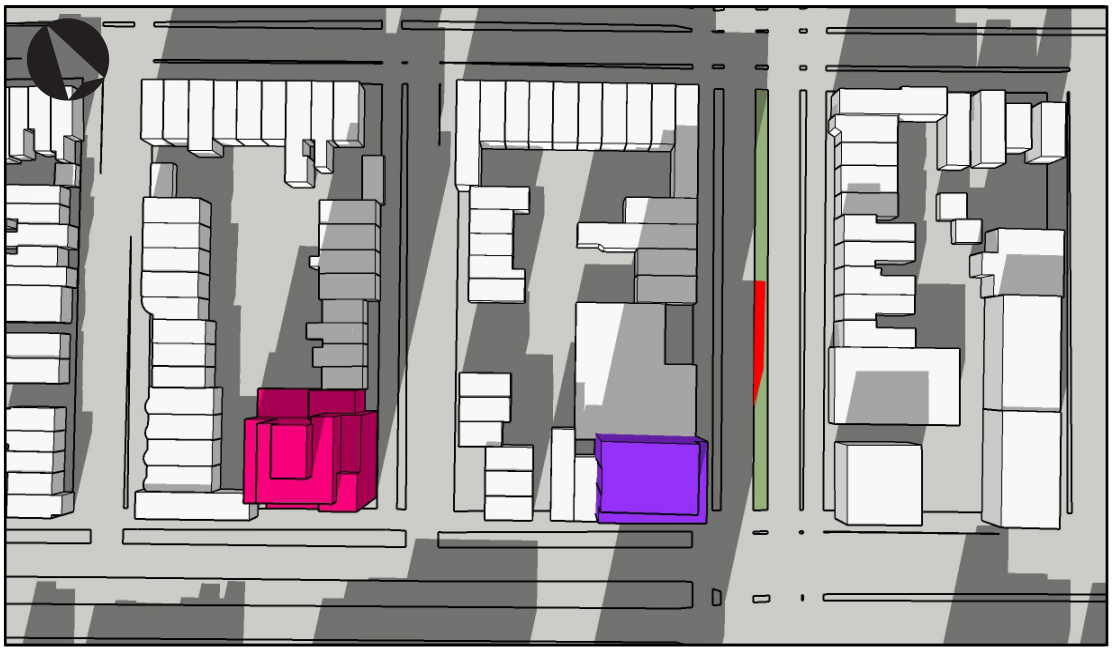
5:45 PM



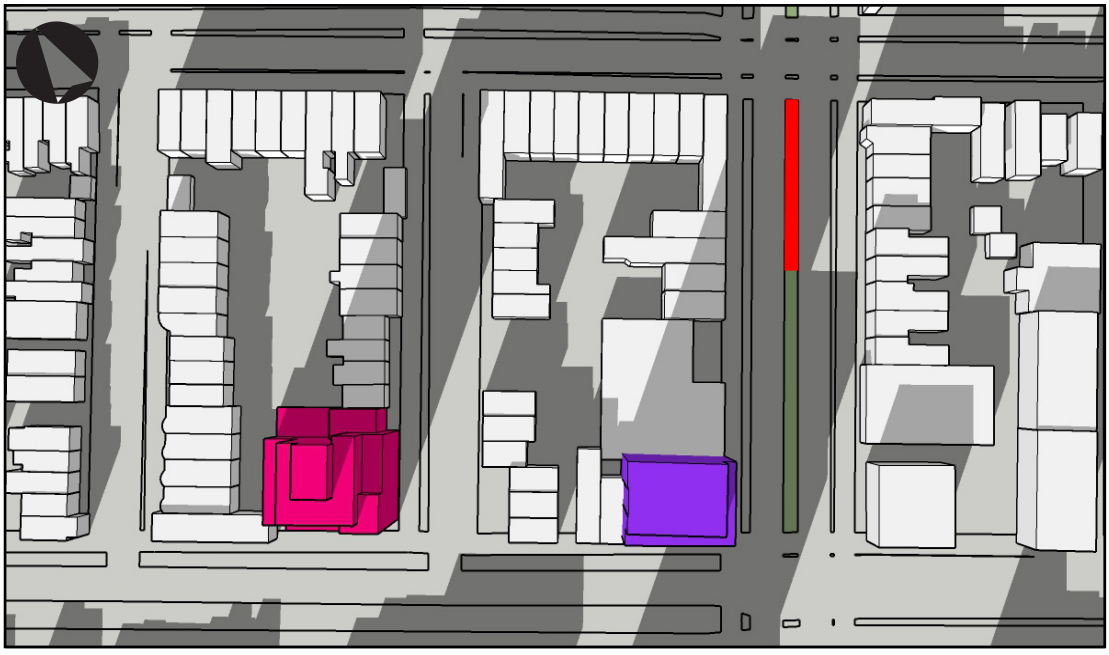
6:01 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3i
Eastern Parkway Extension
Incremental Shadows on December 21



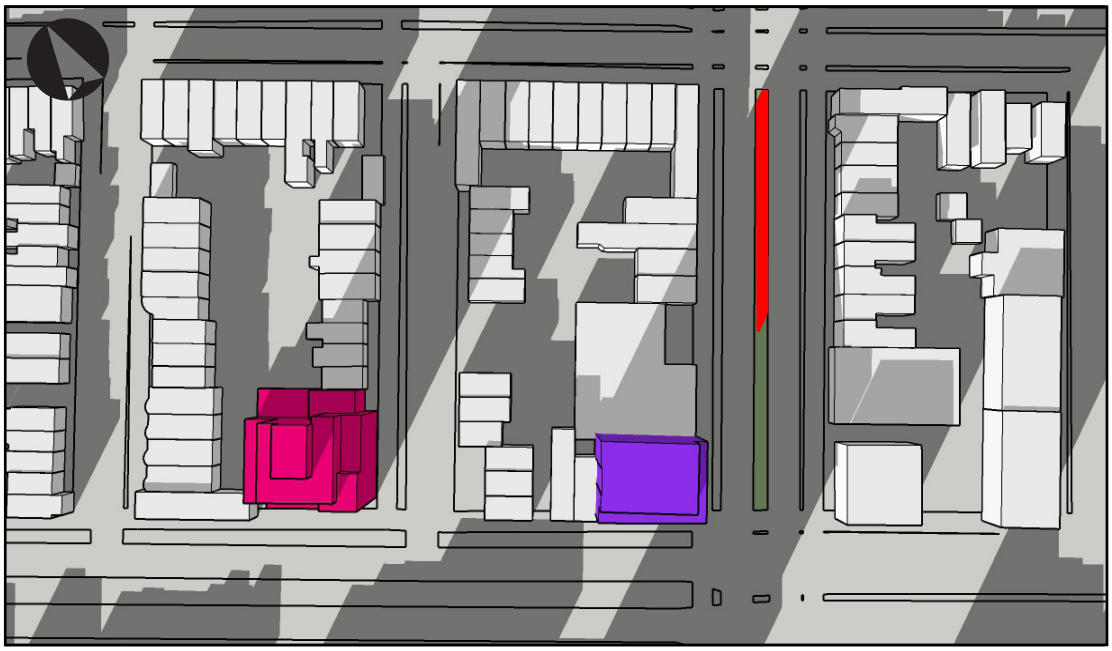
1:00 PM



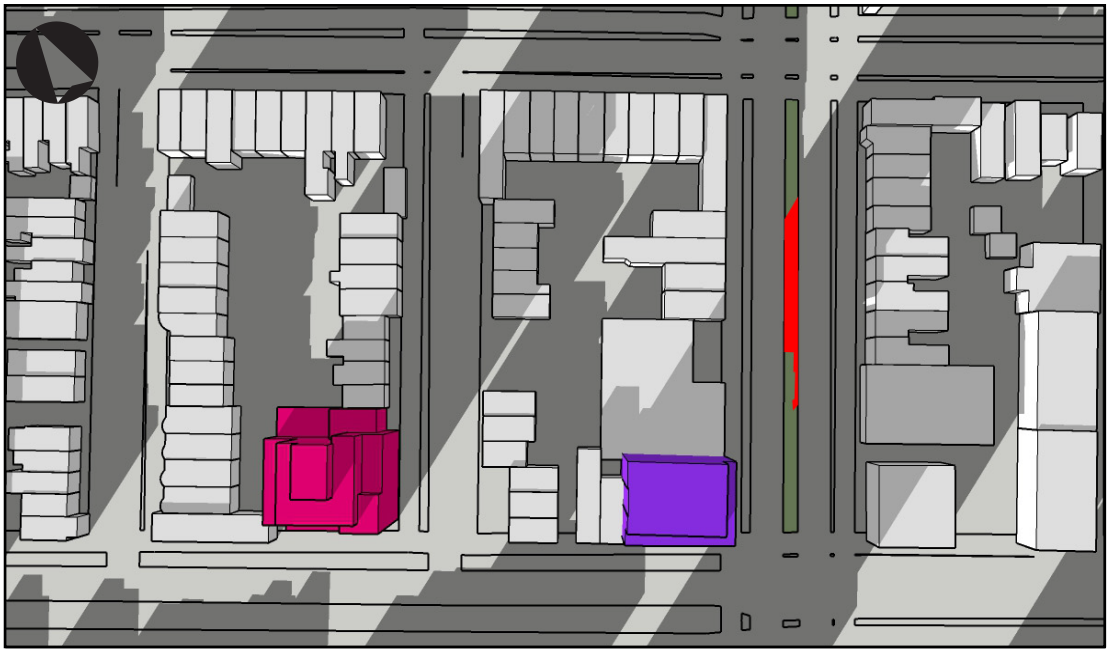
1:30 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3j
Eastern Parkway Extension
Incremental Shadows on December 21



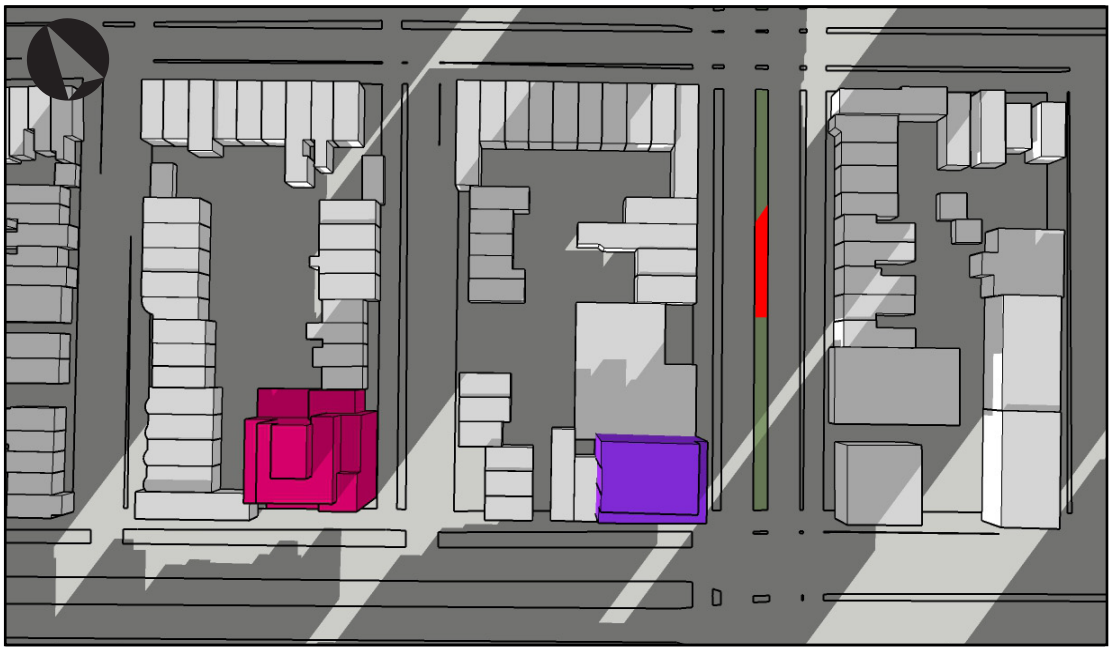
2:00 PM



2:30 PM

Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3k
Eastern Parkway Extension
Incremental Shadows on December 21

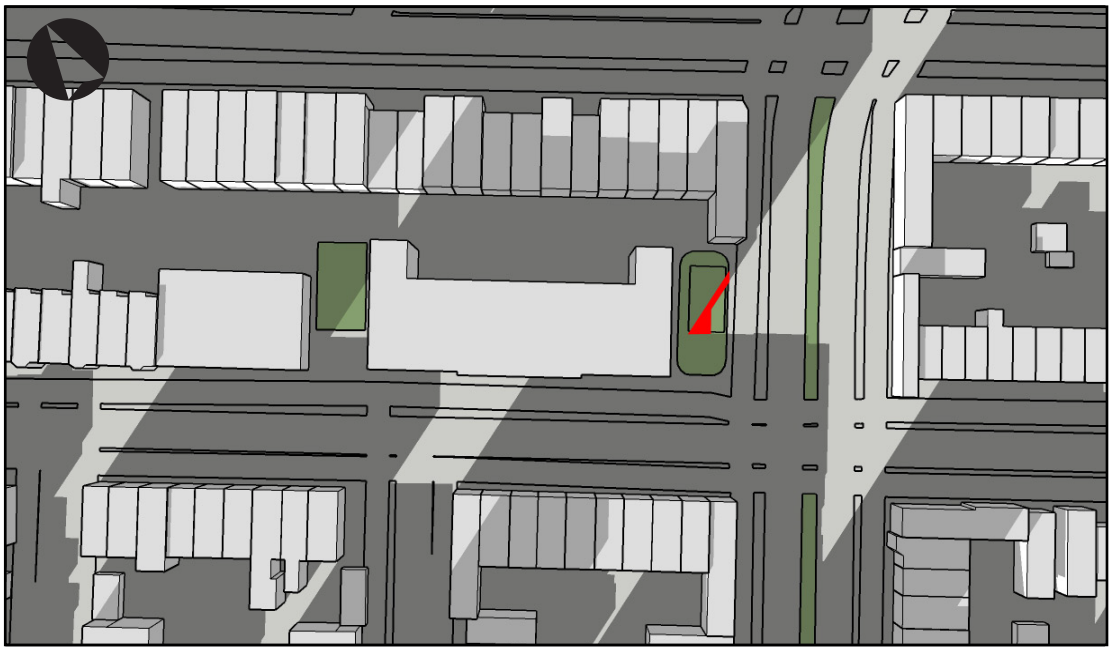


2:53 PM

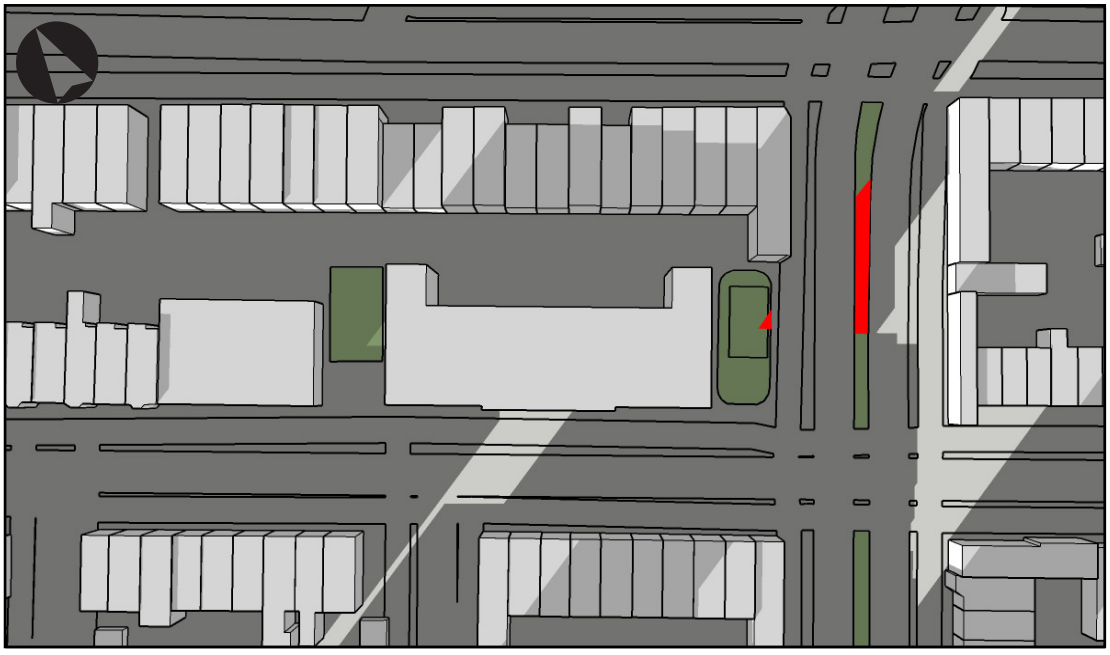
Projected Development Site 1
Projected Development Site 2
Incremental Shadow
Open Space

Figure E-3l

I.S./P.S. 155/Eastern Parkway Extension
Incremental Shadows on December 21



2:30 PM



2:53 PM

Projected Development Site 1

Projected Development Site 2

Incremental Shadow

Open Space

ATTACHMENT F

URBAN DESIGN AND VISUAL RESOURCES

I. INTRODUCTION

This attachment considers the potential effects of the Proposed Actions and associated reasonable worst-case development scenario (RWCDS) on urban design and visual resources. As defined in the *City Environmental Quality Review* (CEQR) *Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements such as streets, buildings, visual resources, open space, natural resources, wind, and sunlight play an important role in the pedestrian experience. In the future with the Proposed Actions, the Applicant would construct a 14-story (145-feet tall) mixed-use residential and commercial building located at 2111 Atlantic Avenue (Block 1569, Lot 35) in the Ocean Hill neighborhood of Brooklyn Community District (CD) 16.

