ACME FISH EXPANSION
Chapter 15: Neighborhood Character

A. INTRODUCTION

This chapter assesses the Proposed Actions' potential effects on neighborhood character. As defined in the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, neighborhood character is an amalgam of various elements that give a neighborhood its distinct "personality." These elements may include a neighborhood's land use, socioeconomic, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and/or noise conditions; but not all of these elements contribute to neighborhood character in all cases. For a proposed project, a neighborhood character assessment under CEQR first identifies the defining features of the neighborhood and then evaluates whether the proposed project has the potential to affect these defining features, either through the potential for a significant adverse impact or a combination of moderate effects in relevant technical analysis areas. Thus, to determine the effects of a proposed project on neighborhood character, the salient features of neighborhood character are considered together. According to the *CEQR Technical Manual*, 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 to the neighborhood would result in an impact to neighborhood character. Moreover, a significant adverse impact identified in one of the technical areas that contribute to a neighborhood's character is not automatically equivalent to a significant adverse impact on neighborhood character, but, rather, serves as an indication that neighborhood character should be examined.

As described in Chapter 1, "Project Description," a number of land use actions are being proposed to facilitate a new development with approximately 654,300 gsf of total space, comprised of (i) a new and improved approximately 109,300 gsf Acme Smoked Fish processing facility (including accessory administrative space), and (ii) approximately 545,000 gsf of commercial office and retail space (including space for parking/loading/bike storage). The Proposed Development is also anticipated to include partially covered open space areas at the southern portion of the Development Site, totaling approximately 21,403 sf.

This chapter includes a preliminary assessment of neighborhood character, which was prepared in conformance with the *CEQR Technical Manual*. This chapter describes the defining features of the existing neighborhood character and considers the potential effects of the Proposed Actions on these defining features. This assessment relies on the technical analyses presented in other chapters of this EIS.

B. PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in significant adverse impacts associated with neighborhood character. The Development Site is located near the East River waterfront in Greenpoint, an established neighborhood defined by its proximity to the East River, its mixture of residential, commercial, and industrial/manufacturing land uses and building typologies, and its transit accessibility.

The Proposed Actions would facilitate the development of a new mixed-use building containing space for light industrial/manufacturing, commercial office, and retail uses, that would be consistent with the

existing mixed-use character of the surrounding neighborhood. The Proposed Actions would facilitate the construction of a new modern facility for a long-standing industrial use on the site, as well as new space for commercial office and retail uses, in an established, transit accessible neighborhood with growing residential, worker, and visitor populations. Additionally, the Proposed Actions would add to the neighborhood's public amenities by providing partially covered open space areas at the southern portion of the Development Site, totaling approximately 21,403 sf (0.49 acres), which would provide physical and visual through block connectivity accessible to the public and improve the pedestrian environment in the vicinity of the site.

As described elsewhere in this EIS and summarized herein, the Proposed Actions would not result in significant adverse impacts in the areas of land use, zoning, and public policy; socioeconomic conditions; open space; shadows; historic and cultural resources; urban design and visual resources; or noise. As discussed in greater detail below, the significant adverse traffic impacts would not affect any defining feature of neighborhood character, nor would a combination of moderately adverse effects (related to any of the above-mentioned technical analysis areas) affect such a defining feature. While the Proposed Actions would result in increased transportation activities and significant adverse traffic impacts, these impacts would not result in a significant change to one of the determining elements of neighborhood character, and the resulting conditions would be similar to those seen in the study area and would not result in levels of activity or service conditions that would be out of character with the surrounding neighborhood, which is already characterized by heavy vehicle volumes, predominantly in the form of truck traffic, moderate transit (subway and bus) volumes, and low pedestrian volumes. Thus, the changes in transportation due to the Proposed Actions would not result in significant adverse impacts on neighborhood character. In addition, while incremental vehicle volumes introduced as a result of the Proposed Actions would increase noise levels adjacent to the Development Site, the increases would not be perceptible to individuals (i.e., would be less than 3 dBA) and would, therefore, not alter the character of the surrounding neighborhood.

C. METHODOLOGY

According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in any of the following technical areas: land use, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, or noise. The *CEQR Technical Manual* states that, even if a proposed project does not have the potential to result in a significant adverse impact in any specific technical area(s), an assessment of neighborhood character may be required if the proposed project would result in a combination of moderate effects to several elements that may cumulatively affect neighborhood character. A "moderate" effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area.

