

Chestnut Commons

110 Dinsmore Place, Brooklyn, New York

CEQR Technical Memorandum
East New York Rezoning EIS CEQR #: 15DCP102K

Prepared on behalf of:
New York City Department of Housing Preservation and Development
MHANY Management Inc.
Cypress Hills Local Development Corporation
Urban Builders Collaborative LLC

Prepared by:
BFJ Planning

April 24, 2019

CHESTNUT COMMONS
Brooklyn, NY

CEQR Technical Memorandum
East New York Rezoning EIS CEQR #: 15DCP102K

Prepared on behalf of

New York City Department of Housing Preservation and Development
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New York, NY 10038

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April 24, 2019

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1.0 INTRODUCTION

The East New York Neighborhood Plan and rezoning was approved by the New York City Council on April 20, 2016. As part of the review process an Environmental Impact Statement[1] (CEQR #: 15DCP102K) was prepared to analyze the proposed rezoning and other land use actions subject to the Uniform Land Use Review Procedures. The New York City Department of City Planning ("DCP") issued a Final Environmental Impact Statement (EIS) dated February 12, 2016. The EIS included the projected development of a vacant city-owned site generally located between Dinsmore Place, Chestnut Street and Atlantic Avenue ("Dinsmore-Chestnut site") for future mixed-use development with affordable housing.

MHANY Management Inc., Cypress Hills Local Development Corporation, and Urban Builders Collaborative LLC (the "Applicant") were selected on October 27, 2017 by the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC) to redevelop the Dinsmore-Chestnut site in accordance with the East New York Neighborhood Plan and Rezoning.

This technical memorandum includes a summary of how the project currently proposed ("Proposed Project") by the Applicant conforms to the 2016 EIS, and where necessary supplies additional technical analyses to demonstrate that the Proposed Project will not result in any new environmental impacts not previously analyzed. While DCP was the lead agency on the 2016 EIS that studied the Proposed Project, HPD has assumed lead agency status for the purpose of this technical memorandum to review an updated version of the Proposed Project. This technical memorandum was prepared on behalf of HPD, as HPD is the entity seeking two Mayoral Zoning Overrides to facilitate the Proposed Project.

2.0 DESCRIPTION OF PROPOSED PROJECT

MHANY Management Inc., Cypress Hills Local Development Corporation and Urban Builders Collaborative LLC (the "Applicant"), are requesting the disposition of City-owned property from HPD to facilitate the development of a new mixed-use affordable housing building in the Cypress Hills neighborhood of Brooklyn, Community District 5 (the "Proposed Project"). The Applicant is also requesting a construction financing subsidy and Low Income Housing Tax Credits from HPD, 4% Bonds from HDC, project financing through HDC's Extremely-Low and Low-Income Affordability Program (ELLA), and a Brownfield Tax Credit from New York State. HPD is seeking two Mayoral Zoning Overrides of the Zoning Resolution (ZR): 1) ZR 23-711 which requires a 40 feet distance between the buildings on Lots 32 and Lot 34 - 10 feet is provided; and 2) ZR 132-20, which requires that within EC-5 Special Enhanced Commercial District, that the finished floor

[1] https://www1.nyc.gov/site/planning/applicants/env-review/east-new-york.page

elevation at ground floor be no higher or lower than 2' from as-built sidewalk level – 2.5 feet is provided.

The Project Site is located at 110 Dinsmore Place [Brooklyn Block 4142, Lot 34 (formerly part of Lot 32] on the block bound by Dinsmore Place to the north, Atlantic Avenue to the south, Chestnut Street to the east, and Logan Street to the west. The Project Site was formerly part of Lot 32, which is located immediately to the west, and is currently under construction with a new 1,000 seat public school (PS/IS 667K). The vacant city-owned site measures approximately 28,698 square feet (sf).

Figures 1, 2, and 3 present a project location map, tax map, and zoning map and Figures 4 and 5 present a photo key map and photographs of the Project Site; Figure 6 presents off-site photos of the Project Site in the context of the surrounding neighborhood. Figure 7 presents land uses within the vicinity of the Project Site.

Under the Proposed Project a new 275 unit, 305,499 gsf (264,306 zoning floor area) mixed-use affordable building would be built in general conformance with the requirements of the existing M1-4/R8A zoning district and MX-16/EC-5 special district regulations, with the exception of the two Mayoral Zoning Overrides requested by HPD (see Appendix A for the project zoning analysis). The Proposed Project would consist of a new 14-story (144'-10") mixed-use building containing approximately 264,232 gsf (242,908 zoning floor area) of residential (274 units, plus one superintendent's unit), approximately 6,430 gsf (5,889 zoning floor area) of ground-floor commercial, and approximately 34,787 gsf (15,505 zoning floor area) of community facility. The 274 residential units would all be affordable units targeted to low income families with incomes ranging from 27% to 57% of the area median income; 10% of the units would be targeted to homeless families and individuals. The Proposed Project would include 47 studio apartments, 70 one-bedroom apartments, 100 two-bedroom apartments, and 57 three-bedroom apartments. See Figures 8 through 18[2]. The ground-floor commercial will consist of a branch of the Brooklyn Cooperative Federal Credit Union and neighborhood retailers including a pharmacy and green grocer. The building will also contain a significant community facility component comprised of the following:

- **Cypress Hills Local Development Corporation**: Active recreation programs and additional social services will be provided by CHLDC. The organizations' Verde Initiative will facilitate demonstrations in cooking and nutrition. Workforce development programs will also help the community with college access, admissions, and financial aid counseling.
- **CUNY Kingsborough Community College Satellite Campus**: The satellite campus will offer college introductory courses along with career track certification training programs

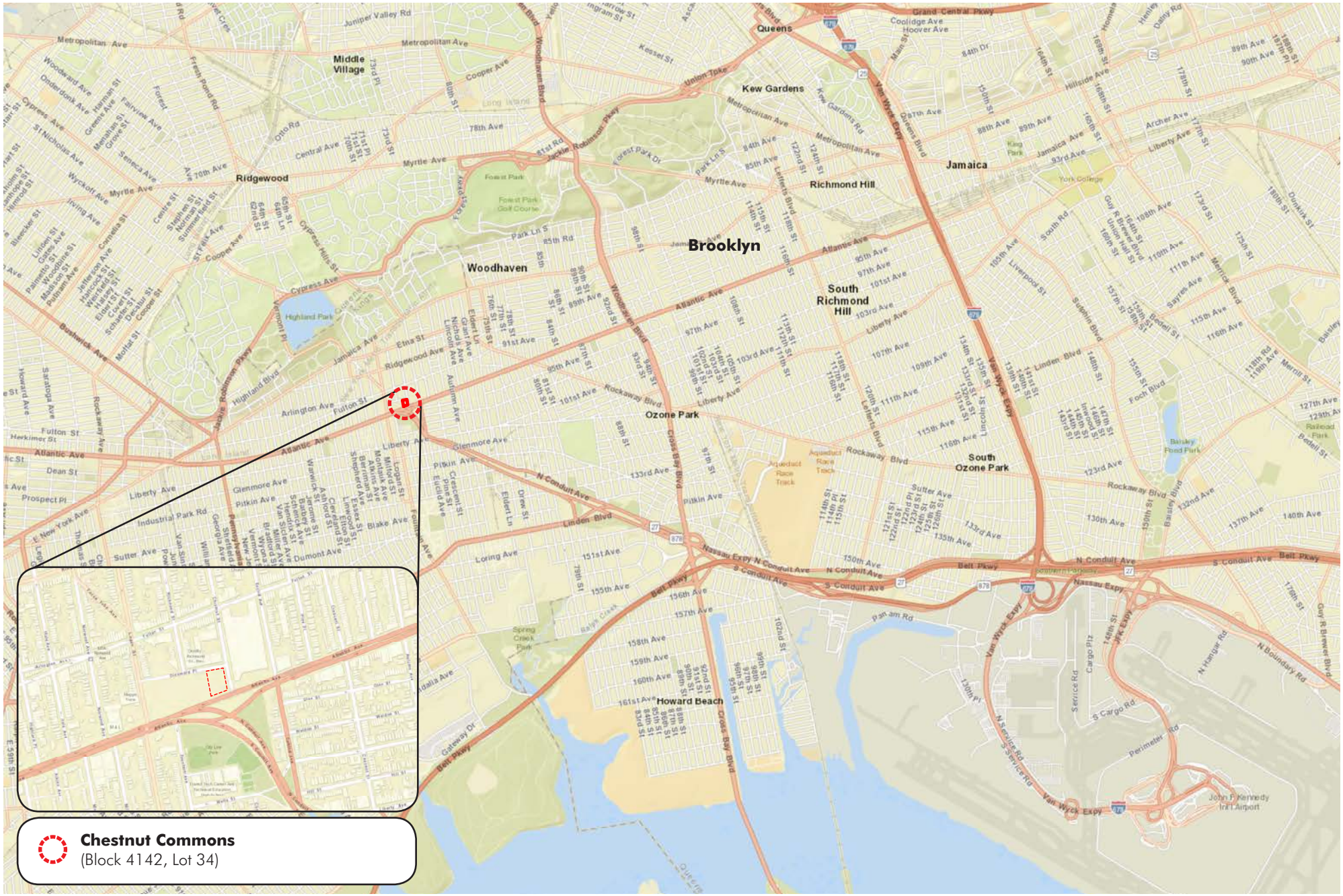
[2] Architectural drawings contained herein are for presentation purposes only. Final drawings will be submitted to the Department of Buildings.

- **ARTS East New York Center for the Performing Arts**: This new performing arts center (99-seat) will be home to a variety of cultural, community and local school events, and will host professional performances from world renowned performers. ARTS East New York will also use the center to offer courses in performance arts education for the community including lessons in acting, musical theater, set design, woodshop, curation, stage management, and more.
- **Food Manufacturing Kitchen Incubator**: CHLDC will operate a new food incubator which will provide industrial kitchen facilities and small business technical assistance to help launch and sustain neighborhood-based caterers, home-based food businesses, food manufacturers, and restaurant entrepreneurs.

The residential lobby would have access off of Dinsmore Place, the community facility entrance would be on Chestnut Street, and the retail components would be located at the corner of Atlantic Avenue and Chestnut Street (bank), Chestnut Street and Dinsmore Place (pharmacy), and the Project Site's western boundary along Dinsmore Place (green grocer). The building would also have a laundry room, fitness center, resident lounge (665 sf) and 6,400 sf residential terrace at the 2nd floor and 14th floor roof. The Proposed Project will be fully sprinklered and meet NYC Seismic Code and the 2014 NYC Building code requirements. The Proposed Project is expected to be completed and occupied by mid-2020.

The Proposed Project will provide a minimum of 35 dB(A) of window wall attenuation to maintain an interior noise level of a maximum 45 dB(A) as well as an alternate means of ventilation. As required by the East New York Rezoning EIS, the requirement for façade attenuation as well as the requirement for an alternate means of ventilation will be required through the Land Disposition Agreement (LDA) between HPD and the Applicant.

The Proposed Project will also use natural gas as the type of fuel for the HVAC systems and the HVAC stacks will be located at least 160 feet above grade. These restrictions were set forth in the East New York Rezoning EIS and the implementation of the restrictions would be required through the LDA between HPD and Applicant with oversight provided through HPD and the New York City Department of Environmental Protection.



CHESTNUT COMMONS

FIGURE 1: PROJECT LOCATION

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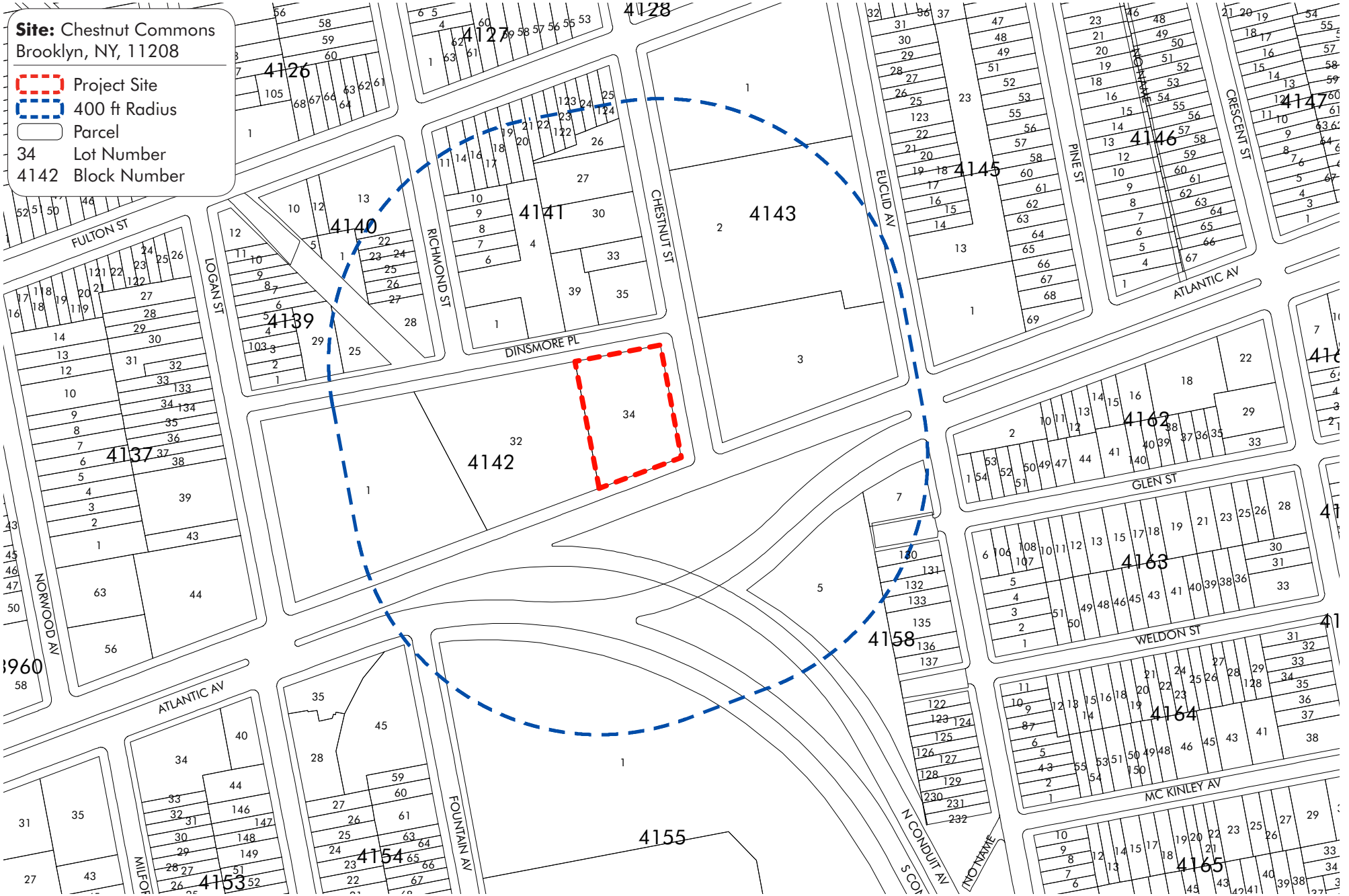

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FIGURE 2: TAX MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2018

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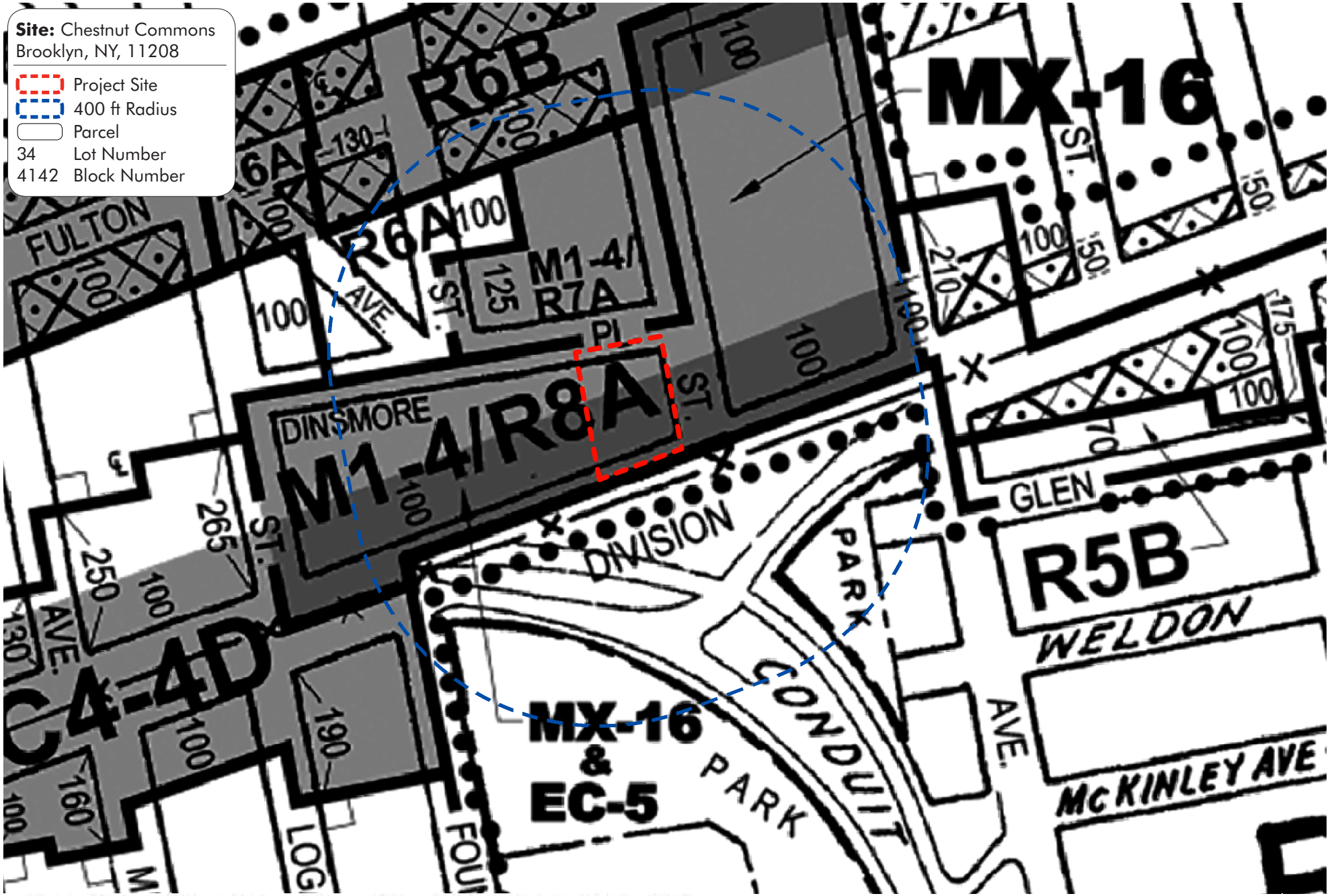

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FIGURE 3: ZONING MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2018

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FIGURE 4: PHOTO KEY MAP

SOURCE: ESRI, DIGITAL GLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USGS, AEROGRID, IGN, AND THE GIS USER COMMUNITY, 2018

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Photo 1:
View of Project Site looking northwest from north sidewalk at Atlantic Avenue.



Photo 2:
View of the interior of the Project Site looking northwest from north sidewalk at Atlantic Avenue.



Photo 3:
View of Project Site looking southwest from roadway at Chestnut Street.



Photo 4:
View of Project Site looking southwest from roadway at Dinsmore Place.



Photo 5:
View of the interior of the Project Site looking southwest from roadway at Dinsmore Place.



Photo 6:
View of Project Site looking northeast from north sidewalk at Atlantic Avenue.

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FIGURE 5: SITE PHOTOS

SOURCE: BFJ PLANNING, 2018

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Photo 7:
View of northeast sidewalk of Atlantic Avenue and Chestnut Street from the Project Site.



Photo 8:
View of southwest open space area of Atlantic Avenue across the Project Site.



Photo 9:
View of Chestnut Street to the north of the Project Site.



Photo 10:
View of buildings across Dinsmore Place- looking to the north from the Project Site.



Photo 11:
View of buildings across Dinsmore Place looking to the northwest from the Project Site.



Photo 12:
View of open space across Atlantic Avenue looking to the southeast from the Project Site.



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FIGURE 7: LAND USE MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2018

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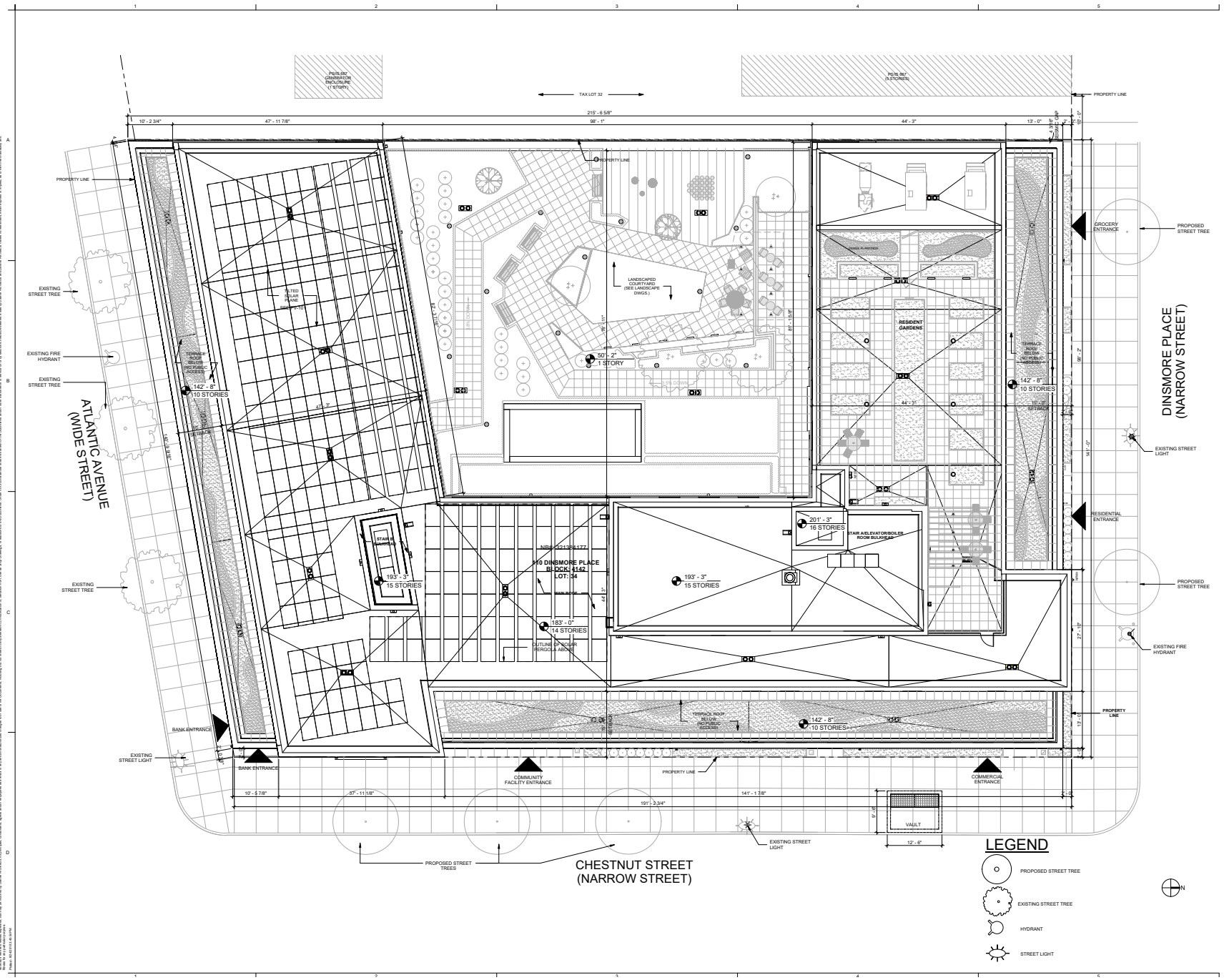

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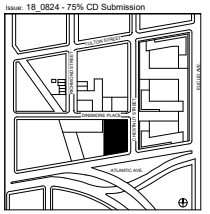
Revisions

Issue: 18_0824 - 75% CD Submission



Key Plan

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Site Plan

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Scale	1/8" = 1'-0"
Drawn By	SS/WM/DF
Checked By	KE/JW
Project No.	1750
Sheet No.:	A-001.00

Seal

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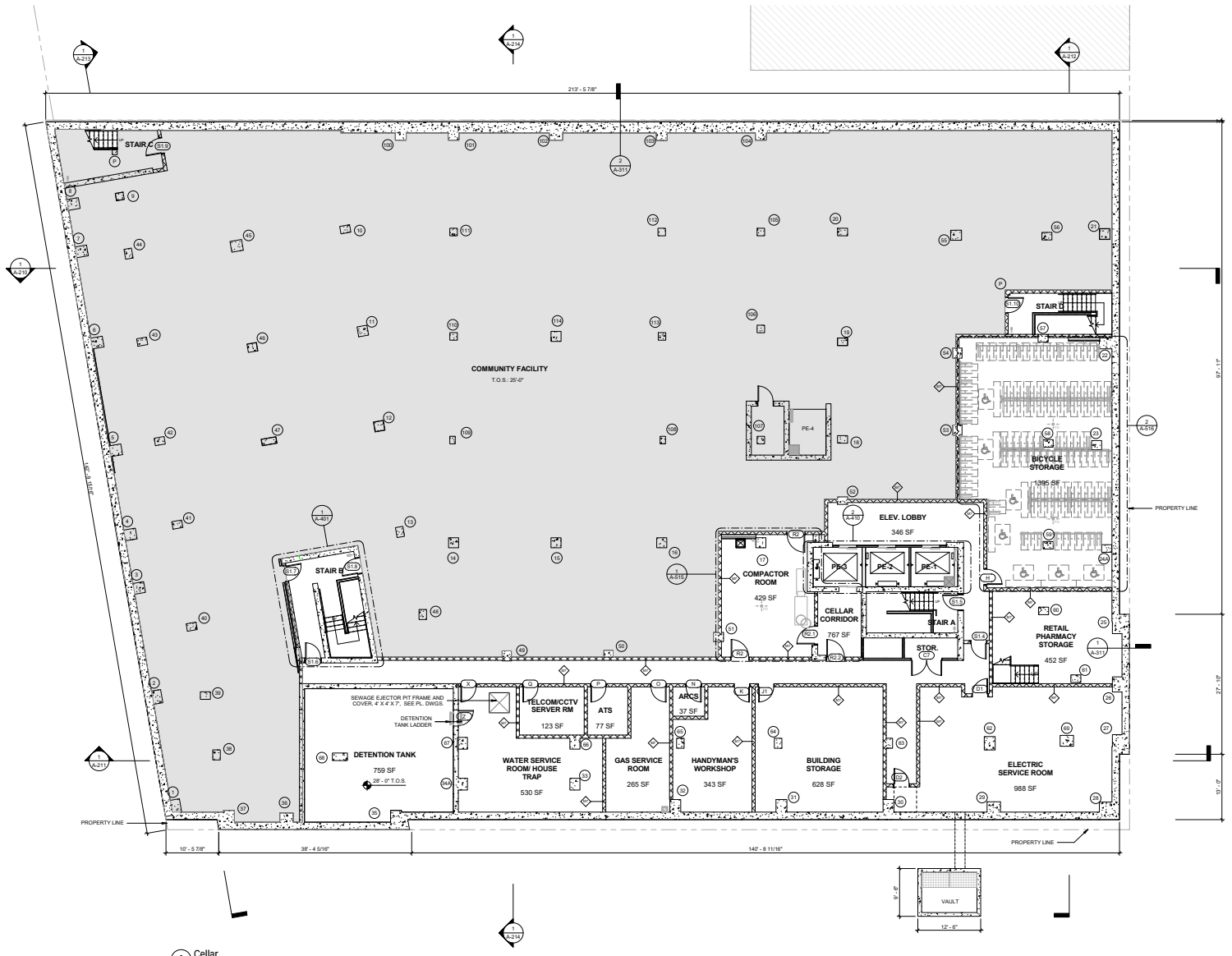
FIGURE 8: SITE PLAN

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

BFJ Planning



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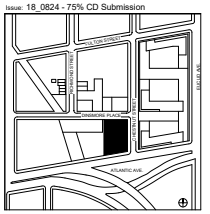

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FIGURE 9: CELLAR PLAN

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

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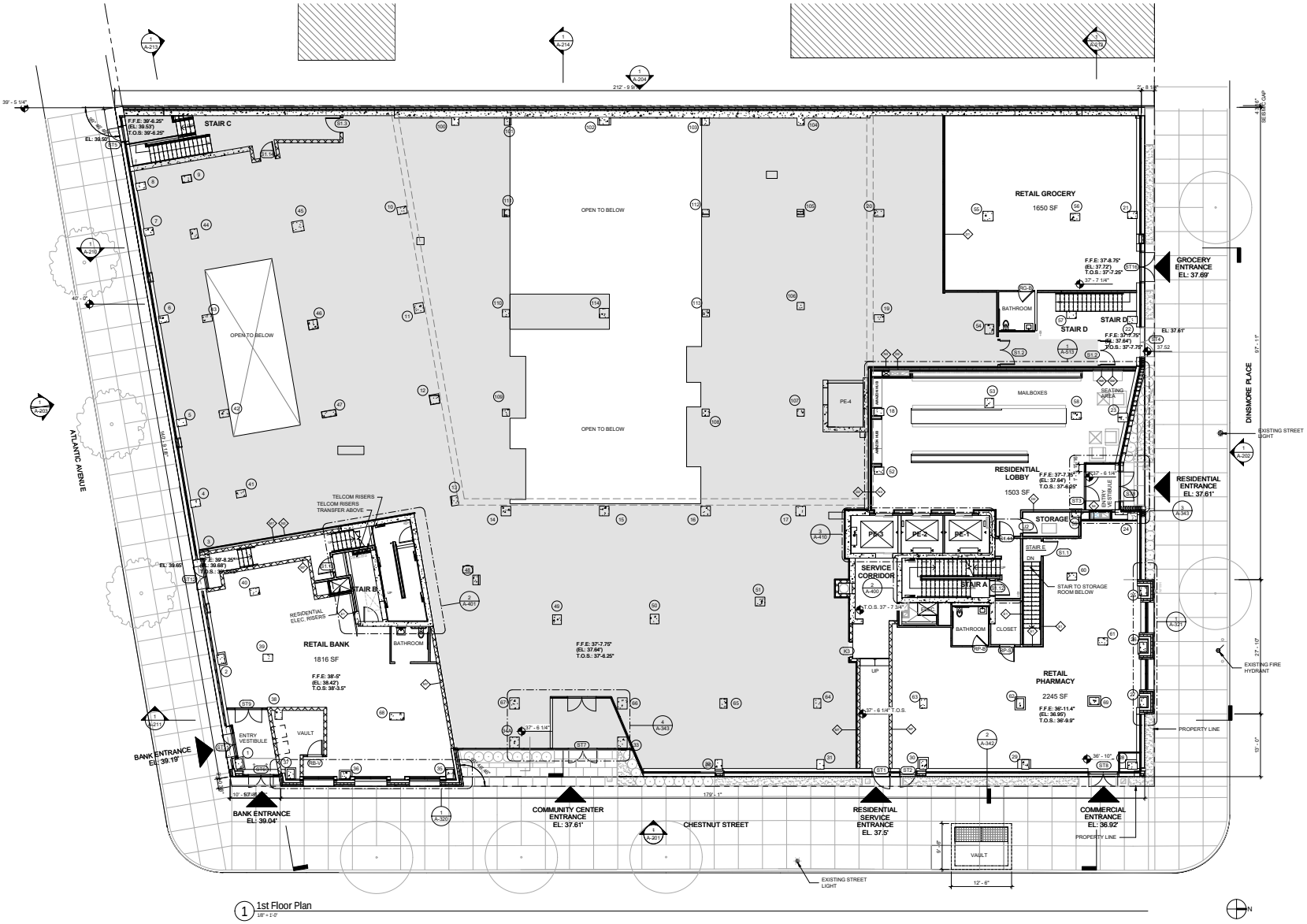

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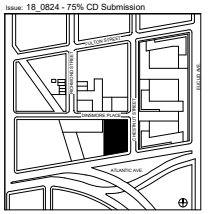

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1st Floor Plan

Date	08/24/18
Scale	1/8" = 1'-0"
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1 of

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FIGURE 10: 1ST FLOOR PLAN

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

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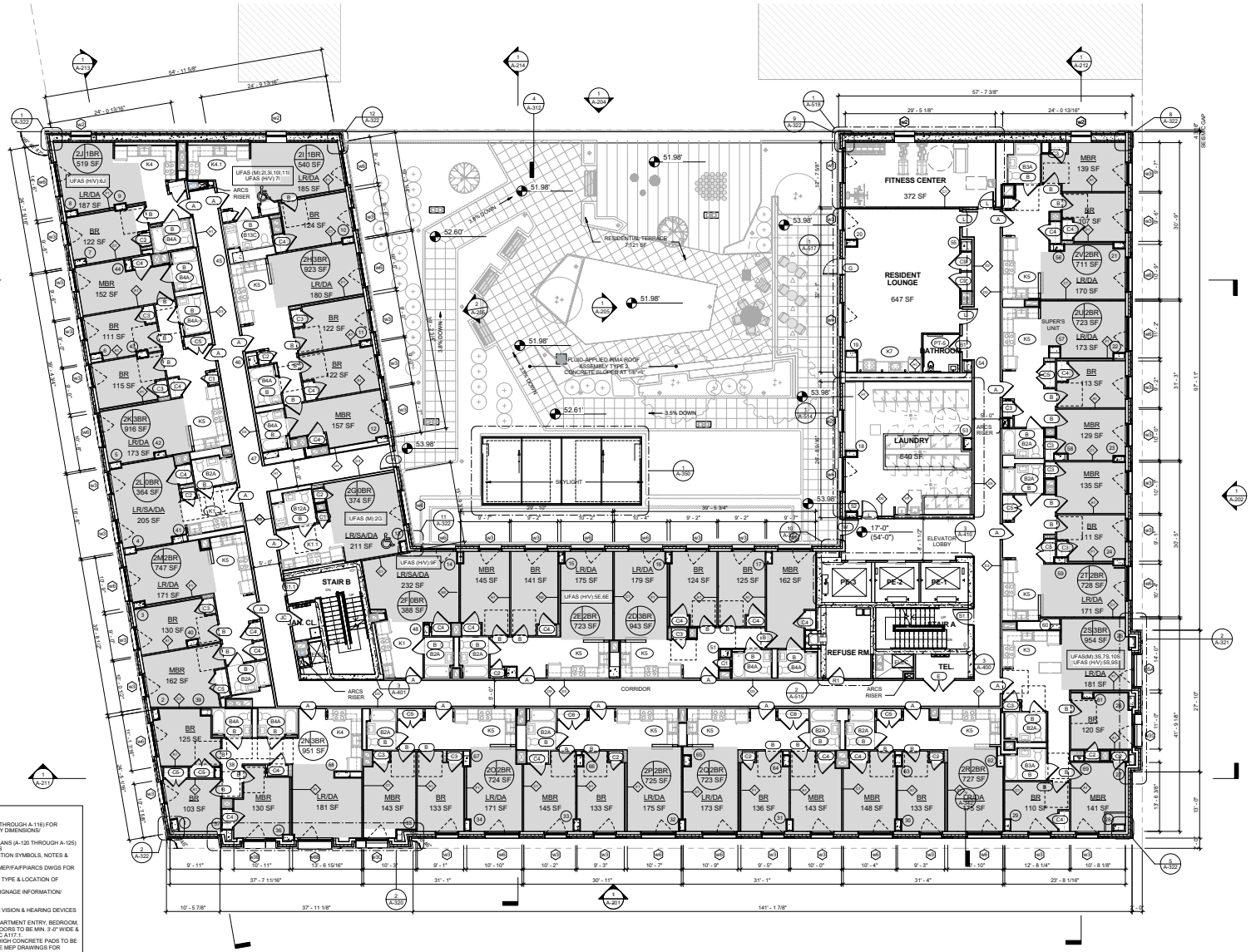

1 2nd Floor Plan
1/8" = 1'-0"

FLOOR PLAN NOTES:

1. SEE COORDINATION PLANS (A-110 THROUGH A-116) FOR STRUCTURAL SLAB EDGE & MASONRY DIMENSIONS/ COORDINATES.
2. SEE ENLARGED DWELLING UNIT PLANS (A-120 THROUGH A-125) FOR APT. ROOM SIZES & DIMENSIONS
3. SEE G-001 & G-002 FOR CONSTRUCTION SYMBOLS, NOTES & LEGENDS
4. SEE LANDSCAPE, STRUCTURAL & MEP/FA/FP/ARCS DWGS FOR BALANCE OF WORK.
5. SEE FINISH SCHEDULE (A-611) FOR TYPE & LOCATION OF FINISHES
6. SEE A-900 SERIES FOR INTERIOR SIGNAGE INFORMATION/ LOCATIONS
7. FLOOR FINISHES TO ALIGN.
8. REFER TO ELECTRICAL DWGS FOR VISION & HEARING DEVICES IN VISION/ HEARING APARTMENTS.
9. ALL PUBLIC ENTRY DOORS AND APARTMENT ENTRY, BEDROOM, BATHROOM, AND WALK-IN CLOSET DOORS TO BE MIN. 3'-0" WIDE & COMPLY WITH SECTION 1003.5 OR ICC A117.1.
10. 4" (UNLESS OTHERWISE NOTED) HIGH CONCRETE PADS TO BE PROVIDED FOR MEP EQUIPMENT. SEE MEP DRAWINGS FOR NUMBER & LOCATION.
11. AT CORRIDOR AREAS IN FRONT OF ELEVATORS, PROVIDE 2% SLOPE UP TO ELEVATOR DOOR, TYP. REFER TO ELEVATOR DWGS FOR ADD'L INFO (A-410).
12. PROVIDE SEPARATE BINS FOR RECYCLING & TRASH FOR EACH DWELLING UNIT AND EACH SHARED RESIDENTIAL SPACE.
13. APT. UNITS SHALL MEET COMPARTMENTALIZATION AIR LEAKAGE TESTING REQ'S OF NO GREATER THAN 0.30 CFM50/S.F. - ENCLOSURE AREA.
14. ALL APT. UNIT WINDOWS TO RECEIVE INTERIOR SHADES. SEE SPECS.
15. PROVIDE ACCESS PANELS AT ALL VALVE, CONTROL BOXES, ETC LOCATED IN PUBLIC AREAS. REFER TO MEP DWGS FOR LOCATIONS.
16. PROVIDE BLOCKING AT ALL LOCATIONS WHERE SCHED. FOR WALL MTD. ITEMS, INCLUDING BUT NOT LIMITED TO NEW CASEWORK AND/OR FURNITURE SYSTEMS AND ALL TOILET RMS IN PREP. FOR H.C. GRAB BARS.