The Proposed Actions involve zoning changes that would permit a modification of bulk and density requirements beyond what would be allowed as-of-right under the No-Action condition, and therefore, a preliminary assessment of urban design and visual resources is warranted. In accordance with *CEQR Technical Manual* guidance, the assessment focuses on the components of the Proposed Actions and associated RWCDS that may have the potential to alter the arrangement, appearance, and functionality of the built and natural environment for the pedestrian in the study area as compared to the No-Action Condition.

As described in **Attachment A, "Project Description,"** the Proposed Actions and RWCDS would facilitate the construction of the Applicant-owned lot ("Projected Development Site 1") into a 14-story (145-feet tall) mixed-use residential and commercial building, and two additional 14-story (145-feet tall) mixed-use residential and commercial buildings on two non-Applicant owned sites ("Projected Development Sites 2 and 3"), located at 1867-1871 Eastern Parkway (Block 1570, Lots 36-38) and at 2316-2320 Atlantic Avenue (Block 1435, Lots 40, 42, 43), respectively. These three developments are expected to be constructed and fully occupied by 2027. None of the other tax lots affected by the proposed zoning changes are expected to be redeveloped or enlarged in the future with the Proposed Actions. As compared to the No-Action condition, the RWCDS would introduce a net increase of 125 dwelling units (DUs; 35 or 42 affordable under MIH Option 1 or 2) and 4,125-gsf of commercial uses.

II. METHODOLOGY

Pursuant to the *CEQR Technical Manual*, an assessment of urban design is appropriate when a proposed action(s) may have effects on one or more of the elements that contribute to the pedestrian experience of public space. The assessment focuses on the components of a proposed action(s) that may have the potential to alter the arrangement, appearance, and functionality of the built and natural environment.

As described in the *CEQR Technical Manual*, a preliminary urban design analysis is appropriate when there is potential for a pedestrian to observe from the street level a physical alteration beyond that allowed by existing zoning. A preliminary analysis provides a "snapshot" of the project, comparing existing and future conditions with and without the Proposed Actions. The following analysis examines each of the elements that play an important role in the pedestrian experience, including street hierarchy and streetscape

(including the arrangement and orientation of streets); building scale, form and arrangement; and natural features, open space, and topography.

Per criteria of Section 230 of the *CEQR Technical Manual,* a wind condition analysis is not warranted for the Proposed Actions. The Project Area is not located in a high wind location (such as along west and northwest-facing waterfronts), and the RWCDS would not result in the construction of multiple tall buildings that would have the potential to alter wind conditions. As such, the Proposed Actions are not expected to result in the exacerbation of wind conditions due to channelization or downwash effects that could potentially affect pedestrian comfort and/or safety.

Following *CEQR Technical Manual* guidance, the preliminary urban design and visual resources analysis is based on field visits, aerial views, photographs, and other graphic images of the Project Area and surrounding area. Zoning calculations, including floor area calculations, building heights and lot coverage information is also provided. The preliminary assessment provides a characterization of existing conditions, a description of urban design under the future No-Action and future With-Action conditions, and an analysis determining the extent to which physical changes resulting from the Proposed Actions would alter the pedestrian experience.

The preliminary analysis also considers the effects of the Proposed Actions and RWCDS on the area's visual resources, which are generally considered important public view corridors, vistas, or natural or built features. Visual resources can include waterfront views, public parks, landmark structures or districts, or natural features, such as rivers or geologic formations.

Based on *CEQR Technical Manual* guidance, the study area for urban design is the area where the Proposed Actions may influence land use patterns and the built environment, and pedestrian's experiences in the public realm surrounding the project area. The urban design study area consists of both a primary study area (where urban design effects of the Proposed Actions are direct) and a secondary study area. For this assessment, the primary study area encompasses the Project Area, which includes Proposed Rezoning Area and Streetwall Zoning Text Amendment Area, as well as the three identified development sites. Consistent with the analysis of land use, zoning, and public policy, the secondary study area for urban design resources has been defined as being within approximately 400 feet of the Project Area (see **Figure F-1**).

As stated in the *CEQR Technical Manual*, for visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. While the land use study area may serve as the initial basis for analysis, in many cases where significant visual resources exist, it may be appropriate to look beyond the land use study area to encompass views outside of the area, as is often the case with waterfront sites or sites within or near historic districts. For this analysis, prominent visual resources (both within and outside of the urban design study area) that are visible from the Project Area and secondary study area were identified. The primary view sheds of these visual resources that would be affected by construction of the RWCDS were the focus.

IV. PRELIMINARY ASSESSMENT

Existing Conditions

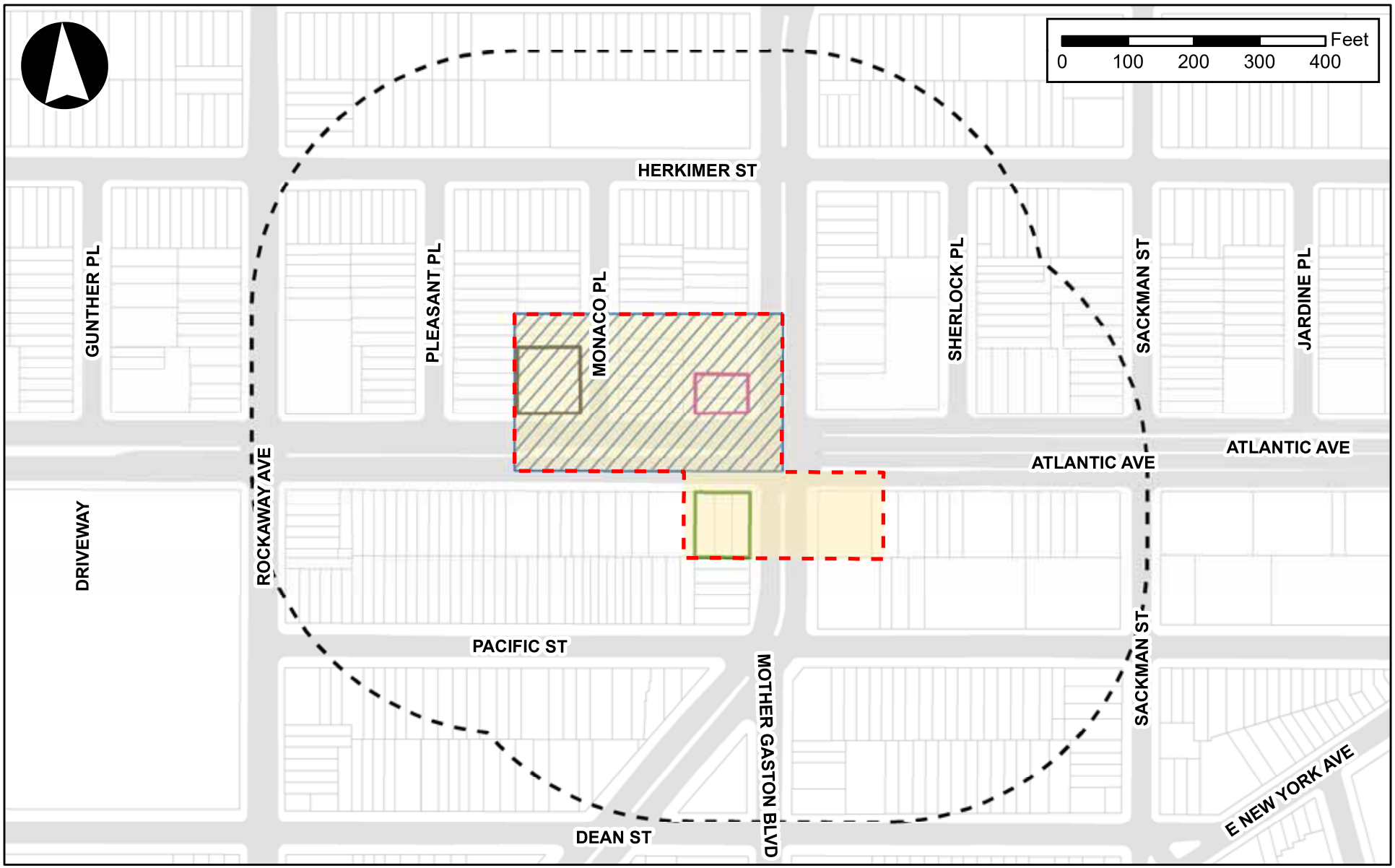


Figure F-1
Urban Design and Visual Resources Study Areas

As noted above, **Figure F-1** shows both the primary (i.e., Project Area) and 400-foot secondary study areas. **Figure F-2** provides a photograph key for the approximate locations of where each of the photographs included in **Figure F-3a** to **Figure F-3e** had been taken.

Urban Design

Primary Study Area

As shown in **Figure F-1**, the primary study area comprises 136,382-sf and includes the entirety, or portions of 30 privately owned lots occupying portions of four Brooklyn blocks (Block 1569, 1570, 1435, and 1436) that line the north and south side of Atlantic Avenue near Eastern Parkway. North of Atlantic Avenue, the Project Area includes the southern portion of Block 1570 and the southeastern corner of Block 1569 to a depth of 100 feet west of Monaco Place, which includes 24 lots and comprises the Proposed Rezoning Area. This area extends 150 feet north of Atlantic Avenue and includes approximately 96,525-sf. It is zoned R5/C2-3 with street frontages along Eastern Parkway, Monaco Place, and Atlantic Avenue. It includes the Applicant-owned Projected Development Site 1 at 2111 Atlantic Avenue (Block 1569, Lot 35) The primary study area also extends 100 feet south of Atlantic Avenue within 100 feet east and west of Eastern Parkway and includes the northwestern corner of Block 1436 and the northeastern corner of Block. The entirety of the primary study area comprises the proposed Streetwall Zoning Text Amendment Area. .

Building Bulk, Use, Type, and Arrangement

Projected Development Site 1 is a roughly square-shaped corner lot (9,365-sf) located at 2111 Atlantic Avenue. Projected Development Site 1 has 95 feet of frontage on Atlantic Avenue and 98.5 feet of frontage on Monaco Place. Projected Development Site 1 contains a gas station (1,500 gsf). The lot is currently underdeveloped (0.16 FAR). As shown in **Figure F-3a, Photo #1 and #2**, the gas station is located in the center of the lot with three entry points to the site in the form of curb cuts along Atlantic Avenue. The New York City Department of Buildings (DOB) estimates that the gas station was constructed in 1921.

Projected Development Site 2 is comprised of three separately owned, rectangular-shaped lots located at 1867-1871 Eastern Parkway (Block 1570, Lots 36, 37, and 38) on the corner of Atlantic Avenue and Eastern Parkway (see **Figure F-3a, Photo #3**). Lot 36 has approximately 18 feet of frontage along Eastern Parkway and a depth of 80 feet west from Eastern Parkway (1,440-sf). The lot currently contains a three-story residential building containing three units (2,280 gsf) and is underdeveloped (1.5 FAR). The building was built in 1910. Lot 37 has approximately 18 feet of frontage along Eastern Parkway and a depth of 79 feet from Eastern Parkway (1,422-sf). The lot currently contains a three-story residential building containing three units (2,700 gsf) constructed in 1910. It is currently underdeveloped (1.8 FAR). Lot 38 is a corner lot that has approximately 21 feet of frontage along Eastern Parkway and 79.5 feet of frontage along Atlantic Avenue (3,338-sf). The lot currently contains two three-story mixed-use buildings with ground floor retail uses and four total residential units on the second and third floors (4,830 gsf). One of the residential entrances and retail use is located on Eastern Parkway and the other residential entrance and two retail uses are located on Atlantic Avenue. The retail uses along Atlantic Avenue and vacant. The lot is currently underdeveloped (1.4 FAR). The buildings were constructed in 1927.

Block 1435, Lots 40, 42, and 43, which comprises Projected Development Site 3, are roughly rectangular-shaped lots located at 2316-2320 Atlantic Avenue. Lot 40 has approximately 29.92 feet of frontage along Atlantic Avenue and a depth of 100 feet south from Atlantic Avenue (2,992-sf). The lot currently contains

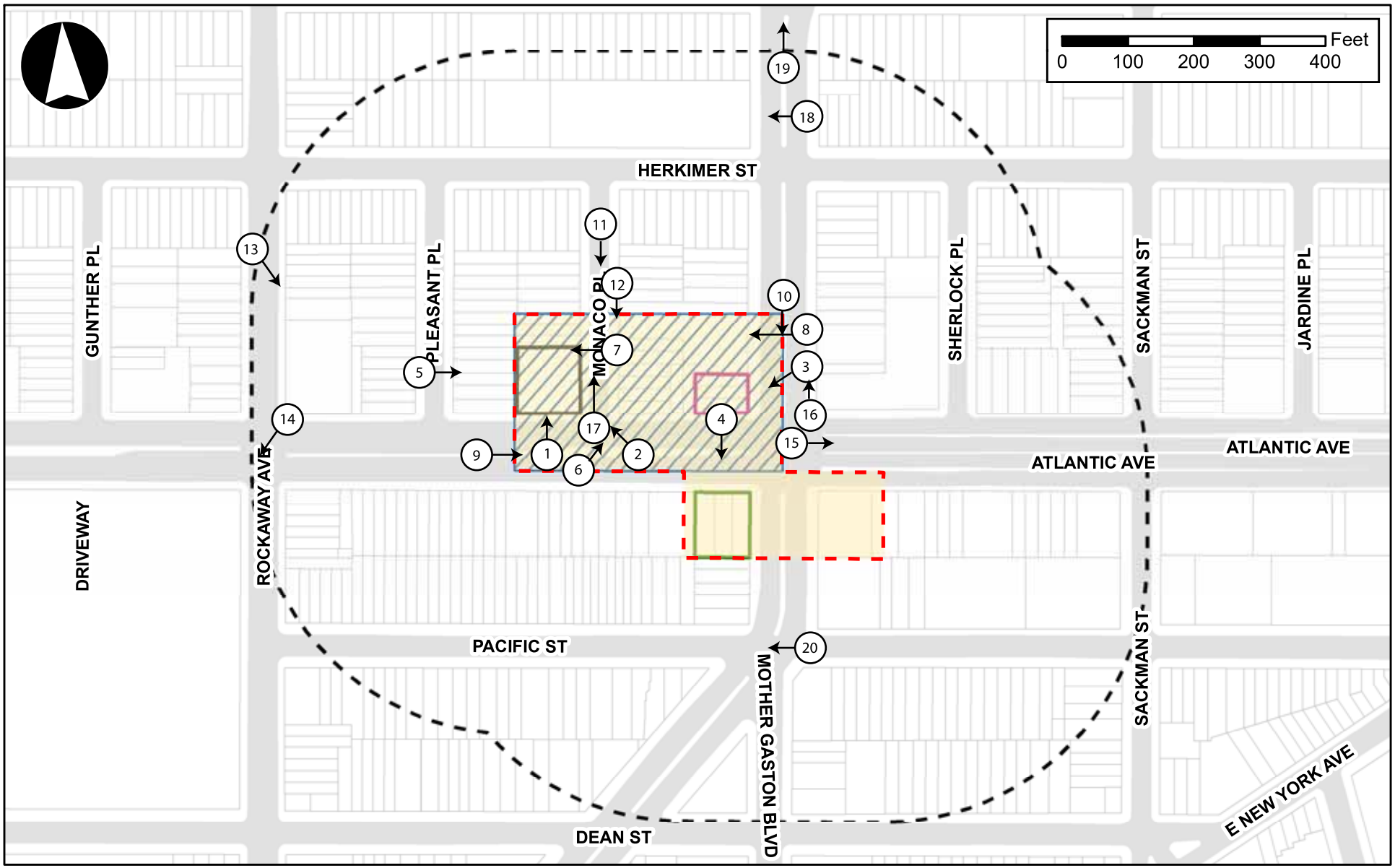


Figure F-2
Photo Locations



1. View of Applicant-owned Projected Development Site 1 (Block 1569, Lot 35) looking north along Atlantic Avenue.



2. View of Applicant-owned Projected Development Site 1 from Atlantic Avenue.



3. View of Projected Development Site 2 (Block 1570, Lots 36-38) looking west along Eastern Parkway.



4. View of Projected Development Site 3 (Block 1435, Lots 40, 42, and 43) looking south along Atlantic Avenue.

a single-story autobody repair shop (2,992 gsf), which was constructed in 1926. The lot is currently underdeveloped (1.0 FAR). Lot 42 has 25 feet of frontage along Atlantic Avenue and a depth of 100 feet south of Atlantic Avenue (2,500-sf). The lot currently contains a two-story, mixed use residential and commercial building with a vacant ground floor retail space and a second-floor residential unit (3,650 gsf). The lot is currently underdeveloped (1.4 FAR). The building was constructed in 1927, but altered in 2007. Lot 43 has 25 feet of frontage along Atlantic Avenue and 100 feet of frontage along Eastern Parkway (2,500-sf). The lot currently contains a three-story residential building with three units (2,886 gsf). The building was constructed in 2008, and is currently underdeveloped (1.1 FAR). Photos of the three lots can be seen in **Figure F-3a, Photo #4**.