A preliminary assessment of neighborhood character determines whether changes expected in other technical analysis areas may affect a defining feature of neighborhood character. The key elements that define neighborhood character, and their relationships to one another, form the basis of determining impact significance; in general, the more uniform and consistent the existing neighborhood context, the more sensitive it is to change. A neighborhood that has a more varied context is typically able to tolerate greater change without experiencing significant adverse impacts. If there is no potential for a proposed project to affect the defining features of neighborhood character, a detailed assessment is not warranted. Pursuant to the 2014 *CEQR Technical Manual*, the preliminary assessment evaluates the expected changes resulting from the Proposed Actions in the above technical areas using the findings from the respective

chapters of this EIS to identify whether the Proposed Actions would result in any significant adverse impacts or moderate adverse effects in these technical areas, and whether any such changes would have the potential to affect the defining features of neighborhood character.

Study Area

According to the *CEQR Technical Manual*, the study area for a preliminary assessment of neighborhood character is typically consistent with the study areas utilized in the relevant technical areas assessed under CEQR that contribute to the defining features of the neighborhood. Therefore, the study area for this analysis is the same as that used for the analysis of land use, zoning, and public policy, which extends approximately 400-feet from the boundary of the Development Site, and is generally bounded by portions of Clifford Place and Dobbin Street to the east, Berry Street and Nassau Avenue to the south, Franklin and North 14th streets to the west, and Calyer and Quay streets to the north.

D. PRELIMINARY ASSESSMENT

Defining Features

DEVELOPMENT SITE

The Development Site straddles the neighborhoods of Greenpoint and Williamsburg in Brooklyn. The Development Site comprises Block 2615 in its entirety, and is bounded by Banker Street to the east, Wythe Avenue to the south, Gem and North 15th streets to the west, and Meserole Avenue to the north. It is entirely privately-owned and includes approximately 116,756 sf of lot area within seven tax lots. Block 2615 contains a mix of industrial/manufacturing uses with open and vehicle storage uses occupying the southern portion of the block. The existing low-rise buildings located within the Development Site mostly date from the 1920s and 1930s, but have undergone various alterations since the 1980s.

The Development Site is the current home of the processing plant and smokehouse for Acme Smoked Fish, a manufacturing/wholesale use. The Acme Smoked Fish facility currently occupies the majority of the Development Site, including Lots 1, 21, 25, and 50 (64,151 sf of total lot area), with frontage on the south side of Meserole Avenue, east side of Gem Street, and the west side of Banker Street. The facility comprises four interconnected one- and two-story buildings with a total of approximately 72,885 sf of built floor area. Acme Smoked Fish first opened their facility on Gem Street in 1954, and the facility was rebuilt in 1966 after a major fire.

The Development Site also includes Lot 6, an approximately 27,075 sf corner property with frontage on Meserole Avenue and Banker Street. It contains ABC Stone, a stone supplier, which occupies a two-story warehouse (approximately 21,500 sf) at 234 Banker Street and open storage area at the southern end of the property. ABC Stone is currently in the process of moving out and is expected to relocate within the surrounding neighborhood. The Development Site also includes a single-story, vacant building (approximately 3,800 sf) at 202 Banker Street on Lot 19. The field office and open storage for Corzo Contracting Company, a utility construction company, occupies the southern portion of the Development Site (Lot 125).

STUDY AREA AND SURROUNDING NEIGHBORHOOD

As presented in Chapter 2, "Land Use, Zoning, and Public Policy," the area surrounding the Development Site is characterized by a wide variety of industrial/manufacturing, commercial, and residential land uses and various building typologies. Like the rest of the East River waterfront of Williamsburg and Greenpoint, the study area was developed more than 100 years ago, during Brooklyn's industrial age, when both sides of the East River were dominated by large commercial docks, factories, oil refineries, and shipyards. Further inland from the waterfront, residential neighborhoods developed to house workers for these industrial uses. Over time, as manufacturing operations on the waterfront declined, these neighborhoods developed their unique blend of commercial, residential, and industrial uses.