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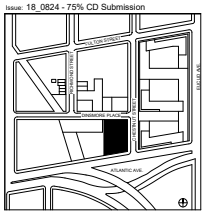

Key Plan

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2nd Floor Plan

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FIGURE 11: 2ND FLOOR PLAN

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

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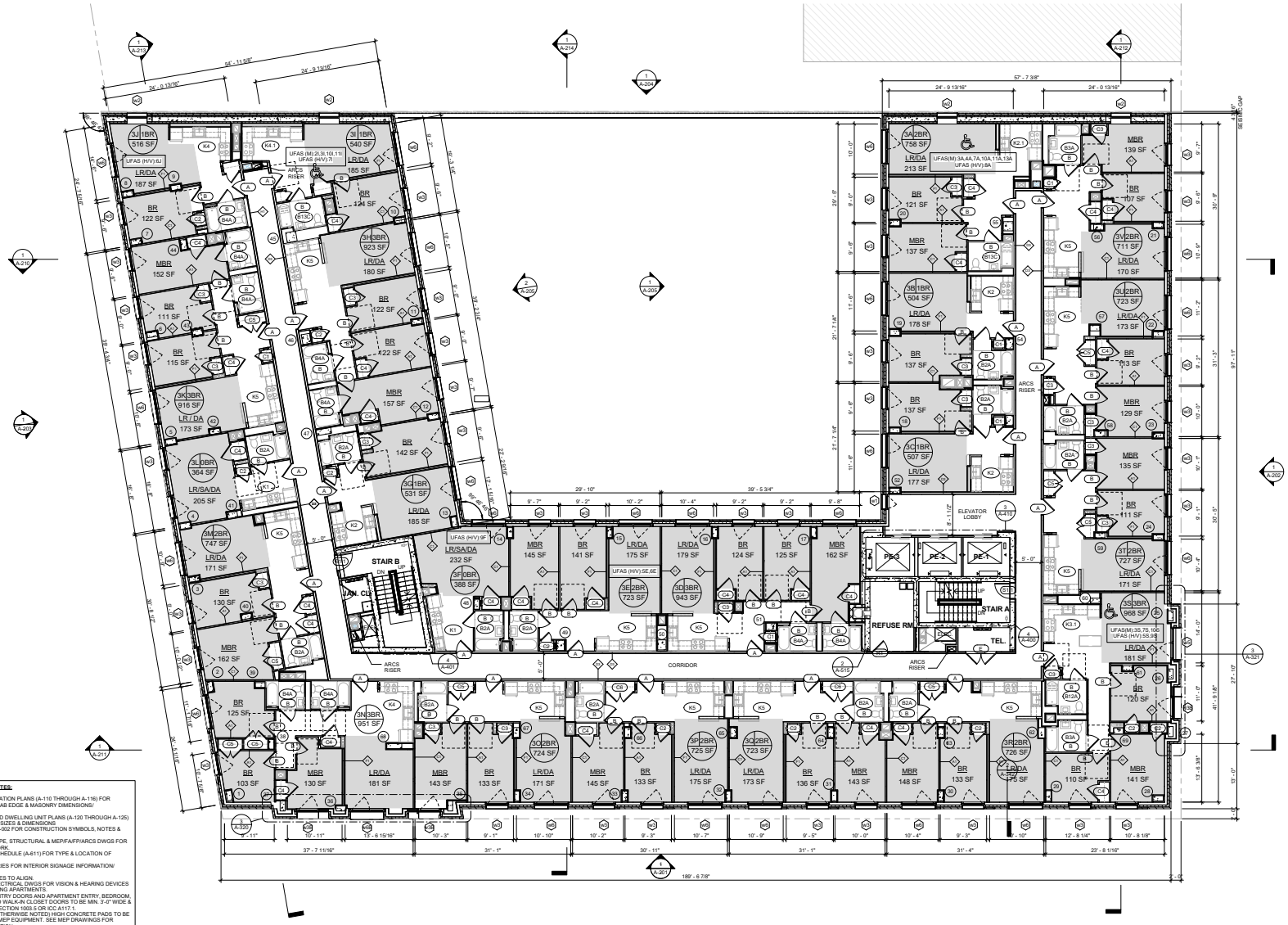

1 Typical Residential Floor Plan (3-10)
1/8" = 1'-0"

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14. ALL APT. UNIT WINDOWS TO RECEIVE INTERIOR SHADES. SEE SPECS.
15. PROVIDE ACCESS PANELS AT ALL VALVE, CONTROL BOXES, ETC LOCATED IN PUBLIC AREAS. REFER TO MEP DWGS FOR LOCATIONS.
16. PROVIDE BLOCKING AT ALL LOCATIONS WHERE SCHED. FOR WALL MTD. ITEMS, INCLUDING BUT NOT LIMITED TO NEW CASEWORK AND/OR FURNITURE SYSTEMS AND ALL TOILET RMS IN PREP. FOR H.C. GRAB BARS.

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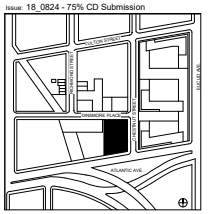

Key Plan

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Typical Residential Floor Plan (3-10)

Date	08/24/18
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Project No.	1750
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CHESTNUT COMMONS

FIGURE 12: TYPICAL RESIDENTIAL FLOOR PLAN (3-10)

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

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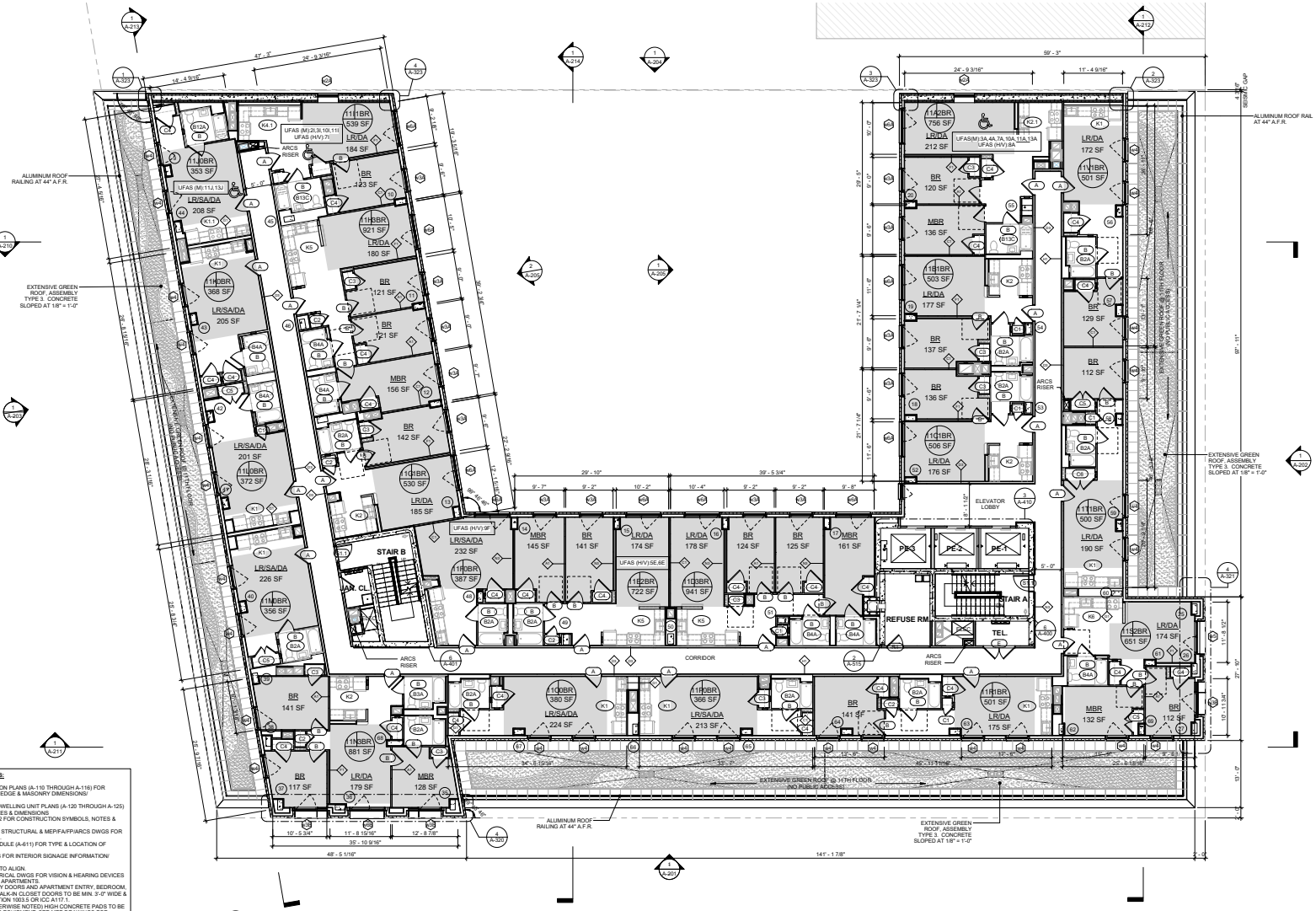

1 Typical Residential Floor Plan (11-14)
1/8" = 1'-0"

FLOOR PLAN NOTES:

1. SEE COORDINATION PLANS (A-110 THROUGH A-116) FOR STRUCTURAL SLAB EDGE & MASONRY DIMENSIONS/ COORDINATES.
2. SEE ENLARGED DWELLING UNIT PLANS (A-120 THROUGH A-125) FOR APT. ROOM SIZES & DIMENSIONS.
3. SEE G-001 & G-002 FOR CONSTRUCTION SYMBOLS, NOTES & LEGENDS.
4. SEE LANDSCAPE, STRUCTURAL & MEP/FA/FP/ARCS DWGS FOR BALANCE OF WORK.
5. SEE FINISH SCHEDULE (A-611) FOR TYPE & LOCATION OF FINISHES.
6. SEE A-900 SERIES FOR INTERIOR SIGNAGE INFORMATION/ LOCATIONS.
7. FLOOR FINISHES TO ALIGN.
8. REFER TO ELECTRICAL DWGS FOR VISION & HEARING DEVICES IN VISION/ HEARING APARTMENTS.
9. ALL PUBLIC ENTRY DOORS AND APARTMENT ENTRY, BEDROOM, BATHROOM, AND WALK-IN CLOSET DOORS TO BE MIN. 3'-0" WIDE & COMPLY WITH SECTION 1003.5 OR ICC A117.1.
10. 4" (UNLESS OTHERWISE NOTED) HIGH CONCRETE PADS TO BE PROVIDED FOR MEP EQUIPMENT. SEE MEP DRAWINGS FOR NUMBER & LOCATION.
11. AT CORRIDOR AREAS IN FRONT OF ELEVATORS, PROVIDE 2% SLOPE UP TO ELEVATOR DOOR, TYP. REFER TO ELEVATOR DWGS FOR ADD'L INFO (A-410).
12. PROVIDE SEPARATE BINS FOR RECYCLING & TRASH FOR EACH DWELLING UNIT AND EACH SHARED RESIDENTIAL SPACE.
13. APT. UNITS SHALL MEET COMPARTMENTALIZATION AIR LEAKAGE TESTING REQ'S OF NO GREATER THAN 0.30 CFM50/S.F. - ENCLOSURE AREA.
14. ALL APT. UNIT WINDOWS TO RECEIVE INTERIOR SHADES. SEE SPECS.
15. PROVIDE ACCESS PANELS AT ALL VALVE, CONTROL BOXES, ETC LOCATED IN PUBLIC AREAS. REFER TO MEP DWGS FOR LOCATIONS.
16. PROVIDE BLOCKING AT ALL LOCATIONS WHERE SCHED. FOR WALL MTD. ITEMS, INCLUDING BUT NOT LIMITED TO NEW CASEWORK AND/OR FURNITURE SYSTEMS AND ALL TOILET RMS IN PREP. FOR H.C. GRAB BARS.

Chestnut Commons Apartments

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Brooklyn, NY 11201

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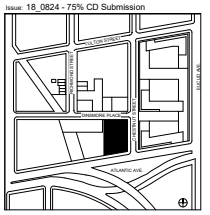

Key Plan

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Typical Residential Floor Plan (11-14)

Date	08/24/18
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Project No.	1750
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CHESTNUT COMMONS

FIGURE 13: TYPICAL RESIDENTIAL FLOOR PLAN (11-14)

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

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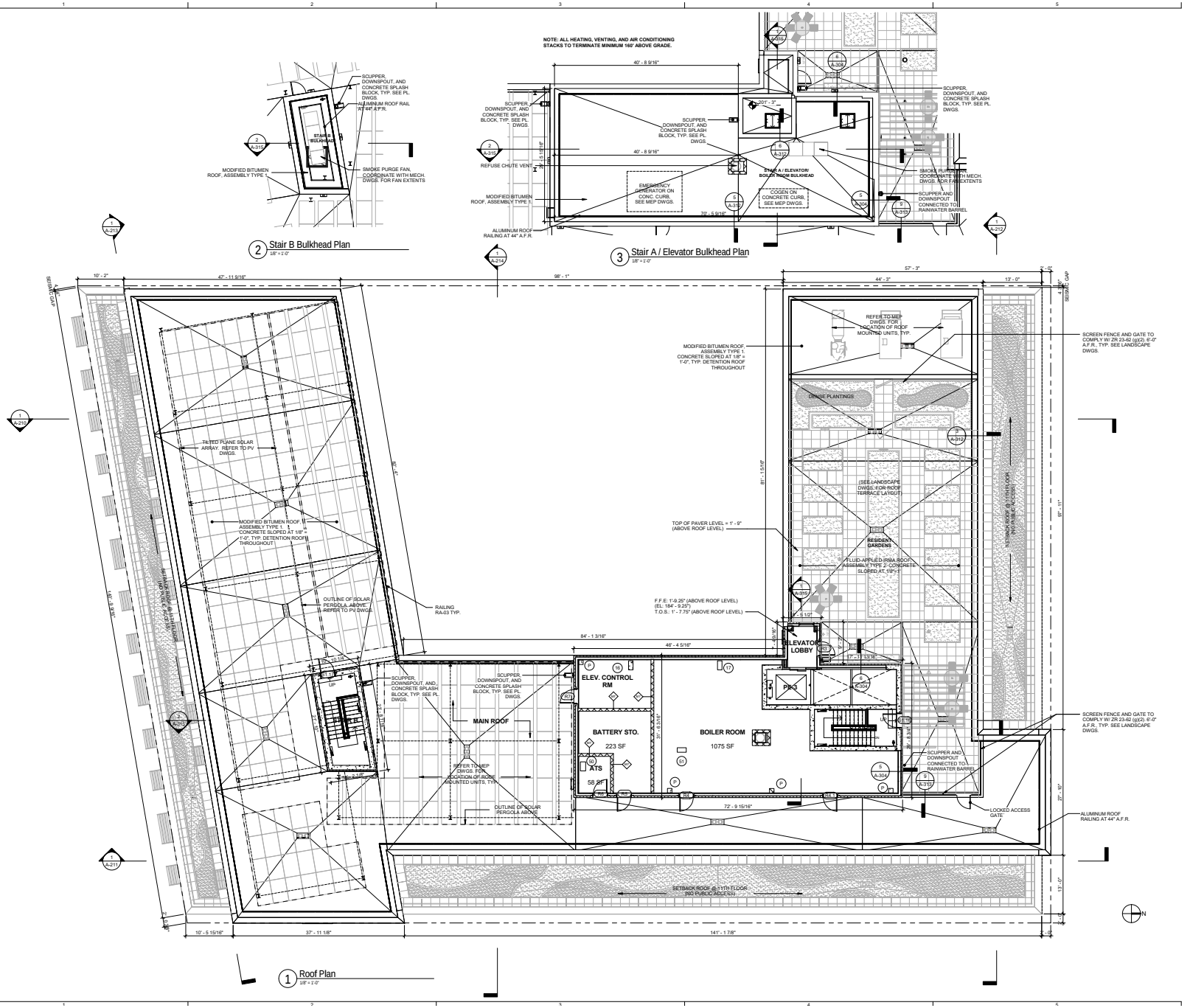

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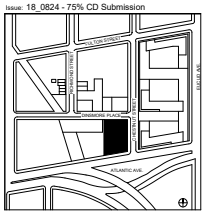

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Roof and Bulkhead Plans

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CHESTNUT COMMONS

FIGURE 14: ROOF AND BULKHEAD PLANS

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

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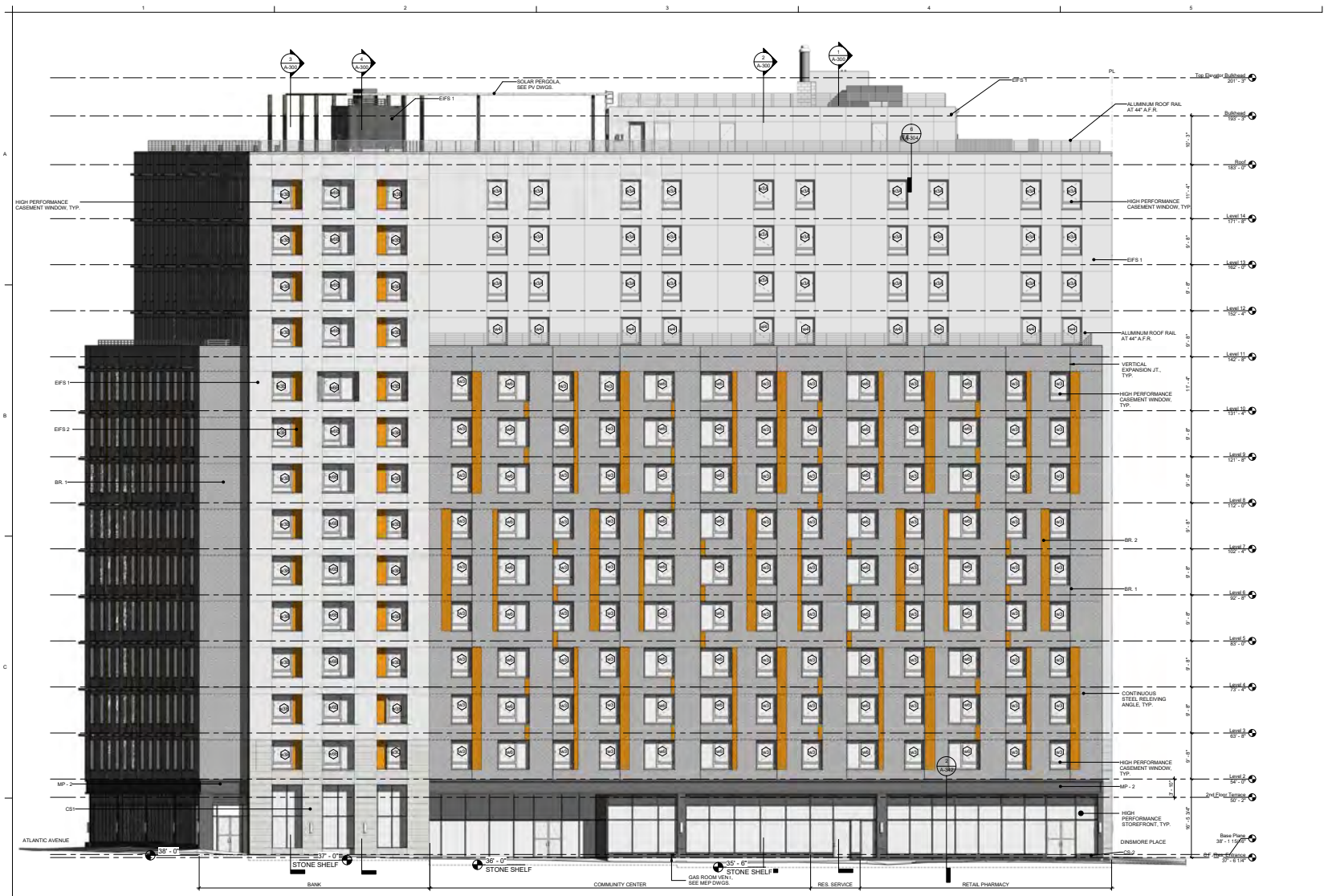

1 East Elevation at Chestnut Street
1/8" = 1'-0"

NOTES:

1. SEE A-310 FOR WINDOW & LOUVER SCHEDULES
2. SEE RCPS (A-131 THROUGH A-138) FOR CEILING HEIGHTS
3. ALL ELEVATION LEVELS SHOWN ARE BASED ON TOP OF PLANK ELEVATIONS
4. CORROSION-PROOF RODENT & BIRD SCREENS TO BE INSTALLED OVER ALL OPENINGS THAT CANNOT BE FULLY SEALED, W/ EXCEPTION OF DRYER VENTS.

BRICK SCHEDULE

TYPE	COLOR	FINISH	MANUFACTURER	PATTERN	SIZE
BR - 1	STEEL GRAY (45%) MARBLE GRAY (45%) SLATE GRAY (10%)	SMOOTH	ACME	RUNNING BOND	JUMBO NORMAN
BR - 2	RUSTIC ORANGE	GLAZED	BELDEN	RUNNING BOND	JUMBO NORMAN
BR - 3	GOLDENROD A	SMOOTH	BELDEN	STACKED BOND	JUMBO NORMAN
BR - 4	MARBLE GRAY	SMOOTH	ACME	STACKED BOND	JUMBO NORMAN

CAST STONE SCHEDULE

TYPE	COLOR	MANUFACTURER
CS - 1	GREY LIMESTONE	STONEAGE
CS - 2	323	WESTBROOK

EIFS SCHEDULE

TYPE	COLOR	FINISH	MANUFACTURER
EIFS - 1	LONDON FOG	FINE	STO
EIFS - 2	31403	FINE	STO

METAL PANEL SCHEDULE

TYPE	COLOR	FINISH	MANUFACTURER
MP - 1	COPPER PENNY	PVDF - GLOSS 20	ALUCOBOND
MP - 2	BISTRO BRONZE MICA	PVDF - GLOSS 30	ALUCOBOND

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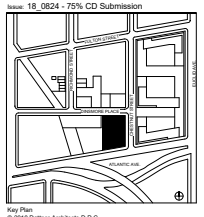

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Building Elevation, East

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CHESTNUT COMMONS

FIGURE 15: BUILDING ELEVATION, EAST

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

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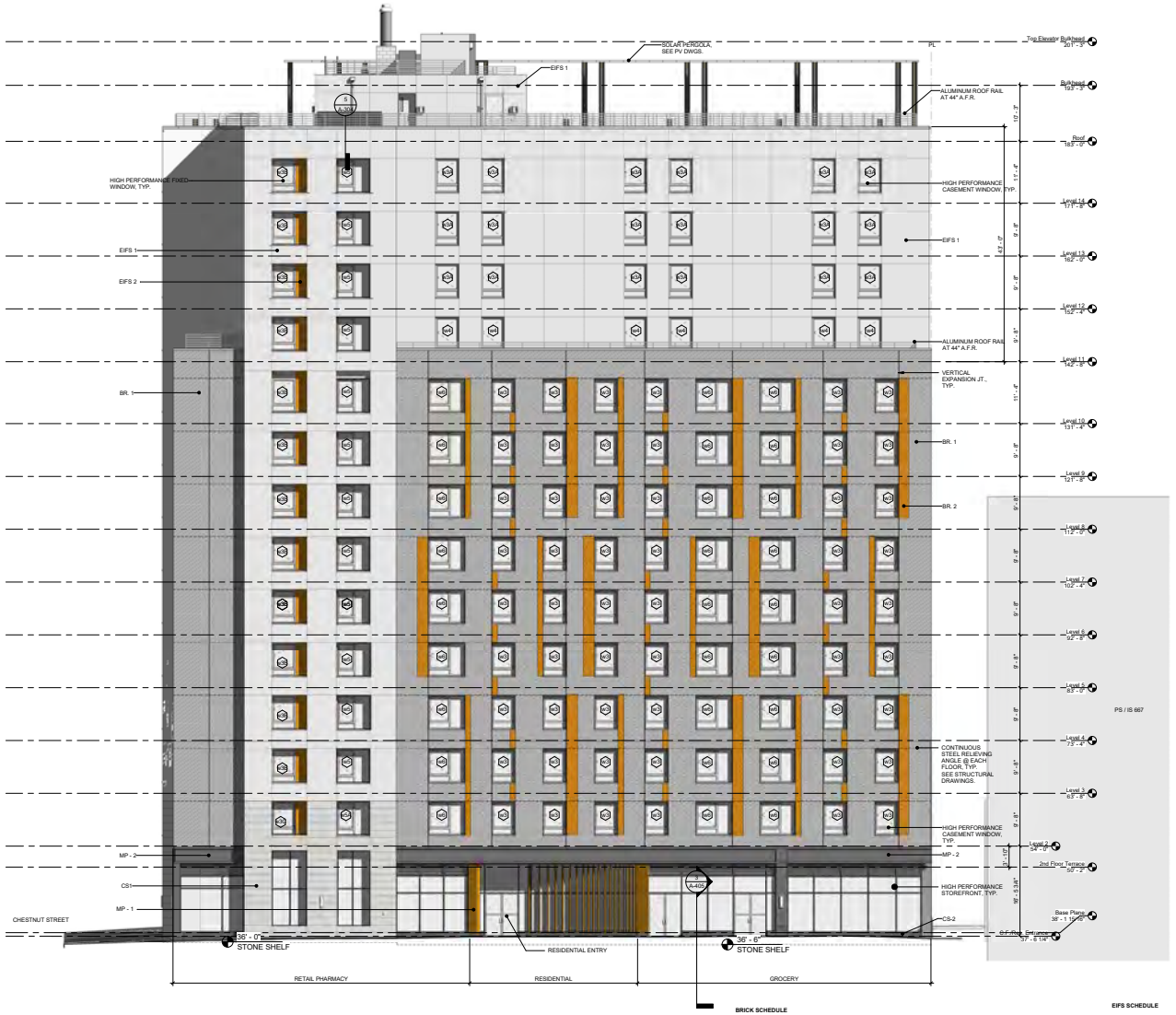

1 North Elevation at Dinsmore Place
1/8" = 1'-0"

NOTES:

1. SEE A-310 FOR WINDOW & LOUVER SCHEDULES
2. SEE ROPS (A-131 THROUGH A-136) FOR CEILING HEIGHTS
3. ALL ELEVATION LEVELS SHOWN ARE BASED ON TOP OF PLANK ELEVATIONS
4. CORROSION-PROOF RODENT & BIRD SCREENS TO BE INSTALLED OVER ALL OPENINGS THAT CANNOT BE FULLY SEALED, W/ EXCEPTION OF DRYER VENTS.

BRICK SCHEDULE

TYPE	COLOR	FINISH	MANUFACTURER	PATTERN	SIZE
BR - 1	STEEL GRAY (45%) MARBLE GRAY (45%) SLATE GRAY (10%)	SMOOTH	ACME	RUNNING BOND	JUMBO NORMAN
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BR - 3	GOLDENROD A	SMOOTH	BELDEN	STACKED BOND	JUMBO NORMAN
BR - 4	MARBLE GRAY	SMOOTH	ACME	STACKED BOND	JUMBO NORMAN

CAST STONE SCHEDULE

TYPE	COLOR	MANUFACTURER
CS - 1	GREY LIMESTONE	STONEAGE
CS - 2	323	WESTBROOK

EIFS SCHEDULE

TYPE	COLOR	FINISH	MANUFACTURER
EIFS - 1	LONDON FOG	FINE	STO
EIFS - 2	31403	FINE	STO

METAL PANEL SCHEDULE

TYPE	COLOR	FINISH	MANUFACTURER
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MP - 2	BISTRO BRONZE MICA	PVDF - GLOSS 30	ALUCOBOND

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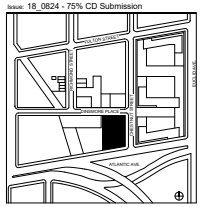

Key Plan

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Building Elevation, North

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CHESTNUT COMMONS

FIGURE 16: BUILDING ELEVATION, NORTH

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

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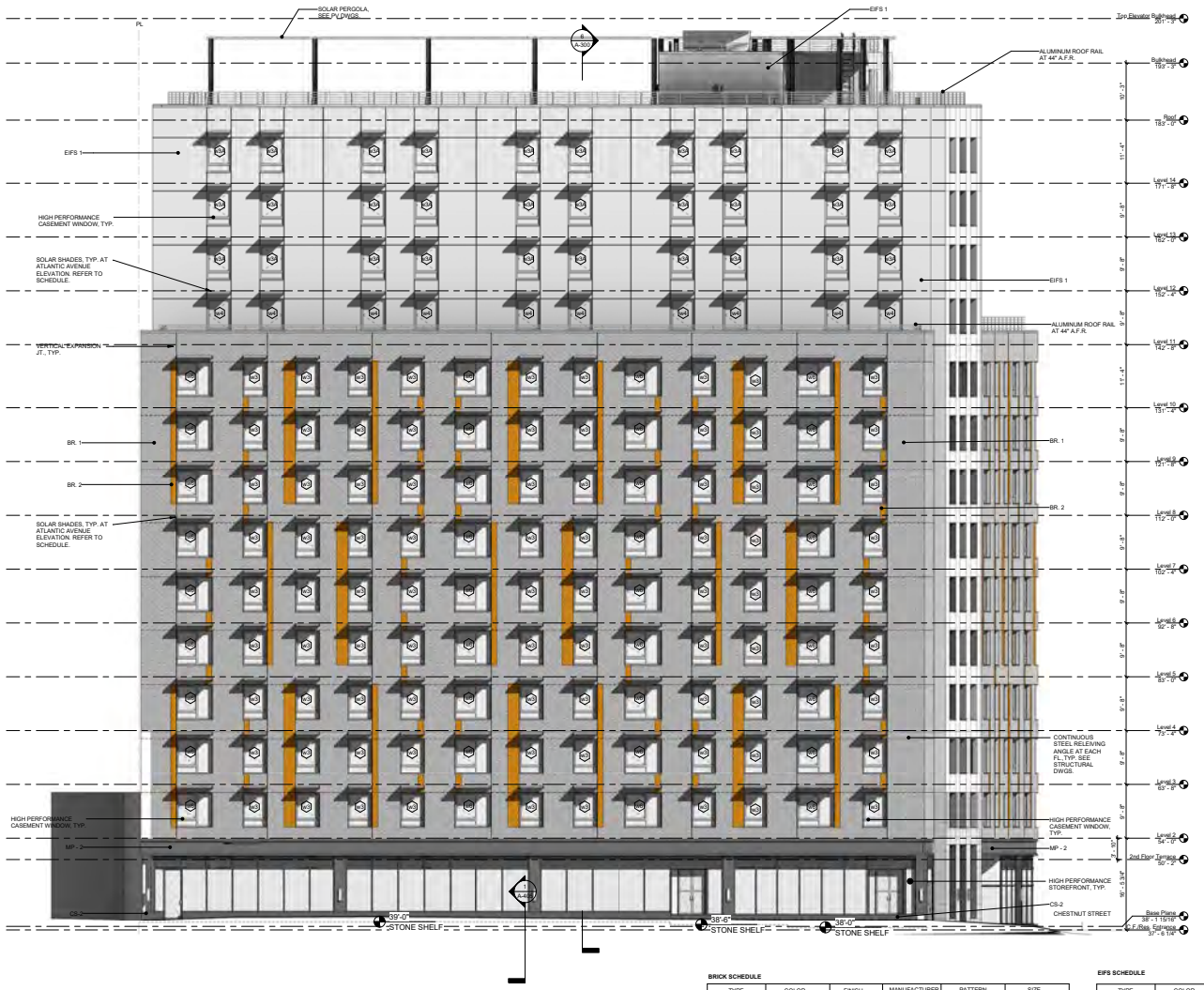

1 South Elevation at Alantic Avenue
1/8" = 1'-0"

NOTES:

1. SEE A-310 FOR WINDOW & LOUVER SCHEDULES
2. SEE RCPS (A-131 THROUGH A-138) FOR CEILING HEIGHTS
3. ALL ELEVATION LEVELS SHOWN ARE BASED ON TOP OF PLANK ELEVATIONS
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BRICK SCHEDULE

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BR - 3	GOLDENROD A	SMOOTH	BELDEN	STACKED BOND	JUMBO NORMAN
BR - 4	MARBLE GRAY	SMOOTH	ACME	STACKED BOND	JUMBO NORMAN

CAST STONE SCHEDULE

TYPE	COLOR	MANUFACTURER
CS - 1	GREY LIMESTONE	STONEAGE
CS - 2	323	WESTBROOK

EIFS SCHEDULE

TYPE	COLOR	FINISH	MANUFACTURER
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EIFS - 2	31403	FINE	STO

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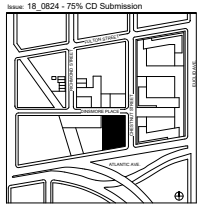

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Building Elevation, South

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CHESTNUT COMMONS

FIGURE 17: BUILDING ELEVATION, SOUTH

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

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1 West Elevation
1/8" = 1'-0"

NOTES:

1. SEE A-310 FOR WINDOW & LOUVER SCHEDULES
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CAST STONE SCHEDULE

TYPE	COLOR	MANUFACTURER
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CS - 2	323	WESTBROOK

EIFS SCHEDULE

TYPE	COLOR	FINISH	MANUFACTURER
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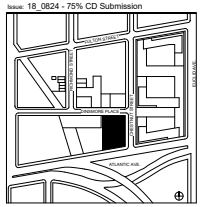

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Building Elevation, West

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CHESTNUT COMMONS

FIGURE 18: BUILDING ELEVATION, WEST

SOURCE: DATTNER ARCHITECTS D.P.C., 2018

BFJ Planning

3.0 EAST NEW YORK REZONING EIS TECHNICAL REVIEW

The following provides a summary of how the Proposed Project conforms to the 2016 East New York Rezoning EIS, and where necessary supplies additional technical analyses to demonstrate that the Proposed Project will not result in any new environmental impacts not previously analyzed.