The remaining lots, including those within the Rezoning Area, Streetwall Zoning Text Amendment Area, are described in **Table F-1** below and shown in **Figure F-3b, Photos #5-8**.

Table F-1: Lots within Primary Study Area

Address	Block	Lot	Lot Area (sf)	Built Area (gsf)	Land Use	Building Height (stories and feet)	FAR	Partially within the Project Area (Y/N)
All Lots within the Proposed Rezoning Area and the Proposed Streetwall Text Amendment Area								
2105 Atlantic Avenue	1569	1	1,900	5,400	Mixed Residential & Commercial Building	three-stories (33-feet)	2.84	Y
31 Pleasant Place	1569	3	1,860	2,018	One- and Two-Family Building	two-stories (30-feet)	1.08	Y
29 Pleasant Place	1569	4	1,860	2,018	One- and Two-Family Building	two-stories (30-feet)	1.08	Y
27 Pleasant Place	1569	5	1,860	2,018	One- and Two-Family Building	two-stories (29-feet)	1.08	Y
25 Pleasant Place	1569	6	1,860	2,018	One- and Two-Family Building	two-stories (29-feet)	1.08	Y
23 Pleasant Place	1569	7	1,639	2,025	One- and Two-Family Building	two-stories (33-feet)	1.24	Y
21 Pleasant Place	1569	8	1,639	2,025	One- and Two-Family Building	two-stories (34-feet)	1.24	Y
19 Pleasant Place	1569	9	1,639	2,025	Multi-Family Walk-Up Building	two-stories (35-feet)	1.24	Y
18A Monaco Place	1569	32	1,639	1,820	Multi-Family Walk-Up Building	three-stories (29-feet)	1.11	Y
20 Monaco Place	1569	33	1,639	1,820	One- and Two-Family Building	three-stories (29-feet)	1.11	Y
22 Monaco Place	1569	34	1,639	1,225	Multi-Family Walk-Up Building	two-stories (31-feet)	0.75	Y
2111 Atlantic Avenue[1]	1569	35	9,365	1,500	Transportation & Utility	one-story (10-feet)	0.16	Y
2121 Atlantic Avenue	1570	1	1,498	4,348	Multi-Family Walk-Up Building	three-story (33-feet)	2.90	N
31 Monaco Place	1570	2	1,468	2,446	One- and Two-Family Building	three-stories (33-feet)	1.67	N
29 Monaco Place	1570	3	1,498	3,261	One- and Two-Family Building	three-stories (32-feet)	2.18	N
27 Monaco Place	1570	4	1,350	1,872	One- and Two-Family Building	two-story (30-feet)	1.39	N



5. View of buildings along Pleasant Place partially located within the Primary Study Area.



6. View of buildings located entirely within the Primary Study Area along Atlantic Avenue.



7. Looking west along three-story residential buildings along Monaco Place.



8. View of Brookdale Family Center along Eastern Parkway.

25 Monaco Place	1570	5	1,795	2,216	One- and Two-Family Building	two-stories (30-feet)	1.23	N
23 Monaco Place	1570	6	1,795	1,480	One- and Two-Family Building	two-stories (29-feet)	0.82	Y
1883 Eastern Parkway	1570	31	15,763	29,202	Public Facilities & Institutions	one-story (14-feet)	1.85	Y
1871 Eastern Parkway[2]	1570	36	1,440	2,280	Multi-Family Walk-Up Building	three-stories (30-feet)	1.58	N
1869 Eastern Parkway[2]	1570	37	1,422	2,700	Multi-Family Walk-Up Building	three-stories (31-feet)	1.90	N
1867 Eastern Parkway[2]	1570	38	3,338	4,830	Mixed Residential & Commercial Building	Two three-story buildings (32-feet and 30-feet))	1.45	N
2127 Atlantic Avenue	1570	39	1,388	2,675	Multi-Family Walk-Up Building	three-stories (32-feet)	1.93	N
2125 Atlantic Avenue	1570	40	1,350	2,970	Mixed Residential & Commercial Building	three-stories (30-feet)	2.20	N
All Lots within the Streetwall Text Amendment Area								
2312 Atlantic Avenue	1435	36	7,008	5,110	Transportation & Utility	one-story (16-feet)	0.72	Y
2316 Atlantic Avenue[3]	1435	40	2,992	2,992	Transportation & Utility	one-story (18-feet)	1.0	N
2318 Atlantic Avenue[3]	1435	42	2,500	3,650	Mixed Residential & Commercial Building	two-stories (28-feet)	1.46	N
2320 Atlantic Avenue[3]	1435	43	2,500	2,886	Multi-Family Walk-Up Building	three-stories (34-feet)	1.15	N
1860 Eastern Parkway	1436	6	8,000	71,444	Mixed Residential & Commercial Building	ten-stories (104-feet)	8.9	N
2342 Atlantic Avenue	1436	11	4,000	16,495	Multi-Family Elevator Building	five-stories (53-feet)	4.1	Y

Notes: Photo locations keyed to **Figure F-2**.
[1] 2111 Atlantic Avenue is the Applicant-controlled site (Projected Development Site 1).
[2] 1871 Eastern Parkway, 1869 Eastern Parkway, and 1867 Eastern Parkway represent Projected Development Site 2.
[3] 2316 Atlantic Avenue, 2318 Atlantic Avenue, and 2320 Atlantic Avenue represent Projected Development Site 3.

Block Form, Street Pattern, and Street Hierarchy

The primary study area includes portions of four rectangular-shaped blocks with frontage along two wide streets (Atlantic Avenue and Eastern Parkway) and one narrow street (Monaco Place). Atlantic Avenue is a two-way, east-west bound major thoroughfare, running from the East River in the west to Sutphin Boulevard in Jamaica, Queens, in the east. Atlantic Avenue contains six total moving lanes (three east-bound and three west-bound), and on street parking. It is also the only New York City Department of Transportation (DOT) designated east-west through truck route in Brooklyn. As shown in **Figure F-3c, Photo #9**, Atlantic Avenue within the primary study area contains turning bays and a street median with trees.

Eastern Parkway is a two-way, north-south bound roadway, running from Grand Army Plaza in the west to Bushwick Avenue in the east. Eastern Parkway between Grand Army Plaza and Ralph Avenue runs west-east and contains landscaped medians; it is an S/NR-listed historic parkway. Eastern Parkway east of Ralph Avenue is officially known as Eastern Parkway Extension and runs north-south. This section of Eastern Parkway crosses the primary study area. As shown in **Figure F-3c, Photo #10**, Eastern Parkway within the primary study area contains four total moving lanes (two north-bound and two-south bound) and two lanes of parking; it includes a median with street lights, trees, and street signs.



9. Looking east along Atlantic Avenue towards Monaco Place.



10. Looking south along Eastern Parkway north of Atlantic Avenue.



11. Looking south along Monaco Place towards Atlantic Avenue.



12. View of sidewalk along Monaco Place.

Monaco Place is a one-way, north-bound street running from Atlantic Avenue in the south to Herkimer Street in the north. It extends for one block. As shown in **Figure F-3c, Photo #11**, it contains one moving lane and on-street parking along its east and west side. The street is lined with residential uses on both sides.

Streetscape Elements

Streetscape elements along the primary study area's street frontages include several street trees, parking signage, street lamps, and fire hydrants. The sidewalks on Monaco Place are narrow (**Figure F-3c, Photos #12**) and have a width of approximately 13 feet on the west side of the street and a width of approximately 9 feet on the east side of the street, and narrower where street trees abut. The sidewalk along the north side of Atlantic Avenue has far fewer street trees but is also narrow at approximately 13 feet wide. The sidewalk along the west side of Eastern Parkway is wider with a width of approximately 18 feet.

Topography, Natural Features and Open Space

The topography of the primary study area is generally flat. There are no natural features or open spaces within the Project Area.

Secondary Study Area

As discussed above, the secondary study area has been defined as the area within an approximate 400-foot radius of the Project Area. As show in **Figure F-1**, it is generally bound by midblock between Fulton and Herkimer Streets to the north, Sackman Street to the east, Dean Street to the south, and Rockaway Avenue to the west.

Building Bulk, Use, Type, and Arrangement

As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** similar to the primary study area, residential uses are the most prevalent uses throughout the secondary study area followed by mixed-use residential and commercial buildings. Residential uses include attached and detached one- to five-story single- to two-family homes, as well as taller, higher-density six-story and greater multifamily walkup and elevator residential buildings. Higher-density multifamily residential buildings are generally located closer to the avenues, and one- and two-family homes generally characterize the mid-blocks between the avenues.

Most lots are developed and support existing uses but there are some vacant lots. As shown in **Figure F-4**, most buildings within the secondary study area contain fewer than six stories. Higher-density, multi-family residential apartment buildings greater that six stories in height are located south of Atlantic Avenue. Mixed-use residential buildings with ground-floor retail are located primarily along Rockaway Avenue with fewer along Eastern Parkway and Atlantic Avenue (**Figure F-3d, Photo #13**). The highest mixed-use building greater than ten-stories in height is the Atlantic Plaza Towers NYCHA housing complex, which is located immediately southwest of the secondary study area, but visible from Atlantic Avenue and Rockaway Avenue (**Figure F-3d, Photo #14**). Low-rise one- and two-family homes generally characterize the side streets; many have patios, porches, front yards, or small stoops. Rockaway Avenue is an active commercial corridor that also features low-rise commercial uses, like restaurants laundromats, discount stores, and prominent building signage.



13. View along Rockaway Avenue towards commercial and residential buildings.



14. View of Atlantic Plaza Towers from corner of Rockaway Avenue and Atlantic Avenue.



15. Looking east along Atlantic Avenue towards elevated section of Atlantic Avenue.



16. Looking north along sidewalk of Eastern Parkway.



Legend

- Proposed Rezoning Area
- Project Area
- 400-foot Radius
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3

Number of Floors

- 0 stories
- 1-2 stories
- 3-4 stories
- 5-6 stories
- greater than 6 stories

Figure F-4
Number of Stories

There is no uniform built form. Most buildings are oriented to the street, and largely built at the street line, or include shallow-fenced front yards in compliance with the zoning regulations. Various built FARs are scattered throughout the study area, and generally range in between 0.0 and 4.0 with two buildings built to greater FAR (see **Figure F-5**).

Block Form, Street Pattern, and Street Hierarchy

Streets in the study area generally follow a grid pattern alignment. This block form has generally resulted in regular rectangular-shaped lots that vary in size and width. Rockaway Avenue, Eastern Parkway, and Atlantic Avenue are wide two-way streets. Both Eastern Parkway and Atlantic Avenue classified as principal arterials that are heavily trafficked and influence the visual character and urban design of the adjacent area. Eastern Parkway has six-lanes with a raised median that extends north-south and bisects the study area. Atlantic Avenue is also six-lanes with raised median that runs perpendicular to Eastern Parkway and further divides the study area. Atlantic Avenue is elevated east of Eastern Parkway (**Figure F-3d, Photo #15**), but is at-grade from Eastern Parkway west.

Pacific Street, Pleasant Place, Monaco Place, Sherlock Place, and Herkimer Street are one-way streets. Pacific Street is classified as a major collector road. Rockaway Avenue, Eastern Parkway, and Atlantic Avenue are major commercial corridors for the neighborhood. Rockaway Avenue is also a designated local truck route and Atlantic Avenue is a through truck route. All streets generally have on-street parking.

Streetscape Elements

Concrete sidewalks flank all streets in the secondary study area and are generally in good condition. All sidewalks in the secondary study accommodate street lights, street signs, fire hydrants, mail boxes, and street trees, which are generally located at regular intervals. As shown in **Figure F-3d, Photo #16**, the medians on Eastern Parkway and Atlantic Avenue are paved and contain street trees, street lights, and street signs; they also serve as pedestrian medians for those crossing in the crosswalk.

Topography, Natural Features and Open Space

The topography of the secondary study area is generally flat. There are no natural features or publicly accessible open spaces located within the secondary study area.

Visual Resources

Primary Study Area

There are no significant natural or built features, including views of the waterfront, public parks, designated landmark structures or districts, or otherwise distinctive buildings or groups of buildings in the primary study area. However, the State/National Register-eligible (S/NR) P.S/I.S. 155 Nicholas Herkimer School at 1355 Herkimer Street is visible looking north along Monaco Street and along Eastern Parkway. P.S./I.S. 155 is located at the northwest corner of Herkimer Street and Eastern Parkway on an approximately 30,000 sf site with approximately 100 feet of frontage on Herkimer Street. It consists of an approximately 75,000 gsf (2.5 FAR), brick school with five stories that was originally built in 1906. The building is setback from Eastern Parkway with its main entrance on Herkimer Street. As shown in **Figure F-3e, Photo #17**, the Herkimer Street façade can be seen from the southernmost boundary of the



17. Looking north along Atlantic Avenue and Monaco Place towards PS 155.



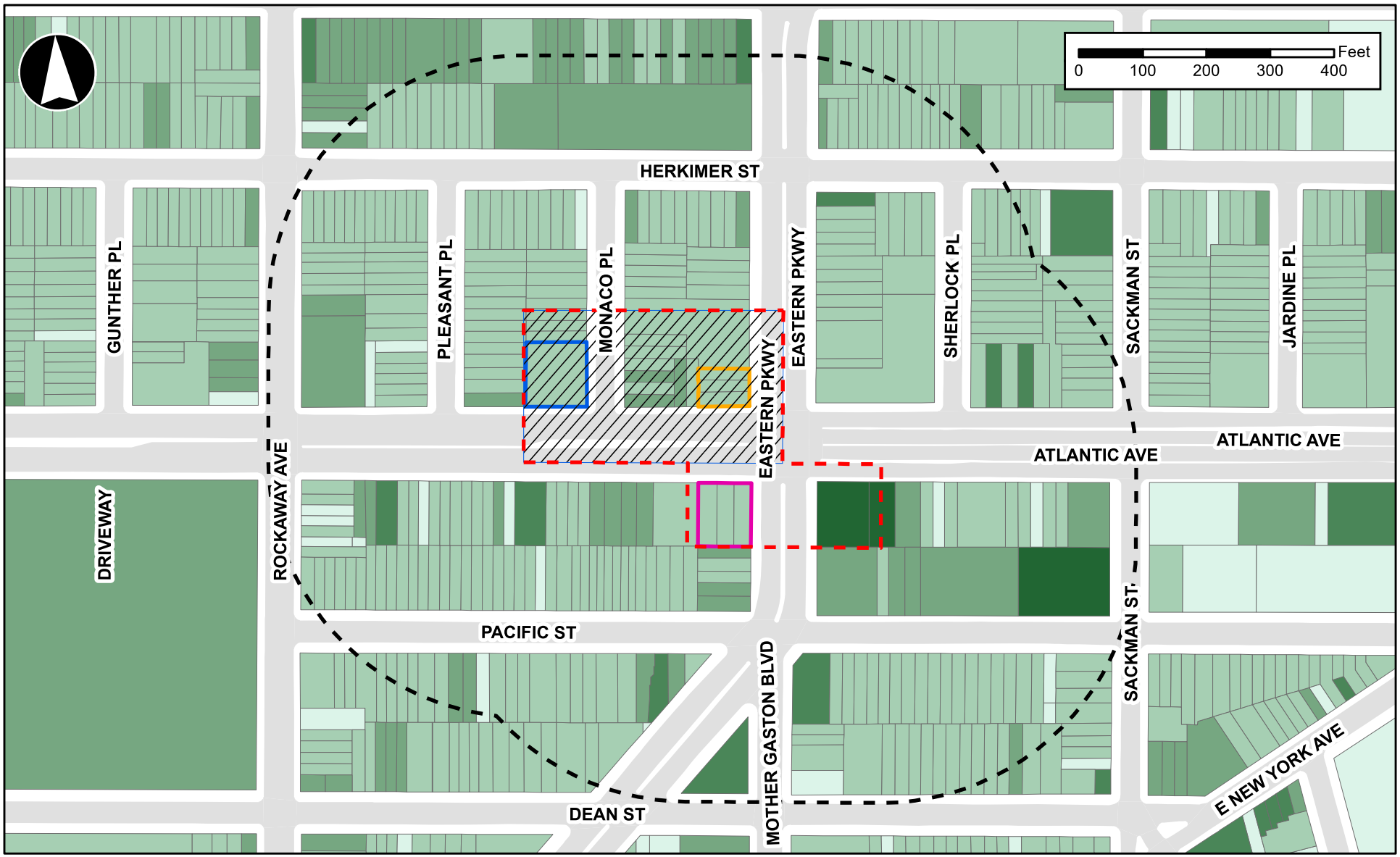
18. View of PS 155 from Eastern Parkway.