In recent years, these neighborhoods have grown and adapted. As refineries and shipyards have departed, new businesses have emerged to take their place. Due to their character, proximity to Manhattan, eclectic building typologies, and comparatively lower rents, by the end of the 20th Century, Williamsburg and Greenpoint had become sought-after communities for artists and Manhattan commuters. However, the industrial areas nearest to the waterfront, including the Development Site and other large lots in the vicinity of the Development Site, remained largely underutilized, a product of restrictions on residential use and ever-evolving economic conditions. The 2005 Greenpoint-Williamsburg Rezoning resulted in new zoning designations that permitted lighter industrial uses as well as residential uses in certain areas of the Greenpoint and Williamsburg neighborhoods. The Greenpoint-Williamsburg Rezoning included street demappings, zoning text amendments, and zoning map changes, including a zoning map change within the secondary study area. To better reflect the types of manufacturing uses that had come to occupy the two neighborhoods, and to ensure that new industrial uses in the two neighborhoods would be fully enclosed and compatible with the nearby residential and mixed-use neighborhoods, the 2005 Greenpoint-Williamsburg Rezoning changed the zoning of several blocks located in the southern and western portions of the secondary study area from a heavy M3-1 manufacturing district to an M1-2 district. In 2006, the Mayor's Office for Industrial and Manufacturing Businesses ratified the establishment of 16 Industrial Business Zones (IBZs), including the Greenpoint-Williamsburg IBZ, which covers over twenty blocks (or portions thereof) on the border of the Greenpoint and Williamsburg neighborhoods. Within the IBZ, the City's main objective is to provide expanded assistance services to industrial firms in partnership with local development groups.

New development in the Greenpoint-Williamsburg Industrial Business Zone (IBZ) has tended toward entertainment and nightlife uses and a limited amount of office. However, as described in Chapter 1, "Project Description," Brooklyn as a whole has seen a significant increase in its office inventory in Downtown Brooklyn, DUMBO, the Navy Yard and Williamsburg over the past five years. This includes the approximately 1.2 million sf mixed-use business district of Dumbo Heights, a five-building complex in DUMBO, which has tenants such as Etsy and WeWork, the approximately 400,000 sf commercial development of Empire Stores, also in DUMBO, which has office and retail tenants such as West Elm, 72andSunny, United Technologies, Newell Brands, and Laundry Service. The Recent commercial conversion of 10 Jay Street in DUMBO accommodates office tenants such as Rent the Runway, Sidewalk Labs, Soho Works, Translation, and Nuxeo. Within the Brooklyn Navy Yard, new commercial development has included the approximately 1 million sf Building 77 renovation and the new approximately 675,000 sf Dock 72 building.

Additional commercial development is also currently under construction, including the approximately 700,000 sf Panorama commercial office and retail project, a 5-building commercial complex in Columbia Heights, and the approximately 600,000 sf new building at 47 Hall Street near the Brooklyn Navy Yard, among others. An increase in demand from the media, technology, and creative industries has led to very

low inventory of available modern/functionally-competitive/renovated or new commercial space in Downtown Brooklyn, DUMBO, and Williamsburg. Commonly cited reasons given for this demand include the desire of tenants to occupy non-traditional converted loft-spaces and the attraction of operating near the communities in which their workforces reside. Office spaces that are accessible, and offer efficient space and amenities are highly competitive. In particular, significantly renovated office buildings located adjacent to transit-accessible waterfronts have generally leased rapidly. Small and mid-sized companies, which make up most of Brooklyn's business growth, as well as startups are driving the market and are seeking to locate in areas in close proximity to, or otherwise accessible by, their workforces, near public transportation, and growing residential markets. The success of the Greenpoint and Williamsburg residential markets is contributing to the growth of the commercial market in the area and the associated demand for additional office space.

The study area is predominantly comprised of industrial/manufacturing buildings (approximately 56.8 percent of built gsf in the study area). Residential uses account for nearly 24 percent of the building area in the study area, and are largely concentrated on the block bounded by Calyer Street, Clifford Place, Meserole Avenue, and Banker Street, as well as at the southwest corner of Meserole Avenue and Dobbin Street. Residential uses generally consist of low-rise, two-to four-story buildings, including two-and three-family residences, as well as walk-up multi-unit residential apartments buildings. Commercial uses comprise almost 14 percent of the building area in the study area, and include creative workspaces, restaurants, retail, and studios. Parking facilities account for nearly five percent of the building area in the study area. There are no multi-family elevator residential, mixed-use commercial/residential, public facility/institution, open space, or vacant land uses located within the study area. Although no open space uses are located within the study area, it should be noted that McCarren Park is located one block to the south of the study area. Additionally, the future 23.4-acre expansion of Bushwick Inlet Park, which the City is developing as a new public open space, is located just outside of the study area. Given the mixed-use character of the secondary study area, which has evolved since the 2005 Greenpoint-Williamsburg Rezoning to include both industrial/manufacturing uses and commercial land uses, the study area is characterized by increasing levels of pedestrian and vehicle activity and moderate truck activity.