3.1 Project Description

The Project Site was included in the East New York Rezoning EIS Project Description section (Chapter 1) adopted by the City Council on April 20, 2018. The EIS included a Reasonable Worst Case Development Scenario (assumed build-out) for 186 development sites (81 projected and 105 potential) in order to accurately analyze potentially significant adverse environmental impacts of the proposed rezoning. The EIS included the Project Site as a portion of its Projected Development Site #66b (Block 4142, Lot 32[3]) and projected the development of a 457,075 square feet[4] of floor area in a 14 story (145 feet) mixed-use affordable residential, commercial and community facility structure containing 306,475 square feet of residential (306 residential units[5]; 50% of which would be affordable) floor area, 17,600 square feet of commercial floor area, and 133,000 square feet of community facility floor area. The proposed public school currently under construction on Lot 32 is utilizing approximately 132,010 square feet of floor area. The build year for the entire Rezoning was 2030.

The EIS assumed that the mixed-use development on projected development site 66b would conform to the site's M1-4/R8A zoning and MX-16/EC-5 special district regulations and that 50% of the proposed residential units would be affordable.

The EIS also included as a related action a request by HPD for approval of the disposition of City-owned property associated with Site A (Block 4142, Lot 32) of the Dinsmore-Chestnut URA. The requested approval would permit the construction of a mixed-use development that could include housing, community facility, commercial, light manufacturing and other uses allowed under the East New York Rezoning, and in accordance with the uses permitted in the amended Dinsmore-Chestnut URP. In addition, the EIS included as a potential future action the provision of construction funding by HPD through any of its several financing programs intended to facilitate the development of new affordable housing and the preservation of existing affordable units for a range of incomes, including supportive housing and senior housing on privately-owned or City-owned land. The Rezoning and related actions were subject to ULURP.

---

[3] The Project Site was apportioned off of Lot 32 and a new lot, Lot 34, was created. Lot 32 and 34 still comprise one zoning lot.

[4] Square footages in the East New York Rezoning EIS use zoning floor area not gross square feet.

[5] The EIS assumes 1,001.26 sf per unit – see EIS Table 1-2.

Table 2-1 below provides a comparison of the RWCDS for projected development site 66b contained in the East New York Rezoning EIS to the currently Proposed Project. As shown in the table, the Proposed Project would result in an incremental decrease of 60,759 square feet of floor area of total development from what was projected for the Project Site in the East New York Rezoning EIS. The Proposed Project would result in an incremental decrease of 63,567 square feet of residential floor area (-31 dwelling units) and a decrease of 11,711 square feet of commercial floor area. The Proposed Project would result in an additional 122 affordable housing units (although the total number of units proposed is still less than was studied in the EIS – 31 units) and an incremental increase of 34,787[6] square feet of community facility floor area as compared to the RWCDS presented in the EIS.

Table 2-1: Incremental Increase in Proposed Development (Proposed Project vs. EIS RWCDS)

	Total Development (sf)	Residential (sf)	Dwelling Units	Commercial (sf)	Community Facility (sf)	Building Height
Proposed Project	264,306	242,908	275 affordable	5,889	34,787*	14 stories/ 144' 10"
EIS RWCDS – Project Site	325,065	306,475	153 market rate 153 affordable 306 Total	17,600	990**	14 stories/ 145 feet
Increment	**-60,759 SF**	**-63,567 SF**	**-31 DUs** +122 affordable units	**-11,711 SF**	**33,797 SF**	**-2"**

Notes:

*The proposed project includes programmable community facility space in a basement level; therefore, the analysis of community facility space for the proposed action is in gsf rather than zoning floor area.

**The East New York Rezoning EIS projected 133,000 sf of community facility zoning floor area on Projected Development Site #66b (Lots 32 and 34). Lot 32 is currently using approximately 132,010 sf of this as a new public school, leaving 990 sf for Lot 34.

[6] The proposed project includes programmable community facility space in a basement level; therefore, to be conservative, the analysis of community facility space for the proposed project is in gsf rather than zoning floor area. Zoning floor area was used in the East New York Rezoning EIS and basement space was not included.

In addition, the Proposed Project includes the two Mayoral Zoning Overrides to the ZR described above; these were not included in the RWCDS for the site.

3.2 Land Use, Zoning, and Public Policy

The East New York Rezoning EIS Land Use section (Chapter 2), Zoning and Public Policy section (Chapter 2) concluded that the Rezoning and related actions would not result in significant adverse impacts on land use, zoning, or public policy in the future within the primary study area (generally coterminous with the Rezoning area) or ¼-mile (secondary) study area in the 2030 analysis year. 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 policy in the secondary study area. The Rezoning and related actions would not create land uses or structures that would be incompatible with the underlying zoning or conflict with public policies applicable to the primary or secondary study areas.

The Proposed Project would not result in any new land use, zoning or public policy impacts not previously analyzed. The Project Site is currently vacant and thus cannot result in the direct displacement of any land uses. Further, by increasing the number of affordable units from 50% to 100% of the units, the project is better addressing the need for affordable housing in New York City in support of the goals of the City's Housing New York plan and the East New York Community Plan. The proposed building will be constructed in accordance with the Project Site's M1-4/R8A zoning designation and MX-16/EC-5 special district requirements, with two exceptions. HPD is seeking Mayoral Zoning Overrides of two sections of the Zoning Resolution (ZR): 1) ZR 23-711 which requires a 40 foot distance between the buildings on Lots 32 and Lot 34 – 10 feet is provided; and 2) ZR 132-20, which requires that within EC-5 Special Enhanced Commercial District, that the finish floor elevation at ground floor be no higher or lower than 2' from as-built sidewalk level – 2.5 feet is provided. These two Mayoral Zoning Overrides are needed to remedy conditions on the Project Site that make it difficult to otherwise comply with the ZR regulations while also achieving the development goals for the Proposed Project. The Mayoral Zoning Overrides, if approved, would have no material effect on land use and zoning in the primary or secondary study area as the modifications requested are minor and will not have any discernable impact beyond the two development sites. Therefore, no additional land use, zoning and public policy impacts will occur as a result of the Proposed Project.

3.3 Socioeconomic Conditions

The East New York Rezoning EIS Socioeconomic Conditions section (section 3) analysis finds that the Rezoning and related actions would not result in any significant adverse impacts to the five socioeconomic areas of concern, including direct residential displacement, direct business/institutional displacement, indirect residential displacement, indirect business/institutional displacement, and adverse effects on specific industries.

The Project Site is vacant and its redevelopment will not result in any direct business, institution or residential displacement, consistent with the analysis in the EIS. Further the EIS concludes that irrespective of the Rezoning and related actions, unprotected low- and moderate-income rental households would likely continue to experience indirect residential displacement pressures and could potentially move out of the area and therefore decrease in proportion to other households. However, the EIS states that the increase in supply of affordable housing projected under the Rezoning may lessen the effects by relieving demand pressures and slowing down the pace of rental increase. The EIS estimated 50% of the units projected for the Project Site to be affordable; in reality the Proposed Project will provide 100% of the units as affordable to low income working families with incomes ranging from 27% to 57% of the area median income with 10% of the units targeted to homeless families and individuals. This increase in affordable housing units over what was projected in the EIS will serve to lessen the effects of any potential residential displacement.
The EIS found that the Rezoning and related actions would not result in significant adverse impacts due to indirect business and institutional displacement or any adverse effects on specific industries. The EIS concludes that the Rezoning would encourage compatible land uses expected to strengthen existing commercial and industrial areas and provide direction and flexibility for growth in areas with long-term potential. The Proposed Project is consistent with the land uses projected for the Project Site in the EIS and will not result in any new indirect business displacement impacts not previously analyzed in the EIS.

3.4 Community Facilities and Services

Pursuant to *CEQR Technical Manual* guidelines, detailed analyses of potential indirect impacts on public elementary, intermediate, and high schools, public libraries, and publicly funded child care centers were conducted in the East New York Rezoning EIS Community Facilities section (Chapter 4). Based on the *CEQR Technical Manual* screening methodology, the EIS concluded that detailed analyses of outpatient health care facilities and police and fire protection services were not warranted. However, the EIS concluded that the Rezoning and related actions would result in a significant adverse impact on elementary and intermediate schools and child care centers and the detailed analysis found that no significant adverse high school impacts or library impacts would result.

The Proposed Project will not result in any additional demand for public schools, library, health care facilities and police and fire protection services not previously analyzed in the East New York Rezoning EIS as the total number of residential units (274) is less than the 306 units projected for the Project Site in the EIS. The building floor area of the Proposed Project is also approximately 60,759 square feet less than the building floor area projected in the EIS for the Project Site. In addition, the multipliers contained in the *CEQR Technical Manual* for determining impacts to public schools are based on total number of units regardless of the income levels of potential future units, so the increase in affordability of the Proposed Project's residential units from 50%

to 100% (a net increase of 123 affordable units) has no impact on the projected number of school children estimated in the EIS for the Project Site. In fact, the actual number of school children generated by the Proposed Project (152 – 80 elementary, 33 middle, and 39 high school students) would be less than of the total number of school children projected for the Project Site in the EIS (169 – 89 elementary, 37 middle, and 39 high school students). Therefore, no new impacts in these areas will occur as a result of the Proposed Project.

The multiplier contained in the *CEQR Technical Manual* for determining impacts to publically funded child care centers is based on affordability. The EIS conservatively assumed that families with incomes below 80% of area median income would be eligible for subsidized child care. Therefore, the net increase of 123 affordable housing units targeted to families with incomes ranging from 27% to 57% of AMI has the potential to result in a new impact not previously analyzed in the EIS. Based on Table 6-1b of the *CEQR Technical Manual*, these additional 122 affordable units would result in approximately 22 children potentially eligible for publically funded child care. As table 3.4-1 below demonstrates the net increase of 122 affordable units under the Proposed Project would result in a 0.4% increase in demand for and the collective utilization rate of child care centers in the study area as compared to EIS analysis of the Rezoning and related actions. According to the *CEQR Technical Manual*, a significant adverse child care impact may result, warranting consideration of mitigation, if a proposed action would increase both the study area's utilization rate by at least five percentage points and the resulting utilization rate would be 100 percent or more. Since the Proposed Project will only increase the study area's utilization rate by 0.4% no significant adverse child care impact will occur as a result of the Proposed Project.

Table 3.4-1: Comparison of Budget Capacity, Enrollment, Available Slots, and Percent Utilized for the EIS No-Action and EIS With-Action Condition compared to the Proposed Project

	Budget Capacity	Enrollment	Available Slots	Utilization (%)
2030 EIS No-Action Condition	5,942	5,515	427	92.8
With-Action Increment	0	630	-630	+10.6
2030 EIS With-Action Condition	5,942	6,145	-203	103.4
Proposed Project Increment	0	657 (+22)	-225 (+22)	+11 (+0.4)
Proposed Project Condition	5,942	6,167 (+22)	-652 (+22)	+103.8 (+0.4)

Source: East New York Rezoning EIS, Table 4-22; BFJ Planning

2.5 Open Space

The East New York Rezoning EIS Open Space section (Chapter 5) provided an assessment of potential open space impacts associated with the Rezoning and related actions. The EIS concluded that in the future with the Rezoning and related actions, while the non-residential study area's passive open space ratio would decrease by more than five percent from No-Action conditions

(14.97 percent), it would remain well above the City's guideline ratio of 0.15 acres per 1,000 workers, at 0.392 acres per 1,000 workers. Therefore, The EIS concludes that workers in the ¼-mile study area would continue to be well-served by passive open space resources, and there would be no significant adverse impact in the non-residential study area as a result of the Proposed Actions.

However, within the residential study area, the EIS concludes that the total active and passive open space ratios would remain below the City's guideline ratios of 2.5 acres, which includes 2.0 acres of active and 0.5 acres of passive space per 1,000 residents, respectively, in the future with the Rezoning and related actions. The total residential study area open space ratio would decline by 8.47 percent to 0.562 acres per 1,000 residents; the active residential study area open space ratio would decline by 8.39 percent to 0.279 acres per 1,000 residents; and the passive residential study area open space ratio would decline by 8.22 percent to 0.279 acres per 1,000 residents. As these decreases would exceed the five percent impact threshold and the residential study area would continue to be underserved by open space in the future with the Proposed Actions, the Proposed Actions would result in a significant adverse indirect impact on total, active, and passive open space in the residential study area.

The Proposed Project would not result in any new open space impacts not previously analyzed in the East New York Rezoning EIS as the total number of residential units (275) is less than the 306 units projected for the Project Site in the EIS and the resultant population is corresponding reduced by 92[7] residents. The building floor area of the Proposed Project is also approximately 60,759 square feet less than the building floor area projected in the EIS for the Project Site. However, given the difference in non-residential uses proposed (+34,787 community facility floor area and -11,711 in commercial floor area), the Proposed Project would result in 61 additional employees compared to the number anticipated to be generated by the Project Site in the EIS. Given that the EIS concluded that future workers in the ¼-mile Rezoning study area would continue to be well-served by passive open space resources and there would be no significant adverse impact in the non-residential study area as a result of the Rezoning and related actions, an increase of 60 employees will not result in a significant adverse impacts on open space resources.

[7] Assumes 2.99 persons per DU for residential units in Brooklyn Community District 5. Estimate of workers based on standard rates used in East New York Rezoning EIS (CEQR No. 15DCP102K). Employee rates used are as follows: three employees per 1,000 sf of retail/supermarket/restaurant uses, one employee per 25 DU, and three employees per 1,000 sf of all other community facility uses.

3.6 Shadows

The analysis contained in the East New York Rezoning EIS Shadows section (Chapter 6) showed that the Project Site (projected development site 66b) will not have any impacts on any sunlight sensitive resources, including both open space and historic resources, in the area. The height of the proposed building (144' 10") is consistent with the height of the building analyzed in the EIS (145'); therefore, no shadow impacts on historic resources will occur as a result of the Proposed Project.

3.7 Historic and Cultural Resources

Archaeological Resources

The East New York Rezoning EIS Historic and Cultural Resources section (Chapter 7) concluded that the Rezoning and related actions would not result in any significant adverse impacts to archaeological resources. New York City Landmarks Preservation Commission (LPC) reviewed the identified projected and potential development sites that could experience new/additional in-ground disturbance as a result of the Rezoning actions, and concluded that none of the lots comprising those sites have any archaeological significance. As such, the EIS concluded that the Rezoning actions would not be expected to result in any significant adverse impacts to archaeological resources.

The Proposed Project and associated Mayoral Zoning Overrides will not result in any new impacts to archaeological resources not previously analyzed in the East New York Rezoning. In addition, LPC reviewed the Chestnut Commons project and confirmed that the Project Site does not have archaeological significance (see LPC Coordination letter attached herein as Appendix B). Therefore, no new impacts to archaeological resources will occur as a result of the Proposed Project.

Architectural Resources

Direct (Physical) Impacts

The EIS concluded that the Project Site does not have architectural significance. The Project Site is vacant and does not contain any architectural resources. LPC has confirmed that the Project Site does not have architectural significance (see LPC Coordination letter attached herein as Appendix A). Therefore, no new impacts to direct architectural resources will occur as a result of the Proposed Project.

Indirect (Contextual) Impacts

The EIS concluded that the Project Site will not result in any indirect impacts on architectural resources as the Project Site is not located in proximity to any identified resources. Therefore, no impacts to indirect architectural resources will occur as a result of the Proposed Project.

Construction Impacts

The EIS does not identify the Project Site as a site in close proximity to any historic resources and therefore concludes that project construction will not result in any impacts to identified resources. Therefore, no impacts to historic resources will occur as a result of construction of the Proposed Project.

Shadows Impacts

The EIS concludes that the projected development of the Project Site (Site 66b) will not result in shadows being cast on sunlight-sensitive features of any historic resource. The height of the proposed building (144' 10") is consistent with the height of the building analyzed in the EIS (145'); therefore, no shadow impacts on historic resources will occur as a result of the Proposed Project.

3.8 Urban Design and Visual Resources

The East New York Rezoning EIS Urban Design and Visual Resources section (Chapter 8) concluded that the Rezoning and related actions will not result in significant adverse urban design or visual resource impacts. Specifically, the EIS provides an assessment of impacts related to redevelopment of projected development site 66 b, as part of the Chloe/Dinsmore-Chestnut portion of the Large Sites subarea. The EIS assumes that the non-school building on 66b (eastern portion of the lot) would rise to a maximum building height of 13 stories (145 feet) on all frontages and be setback above a nine-story (105-foot) streetwall. The EIS conclude that the mix of uses proposed for the subarea and density of development would be appropriate for the location. Atlantic Avenue is the widest roadway in the primary study area, with a width of 120 feet. The existing vacant lots and vacant buildings set back from the streetwall along Atlantic Avenue are not appropriate for the corridor, given its width and prominence as a major roadway in the borough and its excellent transit accessibility. Development in the Chloe/Dinsmore-Chestnut portion of the Large Sites subarea would be built to the lot line in the RWCDS With-Action condition, establishing continuous streetwalls and serving as an active and inviting entry into the Rezoning area. In addition, views of City Line Park would not be impacted by the development in this portion of the Large Sites subarea.

The Proposed Project is consistent with the building envelope analyzed in the EIS. The height of the proposed building is 144' 10", which is consistent with the height of the building analyzed in the EIS (145'). In addition, the building will be setback at 104' 6" consistent with the building setback of 105' analyzed in the EIS. The building will also have a continuous and activated

streetwall with ground-floor retail and community uses. The proposed building will differ from the building analyzed in the EIS in that the building will have 14 stories, instead of the 13, and be setback above to 10th floor instead of the 9th. However, the physical dimensions of the building (building and setback height) will not differ from what was studied. These minor variations in building design will have no material impact on the experience of pedestrians in the area as the building envelope remains the same. Therefore, no new urban design or visual resources impacts will occur as a result of the Proposed Project.

3.9 Hazardous Materials

The East New York Rezoning EIS Hazardous Materials section (Chapter 9) concluded that the Rezoning and related actions are not expected to result in significant adverse impacts for hazardous materials. The EIS included an assessment of potential hazardous materials impacts for all of the 81 projected and 105 potential development sites. The hazardous materials assessment identified that each of the projected and potential development sites has some associated concern regarding environmental conditions. As a result, the proposed zoning map actions include (E) designations (E-366) for all privately-held projected and potential development sites. The EIS required that for the City-owned parcel located within projected development site 66 (Block 4142, Lot 32/34), review of a Phase II testing protocol and development of any necessary remediation plan would be required through the Land Disposition Agreement between HPD and a future selected developer with oversight provided through HPD and the New York City Department of Environmental Protection (DEP). The EIS concluded that with the requirements of the (E) designation or comparable measure on all 186 projected and potential development sites, there would be no impact from the potential presence of contaminated materials.

Phase I Environmental Site Assessment

In 2015, TRC Engineers, Inc. (TRC), on behalf of the New York City School Construction Authority (SCA) performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process* for the entirety of Block 4142, Lot 32 (including the Lot 34 [including the portion of the lot now contained within the new Lot 34 (Project Site)] dated September 11, 2015. The Phase I ESA covers the entire block bounded by Dinsmore Place to the north, Atlantic Avenue to the south, Chestnut Street to the east and Logan Street to the west.

The main objective of the Phase I ESA was to identify recognized environmental conditions (*RECs*) and environmental concerns that may affect the suitability of the Project Site. RECs are defined in ASTM International (ASTM) Standard Practice E 1527-13 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 conditions indicative of a release to the environment; or, (3) under conditions that pose a material threat of a future release to the environment. Note that controlled recognized environmental conditions (CRECs) were also considered to be RECs in the

Phase I ESA. Additionally, vapor encroachment conditions (VECs) were evaluated in accordance with ASTM E 2600-10.

The Phase I ESA identified the following RECs, CRECs, VECs and Environmental Concerns:

On-Site RECs/VECs:

- The historic use of the Project Site for a pump house, coal storage, oil storage, railroad tracks, and automobile, trailer, and heavy equipment storage. In addition to the use as a storage yard and since the Project Site has also been used as a vacant lot since at least 2006, the potential for historic dumping on the Project Site is also considered a REC.
- A Phase I ESA conducted in 2009 indicated that soil sampling conducted at the Project Site identified elevated concentrations of petroleum hydrocarbons, chlorinated solvents, polycyclic aromatic hydrocarbons (PAHs), and metals. Hazardous levels of lead were identified in soil in the southcentral portion of the Property. In addition the 2009 Phase I ESA Report indicated that one groundwater sample contained trichloroethene (TCE) at a concentration above the New York State Department of Environmental Conservation (NYSDEC) groundwater standard.
- The Project Site is listed in the NY Spills database as "Atlantic and Chestnut" (NYSDEC Spill Case No. 9209821). According to information provided in the database, the spill was reported due to the release of automobile fluids on the Project Site, which was used as a junk yard. The spill was closed since there was no evidence of stressed vegetation at the Project Site.
- Former buildings were demolished on the Project Site. Therefore there is the potential for historic fill of unknown origin and buried structures from demolition activities at the Project Site.

Off-Site RECs/VECs:

- The current uses of adjacent and nearby properties as filling stations, automobile detailing center, and automobile/truck repair facilities.
- The historic presence on an adjacent property of an "ash pocket" and historic uses of adjacent and nearby properties as fillings stations, auto repair shops, machine shops, garages with gasoline tanks, a storage yard, foundries, paint shops, an upholsterer, and for manufacturing.
- A Phase I ESA conducted in 2009 indicated that polycyclic aromatic hydrocarbons (PAHs), lead, and possibly asbestos, were found in fill on the west-adjoining property.
- The north-adjoining site (242-250 Richmond Street) is listed twice in the Environmental Database Resources, Inc. (EDR) United States (US) Historic Auto Stations Database.
- The east-adjoining site ("Chloe Foods" / "Blue Ridge Farms", 3301 Atlantic Avenue, Brooklyn, NY 11208) is listed in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), NY Spills, Leaking Storage Tanks Incidents Reports (LTANKS), Petroleum Bulk Storage (PBS) Underground Storage Tank (UST), PBS Aboveground Storage Tank (AST), Chemical Bulk Storage (CBS), US AIRS (Air Emissions Data), and Facility

Index System/Facility Registry System (FINDS) databases, including records of reported soil and groundwater contamination.

- Several sites located in close proximity to the Project Site are listed in regulatory agency databases for spills, petroleum bulk storage, chemical bulk storage, a solid waste facility, hazardous waste generation, registered dry cleaners, historic auto stations, and historic cleaners, all with the potential to impact the Property.

Summary of Environmental Concerns

- Suspect asbestos-containing materials (ACM), polychlorinated biphenyl- (PCB-) containing material and Lead-Based Paint (LBP) may be present in buried demolition debris and fill material.

TRC recommended performing a Phase II Environmental Site Investigation once the Project Site has been cleared of overgrown vegetation. The Phase II would consist of a supplemental visual inspection, a geophysical investigation and sampling of soil vapor, soil, and groundwater to determine whether the identified RECs and/or VECs have affected the suitability of the Project Site. In addition, TRC recommended performing a survey to identify ACM, LBP, and/or PCB-containing materials which may be disturbed by redevelopment of the Project Site. If identified, these materials should be properly managed during such activities.

The Phase I ESA has been submitted to HPD and New York City Department of Environmental Protection (DEP) under separate cover.

Phase II Environmental Site Assessment

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of the Applicant, prepared a Phase II ESA to characterize environmental conditions of the Project Site (Block 4142, Lot 34). The objective of the Phase II ESA was to further characterize potential and existing environmental impacts identified by the 2015 Phase I ESA for a larger portion of Block 4142 prepared by TRC (see above) in order to effectively evaluate the Project Site conditions to satisfy CEQR as well as to evaluate the eligibility of the Project Site for consideration for acceptance into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP). On June 6, 2018, a BCP Application form was submitted to NYSDEC for the Project Site. It is expected that once the Project Site is admitted into the BCP, any additional Project Site investigation and remediation will be performed under NYSDEC jurisdiction.

The Phase II work was performed in accordance with Roux's Phase II ESA Work Plan dated July 6, 2018, which was approved by the DEP on July 11, 2018 as part of HPD coordination.

Due to Site access constraints, the soil investigation was performed in two phases. The initial investigation phase was completed in February 2018, and a second phase of investigation in July 2018.

Soil samples were collected from 14 soil borings at the Project Site. No PCBs were identified in the soil samples above NYSDEC 6 New York Code of Rules and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives or Restricted- Residential Use Soil Cleanup Objectives (RRSCOs). Volatile organic compounds (VOCs) and pesticides were detected above UUSCOs but below RRSCOs. Semivolatile organic compounds (SVOCs) and metals were detected at concentrations exceeding their respective RRSCOs in soil samples. The elevated concentrations of VOCs, SVOCs, metals, pesticides, and herbicides are likely attributable to the Project Site being underlain by historical fill or may be due to releases, improper disposal, or coal storage from former historical industrial Project Site operations. Pesticides and herbicides are frequently used at industrial facilities and vacant lots to keep weeds down.

Groundwater samples were collected from three temporary wells at the Project Site. VOCs, metals (total and dissolved) and pesticides were detected at concentrations above the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs). SVOCs and total PCBs were not detected above laboratory reporting limits or in exceedance of the AWQSGVs in any samples. The elevated concentrations of metals and pesticides are likely from sediments in the groundwater sample and/or are naturally occurring. The VOC detections in groundwater including trichloroethene (TCE) tetrachloroethene (PCE) appear to be the result of an on-site source of groundwater contamination since there are detections of PCE and TCE in shallow site soils (below UUSCOs and RRSCOs), which suggests a potential onsite source for these compounds.

Soil vapor samples were collected from three locations at the Project Site. Concentrations of VOCs in soil vapor were detected above laboratory reporting limits at all sampling locations. Soil vapor point SV-3 contained the highest concentration of chlorinated hydrocarbons. These concentrations indicate there is a potential on-site source that should be further delineated.

Based on the above, the Project Site (soil, groundwater and soil gas) appears to have been impacted by contaminants originating from prior Project Site operations. The presence of these contaminants will complicate the proposed redevelopment of the Project Site, and as a result, the NYSDEC BCP will be an appropriate program to complete investigation and remediation to ensure the redevelopment is protective of the public health and the environment. As part of the NYSDEC BCP, the Project Site will undergo additional investigation to delineate the nature and extent of contaminants under a Remedial Investigation and subsequent remediation to remove or mitigate the identified contaminants under a Remedial Action Work Plan. The Project Site has been accepted into the BCP (see Appendix C); therefore, no potentially significant hazardous materials impacts will occur.

3.10 Water and Sewer Infrastructure

Water Supply

The East New York Rezoning EIS Solid Water and Sewer Infrastructure (Chapter 11) concluded that the Rezoning and related actions would not result in significant adverse impacts on the City's water supply system. Future incremental demand from the 81 projected development sites included in the EIS would be dispersed throughout the 190-block Rezoning area and would represent approximately 0.2 percent of the City's average daily water supply of approximately one billion gpd.

The Proposed Project will not result in any additional demand for water not previously analyzed in the East New York Rezoning EIS as the total building floor area of the Proposed Project is approximately 60,759 square feet less than the building floor area projected in the EIS for the Project Site. Therefore, no new impacts will occur as a result of the Proposed Project.

Wastewater Treatment

The EIS concluded that the Rezoning and related actions would not result in a significant adverse impact to wastewater treatment. The EIS states that the 81 projected development sites identified in the EIS are located within three subcatchment areas of the 26th Ward Water Pollution Control Plant (WPCP): 26W-003, 26W-004, and 26W-005. The EIS further states that development on the 81 projected development sites are expected to generate a total of approximately 2,450,269 gallons per day (gpd) of sanitary sewage, an increase of 2,011,594 gpd over No-Action conditions. With an existing average dry weather flow of 47 mgd to the 26th Ward WPCP and the addition of approximately 2,011,594 gpd (2.0 mgd) on the 81 projected development sites in the 2030 With-Action condition (compared to the No-Action condition), the 26th Ward WPCP would continue to have ample reserve capacity. Therefore, the EIS concluded that no significant adverse impacts to wastewater treatment would occur as a result of the Rezoning and related actions.

The Proposed Project will not result in any additional demand for wastewater treatment not previously analyzed in the East New York Rezoning EIS as the total building floor area of the Proposed Project is approximately 60,759 square feet less than the building floor area projected in the EIS for the Project Site. Therefore, no new impacts will occur as a result of the Proposed Project.

Stormwater and Drainage Management

The EIS concludes that because of the available assimilative capacity of the 26th Ward WPCP, the projected increased flows to the combined sewer system from the Rezoning and related actions would not have a significant adverse impact on water quality. Based on the analysis and the required best management practices (BMP) measures that would be implemented on each projected development site by their respective developer in accordance with the City's site

connection requirements, it is concluded that the Proposed Actions would not result in significant adverse impacts to local water supply or wastewater and stormwater conveyance and treatment infrastructure.

The Proposed Project will not result in any additional water quality impacts not previously analyzed in the East New York Rezoning EIS. The Proposed Project will comply with the City's site connection requirements to ensure no impacts to water quality will occur. Therefore, no new impacts will occur as a result of the Proposed Project.

The Project Site is located with the Jamaica Bay Watershed Protection Plan and as such the Proposed Project is required to prepare and submit a Jamaica Bay Watershed Project Tracking Form. This form is included herein as Appendix D.

3.11 Solid Waste and Sanitation Services

The East New York Rezoning EIS Solid Waste and Sanitation Services section (Chapter 11) concluded that the Rezoning and related actions would not result in a significant adverse impact to solid waste and sanitation services. The Rezoning and related actions would generate an increment above the No-Action condition of approximately 239.1 tons per week of solid waste, but would not directly affect a solid waste management facility. Overall, the uses facilitated by the Rezoning and related actions would be expected to generate solid waste equivalent to approximately 11 DSNY truck loads per week and up to nine commercial carter truck loads per week. Although this would be an increase compared with conditions in the future without the Rezoning and related actions, the EIS concluded that this additional solid waste would be a negligible increase relative to the approximately 13,000 tons of waste handled by commercial carters every day or the 12,260 tons per day handled by DSNY, and it would also represent approximately 0.13 percent of the City's anticipated future weekly commercial and DSNY-managed waste generation in 2025, as projected in the Solid Waste Management Plan (SWMP). As such, the EIS concluded that the Rezoning and related actions would not result in an increase in solid waste that would overburden available waste management capacity.

The Proposed Project will not result in any additional demand for solid waste or sanitation services not previously analyzed in the East New York Rezoning EIS as the total building floor area of the Proposed Project is approximately 60,759 square feet less than the building floor area projected in the EIS for the Project Site. Therefore, no new impacts will occur as a result of the Proposed Project.

3.12 Energy

The East New York Rezoning EIS Energy section (Chapter 12) concluded that the Rezoning and related actions would not result in a significant adverse impact on energy systems. Development facilitated by the Rezoning and related actions are expected to create an increased demand on energy systems, including electricity and gas. The EIS estimated that With-Action development on the 81 projected development sites would result in an increase of approximately one trillion British thermal units (BTUs) over No-Action conditions. The EIS estimated that this increase in annual demand would represent approximately 0.6 percent of the City's forecasted future annual energy requirement of 177 trillion BTU and, therefore, is not expected to result in a significant adverse impact on energy systems.

The Proposed Project will not result in any additional demand for energy not previously analyzed in the East New York Rezoning EIS as the total building floor area of the Proposed Project is approximately 60,759 square feet less than the building floor area projected in the EIS for the Project Site. Therefore, no new impacts will occur as a result of the Proposed Project.

3.13 Transportation

The East New York Rezoning EIS Transportation section (Chapter 13) contained an analysis of traffic, transit, pedestrians, vehicular and pedestrian safety, and parking related impact.

The EIS concluded that three intersections in the vicinity of the Project Site would be impacted by the Rezoning and related actions. Specifically, the signalized intersections at Atlantic Avenue and Logan Street and Fulton Street and Logan Street and the unsignalized intersection of Fulton Street and Chestnut Street would be impacted in the Weekday AM, Weekday Midday, Weekday PM, and Saturday Midday peak hours. The analysis also concludes that none of the area subway stations or lines would be significantly impacted based on *CEQR Technical Manual* criteria, while the Q8 bus would have a capacity shortfall of 17 spaces on the westbound Q8 service in the PM peak hour. The EIS identifies potential pedestrian safety concerns as part of the EIS. Finally, the EIS concludes that no significant parking impact would occur as a result of the Rezoning and related actions.

In addition, the EIS specifically calls out the proposed 1,000 seat school (PS/IS 667K) to be located on projected development site 66 (adjacent to the Project Site) as a potential driver of traffic and traffic safety-related impacts in the vicinity of the Project Site (see East New York Rezoning FEIS page 20-13). The EIS recommends mitigation measures to address traffic and pedestrian safety concerns related to school vehicular and pedestrian traffic from school drop-off and pick-ups. Specifically, the EIS recommends the conversion of Dinsmore Place from two-way to one-way eastbound operation as part of the Rezoning and related actions' traffic mitigation plan, and signalization of the Logan Street/Dinsmore Place intersection is recommended as a traffic/pedestrian safety measure. These measures are intended to alleviate potential

traffic/pedestrian safety impacts that could occur as a result of the proposed 1,000 seat school. In addition, the FEIS (page 20-23) states that incremental vehicle trips associated with traffic generated by projected development sites could potentially result in significant adverse traffic impacts beginning in the 2nd quarter of 2018 with the completion of the first phase of projected development site 67. Projected development site 67 is located to the west of Site 66b and includes approximately 1.44 million square feet of development and 1,054 dwelling units. No construction activities have yet taken place on this site and none of the corresponding mitigation measures have been implemented. It is important to note that the proposed project is significantly smaller in scale than the development proposed for Site 67 and based on the following analysis does not trigger the need for site specific mitigation.

It is important to note that with the changes in the proposed building program included in the Proposed Project will result in a decrease in the total number of trips generated by the Proposed Project as compared to the Rezoning and related actions. The total building floor area of the Proposed Project is approximately 60,759 square feet less than the building floor area projected in the EIS for the Project Site, it also includes 31 fewer residential units, and a decrease of 11,711 square feet of commercial floor area. The Proposed Project will result in an increase of 34,787 square feet of community facility floor area over the amount projected for the site in the EIS. The community facility space is divided between five distinct uses, as shown in the following transportation demand factor table. Trip generation rates, temporal distributions, and modal splits were taken from the EIS (Table 13-8), Brooklyn Bridge Park EIS (Table 14-6), and ITE Trip Generation Manual 10th Edition. Please note that the Food Incubator Trip Generation estimate uses Community Center rates because no trip generation rates for this use exists at this time.