19. Looking noth along Eastern Parkway. Callahan-Kelly Park is located on the right.



20. Looking west along Pacific Street towards Atlantic Plaza Towers building located at 216 Rockaway Avenue.



Legend

- Proposed Rezoning Area
- Project Area
- 400-foot Radius
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3

Built FAR

- 0 FAR
- 0.01 - 2.0 FAR
- 2.01 - 3.0 FAR
- 3.01 - 4.0 FAR
- greater than 4.01 FAR

Proposed Rezoning Area along Atlantic Avenue. Views of the school are partially obstructed by street trees and narrow sidewalks on the public street frontages.

Secondary Study Area

As shown in **Figure F-1**, the secondary study area includes the entirety of the S/NR-eligible P.S./I.S. 15 Nicholas Herkimer School. P.S./I.S. 155 Nicholas Herkimer School is visible from public streets within the secondary study area, including Herkimer Street, Eastern Parkway, and Monaco Place (**Figure F-3e, Photo #18**). The school is an architecturally significant example of early 20th century school architecture; the school was constructed in 1906 in response to the expanding school-aged demographic in the early 20th century. Its Beaux Arts style serves as an important visual resource in the surrounding neighborhood.

The tree coverage of Callahan-Kelly Playground is visible from the northern boundary of the secondary study area along Eastern Parkway. The playground, which is bounded by Van Sinderen Avenue to the east, Truxton Street to the north, Fulton Street to the south, and Eastern Parkway to the west, was acquired by New York City in 1938 and named it as a World War I memorial site. The New York City Department of Parks and Recreation (DPR) acquired the land from the City in 1945, with some portions set aside for infrastructure including sewers, subways, and railroads. The park contains both active and passive recreational uses. The entrance to the Broadway Junction subway station is located on the eastern portion of the park along Van Sinderen Avenue as is the NYPD Transit Bureau Transit District 33. As shown in **Figure F-3e, Photo #19**, the western portion of the tree covering of the park is visible from the secondary study area.

Visible to the southwest of the secondary study area from Rockaway Avenue and Atlantic Avenue is Atlantic Plaza Towers. The Atlantic Plaza Towers are a pair of 24-story residential buildings constructed in 1968 and purchased by a private landlord in 2006. The complex has undergone millions of dollars in renovations. The pair of towers contain 718 DUs. There is also 18,000-sf of retail space located in a third, single-story building between the two residential towers, open space, and parking spaces for residents. Both buildings (249 Thomas S Boyland Street and 216 Rockaway Avenue) are visible from the corner of Atlantic Avenue and Rockaway Avenue (**Figure F-3e, Photo #20**). The tower at 216 Rockaway Avenue is visible along the entire Pacific Street corridor on the southern edge of the secondary study area.

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

Primary Study Area

In the absence of the Proposed Actions, no zoning changes would occur in the primary study area. Under the No-Action Condition, north of Atlantic Avenue the existing R5/C2-3 zoning would remain on Blocks 1569 and 1570.

No changes are anticipated for either Projected Development Site 1 or 2, or within the larger Proposed Rezoning Area in absence of the Proposed Actions. Projected Development Site 1 would continue to be occupied by a gas station, and Projected Development Site 2 would continue to accommodate four low-rise buildings with a mixed of residential and commercial uses.

In the future without the Proposed Actions, Projected Development Site 3 is anticipated to be redeveloped pursuant to the site's existing R8/C2-4 zoning. The existing low-rise buildings on Lots 40, 42, and 43 on Block 1435 would be demolished, and an approximately 63,696-gsf mixed-use residential and commercial

building with 14-stories (145 feet tall) would be constructed on the approximately 7,992 sf site. The building would contain 55 DUs , of which approximately 14 DUs would be made permanently affordable under the existing MIH program, and approximately 9,191-gsf of retail space located on a ground floor and cellar level. The No-Action building would comply with the site's R8A zoning and would be constructed at the street line along Atlantic Avenue and Eastern Parkway. There would be no sidewalk widening along Atlantic Avenue. No other development or land use changes would occur in the primary study area.

Secondary Study Area

As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** there are two known No-Action developments anticipated by the 2027 analysis year in the secondary study area, which are expected to add 10 DUs. No significant changes to the secondary study area's urban design character are anticipated. Additionally, no changes to the area's views of historically or architecturally significant buildings, parks and open spaces are anticipated. Any physical changes to buildings in the primary and secondary study areas would comply with designated zoning regulations. Pedestrian activity within the study areas under the No-Action condition is not expected to experience dramatic changes compared to existing conditions.

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

This section describes the effects of the Proposed Actions and associated RWCDS on the urban design and visual resources conditions in the primary and secondary study areas by 2027 and evaluates the potential for the Proposed Actions to result in significant adverse impacts.

In the future with the Proposed Actions, the proposed zoning map and zoning text amendments would be approved and implemented. As such, the Proposed Rezoning Area would be mapped with an R8A contextual zoning district and C2-4 overlay and would be designated as an MIH Area, which would expand the existing R8A/C2-4 MIH district mapped in the remainder the primary study area. The entire primary study area would also be subject to a zoning text amendment that would modify streetwall requirements in R8A districts along Atlantic Avenue to allow streetwall flexibility to facilitate sidewalk widening on Atlantic Avenue.

Under With-Action conditions, the allowable density and building heights would increase in the Proposed Rezoning Area. Residential uses would be permitted up to a maximum 7.2 FAR and community facility use up to 6.5 FAR. The maximum FAR for commercial uses would increase to 2.0. Manufacturing uses would continue to not be permissible. Under the RWCDS, the three projected development sites would have an FAR of 7.2, consistent with the maximum permitted FAR in a R8A/C2-4 district. All three With-Action developments would also have qualifying ground floors, and rise to heights of approximately 145 feet, the maximum allowable under R8A. Consistent with the proposed Streetwall Text Amendment the With-Action building would be setback from Atlantic Avenue to allow sidewalk widening.

As detailed in **Attachment A, "Project Description,"** the Proposed Actions would facilitate new development, including market-rate and affordable residential units and ground-floor commercial space, at the applicant-owned Projected Development Site 1 and at two additional non-applicant owned Projected Development Sites 2 and 3. Under the RWCDS, the three projected development sites would be redeveloped with 14-story buildings, with a combined total of approximately 193,687-gsf of floor area, comprised of up to 199 DUs (51 or 58 affordable under MIH Option 1 or 2) and approximately 16,486-gsf of retail space on the ground floors.

Urban Design

Primary Study Area (Project Area)

New development facilitated by the Proposed Actions would be built on existing blocks, and would not entail any changes to topography, street patterns and hierarchy, or block shapes in the primary study area. The proposed zoning changes would introduce additional density and building height to the north side of Atlantic Avenue, which would be consistent with existing zoning in the southern portion of the primary study area. The Proposed Actions would introduce two new mixed-use residential and commercial buildings with uses, massing and scale that are not permitted under the current zoning as compared to the No-Action condition.

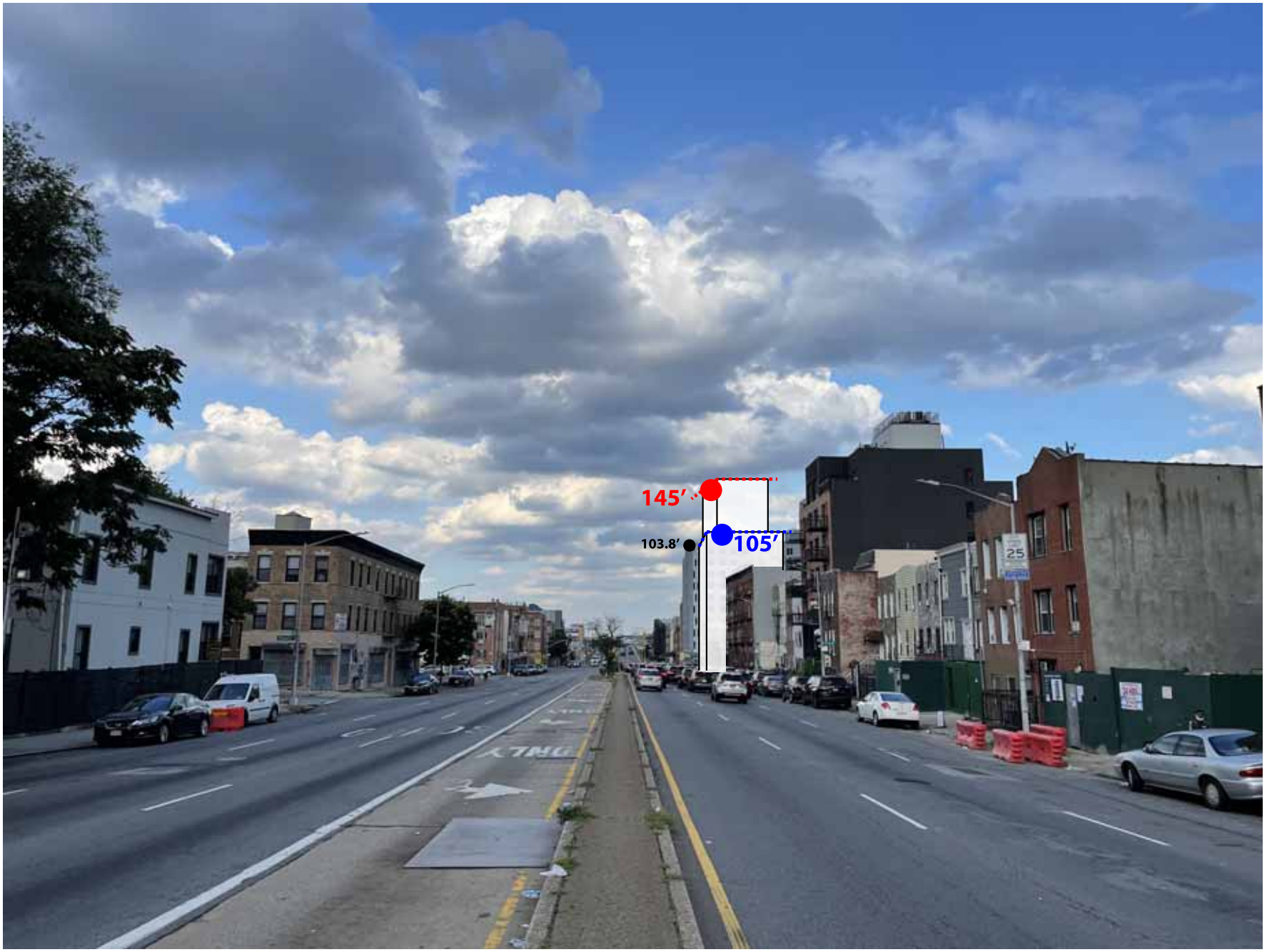
In accordance with the proposed R8A/C2-4 zoning district and proposed streetwall text amendment, the applicant-owned development would be built set back from the street line along Projected Development Site 1's Atlantic Avenue frontage (approximately 95 feet), but build to the street line along the Monaco Place frontage (approximately 98.58 feet) forming strong street wall presence. The sidewalk would also be widened to 20 feet as a result of the Proposed Action, thus the projected development would be set back to allow for the street to widen. The With-Action building would have a maximum height of approximately 145 feet with a base height of 105 feet on Atlantic Avenue and a base height of 61.4 feet adjacent to the R5 district in compliance with zoning, introducing new height to the existing scale of Atlantic Avenue and Monaco Place. Most of the ground floor would be occupied by "qualifying" local retail space and residential uses would occupy the floors above.

As discussed above, as a RWCDS, it is expected that the existing gas station on the Applicant-owned Lot 35 would be redeveloped as Projected Development Site 1 in accordance with the proposed R8A/C2-4 zoning district, MIH Area, and streetwall regulations. Projected Development Site 1 would be redeveloped to the maximum permitted FAR of 7.2 under the proposed zoning with an approximately 80,732-gsf mixed-use residential and commercial building with ground-floor retail space and residential located above. As Projected Development Site 1 comprises less than 10,000-sf, accessory parking requirements for residential uses would be waived pursuant to ZR Section 25-242.

The proposed actions would also facilitate the development of Projected Development Site 2 and 3. It is expected the existing residential and mixed-use residential and commercial buildings on Lots 36, 37, and 38 would be redeveloped as Projected Development Site 2 in accordance with the proposed actions outlined above. Projected Development Site 2 would be redeveloped to the maximum permitted FAR of 7.2 under the proposed zoning with an approximately 49,259-gsf mixed-use residential and commercial building with ground-floor retail and residential units located above. Off-street parking is waived pursuant to ZR Sections 25-242, as the site is less than 10,000-sf.

Block 1435, Lots 40, 42, and 43 are also expected to be redeveloped as Projected Development Site 3 in accordance with the proposed actions. Projected Development Sire 3 would be redeveloped to the maximum permitted FAR of 7.2 under the proposed zoning with an approximately 63,696-gsf mixed use residential and commercial building with ground floor retail and residential units on the floors above. Off-street parking is waived pursuant to ZR Sections 25-242, as the site is less than 10,000-sf.

The proposed actions and subsequent RWCDS would further enhance the pedestrian environment and enliven the streetscape with the introduction of residents and active ground floor uses along Atlantic Avenue. As shown in **Figures F-6a and F-6b**, the proposed actions would not drastically alter the urban design character of the primary study area. The RWCDS would replace a gas station (Projected Development Site 1), two residential and two mixed-use residential and commercial buildings (Projected



*For illustrative purposes

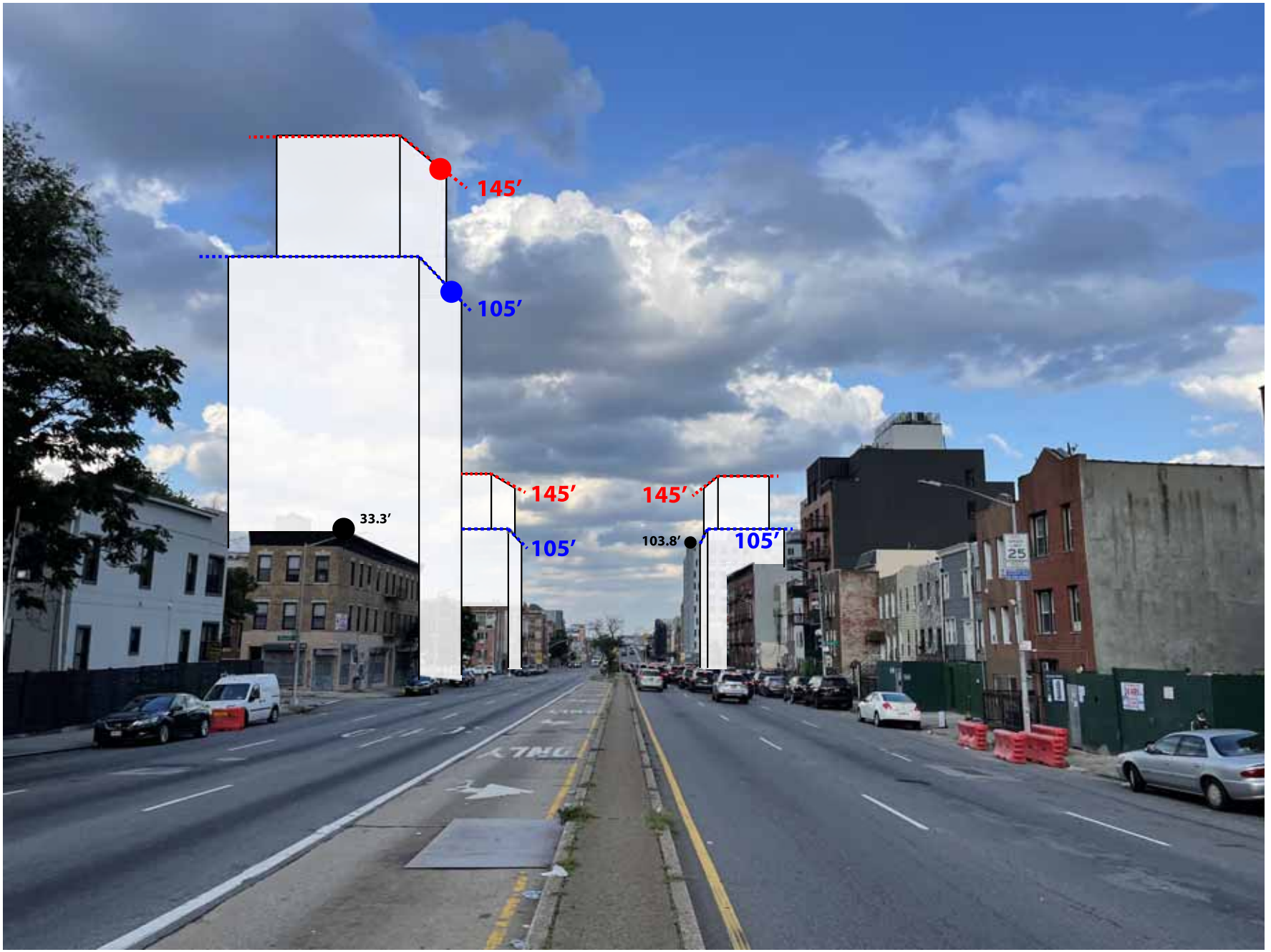
Maximum Permitted Base Height (105′)

Maximum Permitted Building Height (145′)

Neighboring Building Height

Proposed Base Height

Proposed Building Height



*For illustrative purposes

Maximum Permitted Base Height (105′)

Maximum Permitted Building Height (145′)

Neighboring Building Height

Proposed Base Height

Proposed Building Height

Development Site 2) and two residential buildings and one auto service shop with three mid-rise mixed-use residential and commercial buildings. With maximum building heights of 145 feet and building square footages of 80,732-gsf, 49,259, and 63,696-gsf, respectively, the height and bulk of the RWCDS With-Action buildings would be taller and larger than the buildings surrounding the primary study area, which do not exceed 10 stories (see **Figure F-4**). The increased scale, both in terms of bulk and height, would be a notable change from the pedestrian's perspective to the appearance and character of the development site compared to the No-Action condition.