Assessment of the Potential to Affect the Defining Features of the Neighborhood

The sections below discuss potential changes resulting from the Proposed Actions in the following technical areas that are considered in the neighborhood character assessment pursuant to the *CEQR Technical Manual*: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise. The assessment uses the findings from the respective chapters of this EIS to identify whether the Proposed Actions would result in any significant adverse impacts or moderate adverse effects in these technical areas and whether any such changes would have the potential to affect the defining features of neighborhood character. As described below, defining features of the study area's neighborhood character would not be affected either through the potential of any significant adverse impacts or a combination of moderate effects in these relevant technical areas.

Land Use, Zoning, and Public Policy

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on land use, zoning, and public policy, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. The Proposed Actions would facilitate the development of a new mixed-use development containing space for light industrial/manufacturing, commercial office, and retail uses, as well an area of partially covered open space, that would reinforce

and be consistent with the mix of existing land uses in the neighborhood. The Proposed Actions would result in a development that would be built at a density and bulk compatible with neighboring recently developed properties and planned projects, including the recently completed eight-story commercial office and light manufacturing building located at 25 Kent Avenue, three blocks to the south, and the approved seven-story commercial office and light manufacturing building located at 12 Franklin Street, one block to the west.

As described in Chapter 2, "Land Use, Zoning, and Public Policy," no significant adverse impacts related to land use, zoning, or public policy would occur in the future with the Proposed Actions. The Proposed Actions would not directly displace any land uses so as to adversely affect surrounding land uses, nor would it generate land uses that would be incompatible with land uses, zoning, or public policies in the surrounding secondary study area. The Proposed Actions would not result in land uses that conflict with surrounding land uses or public policies applicable to the Development Site or the secondary study area.

Socioeconomic Conditions

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on socioeconomic conditions, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As discussed in Chapter 3, "Socioeconomic Conditions," it was concluded that the Proposed Actions would not result in significant adverse socioeconomic impacts on direct residential displacement, direct business displacement, indirect residential displacement, and indirect business displacement, as well as effects on specific industries in the Development Site and the larger quarter-mile study area.

The quarter-mile socioeconomic study area is an established mixed-use business district with a mixture of residential, commercial, and industrial/manufacturing uses, such that the Proposed Actions would not introduce a new economic activity or add to a concentration of a particular sector of the local economy enough to significantly alter or accelerate existing economic patterns. The Proposed Actions would not directly displace uses that provide substantial direct support for businesses in the study area or that bring people into the study area that form a substantial portion of the customer base for local businesses. The Proposed Actions would not directly or indirectly displace residents, workers, or visitors who form a substantial portion of the customer base of existing businesses in the study area. The Proposed Actions would increase the number of daytime workers and visitors relative to existing numbers who work in and visit the quarter-mile study area.

Furthermore, the Proposed Actions and resultant Proposed Development would strengthen New York City's economic base, facilitating the retention of a long-standing industrial use, Acme Smoked Fish, and the construction of new commercial office and retail uses that would create new employment opportunities in the study area. In particular, the Proposed Development would provide a modern industrial facility and flexible space for a mix of commercial uses in one of the City's designated industrial areas consistent with the City's *10-Point Industrial Plan*. Additionally, the Proposed Development's new commercial office space would help meet a borough-wide demand for more commercial office space and locate offices closer to where workers live, consistent with the goals of *New York Works*, the City's jobs plan. The Proposed Actions would not introduce enough of a new economic activity to adversely affect business conditions in the study area.

Open Space

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on publicly accessible open space, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. The Proposed Actions would not have a direct impact on any open space resources; no open space resources would be displaced and no significant shadows would be cast on any publicly accessible open space resources to a degree that would affect their utilization. The Proposed Actions would not affect any particular user group, nor would it introduce a population with any unusual characteristics.

As described in Chapter 4, "Open Space," the Proposed Actions would result in a reduction to the passive open space ratio for workers in the surrounding quarter-mile study area. However, the anticipated reduction would not be expected to result in a significant adverse impact on the character of the neighborhood. As the Proposed Actions are expected to introduce approximately 1,810 additional workers to the Development Site compared to the No-Action condition, the Proposed Actions would decrease the non-residential (quarter-mile) study area passive open space ratio by approximately 9.09 percent from the No-Action condition, which would be above the *CEQR Technical Manual* threshold of five percent. While the non-residential study area's passive open space ratio would decrease by more than five percent from the No-Action condition, it would remain above the City's guideline ratio of 0.15 acres per 1,000 workers, at 0.71 acres per 1,000 workers. Additionally, the Proposed Actions would result in the provision of new open space areas totaling up to 21,403 sf (0.49 acres) located on the southern portion of the Development Site that would be publicly accessible and would enhance the open space character of the neighborhood.

Shadows

Defining features of the neighborhood would not be adversely affected due to potential shadow effects of the Proposed Actions, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As discussed in Chapter 5, "Shadows," the Proposed Actions and resultant Proposed Development would result in incremental shadow coverage on one open space resource, the future phase of Bushwick Inlet Park, and one natural resource, the Bushwick Inlet section of the East River, both located to the west of the Development Site. However, the extent and duration of the incremental shadows on these sunlight-sensitive resources would (1) not significantly reduce or completely eliminate direct sunlight exposure on any of the sunlight-sensitive features found within the future phase of Bushwick Inlet Park and the Bushwick Inlet section of the East River; and (2) would not significantly alter the public's use of the future phase of Bushwick Inlet Park and the Bushwick Inlet section of the East River or threaten the viability of vegetation or other elements located within these sunlight-sensitive resources.

Historic and Cultural Resources

Defining features of the neighborhood would not be adversely affected due to the potential effects of the Proposed Actions on historic and cultural resources, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. The New York City Landmarks Preservation Commission (LPC) issued a letter (provided in Appendix B) indicating that there are no designated or eligible historic architectural resources on any of the lots that comprise the Development Site, nor are any of the lots that comprise the Development Site archaeologically sensitive. There are no historic architectural resources eligible for listing on the S/NR or designation as NYCLs within a 400-foot

radius of the Development Site. However, a small corner of the LPC-designated and S/NR-listed Greenpoint Historic District intersects with a 400-foot radius of the Development Site.

As discussed in Chapter 6, "Historic and Cultural Resources," no direct impacts to historic architectural resources would occur as a result of the Proposed Actions. Additionally, the Proposed Actions would not result in development that would diminish the qualities that make the LPC-designated and S/NR-listed Greenpoint Historic District historically and architecturally significant. As such, the Proposed Actions would not result in any significant adverse indirect or contextual impacts on historic architectural resources.

Urban Design and Visual Resources

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on urban design and visual resources, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As described in Chapter 7, "Urban Design and Visual Resources," the Proposed Actions would not result in a significant adverse impact on urban design or visual resources. Compared to the future without the Proposed Actions, the visual appearance and pedestrian experience of the primary study area (the Development Site) would change, with the Proposed Development representing a visible change to the perspective of a pedestrian adjacent to the primary study area. The Proposed Development would alter the visual setting of the primary study area by replacing several low-rise industrial buildings, as well as open storage areas, with a development that is larger than adjacent low-rise buildings present in the surrounding 400-foot secondary study area.

The Proposed Actions would enhance the pedestrian experience adjacent to the primary study area through the improvement of streetscape and sidewalk conditions, including the elimination of unnecessary curb cuts and the addition of numerous street trees. The Proposed Development's various ground-floor retail spaces would be glazed with transparent materials, creating active, continuous street walls along various sections of the Development Site. Additionally, a section of partially covered open space areas programmed with landscaping and seating would help to enhance the pedestrian experience adjacent to the primary study area by altering the shape of the existing block to form additional view corridors transecting the block-sized Development Site, as well as facilitating pedestrian circulation through the Development Site.