Table 3.13-1: Community Facility Use Trip Generation Factors

LAND USE		Local Development Corporation		Community College		Performing Arts Center		Café		Food Incubator	
	Use Unit	**1000 SF**		**1000 SF**		**Seats**	**1000 SF**	**1000 SF**		**1000 SF**	
	Size	21.5		3.0		99.0	7	0.65		2.5	
Person Trip Generation	**Weekday**	44.7		20.25		2.68		754.55		44.7	
	Saturday	26.1		11.23		2.68		673.64		26.1	
Person Trip Temporal Distribution	**Wkday AM**	4.0%		10.2%		0.0%		13.0%		4.0%	
	Wkday MD	9.0%		9.0%		0.0%		7.0%		9.0%	
	Wkday PM	5.0%		9.2%		10.0%		5.0%		5.0%	
	Sat MD	9.0%		12.6%		10.0%		9.0%		9.0%	
Person Trip Modal Split (%)	**Auto**	5.0%		5.0%		20.0%		30.0%		5.0%	
	Taxi	1.0%		1.0%		5.0%		5.0%		1.0%	
	Subway	3.0%		3.0%		10.0%		15.0%		3.0%	
	Bus	6.0%		6.0%		10.0%		15.0%		6.0%	
	Walk	85.0%		85.0%		55.0%		35.0%		85.0%	
Person Trip In/Out Splits %		**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**
	AM	61%	39%	77%	23%	0%	100%	51%	49%	61%	39%
	MD	55%	45%	48%	52%	0%	100%	50%	50%	55%	45%
	PM	29%	71%	50%	50%	100%	0%	50%	50%	29%	71%
	Sat MD	49%	51%	57%	43%	50%	50%	49%	51%	49%	51%
Vehicle Occupancy	**Auto**	1.65		1.65		2.90		2.20		1.65	
	Taxi	1.30		1.30		3.00		2.30		1.30	
Truck Trip Generation	**Weekday**	0.29		0.29		0.01	(per 1k SF)	3.6		0.29	
	Saturday	0.29		0.29		0.01	(per 1k SF)	3.6		0.29	
Truck Trip Temporal Distribution	**AM**	4.0%		4.0%		6.0%		6.0%		4.0%	
	MD	9.0%		9.0%		6.0%		6.0%		9.0%	
	PM	5.0%		5.0%		1.0%		1.0%		5.0%	
	Sat MD	9.0%		9.0%		0.0%		0.0%		9.0%	
Truck Trip In/Out Splits %		**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**
	AM	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
	MD	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
	PM	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
	Sat MD	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

Source: East New York Rezoning EIS, Table 13-8; Brooklyn Bridge Park EIS, Table 14-6; ITE Trip Generation Manual 10th Edition

Tables 3.13-2 and 3.13-3 show the travel demand forecast for person and vehicle trips for the proposed community facility uses, respectively.

Table 3.13-2: Community Facility Use Travel Demand Forecast

LAND USE		Local Development Corporation		Community College		Performing Arts Center		Café		Food Incubator		Total	
Use Unit		**1000 SF**		**1000 SF**		**Seats**		**1000 SF**		**1000 SF**			
Size		21.5		3.0		99.0		0.65		2.5			
PERSON TRIPS	**Mode**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**
Wk AM	Auto	1	1	0	0	0	0	10	9	0	0	11	10
	Taxi	0	0	0	0	0	0	2	2	0	0	2	2
	Subway	1	0	0	0	0	0	5	5	0	0	6	5
	Bus	1	1	0	0	0	0	5	5	0	0	7	6
	Walk	20	13	4	1	0	0	11	11	2	2	38	27
	Total	23	15	5	1	0	0	33	31	3	3	63	50
	TOTAL	**38**		**6**		**0**		**64**		**5**		**114**	
Wk MD	Auto	2	2	0	0	0	0	5	5	0	0	8	7
	Taxi	0	0	0	0	0	0	1	1	0	0	1	1
	Subway	1	1	0	0	0	0	3	3	0	0	4	4
	Bus	3	2	0	0	0	0	3	3	0	0	6	5
	Walk	40	33	2	2	0	0	6	6	5	4	53	45
	Total	48	39	3	3	0	0	17	17	6	5	73	63
	TOTAL	**86**		**5**		**0**		**34**		**10**		**136**	
Wk PM	Auto	1	2	0	0	5	0	4	4	0	0	10	6
	Taxi	0	0	0	0	1	0	1	1	0	0	2	1
	Subway	0	1	0	0	3	0	2	2	0	0	5	3
	Bus	1	2	0	0	3	0	2	2	0	0	6	4
	Walk	12	29	2	2	15	0	4	4	1	3	34	39
	Total	14	34	3	3	27	0	12	12	2	4	57	53
	TOTAL	**48**		**6**		**27**		**25**		**6**		**110**	
Sat MD	Auto	1	1	0	0	3	3	6	6	0	0	10	10
	Taxi	0	0	0	0	1	1	1	1	0	0	2	2
	Subway	1	1	0	0	1	1	3	3	0	0	5	5
	Bus	1	2	0	0	1	1	3	3	0	0	6	6
	Walk	21	22	2	2	7	7	7	7	2	3	40	40
	Total	25	26	2	2	13	13	19	20	3	3	63	64
	TOTAL	**51**		**4**		**27**		**39**		**6**		**127**	

Source: East New York Rezoning EIS, Table 13-8; Brooklyn Bridge Park EIS, Table 14-6; ITE Trip Generation Manual 10th Edition

Table 3.13-3: Community Facility Use Travel Demand Forecast

LAND USE		Local Development Corporation		Community College		Performing Arts Center		Café		Food Incubator		Total	
Use Unit		**1000 SF**		**1000 SF**		**Seats**		**1000 SF**		**1000 SF**			
Size		21.5		3.0		99.0		0.65		2.5			
VEHICLE TRIPS	**Type**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**
AM	Auto	1	0	0	0	0	0	4	4	0	0	5	5
	Taxi	0	0	0	0	0	0	1	1	0	0	1	1
	Truck	0	0	0	0	0	0	0	0	0	0	0	0
	Total	1	1	0	0	0	0	5	5	0	0	7	6
	TOTAL	**2**		**0**		**0**		**10**		**0**		**12**	
MD	Auto	1	1	0	0	0	0	2	2	0	0	4	4
	Taxi	0	0	0	0	0	0	1	1	0	0	1	1
	Truck	0	0	0	0	0	0	0	0	0	0	0	0
	Total	2	2	0	0	0	0	3	3	0	0	5	5
	TOTAL	**3**		**0**		**0**		**6**		**0**		**10**	
PM	Auto	0	1	0	0	2	0	2	2	0	0	4	3
	Taxi	0	0	0	0	0	0	0	0	0	0	1	1
	Truck	0	0	0	0	0	0	0	0	0	0	0	0
	Total	1	1	0	0	2	0	2	2	0	0	5	4
	TOTAL	**2**		**0**		**2**		**4**		**0**		**9**	
Saturday MD	Auto	1	1	0	0	1	1	3	3	0	0	4	5
	Taxi	0	0	0	0	0	0	0	0	0	0	1	1
	Truck	0	0	0	0	0	0	0	0	0	0	0	0
	Total	1	1	0	0	1	1	3	3	0	0	6	6
	TOTAL	**2**		**0**		**2**		**6**		**0**		**12**	

Source: East New York Rezoning EIS, Table 13-8; Brooklyn Bridge Park EIS, Table 14-6; ITE Trip Generation Manual 10th Edition

As outlined in these sources the trip generation multipliers for local retail (Weekday - 205 trips per 1,000 sf/Saturday – 240 per 1,000 sf) is significantly higher that the trip generation rates for the various community facility uses. Therefore, as outlined in Table 3.13-4 below, the reduction of 31 residential units (Weekday - 8.075 per DU/Saturday – 9.6 per DU) and 11,711 square feet of commercial floor area along with a 34,787 square foot increase in community facility space would correspond to a reduction of 305 total Weekday Midday Peak Hour trips, 143 Weekday PM Peak Hour trips, and 161 Saturday Midday Peak Hour trips compared to the trips generated at the Project Site under the EIS projected development scenario. In the AM Peak Hour, this change results in an increase of 21 trips.

Table 3.13-4: Proposed Project Trip Generation - Increment

Land Use	Proposed Project Increment	Trips			
		Wk AM	Wk MD	Wk PM	Sat MD
Residential (Affordable)	-31 Units	-25	-13	-28	-24
Retail	-11,711 SF	-68	-428	-225	-264
Community Facilities	+34,000 SF	114	136	110	127
TOTAL		**21**	**-305**	**-143**	**-161**

Source: East New York Rezoning EIS, Table 13-8; Brooklyn Bridge Park EIS, Table 14-6; ITE Trip Generation Manual 10th Edition.

In addition, Table 3.13-5 below provides a breakdown of the net trip generation by modal split. The largest reduction in trips would be in walk/other trips which would help to relieve pedestrian safety impacts identified in the EIS. The reduction in vehicular trips would serve to lessen impacts at the three impacted intersections identified in the EIS in the vicinity of the Project Site, while the reduction in bus trips would lessen impacts on area bus routes and potentially impacts on the Q8 bus line. Table 3.13-6 provides a breakdown of vehicle trips by type corresponding to the vehicle occupancy rate for personal auto and taxi trips as well as the truck trip generation rates for each use. The increase in vehicle trips during the AM Peak Hour is negligible.

Table 3.13-5: Proposed Project Trip Reduction by Mode

	Residential (Affordable)				Local Retail				Community Facilities				TOTAL			
Mode	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD
Auto	-4	-2	-4	-4	-4	-23	-12	-14	22	15	16	20	14	-9	-1	2
Taxi	0	0	0	0	-1	-5	-2	-3	4	3	3	4	3	-2	1	1
Subway	-15	-7	-16	-14	-2	-14	-7	-8	11	8	8	10	-6	-13	-15	-12
Bus	-4	-2	-5	-4	0	0	0	0	13	11	10	12	8	9	5	8
Walk	-2	-1	-2	-2	-61	-387	-204	-239	65	99	74	80	2	-290	-132	-160
TOTAL	**-25**	**-13**	**-28**	**-24**	**-68**	**-428**	**-225**	**-264**	**114**	**136**	**110**	**127**	**21**	**-305**	**-143**	**-161**

Source: East New York Rezoning EIS, Table 13-8; Brooklyn Bridge Park EIS, Table 14-6; ITE Trip Generation Manual 10th Edition

Table 3.13-6: Proposed Project Vehicle Trip Reduction by Type

	Residential (Affordable)				Local Retail				Community Facilities				TOTAL			
Mode	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD
Auto	-4	-1	-4	-4	-2	-11	-6	-7	10	8	7	9	5	-5	-3	-2
Taxi	0	0	0	0	0	0	-2	-2	2	2	1	2	1	1	-1	0
Truck	0	-2	0	0	0	0	0	0	0	1	0	1	0	-2	0	1
TOTAL	**-4**	**-3**	**-4**	**-4**	**-2**	**-12**	**-8**	**-9**	**12**	**10**	**9**	**12**	**6**	**-5**	**-4**	**-1**

Source: East New York Rezoning EIS, Table 13-8; Brooklyn Bridge Park EIS, Table 14-6; ITE Trip Generation Manual 10th Edition

In addition, the Project Site is located along Atlantic Avenue which is slated for improvement by the New York City Department of Transportation (NYCDOT). NYCDOT is proposing a capital project on Atlantic Avenue between Georgia Avenue and Conduit Boulevard as part of Mayor de Blasio's Vision Zero Great Streets initiative. This safety project aims to reduce crashes by working with the community and New York City Department of Design and Construction (DDC) to develop a design that includes a raised, planted, center median; pedestrian safety islands; left turn bays; turn restrictions; curb extensions; midblock crossings; and an upgraded markings plan. Phase I of NYCDOT's Atlantic Avenue project is from Georgia Avenue to Logan Street. Design of Phase II from Logan Street to Rockaway Boulevard is currently underway.

In addition, NYCDOT installed leading pedestrian intervals (LPIs) at the intersections of Atlantic Avenue with Eastern Parkway, Elderts Lane, Euclid Avenue, Highland Place, Schenck Avenue and Warwick Street. An LPI typically gives pedestrians a three to seven second head start when entering an intersection with a corresponding green signal in the same direction of travel. LPIs enhance the visibility of pedestrians in the intersection and reinforce their right-of-way over turning vehicles. It should be noted that with updated traffic signal timing plans designed to complement the physical and operational changes proposed as part of the Atlantic Avenue Improvements project, future traffic conditions along the Atlantic Avenue corridor would likely be improved compared to the No-Action and With-Action traffic analyses contained in the EIS which, were generally based on existing signal timing plans. Therefore, the combination of reduced trips generated by the Proposed Project and planned improvements along Atlantic Avenue, the Proposed Project would not result in any additional transportation impacts not previously analyzed in the EIS.

3.14 Air Quality

Mobile Source Analysis

The East New York Rezoning EIS Air Quality section (Chapter 14) contained a mobile source analysis to assess the impacts on increased vehicular trips on sensitive receptors in the Rezoning Area. Intersections in the Rezoning study area were reviewed for analysis based on the *CEQR*

Technical Manual guidance. The incremental traffic volumes for the weekday AM, midday, PM, and Saturday PM periods were reviewed and intersections with increments exceeding the CO and PM volume thresholds were identified. Of those intersections, four were selected for microscale analysis; one of which (Site 2 - Atlantic Avenue & Logan Street) was located in close proximity to the Project Site. Consistent with the *CEQR Technical Manual*, each of these sites were selected initially for analysis because the projected number of vehicles generated due to the Rezoning and related actions would exceed the *CEQR Technical Manual* threshold of 170 vehicles for CO. In addition, Sites 1 and 2 had the overall highest number of project-generated vehicles and each of these sites had an overall high level of total With-Action volumes and high levels of congestion (based on the projected Level of Service). Site 3 was selected based on the projected number of project-generated trips, and Site 4 was selected based on the number of project-generated trips and congestion. The potential impact from vehicle emissions of CO, PM_{10}, and $PM_{2.5}$ was analyzed for each of these intersections.

The EIS modeled multiple receptors (i.e., precise locations at which concentrations are predicted) at each of the selected sites; receptors were placed along the approach and departure links at spaced intervals. Receptors were placed at sidewalk or roadside locations near intersections with continuous public access. Receptors in the analysis models for predicting annual average neighborhood-scale $PM_{2.5}$ concentrations were placed at a distance of 15 meters from the nearest moving lane at each analysis location based on the *CEQR Technical Manual* procedure for neighborhood-scale corridor $PM_{2.5}$ modeling.

The EIS predicted CO concentrations for future conditions in the With-Action condition at each of the 4 receptor locations. The results indicate that the Rezoning and related actions would not result in any violations of the 8-hour CO standard. In addition, the incremental increases in 8-hour average CO concentrations are very small, and consequently would not result in a violation of the CEQR de minimis CO criteria. Therefore, mobile source CO emissions from the Rezoning and related actions would not result in a significant adverse impact on air quality.

The EIS concluded that concentrations of particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) related to traffic generated by the Rezoning and related actions could result in a significant adverse air quality impact at the intersection of Atlantic Avenue and Logan Street (Site 2). Traffic mitigation measures were developed in the EIS to reduce congestion and increase speeds along Logan Street which would mitigate these impacts (see Section 3.13 Transportation above). These measures are intended to alleviate potential traffic/pedestrian safety impacts that could occur as a result of the proposed 1,000 seat school. Therefore, the EIS concluded that no unmitigated significant adverse air quality impacts would remain upon incorporation of the mitigation measures.

The Proposed Project will not result in any additional mobile source air quality impacts not previously analyzed in the East New York Rezoning EIS as the total building floor area of the

Proposed Project is approximately 60,759 square feet less than the building floor area projected in the EIS for the Project Site. As described herein in Section 2.13 Transportation, the Proposed Project will result in a decrease in the total number of vehicular trips as compared to the RWCDS analyzed in the EIS. Therefore, no new mobile source air quality impacts will occur as a result of the Proposed Project.

Screening and Refined Dispersion Analysis of the Heating, Ventilation and Air Conditioning (HVAC)

The East New York Rezoning EIS Air Quality section (Chapter 14) contained a screening analysis of individual heat and hot water systems associated with the projected and potential development sites. As part of this analysis, a total of 57 projected and 75 potential development sites, including the Project Site, failed the screening analysis using No. 2 fuel oil as the fuel source. Therefore, each of these development sites required a refined modeling analysis for the use of No. 2 fuel oil. Of the sites that failed the screening analysis for No. 2 oil, 48 projected and 64 potential development sites, including the Project Site were found to also fail using natural gas as the fuel source. Therefore, a refined modeling analysis for the use of natural gas was performed for these sites.

The refined modeling analysis conducted at the Project Site concluded that in order to address potential air quality impacts from the proposed HVAC system that certain restrictions on the type of fuel and stack height were needed. If natural gas is proposed, implementation of these restrictions would be required through the LDA between HPD and the Applicant with oversight provided through HPD and DEP. This agreement would require that the Proposed Project must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack(s) is located at least 160 feet above grade, to avoid any potential significant air quality impacts. However, the proposed HVAC system will utilize electricity which is less impactful than natural gas, so the restrictions on the fuel type and stack location do not apply to the proposed as proposed. Therefore, no potential air quality impacts will result and no additional analysis is warranted.

Air Toxics Screening Analysis

The potential impacts from emissions of toxic air pollutants from existing nearby industrial sources were also considered as part of the East New York Rezoning EIS. The EIS included a study analyzing industrial uses within 400 feet of the projected and potential development sites, large sources or major sources within 1,000 feet of a projected or potential development site. DEP-BEC, NYSDEC and EPA permit databases were used to identify existing sources of emissions. A total of 19 facilities (consisting of 24 sources) were analyzed. The information from these permits (emission rates, stack parameters, etc.) was input to the AERMOD dispersion model. For all projected and potential development sites (including the Project Site), the refined modeling demonstrated that there would be no predicted significant adverse air quality impacts on these

development sites from existing industrial sources in the area. Therefore, existing industrial sources will not have any potentially significant air quality impacts on the Proposed Project.

3.15 Greenhouse Gas Emissions

The East New York Rezoning EIS Greenhouse Gas (GHG) Emissions section (Chapter 15) concluded that the Rezoning would advance New York City's GHG reduction goals by virtue of its nature and location. By revitalizing and reinforcing the rezoning area, which is served by 13 New York City Transit (NYCT) subway stations, ten local bus routes, and one commuter rail station, the EIS concluded that the Rezoning supports transit-oriented development in New York City. Further, the new buildings facilitated by the Rezoning, which would replace existing structures or vacant lots, would be subject to the New York City Energy Conservation Code (NYCECC), which governs performance requirements of heating, ventilation, and air conditioning systems, as well as the exterior building envelope of new buildings. In compliance with this code, new development resulting from the Proposed Actions must meet standards for energy efficiency. Therefore, the EIS concluded that the Rezoning would be consistent with the applicable City's emissions reduction goals of transit-oriented development and construction of new resource- and energy- efficient buildings.

In addition, the rezoning area, and specifically the Project Site, are located beyond the 100- and 500-year flood zones, and therefore are not susceptible to storm surge and coastal flooding. It is also located beyond the 100- and 500-year projections developed by the New York City Panel on Climate Change (NPCC) for the 2020s and 2050s. Accordingly, an assessment of the effects of climate change on the Proposed Actions is not warranted.

Consistent with the EIS analysis, the Project Site is located outside of the 100- and 500-year floodplain and is also located in close proximity to transit. Therefore, no new impacts not previously analyzed in the East New York Rezoning will occur as a result of the Proposed Project.

3.16 Noise

The East New York Rezoning EIS Noise section (Chapter 16) contained a screening analysis of noise from both mobile and stationary (school playground) sources at each of the projected and potential development sites. The noise analysis conducted noise measurements throughout the rezoning area to evaluate noise attenuation requirements. Two of the receptor locations were located in close proximity to the Project Site (see Figure 19).

- Receptor location 10 - Richmond Street between Dinsmore Place and Fulton Street
- Receptor Location 12 - Atlantic Avenue and Logan Street

The noise receptor locations were selected based on the following criteria: (1) locations near

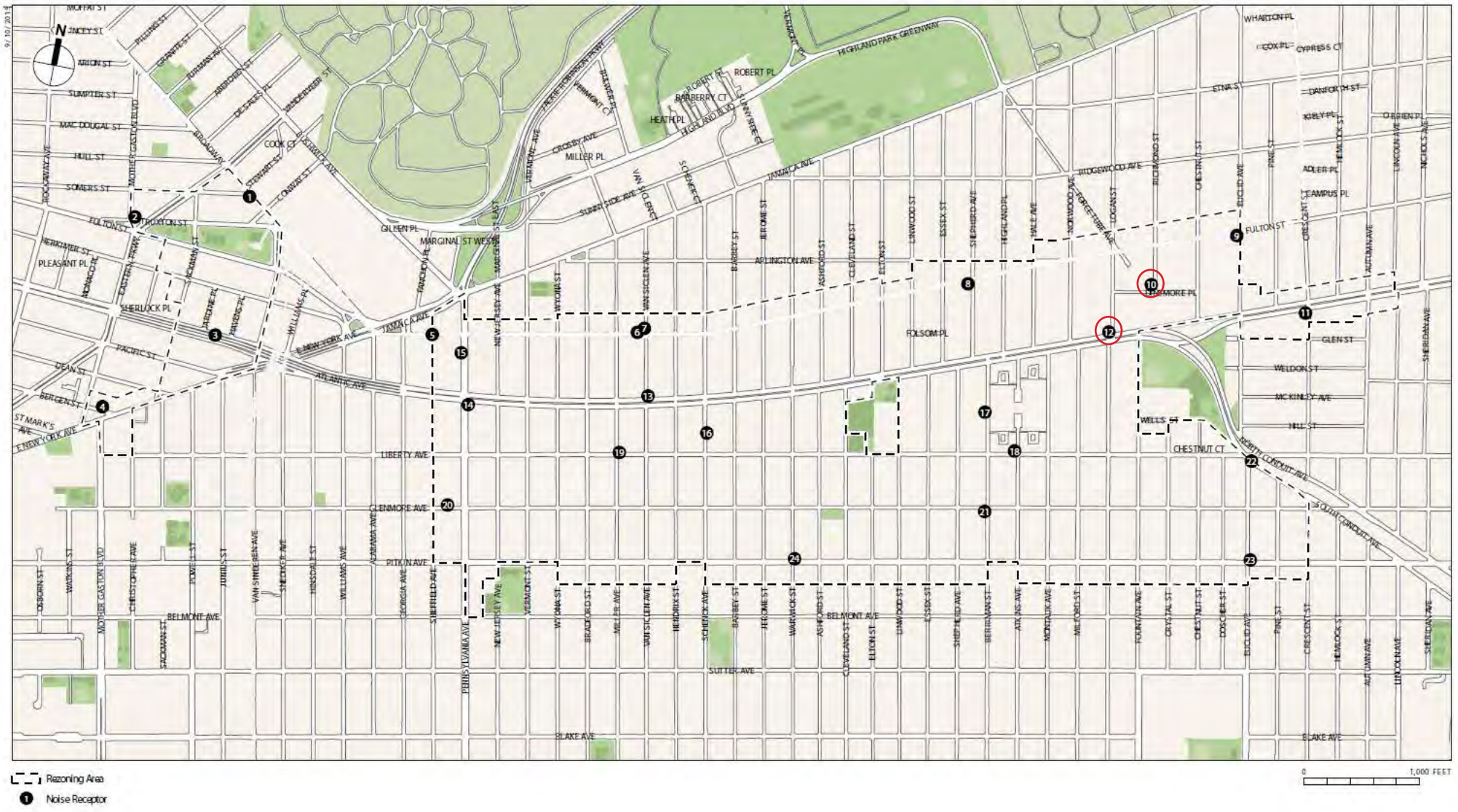
projected and potential development sites; and (2) to provide comprehensive geographic coverage throughout the study area to get an accurate picture of the ambient noise environment.

At each receptor site, existing noise levels were determined by field measurements (see Table 3.16-1). Noise monitoring was performed between February 25, 2015 and March 25, 2015. At Sites 10 and 12, 20-minute spot measurements were performed. All measurements were performed during the weekday peak periods—AM (7:00 to 9:30 AM), midday (MD) (12:00 to 2:00 PM), and PM (4:30 to 7:00 PM). Vehicular traffic was the dominant noise source at Receptor Locations 10 and 12.

Table 3.16-1: Existing Noise Levels (dB(A))

Receptor	Measurement Location	Time	L_{eq}	L_1	L_{10}	L_{50}	L_{90}
10	Richmond Street between Dinsmore Place and Fulton Street	AM	64.4	75.8	68.1	54.2	51.7
		MD	70.8	83.7	71.9	58.3	55.2
		PM	64.4	76.2	68.5	57.2	54.1
12	Atlantic Avenue and Logan Street	AM	74.1	82.9	76.8	72.0	66.7
		MD	70.4	77.6	73.3	68.9	63.4
		PM	71.0	79.6	73.2	69.0	63.9

Source: Philip Habib & Associates AKRF, Inc. Fleming-Lee Shue, Inc., 2016.



CHESTNUT COMMONS

FIGURE 19: NOISE MONITORING LOCATIONS

SOURCE: PHILIP HABIB & ASSOCIATES AKRF, INC. FLEMING-LEE SHUE, INC., 2016.

BFJ Planning

Future noise levels were calculated using a proportional modeling technique, which was used as a screening tool to estimate changes in noise levels. The proportional modeling technique is an analysis methodology recommended for analysis purposes in the *CEQR Technical Manual*. The East New York Rezoning EIS noise analysis examined the weekday AM, midday (MD), and PM peak hours at Receptor Locations 10 and 12 (see Table 3.16-2). The selected time periods are when development facilitated by the rezoning would be expected to produce the maximum traffic generation (based on the traffic studies presented in Chapter 13, "Transportation" of the East New York Rezoning EIS) and therefore result in the maximum potential for significant noise level increases. The noise analysis considered traffic noise and noise from the proposed future school playground on projected development site 66b.

Table 3.16-2: With Action Condition Noise Levels (dB(A))

Receptor	Measurement Location	Time	No-Action L_{eq}	With-Action L_{eq}	L_{eq} Change	With-Action L_{10}
10*	Richmond Street between Dinsmore Place and Fulton Street	AM	66.0	70.9	4.9	74.6
		MD	70.8	71.5	0.7	72.6
		PM	64.5	67.7	3.2	71.8
12	Atlantic Avenue and Logan Street	AM	74.4	74.8	0.4	77.5
		MD	70.6	71.0	0.4	73.9
		PM	71.2	71.5	0.3	73.7

Source: Philip Habib & Associates AKRF, Inc. Fleming-Lee Shue, Inc., 2016.

Notes:

* With-Action noise levels for site 10 includes noise from the proposed school playground on projected development site 66 Building B (Project Site) as well as noise from vehicular traffic on adjacent roadways.

In 2030, the EIS concluded that the maximum increase in $L_{eq(1)}$ noise levels for receptor site 10 would be 4.9 dB(A). This is a result of substantially increased traffic traveling along Richmond Street between Fulton Street and Dinsmore Place in the future; noise from the proposed playground associated with the school on projected development site 66 Building B would not contribute substantially to noise levels at this site. Changes of the magnitude predicted to occur at site 10 would be readily noticeable.

Table 3.16-3 below shows the results of the noise analysis from traffic and school playground noise on The Project Site (Projected Development Site 66, Building B).

Table 3.16-3: Noise Levels at Projected Development Site 66 (Project Site) (dB(A))

Analysis Location	Time	With-Action Total L_{eq}	Predicted L_{10}
Projected Site 66 Building B	AM	75.8	78.6
	MD	76.0	78.8
	PM	75.0	77.8
Source: Philip Habib & Associates AKRF, Inc. Fleming-Lee Shue, Inc., 2016.			

In accordance with the *CEQR Technical Manual,* if the ambient noise levels at the Project Site exceed the marginally acceptable level of 70.0 dB(A), a significant impact could occur unless the building design provides a composite building attenuation that would be sufficient to reduce these levels to an acceptable interior noise level. According to the noise monitoring results in the EIS, all of the L_{10} measurements at the Project Site would be above the marginally acceptable level of 70.0 dB(A). For sites with noise levels between 78 and 80 dB(A), the *CEQR Technical Manual* requires 35 dB(A) of attenuation and an alternate means of ventilation. Therefore, the East New York Rezoning EIS requires that the proposed building provide 35 dB(A) of attenuation and that this requirement as well as the requirement for an alternate means of ventilation be required through the LDA between HPD and the Applicant. The Applicant is proposing to provide 35 dB(A) of window wall attenuation and the LDA will contain such a requirement. Therefore, no potential noise impacts will occur as a result of the Proposed Project.

3.17 Public Health

As described in the East New York Rezoning EIS Public Health section (Chapter 17), the Rezoning would not result in unmitigated significant adverse impacts in the following technical areas that contribute to public health: air quality, water quality, or hazardous materials. The EIS concludes that the Rezoning and related actions could potentially result in significant adverse noise impacts at 12 existing sensitive receptors (receptor site 10 at the Richmond Street between Fulton Street and Dinsmore Place). However, the EIS concluded that the predicted noise levels are significantly lower than the public health-based *CEQR Technical Manual* noise threshold of 85 dBA. The EIS states that the Rezoning is not anticipated to cause excessively high chronic noise exposure and, therefore, is not expected to result in a significant adverse public health impact related to noise. In addition, while during some periods of construction the EIS concluded that the Rezoning actions could potentially result in significant adverse impacts related to noise, as defined by *CEQR Technical Manual* thresholds, the predicted overall changes in noise levels would not be large enough to significantly affect public health. Therefore, the EIS concludes that the Rezoning would not result in significant adverse public health impacts during construction.

The Proposed Project will not result in any additional air quality, water quality, hazardous materials, or noise impacts and related public health impacts not previously analyzed in the East New York Rezoning EIS. Therefore, no new public health impacts will occur as a result of the Proposed Project.

3.18 Neighborhood Character

The East New York Rezoning EIS Neighborhood Character section (Chapter 18) provides an analysis of potential neighborhood character impacts. The section concludes that the Rezoning and related actions would not result in significant adverse impacts in the areas of land use, zoning, and public policy; socioeconomic conditions; or urban design and visual resources. The significant adverse open space, historic resources (not applicable to the Project Site), shadows (not applicable to the Project Site), traffic, and noise impacts would not affect any defining feature of neighborhood character, nor would a combination of moderately adverse effects affect such a defining feature.

The EIS concludes that the Rezoning and related actions would facilitate the development of a mix of residential, commercial, community facility, and light-industrial uses that would be consistent with the mixed-use character of the neighborhoods. With the Rezoning and related actions, new residential development anticipated on vacant and underutilized land along the Rezoning area's side streets would be required to complement the existing built residential character under the proposed contextual zoning districts through strict height and street wall regulations. In addition, the EIS states that the affordable housing units would help to ensure that a considerable portion of the new households would have incomes that would more closely reflect existing incomes in the Rezoning study area and help ensure that the neighborhoods continue to serve diverse housing needs.

While the Rezoning and related actions would result in significant adverse open space impacts, as the EIS determined the residential study area to be currently underserved by open space and that it would remain so in both the No-Action and With-Action conditions. However, the EIS concludes that open space is not a critical defining feature of the area, and any resultant impacts to open space would not have a significant adverse impact on neighborhood character. While the Rezoning and related actions would result in increased transportation activities and significant adverse transportation impacts, the resulting conditions would be similar to those seen in the urban neighborhoods defining the Rezoning study area and would not result in density of activity or service conditions that would be out of character with the surrounding neighborhoods. The EIS concludes that development facilitated by the Rezoning and related actions is expected to result in increased noise levels in the Rezoning area and surrounding neighborhoods, and would also be expected to result in significant adverse noise impacts on Richmond Street between Fulton Street and Dinsmore Place. Increased noise levels would not be out of context with the neighborhood, as many roadways in the area are currently characterized by elevated noise levels. In addition, with implementation of the traffic mitigation measures developed to reduce congestion and increase speeds along Logan Street, noise levels increases would be reduced during all analyzed time periods. As noted above, these recommended mitigation measures are intended to alleviate potential traffic/pedestrian safety impacts that could occur as a result of the proposed 1,000 seat

school. Thus, the changes in transportation and noise due to the Proposed Actions would not result in significant adverse impacts on neighborhood character.

As outlined in the appropriate sections of this technical memorandum, the Proposed Project will not result in any new impacts to open space, transportation or noise not previously analyzed in the East New York Rezoning EIS. The Proposed Project includes 100% of its residential units as affordable rather than just 50% of its units as projected for the site in the EIS. This increase in affordable units is anticipated to have a beneficial impact on community character as it will further address the need for affordable housing in the neighborhood and further ensure that the new households have incomes that would more closely reflect existing incomes in the Rezoning study area and help ensure that the neighborhood continues to serve diverse housing needs. The Proposed Project is not anticipated to result in any new community character impacts.

3.19 Construction

The East New York Rezoning EIS Construction section (Chapter 19) provided an analysis of construction-related impacts associated with development of the Rezoning and related actions. The analysis considered construction impacts related to transportation, air quality, noise and vibration, and historic and cultural resources. The analysis concluded that the construction activates at the projected development sites would not result in any significant adverse impacts related to transit, pedestrians, parking, air quality or vibrations. In addition, the EIS also considered land use and neighborhood character, socioeconomic conditions, open space, or hazardous materials and concluded that construction activities at the projected development sites would not result in significant adverse impacts in these areas. The EIS also concludes that no construction impacts on historic resources will occur at the Project Site (Site 66b) as none exist in the area.

The EIS does conclude that the traffic and noise related construction impacts could occur in the vicinity of the Project Site given its close proximity to projected development site 67. It is important to note that the construction schedule included in the EIS assumes one combined construction schedule for the development of projected development site 66b and has it overlapping in part with construction of projected development site 67. Projected development site 66b in the EIS includes both Lot 32 (the new school) and Lot 34, the Project Site. The schedule assumes that project construction will commence in September 2017 and conclude in mid-2020. In addition the schedule assumes that construction on projected development site 67 would run from 2016 through early 2020. As sites are currently being developed, their construction schedules differ from what was anticipated in the EIS. The school (PS/IS 667K) is currently under construction and permits have been pulled for foundations work, building construction and other construction related activities. Construction on the Lot 32 portion of Site 66b is ahead of construction on the Lot 34 portion and will be phased such that the development at the two sites will off-set potential impacts. Construction on the Project Site (Lot 34) is anticipated to begin in

the Fall of 2019 and last for a period of 18 months. Further, construction activities for projected development site 67 have not begun and there is no current schedule for when these activities might commence. The EIS projects at its peak (first two quarters of 2018) that construction activities on projected development sites 66b and 67 would generate approximately 674 construction jobs and 81 trucks trips from the two projected development sites daily. However, as noted above 66b is split into two development sites with construction on the Lot 32 portion of the site underway, further no construction activities are currently planned for projected development site 67. The Applicant estimates that the construction activities on the Lot 34 portion of projected development site 66b would result in approximately 160-180 construction workers onsite daily and would generate approximately 15 weekly truck trip (2.5 per day) or 195 trips per quarter. Therefore, while the EIS analyzed potential impacts from construction at the Project Site and concluded that there may be some impacts resulting from traffic and noise in the vicinity of the Project Site, it is anticipated that given the actual construction schedules of the Project Site and other surrounding sites, that impacts will be less intense than anticipated in the EIS and certainly no worse. Therefore, the Proposed Project is not anticipated to result in any new construction impacts not previously analyzed in the East New York Rezoning EIS.

3.20 Conclusions

Based on the above analysis, the Proposed Project will not result in any new significant adverse impacts not previously analyzed in the East New York Rezoning EIS. Therefore, no additional CEQR analysis is warranted.

Appendix A

Proposed Action Zoning Analysis

Site Information — PROPOSED

Location:	110 Dinsmore Place, Brooklyn, NY 11208
Block / Tax Lot:	4142 / Tax Lot 34 (Tax Lot 32 and 34 comprise 1 zoning lot)
Districts:	M1-4 / R6A
Special Districts:	MX-16 / EC-5
Zoning Map:	17c
Environmental Dec:	None
ZR 123-32	Dwelling Units - A minimum of 35dB(A) window wall attenuation to maintain an interior noise level of a maximum 45dB(A).
Community District:	5
Quality Housing:	Yes
Inclusionary Housing:	Yes (MIH)
Transit Zone:	Yes
Lot Type:	Corner / Through
Street Type:	Wide (Atlantic Avenue) - Narrow (Chestnut Street + Dinsmore Place)
Permitted Use Groups:	
ZR 123-20,22-00,42-00	1-2 (R), 3-4 (CF), 5-14 (C), 16 (GS), 17 (M) — **2,3,4,6**

Zoning Lot Area: Tax Lot 34 - DOB #321384177 28,698 *(Per 2/4/18 Montrose survey)*
per 9/7/16 survey Tax Lot 32 - DOB #302575256 53,808
Tax Lot 32 and 34 82,506 SF

Floor Area Ratio (FAR) and Zoning Floor Area (ZFA)

Maximum FAR and ZFA at Zoning Lot (Tax Lot 32 and Lot 34)

ZR 123-64, 23-154(b)	R - Base	5.40	x	82,506	=	445,532 *ZSF*
ZR 123-64, 23-154(b)	R - Max.	7.20	x	82,506	=	594,043 *ZSF*
ZR 123-64, 24-11	CF	6.50	x	82,506	=	536,289 *ZSF*
ZR 123-62, 43-12	C	2.00	x	82,506	=	165,012 *ZSF*

Provided ZFA at Tax Lot 32, DOB #302575256

R - Provided under DOB #302575256	=	0 ZSF
CF - Provided under DOB #302575256	=	132,010 *ZSF*
C - Provided under DOB #302575256	=	0 ZSF
Total Provided at Tax Lot 32 under DOB #302575256	=	132,010 *ZSF*

Proposed ZFA at Tax Lot 34, DOB #321384177

R - Existing	=	0 ZSF
R - Proposed	=	242,908 *ZSF*
CF - Existing	=	0 ZSF
CF - Proposed	=	15,509 ZSF
C - Existing	=	0 ZSF
C - Proposed	=	5,889 *ZSF*
Total Proposed at Tax Lot 34 under DOB #321384177	=	264,306 *ZSF*

Total Provided ZFA at Zoning Lot (Tax Lot 32 and 34)

R - Total Provided	=	242,908 *ZSF* — *Complies*
CF - Total	=	147,519 *ZSF* — *Complies*
C - Total	=	5,889 *ZSF* — *Complies*
Total Provided and Proposed at Zoning Lot	=	396,316 *ZSF* — *Complies*

Maximum Allowed ZFA at Zoning Lot (Tax Lot 32 and 34)	=	594,043 ZSF
Total Provided ZFA at Zoning Lot (Tax Lot 32 and 34)	=	396,316 *ZSF*

Maximum ZFA Allowed at Tax Lot 34, DOB # 321384177

R	7.20	x	28,698	=	206,626 *ZSF*	*Complies**
CF	6.50	x	28,698	=	186,537 *ZSF*	*Complies*
C	2.00	x	28,698	=	57,396 *ZSF*	*Complies*

*ZLDA Transfer from Lot 32 to Lot 34
Proposed ZFA (264,303 SF) - Max. Allowed ZFA (206,626 SF) = **57,680 ZSF**
To be transferred from Lot 32 to Lot 34

Inclusionary Housing
Required Floor Area
ZR 23-154(d)(3)(i) Option 1: Provide 25% of Residental Floor Area

RFA:	242,908	SF
MR:	137,590	SF
LI:	46,035	SF
CA:	0	SF
AFHA Provided:	63,546	SF

See calculations on G-021 — *Complies*

Density Regulations
Max. Number of Dwelling Units:
ZR 35-40, 23-22 Density Factor 680
Allowable Res. Floor Area @ Zoning Lot (Tax Lot 32 and 34) = 594,043 ZSF
Less CF SF at Lot 32 = 132,010 ZSF
Less CF SF at Lot 34 = 15,509 ZSF
Less C SF at Lot 34 = 5,889 ZSF
Remaining available Residential SF = 440,635 ZSF
Permitted Dwelling Units:
440,635 ZSF / 680 = ***648***
Provided Dwelling Units at Tax Lot 32 and 34 275 — *Complies*

Lot Coverage, Yard Regulations, and Court Requirements
See Zoning Diagrams on Z-002

Max. Lot Coverage:
ZR 123-64(b) Lot coverage requirements shall not apply.

Min. Required Front Yard:
ZR 123-652 No front yards are required. — **0'-0"**

Min. Required Side Yard:
ZR 123-652 No side yards are required, but minimum 8 feet wide if provided. — **0'-0"**

Rear Yard Location:
ZR 123-652 R Shall be provided at the lowest level of dwelling units. — **Floor 2**

Min. Rear Yard at Through Lot:
ZR 123-61, 23-533 R Min. 60' deep within 10' of center of site. — **60'-0"**
ZR 23-541 R Not required within 100' of corner

Permitted Rear Yard Obstructions:
ZR 123-61, 43-23(b)(1) C / CF Any building used for any permitted use, NTE 1 story or 23' above curb level — **CF**

Base Plane Calculations
See Base Plane Diagrams and Calculations on Z-002 — *Complies*

Height and Setback Requirements
Street Wall Location Provisions:
ZR 123-61, 23-661(c) Along wide and narrow st., within 50' of intersection of wide street:
Min. 70% of street wall width within 8 feet of street line. — **100%**
Along narrow street, beyond 50' of intersection of wide street:
Min. 70% of street wall width within 15 feet of street line. — **100%**

Min. Street Wall Setback Above Max. Base Height:
ZR 123-61, 23-662(c) Wide - 10'-0" from any street wall — **10'-0"**
Narrow - 15'-0" from any street wall — **15'-0"**

Min. Base Height:
ZR 123-61, 23-662 R 60'-0" — **104'-6"**

Max. Base Height with Qualifying Ground Floor:
ZR 123-662(b),23-664(b) R 105'-0" — **104'-6"**

Max. Building Height with Qualifying Ground Floor:
ZR 123-662(b),23-664(b) R 145'-0" — **144'-10"**

Max. Number of Stories with Qualifying Ground Floor:
ZR 123-662(b), 23-664 R 14 — **14**

Permitted Height Obstructions: ZR 123-662(c), 23-62, 24-51, 43-42 — **Dormer**

Dormer Regulations ZR 23-621(c)(1) — **Complies**
See Dormer Calculations and Diagrams on Z-003

Standard Minimum Distance Between Buildings on a Single Zoning Lot
ZR 23-711(c) When buildings of different heights face each other, average the heights to determine min. distance:
ZR 23-711 Height of Building on Tax Lot 32 *74'-6"*
Height of Building on Tax Lot 34 144'-10"
Average: **109'-4"**
Wall Condition: Wall to Wall: Over 50'
40' distance required — **10'-0"**
See Mayoral Override, See Diagram on Z-XXX — **Noncompliant**

Parking Requirements
Minimum Required Off Street Parking Spaces:
ZR 123-71,44-21,123-72,25-31,25-251 C/CF/R None required within a Transit Zone.
0 Required and Provided — *Complies*

Minimum Required Off-Street Loading:
ZR 123-71,44-52,123-72,25-72 C/CF/R None required. — *Complies*

Minimum Required Enclosed Bicycle Parking Spaces:
ZR 123-71, 44-60, 36-711 C 0 required. — *Complies*

ZR 123-72, 25-811 CF 1 per 10,000 sf of floor area
15,576 sf / 10,000 = 2 Required
3 or less can be waived
0 Provided — *Complies*

ZR 123-72, 25-811 R Use Group 2: 1 per 2 dwelling units
275 / 2 = 138 Required and Provided *See A-516* — *Complies*

Special Enhanced Commercial District Requirements

ZR 132-13 Mandatory Ground Floor Uses: Not Required for EC-5

Maximum Street Wall Width:
37-33(a)(1) Ground Floor Lobbies No Ground Floor Lobbies located in EC-5

Transparency, Street Wall, and Parking Regulations
ZR 132-32, 37-34 Ground Floor Transparency See Diagram on Z-003 — *Complies*
ZR 132-33 Street Wall Locations Not Required for EC-5
ZR 132-42 Location of Parking Spaces No Parking Spaces provided in EC-5
ZR 132-43 Curb Cuts No Curb Cuts provided in EC-5

ZR 132-20 Special Use Regulations
Finished floor of the ground floor level ... shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent sidewalk along a designated street. — *Noncompliant, see Mayoral Override*

Quality Housing Program Requirements

ZR 28-12 Refuse Storage and Disposal:
Required Volume per Unit 2.9 CF/Unit
Number of Units Complies Units
CF Required 2.9 CF
CF Provided 900 CF — *Complies*
Permitted Zoning Deduction per Floor 12 SF Floor Area Deduction per Floor
Number of Floors 13 Floors
Total Permitted Deduction 156 SF Floor Area Deduction

ZR 28-13 Laundry Facilities:
Portion of laundry room meeting the following minimum requirements shall be exluded from floor area:
Washing Machines required: 1 per 20 DU's
275 / 20 = 14 Required
Washing Machines provided: 16 — *Complies*
Dryers required: 1 per 40 DU's
275 / 40 = 7 Required
Dryers provided: 16 — *Complies*

Windows at exterior wall required, measuring not less than 9.5% of the total floor space of the room.
Floor space provided: 640 SF
Window area required: 640 sf x 9.5%= 60.8 SF
Window area provided: 66 SF — *Complies*

Where windows are provided to meet such requirement, they face a street, yard, our court — *Complies*
Total Permitted Deduction 640 SF Floor Area Deduction

ZR 28-14 Daylight in Corridors
50% of corridor can be excluded from floor area if 20 SF window is provided that:
1. Is directly visible from at least 50% of the corridor or vertical circulation core.
2. Is facing a street, yard, or court.
20 SF min. window provided at elevator lobby, facing court. — *Complies*

ZR 28-21 Required Recreation Space
Recreation Space required: 2.80% of Residential ZFA
242,908 Residential ZFA
Total Recreation Space required: 6,801 SF Required
Interior Recreation Space provided: 593 SF Provided
Exterior Recreation Space provided: 6,583 SF Provided
Total Recreation Space provided: 7,176 SF Provided — *See Z-003* — *Complies*

ZR 28-22 Standards for Recreation Space
Accessible only from the residential portion of the building — *See Z-003* — *Complies*
Minimum dimension to be 15' — *See Z-003* — *Complies*
Minimum interior area to be 300 sf and have 9.5% windows — *See Z-003* — *Complies*
Minimum exterior area to be 225 sf — *See Z-003* — *Complies*

Street Tree Requirements
ZR 26-41
One per 25' of frontage
Length of Frontage @ Tax Lot 32 — **465**
Length of Frontage @ Tax Lot 34 — **476**
Total Frontage @ Zoning Lot (Tax Lot 32 and 34) — **941**
Quantity of Street Trees Required @ Zoning Lot (Tax Lot 32 and 34) — **38**

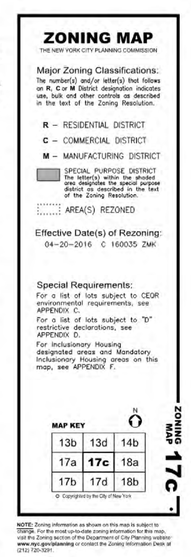
Tax Lot 32, DOB # 302575256
Existing Street Trees to be Removed — **0**
Existing Street Trees to be Preserved — **3**
Proposed Street Trees to be Planted On-Site — **5**
Street Trees to Pay Into Tree Fund — **11**
Total Number of Proposed Street Trees *(465 LF / 25)* — **19**

Tax Lot 34, DOB # 321384177
Existing Street Trees to be Removed — **0**
Existing Street Trees to be Preserved — **3**
Proposed Street Trees to be Planted On-Site — **4**
Street Trees to Pay Into Tree Fund — **12**
Total Number of Proposed Street Trees *(476 LF / 25)* — **19**

Total Number of Street Trees Provided at Zoning Lot (Tax Lot 32 & 34) — **38 Complies**

Click blue outline on map to view diagram of **proposed** zoning change





NOTE: Zoning information as shown on this map is subject to change. For the most recent 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.

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.

SITE

NB # 321384177

Chestnut Commons Apartments

110 Dinsmore Place
Cypress Hills, Brooklyn, NY 11208

MHANY Management Inc.
One Metro Tech Center North, 11th Fl.
Brooklyn, NY 11201

Cypress Hills Local Development Corporation
625 Jamaica Avenue
Brooklyn, NY 11208

Urban Builders Collaborative LLC
334-336 East 110th Street
New York, NY 10029

DattnerArchitects
1385 Broadway, 15th Floor
New York, NY 10018
tel 212 247 2660
www.dattner.com

Structural Engineers
Ysrael A. Seinuk, P.C.
228 East 45th Street, 2nd Floor
New York, NY 10017

Mechanical/Electrical/Plumbing Engineers
Rodkin Cardinale Consulting Engineers
224 West 29th Street, 4th Floor
New York, NY 10001

Landscape Architects
Weintraub Diaz Landscape Architects, PLLC
19 New Street
Nyack, NY 10960

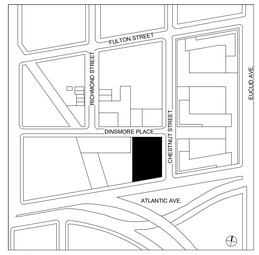
Passive House Consultant
Bright Power
11 Hanover Square, 21st Floor
New York, NY 10005

Lighting Consultant
Goldstick Lighting Design, Ltd.
629 Fifth Avenue, Suite 204
Pelham, NY 10803

Kitchen Consultant
Hospitality House
275 Madison Avenue
New York, NY 10016

Revisions

Issue: 18_1019 - 90% CD Submission



Key Plan

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Zoning Data & Map

Date	10/9/2018
Scale	1 : 82
Drawn By	SS/WM/DF
Checked By	KE/JW
Project No.	1750
Seal	
Sheet No.:	Z-001.00

17

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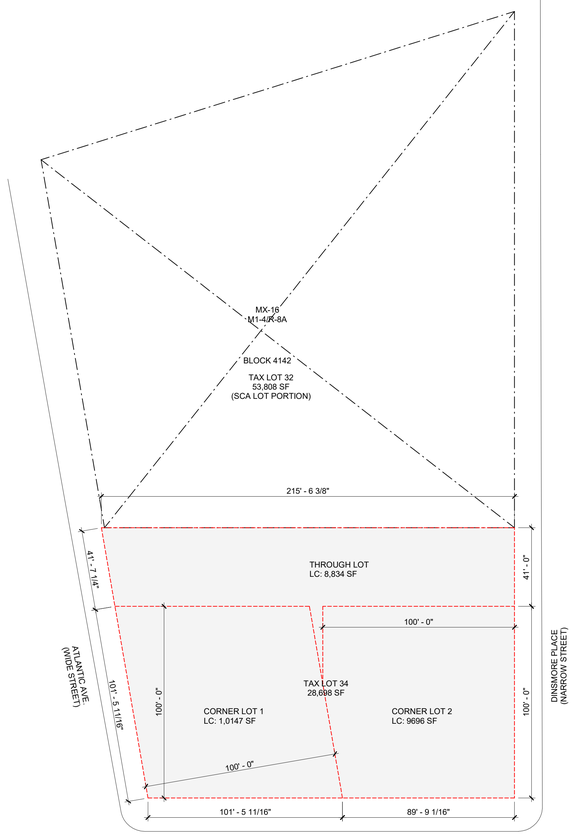
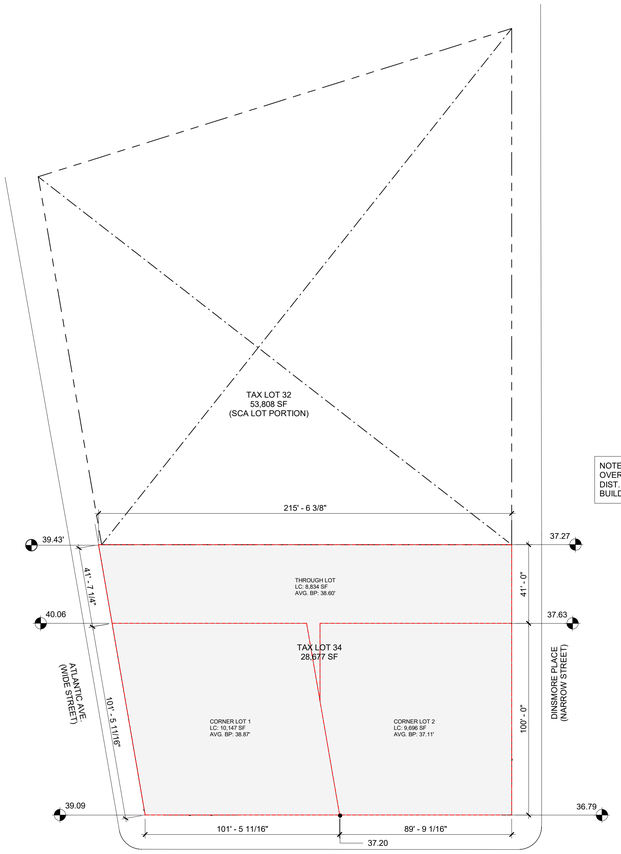


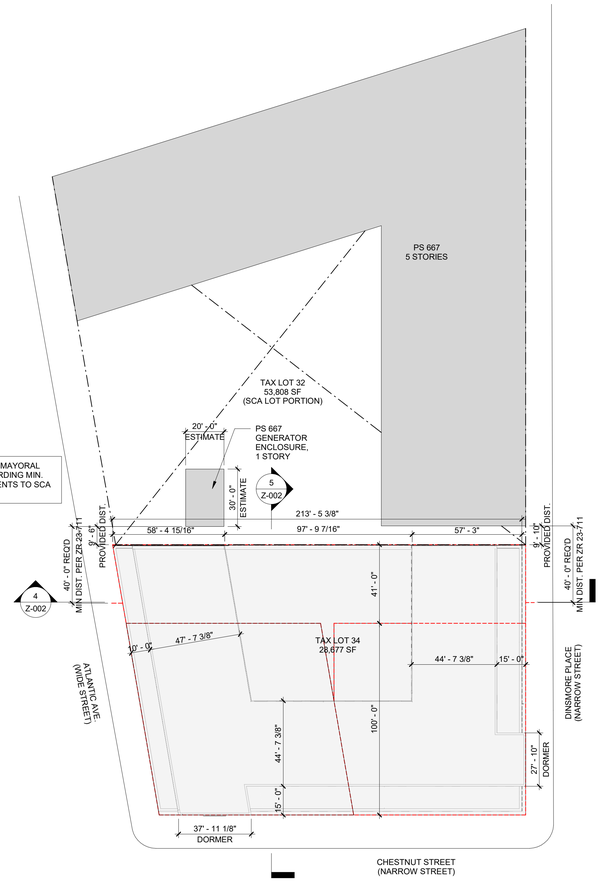
1 Zoning Diagram - Tax Lots and Zoning Districts

1/32" = 1'-0"



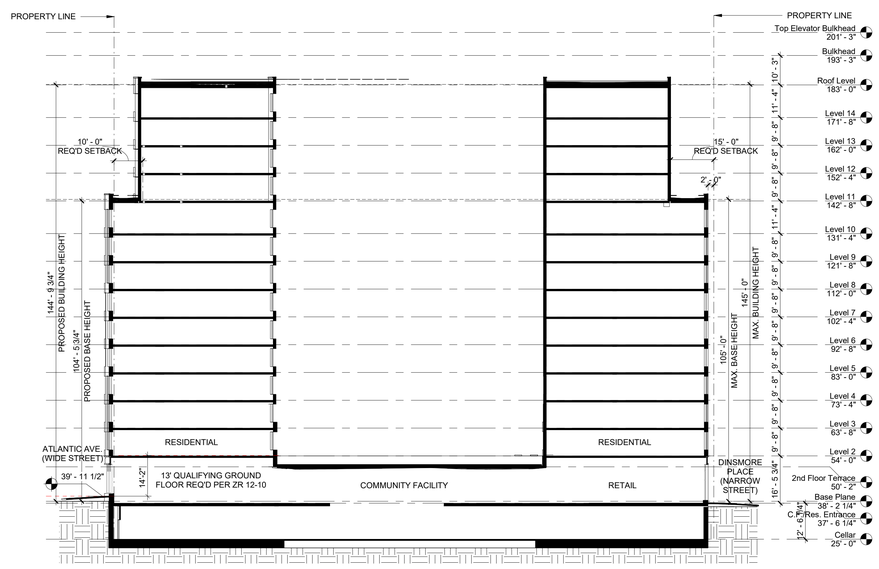
2 Zoning Diagram - Base Plane Calculation

1/32" = 1'-0"



3 Zoning Diagram - Setbacks & Yards

1/32" = 1'-0"



4 Zoning Section A-A

3/64" = 1'-0"

BASE PLANE CALCULATION

LOT NAME	CALCULATION (AVERAGE ELEVATION)	AVG. BASE PLANE
THROUGH LOT	(39.43' + 40.06 /2 + (37.27' + 37.63') /2 = (39.75' + 37.45') /2 =	38.60'
CORNER LOT 1	(40.06' + 39.09') /2 + (39.09' + 37.20') /2 = (39.58' + 38.15') /2 =	38.87'
CORNER LOT 2	(37.63' + 36.79') /2 + (36.79' + 37.20') /2 = (37.21' + 37.00') /2 =	37.11'

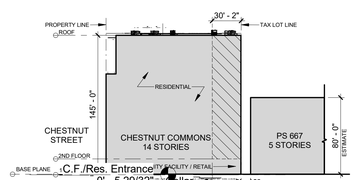
LOT COVERAGE

LOT NAME	AREA
THROUGH LOT	8,834 SF
CORNER LOT 1	10,147 SF
CORNER LOT 2	9,696 SF
TOTAL:	28,677 SF

ADJUSTED BASE PLANE (WEIGHTED AVERAGE) PER ZR 12-10 "BASE PLANE" (C)

LOT NAME	CALCULATION (EACH LOT COV. / TOTAL LOT COV.)x AVG. BASE PLANE	WEIGHTED AVG. BASE PLANE
THROUGH LOT	8,834 SF / 28,677 SF = 31% x 38.60'	11.97'
CORNER LOT 1	10,147 SF / 28,677 SF = 35% x 38.87'	13.60'
CORNER LOT 2	9,696 SF / 28,677 SF = 34% x 37.11'	12.62'
ADJUSTED BASE PLANE FOR SITE:		EL. 38.19' NAVD88

(NOTE: ALL ELEVATION LEVELS ABOVE ARE NAVD88)

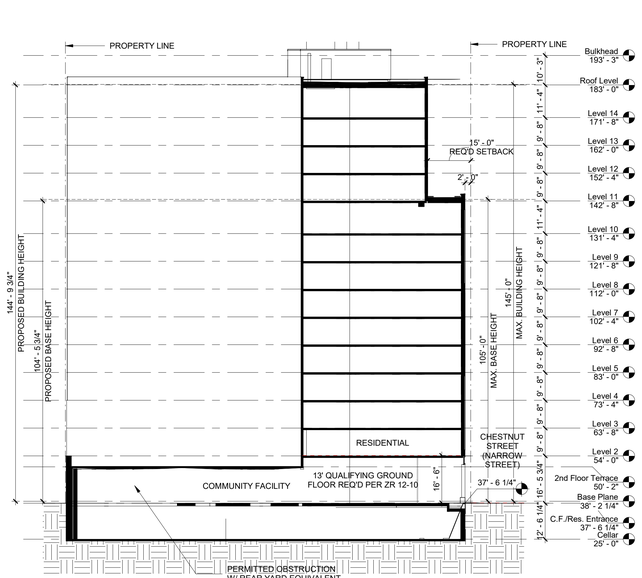


LEGEND:

NONCOMPLIANCE BETWEEN PROPOSED BUILDINGS (IF NOT ABUTTING) PER ZR 23-711. 40'-0" REQUIRED AT WALL-TO-WALL CONDITION FOR RESIDENTIAL PORTION OF BUILDING. SEE MAYORAL OVERRIDE.

6 Zoning Section B-B

1/64" = 1'-0"



5 Zoning Section C-C

3/64" = 1'-0"

NB # 321384177

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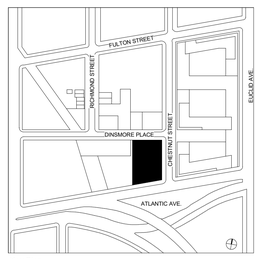
Revisions

Issue: 18_1019 - 90% CD Submission



Key Plan

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Zoning Diagrams

Date	10/9/2018
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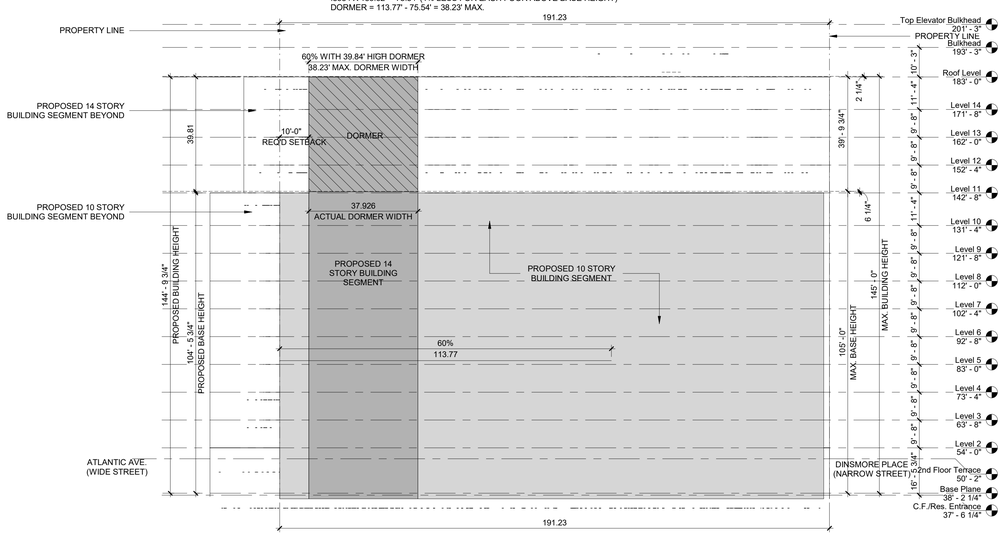
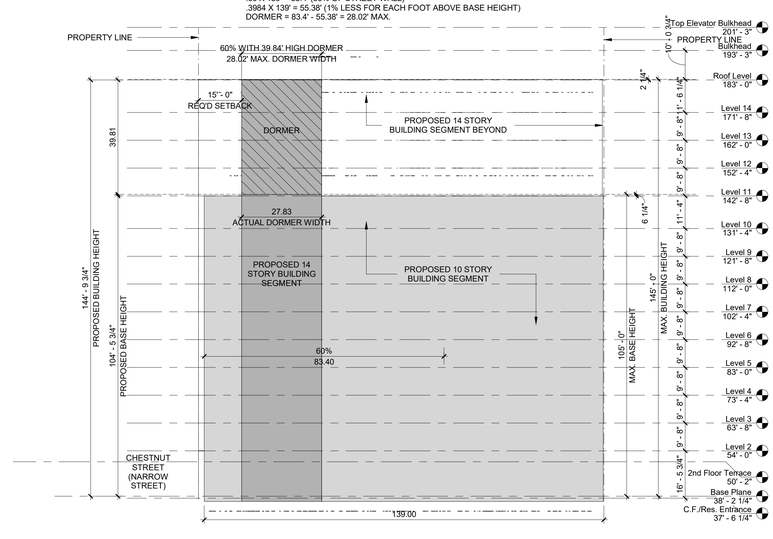


1 Dormer Calculation at Chestnut Street

3/64" = 1'-0"



2 Dormer Calculation at Dinsmore Place

3/64" = 1'-0"

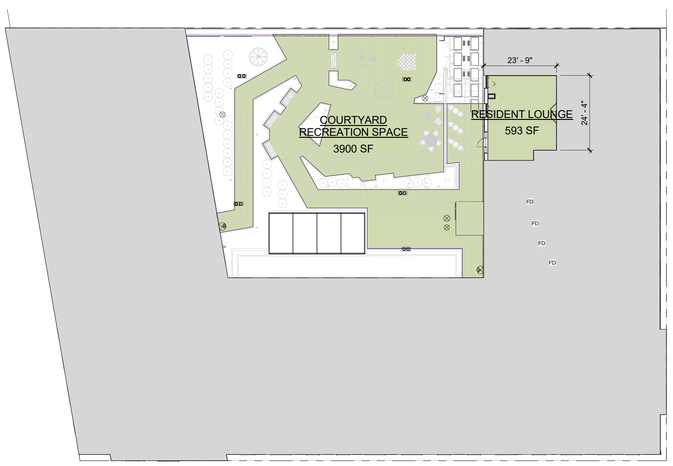


3 Atlantic Ave. Ground Floor Transparency

3/16" = 1'-0"

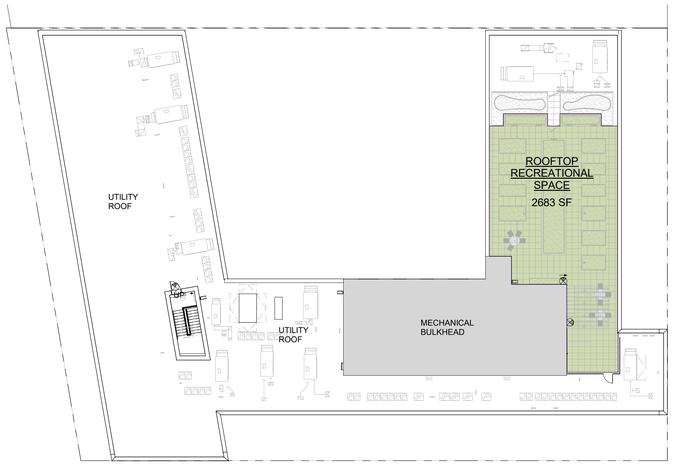
ZR 132-32, 37-34

1. SURFACE AREA OF STREETWALL BETWEEN 2' AND 12' ABOVE THE SIDEWALK: 1412 SF
2. REQUIRED TRANSPARENCY MINIMUM: 50% (1412 X .50 = 706 SF)
3. TRANSPARENCY PROVIDED: 854 SF (60%, COMPLIES)



4 Quality Housing Recreation Area - 2nd Floor Terrace

1" = 20'-0"



5 Quality Housing Recreation Area - Roof Level Terrace

1" = 20'-0"

QUALITY HOUSING RECREATIONAL AREA DIAGRAMS -AREA BREAKDOWN	
Name	Area
2nd Floor Terrace	
COURTYARD RECREATION SPACE	3900 SF
RESIDENT LOUNGE	593 SF
	4493 SF
Roof Level	
ROOFTOP RECREATIONAL SPACE	2683 SF
	2683 SF
Grand total	7176 SF

NOTES: BASED ON ZR 28-22 (STANDARDS FOR RECREATION SPACE)
REFER TO Z-001 FOR RECREATIONAL AREA REQUIREMENTS

1. ALL RECREATIONAL SPACES INDICATED IN GREEN ARE ACCESSIBLE TO THE RESIDENTS OF THE BUILDING (PER ZR 28-22(A)).
2. THE MINIMUM DIMENSION OF ANY RECREATION SPACE = 15', THE MIN SIZE OF ANY OUTDOOR RECREATION SPACE = 225 SF, MIN SIZE OF ANY INDOOR RECREATION SPACE = 300 SF (PER ZR 28-22(B)).
3. ALL RECREATIONAL SPACES SHOWN ARE OPEN TO THE SKY.
4. ANY INDOOR RECREATION ROOM SHALL HAVE AT LEAST ONE EXTERIOR WALL WITH WINDOWS MEASURING NOT LESS THAN 9.5% OF THE TOTAL FLOOR SPACE OF THE ROOM (PER ZR 28-22(D).
67 SF WINDOW AREA / 593 SF ROOM AREA = 11% = COMPLIES

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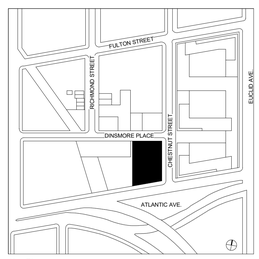
Revisions

Issue: 18_1019 - 90% CD Submission



Key Plan

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Zoning Diagrams

Date	10/9/2018
Scale	As indicated
Drawn By	SS/WM/DF
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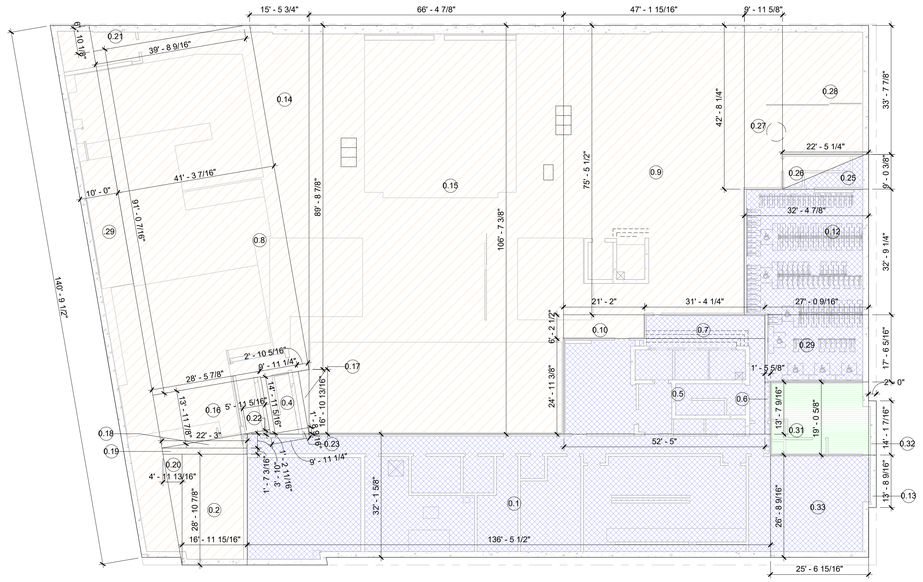
Project No.	1750
Sheet No.:	Z-003.00

Seal

19



1 Cellar Gross Area

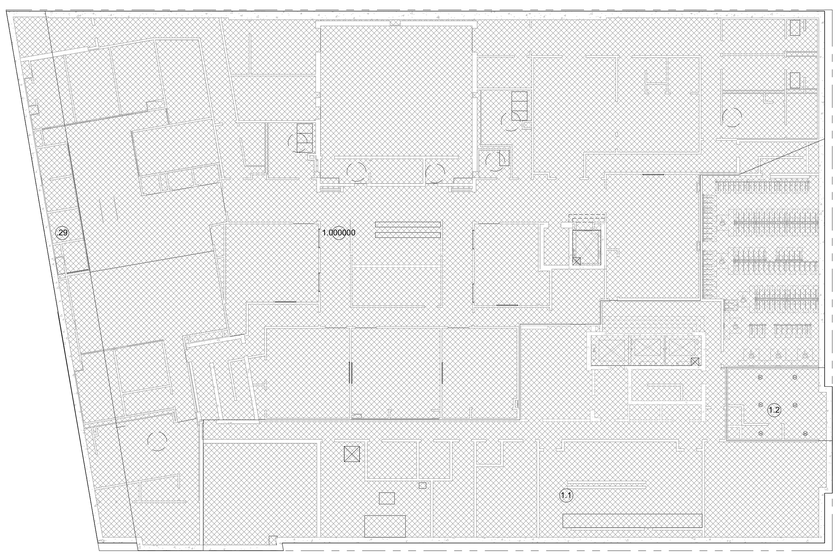
1/16" = 1'-0"

Gross Building Area - Cellar

Mark - Gross	Dimensions - Gross	Area
Community Facility		
0.2	16'-11 15/16" x 28'-10 7/8"	491 SF
0.4	14'-11 5/16" x 9'-11 1/4"	149 SF
0.8	91'-0 7/16" x 41'-3" 7/16"	3762 SF
0.9	75'-5 1/2" x 47'-1 15/16"	3559 SF
0.10	21'-1" x 6'-2 1/2"	131 SF
0.14	89'-8 7/8" x 15'-5 3/4"/2	695 SF
0.15	106'-7 3/8" x 66'-4 7/8"	7082 SF
0.16	28'-5 7/8" x 13'-11 7/8"	399 SF
0.17	16'-10 13/16" x 2'-10 5/16"/2	24 SF
0.18	22'-3" x 3'-10"/2	43 SF
0.19	22'-3" x 1'-7 3/16"	35 SF
0.20	28'-10 7/8" x 4'-11 13/16"/2	72 SF
0.21	39'-8 9/16" x 6'-10 1/8"/2	136 SF
0.22	5'-11 5/16" x 1'-2 11/16"/2	4 SF
0.23	9'-11 1/4" x 1'-8 9/16"/2	9 SF
0.27	42'-8 1/4" x 9'-11 5/8"	426 SF
0.26	22'-5 1/4" x 9'-0 3/8"/2	97 SF
0.28	22'-5 1/4" x 33'-7 7/8"	755 SF
.29	140'-9 1/2" x 10'-0"	1408 SF
		19276 SF

Gross Building Area - Cellar

Mark - Gross	Dimensions - Gross	Area
Residential		
0.1	136'-5 1/2" x 32'-1 5/8"	4428 SF
0.5	24'-11 3/8" x 52'-5"	1308 SF
0.6	13'-7 9/16" x 1'-5 5/8"	20 SF
0.7	31'-4 1/4" x 6'-2 1/2"	195 SF
0.12	32'-9 1/4" x 32'-4 7/8"	1062 SF
0.13	13'-8 9/16" x 2'-0"	27 SF
0.25	9'-0 3/8" x 22'-5 1/4"	105 SF
0.29	27'-0 9/16" x 17'-6 5/16"	474 SF
0.33	26'-8 9/16" x 25'-6 15/16"	683 SF
		8303 SF
Retail		
0.31	19'-0 5/8" x 25'-6 15/16"	487 SF
0.32	14'-1 7/16" x 2'-0"	28 SF
		516 SF
		28094 SF



2 Cellar Zoning Deductions

1/16" = 1'-0"

Zoning Deductions Schedule - Cellar

Zoning Use	Area
Community Facility	19276 SF
Residential	8303 SF
Retail	516 SF
	28094 SF

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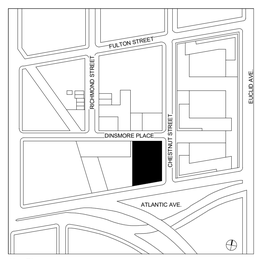
Issue: 18_1019 - 90% CD Submission



Key Plan
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Zoning Floor Area Plans

Date	10/9/2018
Scale	1/16" = 1'-0"
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Project No.	1750
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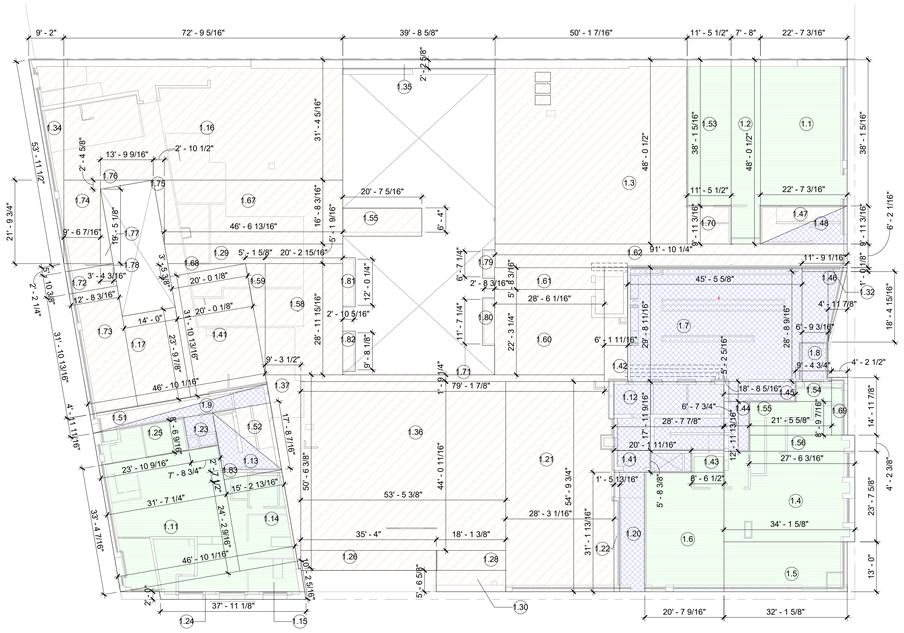
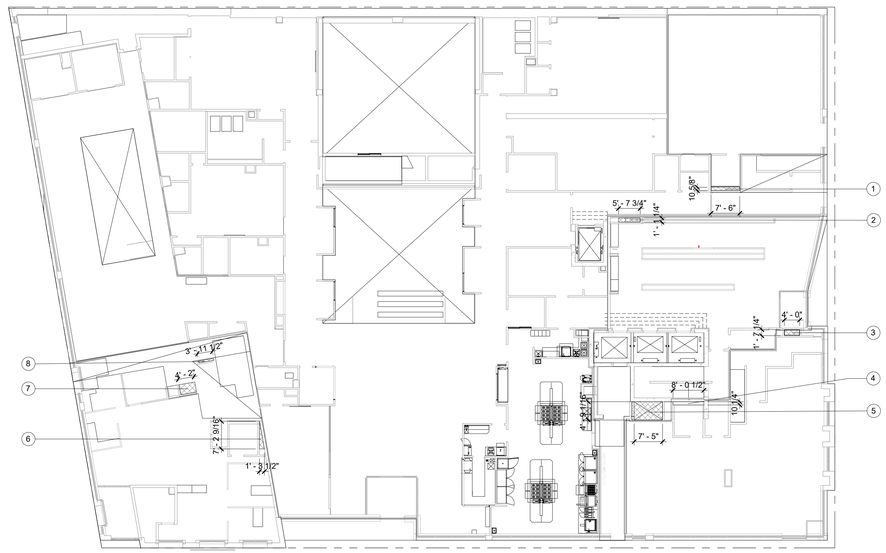


1 **1st Floor Gross Areas**
1/16" = 1'-0"

Gross Building Area - 1st Floor		
Mark - Gross	**Dimensions - Gross**	**Area**
Community Facility		
1.3	48'-0 1/2" x50'-1 7/16"	2408 SF
1.16	72'-9 5/16" x 31'-4 5/16"	2282 SF
1.17	23'-9 7/8" x 14'-0"	333 SF
1.21	54'-9 3/4" x 28'-3 1/16"	1549 SF
1.22	31'-1 13/16" x 1'-5 13/16"	46 SF
1.26	35'-4" x 5'-2 7/16"	184 SF
1.28	18'-1 3/8" x 5'-2 7/16"	93 SF
1.29	46'-6 13/16" X 5'-1 9/16"	237 SF
1.30	18'-1 3/8" x 5'-6 5/8"	101 SF
1.34	53'-11 1/2" x 9'-2/2"	244 SF
1.35	39'-8 5/8" x 2'-2 5/8"	88 SF
1.36	44'-0 11/16" x 53'-5 3/8"	2355 SF
1.37	50'-6 3/8" x 9'-3 1/2 / 2"	249 SF
1.41	31'-10 13/16" x 20'-0 1/8"	641 SF
1.42	29'-8 11/16" x 6'-1 11/16"	183 SF
1.47	22'-7 3/16" x 9'-11 3/16"/2	112 SF
1.51	46'-10 1/16" x 3'- 11 11/16"/2	117 SF
1.52	17'-8 7/16" x 15'-2 13/16"/2	135 SF
1.55	20'-7 5/16" x 7'-3 1/2"	150 SF
1.58	28'-11 15/16" x 20'-2 15/16"	587 SF
1.59	28'-11 15/16" X 5'-1 5/8"/2	74 SF
1.60	28'-7 11/16" X 22'-3 1/4"	638 SF
1.61	28'-7 11/16" X 5'-8 3/16"	163 SF
1.62	91'-10 1/4" X 6'-2 1/16"	567 SF
1.67	46'-6 13/16" X 16'-8 3/16"	777 SF
1.68	20'-0 1/8" X 3'-5 3/8"/2	34 SF
1.70	11'-5 1/2" x 9'-11 3/16"	114 SF
1.71	79'-1 7/8" X 1'-9 1/4"	140 SF
1.72	5'-10 3/8" x 12'-8 3/16"	74 SF
1.73	31'-10 13/16" x 12'-8 3/16"	405 SF
1.74	21'-9 3/4" x 9'-6 7/16"	208 SF
1.75	16'-8 3/16" x 2'-10 1/2"/2	24 SF
1.76	13'-9 9/16" x 2'-4 5/8"/2	16 SF

Gross Building Area - 1st Floor		
Mark - Gross	**Dimensions - Gross**	**Area**
1.77	19'-5 1/8" x 3'-4 3/16"/2	32 SF
1.78	12'-8 3/16" x 2'-2 1/4"/2	14 SF
1.79	7'-5" x 3'-1 1/16"	24 SF
1.80	12'-5" x 3'-1 11/16"	38 SF
1.81	12'-10" x 3'-3"	42 SF
1.82	10'-6" x 3'-3"	34 SF
		15511 SF
Residential		
1.7	45'-5 5/8" x 29'-8 11/16"	1351 SF
1.8	28'-8 9/16" x 6'-9 3/16"	195 SF
1.9	46'-10 1/16" x 3'- 11 11/16"/2	116 SF
1.12	28'-7 7/8" x 17'-11 9/16"	515 SF
1.13	15'-5 9/16" x 15'-0 15/16"/2	115 SF
1.20	31'-1 13/16" x 6'-6 13/16"	205 SF
1.23	8'-6 9/16" x 7'-8 3/4"	66 SF
1.32	11'-9 1/16" x 1'-0 1/8"	12 SF
1.41	20'-1 11/16" x 5'-8 3/8"	115 SF
1.44	12'-11 13/16" x 6'-7 3/4"	86 SF
1.45	18'-8 5/16" x 5'-2 5/16"	97 SF
1.46	18'-4 15/16" x 4'-11 7/8"/2	46 SF
1.48	22'-7 3/16" x 9'-11 3/16"/2	112 SF
		3032 SF
Retail		
1.1	38'-1 5/16" x 22'-7 3/16"	861 SF
1.2	48'-0 1/2" x 7'-8"	368 SF
1.4	23'-7 5/8" x 34'-1 5/8"	807 SF
1.5	12'-0" x 32'-1 5/8"	418 SF
1.6	21'-1 13/16" x 20'-7 9/16"	643 SF
1.11	31'-7 1/4" x 33'-4 7/16"	1055 SF
1.14	24'-2 9/16" x 15'-2 13/16"	369 SF
1.15	46'-10 1/16" x 10'-2 5/16"	192 SF
1.24	37'-11 1/8" x 2'-0"	76 SF
1.25	23'-10 9/16" x 8'-6 9/16"	204 SF
1.43	8'-6 1/2" x 5'-8 3/8"	49 SF
1.53	38'-1 5/16" x 11'-5 1/2"	437 SF
1.54	9'-4 3/4" x 5'-2 5/16"	49 SF
1.55	21'-5 5/8" x 8'-9 7/16"	189 SF
1.56	27'-6 3/16" x 4'-2 3/8"	116 SF
1.69	14'-11 7/8" x 4'-2 1/2"	63 SF
1.83	15'-2 13/16" x 2'-7 1/2"/2	20 SF
		5914 SF
		24457 SF



2 **1st Floor Zoning Deductions**
1/16" = 1'-0"

Zoning Deductions Schedule - 1st Floor				
Mark - Deduction	Dimensions	Area	Zoning Use	Zoning Deduction Type
Community Facility				
8	3'-11 1/2" x 6"	2 SF	Community Facility	Mechanical
Residential				
2	5'-7 3/4" x 1'-1 1/4"	6 SF	Residential	Mechanical
5	4'-9 1/16" x 7'-11 3/4"	38 SF	Residential	Mechanical
7	4'-2" x 2'-8"	11 SF	Residential	Mechanical
Retail				
3	4'-0" x 1'-7 1/4"	6 SF	Retail	Mechanical
4	8'-0 1/2" x 10 1/4"	7 SF	Retail	Plumbing
6	1'-3 1/2 x 7'-2 9/16"	5 SF	Retail	Plumbing
1	7'-6" x 10 5/8"	7 SF	Retail	Plumbing
Grand total		82 SF		

NB # 321384177

Chestnut Commons Apartments

110 Dinsmore Place
Cypress Hills, Brooklyn, NY 11208

MHANY Management Inc.
One Metro Tech Center North, 11th Fl.
Brooklyn, NY 11201

Cypress Hills Local Development Corporation
625 Jamaica Avenue
Brooklyn, NY 11208

Urban Builders Collaborative LLC
334-336 East 110th Street
New York, NY 10029

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228 East 45th Street, 2nd Floor
New York, NY 10017

Mechanical/Electrical/Plumbing Engineers
Rodkin Cardinale Consulting Engineers
224 West 29th Street, 4th Floor
New York, NY 10001

Landscape Architects
Weintraub Diaz Landscape Architects, PLLC
19 New Street
Nyack, NY 10960

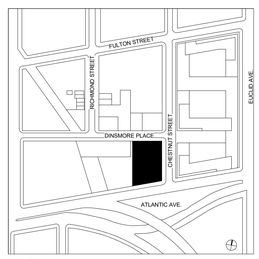
Passive House Consultant
Bright Power
11 Hanover Square, 21st Floor
New York, NY 10005

Lighting Consultant
Goldstick Lighting Design, Ltd.
629 Fifth Avenue, Suite 204
Pelham, NY 10803

Kitchen Consultant
Hospitality House
275 Madison Avenue
New York, NY 10016

Revisions

Issue: 18_1019 - 90% CD Submission



Key Plan

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Zoning Floor Area Plans

Date	10/9/2018
Scale	1/16" = 1'-0"
Drawn By	Author
Checked By	Checker
Project No.	1750
Sheet No.:	Z-005.00

Seal

21

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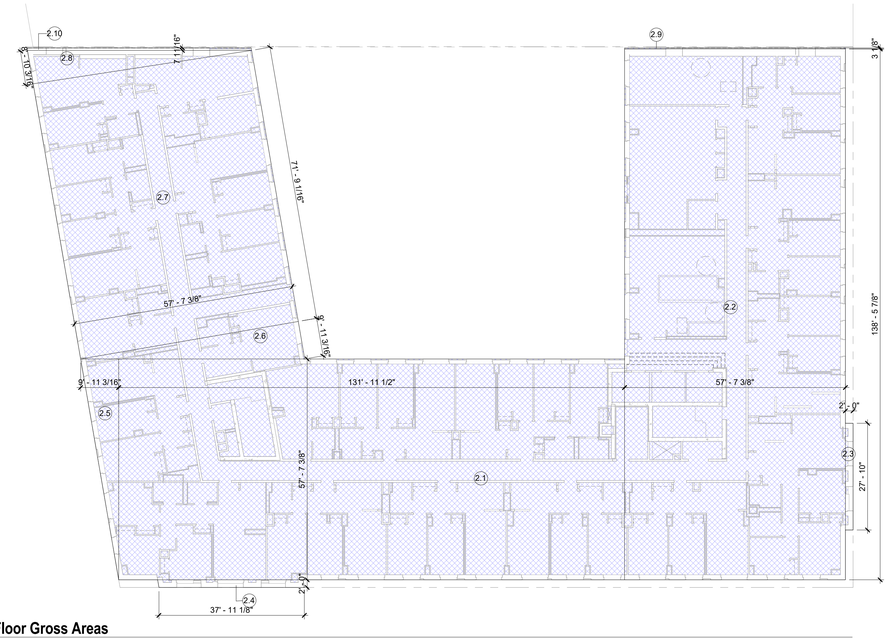
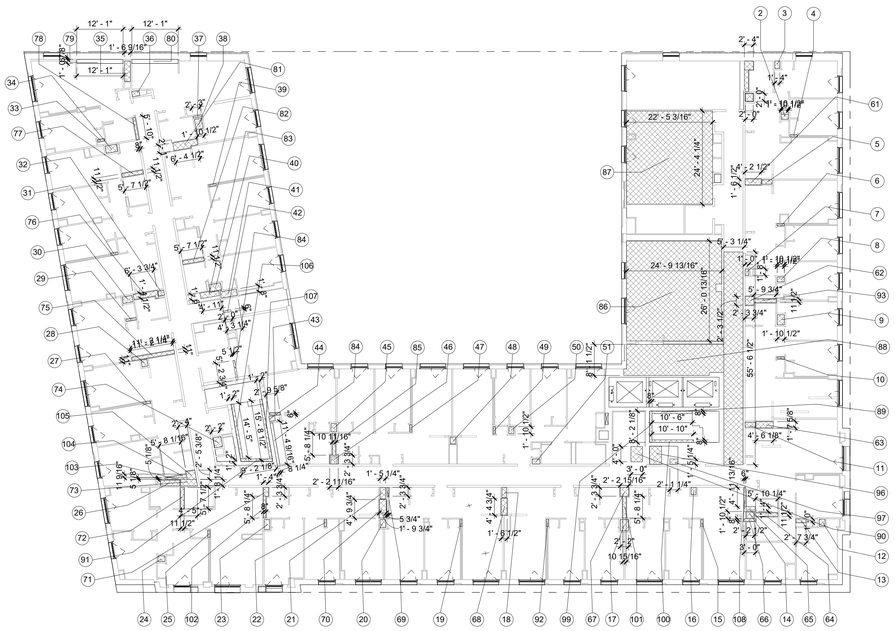


1 **2nd Floor Gross Areas**
1/16" = 1'-0"

Gross Building Area - 2nd Floor

Mark - Gross	Dimensions - Gross	Area
Residential		
2.1	131'-11 1/2" x 57'-7 3/8"	7603 SF
2.2	138'-5 7/8" x 57'-7 3/8"	7979 SF
2.3	27'-10" x 2'-0"	56 SF
2.4	37'-11 1/8" x 2'-0"	76 SF
2.5	9'-11 3/16" x 57'-7 3/8"/2	286 SF
2.6	9'-11 3/16" x 57'-7 3/8"/2	286 SF
2.7	71'-9 1/16" x 57'-7 3/8"	4165 SF
2.8	8'-10 3/16" x 57'-7 3/8"/2	255 SF
2.9	3 1/8" x 57'-7 3/8"	15 SF
2.10	7 11/16" x 57'-7 3/8"/2	37 SF
		20758 SF



2 **2nd Floor Zoning Deductions**
1/16" = 1'-0"

Zoning Deductions Schedule - 2nd Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
3	1'-4" x 1'-11 1/4"	3 SF	Residential	Mechanical
2	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
5	2'-8" x 1'-2"	3 SF	Residential	Mechanical
4	2'-0" x 6"	1 SF	Residential	Mechanical
1	2'-2" x 2'-2"	5 SF	Residential	Mechanical
6	2'-0" x 6"	1 SF	Residential	Mechanical
8	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
7	1'-0" x 1'-8"	2 SF	Residential	Mechanical
9	1'-10 1/2" x 2'-7 3/4"	5 SF	Residential	Mechanical
10	2'-0" x 6"	1 SF	Residential	Mechanical
11	2'-8" x 1'3 1/8"	3 SF	Residential	Mechanical
13	1'-0" x 2'-7 3/4"	3 SF	Residential	Mechanical
12	1'-10" x 1'-6"	3 SF	Residential	Mechanical
16	1'-4" x 1'-11 1/4"	3 SF	Residential	Mechanical
15	2'-0" x 6"	1 SF	Residential	Mechanical
17	2'-2" x 3'-0"	7 SF	Residential	Mechanical
14	1'-10 1/2" x 2'-2 1/2"	4 SF	Residential	Mechanical
18	2'-8" x 1'-2"	3 SF	Residential	Mechanical
19	2'-0" x 6"	1 SF	Residential	Mechanical
21	3'-0" x 1'-5 1/4"	4 SF	Residential	Mechanical
20	1'-6" x 2'-2"	3 SF	Residential	Mechanical
22	2'-0" x 6"	1 SF	Residential	Mechanical
92	2'-0" x 6"	1 SF	Residential	Mechanical
25	2'-0" x 6"	1 SF	Residential	Mechanical
23	1'-6" x 2'-8"	4 SF	Residential	Mechanical
24	1'-6" x 1'-10 1/2"	3 SF	Residential	Mechanical
26	5'-0" x 1'-6"	8 SF	Residential	Mechanical
27	2'-0" x 6"	1 SF	Residential	Mechanical
28	1'-10" x 1' 6 5/8"	3 SF	Residential	Mechanical
29	2'-8 7/8" x 6"	1 SF	Residential	Mechanical
30	1'-8" x 2'-8"	4 SF	Residential	Mechanical
32	1'-6" x 1'-4"	2 SF	Residential	Mechanical
31	2'-0" x 6"	1 SF	Residential	Mechanical

Zoning Deductions Schedule - 2nd Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
34	3'-0" x 1'-11 1/8"	6 SF	Residential	Mechanical
33	2'-0" x 6"	1 SF	Residential	Mechanical
35	5'-4" x 1'6 9/16"	8 SF	Residential	Mechanical
36	2'-0" x 1'-4"	3 SF	Residential	Mechanical
38	2'-8" x 1'-10 1/2"	5 SF	Residential	Mechanical
37	2'-3" x 6"	1 SF	Residential	Mechanical
39	2'-0" x 6"	1 SF	Residential	Mechanical
42	2'-0" x 6"	1 SF	Residential	Mechanical
45	1'-6" x 2'-2"	3 SF	Residential	Mechanical
46	2'-2 11/16" x 2'-3 3/4"	5 SF	Residential	Mechanical
43	2'-9 5/8" x 6"	1 SF	Residential	Mechanical
44	1'-6" x 1'-3"	2 SF	Residential	Mechanical
47	2'-0" x 6"	1 SF	Residential	Mechanical
48	1'-10" x 1'-6"	3 SF	Residential	Mechanical
50	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
51	2'-0" x 1'-4"	3 SF	Residential	Mechanical
49	2'-0" x 6"	1 SF	Residential	Mechanical
40	3'-0" x 1'-10"	5 SF	Residential	Mechanical
41	1'-8" x 4'-3 1/4"	7 SF	Residential	Mechanical
96	3'-2" x 4'-9 1/16"	15 SF	Residential	Mechanical
97	2'-1 1/4" x 1'-5 1/4"	3 SF	Residential	Mechanical
74	2'-2" x 2'-8"	6 SF	Residential	Mechanical
60	2'-4" x 2'-3 3/4"	5 SF	Residential	Mechanical
61	4'-2 1/2" x 6 1/2"	6 SF	Residential	Plumbing
62	2'-3 1/2" x 2'-3 3/4"	5 SF	Residential	Plumbing
63	4'-6 1/8" x 1'-7 5/8"	7 SF	Residential	Plumbing
65	1'-4" x 3'-0"	4 SF	Residential	Plumbing
66	3'-0" x 8"	2 SF	Residential	Plumbing
64	5'-10 1/4" x 11 1/2"	6 SF	Residential	Plumbing
67	2'-3 3/4" x 2'-2 15/16"	5 SF	Residential	Plumbing
68	1'-6 1/2" x 4'-4 3/4"	7 SF	Residential	Plumbing
70	4'-9 3/4" x 1'-9 3/4"	9 SF	Residential	Plumbing
69	2'-3 3/4" x 5 3/4"	1 SF	Residential	Plumbing

Zoning Deductions Schedule - 2nd Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
71	1'-4" x 2'-3 3/4"	3 SF	Residential	Plumbing
72	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
73	4'-5" x 1'-8 1/4"	7 SF	Residential	Plumbing
75	11'-2 1/4" x 11"	10 SF	Residential	Plumbing
76	6'-3 3/4" x 1'-4"	9 SF	Residential	Plumbing
77	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
78	5'-10" x 8"	4 SF	Residential	Plumbing
79	12'-1" x 1'-0 7/8"	13 SF	Residential	Plumbing
80	12'-1" x 1'-0 7/8"	13 SF	Residential	Plumbing
81	2'-1" x 6'-4 1/2"	12 SF	Residential	Plumbing
82	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
83	1'-6" x 4'-11"	7 SF	Residential	Plumbing
84	5 1/2" x 5'-2 3/4"	2 SF	Residential	Plumbing
84	5 1/2" x 5'-2 3/4"	8 SF	Residential	Plumbing
85	5'-8 1/4" x 10 11/16"	5 SF	Residential	Plumbing
93	5'-9 3/4" x 11 1/2"	6 SF	Residential	Plumbing
95	1'-1" x 5'-8 1/4"	6 SF	Residential	Plumbing
101	5'-8 1/4" x 10 15/16"	5 SF	Residential	Plumbing
102	5'-8 1/4" x 8"	4 SF	Residential	Plumbing
105	2'-4" x 2'-5 3/8"	5 SF	Residential	Plumbing
103	5 1/8" x 5'-8 1/4"	2 SF	Residential	Plumbing
104	(11 9/16" x 5'-8 1/4")/2	3 SF	Residential	Plumbing
108	4'-11 13/16" x 6"	2 SF	Residential	Plumbing
88	25'-4 5/16" x 8'-1 1/2"	102 SF	Residential	Q.H. Corridor
98	55'-6 1/2" x 5'-0"	139 SF	Residential	Q.H. Corridor
86	24'-9 13/16" x 26'-0 13/16"	644 SF	Residential	Q.H. Deduction
87	22'-5 3/16" x 24'-4 1/4"	546 SF	Residential	Q.H. Deduction
90	4'-0" x 3'-0"	12 SF	Residential	Q.H. Deduction
89	10'-6" x 8"	7 SF	Residential	Q.H. Deduction
91	8'-2 1/8" x 8"	6 SF	Residential	Q.H. Deduction
100	10'-10" x 8"	7 SF	Residential	Q.H. Deduction
99	8'-2 1/8" x 8"	5 SF	Residential	Q.H. Deduction
106	8" x 14'-5 1/8"	10 SF	Residential	Q.H. Deduction
107	8" x 15'-8 11/16"	11 SF	Residential	Q.H. Deduction
Grand total		1864 SF		

NB # 321384177

Chestnut Commons Apartments

110 Dinsmore Place
Cypress Hills, Brooklyn, NY 11208

MHANY Management Inc.
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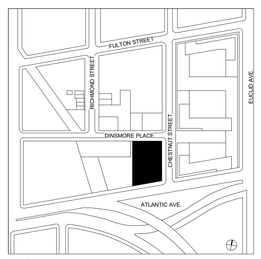
Kitchen Consultant
Hospitality House
275 Madison Avenue
New York, NY 10016

Revisions

Issue: 18_1019 - 90% CD Submission



Key Plan
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Zoning Floor Area Plans

Date	10/9/2018
Scale	1/16" = 1'-0"
Drawn By	Author
Checked By	Checker
Project No.	1750
Seal	
Sheet No.:	Z-006.00
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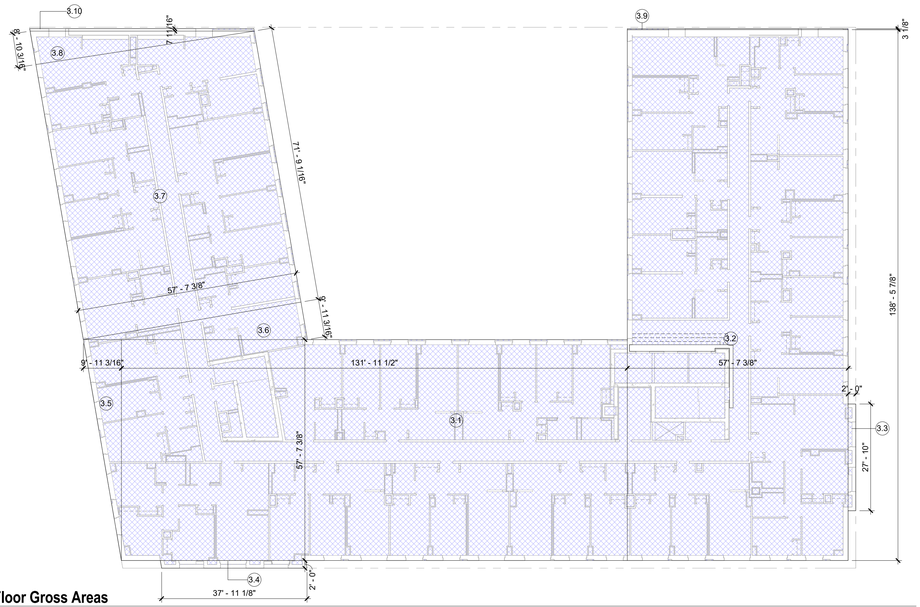
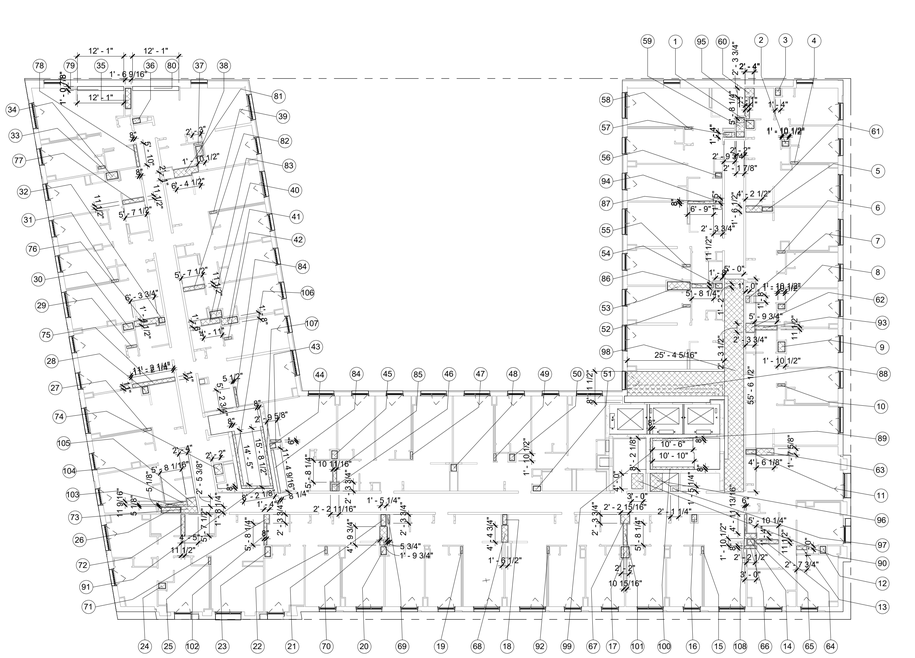


1 **3rd Floor Gross Areas**
1/16" = 1'-0"

Gross Building Area - 3rd Floor

Mark - Gross	Dimensions - Gross	Area
Residential		
3.1	131'-11 1/2" x 57'-7 3/8"	7603 SF
3.2	138'-5 7/8" x 57'-7 3/8"	7979 SF
3.3	27'-10" x 2'-0"	56 SF
3.4	37'-11 1/8" x 2'-0"	76 SF
3.5	9'-11 3/16" x 57'-7 3/8"/2	286 SF
3.6	9'-11 3/16" x 57'-7 3/8"/2	286 SF
3.7	71'-9 1/16" x 57'-7 3/8"	4165 SF
3.8	8'-10 3/16" x 57'-7 3/8"/2	255 SF
3.9	3 1/8" x 57'-7 3/8"	15 SF
3.10	7 11/16" x 57'-7 3/8"/2	37 SF
		20758 SF



2 **3rd Floor Zoning Deductions**
1/16" = 1'-0"

Zoning Deductions Schedule - 3rd Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
53	2'-2" x 6'-0"	13 SF	Residential	Mechanical
54	1'-8" x 1'-0"	2 SF	Residential	Mechanical
3	1'-4" x 1'-11 1/4"	3 SF	Residential	Mechanical
2	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
5	2'-8" x 1'-2"	3 SF	Residential	Mechanical
4	2'-0" x 6"	1 SF	Residential	Mechanical
1	2'-2" x 2'-2"	5 SF	Residential	Mechanical
6	2'-0" x 6"	1 SF	Residential	Mechanical
8	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
7	1'-0" x 1'-8"	2 SF	Residential	Mechanical
9	1'-10 1/2" x 2'-7 3/4"	5 SF	Residential	Mechanical
10	2'-0" x 6"	1 SF	Residential	Mechanical
11	2'-8" x 1'3 1/8"	3 SF	Residential	Mechanical
13	1'-0" x 2'-7 3/4"	3 SF	Residential	Mechanical
12	1'-10" x 1'-6"	3 SF	Residential	Mechanical
16	1'-4" x 1'-11 1/4"	3 SF	Residential	Mechanical
15	2'-0" x 6"	1 SF	Residential	Mechanical
17	2'-2" x 3'-0"	7 SF	Residential	Mechanical
14	1'-10 1/2" x 2'-2 1/2"	4 SF	Residential	Mechanical
18	2'-8" x 1'-2"	3 SF	Residential	Mechanical
19	2'-0" x 6"	1 SF	Residential	Mechanical
21	3'-0" x 1'-5 1/4"	4 SF	Residential	Mechanical
20	1'-6" x 2'-2"	3 SF	Residential	Mechanical
22	2'-0" x 6"	1 SF	Residential	Mechanical
92	2'-0" x 6"	1 SF	Residential	Mechanical
25	2'-0" x 6"	1 SF	Residential	Mechanical
23	1'-6" x 2'-8"	4 SF	Residential	Mechanical
24	1'-6" x 1'-10 1/2"	3 SF	Residential	Mechanical
26	5'-0" x 1'-6"	8 SF	Residential	Mechanical
27	2'-0" x 6"	1 SF	Residential	Mechanical
28	1'-10" x 1' 6 5/8"	3 SF	Residential	Mechanical
29	2'-8 7/8" x 6"	1 SF	Residential	Mechanical
30	1'-8" x 2'-8"	4 SF	Residential	Mechanical
32	1'-6" x 1'-4"	2 SF	Residential	Mechanical
31	2'-0" x 6"	1 SF	Residential	Mechanical
34	3'-0" x 1'-11 1/8"	6 SF	Residential	Mechanical