Compared to the future without the proposed actions, in the future with the proposed actions, the visual appearance of the pedestrian experience of the projected developments would change as three 14-story buildings would replace a gas station (Projected Development Site 1), residential and mixed-used residential and local retail (Projected Development Site 2), as well as an auto service shop and residential buildings (Projected Development Site 3). However, this change would not meet the 2021 *CEQR Technical Manual* threshold for a significant adverse urban design impact in that it would not alter the arrangement, appearance, or functionality of the projected development sites such that the alteration would negatively affect a pedestrian's experience of the area.

Secondary Study Area

As the Proposed Actions are site-specific, they would not result in any changes in the urban design in the secondary study area. New development facilitated by the Proposed Actions would be limited to three development sites within the primary study area. The Proposed Actions would not alter any street patterns, street hierarchies, block forms, building uses, and bulk regulations in the secondary study area.

The proposed R8A/C2-4 zoning district on the north side of Atlantic Avenue would be an extension to the existing R8A/C2-4 district on the south side of Atlantic Avenue centered on Eastern Parkway. Consistent with the existing R8A/C2-4, the proposed zoning map change would establish a contextual district governed by Quality Housing bulk regulations, which encourages high lot coverage buildings set at or near the street line with height limits and setbacks. The proposed Streetwall Zoning Text Amendment would… While the With-Action RWCDS buildings would represent a departure from the urban design character of the secondary study area in terms of height and bulk, it would be consistent with study area buildings' land uses, including active ground floors uses, and building placement and orientation along the property line. The Applicant believe that the With-Action development would reinforce the existing development pattern with the study area.

The proposed zoning changes are intended to facilitate development that would be appropriate for a transit accessible area along a major thoroughfare. Additionally, the Proposed Actions would facilitate the construction of new buildings that would be in keeping with and reinforcing the largely mixed-use character of Atlantic Avenue. The With-Action developments would promote and reaffirm a live-work neighborhood by balancing the preservation of neighborhood scale and allotting an increase in density with the opportunity to increase mixed-income housing. While the Proposed Actions would permit increased level of density that is higher than other buildings in the surrounding area, the newly permitted density would be located along three wide streets. The ground floor commercial uses are also expected to enhance the pedestrian realm making the surrounding area more inviting to pedestrians.

The With-Action developments would introduce strong streetwalls along Atlantic Avenue that would be consistent with surrounding development. With a maximum building height of 145 feet, the upper floors of the building would be visible from surrounding streets. As described previously, the surrounding area

supports a mix of building types, scales and heights, including low-rise two- to three-story residential buildings, single-story commercial buildings, and four- to six-story multifamily apartment buildings. While the With-Action developments would be taller than the existing structures in the secondary study area, the building is located on Atlantic Avenue, a busy corridor to allow for more traffic and building scale increases. Therefore, the scale of future development would be appropriate for the scale of the streets adjacent to the development sites and study area. As such, the proposed actions are not expected to result in any significant adverse impacts to urban design in the study area surrounding the Project Area, nor would they result in significant adverse impacts to the experience of the pedestrian.

Visual Resources

As discussed above, the primary study area does not contain any visual resources, and this is not expected to change in the future with the Proposed Actions. Under the RWCDS, all three projected development sites are expected to accommodate mixed-use residential and commercial buildings that could rise to a maximum height of up to 14-stories or 145 feet in height under With-Action conditions. As such, no view corridors of significant visual resources would be obstructed as a result of the height and density increase in the Proposed Rezoning Area, nor the street wall modifications under the proposed Streetwall Zoning Text Amendment. Under the With-Action condition, public views of P.S. 155 Nicholas Herkimer school along Monaco Place and Eastern Parkway would be maintained and visual corridors are not expected to change under the Proposed Actions. All new development would occur within an existing block on underutilized sites.

All new development would comply with existing and proposed R8A contextual zoning regulations and are expected to further define view corridors in the secondary study area. The With-Action development would replace a gas station at Projected Development Site 1 with a new predominantly residential development that would be constructed along the street line on Monaco Place. No changes to visual resources are expected as a result of the Proposed Actions. There are no views to the waterfront, and view corridors would be maintained.

In summary, the Proposed Actions and RWCDS would not change urban design features such that the context of natural or built features would be adversely altered, nor would they partially or fully block any significant public views to a visual resource. Therefore, the Proposed Actions would not result in significant adverse impacts to study area visual resources.

ATTACHMENT G

NOISE

I. INTRODUCTION

This attachment assesses the potential for the Proposed Actions and associated reasonable worst-case development scenario (RWCDS) to result in significant adverse noise impacts. The Applicant is seeking several discretionary actions (the "Proposed Actions") to facilitate the development of a mixed-use residential and commercial building at 2111 Atlantic Avenue ("Projected Development Site 1") in the Ocean Hill neighborhood of Brooklyn Community District (CD) 16. As described in **Attachment A, "Project Description,"** the Proposed Actions include zoning changes that would affect portions of two blocks (part of Blocks 1569 and 1570) on the north side of Atlantic Avenue between Pleasant Place and Eastern Parkway and would map a Mandatory Inclusionary Housing (MIH) R8A district with a C2-4 commercial overlay, as well as eliminate an existing C2-3. Additionally, the Proposed Actions would include a zoning text amendment that would involve a street-wall text amendment that would affect the proposed R8A/C2-4 district and adjacent, existing R8A/C2-4 district to the southeast, which includes portions of two additional blocks bounded by Atlantic Avenue to the north and extends south from Atlantic Avenue at a depth of 100 feet and east and west from Eastern Parkway at depths of 100 feet (collectively, the "Project Area"). Under the With-Action reasonable worst-case development scenario (RWCDS), Projected Development Site 1 would be improved with a mixed-use building containing approximately 81 dwelling units (DUs), of which 21 or 25 DUs (25 or 30 percent) are expected to be affordable under MIH Option 1 or 2, and 3,730 gsf of commercial uses. The RWCDS also assumes the development of two non-Applicant controlled sites. Projected Development Site 2 (Block 1570, Lots 36-38) would be improved with approximately 54 DUS, of which approximately 14 or 17 DUs would be affordable, and 3,565 gsf of ground floor local retail uses. Projected Development Site 3 (Block 1435, Lots 40, 42, and 43) would be improved with approximately 64 DUs, of which approximately 16 DUs would be made affordable, and 9,191 gsf of ground floor local retail uses.

As discussed in **Attachment B, "Supplemental Screening,"** the Proposed Actions would introduce new sensitive uses on Projected Development Sites 1, 2, and 3. As the Proposed Actions would introduce new noise-sensitive uses within the Project Area, an analysis was conducted to determine the level of building attenuation required to ensure that future interior noise levels would satisfy applicable noise criteria. Based on a field survey of land uses in the area, it was determined that no stationary noise sources contribute significantly to noise levels in the surrounding area, and a stationary source noise analysis was not warranted.

II. NOISE FUNDAMENTALS

Quantitative information on the effects of airborne noise on people is well documented. If sufficiently loud, noise may adversely affect people in several ways. For example, noise may interfere with human activities such as sleep, speech communication, and tasks requiring concentration or coordination. It may also cause annoyance, hearing damage, and other physiological problems. Although it is possible to study these effects on people on an average or statistical basis, it must be remembered that all the stated effects of noise on people vary greatly with the individual. Several noise scales and rating methods are used to

quantify the effects of noise on people. These scales and methods consider factors such as loudness, duration, time of occurrence, and changes in noise level with time.

"A"-Weighted Sound Level (dBA)

Noise is typically expressed in units called decibels (dB), which are ten times the logarithm of the ratio of the sound pressure squared to a standard reference pressure squared. Because loudness is important in the assessment of the effects of noise on people, the dependence of loudness on frequency must be taken into account in the noise scale used in environmental assessments. Frequency is the rate at which sound waves fluctuate in a cycle over a given quantity of time, and is measured in Hertz (Hz), where 1 Hz equals 1 cycle per second. Frequency defines sound in terms of pitch components. In the measurement system, one of the simplified scales that accounts for the dependence of perceived loudness on frequency is the use of a weighting network - known as A-weighting - that simulates the response of the human ear. For most noise assessments, the A-weighted sound pressure level in units of dBA is used due to its widespread recognition and its close correlation to perception. In this analysis, all measured noise levels are reported in dBA or A-weighted decibels. Common noise levels in dBA are shown in **Table G-1**.

Table G-1: Common Noise Levels

Sound Source	(dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Soft Whisper at 5 meters	30
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0

Source: *2021 CEQR Technical Manual* / Cowan, James P., Handbook of Environmental Acoustics. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.

Note: A 10 dBA increase appears to double the loudness, and a 10 dBA decrease appears to halve the apparent loudness.

Community Response to Changes in Noise Levels

Table G-2 shows the average ability of an individual to perceive changes in noise. Generally, changes in noise levels less than 3 dBA are barely perceptible to most listeners. However, as illustrated in **Table G-2**, 5 dBA changes are readily noticeable. Ten dBA changes are normally perceived as doublings (or halvings) of noise levels. These guidelines permit direct estimation of an individual's probable perception of changes in noise levels.

Table G-2: Average Ability to Perceive Changes in Noise Levels

Change (dBA)	Human Perception of Sound
2-3	Barely perceptible

5	Readily noticeable
10	A doubling or halving of the loudness of sound
20	A dramatic change
40	Difference between a faintly audible sound and a very loud sound

Source: Bolt Beranek and Neuman, Inc., Fundamentals and Abatement of Highway Traffic Noise, Report No. PB-222-703. Prepared for Federal Highway Administration, June 1973.

Noise Descriptors Used in Impact Assessment

Because the sound pressure level unit, dBA, describes a noise level at just one moment, and very few noises are constant, other ways of describing noise over extended periods have been developed. One way of describing fluctuating sound is to describe the fluctuating noise heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level", L_{eq}, can be computed. L_{eq} is the constant sound level that, in a given situation and time period (e.g., 1 hour, denoted by $L_{eq(1)}$, or 24 hours, denoted as $L_{eq(24)}$), conveys the same sound-energy as the actual time-varying sound. Statistical sound level descriptors such as L_1, L_{10}, L_{50}, L_{90}, and L_x, are sometimes used to indicate noise levels that are exceeded 1, 10, 50, 90 and x percent of the time, respectively. Discrete event peak levels are given as L_1 levels. L_{eq} is used in the prediction of future noise levels, by adding the contributions from new sources of noise (i.e., increases in traffic volumes) to the existing levels and in relating annoyance to increases in noise levels.

The one-hour equivalent continuous noise level ($L_{eq\ (1h)}$ in dBA), the tenth percentile level L_{10} and the day-night average sound level L_{dn} were selected as the noise descriptors for the purposes of this analysis. Hourly statistical noise levels (particularly L_{10} and L_{eq} levels) were used to characterize the relevant noise sources and their relative importance at each receptor location.

Applicable Noise Codes and CEQR Impact Criteria

New York City Noise Code

The New York City Noise Control Code, amended in December 2005, contains prohibitions regarding unreasonable noise and specific noise standards, including plainly audible criteria for specific noise sources. In addition, the amended code specifies that no sound source operating in connection with any commercial or business enterprise may exceed the decibel levels in the designated octave bands at specified receiving properties. The New York City Department of Environmental Protection (DEP) has set external noise exposure standards based on L_{10} noise levels. These standards are shown on the following page in **Table G-3**.

Noise Exposure is classified into four categories: acceptable, marginally acceptable, marginally unacceptable, and clearly unacceptable. The *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise level. Recommended noise attenuation values for building facades are designed to maintain interior noise levels of 45 dBA or lower for residential and community facility uses and 50 dBA or lower for commercial uses and are determined based on exterior L_{10} noise levels. The standards shown are based on maintaining an interior noise level for the worst-case hour L_{10} of less than or equal to 45 dBA. Attenuation requirements are shown in **Table G-4**.

Table G-3: Noise Exposure Guidance for Use in City Environmental Impact Review

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

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

Notes: In addition, any new activity shall comply with the Impact Thresholds detailed in Section 410 of Chapter 19, "Noise," of the *2021 CEQR Technical Manual*.

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

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

[3] One may use the FAA-approved L_{dn} contours supplied by the Port Authority, or the noise contours may be computed from the federally approved INM Computer Model using flight data supplied by the Port Authority of New York and New Jersey.

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

Table G-4: Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	70<L_{10}≤73	73<L_{10}≤76	76<L_{10}≤78	78<L_{10}≤80	80<L_{10}
Aircraft [A]	65<DNL≤68	68<DNL≤71	71<DNL≤73	73<DNL≤75	75<DNL
Train	65<L_{dn}≤68	68<L_{dn}≤71	71<L_{dn}≤73	73<L_{dn}≤75	75<L_{dn}
Attenuation [B]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	See [c]

Note: [A] DNL descriptor based on average values of Ldn over a year period.

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

[C] The required attenuation value is the difference between L_{build} and $L_{interior}$, using the appropriate noise descriptor, where:
L_{build} is the projected noise level under the With-Action condition rounded up to the whole number
$L_{interior}$ is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)

Source: New York City Department of Environmental Protection / 2021 *CEQR Technical Manual*

III. NOISE PREDICTION METHODOLOGY

Proportional Modeling

Proportional modeling was used to determine future No-Action and With-Action noise levels at the receptor locations adjacent to the Project Area, as discussed in more detail below. Proportional modeling is one of the techniques recommended in the 2021 *City Environmental Quality Review (CEQR) Technical Manual* for mobile source analysis.

Using this technique, the prediction of future noise levels (where traffic is the dominant noise source) is based on a calculation using measured existing noise levels and predicted changes in traffic volumes to determine future No-Action and With-Action noise levels. Vehicular traffic volumes (counted during the noise recording), are converted into PCE values, for which one medium-duty truck (i.e., vehicles with two axles and six tires) is assumed to generate the noise equivalent of thirteen cars, one heavy-duty truck (i.e., cargo vehicles with three or more axles) is assumed to generate the noise equivalent of 47 cars, and one bus (vehicles designed to carry more than nine passengers) is assumed to generate the noise equivalent of eighteen cars. Future noise levels are calculated using the following equation:

FNA NL =10 log (NA PCE/E PCE) + E NL

where:

FNA NL = Future No-Action Noise Level
NA PCE = No-Action PCEs
E PCE = Existing PCEs
E NL = Existing Noise Level

Sound levels are measured in decibels and therefore increase logarithmically with sound source strength. In this case, the sound source is traffic volumes measured in PCEs. For example, assume that traffic is the dominant noise source at a particular location. If the existing traffic volume on a street is 100 PCEs and if the future traffic volumes were increased by 50 PCEs to a total of 150 PCEs, the noise level would increase by 1.8 dBA. Similarly, if the future traffic were increased by 100 PCEs, or doubled to a total of 200 PCEs, the noise level would increase by 3.0 dBA.