In addition, the Proposed Development would not obstruct any unique view corridors or significant visual resources. As discussed in Chapter 7, "Urban Design and Visual Resources," views of the Manhattan skyline and the East River waterfront would not be completely obstructed by the Proposed Development from streets and sidewalks facing west in the secondary study area. Additionally, views of the Williamsburg Bridge from the intersection of North 14th Street and Kent Avenue would not be affected by the Proposed Actions. As such, the Proposed Development would not obstruct any views of visual resources, nor would the Proposed Development adversely impact the view corridors identified in the secondary study area.

Although much of the secondary study area consists of low-rise buildings, the built context of the secondary study area and the larger Greenpoint neighborhood has been evolving in recent years with a trend toward taller, mixed-use development projects. Multiple mid- and high-rise buildings exist or are planned within the secondary study area and beyond. In the secondary study area, a seven-story (110' tall) mixed-use building is planned at 12 Franklin Street; in the larger Greenpoint neighborhood, the eight-story (135' tall) commercial building at 25 Kent Avenue and the 22-story (250' tall) William Vale hotel at 111 North 12th Street are each located three blocks to the south of the primary study area. These existing

and planned No-Action developments are visible from various vantage points from within the primary study area and from within the secondary study area. These developments are evidence of the already changing urban context of the secondary study area and the surrounding Greenpoint neighborhood.

Transportation

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on transportation, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As described in Chapter 10, "Transportation," the Proposed Actions would result in significant adverse traffic impacts at eight study area intersections during one or both analyzed peak hours. The Proposed Actions would not result in significant adverse subway, bus, pedestrian, or parking impacts. As discussed in Chapter 17, "Mitigation," the identified significant adverse traffic impacts could be fully mitigated at three intersections, while impacts would remain unmitigated at five intersections in one or both analyzed peak hours.

As noted above, the character of the study area, like that of many neighborhoods in New York City, is, in part, defined by the levels of vehicular and pedestrian activity that exist. While the Proposed Actions would result in increases to pedestrian volumes, sidewalks in the surrounding area have sufficient capacity to absorb new pedestrian users and analyzed sidewalks would continue to operate under restricted but fluid conditions or better, and would not represent a significant adverse impact on the character of the neighborhood.

The introduction of new vehicle volumes, despite the anticipated impacts that are disclosed in Chapter 10, would also not represent a significant adverse impact on the character of the neighborhood, as the study area and surrounding Greenpoint neighborhood are already characterized by heavy vehicle volumes, predominantly in the form of truck traffic. As noted above, implementation of traffic engineering improvements would fully mitigate the significant adverse traffic impacts resulting from the Proposed Actions at three intersections during the weekday PM peak hour; however, impacts would remain unmitigated at five intersections in one or both analyzed peak hours. As the five intersections at which these unmitigated traffic impacts would occur are generally characterized by high levels of traffic currently, and would operate under congested conditions in the future without the Proposed Actions, the traffic impacts associated with the Proposed Actions would not be expected to result in substantial changes to neighborhood character. Additionally, it should be noted that, in the future With-Action condition, Acme Smoked Fish intends to relocate warehousing and distribution functions to a facility in New Jersey, which would result in a noticeable reduction in the incidence of truck traffic surrounding the Development Site. Therefore, no significant adverse impacts to neighborhood character would result from the Proposed Actions.

Noise

Defining features of the neighborhood would not be adversely affected due to potential noise effects of the Proposed Actions, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As described in Chapter 13, "Noise," the Proposed Actions would not result in significant adverse noise impacts.

Noise level increases in proximity to the Development Site in the future with the Proposed Actions would not be perceptible, as the increased traffic volumes generated by the Proposed Actions would fall well below the applicable *CEQR Technical Manual* significant adverse impact threshold (3.0 dBA). In terms of noise exposure categories, noise levels along area roadways adjacent to the Development Site would be

classified as “Marginally Acceptable” along Meserole Avenue, “Marginally Unacceptable (II)” along Wythe Avenue and North 15th Street, “Marginally Unacceptable (II)” along Gem Street, and “Marginally Acceptable” along Banker Street, same as under the No-Action condition. Furthermore, the noise levels in proximity to the Development Site are typical of many neighborhoods in New York City and would remain so in the With-Action condition; noise is not a defining feature of the neighborhood, and the incremental increase in noise levels resulting from the Proposed Actions would not constitute a significant adverse impact on neighborhood character.