Zoning Deductions Schedule - 3rd Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
33	2'-0" x 6"	1 SF	Residential	Mechanical
35	5'-4" x 1'6 9/16"	8 SF	Residential	Mechanical
36	2'-0" x 1'-4"	3 SF	Residential	Mechanical
38	2'-8" x 1'-10 1/2"	5 SF	Residential	Mechanical
37	2'-3" x 6"	1 SF	Residential	Mechanical
39	2'-0" x 6"	1 SF	Residential	Mechanical
42	2'-0" x 6"	1 SF	Residential	Mechanical
45	1'-6" x 2'-2"	3 SF	Residential	Mechanical
46	2'-2 11/16" x 2'-3 3/4"	5 SF	Residential	Mechanical
43	2'-9 5/8" x 6"	1 SF	Residential	Mechanical
44	1'-6" x 1'-3"	2 SF	Residential	Mechanical
47	2'-0" x 6"	1 SF	Residential	Mechanical
48	1'-10" x 1'-6"	3 SF	Residential	Mechanical
50	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
51	2'-0" x 1'-4"	3 SF	Residential	Mechanical
49	2'-0" x 6"	1 SF	Residential	Mechanical
40	3'-0" x 1'-10"	5 SF	Residential	Mechanical
41	1'-8" x 4'-3 1/4"	7 SF	Residential	Mechanical
52	2'-0" x 6"	1 SF	Residential	Mechanical
55	2'-0" x 6"	1 SF	Residential	Mechanical
56	1'-2" x 1'-8"	2 SF	Residential	Mechanical
58	2'-0" x 6"	1 SF	Residential	Mechanical
57	1'-4" x 2'-9 3/4"	4 SF	Residential	Mechanical
59	5'-2 1/8" x 2'-1 7/8"	11 SF	Residential	Mechanical
96	3'-2" x 4'-9 1/16"	15 SF	Residential	Mechanical
97	2'-1 1/4" x 1'-5 1/4"	3 SF	Residential	Mechanical
74	2'-2" x 2'-8"	6 SF	Residential	Mechanical
60	2'-4" x 2'-3 3/4"	5 SF	Residential	Plumbing
61	4'-2 1/2" x 6 1/2"	6 SF	Residential	Plumbing
62	2'-3 1/2" x 2'-3 3/4"	5 SF	Residential	Plumbing
63	4'-6 1/8" x 1'-7 5/8"	7 SF	Residential	Plumbing
65	1'-4" x 3'-0"	4 SF	Residential	Plumbing
66	3'-0" x 8"	2 SF	Residential	Plumbing
64	5'-10 1/4" x 11 1/2"	6 SF	Residential	Plumbing
67	2'-3 3/4" x 2'-2 15/16"	5 SF	Residential	Plumbing
68	1'-6 1/2" x 4'-4 3/4"	7 SF	Residential	Plumbing

Zoning Deductions Schedule - 3rd Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
70	4'-9 3/4" x 1'-9 3/4"	9 SF	Residential	Plumbing
69	2'-3 3/4" x 5 3/4"	1 SF	Residential	Plumbing
71	1'-4" x 2'-3 3/4"	3 SF	Residential	Plumbing
72	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
73	4'-5" x 1'-8 1/4"	7 SF	Residential	Plumbing
75	11'-2 1/4" x 11"	10 SF	Residential	Plumbing
76	6'-3 3/4" x 1'-4"	9 SF	Residential	Plumbing
77	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
78	5'-10" x 8"	4 SF	Residential	Plumbing
79	12'-1" x 1'-0 7/8"	13 SF	Residential	Plumbing
80	12'-1" x 1'-0 7/8"	13 SF	Residential	Plumbing
81	2'-1" x 6'-4 1/2"	12 SF	Residential	Plumbing
82	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
83	1'-6" x 4'-11"	7 SF	Residential	Plumbing
84	5 1/2" x 5'-2 3/4"	2 SF	Residential	Plumbing
84	5 1/2" x 5'-2 3/4"	8 SF	Residential	Plumbing
85	5'-8 1/4" x 10 11/16"	5 SF	Residential	Plumbing
87	6'-9" x 8"	5 SF	Residential	Plumbing
86	11 1/2" x 5'-8 1/4"	5 SF	Residential	Plumbing
93	5'-9 3/4" x 11 1/2"	6 SF	Residential	Plumbing
94	1'-5" x 2'-3 3/4"	3 SF	Residential	Plumbing
95	1'-1" x 5'-8 1/4"	6 SF	Residential	Plumbing
101	5'-8 1/4" x 10 15/16"	5 SF	Residential	Plumbing
102	5'-8 1/4" x 8"	4 SF	Residential	Plumbing
105	2'-4" x 2'-5 3/8"	5 SF	Residential	Plumbing
103	5 1/8" x 5'-8 1/4"	2 SF	Residential	Plumbing
104	(11 9/16" x 5'-8 1/4")/2	3 SF	Residential	Plumbing
108	4'-11 13/16" x 6"	2 SF	Residential	Plumbing
88	25'-4 5/16" x 8'-1 1/2"	102 SF	Residential	Q.H. Corridor
98	55'-6 1/2" x 5'-0"	139 SF	Residential	Q.H. Corridor
90	4'-0" x 3'-0"	12 SF	Residential	Q.H. Deduction
89	10'-6" x 8"	7 SF	Residential	Q.H. Deduction
91	8'-2 1/8" x 8"	6 SF	Residential	Q.H. Deduction
100	10'-10" x 8"	7 SF	Residential	Q.H. Deduction
99	8'-2 1/8" x 8"	5 SF	Residential	Q.H. Deduction
106	8" x 14'-5 1/8"	10 SF	Residential	Q.H. Deduction
107	8" x 15'-8 11/16"	11 SF	Residential	Q.H. Deduction
Grand total		722 SF		

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Chestnut Commons Apartments

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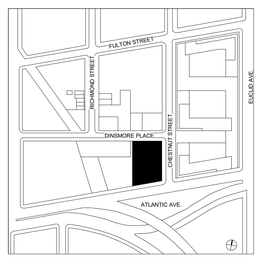
Kitchen Consultant
Hospitality House
275 Madison Avenue
New York, NY 10016

Revisions

Issue: 18_1019 - 90% CD Submission



Key Plan

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Zoning Floor Area Plans

Date	10/9/2018
Scale	1/16" = 1'-0"
Drawn By	Author
Checked By	Checker
Project No.	1750
Sheet No.:	23

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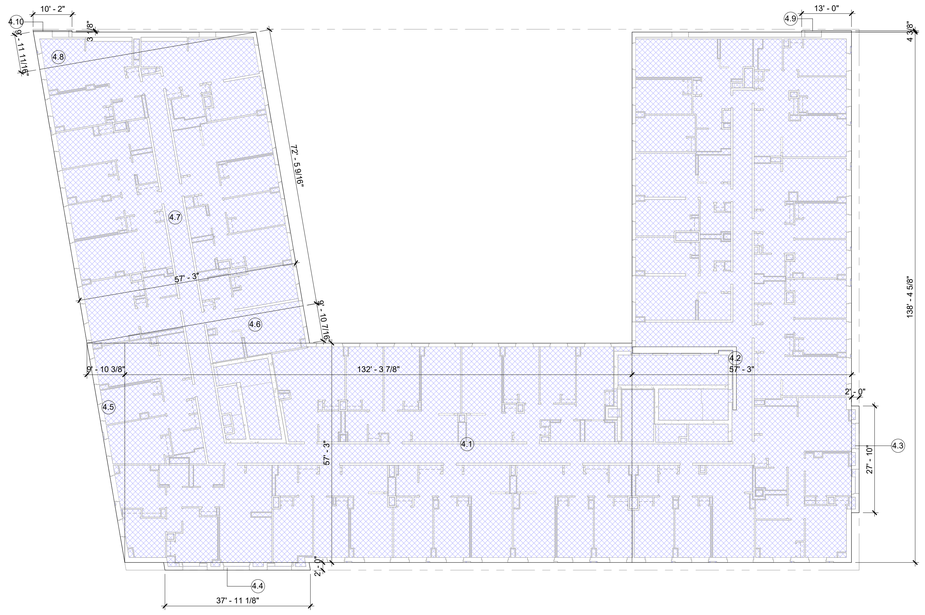
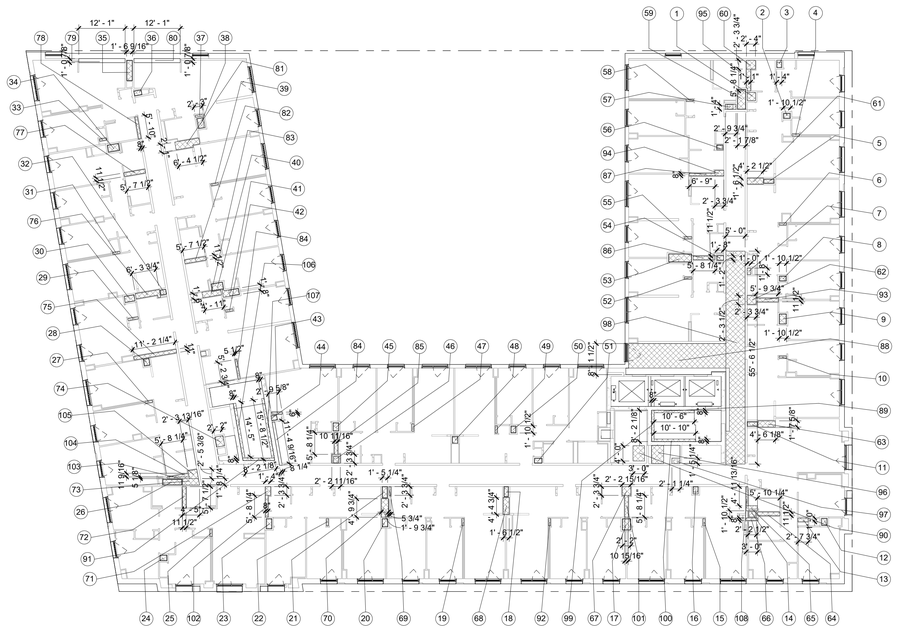


1 4th - 10th Floor Gross Areas

1/16" = 1'-0"

Gross Building Area - 4th-10th Floor

Mark - Gross	Dimensions - Gross	Area
Residential		
4.1	132'-3 7/8" x 57'-3"	7576 SF
4.2	138'-4 5/8" x 57'-3"	7923 SF
4.3	27'-10" x 2'-0"	56 SF
4.4	37'-11 1/8" x 2'-0"	76 SF
4.5	9'-10 3/8" x 57'-3"/2	282 SF
4.6	9'-10 7/16" x 57'-3"/2	282 SF
4.7	72'-5 9/16" x 57'-3"	4149 SF
4.8	9'-11 11/16" x 57'-3"/2	283 SF
4.9	4 3/8" x 13'-0"	5 SF
4.10	3 1/8" x 10'-2"	3 SF
		20634 SF



2 4th - 10th Floor Zoning Deductions

1/16" = 1'-0"

Zoning Deductions Schedule - 4th - 10th Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
53	2'-2" x 6'-0"	13 SF	Residential	Mechanical
54	1'-8" x 1'-0"	2 SF	Residential	Mechanical
3	1'-4" x 1'-11 1/4"	3 SF	Residential	Mechanical
2	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
5	2'-8" x 1'-2"	3 SF	Residential	Mechanical
4	2'-0" x 6"	1 SF	Residential	Mechanical
1	2'-2" x 2'-2"	5 SF	Residential	Mechanical
6	2'-0" x 6"	1 SF	Residential	Mechanical
8	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
7	1'-0" x 1'-8"	2 SF	Residential	Mechanical
9	1'-10 1/2" x 2'-7 3/4"	5 SF	Residential	Mechanical
10	2'-0" x 6"	1 SF	Residential	Mechanical
11	2'-8" x 1'3 1/8"	3 SF	Residential	Mechanical
13	1'-0" x 2'-7 3/4"	3 SF	Residential	Mechanical
12	1'-10" x 1'-6"	3 SF	Residential	Mechanical
16	1'-4" x 1'-11 1/4"	3 SF	Residential	Mechanical
15	2'-0" x 6"	1 SF	Residential	Mechanical
17	2'-2" x 3'-0"	7 SF	Residential	Mechanical
14	1'-10 1/2" x 2'-2 1/2"	4 SF	Residential	Mechanical
18	2'-8" x 1'-2"	3 SF	Residential	Mechanical
19	2'-0" x 6"	1 SF	Residential	Mechanical
21	3'-0" x 1'-5 1/4"	4 SF	Residential	Mechanical
20	1'-6" x 2'-2"	3 SF	Residential	Mechanical
22	2'-0" x 6"	1 SF	Residential	Mechanical
92	2'-0" x 6"	1 SF	Residential	Mechanical
25	2'-0" x 6"	1 SF	Residential	Mechanical
23	1'-6" x 2'-8"	4 SF	Residential	Mechanical
24	1'-6" x 1'-10 1/2"	3 SF	Residential	Mechanical
26	5'-0" x 1'-6"	8 SF	Residential	Mechanical
27	2'-0" x 6"	1 SF	Residential	Mechanical
28	1'-10" x 1' 6 5/8"	3 SF	Residential	Mechanical
29	2'-8 7/8" x 6"	1 SF	Residential	Mechanical
30	1'-8" x 2'-8"	4 SF	Residential	Mechanical
32	1'-6" x 1'-4"	2 SF	Residential	Mechanical
31	2'-0" x 6"	1 SF	Residential	Mechanical
34	3'-0" x 1'-11 1/8"	6 SF	Residential	Mechanical

Zoning Deductions Schedule - 4th - 10th Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
33	2'-0" x 6"	1 SF	Residential	Mechanical
35	5'-4" x 1'6 9/16"	8 SF	Residential	Mechanical
36	2'-0" x 1'-4"	3 SF	Residential	Mechanical
38	2'-8" x 1'-10 1/2"	5 SF	Residential	Mechanical
37	2'-3" x 6"	1 SF	Residential	Mechanical
39	2'-0" x 6"	1 SF	Residential	Mechanical
42	2'-0" x 6"	1 SF	Residential	Mechanical
45	1'-6" x 2'-2"	3 SF	Residential	Mechanical
46	2'-2 11/16" x 2'-3 3/4"	5 SF	Residential	Mechanical
43	2'-9 5/8" x 6"	1 SF	Residential	Mechanical
44	1'-6" x 1'-3"	2 SF	Residential	Mechanical
47	2'-0" x 6"	1 SF	Residential	Mechanical
48	1'-10" x 1'-6"	3 SF	Residential	Mechanical
50	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
51	2'-0" x 1'-4"	3 SF	Residential	Mechanical
49	2'-0" x 6"	1 SF	Residential	Mechanical
40	3'-0" x 1'-10"	5 SF	Residential	Mechanical
41	1'-8" x 4'-3 1/4"	7 SF	Residential	Mechanical
52	2'-0" x 6"	1 SF	Residential	Mechanical
55	2'-0" x 6"	1 SF	Residential	Mechanical
56	1'-2" x 1'-8"	2 SF	Residential	Mechanical
58	2'-0" x 6"	1 SF	Residential	Mechanical
57	1'-4" x 2'-9 3/4"	4 SF	Residential	Mechanical
59	5'-2 1/8" x 2'-1 7/8"	11 SF	Residential	Mechanical
96	3'-2" x 4'-9 1/16"	15 SF	Residential	Mechanical
97	2'-1 1/4" x 1'-5 1/4"	3 SF	Residential	Mechanical
74	2'-2" x 2'-8"	6 SF	Residential	Mechanical
60	2'-4" x 2'-3 3/4"	5 SF	Residential	Plumbing
61	4'-2 1/2" x 6 1/2"	6 SF	Residential	Plumbing
62	2'-3 1/2" x 2'-3 3/4"	5 SF	Residential	Plumbing
63	4'-6 1/8" x 1'-7 5/8"	7 SF	Residential	Plumbing
65	1'-4" x 3'-0"	4 SF	Residential	Plumbing
66	3'-0" x 8"	2 SF	Residential	Plumbing
64	5'-10 1/4" x 11 1/2"	6 SF	Residential	Plumbing
67	2'-3 3/4" x 2'-2 15/16"	5 SF	Residential	Plumbing
68	1'-6 1/2" x 4'-4 3/4"	7 SF	Residential	Plumbing

Zoning Deductions Schedule - 4th - 10th Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
70	4'-9 3/4" x 1'-9 3/4"	9 SF	Residential	Plumbing
69	2'-3 3/4" x 5 3/4"	1 SF	Residential	Plumbing
71	1'-4" x 2'-3 3/4"	3 SF	Residential	Plumbing
72	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
73	4'-5" x 1'-8 1/4"	7 SF	Residential	Plumbing
75	11'-2 1/4" x 11"	10 SF	Residential	Plumbing
76	6'-3 3/4" x 1'-4"	9 SF	Residential	Plumbing
77	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
78	5'-10" x 8"	4 SF	Residential	Plumbing
79	12'-1" x 11'-0 7/8"	13 SF	Residential	Plumbing
80	12'-1" x 11'-0 7/8"	13 SF	Residential	Plumbing
81	2'-1" x 6'-4 1/2"	12 SF	Residential	Plumbing
82	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
83	1'-6" x 4'-11"	7 SF	Residential	Plumbing
84	5 1/2" x 5'-2 3/4"	2 SF	Residential	Plumbing
84	5 1/2" x 5'-2 3/4"	8 SF	Residential	Plumbing
85	5'-8 1/4" x 10 11/16"	5 SF	Residential	Plumbing
87	6'-9" x 8"	5 SF	Residential	Plumbing
86	11 1/2" x 5'-8 1/4"	5 SF	Residential	Plumbing
93	5'-9 3/4" x 11 1/2"	6 SF	Residential	Plumbing
94	1'-5" x 2'-3 3/4"	3 SF	Residential	Plumbing
95	1'-1" x 5'-8 1/4"	6 SF	Residential	Plumbing
101	5'-8 1/4" x 10 15/16"	5 SF	Residential	Plumbing
102	5'-8 1/4" x 8"	4 SF	Residential	Plumbing
105	2'-3 13/16" x 2'-5 3/8"	5 SF	Residential	Plumbing
103	5 1/8" x 5'-8 1/4"	2 SF	Residential	Plumbing
104	(11 9/16" x 5'-8 1/4")/2	3 SF	Residential	Plumbing
108	4'-11 13/16" x 6"	2 SF	Residential	Plumbing
88	25'-4 5/16" x 8'-1 1/2"	102 SF	Residential	Q.H. Corridor
98	55'-6 1/2" x 5'-0"	139 SF	Residential	Q.H. Corridor
90	4'-0" x 3'-0"	12 SF	Residential	Q.H. Deduction
89	10'-6" x 8"	7 SF	Residential	Q.H. Deduction
91	8'-2 1/8" x 8"	6 SF	Residential	Q.H. Deduction
100	10'-10" x 8"	7 SF	Residential	Q.H. Deduction
99	8'-2 1/8" x 8"	5 SF	Residential	Q.H. Deduction
106	8" x 14'-5 1/8"	10 SF	Residential	Q.H. Deduction
107	8" x 15'-8 11/16"	11 SF	Residential	Q.H. Deduction
Grand total		722 SF		

NB # 321384177

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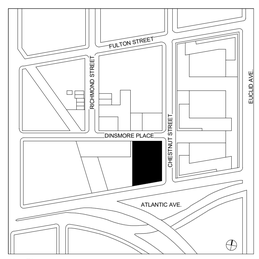
Revisions

Issue: 18_1019 - 90% CD Submission



Key Plan
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Zoning Floor Area Plans

Date	10/9/2018
Scale	1/16" = 1'-0"
Drawn By	Author
Checked By	Checker
Project No.	1750
Seal	
Sheet No.:	Z-008.00

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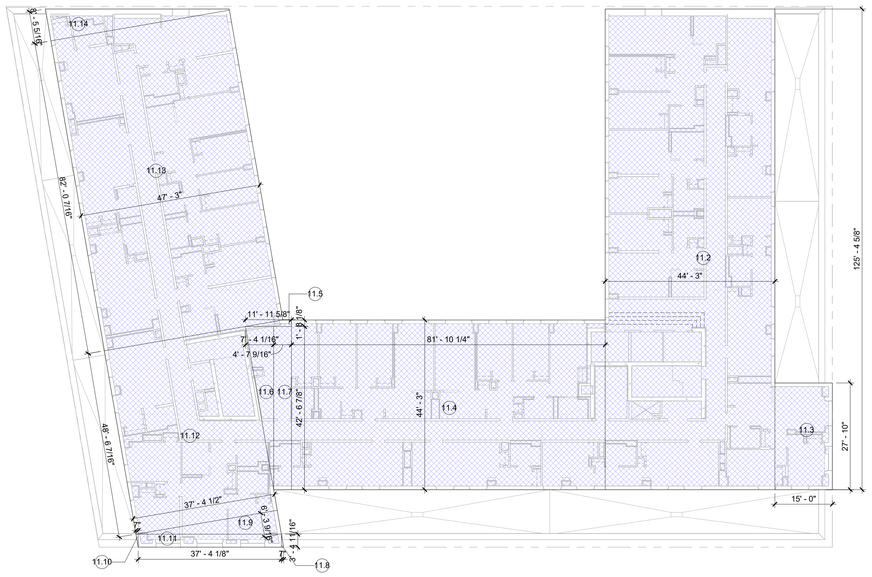
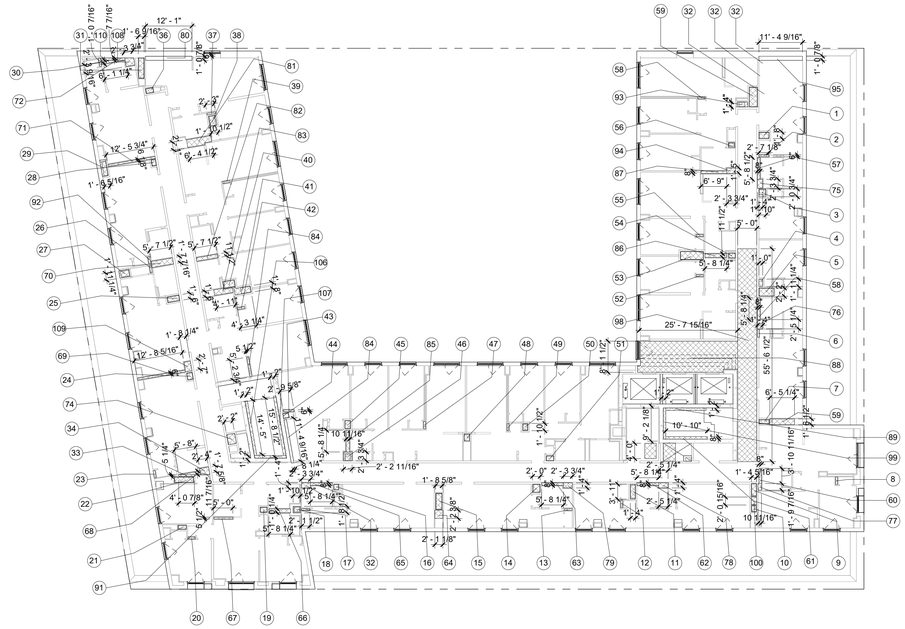


1 **11th - 14th Floor Gross Areas**
1/16" = 1'-0"

Gross Building Area - 11th - 14th Floor

Mark - Gross	Dimensions - Gross	Area
Residential		
11.2	125'-4 5/8" x 44'-3"	5548 SF
11.3	27'-10" x 15'-0"	418 SF
11.4	81'-10 1/4" x 44'-3"	3622 SF
11.5	11'-11 5/8" x 1'-8 1/8"/2	12 SF
11.6	42'-6 7/8" x 7'-4 1/16"/2	156 SF
11.7	42'-6 7/8" x 4'-7 9/16"	197 SF
11.8	7" x 3'-4 11/16"/2	1 SF
11.9	37'-4 1/2" x 6'-3 9/16"/2	118 SF
11.10	7" x 3'-4 11/16"/2	1 SF
11.11	37'-4 1/8" x 3'-4 11/16"	127 SF
11.12	48'-6 7/16" x 37'-4 1/2"	1817 SF
11.13	82'-0 7/16" x 47'-3"	3876 SF
11.14	47'-3" x 8'-5 5/16"/2	206 SF
		16099 SF



2 **11th - 14th Floor Zoning Deductions**
1/16" = 1'-0"

Zoning Deductions Schedule - 11th - 14th Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
1	1'-8" x 2'-8"	4 SF	Residential	Mechanical
2	2'-7 1/8" x 6"	1 SF	Residential	Mechanical
3	1'-10" x 2'-0 3/4"	4 SF	Residential	Mechanical
4	1'-0" x 1'-1 1/4"	2 SF	Residential	Mechanical
5	2'-2" x 3'-11"	9 SF	Residential	Mechanical
58	5'-8 1/4" x 8"	4 SF	Residential	Mechanical
6	2'-0" x 6"	1 SF	Residential	Mechanical
7	1'-2" x 2'-7"	3 SF	Residential	Mechanical
8	2'-0" x 6"	1 SF	Residential	Mechanical
11	3'-11" x 1'-4"	5 SF	Residential	Mechanical
12	2'-0" x 6"	1 SF	Residential	Mechanical
13	2'-0" x 6"	1 SF	Residential	Mechanical
14	2'-2" x 2'-0"	4 SF	Residential	Mechanical
16	1'-4" x 1'-6"	2 SF	Residential	Mechanical
17	2'-0" x 6"	1 SF	Residential	Mechanical
15	1'-8 5/8" x 4'-2 9/16"	7 SF	Residential	Mechanical
18	1'-10 1/2" x 1'-8 1/2"	3 SF	Residential	Mechanical
19	1'-10 1/4" x 1'-4 3/8"	3 SF	Residential	Mechanical
20	2'-0" x 6"	1 SF	Residential	Mechanical
21	2'-2" x 1'-2"	3 SF	Residential	Mechanical
22	5'-0" x 1'-6"	8 SF	Residential	Mechanical
25	3'-2" x 1'-6"	5 SF	Residential	Mechanical
27	2'-7 3/4" x 1'-11 1/4"	5 SF	Residential	Mechanical
26	2'-0" x 6"	1 SF	Residential	Mechanical
92	2'-0" x 6"	1 SF	Residential	Mechanical
29	4'-4" x 1'-6 5/16"	7 SF	Residential	Mechanical
28	1'-2" x 1'-8 1/2"	2 SF	Residential	Mechanical
30	2'-2 1/2" x 6"	1 SF	Residential	Mechanical
23	2'-0" x 6"	1 SF	Residential	Mechanical
10	1'-8" x 1'-4 5/16"	2 SF	Residential	Mechanical
9	3'-4" x 1'-4 5/16"	5 SF	Residential	Mechanical
31	5'-4" x 1'-6 9/16"	8 SF	Residential	Mechanical
53	2'-2" x 6'-0"	13 SF	Residential	Mechanical
54	1'-8" x 1'-0"	2 SF	Residential	Mechanical
36	2'-0" x 1'-4"	3 SF	Residential	Mechanical

Zoning Deductions Schedule - 11th - 14th Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
38	2'-8" x 1'-10 1/2"	5 SF	Residential	Mechanical
37	2'-3" x 6"	1 SF	Residential	Mechanical
39	2'-0" x 6"	1 SF	Residential	Mechanical
42	2'-0" x 6"	1 SF	Residential	Mechanical
45	1'-6" x 2'-2"	3 SF	Residential	Mechanical
46	2'-2 11/16" x 2'-3 3/4"	5 SF	Residential	Mechanical
43	2'-9 5/8" x 6"	1 SF	Residential	Mechanical
44	1'-6" x 1'-3"	2 SF	Residential	Mechanical
47	2'-0" x 6"	1 SF	Residential	Mechanical
48	1'-10" x 1'-6"	3 SF	Residential	Mechanical
50	1'-4" x 1'-10 1/2"	3 SF	Residential	Mechanical
51	2'-0" x 1'-4"	3 SF	Residential	Mechanical
49	2'-0" x 6"	1 SF	Residential	Mechanical
40	3'-0" x 1'-11 1/8"	5 SF	Residential	Mechanical
41	1'-8 1/8" x 4'-3 1/4"	7 SF	Residential	Mechanical
52	2'-0" x 6"	1 SF	Residential	Mechanical
55	2'-0" x 6"	1 SF	Residential	Mechanical
58	5'-8 1/4" x 8"	1 SF	Residential	Mechanical
96	3'-2" x 4'-9 1/16"	15 SF	Residential	Mechanical
97	2'-1 1/4" x 1'-5 1/4"	3 SF	Residential	Mechanical
74	2'-2" x 2'-8"	6 SF	Residential	Mechanical
24	1'-10" x 1'-8"	3 SF	Residential	Mechanical
57	5'-8 1/2" x 8"	4 SF	Residential	Plumbing
95	1'-2" x 1'-8"	12 SF	Residential	Plumbing
59	6'-5 1/4" x 1'-6 1/2"	10 SF	Residential	Plumbing
60	3'-10 1/16" x 8"	3 SF	Residential	Plumbing
62	5'-8 1/4" x 8"	4 SF	Residential	Plumbing
63	5'-8 1/4" x 8"	4 SF	Residential	Plumbing
65	5'-8 1/4" x 8"	4 SF	Residential	Plumbing
64	2'-1 1/8" x 2'-2 3/8"	5 SF	Residential	Plumbing
66	5'-8 1/4" x 10 1/4"	6 SF	Residential	Plumbing
67	5'-0" x 5 1/2"	2 SF	Residential	Plumbing
68	(11 7/16" x 5'-8 1/4")/2	3 SF	Residential	Plumbing
69	12'-8 5/16" x 6"	6 SF	Residential	Plumbing
70	5'-7 1/2" x 7 7/16"	9 SF	Residential	Plumbing

Zoning Deductions Schedule - 11th - 14th Floor

Mark	Dimensions	Area	Zoning Use	Zoning Deduction Type
71	12'-5 3/4" x 6 1/8"	6 SF	Residential	Plumbing
72	6'-1 1/4" x 7 7/16"	4 SF	Residential	Plumbing
61	1'-11 5/16" x 1'-4 5/16"	3 SF	Residential	Plumbing
80	12'-1" x 1'-0 7/8"	13 SF	Residential	Plumbing
81	2'-1" x 6'-4 1/2"	12 SF	Residential	Plumbing
82	5'-7 1/2" x 11 1/2"	5 SF	Residential	Plumbing
83	1'-6" x 4'-11"	7 SF	Residential	Plumbing
84	5 1/2" x 5'-2 3/4"	2 SF	Residential	Plumbing
84	5 1/2" x 5'-2 3/4"	8 SF	Residential	Plumbing
85	5'-8 1/4" x 10 11/16"	5 SF	Residential	Plumbing
87	6'-9" x 8"	5 SF	Residential	Plumbing
56	1'-2" x 1'-8"	2 SF	Residential	Plumbing
93	5'-8 1/2" x 8"	4 SF	Residential	Plumbing
59	6'-5 1/4" x 1'-6 1/2"	11 SF	Residential	Plumbing
86	11 1/2" x 5'-8 1/4"	5 SF	Residential	Plumbing
94	1'-5" x 2'-3 3/4"	3 SF	Residential	Plumbing
75	1'-4" x 2'-3 3/4"	3 SF	Residential	Plumbing
76	1'-4" x 2'-5 1/4"	3 SF	Residential	Plumbing
77	10 11/16" x 1'-9 7/16"	2 SF	Residential	Plumbing
78	1'-4" x 2'-5 1/4"	3 SF	Residential	Plumbing
79	1'-4" x 2'-3 3/4"	3 SF	Residential	Plumbing
32	1'-4" x 2'-3 3/4"	3 SF	Residential	Plumbing
34	2'-4" x 1'-7 5/8"	4 SF	Residential	Plumbing
33	4'-0 7/8" x 6"	2 SF	Residential	Plumbing
108	2'-3 3/4" x 2'-3 9/16"	5 SF	Residential	Plumbing
109	2'-7" x 1'-8 1/4"	4 SF	Residential	Plumbing
110	(6'-1 1/4" x 1'-0 7/16")/2	3 SF	Residential	Plumbing
88	25'-4 5/16" x 8'-1 1/2"	102 SF	Residential	Q.H. Corridor
98	55'-6 1/2" x 5'-0"	139 SF	Residential	Q.H. Corridor
90	4'-0" x 3'-0"	12 SF	Residential	Q.H. Deduction
89	10'-6" x 8"	7 SF	Residential	Q.H. Deduction
91	8'-2 1/8" x 8"	6 SF	Residential	Q.H. Deduction
100	10'-10" x 8"	7 SF	Residential	Q.H. Deduction
99	8'-2 1/8" x 8"	5 SF	Residential	Q.H. Deduction
106	8" x 14'-5 1/8"	10 SF	Residential	Q.H. Deduction
107	8" x 15'-8 11/16"	11 SF	Residential	Q.H. Deduction
Grand total		695 SF		

By access or receipt, the User acknowledges, covenants and agrees that the documents, provided by Dattner Architects, D.P.C., including but not limited to plans and specifications, in any media (the "Documents"), are copyrighted instruments of professional service. The User agrees that the Documents may not be used for any other project or for any use not expressly authorized in writing by Dattner Architects. The User further agrees that Dattner Architects, its principals, consultants, agents and/or employees from and against any and all claims, liabilities, damages, losses, judgments, costs and expenses, including attorneys' fees, arising out of or in connection with the unauthorized use, reuse, change or modification of the Documents in any manner by the User or any other party accessing the Documents. The User and any other party accessing the Documents shall, to the fullest extent permitted by law, defend, indemnify and hold harmless Dattner Architects, its principals, consultants, agents and/or employees from and against any and all claims, liabilities, damages, losses, judgments, costs and expenses, including attorneys' fees, arising out of or in connection with the unauthorized use, reuse, change or modification of the Documents in any manner by the User or any other party accessing the Documents. The User and any other party accessing the Documents shall, to the fullest extent permitted by law, defend, indemnify and hold harmless Dattner Architects, its principals, consultants, agents and/or employees from and against any and all claims, liabilities, damages, losses, judgments, costs and expenses, including attorneys' fees, arising out of or in connection with any alteration, reuse, or modification of the Documents, including but not limited to any electronic media conversion, by the User or any party acting on behalf of the User. Under no circumstances shall the transfer of the Documents to another party constitute a sale by Dattner Architects, and Dattner Architects retains its exclusive rights, including but not limited to, common law copyright and other property rights in the Documents, notwithstanding the fact that they may be used by another party. Dattner Architects makes no warranties, either express or implied, as to the Documents' fitness for any particular purpose.