To calculate the No-Action noise levels, an annual background growth rate of 0.5 percent for the 2027 Build or Analysis year was applied to the PCE noise values based on counted vehicles.[1] In order to obtain the necessary With-Action PCE values to calculate the With-Action noise levels, a trip generation and vehicle trip assignments were prepared based on the projected amount of incremental residential and local retail space generated by the 2027 With-Action development, utilizing existing modal split data for the census tracts within which the Project Area is located.[2] This trip generation with the 2027 With-Action traffic increment assignments was converted into PCE values and added to the calculated No-Action PCE values for each of the analyzed peak hours.

[1] The background growth rate is based on information provided in Table 16-4 of the 2021 *CEQR Technical Manual.*

[2] Based on 2016-2020 *American Community Survey (ACS) Means of Transportation to Work Table* & AASHTO CTPP Peak Hour Reverse Journey to Work 5-Year data for Kings County census tracts 365.01, 365.02, 367, and 369.

IV. EXISTING CONDITIONS

As shown in **Figure G-1**, the Project Area encompasses portions of four blocks in the Ocean Hill, Brooklyn. The Applicant-owned Projected Development Site 1 has approximately 95 feet of frontage along Atlantic Avenue to the south and approximately 99 feet of frontage along Monaco Place to the east, whereas the non-Applicant-owned Projected Development Site 2 has approximately 80 feet of frontage along Atlantic Avenue to the south and approximately 57 feet of frontage along Eastern Parkway to the east, and Projected Development Site 3 has approximately 80 feet of frontage along Atlantic Avenue to the north and approximately 100 feet of frontage along Eastern Parkway to the east. Atlantic Avenue is a major two-way, 120-foot wide east-west bound street that bisects the Project Area. Eastern Parkway is a major two-way, 110-feet wide north-south bound street that also bisects the Project Area. Monaco Place is a one way, 60-foot wide north-bound local.

Selection of Noise Receptor Locations

As discussed above, local traffic is the dominant source of noise near the Project Area. The noise receptor locations were selected to represent noise levels along the frontages of Projected Development Sites 1 and 2, which would be rezoned as part of the Proposed Actions. As such, receptor locations were placed along Atlantic Avenue, Monaco Place, and Eastern Parkway. Noise monitoring was not conducted for the frontages facing Projected Development Site 3, since thissite has an existing (E) designation for noise (E-400), which was established as a result of the 1860 Eastern Parkway Rezoning (ULURP Nos. 170142ZMK, 170143ZRK; CEQR No. 17DCP068K) that will require noise attenuation measures.[3] The assumption was made that all windows on all frontages of the buildings would be operable. The selected receptor locations in the Project Area, which are adjacent to the area to be rezoned ("Proposed Rezoning Area") are presented in **Table G-5** and shown in **Figure G-1**.

TABLE G-5: Noise Receptor Locations

Receptor Location/Map Number	Duration	Monitoring Location
1	20 minutes	Projected Development Site 1's southern frontage (on the north side of Atlantic Avenue approximately 50 feet west from Monaco Place)
2	20 minutes	Projected Development Site 1's eastern frontage (on the west side of Monaco Place approximately 50 feet north from Atlantic Avenue)
3	20 minutes	Projected Development Site 2's eastern frontage (on the western side of Eastern Parkway approximately 30 feet north of Atlantic Avenue)

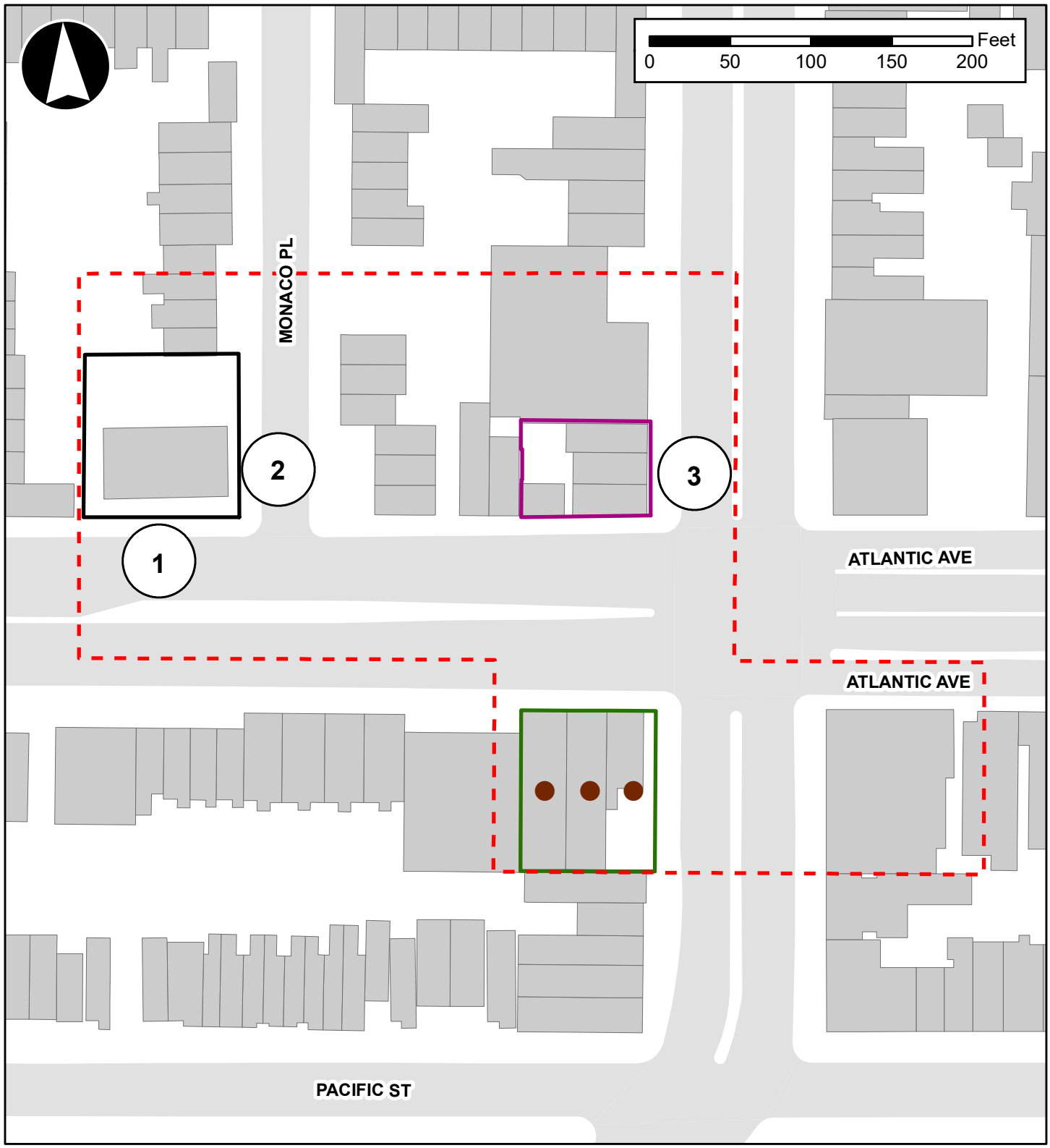
Note: As Projected Development Site 3 has an (E) designation in place for noise, noise monitoring was not conducted on its street frontages as it will have to comply with the (E) designation (E-400).

Noise Monitoring

At each of the receptor locations, 20-minute spot measurements of existing noise levels were conducted for three noise analysis time periods - weekday AM peak hour (8:00AM to 9:00AM), weekday midday (MD) peak hour (12:00PM to 1:00PM), and weekday PM peak hour (5:00PM to 6:00PM). Additional noise measurements were performed at all three locations during the school dismissal/bus departure (School PM)peak period (2:30PM to 3:30PM), as P.S./I.S 155 is located less than 300 feet to the north of the Project Area on the corner of Eastern Parkway and Herkimer Street. Noise monitoring was conducted during the

[3] Pursuant to the existing (E) designation (E-400) on Projected Development Site 3, any future residential uses must provide a closed window condition with a minimum of 33 dBA window/wall attenuation in order to maintain an interior noise level of 45 dBA.

Figure G-1
Noise Monitor Locations



School PM weekday peak period in order to determine the noise levels emanating from vehicles along the bounding streets. If noise levels measured during the School PM weekday peak period at these locations were greater than those during the AM, midday, and PM weekday peak periods, they would supersede those values and be used in their place to determine building attenuation requirements. Noise monitoring was performed on Tuesday, May 24th, 2022. On May 24th, the weather was cloudy high temperature of 64°F and average wind speed of ten miles per hour.

Equipment Used During Noise Monitoring

The instrumentation used for the measurements was a Brüel & Kjær Type 4189 ½-inch microphone connected to a Brüel & Kjær Model 2250 Type 1 (as defined by the American National Standards Institute) sound level meter. This assembly was mounted at a height of 5 feet above the ground surface on a tripod and at least 6 feet away from any sound-reflecting surfaces to avoid major interference with source sound level that is being measured. The meter was calibrated before and after readings with a Brüel & Kjær Type 4231 sound-level calibrator using the appropriate adaptor. Measurements at the receptor locations were made on the A-scale (dBA). The data were digitally recorded by the sound level meter and displayed at the end of the measurement period in units of dBA. Measured quantities included L_{eq}, L_1, L_{10}, L_{50}, and L_{90}. A windscreen was used during all sound measurements except for calibration. Only traffic-related noise was measured; noise from other sources (e.g., emergency sirens, irregular aircraft flyovers, etc.) was excluded from the measured noise levels. Weather conditions were noted to ensure a true reading as follows: wind speed under 12 mph; relative humidity under 90 percent; and temperature above 14°F and below 122°F (pursuant to ANSI Standard S1.13-2005).

Existing Noise Levels at the Noise Receptor Locations

Measured Noise Levels

The noise monitoring results are shown in **Table G-6**. Area traffic was the dominant source of noise at all three receptor locations. The existing noise levels reflect the moderate level of vehicular activity on the roadways adjacent to the Project Area, with the highest existing noise levels observed at receptor location 3 during the School PM monitoring period.

As shown in **Table G-6**, the highest L_{10} value was recorded in the School PM peak hour (78.05 dBA), which was recorded at receptor location 3, placing this receptor location in the "Marginally Unacceptable (IV)" CEQR Noise Exposure category pursuant to the guidance of the *CEQR Technical Manual*. At receptor location 1, the highest L_{10} value was recorded in the midday peak hour (76.20 dBA), placing this receptor location in the "Marginally Unacceptable (III)" CEQR Noise Exposure category. At receptor location 2, the highest L_{10} value was recorded in the AM peak hour (66.84 dBA), placing this receptor location in the "Marginally Acceptable" CEQR Noise Exposure category.

Table G-6: Existing Noise Levels (in dBA) at the Monitoring Locations

Receptor Location	Time	L_{eq}	L_{max}	L_{min}	L_1	L_{10}[2]	L_{50}	L_{90}	CEQR Noise Exposure Category
1	AM	71.75	90.31	58.07	82.35	73.66	67.64	63.20	Marginally Unacceptable (III)
	MD	73.12	89.43	56.00	84.33	**76.20**	67.69	59.48	
	SC PM	75.11	96.44	56.34	86.84	73.31	67.57	60.20	
	PM	70.47	85.37	55.47	80.63	73.13	68.25	62.04	
2	AM	66.49	90.57	51.99	74.97	**66.84**	62.33	54.91	Marginally Acceptable[3]
	MD	66.89	91.26	51.95	74.22	65.19	59.81	54.68	
	SC PM	62.93	76.93	54.05	72.00	66.02	60.31	56.05	
	PM	67.01	87.92	53.90	78.96	66.00	60.90	57.35	
3	AM	74.27	93.03	60.79	84.66	76.13	70.53	66.11	Marginally Unacceptable (IV)
	MD	72.47	88.78	58.45	82.41	75.00	69.69	64.44	
	SC PM	75.81	91.83	58.92	87.52	**78.05**	70.98	66.41	
	PM	71.61	86.28	60.79	82.08	73.82	68.99	65.39	

Notes: Field measurements were performed by Philip Habib & Associates on May 24, 2022.
[1] Refer to **Figure G-1** for noise monitoring receptor location.
[2] The highest L_{10} noise levels at each monitoring location are shown in **bold**.
[3] As the highest existing L_{eq} noise levels at Receptor Location 2 (67.01 dBA) during the weekday PM peak period exceeds that of the corresponding highest existing L_{10} noise level (66.84 dBA during the weekday AM peak period), the higher L_{eq} noise levels were used in place of the highest L_{10} noise levels to determine the appropriate CEQR Noise Exposure category, and thus, any relevant noise attenuation requirements.

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

Using the methodology described in Section III, "Noise Prediction Methodology," future noise levels in the No-Action condition were calculated for the analysis periods for the 2027 Build year. **Table G-7** shows the measured existing noise levels, as well as the No-Action PCE values and the No-Action noise levels at the receptor location.

Table G-7: Future 2027 No-Action Noise Levels and Total PCE Values at Receptor Locations (in dBA)

Receptor Location	Time	Existing PCEs	No-Action PCEs	Existing L_{eq}	No-Action L_{eq}	Change[1]	No-Action L_{10}[2]	CEQR Noise Exposure Category
1	AM	5,037	5,164	71.75	71.86	0.11	73.77	Marginally Unacceptable (III)
	MD	4,491	4,604	73.12	73.23	0.11	**76.31**	
	SC PM	4,266	4,374	75.11	75.22	0.11	73.42	
	PM	4,389	4,500	70.47	70.58	0.11	73.24	
2	AM	24	25	66.49	66.60	0.11	**66.95**	Marginally Acceptable[3]
	MD	9	9	62.93	63.04	0.11	66.13	
	SC PM	51	52	62.93	63.04	0.11	62.03	
	PM	12	12	67.01	67.12	0.11	66.11	
3	AM	1,959	2,008	74.27	74.38	0.11	76.24	Marginally Unacceptable (IV)
	MD	1,674	1,716	72.47	72.58	0.11	75.11	
	SC PM	1,941	1,990	75.81	75.92	0.11	**78.16**	
	PM	1,437	1,473	71.61	71.72	0.11	73.93	

Notes: All PCE and noise value are shown for a weekday.
[1] No-Action Leq - Existing Leq
[2] The highest L_{10} noise levels at each monitoring location are shown in **bold**.
[3] As the highest No-Action L_{eq} noise levels at Receptor Location 2 (67.12 dBA) during the weekday PM peak period exceeds that of the corresponding highest No-Action L_{10} noise level (66.95 dBA during the weekday AM peak period), the higher L_{eq} noise levels were used in place of the highest L_{10} noise levels to determine the appropriate CEQR Noise Exposure category, and thus, any relevant noise attenuation requirements.

Comparing future No-Action noise levels with existing noise levels, the increases in L_{eq} noise levels would be approximately 0.11 dBA. Increases of this magnitude would be barely perceptible. The projected No-Action L_{10} noise levels would remain in the same respective CEQR Noise Exposure categories as under existing conditions for all three receptor locations.

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

Using the methodology described in Section III, "Noise Prediction Methodology," future noise levels in the With-Action condition were calculated for the analysis periods at each of the receptor locations for the 2027 Build year.

As shown in **Table G-8**, after accounting for additional traffic introduced by the Proposed Actions, the maximum projected L_{10} noise level in the With-Action condition would be 78.18 dBA during the School PM peak hour at receptor location 3. At receptor location 1, the highest predicted L_{10} noise levels would be 76.32 dBA during the midday peak period, and therefore would remain under the "Marginally Unacceptable (III)" CEQR Noise Exposure category, as under existing and No-Action conditions. At receptor location 2, the highest predicted L_{10} noise levels would be 66.95 dBA, and therefore would remain under the "Marginally Acceptable" CEQR Noise Exposure category, as under existing and No-Action conditions. At receptor location 3, the highest predicted L_{10} noise levels would be 78.18 dBA, and therefore would remain under the "Marginally Unacceptable (IV)" CEQR Noise Exposure category, as under existing and No-Action conditions.

Table G-8: Future With-Action Noise Levels and Total PCE Values at Receptor Locations (in dBA)

Receptor Location	Time	With-Action PCEs	No-Action L_{eq}	With-Action L_{eq}	Change[1]	With-Action L_{10}[2]	CEQR Noise Exposure Category
1	AM	5,172	71.86	71.87	0.01	73.78	Marginally Unacceptable (III)
	MD	4,614	73.23	73.24	0.01	**76.32**	
	SC PM	4,387	75.22	75.23	0.01	73.43	
	PM	4,513	70.58	70.59	0.01	73.25	
2	AM	25	66.60	66.60	0.00	**66.95**	Marginally Acceptable[3]
	MD	9	63.04	63.04	0.00	66.13	
	SC PM	52	63.04	63.04	0.00	62.03	
	PM	12	67.12	67.12	0.00	66.11	
3	AM	2,013	74.38	74.39	0.01	76.25	Marginally Unacceptable (IV)
	MD	1,724	72.58	72.60	0.02	75.13	
	SC PM	1,999	75.92	75.94	0.02	**78.18**	
	PM	1,482	71.72	71.74	0.03	73.95	

Notes: All PCE and noise value are shown for a weekday.

[1] With-Action Leq – No-Action Leq

[2] The highest L_{10} noise levels at each monitoring location are shown in **bold**.

[3] As the highest With-Action L_{eq} noise levels at Receptor Location 2 (67.12 dBA) during the weekday PM peak period exceeds that of the corresponding highest With-Action L_{10} noise level (66.95 dBA during the weekday AM peak period), the higher L_{eq} noise levels were used in place of the highest L_{10} noise levels to determine the appropriate CEQR Noise Exposure category, and thus, any relevant noise attenuation requirements.

VII. ATTENUATION REQUIREMENTS

As shown above in **Table G-4**, the *CEQR Technical Manual* has set noise attenuation requirements for buildings based on exterior noise levels. Recommended noise attenuation values for buildings are designed to maintain a maximum interior noise level of 45 dBA or lower for residential and community facility uses and 50 dBA or lower for commercial office uses, and are determined based on exterior L_{10} noise levels. Additional attenuation measures would be required at the site wherever exterior noise levels exceed 70 dBA. As the maximum exterior L_{10} noise levels would be above 70 dBA at receptor locations 1 (Atlantic Avenue) and 3 (Eastern Parkway) under the With-Action condition, attenuation would be required to ensure an interior noise level of 45 dBA or lower for residential and community facility uses and 50 dBA or lower for commercial uses. Attenuation would be enforced through the placement of an (E)-Designation on Projected Development Sites 1 and 2 (refer to **Figure G-2**).

The E-Designation text would read:

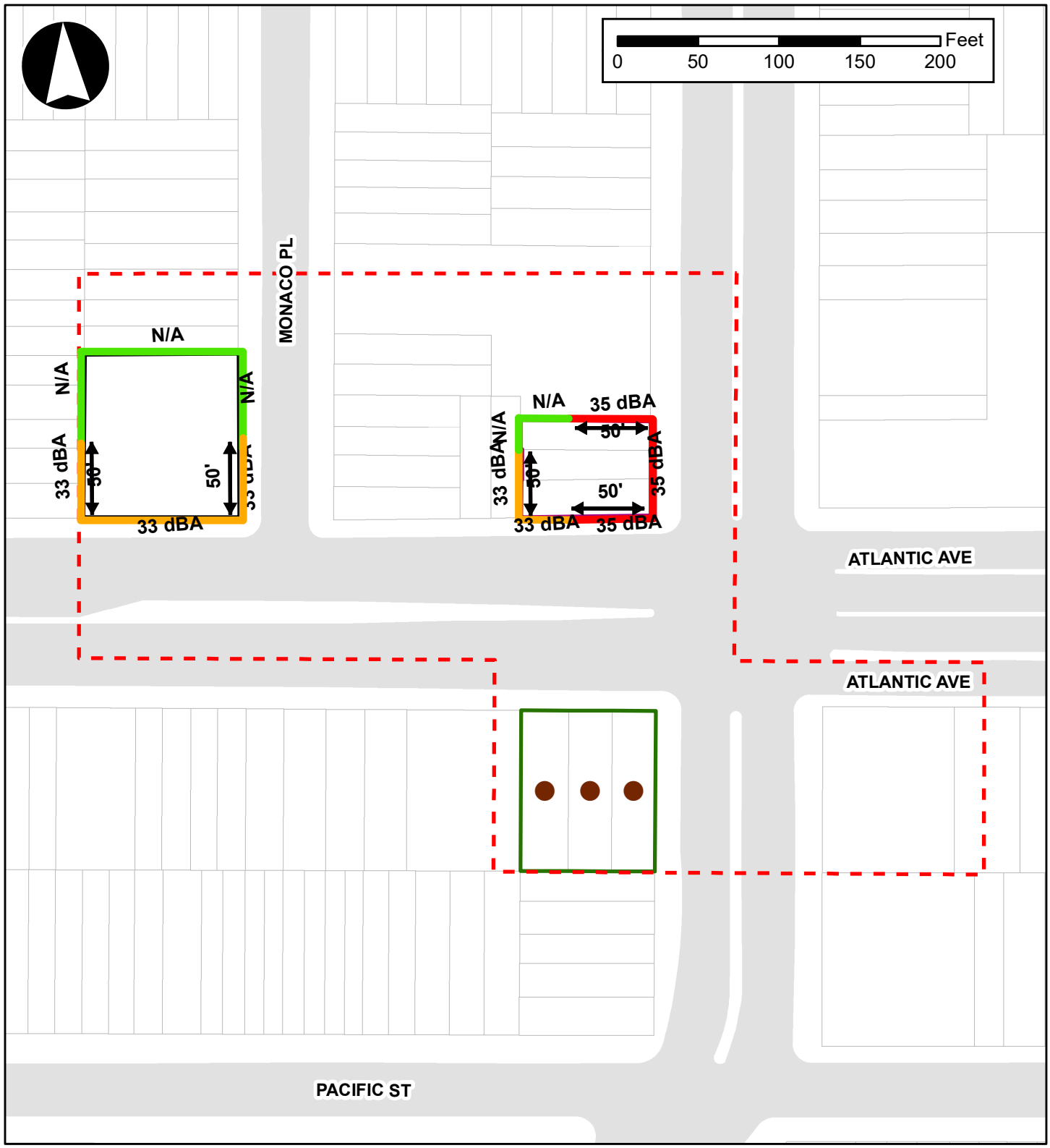
> **Block 1569, Lot 35 (Projected Development Site 1): To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 33 dBA window/wall attenuation on any facades facing Atlantic Avenue, and any façade facing Monaco Place or Pleasant Place within 50 feet of Atlantic Avenue to maintain an interior noise level not greater than 45 dBA for residential uses as illustrated in the EAS. To maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.**
>
> **Block 1570, Lots 36, 37, and 38 (Projected Development Site 2): To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 35 dBA window/wall attenuation on any facades facing Eastern Parkway, and any façade facing Atlantic Avenue or Herkimer Street within 50 feet of Eastern Parkway, and a minimum of 33 dBA window/wall attenuation on any façade facing Atlantic Avenue beyond 50 feet from Eastern Parkway, and any façade facing Monaco Place within 50 feet of Atlantic Avenue to maintain an interior noise level not greater than 45 dBA for residential uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.**

VIII. OTHER NOISE CONCERNS

Mechanical Equipment

No detailed designs of the building's mechanical systems (i.e., heating, ventilation, and air conditioning systems) are available at this time. However, those systems would be designed to meet all applicable noise regulations and requirements (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code), and would be designed to produce noise levels which would not result in any significant increases in ambient noise levels.

Train Noise



Legend

- Project Area
- Projected Development Site 1
- Projected Development Site 2
- Projected Development Site 3
- Existing (E) Designations (E-400)

CEQR Attenuation Requirements

- N/A
- 33 dBA
- 35 dBA

An initial train noise impact screening analysis would be warranted if a new receptor would be located within 1,500 feet of existing rail activity and have a direct line of sight to that activity. The Project Area is located within 1,500 feet of the Long Island Railroad (LIRR)–Atlantic Branch, which runs along Atlantic Avenue, and the Atlantic Avenue L subway station, which is located approximately 1,500 feet east from the nearest receptor. However, a detailed train noise analysis related to rail operations is not warranted for the Proposed Actions as there is no direct line of site to either rail line from the Project Area. The LIRR rail line is below street grade, and while the L subway runs along an elevated track, there is no direct line of sight between the Project Area and the elevated L subway line. Therefore, a detailed train noise analysis is not warranted.

Aircraft Noise

An initial aircraft noise impact screening analysis would be warranted if the new receptor would either generate or reroute aircraft or introduce a new receptor within a 65 dBA DNL contour. Since the Proposed Actions would not generate or reroute aircraft, and as the Project Area is not within a 65 dBA DNL contour, no initial aircraft noise impact screening analysis is warranted.

IX. CONCLUSIONS

Based on the detailed noise analysis presented herein, the maximum predicted L_{10} noise levels adjacent to the proposed rezoning area are expected to range between 66.9 dBA on Monaco Place, 76.3 dBA on Atlantic Avenue, and 78.2 dBA on Eastern Parkway, which would be in the "Marginally Acceptable", "Marginally Unacceptable (III)" and "Marginally Unacceptable (IV)", categories, respectively. Therefore, according to the *CEQR Technical Manual* guidance, additional attenuation measures would be required at two of the three receptor locations, including locations 1 (Atlantic Avenue) and 3 (Eastern Parkway) under the With-Action condition, to ensure an interior noise level of 45 dBA or lower for residential and community facility uses at Projected Development Sites 1 and 2. To preclude the potential for significant adverse impacts related to noise, (E) designations would be mapped on Brooklyn Block 1569, Lot 35, and Block 1579, Lots 36, 37, and 38 to require noise attenuation measures to ensure interior noise levels of 45 dBA or lower for residential/community facility uses at Projected Development Sites 1 and 2. With the establishment of this requirement, no significant adverse impacts related to noise are expected and no further analysis is warranted.

ATTACHMENT H

AIR QUALITY

I. Introduction

Ambient air quality, defined as pollutant levels in the surrounding environment to which the public has access, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. As discussed in **Attachment B, "Supplemental Screening,"** the RWCDS facilitated by the Proposed Actions would not warrant detailed analysis of mobile source air quality, or for heating/hot water, ventilation, and air conditioning (HVAC). The Proposed Actions would introduce new residential uses, sensitive uses, at development sites within 400 feet of an existing industrial facility, and as such, an air toxics analysis is required.

Projected Development Site 3, which is directly adjacent to the existing industrial facility, has an existing (E) Designation for air toxics (E-400), which was mapped as part of a previous environmental review, *1860 Eastern Parkway Rezoning EAS* (CEQR no. 16DCP068K). Projected Development Site 3 would have to comply with the mapped (E) Designation, and as such, compliance with the existing mapped (E) Designation would ensure that there would be no significant adverse impacts on Projected Development Site 3.[1] Therefore, a detailed air toxics analysis was conducted for Projected Development Site 1 and Projected Development Site 2.

II. Detailed Air Toxics Analysis (Projected Development Sites 1 and 2)

Carter Bros Auto Repair, Inc. – Detailed Analysis

Per the *CEQR Technical Manual*, projects that would result in new uses (particularly schools, hospitals, parks, and residences) within 400 feet of manufacturing processing facilities may result in potentially significant adverse impacts. The Carter Bros Auto Repair, Inc. facility, located approximately 155 feet southeast of the Applicant-owned Projected Development Site 1 and 120 feet south of Projected Development Site 2, at 2312 Atlantic Avenue (Brooklyn Block 1435, Lot 36), is an auto body repair facility. The auto body facility is also partially located within the Project Area. The Carter Bros Auto Repair, Inc. facility has a New York State Department of Environmental Conservation (NYSDEC) Air Facility Registration Certificate (Registration ID: 2-6104-01310/00001), effective since 09/09/2009 (no expiration date). The authorized activity specified in the Air Facility Registration Certificate (Registration ID: 2-6104-01310/00001) is top and body repair and paint shop. As the facility is located within 400 feet of the Projected Development Site 1 and/or Projected Development Site 2, a detailed analysis is required.

Emission Profile

The Carter Bros Auto Repair, Inc. facility has a NYSDEC Air Facility Registration Certificate (Registration ID: 2-6104-01310/00001). According to the Air Facility Registration Certificate (Registration ID: 2-6104-01310/00001), the Carter Bros Auto Repair, Inc. "facility has one spray booth and gun, which estimates

[1] Refer to **Attachment B, "Supplemental Screening,"** for a detailed description of the (E) Designation mapped on Projected Development Site 3.

paint usage at three (3) gallons per month." Emission from spray-painting processing comprises of solids, which are particulate, and solvents, which are volatile organic compounds (VOCs). The solids bind to the sprayed article, giving it the desired look and color. However, some amount of the sprayed solids is over-sprayed and could be emitted to the outside air. The VOCs evaporate during the spraying activity and while the coating substance dries.

The Carter Bros Auto Repair, Inc. facility was assumed to have a coating compound consumption rate of 0.125 gallon per hour during 4 hours per day activity, based on New York City Department of City Planning (DCP) guidance on similar type of facilities operating with no DEP permit. Particulate and VOC short-term emissions were calculated based on DCP guidance on similar types of projects under CEQR. Annual emission was based on a maximum consumption rate of 36 gallons per year (3 gallons per month), specified in the Air Facility Registration Certificate (Registration ID: 2-6104-01310/00001). **Table H-1** shows the Carter Bros Auto Repair, Inc. facility particulate and VOC emissions, and hour-per-day activity.

Table H-1: Particulate and VOC Emissions

Facility	Particulate		VOC		Activity (hr/day)
	(lb/hr)	(lb/yr)	(lb/hr)	(lb/yr)	
Carter Bros Auto Repair, Inc.	0.081	23.4	0.775	223	4

Note:

1. Activity rate based on DCP guidance on similar types of analysis under CEQR.
2. Short-term emission calculated using DCP guidance on similar types of analysis under CEQR.
3. Annual emission based on coating compound consumption rate of 3 gallons per month, specified in the Carter Bros Auto Repair, Inc. Air Facility Registration Certificate (Registration ID: 2-6104-01310/00001) with the NYSDEC.

All emission of particulate, shown in **Table H-1**, was assumed to be $PM_{2.5}$. The facility hour per day activity was used to calculate the 24-hour average emission. **Table H-2** shows the Carter Bros Auto Repair, Inc. facility short-term and annual particulate emissions.

Table H-2: $PM_{2.5}$ emission

Facility	$PM_{2.5}$	
	(lb/day)	(lb/yr)
Carter Bros Auto Repair, Inc.	0.32	23.4

The VOC emissions by chemical type presented in **Table I-3** are estimated based on DEP permits (Permit Numbers PW001217) from a representative automotive repair shop located at 2250 McDonald Avenue (Block 7103, Lot 32), 2256 McDonald Avenue (Block 7103, Lot 56), and 2260 McDonald Avenue (Block 7103, Lot 36) in Brooklyn for a total of 9,374 gsf facility. The chemicals that make up the VOC group by percent weight, listed in permit PW001217, correspond to the coating compounds (paint, clear coats, reducer, and thinner) as-applied (e.g., accounting for mixing of paint and thinner) usage distribution. The paint, clear coats, reducer, and thinner are all PPG products. PPG is a major international coating compound manufacturer that many autobody facilities in New York City, based on general fieldwork observations, use their products. As such, the chemical compositions specified in the DEP permit PW001217 were believed to be a good representative. **Table H-3** shows the VOC (mostly VOC) chemicals by percent weight of the representative coating compound used by the Carter Bros Auto Repair, Inc. facility, and each chemical's 1-hour and annual emission rates.

Table H-3: Estimated VOC Emissions for Carter Bros. Auto Repair Inc.

Chemical	CAS No.	Percent Weight	Emission	
		percent	lb/hr	lb/yr
Isopropyl Alcohol	67-63-0	1.4%	0.0111	3.0
Acetone	67-64-1	16.9%	0.1313	37.9
Butanone	78-93-3	6.2%	0.0481	13.6
Benyzl Butyl Phthalate	85-68-7	0.7%	0.0055	1.8
Ethylbezene	100-41-4	0.7%	0.0055	1.4
4-Methylpentan	108-10-1	0.5%	0.0037	1.0
2-Methoxy-1-Methylethyl Acetate	108-65-6	3.6%	0.0277	8.1
Methylcyclohexane	108-87-2	2.1%	0.0166	4.7
Toluene	108-88-3	12.6%	0.0980	28.4
Isopropyl Acetate	110-19-0	2.6%	0.0203	5.9
Heptan-2-one	110-43-0	0.2%	0.0018	0.4
N-Butyl Acetate	123-86-4	36.3%	0.2811	81.0
Heptane	142-82-5	6.2%	0.0481	13.8
Ethyl 3-Ethoxypropionate	763-69-9	1.2%	0.0092	2.8
Xylenes	1330-20-7	3.6%	0.0277	8.3
Ligroine	8032-32-4	3.6%	0.0277	8.1
2-(2H-Benzotriazol-2-yl)-4,6-Ditertpentylphenol	25973-55-1	0.5%	0.0037	1.0
Solvent Naphtha	64742-89-8	1.0%	0.0074	2.0

Dispersion Analysis

$PM_{2.5}$ particulate concentration was evaluated with the National Ambient Air Quality Standards (NAAQS). The U.S. Environmental Protection Agency (EPA) has established NAAQS for six of the most common air pollutants—known as "criteria" pollutants -- and air toxics or toxic air pollutants known as noncriteria pollutants, which include hazardous air pollutants (HAPs) and many other pollutants. The presence of these pollutants in ambient air is generally due to numerous diverse and widespread sources of emissions. Determination of significant impact related to criteria pollutants accounts for pollutant concentrations in the ambient air, which include background concentrations. Background concentration at the nearest NYSDEC federally mandated monitoring station (JHS 126 Site No. 36-047-0122) was used in the analysis.[2]

New York State has adopted the national standard, NAAQS. In addition, the NYSDEC has established guidelines for the maximum allowable concentration of noncriteria air contaminants, also referred to as toxic air contaminants, which are potentially toxic or carcinogenic pollutants. These include 188 hazardous air pollutants (HAPs) which are also regulated by the EPA. The maximum allowable guidelines set maximum 1-hour and annual averaging time concentrations that are published (February 12, 2021 publication) in the DAR-1 Annual and Short-term Guideline Concentration (AGC/SGC Table). In addition, DAR-1 also includes standards for pollutants cumulative risk assessment (acceptable residual risk).