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NB # 321384177

Chestnut Commons Apartments

110 Dinsmore Place
Cypress Hills, Brooklyn, NY 11208

MHANY Management Inc.
One Metro Tech Center North, 11th Fl.
Brooklyn, NY 11201

Cypress Hills Local Development Corporation
625 Jamaica Avenue
Brooklyn, NY 11208

Urban Builders Collaborative LLC
334-336 East 110th Street
New York, NY 10029

Dattner Architects
1385 Broadway, 15th Floor
New York, NY 10018
tel 212 247 2860
www.dattner.com

Structural Engineers
Ysrael A. Seinuk, P.C.
228 East 45th Street, 2nd Floor
New York, NY 10017

Mechanical/Electrical/Plumbing Engineers
Rodkin Cardinale Consulting Engineers
224 West 29th Street, 4th Floor
New York, NY 10001

Landscape Architects
Weintraub Diaz Landscape Architects, PLLC
19 New Street
Nyack, NY 10960

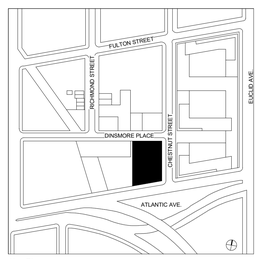
Passive House Consultant
Bright Power
11 Hanover Square, 21st Floor
New York, NY 10005

Lighting Consultant
Goldstick Lighting Design, Ltd.
629 Fifth Avenue, Suite 204
Pelham, NY 10803

Kitchen Consultant
Hospitality House
275 Madison Avenue
New York, NY 10016

Revisions

Issue: 18_1019 - 90% CD Submission



Key Plan
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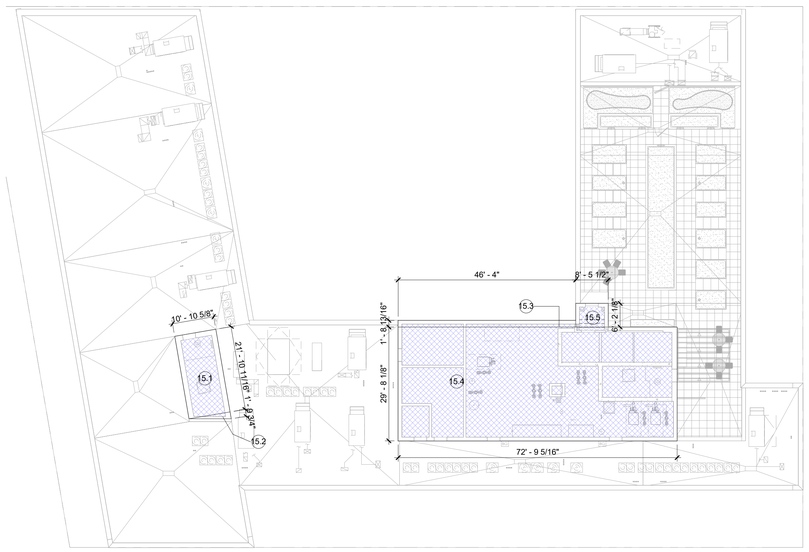
Zoning Floor Area Plans

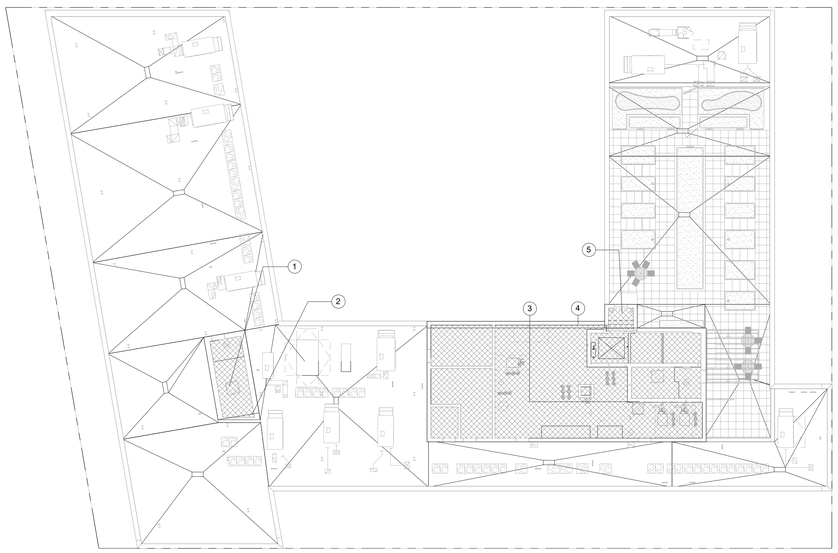
Date	10/9/2018
Scale	1/16" = 1'-0"
Drawn By	Author
Checked By	Checker
Project No.	1750
Seal	
Sheet No.:	Z-009.00
	25



1 **Roof Gross Areas**
1/16" = 1'-0"

Gross Building Area - Roof

Mark - Gross	Dimensions - Gross	Area
Residential		
15.4	72'-9 15/16" x 29'-8 3/4"	2165 SF
15.3	46'-4 5/8" x 1'-9 1/8"	82 SF
15.1	10'-10 1/4" x 21'-10 11/16"	237 SF
15.2	10'-10 1/4" x 1'-9 3/4" / 2	10 SF
15.5	6'-5 1/2" x 9'-2"	52 SF
		2546 SF



2 **Roof Zoning Deductions**
1/16" = 1'-0"

Zoning Deductions Schedule - Roof

Zoning Use	Area
Residential	2546 SF
	2546 SF

Zoning and Gross Area By Use

Zoning Use	Gross Area	Deduction Area	Zoning Floor Area
Community Facility	34787 SF	19278 SF	15509 SF
Residential	264232 SF	21324 SF	242908 SF
Retail	6430 SF	540 SF	5889 SF
Grand total	305449 SF	41143 SF	264306 SF

Zoning and Gross Area By Floor

Zoning Use	Gross Area	Deduction Area	Zoning Floor Area
Roof Level			
Residential	2546 SF	2546 SF	0 SF
	2546 SF	2546 SF	0 SF
Level 14			
Residential	16099 SF	695 SF	15404 SF
	16099 SF	695 SF	15404 SF
Level 13			
Residential	16099 SF	695 SF	15404 SF
	16099 SF	695 SF	15404 SF
Level 12			
Residential	16099 SF	695 SF	15404 SF
	16099 SF	695 SF	15404 SF
Level 11			
Residential	16099 SF	695 SF	15404 SF
	16099 SF	695 SF	15404 SF
Level 10			
Residential	20634 SF	722 SF	19912 SF
	20634 SF	722 SF	19912 SF
Level 9			
Residential	20634 SF	722 SF	19912 SF
	20634 SF	722 SF	19912 SF
Level 8			
Residential	20634 SF	722 SF	19912 SF
	20634 SF	722 SF	19912 SF
Level 7			
Residential	20634 SF	722 SF	19912 SF
	20634 SF	722 SF	19912 SF
Level 6			
Residential	20634 SF	722 SF	19912 SF
	20634 SF	722 SF	19912 SF
Level 5			
Residential	20634 SF	722 SF	19912 SF
	20634 SF	722 SF	19912 SF
Level 4			
Residential	20634 SF	722 SF	19912 SF
	20634 SF	722 SF	19912 SF
Level 3			
Residential	20758 SF	722 SF	20036 SF
	20758 SF	722 SF	20036 SF
Level 2			
Residential	20758 SF	1864 SF	18894 SF
	20758 SF	1864 SF	18894 SF
C.F./Res. Entrance			
Community Facility	15511 SF	2 SF	15509 SF
Residential	3032 SF	55 SF	2976 SF
Retail	5914 SF	25 SF	5889 SF
	24457 SF	82 SF	24375 SF
Cellar			
Community Facility	19276 SF	19276 SF	0 SF
Residential	8303 SF	8303 SF	0 SF
Retail	516 SF	516 SF	0 SF
	28094 SF	28094 SF	0 SF
Grand total	305449 SF	41143 SF	264306 SF

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Chestnut Commons Apartments

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Lighting Consultant
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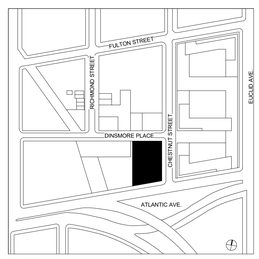
Kitchen Consultant
Hospitality House
275 Madison Avenue
New York, NY 10016

Revisions

Issue: 18_1019 - 90% CD Submission



Key Plan
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Zoning Floor Area Plans

Date	10/9/2018
Scale	1/16" = 1'-0"
Drawn By	SS/WM/DF
Checked By	KE/JW
Project No.	1750
Seal	
Sheet No.:	Z-010.00

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Appendix B

NYC LPC and SHPO 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: HOUSING PRESERVATION AND DEV. / LA-CEQR-K
Project: CHESTNUT COMMONS
Address: 3269 ATLANTIC AVENUE, **BBL:** 3041420032
Date Received: 9/18/2018

[X] No architectural significance

[X] No archaeological significance

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

[ ] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

Gina Santucci 9/21/2018

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 33670_FSO_GS_09212018.doc

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

September 24, 2018

Ms. Sarah Yackel
Principal
BFJ Planning
115 5th Avenue
New York, NY 10003

Re: HDC
Chestnut Commons Mixed-use Building
110 Dinsmore, Brooklyn, NY 11208
18PR06095

Dear Ms. Yackel:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,



Michael F. Lynch, P.E., AIA

Director, Division for Historic Preservation

Appendix C:

Brownfield Cleanup Program Correspondence

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 I F: (518) 402-9722
www.dec.ny.gov

Chestnut Commons Apartments LLC
Attn: Ismene Speliotis
c/o Matthew Gross, Urban Builders Collaborative
334-336 110th Street
New York, NY 10029

SEP 1 4 2018

RE: Chestnut Commons Atlantic Ave Site
Site No. C224276
Located at: 3269 Atlantic Ave
Kings County
Brooklyn, NY 11208

Dear Ismene Speliotis:

To Complete your file, attached is a fully executed copy of the Brownfield Cleanup Agreement for the Chestnut Commons Atlantic Ave Site.

If you have any further questions relating to this matter, please contact the project attorney for this site, Grace Nam, Esq., NYS Department of Environmental Conservation, Office of General Counsel, One Hunters Point Plaza, 47-40 21st Street, Long Island City, NY 11101, or by email at grace.nam@dec.ny.gov .

Sincerely,

Michael J. Ryan, P.E.
Director
Division of Environmental Remediation

Enclosure

ec: N. Crawford, Project Manager

cc: G. Nam, Esq.
J. Andaloro, Esq./M. Mastroianni

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM
ECL §27-1401 *et seq.*

In the Matter of a Remedial Program for

BROWNFIELD SITE CLEANUP AGREEMENT
Index No. C224276-08-29

Chestnut Commons Atlantic Ave Site
DEC Site No.: C224276
Located at: 3269 Atlantic Avenue
Kings County
Brooklyn, NY 11208

Hereinafter referred to as "Site"

by:

Chestnut Commons Apartments LLC
c/o Matthew Gross, Urban Builders Collaborative, New York, NY 10029

Hereinafter referred to as "Applicant"

WHEREAS, the Department of Environmental Conservation ("Department") is authorized to administer the Brownfield Cleanup Program ("BCP") set forth in Article 27, Title 14 of the Environmental Conservation Law ("ECL"); and

WHEREAS, the Applicant submitted an application received by the Department on June 7, 2018; and

WHEREAS, the Department has determined that the Site and Applicant are eligible to participate in the BCP.

NOW, THEREFORE, IN CONSIDERATION OF AND IN EXCHANGE FOR THE MUTUAL COVENANTS AND PROMISES, THE PARTIES AGREE TO THE FOLLOWING:

I. Applicant Status

The Applicant, Chestnut Commons Apartments LLC, is participating in the BCP as a Volunteer as defined in ECL 27-1405(1)(b).

II. Tangible Property Tax Credit Status

A. Applicant requested a determination that the Site is eligible for tangible property tax credits. Pursuant to ECL § 27-1407(1-a), the Department has determined that the Site is not eligible for tangible property tax credits because the Site is located in a City having a population of one million or more and the Applicant has not submitted documentation sufficient to demonstrate that at least one of the following conditions exists: at least half of the site area is located in an environmental zone as defined in section twenty-one of the tax law, the property is upside down, the property is underutilized, or the project is an affordable housing project. In accordance with ECL § 27-1407(1-a), the Applicant may request an eligibility determination for tangible property tax credits at any time from application until the site receives a certificate of completion except for sites seeking eligibility under the underutilized category.

III. Real Property

The Site subject to this Brownfield Cleanup Agreement (the "BCA" or "Agreement") consists of approximately 0.659 acres, a Map of which is attached as Exhibit "A", and is described as follows:

Tax Map/Parcel No.: 4142-34
Street Number: 3629 Atlantic Avenue, Brooklyn
Owner: NYC Housing Preservation & Development

IV. Communications

A. All written communications required by this Agreement shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Applicant shall be sent to:

Nigel Crawford, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
nigel.crawford@dec.ny.gov

Note: one hard copy (unbound) of work plans and reports is required, as well as one electronic copy.

Director (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
beei@health.ny.gov

Grace Nam, Esq. (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
grace.nam@dec.ny.gov

2. Communication from the Department to Applicant shall be sent to:

Chestnut Commons Apartments LLC
Attn: Ismene Speliotis
c/o Matthew Gross, Urban Builders Collaborative
334-336 110th Street
New York, NY 10029
mgross@lettire.com

B. The Department and Applicant reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Applicant provide more than one paper copy of any work plan or report.

C. Each party shall notify the other within ninety (90) days after any change in the addresses listed in this paragraph or in Paragraph III.

V. Miscellaneous

A. Applicant acknowledges that it has read, understands, and agrees to abide by all the terms set forth in Appendix A - "Standard Clauses for All New York State Brownfield Site Cleanup Agreements" which is attached to and hereby made a part of this Agreement as if set forth fully herein.

B. In the event of a conflict between the terms of this BCA (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this BCA shall control.

C. The effective date of this Agreement is the date it is signed by the Commissioner or the Commissioner's designee.

DATED:

THIS BROWNFIELD CLEANUP AGREEMENT IS HEREBY APPROVED, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____ SEP 14 2018
Michael J. Ryan, P.E., Director
Division of Environmental Remediation

CONSENT BY APPLICANT

Applicant hereby consents to the issuing and entering of this Agreement, and agrees to be bound by this Agreement.

Chestnut Commons Apartments LLC

By: [signature]

Title: Exec Direct

Date: 9/12/18

STATE OF NEW YORK)
) ss:
COUNTY OF Kings)

On the 12 day of September in the year 2018, before me, the undersigned, personally appeared Ismene Speliotis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[signature]

Signature and Office of individual taking acknowledgment

Jacob Erik Gottfried
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01G06331490
Certificate Filed in Nassau County
Commission Expires 10/13/2019

EXHIBIT A

SITE MAP

NYC Finance

NYC Digital Tax Map

Effective Date : 02-09-2017 15:14:45
End Date : Current

Brooklyn Block: 4142

Chestnut Commons Atlantic Avenue Site

3269 Atlantic Avenue
Brooklyn, New York 11208



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Site Property Boundary

APPENDIX A

STANDARD CLAUSES FOR ALL NEW YORK STATE BROWNFIELD SITE CLEANUP AGREEMENTS

The parties to the Brownfield Site Cleanup Agreement (hereinafter "BCA" or "Agreement") agree to be bound by the following clauses which are hereby made a part of the BCA. The word "Applicant" herein refers to any party to the Agreement, other than the New York State Department of Environmental Conservation (herein after "Department").

I. Citizen Participation Plan

Within twenty (20) days after the effective date of this Agreement, Applicant shall submit for review and approval a written citizen participation plan prepared in accordance with the requirements of Environmental Conservation Law (ECL) § 27-1417 and 6 NYCRR §§ 375-1.10 and 375-3.10. Upon approval, the Citizen Participation Plan shall be deemed to be incorporated into and made a part of this Agreement.

II. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

The work plans ("Work Plan" or "Work Plans") under this Agreement shall be prepared and implemented in accordance with the requirements of ECL Article 27, Title 14, 6 NYCRR §§ 375-1.6(a) and 375-3.6, and all applicable laws, rules, regulations, and guidance documents. The Work Plans shall be captioned as follows:

1. "Remedial Investigation Work Plan" if the Work Plan provides for the investigation of the nature and extent of contamination within the boundaries of the Site and, if the Applicant is a "Participant", the extent of contamination emanating from such Site. If the Applicant is a "Volunteer" it shall perform a qualitative exposure assessment of the contamination emanating from the site in accordance with ECL § 27-1415(2)(b) and Department guidance;

2. "Remedial Work Plan" if the Work Plan provides for the development and implementation of a Remedial Program for contamination within the boundaries of the Site and, if the Applicant is a "Participant", the contamination that has emanated from such Site;

3. "IRM Work Plan" if the Work Plan provides for an interim remedial measure; or

4. "Site Management Plan" if the Work Plan provides for the identification and implementation of institutional and/or engineering controls as well as any necessary monitoring and/or operation and maintenance of the remedy.

5. "Supplemental" if additional work plans other than those set forth in II.A.1-4 are required to be prepared and implemented.

B. Submission/Implementation of Work Plans

1. The first proposed Work Plan to be submitted under this Agreement shall be submitted no later than thirty (30) days after the effective date of this Agreement. Thereafter, the Applicant shall submit such other and additional work plans as determined in a schedule to be approved by the Department.

2. Any proposed Work Plan shall be submitted for the Department's review and approval and shall include, at a minimum, a chronological description of the anticipated activities to be conducted in accordance with current guidance, a schedule for performance of those activities, and sufficient detail to allow the Department to evaluate that Work Plan. The Department shall use best efforts in accordance with 6 NYCRR § 375-3.6(b) to approve, modify, or reject a proposed Work Plan within forty-five (45) days from its receipt or within fifteen (15) days from the close of the comment period, if applicable, whichever is later.

i. Upon the Department's written approval of a Work Plan, such Department-approved Work Plan shall be deemed to be incorporated into and made a part of this Agreement and shall be implemented in accordance with the schedule contained therein.

ii. If the Department requires modification of a Work Plan, the reason for such modification shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(3) shall apply.

iii. If the Department disapproves a Work Plan, the reason for such disapproval shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(4) shall apply.

3. A Site Management Plan, if necessary, shall be submitted in accordance with the schedule set forth in the IRM Work Plan or Remedial Work Plan.

C. Submission of Final Reports

1. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Report for an Investigation Work Plan prepared in accordance with ECL § 27-1411(1) and 6 NYCRR § 375-1.6. If such Final Report concludes that no remediation is necessary, and the Site does not meet the requirements for Track 1, Applicant shall submit an Alternatives Analysis prepared in accordance with ECL § 27-1413 and 6 NYCRR § 375-3.8(f) that supports such determination.

2. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Engineering Report certifying that remediation of the Site has been performed in accordance with the requirements of ECL §§ 27-1419(1) and (2) and 6 NYCRR § 375-1.6. The Department shall review such Report, the submittals made pursuant to this Agreement, and any other relevant information regarding the Site and make a determination as to whether the goals of the remedial program have been or will be achieved in accordance with established timeframes; if so, a written Certificate of Completion will be issued in accordance with ECL § 27-1419, 6 NYCRR §§ 375-1.9 and 375-3.9.

3. Within sixty (60) days of the Department's approval of a Final Report, Applicant shall submit such additional Work Plans as it proposes to implement.In addition, Applicant shall include with every report submitted to the Department a schedule for the submission of any subsequent work plan required to meet the requirements of ECL Article 27 Title 14. Failure to submit any additional Work Plans within such period shall, unless other Work Plans are under review by the Department or being implemented by Applicant, result in the termination of this Agreement pursuant to Paragraph XII.

D. Review of Submittals other than Work Plans

1. The Department shall timely notify Applicant in writing of its approval or disapproval of each submittal other than a Work Plan in accordance with 6 NYCRR § 375-1.6. All Department-approved submittals shall be incorporated into and become an enforceable part of this Agreement.

2. If the Department disapproves a submittal covered by this Subparagraph, it shall specify the reason for its disapproval and may request Applicant to modify or expand the submittal. Within fifteen (15) days after receiving written notice that Applicant's submittal has been disapproved, Applicant shall elect in writing to either (i) modify or expand it within thirty (30) days of receipt of the written notice of disapproval; (ii) complete any other Department-approved Work Plan(s); (iii) invoke dispute resolution pursuant to Paragraph XIII; or (iv) terminate this Agreement pursuant to Paragraph XII. If Applicant submits a revised submittal and it is disapproved, the Department and Applicant may pursue whatever remedies may be available under this Agreement or under law.

E. Department's Determination of Need for Remediation

The Department shall determine upon its approval of each Final Report dealing with the investigation of the Site whether remediation, or additional remediation as the case may be, is needed for protection of public health and the environment.

1. If the Department makes a preliminary determination that remediation, or additional remediation, is not needed for protection of public health and the environment, the Department shall notify the public of such determination and seek public comment in accordance with ECL § 27-1417(3)(f). The Department shall provide timely notification to the Applicant of its final determination following the close of the public comment period.

2. If the Department determines that additional remediation is not needed and such determination is based upon use restrictions, Applicant shall cause to be recorded an Environmental Easement in accordance with 6 NYCRR § 375-1.8(h).

3. If the Department determines that remediation, or additional remediation, is needed, Applicant may elect to submit for review and approval a proposed Remedial Work Plan (or modify an existing Work Plan for the Site) for a remedy selected upon due consideration of the factors set forth in ECL § 27-1415(3) and 6 NYCRR § 375-1.8(f). A proposed Remedial Work Plan addressing the Site's remediation will be noticed for public comment in accordance with

ECL § 27-1417(3)(f) and the Citizen Participation Plan developed pursuant to this Agreement. If the Department determines following the close of the public comment period that modifications to the proposed Remedial Work Plan are needed, Applicant agrees to negotiate appropriate modifications to such Work Plan. If Applicant elects not to develop a Work Plan under this Subparagraph then this Agreement shall terminate in accordance with Paragraph XII. If the Applicant elects to develop a Work Plan, then it will be reviewed in accordance with Paragraph II.D above.

F. Institutional/Engineering Control Certification

In the event that the remedy for the Site, if any, or any Work Plan for the Site, requires institutional or engineering controls, Applicant shall submit a written certification in accordance with 6 NYCRR §§ 375-1.8(h)(3) and 375-3.8(h)(2).

III. Enforcement

Except as provided in Paragraph V, this Agreement shall be enforceable as a contractual agreement under the laws of the State of New York. Applicant shall not suffer any penalty except as provided in Paragraph V, or be subject to any proceeding or action if it cannot comply with any requirement of this Agreement as a result of a Force Majeure Event as described at 6 NYCRR § 375-1.5(b)(4) provided Applicant complies with the requirements set forth therein.

IV. Entry upon Site

A. Applicant hereby agrees to provide access to the Site and to all relevant information regarding activities at the Site in accordance with the provisions of ECL § 27-1431. Applicant agrees to provide the Department upon request with proof of access if it is not the owner of the site.

B. The Department shall have the right to periodically inspect the Site to ensure that the use of the property complies with the terms and conditions of this Agreement. The Department will generally conduct such inspections during business hours, but retains the right to inspect at any time.

C. Failure to provide access as provided for under this Paragraph may result in termination of this Agreement pursuant to Paragraph XII.

V. Payment of State Costs (Applicable only to Applicants with Participant Status)

A. Within forty-five (45) days after receipt of an itemized invoice from the Department, Applicant shall pay to the Department a sum of money which shall represent reimbursement for State Costs as provided by 6 NYCRR § 375-1.5 (b)(3)(i).

B. Costs shall be documented as provided by 6 NYCRR § 375-1.5(b)(3)(ii). The Department shall not be required to provide any other documentation of costs, provided however, that the Department's records shall be available consistent with, and in accordance with, Article 6 of the Public Officers Law.

C. Each such payment shall be made payable to the "Commissioner of NYSDEC" and shall be sent to:

Director, Bureau of Program Management
Division of Environmental Remediation
New York State Department of
Environmental Conservation
625 Broadway
Albany, New York 12233-7012

D. Each party shall provide written notification to the other within ninety (90) days of any change in the foregoing addresses.

E. If Applicant objects to any invoiced costs under this Agreement, the provisions of 6 NYCRR §§ 375-1.5 (b)(3)(v) and (vi) shall apply. Objections shall be sent to the Department as provided under subparagraph V.C above.

F. In the event of non-payment of any invoice within the 45 days provided herein, the Department may seek enforcement of this provision pursuant to Paragraph III or the Department may commence an enforcement action for non-compliance with ECL § 27-1409(2) and ECL § 71-4003.

VI. Liability Limitation

Subsequent to the issuance of a Certificate of Completion pursuant to this Agreement, Applicant shall be entitled to the Liability

Limitation set forth at ECL § 27-1421, subject to the terms and conditions stated therein and to the provisions of 6 NYCRR §§ 375-1.9 and 375-3.9.

VII. Reservation of Rights

A. Except as provided in Subparagraph VII.B, Applicant reserves all rights and defenses under applicable law to contest, defend against, dispute, or disprove any action, proceeding, allegation, assertion, determination, or order of the Department, including any assertion of remedial liability by the Department against Applicant, and further reserves all rights including the rights to notice, to be heard, to appeal, and to any other due process respecting any action or proceeding by the Department, including the enforcement of this Agreement. The existence of this Agreement or Applicant's compliance with it shall not be construed as an admission of any liability, fault, wrongdoing, or violation of law by Applicant, and shall not give rise to any presumption of law or finding of fact which shall inure to the benefit of any third party.

B. Notwithstanding the foregoing, Applicant hereby waives any right it may have to make a claim pursuant to Article 12 of the Navigation Law with respect to the Site and releases the State and the New York Environmental Protection and Spill Compensation Fund from any and all legal or equitable claims, suits, causes of action, or demands whatsoever with respect to the Site that Applicant may have as a result of Applicant's entering into or fulfilling the terms of this Agreement.

VIII. Indemnification

Applicant shall indemnify and hold the Department, the State of New York, and their representatives and employees harmless from any claim, suit, action, and cost of every name and description arising out of or resulting from the fulfillment or attempted fulfillment of this Agreement by Applicant prior to the Termination Date except for those claims, suits, actions, and costs arising from the State's gross negligence or willful or intentional misconduct by the Department, the State of New York, and/or their representatives and employees during the course of any activities conducted pursuant to this Agreement. In the event that the Applicant is a Participant, this provision shall also include the Trustee of the State's Natural Resources. The Department shall provide Applicant with written notice no less than thirty (30) days prior to commencing a lawsuit seeking indemnification pursuant to this Paragraph.

IX. Change of Use

Applicant shall notify the Department at least sixty (60) days in advance of any change of use, as defined in ECL § 27-1425, which is proposed for the Site, in accordance with the provisions of 6 NYCRR § 375-1.11(d). In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Applicant of such determination within forty-five (45) days of receipt of such notice.

X. Environmental Easement

A. Within thirty (30) days after the Department's approval of a Remedial Work Plan which relies upon one or more institutional and/or engineering controls, or within sixty (60) days after the Department's determination pursuant to Subparagraph II.E.2 that additional remediation is not needed based upon use restrictions, Applicant shall submit to the Department for approval an Environmental Easement to run with the land in favor of the State which complies with the requirements of ECL Article 71, Title 36 and 6 NYCRR § 375-1.8(h)(2). Applicant shall cause such instrument to be recorded with the recording officer for the county in which the Site is located within thirty (30) days after the Department's approval of such instrument. Applicant shall provide the Department with a copy of such instrument certified by the recording officer to be a true and faithful copy within thirty (30) days of such recording (or such longer period of time as may be required to obtain a certified copy provided Applicant advises the Department of the status of its efforts to obtain same within such thirty (30) day period), which shall be deemed to be incorporated into this Agreement.

B. Applicant or the owner of the Site may petition the Department to modify or extinguish the Environmental Easement filed pursuant to this Agreement at such time as it can certify that the Site is protective of public health and the environment without reliance upon the restrictions set forth in such instrument. Such certification shall be made by a Professional Engineer or Qualified Environmental Professional as defined at 6 NYCRR § 375-1.2(ak) approved by the Department. The Department will not unreasonably withhold its consent.

XI. Progress Reports

Applicant shall submit a written progress report of its actions under this Agreement to the parties identified in Subparagraph III.A.1 of the Agreement by the 10th day of each month commencing with the month subsequent to the approval of the first Work Plan and ending with the Termination Date, unless a different frequency is set forth in a Work Plan. Such reports shall, at a minimum, include: all actions relative to the Site during the previous reporting period and those anticipated for the next reporting period; all approved activity modifications (changes of work scope and/or schedule); all results of sampling and tests and all other data received or generated by or on behalf of Applicant in connection with this Site, whether under this Agreement or otherwise, in the previous reporting period, including quality assurance/quality control information; information regarding percentage of completion; unresolved delays encountered or anticipated that may affect the future schedule and efforts made to mitigate such delays; and information regarding activities undertaken in support of the Citizen Participation Plan during the previous reporting period and those anticipated for the next reporting period.

XII. Termination of Agreement

Applicant or the Department may terminate this Agreement consistent with the provisions of 6 NYCRR §§ 375-3.5(b), (c), and (d) by providing written notification to the parties listed in Paragraph IV of the Agreement.

XIII. Dispute Resolution

A. In the event disputes arise under this Agreement, Applicant may, within fifteen (15) days after Applicant knew or should have known of the facts which are the basis of the dispute, initiate dispute resolution in accordance with the provisions of 6 NYCRR § 375-1.5(b)(2).

B. All cost incurred by the Department associated with dispute resolution are State costs subject to reimbursement pursuant to Paragraph V of Appendix A of this Agreement, if applicable.

C. Notwithstanding any other rights otherwise authorized in law or equity, any disputes pursuant to this Agreement shall be limited to Departmental decisions on remedial activities. In no event shall such dispute authorize a challenge to the applicable statute or regulation.

XIV. Miscellaneous

A. If the information provided and any certifications made by Applicant are not materially accurate and complete, this Agreement, except with respect to Applicant's obligations pursuant to Paragraphs V, if applicable, and VII.B, and VIII, shall be null and void ab initio fifteen (15) days after the Department's notification of such inaccuracy or incompleteness or fifteen (15) days after issuance of a final decision resolving a dispute pursuant to Paragraph XIII, whichever is later, unless Applicant submits information within that fifteen (15) day time period indicating that the information provided and the certifications made were materially accurate and complete. In the event this Agreement is rendered null and void, any Certificate of Completion and/or Liability Limitation that may have been issued or may have arisen under this Agreement shall also be null and void ab initio, and the Department shall reserve all rights that it may have under law.

B. By entering into this Agreement, Applicant agrees to comply with and be bound by the provisions of 6 NYCRR §§ 375-1, 375-3 and 375-6; the provisions of such subparts that are referenced herein are referenced for clarity and convenience only and the failure of this Agreement to specifically reference any particular regulatory provision is not intended to imply that such provision is not applicable to activities performed under this Agreement.

C. The Department may exempt Applicant from the requirement to obtain any state or local permit or other authorization for any activity conducted pursuant to this Agreement in accordance with 6 NYCRR §§ 375-1.12(b), (c), and (d).

D. 1. Applicant shall use "best efforts" to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Applicant's obligations under this Agreement, including all Department-approved Work Plans and the schedules contained therein. If, despite Applicant's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Applicant shall promptly notify the Department and include a summary of the steps taken. The Department

may, as it deems appropriate and within its authority, assist Applicant in obtaining same.

2. If an interest in property is needed to implement an institutional control required by a Work Plan and such interest cannot be obtained, the Department may require Applicant to modify the Work Plan pursuant to 6 NYCRR § 375-1.6(d)(3) to reflect changes necessitated by Applicant's inability to obtain such interest.

E. The paragraph headings set forth in this Agreement are included for convenience of reference only and shall be disregarded in the construction and interpretation of any provisions of this Agreement.

F. 1. The terms of this Agreement shall constitute the complete and entire agreement between the Department and Applicant concerning the implementation of the activities required by this Agreement. No term, condition, understanding, or agreement purporting to modify or vary any term of this Agreement shall be binding unless made in writing and subscribed by the party to be bound. No informal advice, guidance, suggestion, or comment by the Department shall be construed as relieving Applicant of its obligation to obtain such formal approvals as may be required by this Agreement. In the event of a conflict between the terms of this Agreement and any Work Plan submitted pursuant to this Agreement, the terms of this Agreement shall control over the terms of the Work Plan(s). Applicant consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Agreement.

2. i. Except as set forth herein, if Applicant desires that any provision of this Agreement be changed, Applicant shall make timely written application to the Commissioner with copies to the parties in Subparagraph IV.A.1 of the Agreement.

ii. If Applicant seeks to modify an approved Work Plan, a written request shall be made to the Department's project manager, with copies to the parties listed in Subparagraph IV.A.1 of the Agreement.

iii. Requests for a change to a time frame set forth in this Agreement shall be made in writing to the Department's project attorney and project manager; such requests shall not be unreasonably denied and a written response to such requests shall be sent to Applicant promptly.

G. 1. If there are multiple parties signing this Agreement, the term "Applicant" shall be read in the plural, the obligations of each such party under this Agreement are joint and several, and the insolvency of or failure by any Applicant to implement any obligations under this Agreement shall not affect the obligations of the remaining Applicant(s) under this Agreement.

2. If Applicant is a partnership, the obligations of all general partners (including limited partners who act as general partners) under this Agreement are joint and several and the insolvency or failure of any general partner to implement any obligations under this Agreement shall not affect the obligations of the remaining partner(s) under this Agreement.

3. Notwithstanding the foregoing Subparagraphs XIV.G.1 and 2, if multiple parties sign this Agreement as Applicants but not all of the signing parties elect to implement a Work Plan, all Applicants are jointly and severally liable for each and every obligation under this Agreement through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Applicants electing to perform additional work shall be jointly and severally liable under this Agreement for the obligations and activities under such additional Work Plan(s). The parties electing not to implement the additional Work Plan(s) shall have no obligations under this Agreement relative to the activities set forth in such Work Plan(s). Further, only those Applicants electing to implement such additional Work Plan(s) shall be eligible to receive the Liability Limitation referenced in Paragraph VI.

4. Any change to parties pursuant to this Agreement, including successors and assigns through acquisition of title, is subject to approval by the Department, after submittal of an application acceptable to the Department.

H. Applicant shall be entitled to receive contribution protection and/or to seek contribution to the extent authorized by ECL § 27-1421(6) and 6 NYCRR § 375-1.5(b)(5).

I. Applicant shall not be considered an operator of the Site solely by virtue of having executed and/or implemented this Agreement.

J. Applicant and Applicant's agents, grantees, lessees, sublessees, successors, and assigns shall be bound by this Agreement. Any change in ownership of Applicant including, but not limited to, any transfer of assets or real or personal property, shall in no way alter Applicant's responsibilities under this Agreement.

K. Unless otherwise expressly provided herein, terms used in this Agreement which are defined in ECL Article 27 or in regulations promulgated thereunder shall have the meaning assigned to them under said statute or regulations.

L. Applicant's obligations under this Agreement shall not be deemed to constitute any type of fine or penalty.

M. In accordance with 6 NYCRR § 375-1.6(a)(4), the Department shall be notified at least 7 days in advance of, and be allowed to attend, any field activities to be conducted under a Department approved work plan, as well as any pre-bid meetings, job progress meetings, substantial completion meeting and inspection, and final inspection and meeting; provided, however that the Department may be excluded from portions of meetings where privileged matters are discussed.

N. In accordance with 6 NYCRR § 375-1.11(a), all work plans; reports, including all attachments and appendices, and certifications, submitted by a remedial party shall be submitted in print, as well as in an electronic format acceptable to the Department.

O. This Agreement may be executed for the convenience of the parties hereto, individually or in combination, in one or more counterparts, each of which shall be deemed to have the status of an executed original and all of which shall together constitute one and the same.

Appendix D:

Jamaica Bay Watershed Tracking 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: _____ 1a. Modification ☐
2. Project Name: Chestnut Commons
3. Project Description:

Construction of a new 14-story (144'-10") mixed-use building containing approximately 264,107 gsf of residential (274 units of affordable housing, plus one superintendent's unit), approximately 6,581 gsf of groundfloor commercial, and approximately 34,843 gsf of community facility.

4. Project Sponsor: Cypress Hills LDC, MHANY Management Inc., and Urban Builders Collaborative, LLC
5. Required approvals: Disposition of City-owned land, construction financing
6. Project schedule (build year and construction schedule): 2020; 22 month construction schedule

B. PROJECT LOCATION:

1. Street address: 110 Dinsmore Place, Brooklyn, NY 11208
2. Tax block(s): Brooklyn Block 4142 Tax Lot(s): 34
3. Identify existing land use and zoning on the project site: vacant; M1-4 / R8A
4. Identify proposed land use and zoning on the project site: Residential, retail, community facility
5. Identify land use of adjacent sites (include any open space): Industrial, Institutional, Parking
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
0 GSF; vacant	305,531 GSF - 264,107 gsf residential, 6,581 gsf retail; 34,843 gsf com. fac.

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): 28,698 sf
2. Will soil be removed (if so, what is the volume in cubic yards)? 351,175
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): GUA
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:

   29.4' below grade

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 near any existing open space or natural areas.

E. SURFACE COVERAGE AND CHARACTERISTICS

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

	Existing Condition	Proposed Condition
1. ***Surface area:***		
Roof:	0	17,569 sf
Pavement/walkway:	0	0 sf
Grass/softscape:	28,698	0
Other (describe):	0	5,451 sf (greenroof)
2. ***Wetland*** (regulated or non-regulated) area and classification:	0	0
3. ***Water surface area:***	0	0

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

Existing – how is the site drained?

Site is currently a vacant lot covered with grass/soil. Stormwater currently drains directly into the ground.

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

Stormwater will be collected on-site via roof drains on the building and area drains at grade. The water will be routed to a stormwater detention tank in the cellar before exiting to the sewer along Chestnut St.