[2] NYSDEC. 2020. New York State Ambient Air Quality Report for 2020. Accessed April 25, 2023. https://www.dec.ny.gov/docs/air_pdf/2020airqualreport.pdf.

The *CEQR Technical Manual* Industrial Source Screen methodology was used to predict pollutant concentrations at the nearest of the two Projected Development Sites (Projected Development Sites 1 and 2). The *CEQR Technical Manual* Industrial Source Screen methodology can be used to predict a pollutant concentration emitted from a single source at various distances (from 30 to 400 feet), where the concentration decreases as the distance from the source increases. A distance of 120 feet was used in the screening analysis, which is the distance between the Carter Bros Auto Repair, Inc. facility and Projected Development Site 2, the closer Projected Development Site considered in this analysis. **Table H-4** shows the VOC air dispersion analysis results.

Table H-4: Noncriteria pollutants dispersion analysis results from spray booth operations at Carter Bros. Auto Repair Inc.

Contaminant	CAS No.	1-Hour	SGC	Annual	AGC
		(µg/m³)	(µg/m³)	(µg/m³)	(µg/m³)
Isopropyl Alcohol	67-63-0	11.0	98000.0	0.016	7000.0
Acetone	67-64-1	130.1	180000.0	0.2	30000.0
Butanone	78-93-3	47.7	13000.0	0.07	5000.0
Benyzl Butyl Phthalate ***	85-68-7	5.5	---	0.010	0.42
Ethylbezene ***	100-41-4	5.5	---	0.008	1000.0
4-Methylpentan ***	108-10-1	3.7	31000.0	0.005	3000.0
2-Methoxy-1-Methylethyl Acetate	108-65-6	27.5	36850.0	0.04	2000.0
Methylcyclohexane	108-87-2	16.5	---	0.03	3800.0
Toluene ***	108-88-3	97.1	37000.0	0.15	5000.0
Isopropyl Acetate	110-19-0	20.2	71300.0	0.03	565.0
Heptan-2-one	110-43-0	1.8	---	0.002	550.0
N-Butyl Acetate	123-86-4	278.6	71300.0	0.4	565.0
Heptane	142-82-5	47.7	210000.0	0.08	3900.0
Ethyl 3-Ethoxypropionate ***	763-69-9	9.2	140.0	0.015	64.0
Xylenes ***	1330-20-7	27.5	22000.0	0.05	100.0
Ligroine	8032-32-4	27.5	---	0.04	900.0
2-(2H-Benzotriazol-2-yl)-4,6-Ditertpentylphenol	25973-55-1	3.7	---	0.005	---
Solvent Naphtha	64742-89-8	7.3	---	0.011	3200.0

Note:
*** Indicates a HAP or AGC equivalent to one in a million excess cancer risk.

As shown in **Table H-4**, the noncriteria pollutant concentrations are within the SGC/AGC standard. In addition, the carcinogen pollutants inhalation risk is 0.02 (less than 10), and the Hazardous Index is 0.001 (less than 2) for the non-carcinogenic pollutants.

The criteria pollutants dispersion analysis results are presented in **Table H-5**. As shown in **Table H-5**, $PM_{2.5}$ concentrations would be within the NAAQS.

Table H-5: Criteria pollutants dispersion analysis results from spray booth operations at Carter Bros. Auto Repair Inc.

Criteria Pollutant	Increment (Modeled) Concentration ($\mu g/m^3$)	Background Concentration ($\mu g/m^3$)	Evaluated Concentration ($\mu g/m^3$)	NAAQS ($\mu g/m^3$)
$PM_{2.5}$ 24-Hour	4.90	18.7	23.6	35
$PM_{2.5}$ Annual	0.13	7.6	7.73	12

Conclusion

The results of the industrial source analysis indicate that associated emissions from Carter Bros. Auto Repair, Inc. currently operating within 400 feet of the Project Area would not significantly affect Projected Development Sites 1 or 2. Predicted contaminants (criteria pollutants and noncriteria pollutants) concentrations at the nearest Projected Development Site (projected Development Site 2) are not expected to exceed the NAAQS, or the SGC/AGC, and the noncriteria pollutants residual risk (cancer risk and hazard index) would be within the acceptable design values. Therefore, no significant adverse air quality impact is expected in the future with the Proposed Actions.

APPENDIX I

AGENCY CORRESPONDENCE

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: 2111 ATLANTIC
Date Received: 5/23/2022

Properties with no Architectural or Archaeological significance:

1) 2316 ATLANTIC AVENUE, BBL: 3014350040
2) 2318 ATLANTIC AVENUE, BBL: 3014350042
3) 2320 ATLANTIC AVENUE, BBL: 3014350043
4) 2111 MONACO PLACE, BBL: 3015690035
5) 1871 EASTERN PARKWAY, BBL: 3015700036
6) 1869 EASTERN PARKWAY, BBL: 3015700037
7) 1867 EASTERN PARKWAY, BBL: 3015700038

Comments:

S/NR ELIGIBLE P.S. 155-BROOKLYN, 1355 HERKIMER STREET WITHIN RADIUS.

Gina Santucci

6/2/2022

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 36388_FSO_DNP_06022022.docx

APPENDIX II

JAMAICA BAY WATERSHED FORM

Print Form

Jamaica Bay Watershed Protection Plan
Project Tracking Form

The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates that the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed (http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica_Bay_Watershed_Map.jpg) that are subject to CEQR in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, (the applicant should complete this form and submit it to DEP and MOEC. This form must be updated with any project modifications and resubmitted to DEP and MOEC.

The information below will be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed to substitute for the guidance offered in the relevant chapters of the CEQR Technical Manual.

A. GENERAL PROJECT INFORMATION

1. CEQR Number: TBD 1a. Modification ☐
2. Project Name: 2111 Atlantic Avenue EAS
3. Project Description:

The Applicant is seeking to rezone the southern portions of Brooklyn Blocks 15659 and 1570 and modify streetwall requirements on portions of Blocks 1569, 1570, and the northern portion of Blocks 1435, and 1436 to facilitate the development of a new mixed-use residential and commercial buildings.

4. Project Sponsor: Remica Property Group Corp.
5. Required approvals: Zoning map and text amendment
6. Project schedule (build year and construction schedule): 2027 (single phase 17 months)

B. PROJECT LOCATION:

1. Street address: 2111 Atlantic Avenue (Projected Development Site 1)
2. Tax block(s): 1569 Tax Lot(s): 35
3. Identify existing land use and zoning on the project site: Commercial; R5/C2-3
4. Identify proposed land use and zoning on the project site: Residential/commercial; R8A/C2-4
5. Identify land use of adjacent sites (include any open space): Residential and commercial
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
Single-story gas station (0.16 FAR)	14-story mixed residential/commercial building (7.2 FAR)

7. Is project within 100 or 500 year floodplain (specify)? ☐ **100 Year** ☐ **500 Year** ☒ **No**

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet): 9,365
2. Will soil be removed (if so, what is the volume in cubic yards)? TBD
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): urban land
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: Rates:
6. Will project involve dewatering (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: Rates:
7. Describe site elevation above seasonal high groundwater:

D. HABITAT

1. Will vegetation be removed, particularly native vegetation? ☐ **Yes** ☒ **No**

   If YES,
   - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
   - **List** species to remain on site.
   - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species? ☐ **Yes** ☒ **No**
3. Will the project affect habitat characteristics? ☐ **Yes** ☒ **No**

   If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at http://www.dec.ny.gov/animals/29392.html.
4. Will pesticides, rodenticides or herbicides be used during construction? ☐ **Yes** ☒ **No**

   If YES, estimate quantity, area and duration of application.
5. Will additional lighting be installed? ☒ **Yes** ☐ **No**

   If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

   The site is not located near any open space or natural resource.

E. SURFACE COVERAGE AND CHARACTERISTICS

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. ***Surface area:***		
Roof:	1,500 sf (existing gas station)	9,365 sf (proposed development)
Pavement/walkway:	9,365 sf (existing gas station)	0 sf (entirety of lot to be developed)
Grass/softscape:	N/A	N/A
Other (describe):	N/A	N/A
2. ***Wetland*** (regulated or non-regulated) area and classification:	N/A	N/A
3. ***Water surface area:***	N/A	N/A

4. ***Stormwater management*** (describe):

Existing – how is the site drained?

Proposed – describe, including any infrastructure improvements necessary off-site:

Stormwater BMPs would be required as part of the DEP site connection approval process in order to bring the proposed development into compliance with the required stormwater release rate and limit stormwater discharge from the site.

APPENDIX III

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

MERRITT Environmental Consulting Corp.
NEW YORK FLORIDA VERMONT

77 Arkay Drive, Suite D, Hauppauge, NY 11788
(631) 617-6200, Fax. 631-617-6201

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)
ASTM E1527-13

PREPARED IN ACCORDANCE WITH THE ALL APPROPRIATE INQUIRY (AAI) RULE

Site Address	2111-2117 Atlantic Avenue AKA 24-32 Monaco Avenue Brooklyn, New York 11233
Prepared for	Remica Property Group Corp. 229 East 85th Street, #1010 New York, New York 10028 Attn: Ms. Remy Roizen Weinstein
Prepared By	Merritt Environmental Consulting Corp. 77 Arkay Drive, Suite D Hauppauge, New York 11788 (631) 617-6200 www.merrittec.com
MECC Project No	Project M21650B
Inspection Date	December 7, 2021
Summary Date	January 21, 2022
Final Report Date	February 21, 2022

1) EXECUTIVE SUMMARY

Merritt Environmental Consulting Corp. (MECC) has completed a Phase I Environmental Site Assessment (ESA) at 2111-2117 Atlantic Avenue, AKA 24-32 Monaco Avenue, Brooklyn, New York 11233 (the "Property") in accordance with the scope of work presented in Section 2.2. The report conforms to the ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

MECC was retained to perform this Phase I ESA as an agent representing the Property owner (Remica Property Group Corp.) refinancing with lending institution.

The Property reconnaissance was conducted on December 7, 2021. The Property currently consists of small one-story kiosk and an active gasoline station. The kiosk and gasoline dispenser canopy were built in the 1980s.

The following findings are based upon a visual inspection of the Property, the examination of readily available public records concerning the current and prior use of the Property, and interviews with individuals knowledgeable about present and past Property uses.

Based on our Property reconnaissance, database review and historical investigation, the following Recognized Environmental Conditions (REC) are identified.

A Recognized Environmental Condition is the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

OPEN NYSDEC SPILL EVENT

Historical sources of information show that the Property has contained at least two generations of gasoline stations between 1928-1980. Historical fire insurance maps dated 1932-1980 show several underground gasoline storage tanks (USTs) at the Property. The current kiosk and canopy were built in the 1980s.

MECC observed a total of ten (10) groundwater monitoring wells across the Property and in the abutting sidewalks. All wells were installed to investigate gasoline contamination in groundwater that originates from the Property. This condition was reported to the New York State Department of Environmental Conservation (NYSDEC) in 2009 and Spill Case No. 0907379 was assigned. The following information was obtained from regulatory agency databases reviewed by MECC:

2111 Atlantic Avenue
Spill No. 0907379
Spill Date: 09/30/09
Close Date: Not Reported
Remarks: Soil and groundwater contaminated

due to old tanks came back in lab results above the NYSDEC clean-up criteria.

The spill case has not been closed by NYSDEC. On December 13, 2021, MECC submitted a Freedom of Information Act request to the NYSDEC for additional information on the above spill event. In response to our request, MECC received a NYSDEC Spill Report form along with related correspondence and environmental reports.

One of the received documents is titled *Underground Storage Tank Removal and Excavation Summary Report* prepared by the Antea Group dated July 17, 2019. According to the report, between April 15 and May 3, 2019, a 25 ft long X 13 ft wide X 16 ft deep footprint was excavated at the subject site in accordance to the NYSDEC approved Remedial Action Work Plan (RAWP), dated August 9, 2016. The following narratives were extracted verbatim from the report:

During excavation activities three (3) 550-gallon single-walled USTs, previously abandoned with concrete, were encountered and removed from the excavation footprint in the southeasterly portion of the subject site (note: these UST locations correspond with those identified on fire insurance maps by MECC). Excavation endpoint soil samples were collected from the sidewalls and bottom of the excavation to document current soil conditions. Approximately 376.1 tons of impacted soils were removed and disposed of and one ton of granular agricultural gypsum (calcium sulfate) and ammonium phosphate was applied and dispersed around the bottom of the excavation to address any remaining dissolved phase impacts.

A review of the laboratory analysis of the four sidewall soil samples and one bottom sample shows that each of the five samples exhibited concentrations above NYSDEC CP-51 SCOs. The laboratory analytical results identified two to four VOC concentrations in excess of the applicable NYSDEC CP-51 SCOs for Gasoline Contaminated Soils.

Total VOCs ranged from 3,709 to 33,405 ug/kg. Since this property is currently zoned as a commercial property (C2-3) and both the historic use and the anticipated future use of this property are commercial, soil concentrations associated with the five soil samples collected from the excavation were compared to the NYSDEC CP-51 Restricted Use Commercial Brownfield SCOs. There were no exceedances to the NYSDEC CP-51 Restricted Use Commercial Brownfield SCOs identified in any of the five soil samples. Antea Group recommends that quarterly monitoring of the groundwater continues so that post remedial trends can be established and evaluated for potential closure readiness.

The most recent report provided to MECC is titled *Groundwater Monitoring Report for the first half 2021* prepared by AG Geology, D.P.C. dated March 29, 2021. According to the report, the Property is on a semi-annual groundwater quality monitoring schedule. The next sampling event will be completed in the third quarter of 2021.

The report concluded that concentrations of benzene, toluene, ethylbenzene and xylenses (BTEX) and methyl-tert-butyl ether (MTBE) in excess of applicable New York State Department of Environmental Conservation (NYSDEC) Technical & Operational Guidance Series 1.1.1, Ambient Water Quality Standards and Guidance Values (TOGS WQS) were detected in groundwater

samples collected during this groundwater monitoring event. The report indicates the intent to continue groundwater monitoring at the Property.

MECC has also been provided with a letter authored by Anteagroup (Antea) dated September 8, 2021. According to the document, groundwater samples were collected for laboratory analysis from Monitoring Well Nos. MW-1, MW-2, MW-3, MW-7 and MW-9. The samples were collected on July 29, 2021. According to this document, BTEX was detected as high as 1089.8 micrograms per liter (ug/l) in MW-7. Elevated BTEX levels are also reported in MW-3 and MW-9.

MECC's review of the provided documents appears to show that an unknown volume of soil impacted by gasoline remains beneath the Property. Depth to the local water table is approximately 76 feet below ground surface, which implies that a large contaminant mass was released in order to migrate vertically to a relatively deep water table. Taken together, these observations likely indicate that, at a minimum, groundwater quality monitoring will be required over an extended period. It is also possible that, should no decreasing trend in BTEX levels in groundwater can be shown, NYSDEC may require additional investigation and possibly corrective action other than periodic groundwater quality monitoring.

Until the spill event is granted regulatory closure this constitutes a Recognized Environmental Condition (REC).

The following de minimis conditions were noted but are not considered Recognized Environmental Conditions (RECs).

A de minimis condition is one that generally does not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies (excluding local asbestos & lead situations).

	ITEM
1	Three (3) 55-gallon drums of petroleum contact water were observed in the rear of the lot. Although there was no evidence of leaks or spills in the vicinity of the drums, they should be properly handled and disposed of as required.

No Controlled Recognized Environmental Conditions (CRECs) were noted.

A Controlled Recognized Environmental Condition (CREC) is an environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

NON-SCOPE CONSIDERATIONS

There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of this practice (the non-scope considerations). Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601(14) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice. There may be standards or protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities. Asbestos-Containing Building Materials, Lead-Based Paint, and Radon are several non-scope considerations that persons may want to assess in connection with commercial real estate.

MECC has not conducted an asbestos, lead based paint or mold evaluation as these items are considered beyond the scope of the ASTM E1527-13 standard.

No Historical Recognized Environmental Conditions (HRECs) were reported. In addition, no evidence of HRECs were observed during our on-site inspection/ identified in our database search/historical review.

A Historical Recognized Environmental Condition (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority, or meets unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls.