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ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) AND SUPPLEMENTAL STUDIES TO THE EAS

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

Prepared for:
Sbeny Holdings, LLC

Prepared by:
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October 14, 2021

103 Lee Avenue
Brooklyn, NY
Brooklyn Community District 1

CEQR Reference No: 20DCP144K

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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* 103 Lee Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 20DCP144K	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 210312ZMK; N210313ZRK	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY Department of City Planning (DCP)			NAME OF APPLICANT Sbeny Holdings, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Deputy Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Amber Kartalyan		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 500 International Drive		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 201-757-3561	EMAIL amber.kartalyan@equityenvironmental.com	

5. *Project Description*

The Applicant, Sbeny Holdings, LLC, is seeking the approval of a zoning map amendment to facilitate the development of 103 Lee Avenue (Block 2200, Lot 6) with an 8-story, 84-foot-tall plus cellar 57,418 gross square foot (52,925 zoning square foot) mixed-use residential and commercial building. The zoning map amendment would rezone Block 2200, Lots 6 and 4 (p/o) and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o) (the "Affected Area") from R6 and R6/C1-3 to R7X/C2-4. Block 2200, Lot 6 and the portion of Lot 4, Block 2199, Lot 43 and Lot 44 in the Affected Area are currently zoned R6, while the Lots 33 (p/o) and 39 (p/o) on Block 2199 are zoned R6/C1-3. In addition to the zoning map amendment, the Applicant is seeking a zoning text amendment to map an area coterminous with the Affected Area for Mandatory Inclusionary Housing (MIH). For maximum flexibility, the Applicant will be mapping the area for MIH options 1 and 2.

The Environmental Assessment Statement (EAS) compares the incremental difference between the future absent the proposed actions (no-action condition) and the future with the proposed actions (with-action condition) for the 2025 build year. This EAS studies the potential for individual and cumulative environmental impacts related to the proposed action occurring in a study area of approximately 400 feet around the Affected Area. This analysis framework is described below:

Future No-Action Condition

In the No-Action Conditions existing conditions would remain on all lots except for The Applicant's, Block 2200, Lot 6. Plans have been filed with the DOB (DOB Job # 321286791) for the as-of-right construction of a 5-story, 54-foot-tall 43,137 GSF building with 29,985 GSF of residential floor area and 13,152 GSF of ground floor community facility floor area. The building would include 27 dwelling units and 14 parking spaces.

Future With-Action Condition

In the future with the Proposed Actions Block 2200, Lot 6 and Block 2199, Lot 22 would be significantly underbuilt and

are both projected to develop. Only a small portion of Block 2200, Lot 4 and Block 2199, Lots 33, 39, 43, and 44 would be included in the Affected Area, and would not be expected to develop.

Projected Development Site 1 (Block 2200, Lot 6):
103 Lee Avenue (Block 2200, Lot 6) would be developed with a 57,316 GSF (53,400 ZSF; 6.00 FAR) 14-story, 145-foot-tall building. 48,060 GSF (44,500 ZSF; 5.00 FAR) of residential floor area on floors 2 through 14 would contain 52 dwelling units, between 25-30% of units would be permanently affordable pursuant to MIH, which would be 13 to 16 units. 9,256 GSF (8,900 ZSF; 1.00 FAR) of ground floor commercial retail space would be provided. 11 residential parking spaces would be required per Section 25-241 for lots under 10,000 sf. The 9 required parking spaces for the commercial use would be waived pursuant to Section 36-21 of the Zoning Resolution of the City of New York.

As the Applicant's proposed building is for 30% affordable units, 16 of the dwelling units will be considered affordable for purposes of a more conservative analysis in terms of publicly funded childcare (Brooklyn's childcare threshold for analysis is 110 dwelling units).

Projected Development Site 1 maximizes bulk and height within the proposed R7X/C2-4 zoning district. The Applicant's proposed 868 GSF average dwelling unit size was utilized for a more conservative analysis.

Projected Development Site 2 (Block 2199, Lot 22):
100 Lee Avenue (Block 2199, Lot 22) would be demolished in place and redeveloped with a 52,808 GSF (49,200; 6.00 FAR) 14-story, 145-foot-tall building. 44,280 GSF (41,000 ZSF; 5.00 FAR) of residential floor area on floors 2 through 14 would contain 44 dwelling units, 25-30% of which (11-13 units) would be permanently affordable at or below 80% AMI. 8,528 GSF (8,200 ZSF; 1.00 FAR) of ground floor commercial retail space would be provided. 10 residential parking spaces would be required for market rate units per Section 25-241 for lots under 10,000 sf. The 9 required parking spaces for the commercial use would be waived pursuant to Section 36-21 of the Zoning Resolution of the City of New York.

Projected Development Site 2 maximizes available bulk and height for the proposed zoning district and assumes an average dwelling unit size of 1,000 GSF with 25-30% of the available residential floor area set aside for MIH. For the purposes of a conservative analysis, 30% affordable units will be analyzed.

The proposed action is a discretionary action subject to environmental review. The NYC Department of City Planning is the lead agency on behalf of the City Planning Commission for environmental review under CEQR.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 103 Lee Avenue
TAX BLOCK(S) AND LOT(S) Block 2200, Lots 6 and 4 (p/o) and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o)		ZIP CODE 11211
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Affected Area is generally bounded by Keap Street on the north, Hooper Street to the south, Marcy Avenue to the east, and Williamsburg Street East on the west.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6 and R6/C1-3		ZONING SECTIONAL MAP NUMBER 12d

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

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

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

☐ LEGISLATION

☐ RULEMAKING

☐ CONSTRUCTION OF PUBLIC FACILITIES

☐ 384(b)(4) APPROVAL

☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:

☐ POLICY OR PLAN, specify:

☐ FUNDING OF PROGRAMS, specify:

☐ PERMITS, specify:

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

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)

☐ LANDMARKS PRESERVATION COMMISSION APPROVAL

☐ OTHER, explain:

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

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

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

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

☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)

☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 17,296 (Block 2200, Lot 6 = 8900 sf; Block 2200, Lot 4 (p/o) = 11 sf; Block 2199, Lot 22 = 8200 sf; Block 2199; Lot 33 (p/o) = 800 sf; Block 2199, Lot 39 (p/o) = 5 sf; Block 2199 Lot 43 (p/o) = 5 sf; Block 2199, Lot 44 (p/o) = 5 sf)

Waterbody area (sq. ft) and type:

Roads, buildings, and other paved surfaces (sq. ft.): 17,296

Other, describe (sq. ft.):

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): Total GSF = 110,124; Incremental (No-Action - With-Action) GSF = 57,212

NUMBER OF BUILDINGS: 2 (Projected Development Site 1 - Block 2200, Lot 6; Projected Development Site 2 - Block 2199, Lot 22)

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Projected Site 1 - Block 2200, Lot 6 total GSF = 57,316, incremental GSF (No-Action - With Action) = 14,179 ; Projected Site 2 - Block 2199, Lot 22 total GSF= 52,808, incremental GSF (No-Action - With-Action) = 43,033

HEIGHT OF EACH BUILDING (ft.): 145

NUMBER OF STORIES OF EACH BUILDING: 14 (both)

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: 8,900

The total square feet not owned or controlled by the applicant: 8,396

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

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

AREA OF TEMPORARY DISTURBANCE: 17,100 (Projected Site 1 - 8900, Projected Site 2 - 8200) sq. ft. (width x length)

VOLUME OF DISTURBANCE: 171,000 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 17,100 sq. ft. (width x length)

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***

Size (in gross sq. ft.)	92,340 total (Increment 62,355)	17,784 total (Increment 8,009)		
Type (*e.g.,* retail, office, school)	96 total (Projected Site 1 - 52, Projected Site 2 - 44), Incremental 69 (Projected Site 1 - 25, Projected Site 2 - 44) units	Retail		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 171 NUMBER OF ADDITIONAL WORKERS: 24

Provide a brief explanation of how these numbers were determined: 3 employees per 1,000 gsf retail; 2.48 residents per dwelling units per Brooklyn CD 1 2018 ACS average

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

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: In the No-Action Conditions existing conditions would remain on all lots except for The Applicant's, Block 2200, Lot 6. Plans have been filed with the DOB (DOB Job # 321286791) for the as-of-right construction of a 5-story, 54-foot-tall 43,137 GSF building with 29,985 GSF of residential floor area and 13,152 GSF of ground floor community facility floor area. The building would include 27 dwelling units and 14 parking spaces.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2025

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 22

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO IF MULTIPLE PHASES, HOW MANY? 2

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: As-of-right building is currently under construction on Projected Site 1 (Block 2200, Lot 6) and is almost finished. After the rezoning is approved the additional height permitted under the proposed zoning district will be added in approximately 4 months.

Projected Site 2 (Block 2199, Lot 22) is assumed to take 30 total months to develop after the building on Projected Site 1 is completed in 2022: approximately 12 months for new building plans and demolition of the existing building, plus an additional 18 months for construction of a new building.

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

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

Part II: TECHNICAL ANALYSIS

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

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

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

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See EAS Appendix A		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☒
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 4,725 = (79 x 24 employees) + (41 x 69 households)		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 9,632,726 = (216.3 x 8,009 commercial gsf) + (126.7 x 62,355 residential gsf)		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See EAS Section 2.5	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☒	☐
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒

	YES	NO
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. A detailed analysis was required for air quality and noise, and an E-Designation for both technical areas is required to ensure that no impacts on project occupants or nearby uses would occur. No other technical areas would be expected to result in significant adverse impacts. As a result, the Proposed Actions do not have the potential to result in significant adverse impacts, nor would they be expected to result in moderate effects on several of the elements that define a neighborhood's character.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒

(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

Construction as-of-right on Projected Development Site 1 (Applicant Site, Block 2200, Lot 6) is almost complete and the additional floor area and height permitted under the proposed new zoning district will be added within 4 months of project approval. Projected Development Site 2 (Block 2199, Lot 22), which is not controlled by the Applicant, will need to secure funding and develop plans for redevelopment before the existing building is demolished in place, after which construction of the new building would last approximately 18 months. No overlap in construction or construction lasting for longer than two years overall is expected to occur.

The historic resource within 400 feet of the Projected Development Sites, 571 Bedford Avenue, is approximately 379 feet from Projected Development Site 2, located across the BQE. Because of the distance between the two sites no construction-related impacts would be expected on the S/NR-eligible resource.

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Amber Kartalyan	10/14/2021
SIGNATURE Amber Kartalyan	

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

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	City Planning Commission
NAME Stephanie Shellooe	DATE November 12, 2021
SIGNATURE	

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The proposed actions are a zoning map amendment from R6 and R6/C1-3 to R7X/C2-4 and a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the rezoning area affecting Block 2200, Lots 6 and a portion of (p/o) Lot 4 and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o) (the "Affected Area"). The proposed actions would facilitate a proposal by the Applicant for the development of 103 Lee Avenue (Block 2200, Lot 6, Projected Development Site 1) with an 8-story, 84-foot-tall plus cellar 57,418 gross square foot (gsf) mixed-use residential and commercial building. The proposed actions could also facilitate development on a non-applicant owned site (Block 2199, Lot 22, Projected Development Site 2), which could be developed with a 52,808 gsf mixed-use residential and commercial building. The Proposed Actions would allow for a higher density of residential development and would permit additional commercial use groups to the Affected Area. The R7X/C2-4 zoning district would be compatible with zoning in the surrounding area and would not introduce new uses incompatible with the area. The proposed actions would not result in significant adverse impacts related to land use, zoning or public policy.

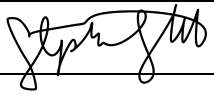
Urban Design

A detailed analysis related to urban design included in this EAS. The rezoning would permit higher bulk and increased building heights, but lot coverage would remain the same as under existing zoning. In addition, the project would not change the context of urban design features to the extent that built visual resources would be altered. The Proposed Actions would not alter the pedestrian environment, nor would it result in substantial changes to the built environment of a historic district or components of an historic building.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-638) related to hazardous materials, air quality, and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, air quality, and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Stephanie Shellooe at +1 212-720-3328.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe	DATE November 12, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Anita Laremont	DATE November 15, 2021
SIGNATURE	

Project Name: 103 Lee Avenue
CEQR # 20DCP144K
SEQRA Classification: Unlisted

Determination of Significance Appendix

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

Development Site	Borough	Block and Lot
Projected Development Site 1	BK	Block 2200, Lot 6
Projected Development Site 2	BK	Block 2199, Lot 22

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-638**) would be established as part of approval of the proposed actions on **Projected Development Sites 1 and 2** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	X
Projected Development Site 2	X	X	X

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1 and 2** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse

impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Air Quality

The (E) designation requirements for air quality would apply as follows:

Projected Development Site 1 (Block 2200, Lot 6): *Any new residential and/or commercial development on the above-referenced property must ensure the heating, ventilating and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier and at least 148 feet above grade, and at least 15.5 feet away from the southwestern lot line facing Lee Avenue to avoid any potential significant air quality impacts.*

Projected Development Site 2 (Block 2199, Lot 22): *Any new residential and/or commercial development on the above-referenced property must ensure the heating, ventilating and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier and at least 148 feet above grade to avoid any potential significant adverse air quality impacts.*

Noise

The (E) designation requirements for noise would apply as follows:

Projected Development Site 1 (Block 2200, Lot 6): *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 33 dBA window/wall attenuation on the facades facing Keap Street and the facades facing Marcy Avenue within 50 feet of Keap Street and 28 dBA of attenuation on the facades facing Lee Avenue and the facades facing Hooper Street within 50 feet of Lee Avenue to maintain an interior noise level not greater than 45 dBA for residential uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.*

Projected Development Site 2 (Block 2199, Lot 22): *To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 33 dBA window/wall attenuation on the facades facing Williamsburg Street East and the facades facing Hooper Street within 50 feet of Williamsburg Street East and 28 dBA of attenuation on the facades facing Lee Avenue and the facades facing Hooper Street within 50 feet of Lee Avenue to maintain an interior noise level not greater than 45 dBA for residential uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.*

Figure 1: Project Location Map

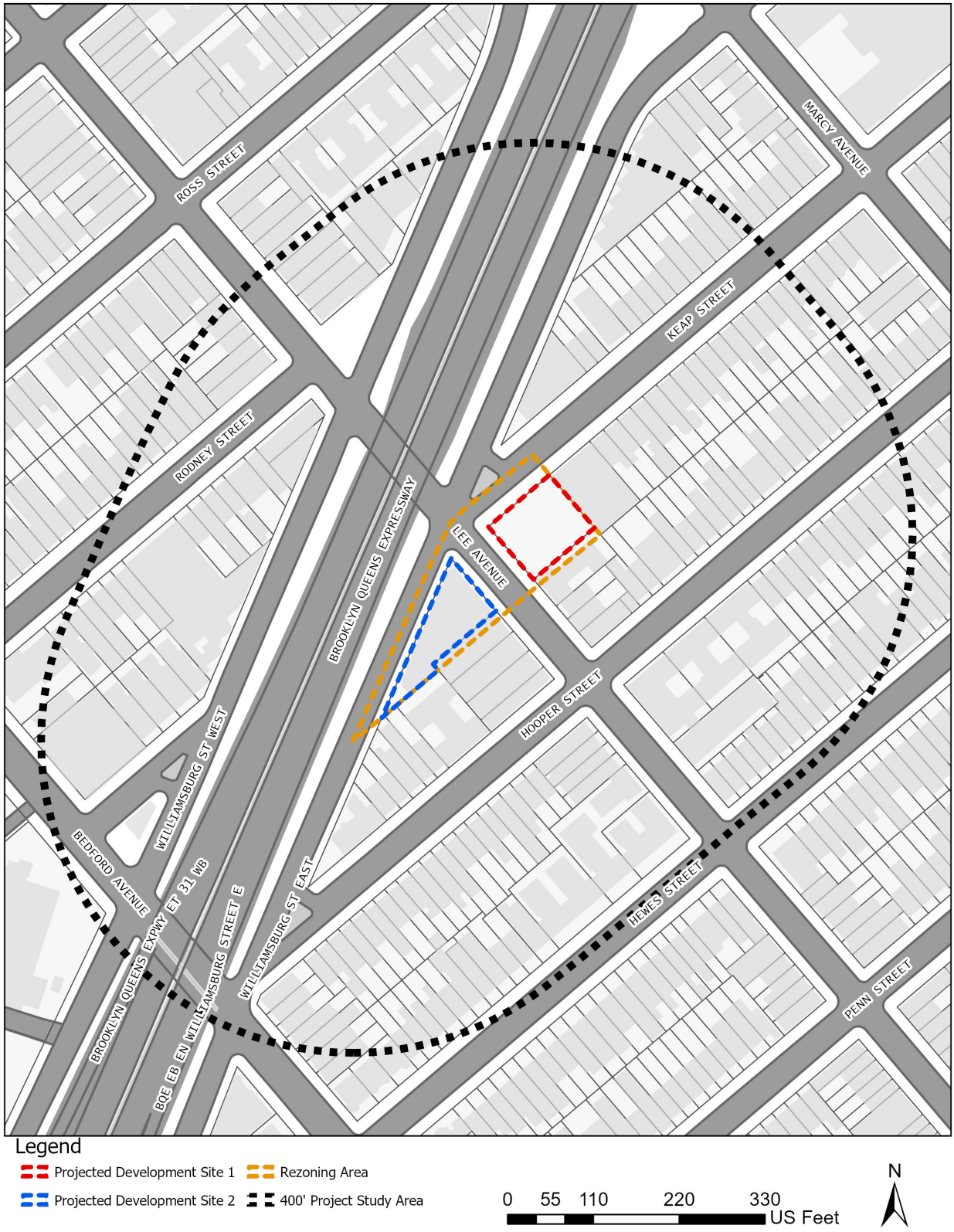


Figure 2: Land Use Map

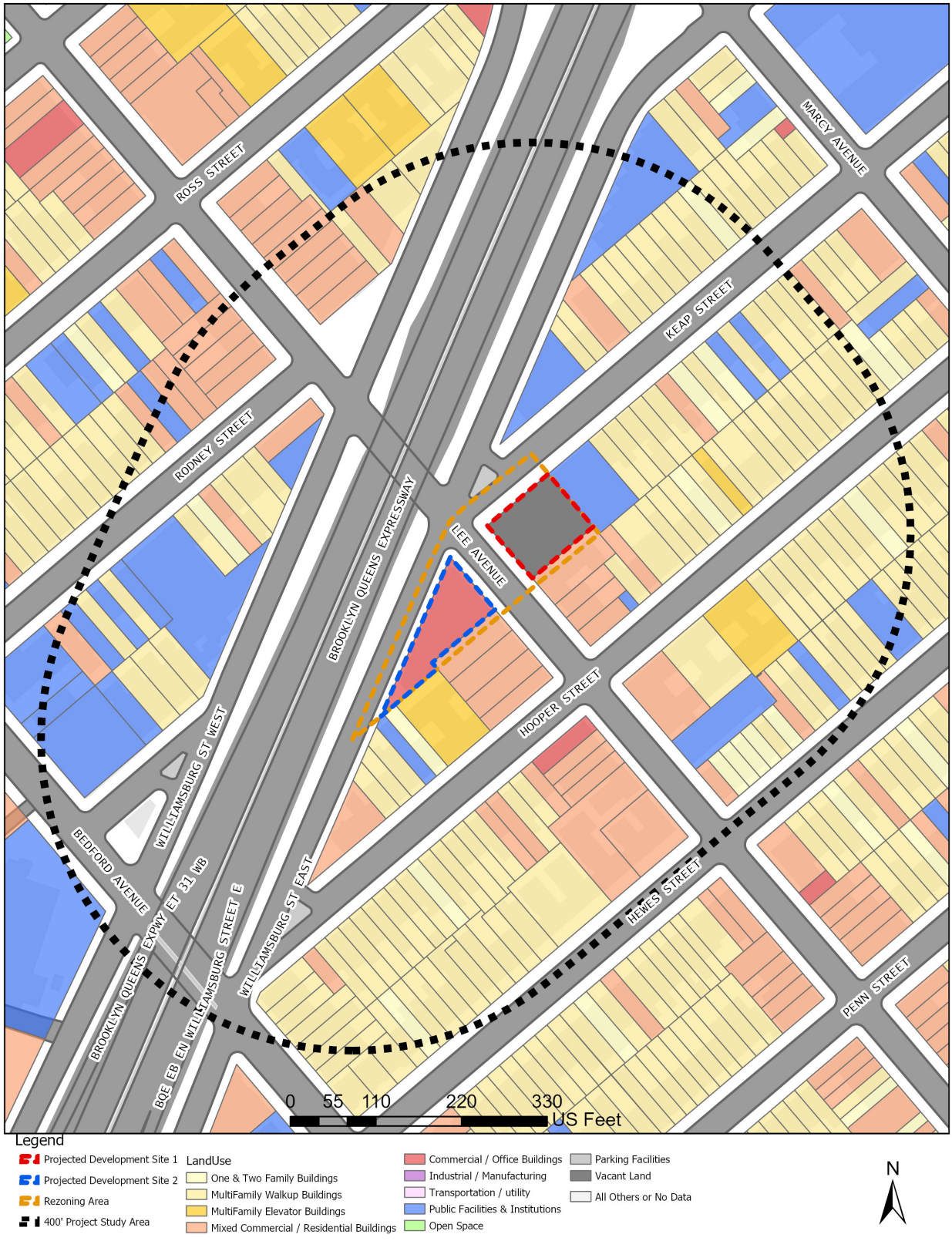
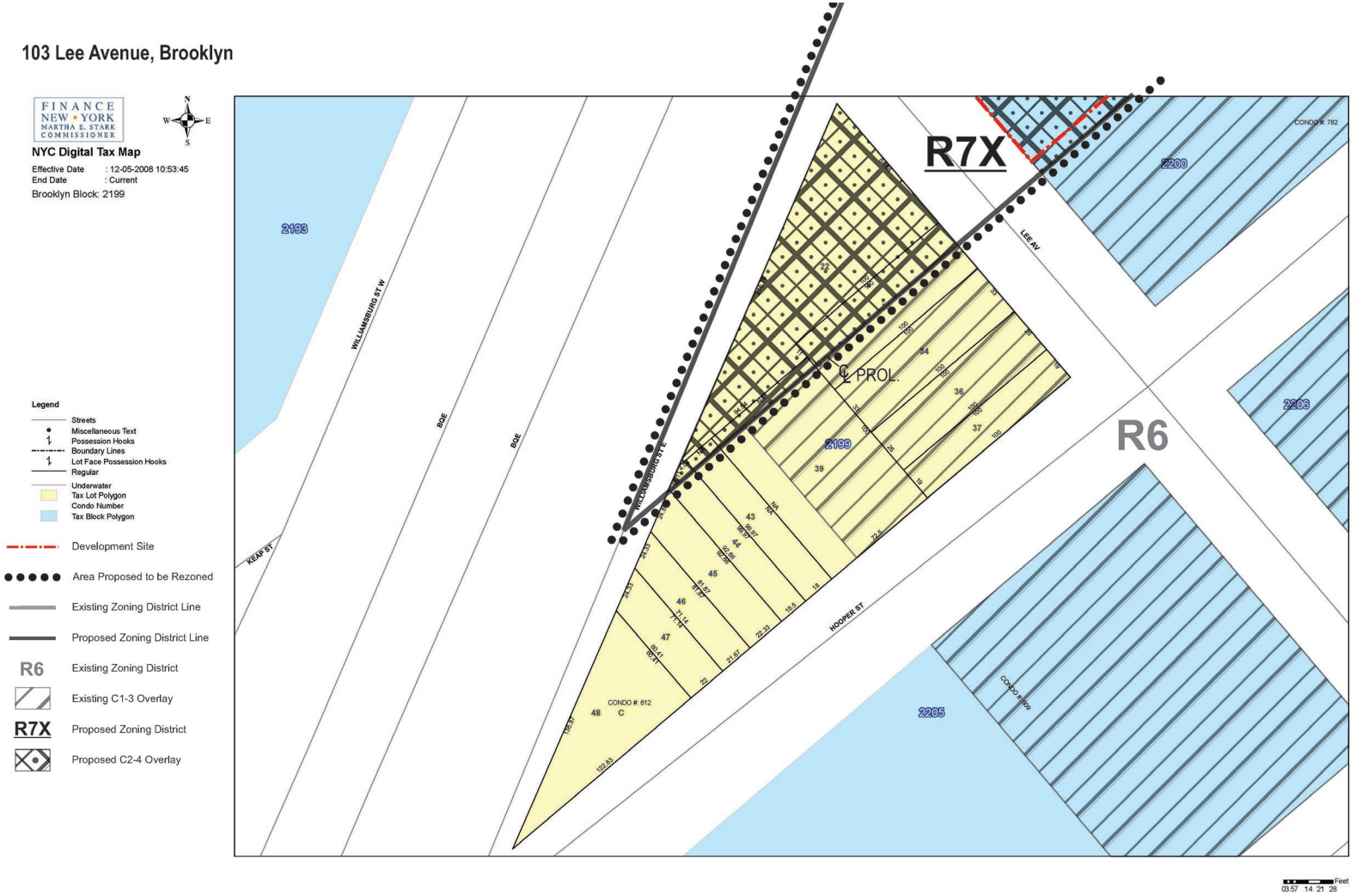


Figure 3: Tax Maps



103 Lee Avenue, Brooklyn

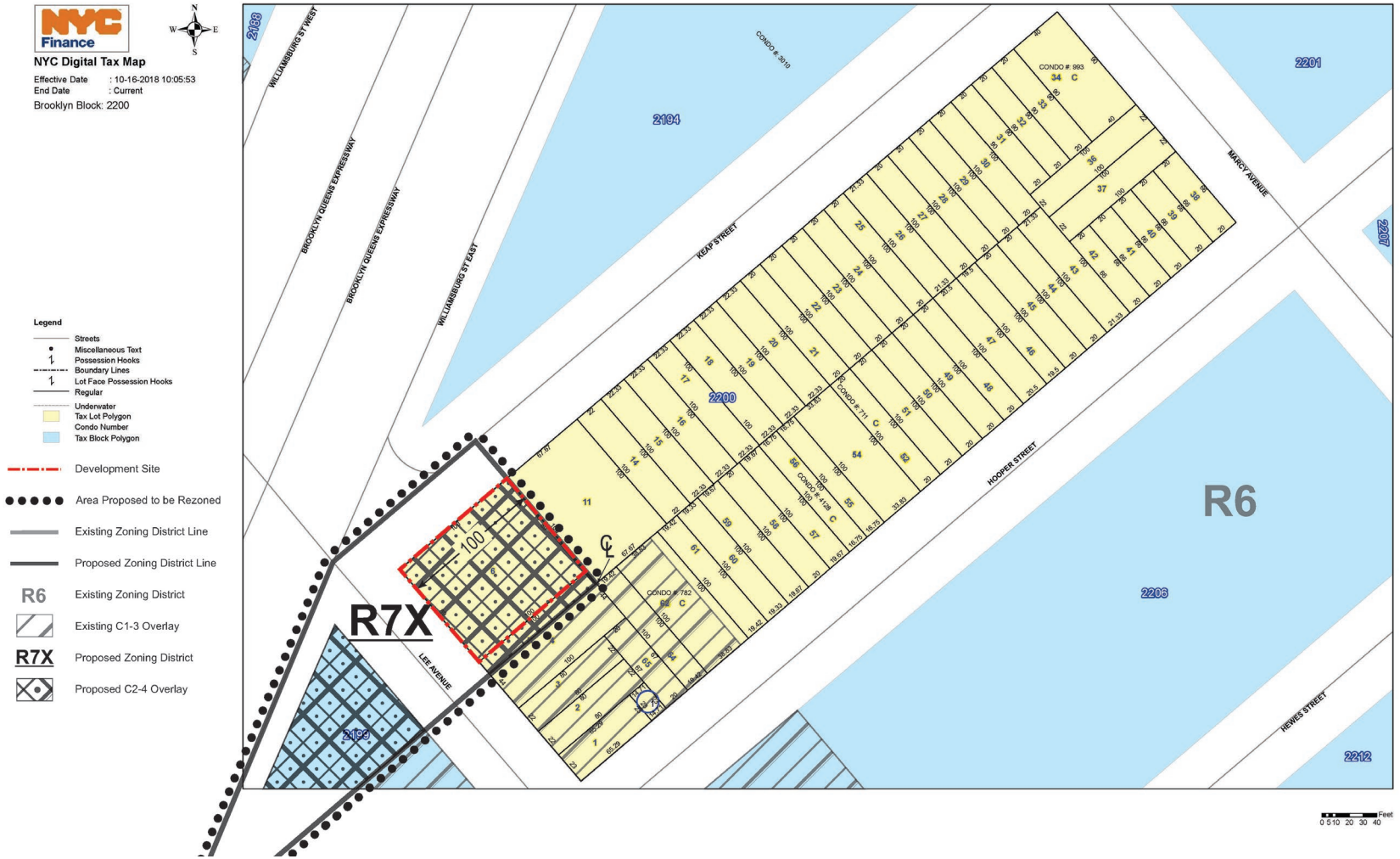
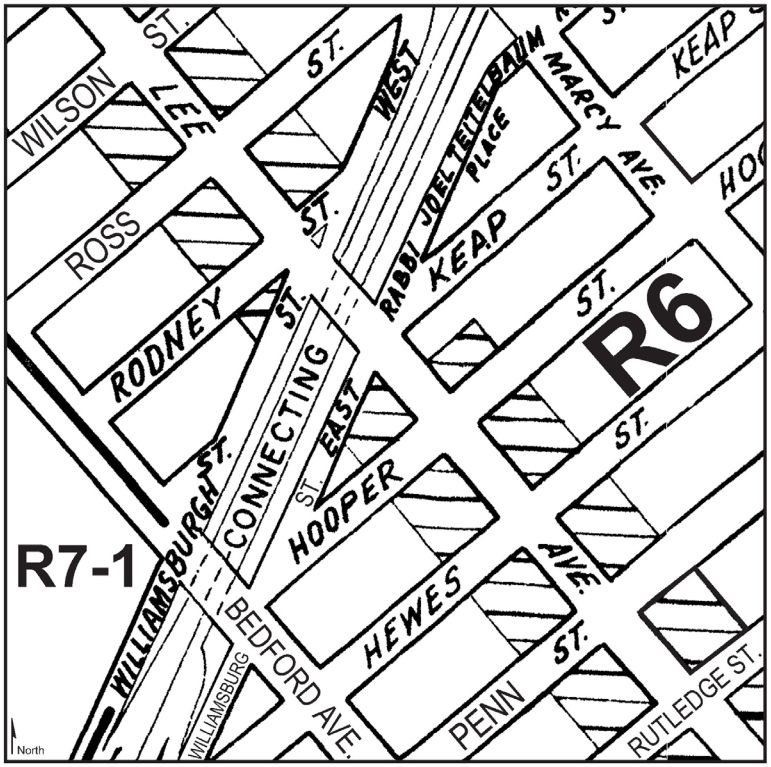


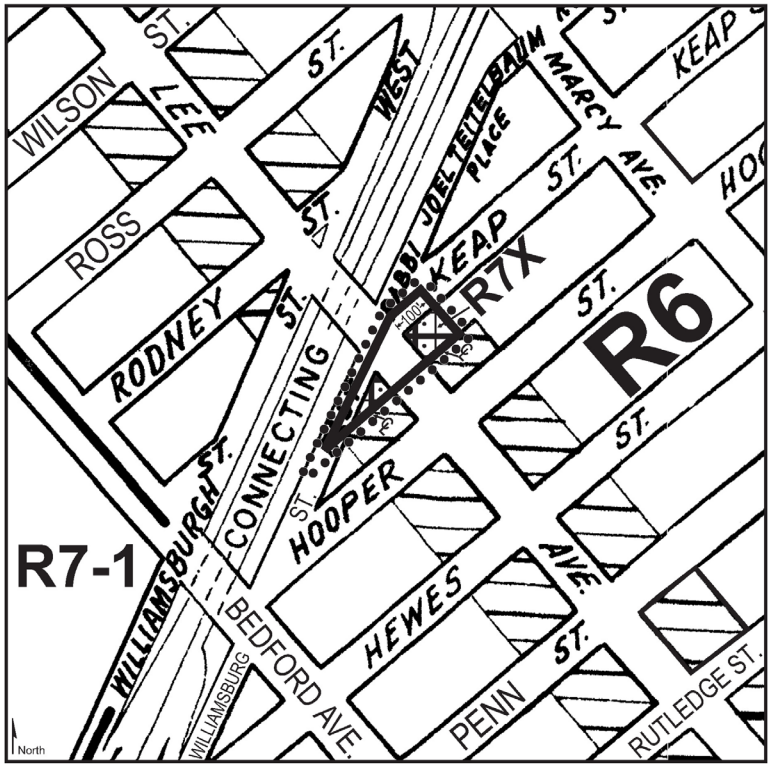
Figure 4: Zoning Map



Figure 5: Zoning Change Map



Current Zoning Map (12d & 13b)



Proposed Zoning Map (12d & 13b) - Area being rezoned is outlined with dotted lines

Rezoning from R6 to R7X/C2-4
Rezoning from R6/C1-3 to R7X/C2-4

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.

Figure 6: Photo Key



1. View of Development Site 1 facing east from the intersection of Lee Avenue, Williamsburg Street East, and Keap Street



2. View of Keap Street facing southwest (Development Site 1 at left)



3. View of Development Site 1 facing south from Keap Street



Photographs Taken on December 20, 2018



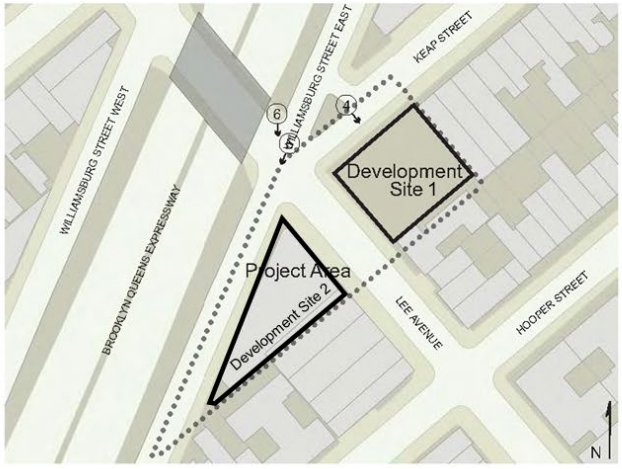
4. View of Development Site 1 facing southeast from Keap Street



5. View of Williamsburg Street East facing southwest from Lee Avenue (Development Site 2 at left)



6. View of Development Site 2 facing south from the intersection of Lee Avenue, Williamsburg Street East, and Keap Street



Photographs Taken on December 20, 2018



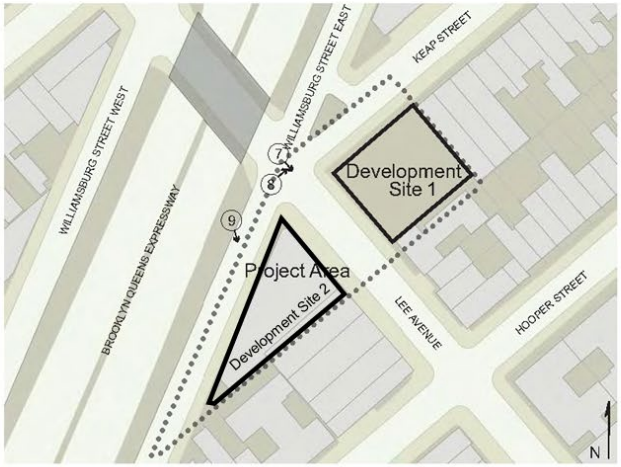
7. View of Development Site 1 (left) and Development Site 2 (right) facing southeast from Williamsburg Street East



8. View of Keap Street facing northeast from Lee Avenue (Development Site 1 at right)



9. View of Development Site 2 facing south from Williamsburg Street East



Photographs Taken on December 20, 2018



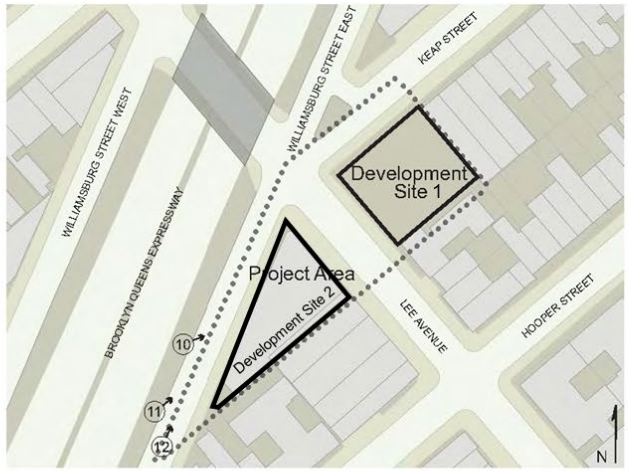
10. View of Development Site 2 facing east from Williamsburg Street East



11. View of Development Site 2 facing northeast from Williamsburg Street East



12. View of Williamsburg Street East facing northeast (Project Area at right)



Photographs Taken on December 20, 2018



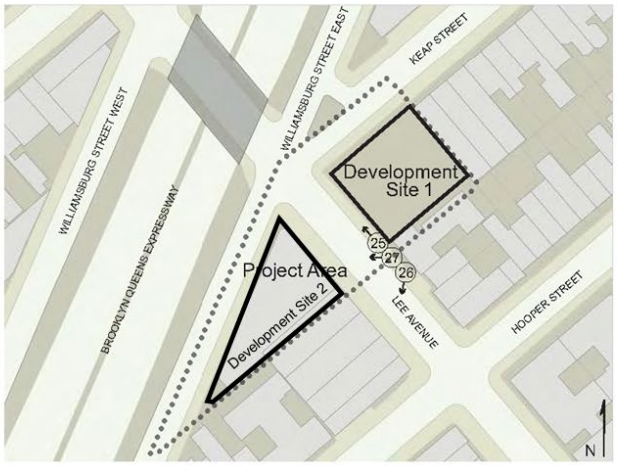
25. View of sidewalk along the northeast side of Lee Avenue facing northwest (Development Site 1 at right)



26. View of the southwest side of Lee Avenue facing south from Development Site 1



27. View of Development Site 2 facing west from Lee Avenue



1.0 PROPOSED ACTION

1.1 Introduction

The Applicant, Sbeny Holdings, LLC, is seeking the approval of a zoning map amendment to facilitate the development of 103 Lee Avenue (Block 2200, Lot 6) with an 8-story, 84-foot-tall plus cellar 57,418 gross square foot "GSF" or 52,925 zoning square foot "ZSF" mixed-use residential and commercial building. The building would consist of 45,139 ZSF of residential floor area and 7,786 ZSF of commercial floor area. The building would rise to a total height of approximately 84 feet. The proposed 52 dwelling units (16 affordable) would generate an off-street parking requirement of 11 spaces per ZR Section 25-241 for lots under 10,000 sf, where 15 are provided.

The zoning map amendment would rezone Block 2200, Lots 6 and 4 (p/o) and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o) (the "Affected Area") from R6 and R6/C1-3 to R7X/C2-4. Block 2200, Lot 6 and the portion of Lot 4, Block 2199, Lot 43 and Lot 44 in the Affected Area are currently zoned R6, while the Lots 33 (p/o) and 39 (p/o) on Block 2199 are zoned R6/C1-3. In addition to the zoning map amendment, the Applicant is seeking a zoning text amendment to map an area coterminous with the Affected Area for Mandatory Inclusionary Housing (MIH). For maximum flexibility, the Applicant will be mapping the area for MIH options 1 and 2.

The proposed action is a discretionary action subject to City Environmental Quality Review "CEQR". The NYC Department of City Planning is the lead agency on behalf of the City Planning Commission for environmental review under CEQR.

1.2 Background

The Affected Area has been zoned R6 and R6/C1-3 since the original zoning ordinance of 1961. The Applicant's lot operated as a private two-car garage around 1924 according to a Certificate of Occupancy (CO) issued by the Department of Buildings (DOB). A subsequent CO from 1964 approved a 1-story, 12-foot-tall Use Group (UG) 6 retail store to operate on the site. The structure was then demolished around 2005 and has been vacant and unimproved since. The site is currently under construction (DOB Job # 321286791) for the as-of-right construction of a 5-story, 54-foot-tall 43,137 GSF building with residential and ground floor community facility uses.

1.3 Description of Surrounding Area

The Affected Area is located in the Williamsburg neighborhood of Brooklyn, Community District 1. Within the 400-foot surrounding area land uses consist of residential, community, and commercial buildings. Residential uses are generally mid-rise buildings along the side streets, and mid-rise mixed-use residential buildings with ground floor retail uses along Lee Avenue, which is a major commercial avenue in the area. There are several community facilities in the area that are predominantly orthodox synagogues and schools.

Built form in the area is generally one- to four-story rowhome-style buildings with brick facades and stoops, and multi-family walk-up buildings up to 6 stories. The area contains wide sidewalks and dense street plantings along sidewalks. The area is defined by the heavily commercial

corridor of Lee Avenue and the below-grade Interstate 278 immediately west of the Affected Area.

The surrounding area is zoned R6, which is a medium-density non-contextual residence district that permits a FAR up to 3.00 with building heights subject to the sky exposure plane or at the height of 75 feet, depending on height factor buildings or quality housing buildings. C1-3 commercial overlays are mapped along Lee Avenue that extends from Heyward Street to the south up to South 8th Street in the north.

The traffic grid is regular southeast and east of the Affected Area, before the below-grade Interstate 278 roadway creates irregular blockfronts and lots. The Affected Area is bounded by Keap Street to the north, Hooper Street to the south, Marcy Avenue to the east, and Williamsburg Street East to the west. Keap Street is a southwest to northeast road with one moving lane of traffic and curbside parking. Hooper Street is a southwest to northeast with one moving lane of traffic and curbside parking—south of Lee Avenue traffic moves from southwest to northeast, and north of Lee Avenue traffic moves from northeast to southwest. Marcy Avenue is a southeast to northwest road with one moving lane of traffic and curbside parking. Williamsburg Street East is a south to north road with one moving lane of traffic and curbside parking. All of the roads bounding the Affected Area are narrow. Lee Avenue, which intersects the Affected Area, is a narrow road that crosses over Interstate 278 (Brooklyn Queens Expressway) on an elevated roadway immediately to the northwest of the Proposed Project Area.

The surrounding area is well-served by transit and is within a Transit Zone. The J, M, and Z lines stop at Marcy Avenue and Broadway approximately three blocks north of the Affected Area. The B44 bus line runs along Lee Avenue and provides service between Williamsburg and Sheepshead Bay.

1.4 Description of Affected Area

The Affected Area is shown in **Figure 1**. The R6/C1-3 zoning district promotes medium-density non-contextual residential development up to 3.00 FAR and local retail up to 2.00 FAR. There are seven lots within the Affected Area:

- **Block 2200, Lot 6 (Applicant Site):** 8,900 SF corner lot with 89 feet of frontage on Keap Street and 100 feet of frontage on Lee Avenue. The lot is currently vacant with active construction on-site. Plans have been filed with the Department of Buildings (DOB Job # 321286791) for the as-of-right construction of a 5-story, 54-foot-tall 43,137 GSF building with 29,985 GSF of residential floor area and 13,152 GSF of ground floor community facility floor area. The building would include 27 dwelling units and 14 parking spaces.
- **Block 2200, Lot 4 (p/o):** A 4,400 SF interior lot improved with a 6-story, 80-foot-tall mixed-use commercial and residential building. The 22,968 GSF building includes 19,140 GSF of residential floor area with 27 dwelling units and 3,828 GSF of ground floor commercial floor area. The building was built in 1915 and has no existing curb cuts. Therefore, the building is legally non-compliant. Only 11 feet of this lot is proposed to be included in the Affected Area.
- **Block 2199, Lot 22:** A 8,200 SF corner lot improved with a 1-story, 15-foot-tall commercial building. The building includes 9,775 GSF of commercial floor area and was constructed in 1964. The triangular lot has 217 feet of frontage on Williamsburg Street East and 84 feet of frontage on Lee Avenue. There are currently 7 active businesses

within the building with approximately 69 total employees. The building was built in 1964. The entire lot is included in the Proposed Project Area.

- **Block 2199, Lot 33 (p/o):** A 3,300 SF interior lot improved with a 4-story, 60-foot-tall mixed-use commercial and residential building. Approximately 800 SF is included in the proposed rezoning area. The 9,900 GSF building includes 8,700 GSF of residential floor area and 8 dwelling units and 1,200 GSF of ground floor commercial space. The lot was improved with the existing structure in 1920 and has 33 feet of frontage along Lee Avenue and a depth of 100 feet. There are two active businesses on site.
- **Block 2199, Lot 39 (p/o):** A 7,250 square foot interior lot with 72.5 feet of frontage on Hooper Street. It is developed with 6-story multi-family residential apartments consisting of approximately 30,576 square feet of floor area (4.22 FAR) and has no existing curb cuts. The building was built in 1928 so it is legally compliant. Approximately 5 feet of the lot would be included in the Affected Area.
- **Block 2199, Lot 43 (p/o):** An 1,800 square foot interior lot with 18 feet of frontage on Hooper Street. It is developed with a 3-story 2 family building consisting of 3,240 square feet of floor area (1.80 FAR) and has no existing curb cuts. The building was built in 1899 and approximately 5 feet of the lot would be included in the Affected Area.
- **Block 2199, Lot 44 (p/o):** An 1,805 square foot interior lot with 18.5 feet of frontage on Hooper Street. It is developed with a 3-story community facility containing Yeshiva Michas Eluzar, consisting of 2,499 square feet of floor area (1.38 FAR) and has no existing curb cuts. The building was built in 1905 and approximately 5 feet of the lot would be included in the Affected Area.

1.5 Description of Proposed Development

The Applicant proposes to develop an 8-story, 84-foot-tall plus cellar 57,418 GSF or 52,925 ZSF; 5.95 FAR residential and commercial building on Block 2200, Lot 6. The building would consist of 45,139 ZSF of residential floor area with 52 dwelling units located on floors 2 through 8 (16 units would be permanently affordable at or below 80% of AMI per MIH Option 2). The ground floor would contain 7,786 ZSF of commercial floor area. There would be no building set-back, and 15 parking spaces would be located at cellar level, with a single curb cut along Lee Avenue.

1.6 Action(s) Necessary to Facilitate the Project

There are two actions necessary to facilitate the Proposed Project:

- A zoning map amendment affecting Block 2200, Lots 6 and 4 (p/o) and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o) to change the Affected Area from R6 and R6/C1-3 to R7X/C2-4.
- A zoning text amendment to Appendix F for an area coterminous with the Affected Area to map the area for Mandatory Inclusionary Housing

Together these two actions are the Proposed Actions.

1.7 Purpose and Need

The Applicant believes that the Proposed Actions would allow for development of underutilized lots at a higher density within a Transit Zone and along the northern portion of the Lee Avenue commercial corridor. The proposed project would not be feasible within the existing R6 zoning

district where the maximum permitted residential FAR is 3.00, with building heights subject to the sky exposure plane or a height of 75 feet, depending on height factor buildings or quality housing buildings, and no commercial uses are permitted. Within the proposed R7X/C2-4 zoning district with MIH a maximum FAR of 6.00 is permitted, a building may rise to a maximum height of 145 feet with a qualifying ground floor, and UGs 1-9 and 14 are permitted. The text amendment to map the area for MIH would also provide permanently affordable units (at least 25% of residential floor area) at or below 80% of AMI in line with Mayor de Blasio's Housing New York 2.0. The Applicant has selected MIH Option 2, pursuant to §123-154(d). Under Option 2, all residential developments, enlargements, and conversions within this MIH, that meet the criteria set forth in the MIH program, must comply with the requirements of Option 2. Option 2 requires that 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI. The Applicant also believes the development would remove a blighted, vacant lot from the area and would result in increased safety by activating pedestrian-sidewalk activity.

1.8 Analysis Framework

The analysis compares the incremental difference between the future absent the proposed actions (no-action condition) and the future with the proposed actions (with-action condition for the 2025 build year). This EAS studies the potential for individual and cumulative environmental impacts related to the proposed action occurring in a study area of approximately 400 feet around the Affected Area. This environmental assessment considers the potential effects of the proposed action compared to future conditions without the approvals sought by the Applicant. The analysis framework assumes maximum height and maximum floor area for purposes of assessing the Proposed Rezoning and is not an actual representation of what may be built. This analysis framework is described below:

Reasonable Worst-Case Development Scenario (RWCDS)

Pursuant to 2020 CEQR Technical Manual methodology, sites may be considered 'soft' if they are built to substantially less than the maximum allowable floor area ratio and are sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. Sites that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use. Projected development sites are defined as those sites that are more likely to be developed as a result of the proposed project.

Future No-Action Condition

In the No-Action Condition existing conditions would remain on all lots except for The Applicant's, Block 2200, Lot 6. Plans have been filed with the DOB (DOB Job # 321286791) for the as-of-right construction of a 5-story, 54-foot-tall 43,137 GSF building with 29,985 GSF of residential floor area and 13,152 GSF of ground floor community facility floor area. The building would include 27 dwelling units and 14 parking spaces.

No other development is expected without the Proposed Actions as the other lots within the Affected Area would continue their longstanding uses.

Future With-Action Condition

In the future with the Proposed Actions Block 2200, Lot 6 and Block 2199, Lot 22 would be significantly underbuilt and are both projected to develop. Only a small portion of Block 2200,

Lot 4 and Block 2199, Lots 33, 39, 43, and 44 would be included in the Affected Area, but would not be expected to develop due to the small area affected by the Proposed Actions and the fact that these lots are already developed and, in some cases, overbuilt.

Projected Development Site 1 (Block 2200, Lot 6)
103 Lee Avenue (Block 2200, Lot 6) would be developed with a 57,316 GSF (53,400 ZSF; 6.00 FAR) 14-story[1], 145-foot-tall building. 48,060 GSF (44,500 ZSF; 5.00 FAR) of residential floor area on floors 2 through 14 would contain 52 dwelling units. The Applicant has selected MIH Option 2, pursuant to §123-154(d). Under Option 2, all residential developments, enlargements, and conversions within this MIH, that meet the criteria set forth in the MIH program, must comply with the requirements of Option 2. Option 2 requires that 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI. Because The Applicant's proposed building is for 30% affordable units, 16 of the dwelling units will be considered affordable for purposes of a more conservative analysis in terms of publicly funded childcare (Brooklyn's childcare threshold for analysis is 110 dwelling units). 9,256 GSF (8,900 ZSF; 1.00 FAR) of ground floor commercial retail space would be provided. 11 residential parking spaces would be required. The 9 required parking spaces for the commercial use would be waived pursuant to Section 36-21 of the Zoning Resolution of the City of New York.

Projected Development Site 1 maximizes bulk and height within the proposed R7X/C2-4 zoning district. The Applicant's proposed 868 GSF average dwelling unit size was utilized for a more conservative analysis.

Projected Development Site 2 (Block 2199, Lot 22)
100 Lee Avenue (Block 2199, Lot 22), which is not controlled by the Applicant, would be demolished in place and redeveloped with a 52,808 GSF (49,200; 6.00 FAR) 14-story, 145-foot-tall building. 44,280 GSF (41,000 ZSF; 5.00 FAR) of residential floor area on floors 2 through 14 would contain 44 dwelling units, 30% of which (13 units) would be permanently affordable at or below 80% AMI. 8,528 GSF (8,200 ZSF; 1.00 FAR) of ground floor commercial retail space would be provided. 10 residential parking spaces must be provided per ZR Section 25-241 for lots under 10,000 sf. The 9 required parking spaces for the commercial use would be waived pursuant to Section 36-21 of the Zoning Resolution of the City of New York.

Projected Development Site 2 maximizes available bulk and height for the proposed zoning district and assumes an average dwelling unit size of 1,000 GSF with 25-30% of the available residential floor area set aside for MIH. For the purposes of a conservative analysis, 30% affordable units will be analyzed.

Other Sites

Development is not expected on Block 2200, Lot 4 or Block 2199, Lots 33, 39, 43, or 44. These lots would have fewer than 25 feet within the proposed R7X/C2-4 zoning district and would be subject to the 25-foot rule. Because neither site would be able to utilize the additional FAR from the proposed rezoning it is not expected that either site would redevelop.

[1] While the buildings assumed to be developed on the Projected Development Sites are anticipated to max out at 8 stories, 14 stories were conservatively evaluated for the purposes of the RWCDS

The existing, no-action, and with-action conditions on the lots within the Affected Area are presented in the below tables.

Table 1.8-1: Analysis Framework – Existing, No-Action and With-Action Calculations

Site Info				No-Action Conditions					With-Action Condition					
#	Block	Lot	Lot Area (gsf)	Zoning	Res. (gsf)	DU	CF (gsf)	Commercial (gsf)	Zoning	Res. (gsf)	DU	Affordable Dwelling Units	CF (gsf)	Commercial (sf)
1	2200	6	8,900	R6	29,985	27	13,152	0	R7X/C2-4	48,060	52	16	0	9,256
2	2199	22	8,200	R6/C1-3	0	0	0	9,775		44,280	44	13	0	8,528
Total			**17,100**		**29,985**	**27**	**13,152**	**9,775**		**92,340**	**96**	**29**	**0**	**17,784**

DU = Dwelling Units

CF = Community Facility

gsf = gross square feet

Res. = Residential

Table 1.8-2: Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Residential[1]	27 DUs 29,985 gsf	96 DUs 92,340 gsf	69 DUs 62,355 gsf
Market Rate (DUs)	27	67	50
Affordable (DUs)[2]	0	29	29
Comm. Facility (gsf)	13,152	0	-13,152
Commercial (gsf)	9,775	17,784	8,009
Total (gsf)	52,912	110,124	57,212
Residents[3]	67	238	171
Workers[4]	69	53	-16

Notes: 'DUs' indicates Dwelling Units; 'gsf' indicates gross square feet

[1] Average Unit Size assumed to be 868 gsf

[2] Assumed 30 percent of residential floor area is reserved as affordable to households with incomes at or below 80 percent of the AMI

[3] Assumes 2.48 persons per residential dwelling unit per Brooklyn Community District 1 Census Data

[4] Assumes 3 employees per 1,000 SF retail/community facility

2.0 ENVIRONMENTAL REVIEW

2.1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Projected Development Site and the area in which the proposed actions may have an effect. Because the Proposed Actions would permit development of uses (commercial) that are not permitted as of right under the Projected Development Site's existing R6 zoning, and would permit residential development at an increased density, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 18v2.1 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area were performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No-Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of New York City Department of City Planning (NYCDCP) and other city agencies programs and documentation.

2.1.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning and public policy study area should generally extend 400 feet from the affected area. Existing land use patterns of city blocks within approximately 400 feet of the affected area are presented in **Figure 2.** The proposed zoning map amendment would affect Block 2200, Lots 6 and 4 (p/o) and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o).

Existing Conditions

Land Use Study Area
The Affected Area is located in the Williamsburg neighborhood of Brooklyn, Community District 1. Within the 400-foot surrounding area land uses consist of residential, community, and commercial buildings. Residential uses are generally mid-rise buildings along the side streets, and mid-rise mixed-use residential buildings with ground floor retail uses along Lee Avenue, which is a major commercial avenue in the area. There are several community facilities in the area that are predominantly orthodox synagogues and schools.

Built form in the area is generally one- to four-story rowhome style buildings with brick facades and stoops, and multi-family walk-up buildings up to 6 stories. The area contains wide sidewalks and dense street plantings along sidewalks. The area is defined by the heavily commercial corridor of Lee Avenue and the below-grade Interstate 278 immediately west of the Affected Area.

The area has historically been defined by medium density residential development along side streets and commercial development with upper floor residential uses along Lee Avenue, which is a commercial corridor in the area.

Affected Area
The Affected Area is shown in **Figure 1** and is summarized below. The R6 zoning district promotes medium density residential development, and the R6/C1-3 zoning district promotes medium density residential development with ground floor local retail uses. Residential development up to 3.00 FAR, commercial uses up to 2.00 FAR (within C1-3 overlay district), and community facility uses up to 4.80 FAR are permitted. All lots within the Affected Area conform to the underlying zoning districts in which they reside.

Analysis

Future No-Action Condition

Land Use Study Area

Existing land use patterns are expected to generally continue in the surrounding area in the future without the Proposed Actions. There are two major construction projects in the surrounding area: a 2,232 GSF enlargement of the existing building at 218 Keap Street, which will add 3 new dwelling units; and a 1,207 GSF enlargement of the existing building at 147 Hewes Street that will add 2 new dwelling units. Any new development in surrounding areas would be governed by the underlying zoning designations.

Affected Area

In No-Action Scenario existing conditions would remain on all lots except for The Applicant's, Block 2200, Lot 6. Plans have been filed with the DOB (DOB Job # 321286791) for the as-of-right construction of a 5-story, 54-foot-tall 43,137 GSF building with 29,985 GSF of residential floor area and 13,152 GSF of ground floor community facility floor area. The building would include 27 dwelling units and 14 parking spaces.

Future With-Action Condition

Projected Development Site 1 (Block 2200, Lot 6; Applicant owned lot)

103 Lee Avenue (Block 2200, Lot 6) would be developed with a 57,316 GSF (53,400 ZSF; 6.00 FAR) 14-story, 145-foot-tall building. 48,060 GSF (44,500 ZSF; 5.00 FAR) of residential floor area on floors 2 through 14 would contain 52 dwelling units, 16 of which would be affordable pursuant to MIH Option 2. 9,256 GSF (8,900 ZSF; 1.00 FAR) of ground floor commercial retail space would be provided. 11 residential parking spaces would be required. The 9 required parking spaces for the commercial use would be waived pursuant to Section 36-21 of the Zoning Resolution of the City of New York.

Projected Development Site 2 (Block 2199, Lot 22; non-applicant lot)

100 Lee Avenue (Block 2199, Lot 22) would be demolished in place and redeveloped with a 52,808 GSF (49,200; 6.00 FAR) 14-story, 145-foot-tall building. 44,280 GSF (41,000 ZSF; 5.00 FAR) of residential floor area on floors 2 through 14 would contain 44 dwelling units, 30% of which (13 units) would be permanently affordable. 8,528 GSF (8,200 ZSF; 1.00 FAR) of ground

floor commercial retail space would be provided. 10 residential parking spaces would be required. The 9 required parking spaces for the commercial use would be waived pursuant to Section 36-21 of the Zoning Resolution of the City of New York.

Conclusion

The Proposed Actions would result in the development of the Affected Area with higher-density residential buildings, would introduce commercial UGs 5-9 and 14 to Projected Development Site 1, and would introduce UGs 7-9 and 14 to Projected Development Site 2. Land use would remain consistent with the surrounding area but at increased residential density. The Proposed Actions would induce the development of underutilized lots along a major commercial corridor within a Transit Zone, and would provide permanently affordable dwelling units. No other changes to land use within the Affected Area or within the Study Area are foreseen as a result of the Proposed Actions. Therefore, the Proposed Actions would not result in any significant adverse impacts to land use.

2.1.2 Zoning

The *CEQR Technical Manual* suggests that a zoning study area should extend 400 feet from the affected area. Existing zoning districts within approximately 400 feet of the Project Site are presented in **Figure 4.** The proposed zoning map amendment would rezone Block 2200, Lots 6 and 4 (p/o) and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o) from R6/C1-3 to R7X/C2-4.

Existing Conditions

Zoning Study Area

Zoning in the Surrounding Area is generally medium density residential with C1-3 commercial overlays mapped along Lee Avenue. The Affected Area is centrally located within a large R6 zoning district that extends from South 8th Street and Wythe Avenue on the northwest down to Lorimer Street and Marcy Avenue at the southeast.

Table 2.1-2: Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R6	Non-Contextual Residential UGs 1-4	3.00 FAR – Residential 4.80 FAR – Community Facility	70% of DU; 25% of IRHU
R7-1	Non-Contextual Residential UGs 1-4	4.00 FAR – Residential 4.80 FAR – Community Facility	60% of DU; 15% of IRHU
C1-3	Commercial Overlay UGs 5 and 6	2.00 FAR – Commercial FAR in R6-R10	1 per 400 SF

Source: Zoning Handbook, New York City Department of City Planning, 2018

Existing zoning districts in the surrounding area include:

R6
R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments such as Ravenswood in Queens and Homecrest in Brooklyn. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

Buildings developed pursuant to height factor regulations are often tall buildings set back from the street and surrounded by open space and on-site parking. The floor area ratio (FAR) in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories; the open space ratio (OSR) ranges from 27.5 to 37.5. Generally, the more open space, the taller the building. In the diagram, for example, 81% of the zoning lot with the 13-story building is required to be open space (2.43 FAR × 33.5 OSR). Thus, the maximum floor area ratio is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. There are no height limits for height factor buildings although they must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot.

Off-street parking is generally required for 70 percent of a building’s dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required.

R7-1
R7 districts are medium-density apartment house districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage.

Regulations for residential development in R7-1 and R7-2 districts are essentially the same except that R7-2 districts, which are mapped primarily in upper Manhattan, have lower parking requirements.

Height factor buildings can be built up to a maximum of 3.44 FAR with a height governed by the sky exposure plane starting at 60 feet. Parking is required for 60% of dwelling units, and 15% of income restricted housing units.

Quality housing buildings can be built up to a maximum of 4.00 FAR, at a base height of 75 feet, and a maximum building height of 85 feet with a qualifying ground floor. Parking is required for 50% of dwelling units and 15% of income restricted housing units.

C1-3 Overlay
C1-3 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors.

When C1-3 overlays are mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

Generally, the lower the numerical suffix, the more off-street parking is required. In a C1-3 commercial overlay 1 parking space per 400 SF of uses is required.

Affected Area

The Affected Area is zoned R6 and R6/C1-3. UGs 1-4 are permitted within R6 districts, at a maximum FAR of 4.80 for community facilities and 3.00 for residential uses. UGs 1-6 are permitted within an R6/C1-3 zoning district at a maximum FAR of 4.80 for community facilities, 3.00 for residential uses, and 2.00 for commercial uses.

Analysis

Future No-Action Condition

No changes to zoning are anticipated in the future without the Proposed Actions in the Surrounding Area or Affected Area. Without the Proposed Actions existing zoning districts would remain in place.

Future With-Action Condition

Other than the zoning changes proposed under the Proposed Actions, no additional changes to zoning would occur in the Surrounding Area in the future with the Proposed Actions. The Surrounding Area would continue to be subject to the underlying R6, R7-1, and R6/C1-3 zoning districts.

Affected Area – R7X-C2-4
The Proposed Actions would map the Affected Area with a R7X/C2-4 zoning district. The proposed new zoning district would permit UGs 1-9 and 14. Like C1 overlays, C2 overlays serve local retail needs but also permit a slightly wider range of uses, such as funeral homes and repair services. Residential uses would be permitted up to 6.00 FAR with MIH mapping, commercial uses would be permitted up to 2.00 FAR, and community facility uses would be permitted up to 5.00 FAR. Buildings can rise to a height of 14 stories and 145 feet with a qualifying ground floor. Parking is required for 50% of dwelling units and 1 space per 1,000 GSF of commercial uses, per Section 25-241 for lots under 10,000 sf – parking is required for 30% of units. Parking is waived for commercial parking requirement under 40 spaces in a C2-4. Parking

is waived for income restricted housing units within the Transit Zone.

Conclusion

The Proposed Actions would allow for a higher density of residential development and would introduce commercial UGs to the Affected Area. The new R7X/C2-4 zoning district would be consistent with zoning in the Surrounding Area and would not introduce new uses incompatible with the area. While commercial uses would be introduced to Block 2200, Lot 6, Lee Avenue is a major commercial corridor within the area and the new uses would be consistent with similar lots fronting Lee Avenue. The Proposed Actions would not result in significant adverse impacts, and no further analysis is required.

2.1.3 Public Policy

The Project Site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Actions are also not a large publicly sponsored project, and as such, consistency with the City's PlaNYC 2050 for sustainability is not warranted.

The Affected Area is located within the Transit Zone, which is an area where special lower accessory parking requirements apply for various types of affordable housing including income restricted housing units. These are generally areas of the city beyond the Manhattan Core within one-half mile of a subway station where auto ownership rates are among the lowest in the city. As a result, any affordable units provided within the Affected Area will have their parking requirements waived.

Conclusion

The Proposed Actions would not create a land use conflict or conflict with public policies and plans for the site or Surrounding Area. The Proposed Actions would also not result in significant materials changes to existing regulations or policy. There would be no significant and adverse impacts to applicable public policies, and further analysis is not required.

2.2 Shadows

The CEQR Technical Manual defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space or feature. An incremental shadow is the additional or new shadow that a building or other built structure resulting from a proposed action would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details, which make the resources significant.

The duration and dimensions of shadows are determined by the geographic location of the area from which the shadow is cast and the time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast farther towards the south than shadows cast in early and late winter months.

The CEQR Technical Manual states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource.

The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved such as handball or basketball courts, contain no seating areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of projected development sites, as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with the CEQR Technical Manual.

Methodology

This preliminary analysis of shadows follows the guidelines set forth in the 2020 CEQR Technical Manual for a preliminary assessment (Section 310). According to the 2020 CEQR Technical Manual, a preliminary shadow assessment includes the development of a base map showing the site location in relationship to any sunlight-sensitive resources as per guidelines provided in the 2020 CEQR Technical Manual. Following these guidelines, the longest shadow

study area is determined, and a Tier 1 screening assessment is conducted to determine if any sunlight-sensitive resources fall within the study area. If no resources are identified, no further analysis would be required. If sunlight-sensitive resources lay within the longest shadow study area, the next tier of screening assessment should be conducted. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the Proposed Action in order to determine whether a more detailed assessment would be appropriate.

Analysis

Under the Future With-Action condition Projected Development Site 1 and 2 would be developed with 160-foot-tall (145-foot-tall buildings plus a 15-foot mechanical bulkhead) buildings in the proximity of sunlight sensitive resources. Accordingly, a preliminary assessment of shadows is warranted.

2.2.1 Tier 1 Shadow Screening Assessment

The shadow assessment begins with a preliminary screening assessment to ascertain whether a project's shadow may reach any sunlight-sensitive resources at any time of the year. If the screening assessment does not eliminate this possibility, a detailed shadow analysis may be warranted to determine the extent and duration of the net incremental shadow resulting from the project. The effects of shadows on a sunlight-sensitive resource are site-specific; therefore, as directed in the CEQR Technical Manual, the screening assessment was performed for the relevant Projected Development Sites to determine whether they fall within the range of maximum possible shadow cast on potential sunlight sensitive resources as described above. To determine this, a Tier 1 Screening Assessment was performed in accordance with the CEQR Technical Manual. A base map is developed that illustrates the proposed site location in relationship to any sunlight-sensitive resources. The longest shadow study area is then determined, which encompasses the site of the proposed project(s) and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure that occurs on December 21st, the winter solstice. A map as shown in **Figure 2.2-1** was prepared placing NYC Department of Parks Resources as well as Selected Facilities and Program Sites provided on NYC.gov Department of City Planning GIS portal, as well as a list of park and public spaces provided from NYC.gov DOITT- GIS and Mapping Portal, as well as a screen of SHPO and NYC Landmark Listed Properties. After this a buffer map was prepared to display the maximum possible shadow of 688 feet that could be cast from each Projected Development Site in the Affected Area. This shadow cast was derived by multiplying the maximum Development height of 160 feet by 4.3 (the CEQR Technical Manual multiplier representing the maximum shadow cast from any object as being 4.3 times its height). The potentially impacted area of shadow from each projected site was then compared to sunlight sensitive resources to see if any fell within the shadow cast area.

Based on the Tier 1 analysis in **Figure 2.2-1**, it was determined that one open space resource is within reach of the longest possible shadow that could be cast from the Projected Development Sites: Keap Street Triangle (Sunlight Sensitive Resource 1). A Tier 2 Assessment is required.

Figure 2.2-1: Tier 1 Screening Assessment



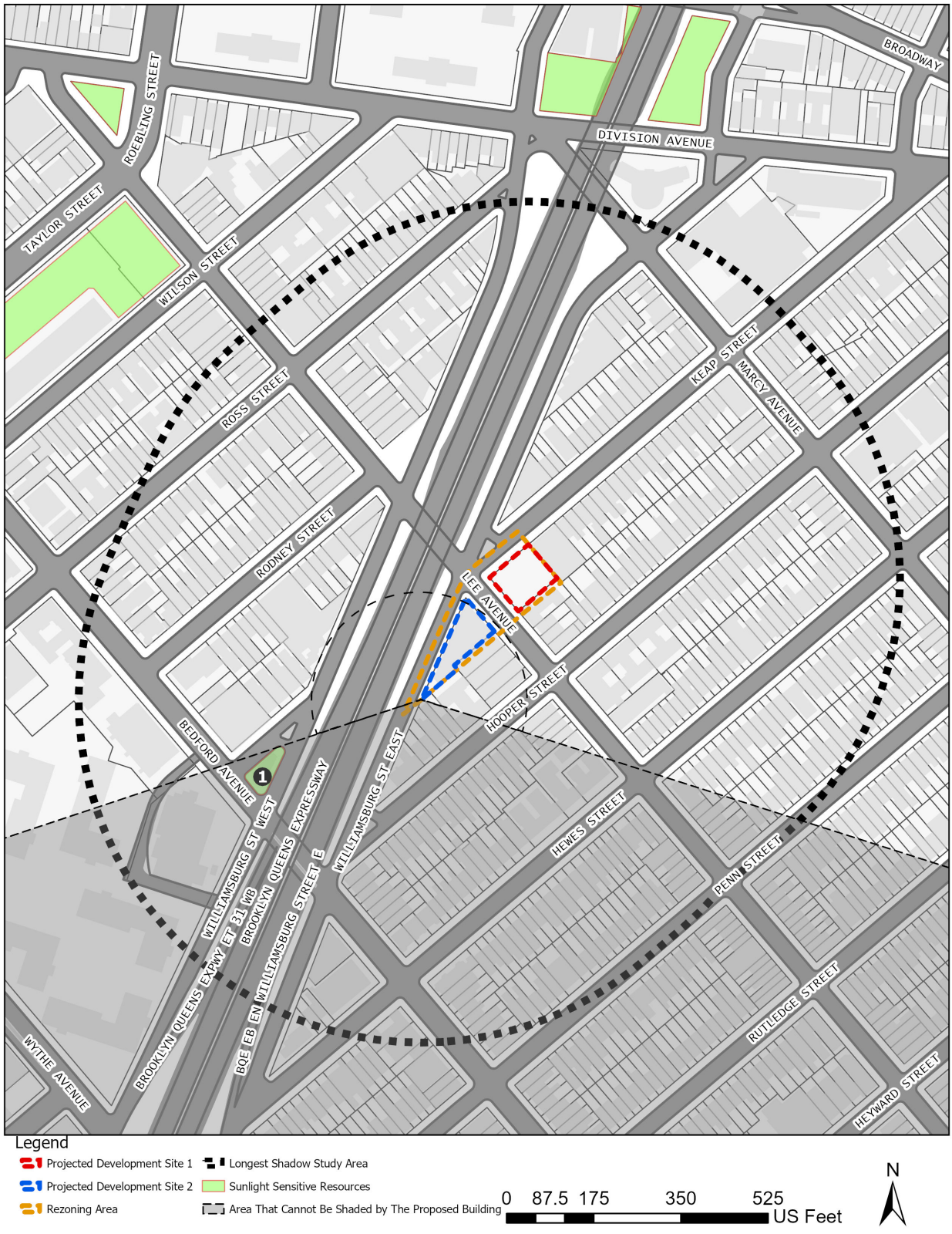
2.2.2 Tier 2 Shadow Screening Assessment

The *CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 screening assessment should be performed. Because of the path the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. For a Tier 2 screening assessment, sunlight-sensitive resources within the triangular area cannot be shaded by new development sites, and are screened out. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project.

Conclusion

As shown in **Figure 2.2-2**, the Tier 2 screening assessment showed that the Keap Street Triangle cannot be reached by a potential shadow cast by the Projected Development Sites. A Tier 3 Assessment is not warranted.

Figure 2.2-2: Tier 2 Screening Assessment



2.3 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the *CEQR Technical Manual*.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

2.3.1 Cultural and Archaeological Resources

Per CEQR Technical Manual guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the project site plus an approximately 400-foot radius around the proposed action area.

To determine whether the projected development has the potential to affect nearby off-site historic or architectural resources, the study area was screened for historic and architectural resources. The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and by letter dated November 23, 2019, indicating that the Study Area does not contain any sites of buildings of known architectural or archeological significance (see Appendix A).

2.3.2 Cultural and Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The CEQR Technical Manual requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The Proposed Actions would result in new in-ground construction on the Projected Development Site and the Potential Development Sites. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on November 23, 2019 (see Appendix A). The LPC has indicated that no cultural resource, architectural or archaeological significance is associated with the Study Area. Therefore, significant adverse impacts to archaeological resources are not expected because of the Proposed Actions, and further analysis is not warranted.

2.4 Urban Design and Visual Resources

According to the CEQR Technical Manual, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the 2020 CEQR Technical Manual, an assessment of Urban Design may be warranted when a Proposed Action may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment. As stated in the CEQR Technical Manual, the Study Area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with the Study Area used for the land use analysis (i.e., 400 feet around the project sites). For visual resources, existing publicly accessible view corridors within the Study Area should be identified. The purpose of the preliminary assessment is to determine whether any physical changes proposed by a project may raise the potential to significantly and adversely affect elements of urban design, which would warrant the need for a detailed urban design and visual resources assessment.

Within the Study Area no potential visual resources were identified, and there would be no significant adverse effects to visual resources as a result of the Proposed Actions.

Table 2.4-1: No-Action and With-Action Zoning Regulations

	No-Action	**With-Action**
Zoning	R6 and R6/C1-3	R7X/C2-4
Permitted Uses	R6: residential and community facility R6/C1-3: residential, community facility, commercial	Residential, community facility, commercial
Maximum FAR	3.00 residential 4.80 community facility 2.00 commercial	6.00 residential 5.00 community facility 2.00 commercial
Maximum Height	Sky exposure plane (height factor) 75 feet (w/QGF and quality housing regulations)	145 feet with qualifying ground floor

Preliminary Assessment

The Project Area consists two corner lots at the convergence of Lee Avenue, Keap Street and Williamsburg Street East and portions of two other lots along Lee Avenue and is described in detail in **Sections 1.4** and **2.1.1.**

Within the Study Area land uses consist of residential, community, and commercial buildings. Residential uses are generally mid-rise buildings along the side streets, and mid-rise mixed-use residential buildings with ground floor retail uses along Lee Avenue, which is a major commercial avenue in the area. There are several community facilities in the area that are predominantly orthodox synagogues and schools.

Built form in the area is generally one- to four-story rowhome style buildings with brick facades and stoops, and up to 6-story multi-family residential buildings. The area contains wide

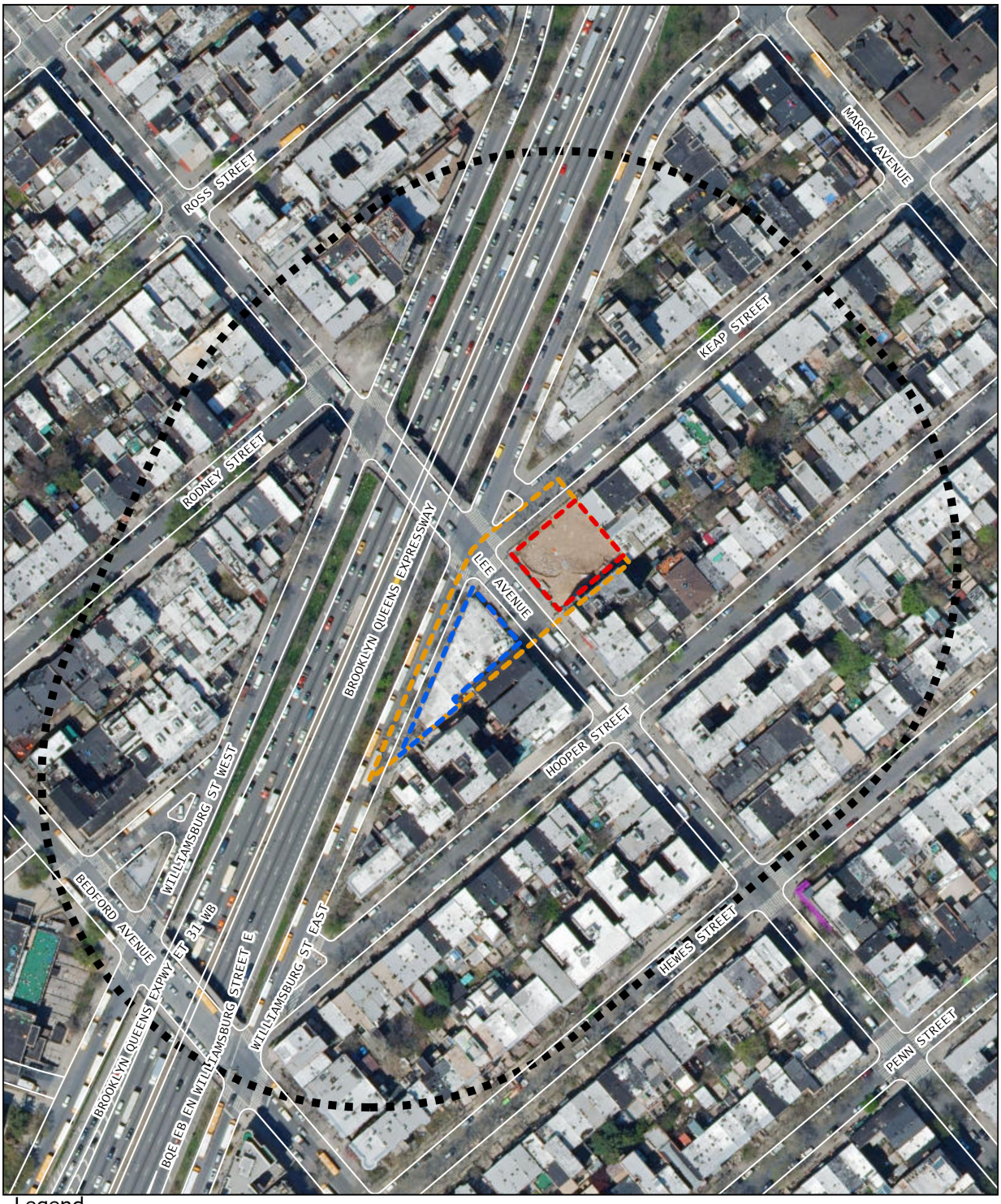
sidewalks and dense street plantings along sidewalks. The area is defined by the heavily commercial corridor of Lee Avenue and the below-grade Interstate 278 immediately west of the Affected Area.

The traffic grid is regular southeast and east of the Affected Area, before the below grade Interstate 278 roadway creates irregular blockfronts and lots. The Affected Area is bounded by Keap Street to the north, Hooper Street to the south, Marcy Avenue to the east, and Williamsburg Street East to the west. Keap Street is a southwest to northeast road with one moving lane of traffic and curbside parking. Hooper Street is a southwest to northeast with one moving lane of traffic and curbside parking—south of Lee Avenue traffic moves from southwest to northeast, and north of Lee Avenue traffic moves from northeast to southwest. Marcy Avenue is a southeast to northwest road with one moving lane of traffic and curbside parking. Williamsburg Street East is a south to north road with one moving lane of traffic and curbside parking. All of the roads bounding the Affected Area are narrow. Lee Avenue, which intersects the proposed rezoning area, is a narrow road that crosses over Interstate 278 (Brooklyn Queens Expressway) on an elevated roadway immediately to the northwest of the Proposed Project Area.

Within the Affected Area sidewalks are in good repair with various tree plantings. Lee Avenue is a commercial corridor with wide sidewalks and is heavily utilized by pedestrian traffic accessing ground floor commercial uses. Side streets off of Lee Avenue are generally residential with narrower sidewalks where buildings include stoops and occasional balconies on upper floors. Buildings along Lee Avenue are typically built out to their lot lines, while buildings off side streets include rear yards.

Figure 2.4.1 below shows an aerial view of the Affected Area and the Study Area (400’ buffer around the Affected Area).

Figure 2.4-1: Aerial Map



The following figures show the reasonable worst-case development (as described in **Section 1.8**) building massing and compares these massings to existing conditions.

Figure 2.4-2: Urban Design Massing Views

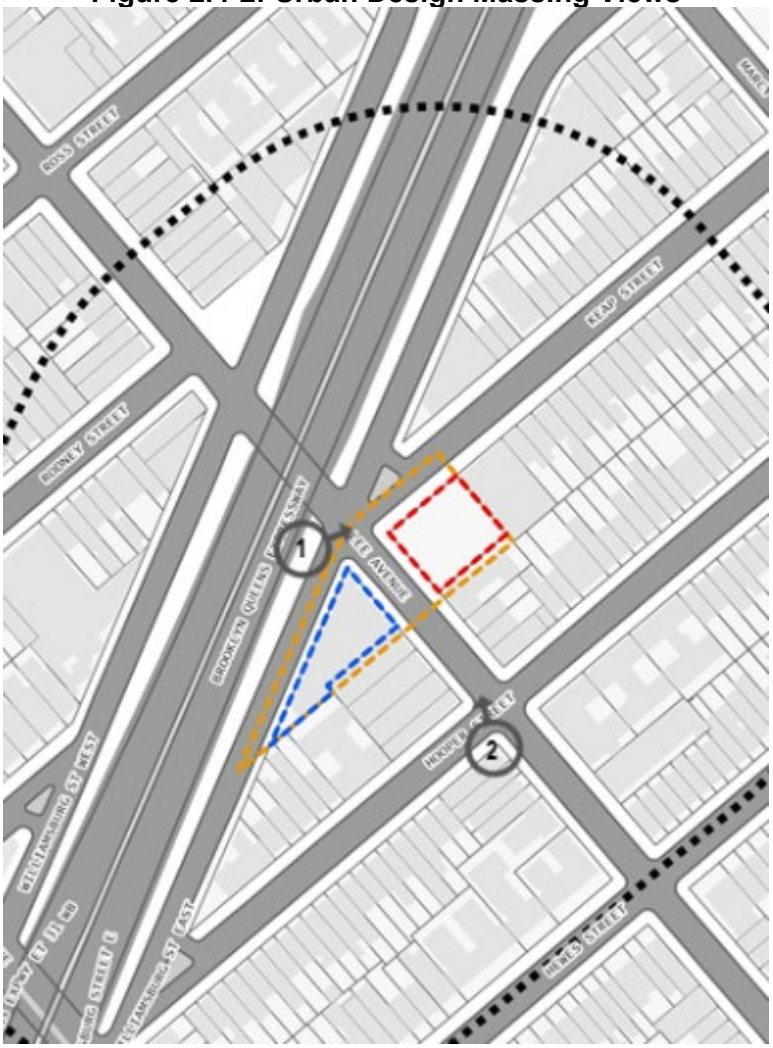


Figure 2.4-3: Existing Conditions View 1

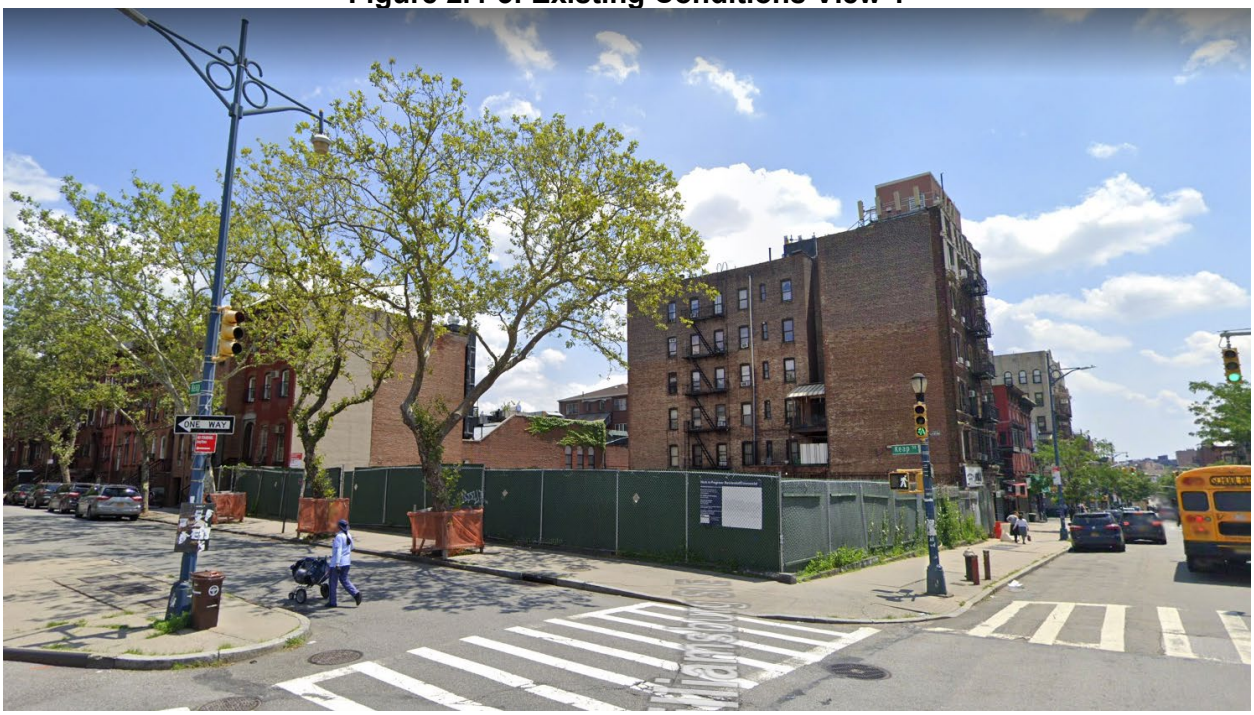


Figure 2.4-4: No-Action Conditions View 1



Figure 2.4-5: With-Action Conditions View 1



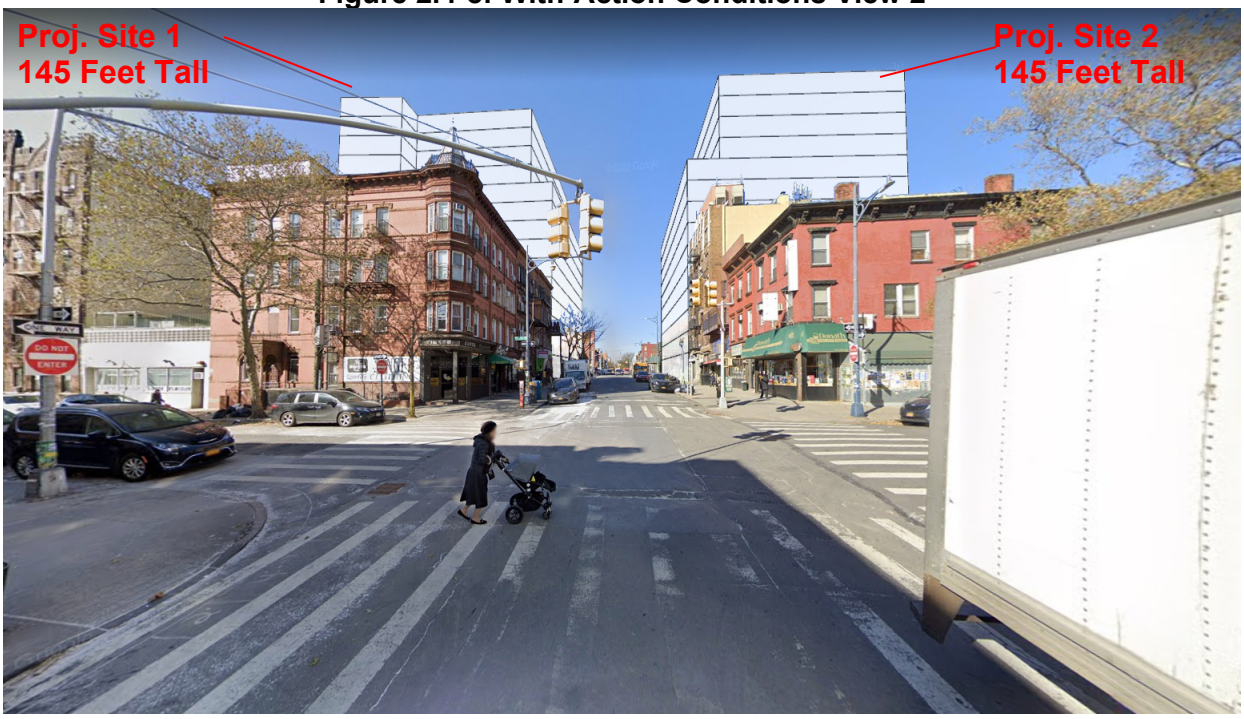
Figure 2.4-6: Existing Conditions View 2



Figure 2.4-7: No-Action Conditions View 2



Figure 2.4-8: With-Action Conditions View 2



Analysis

Future No-Action Condition

In the No-Action Scenario existing conditions would remain on all lots except for The Applicant's, Block 2200, Lot 6. Plans have been filed with the DOB (DOB Job # 321286791) for the as-of-right construction of a 5-story, 54-foot-tall 43,137 GSF building with 29,985 GSF of residential floor area and 13,152 GSF of ground floor community facility floor area. The building would be built out to the lot lines.

No other development is expected without the Proposed Actions as the other lots within the Affected Area would continue their longstanding uses.

Future With-Action Condition

In the future with the Proposed Actions Block 2200, Lot 6 and Block 2199, Lot 22 would be significantly underbuilt and are both projected to develop. Both sites are corner lots and would be built at 100 percent lot coverage.

Projected Development Site 1 (Block 2200, Lot 6; Applicant owned lot)
103 Lee Avenue (Block 2200, Lot 6) would be developed with a 57,316 GSF (53,400 ZSF; 6.00 FAR) 14-story, 145-foot-tall building. 48,060 GSF (44,500 ZSF; 5.00 FAR) of residential floor area on floors 2 through 14 would contain 52 dwelling units, 16 of which would be affordable pursuant to MIH Option 2. 9,256 GSF (8,900 ZSF; 1.00 FAR) of ground floor commercial retail space would be provided. 11 residential parking spaces would be required. The 9 required parking spaces for the commercial use would be waived pursuant to Section 36-21 of the Zoning Resolution of the City of New York.

Projected Development Site 2 (Block 2199, Lot 22; non-applicant lot)
100 Lee Avenue (Block 2199, Lot 22) would be demolished in place and redeveloped with a 52,808 GSF (49,200; 6.00 FAR) 14-story, 145-foot-tall building. 44,280 GSF (41,000 ZSF; 5.00 FAR) of residential floor area on floors 2 through 14 would contain 44 dwelling units, 30% of which (13 units) would be permanently affordable. 8,528 GSF (8,200 ZSF; 1.00 FAR) of ground floor commercial retail space would be provided. 10 residential parking spaces would be required. The 9 required parking spaces for the commercial use would be waived pursuant to Section 36-21 of the Zoning Resolution of the City of New York.

Conclusion

The Proposed Actions would not alter the pedestrian environment, nor would it result in substantial changes to the built environment of a historic district or components of an historic building. The rezoning would permit higher bulk and increased building heights, but lot coverage would remain the same as under existing zoning. In addition, the project would not change the context of urban design features to the extent that built visual resources would be altered.

2.5 Air Quality

When assessing the potential for air quality significant impacts, the CEQR Technical Manual seeks to determine a Proposed Action's effect on ambient air quality, or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM10), fine particulate matter (PM2.5), and sulfur dioxide. The CEQR Technical Manual generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The CEQR Technical Manual generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

Mobile Sources

According to the CEQR Technical Manual, projects, whether site- specific or generic, may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic; create any other mobile sources of pollutants (such as diesel trains, helicopters etc.); or add new uses near mobile sources (roadways, garages, parking lots, etc.). Projects requiring further assessment include:

- Projects that would result in placement of operable windows, balconies, air intakes or intake vents generally within 200 feet of an atypical source of vehicular pollutants.
- Projects that would result in the creation of a fully or partially covered roadway, would exacerbate traffic conditions on such a roadway, or would add new uses near such a roadway.
- Projects that would generate peak hour auto traffic or divert existing peak hour traffic of 170 or more auto trips in this area of the City.
- Projects that would generate peak hour heavy- duty diesel vehicle traffic or its equivalent in vehicular emissions resulting from 12 or more heavy-duty diesel vehicles (HDDVs) for paved roads with average daily traffic of fewer than 5,000 vehicles, 19 or more HDDVs for collector roads, 23 or more HDDVs for principal and minor arterials, or 23 or more HDDVs for expressways and limited-access roads.
- Projects that would result in new sensitive uses (e.g., schools or hospitals) adjacent to large existing parking facilities or parking garage exhaust vents.
- Projects that would result in parking facilities or applications requesting the grant of a special permit or authorization for parking facilities; or projects that would result in a sizable number of other mobile sources of pollution (e.g., a heliport or a new railroad terminal).
- Projects that would substantially increase the vehicle miles traveled in a large area.

The Proposed Actions would result in operable windows or air intakes within 200 feet of an atypical roadway—the Brooklyn-Queens Expressway (BQE) is an atypical roadway that is approximately 132 feet from the proposed residential uses on Projected Development Sites 1 and 2. It would not result in creation of a covered roadway or affect any covered roadway. Peak hour trip generation is well below the 170-car threshold identified in Section 17-210 (Table 16-1, Transportation Threshold) of the CEQR Technical Manual as potentially warranting further

assessment. The project would not generate HDDV equivalent traffic volume more than 12 – 23 per hour depending on the road types, would not create a new sensitive receptor adjacent to large parking facilities, would not result in creation of a new parking facility. The project would not result in any other mobile sources of pollution, and would not significantly increase vehicle miles traveled in a large area. Further assessment of the potential for mobile source air quality impacts is required based on the project's proximity to the BQE.

To calculate the generated HDDV equivalent traffic volume, Equity used the NYC DCP CEQR tool for trip generation. Based on the with-action scenario information for the Project, the tool gave estimated peak traffic during the PM peak hour, with a project generated maximum trip increment of 14 trips, which is equivalent to 7 HHDV trips for paved roads. The provided vehicle information was then used as input for the CEQR Technical Manual Section 210 worksheet for HDDV equivalent calculation. The CEQR trip generation tool results are shown below in **Table 2.5-1.** All equivalent truck calculations fall below screen values, as seen in **Table 2.5-2 below**.

Table 2.5-1: Trip Generation

Vehicle Trips

Mode	In	Out	Total
Truck (delivery)	0	0	0
Auto (Car, Truck, Van)	7	7	14
Taxicab Balanced	0	0	0
TOTAL	7	7	14

Table 2.5-2: Equivalent Truck Calculation			
Road Types	**Equ. truck**	**Screen value**	**PM2.5 Screen**
Paved road < 5000 veh/day	7	12	Pass Screen
Collector roads	3	19	Pass Screen
Principal and minor arterials	1	23	Pass Screen
Expressways and limited access roads	1	23	Pass Screen

To evaluate the atypical roadway mobile source impacts, similar projects along the BQE were researched. One comparable project was identified that shares similar characteristics to the Proposed Actions: 205 Park Avenue (15DCP083K). The 205 Park Avenue atypical roadway analysis was conducted because the project site was located approximately 30 feet from the vehicular travel lanes of the BQE—the project sites for 103 Lee Avenue are approximately 132 feet from the vehicular travel lanes of the BQE. Additionally, the 205 Park Avenue EAS included an atypical roadway analysis of another roadway, Park Avenue, because two of the lanes are under the elevated BQE platform, but all lanes were considered in the analysis. Therefore, the 205 Park Avenue mobile source analysis is significantly more conservative under CEQR than what would be required for 103 Lee Avenue, because it includes an additional roadway and assumes an analysis distance of 30 feet.

Emission Factors

Three pollutants were considered for the 205 Park Avenue analysis: 1-hour and 8-hour CO, 24-hour and annual $PM_{2.5}$, and 24-hour PM_{10}. BQE hourly traffic was obtained from the New York State Department of Transportation for station 020020, with vehicular counts from May 2011. The 205 Park Avenue study then projected a background growth rate of .25%, assuming a 2018 build year for the project. Vehicular speeds were obtained from the City of New York Department of Transportation for the BQE segment between Atlantic Avenue and Leonard Avenue. The Tier 1 traffic count and speed and emission rates (**Table 2.5-3**), and Tier 2 traffic count and speed, and $PM_{2.5}$ 24-hour and annual emission rates (**Table 2.5-4**) from the 205 Park Avenue analysis are shown below.

Table 2.5-3: Tier 1 Traffic Count and Speed, and Emission Rates

	BQE - Northbound			BQE - Southbound		
Pollutant/ Averaging Time	Link Volume	Speed (mph)	Emission Rate (g/hour)	Link Volume	Speed (mph)	Emission Rate (g/hour)
CO 1&8-hour	5,097	13.37	5477	4,030	11.93	4562
PM10 24-hour			511.1			398.6
PM2.5 24-hour			175.5			133.4
PM2.5 Annual			172.6			131.2

Source: 205 Park Avenue (15DCP083K)

Table 2.5-4: Tier 2 Traffic Count and Speed, and the $PM_{2.5}$ 24-hour and Annual Emission Rates

	BQE - Northbound			BQE - Southbound		
Hour ID	Volume	Speed (mph)	Emission (g/hr)	Volume	Speed (mph)	Emission (g/hr)
AM	3,296	25.96	78.1	4,030	26.59	92.0
MD	3,909	16.04	94.4	3,758	21.33	108.2
PM	5,097	13.37	176.2	4,022	11.93	159.3
ON	2,682	30.22	52.2	2,536	36.09	43.4

Source: 205 Park Avenue (15DCP083K)

Dispersion Results

For the full analysis methodology, including the gaussian dispersion analysis and meteorological data, see the full 205 Park Avenue EAS (15DCP083K). The dispersion analysis results from the 205 Park Avenue EAS are shown below in **Table 2.5-5**.

Table 2.5-5: Tier 1 Dispersion Analysis Results

Pollutant and Averaging time	Unit	Modeled Concentration	Concentration With background	Threshold Criteria	
				Standard	Concentration
$PM_{2.5}$ 24-hour	µg/m³	5.61	N.A.	*de minimis*	7.25
$PM_{2.5}$ Annual	µg/m³	2.22	10.8	NAAQS	12
CO 1hour	ppm	1.04	2.64	NAAQS	35
CO 8hour	ppm	0.41	N.A.	*de minimis*	3.95
PM_{10} 24hour	µg/m³	25.2	69.2	NAAQS	150

Source: 205 Park Avenue (15DCP083K)

From the 205 Park Avenue EAS: "As seen in (Table 2.5-4), the PM 2.5 24-hour averaging time and CO 8-hour averaging time concentrations do not exceed the *de minimis*, and the PM10 24-hour, CO 1-hour, and PM 2.5 annual averaging times concentrations are within the NAAQS. Therefore, no significant adverse air quality impacts are expected to the proposed project from the BQE and the Park Avenue mobile source emissions."

Because the 205 Park Avenue mobile source analysis was significantly more conservative than a similar analysis would be for the 103 Lee Avenue Proposed Actions, and no significant adverse air quality impacts were anticipated, it can reasonably be assumed that the Proposed Actions would also result in no significant adverse air quality impacts, and further analysis is not required.

Stationary Sources

According to the 2020 CEQR Technical Manual, projects may result in stationary source air quality impacts when one or more of the following occurs:

- New stationary sources of pollutants are created (e.g., emission stacks for industrial plants, hospitals, and other large institutional uses).
- Certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use.
- Structures near such stacks are introduced so that the structures may change the dispersion of emissions from the stacks so that surrounding uses are affected.
- Fossil fuels (fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems are used.
- Large emission sources are created (e.g., solid waste or medical-waste incinerators, cogeneration facilities, asphalt/concrete plants, or power-generating plants, etc.).
- New sensitive uses are located near a large emission source.
- Medical, chemical, or research labs are created or result in new uses being located near them.
- Operation of manufacturing or processing facilities is created.
- New sensitive uses created within 400 feet of manufacturing or processing facilities.

- New uses created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack).
- Potentially significant odors are created.
- New uses near an odor-producing facility are created.
- "Non-point" sources that could result in fugitive dust are created.
- New uses near nonpoint sources are created.
- A generic or programmatic action is introduced that would change or create a stationary source or that would expose new populations to such a station

Ambient air quality describes pollutant levels in the surrounding environment to which the public has access. To assess potential health hazards due to ambient air quality, the impact of air pollutants emitted by motor vehicles (mobile source) and by fixed facilities (stationary source) are analyzed, where the effects of both the proposed project on ambient air quality and the ambient air quality effect on the proposed project are considered. The analysis framework, as mandated by the State Environmental Review Act, follows the New York City Environmental Quality Review 2020 Technical Manual (CEQR TM). The potential air quality impacts of the following emissions are estimated following the procedures and methodologies prescribed in the CEQR TM:

- The potential for changes in vehicular travel associated with proposed development activities to result in significant mobile source (vehicular related) air quality impacts.
- The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses.
- The potential for air toxic emissions released from existing industrial facilities to significantly impact the proposed development within 400 feet of the proposed development.
- The potential for significant air quality impacts from the emissions of existing HVAC systems with a 20 or more million Btu per hour (MMBtu/hr) design capacity to significantly impact the proposed development within 400 feet of the proposed development.
- The potential for significant air quality impacts from the emissions of facilities that require Prevention of Significant Deterioration permits (Title V), and facilities which require a state facility permit to significantly impact the proposed development within 1,000 feet of the proposed development.

Analysis Framework

Future No-Action Condition

An as-of-right 5-story, 54-foot-tall 43,137 GSF building with 29,985 GSF of residential floor area and 13,152 GSF of ground floor community facility floor area would be constructed.

Future With-Action Condition

103 Lee Avenue (Block 2200, Lot 6) would be developed with a 57,316 GSF (53,400 ZSF; 6.00 FAR) 14-story, 145-foot-tall building. 48,060 GSF (44,500 ZSF; 5.00 FAR) of residential floor area on floors 2 through 14 and 9,256 GSF (8,900 ZSF; 1.00 FAR) of ground floor commercial retail space would be provided.

100 Lee Avenue (Block 2199, Lot 22) would be demolished in place and redeveloped with a 52,808 GSF (49,200; 6.00 FAR) 14-story, 145-foot-tall building. 44,280 GSF (41,000 ZSF; 5.00

FAR) of residential floor area on floors 2 through 14 and 8,528 GSF (8,200 ZSF; 1.00 FAR) of ground floor commercial retail space would be provided.

AIR POLLUTANTS AND APPLICABLE STANDARDS/GUIDELINES

National Air Quality Standards

The U.S. Environmental Protection Agency (EPA) has identified six pollutants, known as criteria pollutants which are being of concern nationwide, and established threshold concentration based upon adverse effect on human health. The six pollutants and their characteristics are:

- Carbon Monoxide (CO) is mainly produced by motor vehicles from the incomplete combustion of gasoline. The impact of CO on the ambient air is analyzed next to roadways, intersections, parking lots, and parking garages vents as these locations are the most affected.
- Nitrogen Dioxide (NO_2) is a main concern related to the burning of natural gas. Emitted NOx from the burning of fossil fuel gradually convert to NO_2 in a chemical reaction that is affected by ozone concentration and the presence of sunlight. In a micro scale analysis, buildings HVAC systems are analyzed for NO_2 impact.
- Ozone (O_3) is formed by chemical reaction between hydrocarbons and nitrogen oxides and its impact is analyzed on a regional scale by monitoring stations.
- Lead (Pb) in the ambient air is monitored on a regional level. In a project scale analysis, impact due to Lead concentration levels are analyzed if a new source, such as lead smelters, is introduced into the environment or if a project is located next to a lead emitter.
- Particulate Matter emissions are associated with both stationary sources and mobile sources. Two sizes of particulate matters are analyzed: Inhalable Particles (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$), where the subscript number refers to the diameter of the particulate matter in micrometers.
- Sulfur Dioxide (SO_2) emission is principally associated with stationary sources that burn oil or coal. These fuels contain sulfur that bond to oxygen atoms in the burning process.

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the criteria pollutants by EPA, and New York State has adopted the NAAQS as the State ambient air quality standards. The NO_2 and $PM_{2.5}$ standards together with their health-related averaging periods are presented in **Table 2.5-6**.

Table 2.5-6. National AND New York States Ambient Air Quality

Pollutant	Averaging Period	National and State Standards
NO_2	Maximum 1-Hour Concentration	0.10 ppm (188 µg/m^3)
	Annual Arithmetic Average	0.053 ppm (100 µg/m^3)
$PM_{2.5}$	24-Hour Concentration	35 µg/m^3
	Average of 3 Consecutive Annual Means	12 µg/m^3
SO_2	Maximum 1-Hour Concentration	75 ppb (196 µg/m^3)
	Annual Arithmetic Mean	30 ppb (80 µg/m^3)

NO_2 NAAQS

Nitrogen oxide (NO_x) emissions from gas combustion consist predominantly of nitric oxide (NO) at the source. The NO_x in these emissions are then gradually converted to NO_2, which is the pollutant of concern, in the atmosphere (in the presence of ozone and sunlight as these emissions travel downwind of a source).

The 1-hour NO_2 NAAQS standard of 0.100 ppm (188 ug/m^3) is the 3-year average of the 98th percentile (8th Highest) of daily maximum 1-hour average concentrations in a year. For determining compliance with this standard, the EPA has developed a modeling approach for estimating 1-hour NO_2 concentrations that is comprised of 3 tiers: Tier 1, the most conservative approach, assumes a full (100%) conversion of NO_x to NO_2; Tier 2 applies a conservative ambient NOx/NO_2 ratio of 80% to the NO_x estimated concentrations; and Tier 3, which is the most precise approach, employs AERMOD's PVMRM module. The PVMRM accounts for the chemical transformation of NO emitted from the stack to NO_2 within the source plume using hourly ozone background concentrations. When Tier 3 is utilized, AERMOD generates 8th highest daily maximum 1-hour NO_2 concentrations or total 1-hour NO_2 concentrations if hourly NO_2 background concentrations are added within the model.

Per the *CEQR TM*, a Tier 1 approach is initially applied, followed by a Tier 2 application of NOx/NO_2 ratio of 80% to the NOx modeled concentration to determine whether violation of the NAAQS is likely to occur. A less conservative Tier 3 approach is then applied if exceedances of the 1-hour NO_2 NAAQS were estimated.

The annual NO_2 standard is 0.053 ppm (100 ug/m^3). In order to conservatively estimate annual NO_2 impacts, a NO_2 to NOx ratio of 0.75 percent, which is recommended by the NYCDEP for an annual NO_2 analysis, was applied.

New York State Standards

As mentioned, New York State has adopted the national standard, NAAQS. In addition, the New York State Department of Environmental Conservation (NYSDEC) has established guidelines for maximum allowable concentration of "noncriteria pollutants," which are potentially toxic or carcinogenic pollutants. The maximum allowable guidelines set a maximum 1-hour and annual averaging time concentrations and are published in the DAR-1 AGC/SGC Table, where AGC/SGC refers to Annual and Short-term Guideline Concentrations. The most recent DAR-1 guidelines were created on July 14, 2016.

NYSDEC also regulates pollutants that produce discomfort due to odors, where significant discomfort is evaluated on quantity, characteristic or duration.

NYC Interim Guidelines

In addition to the NAAQS, the *CEQR TM* requires that projects subject to CEQR apply a $PM_{2.5}$ significant impact criteria (based on concentration increments). These criteria are called *de minimis* and they are more stringent than the NAAQS and the state standards as the criteria set a maximum increase of pollutant concentration that is below the national standard. If the estimated impacts of a proposed project are less than the *de minimis* criteria, the impacts are not considered to be significant. As outlined in the *CEQR TM,* $PM_{2.5}$ significant impacts are evaluated as follow:

- Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or
- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 µg/m^3 at any receptor location for stationary sources.

Background Concentrations

Determination of significant impact criteria is evaluated by adding the background concentrations at the nearest NYSDEC monitoring station to the concentrations of criteria pollutants in the ambient air of the project area.

Background concentrations of NO2, SO2, and PM2.5—the criteria pollutants relevant for HVAC system fueled by natural gas or fuel oil #2 analysis—were obtained from the NYSDEC's annual report for 2019 at the nearest monitoring stations. **Table 2.5-7** shows the background concentrations.

Table 2.5-7: Background Concentration at the Queens College Monitoring Station (NYSDEC 2019 Report)

Pollutant	Averaging Period	Background Concentration	Monitoring Station
NO_2	1-Hour Concentration	55.1 ppb (103.56 µg/m^3)	Queens College
	Annual Arithmetic Average	14.18 ppb (26.66 µg/m^3)	
$PM_{2.5}$	24-Hour Concentration	17.8 µg/m^3	JHS 126
	Average of 3 Consecutive Annual Means	7.6 µg/m^3	
SO_2	1-Hour Concentration	5.17 ppb (13.55 µg/m^3)	Queens College
	Annual Arithmetic Mean	0.56 ppb (1.47 µg/m^3)	

The *de minimis* criteria for $PM_{2.5}$ was evaluated as described in the NYC Interim Guidelines. The concentration increments are presented below:

- 24-hour $PM_{2.5}$ 8.6 µg/m^3
- Annual $PM_{2.5}$ 0.3 µg/m^3

Project HVAC Systems Analysis

Per the *CEQR Technical Manual*, the HVAC analysis considers the potential for emissions from the HVAC systems of the proposed development to significantly impact existing land uses (project-on-existing), and the potential of the Proposed Action to significantly impact each other (project-on-project).

Buildings' HVAC systems are defined as stationary sources. Based on CEQR guidelines, a preliminary screening analysis is to be conducted as a first step to predict whether the heat and

hot water system boiler emissions would result in a significant impact. This CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required.

Screening Analysis

As outlined in the *CEQR Technical Manual,* the potential for stationary source emissions from heat and hot water systems to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used, the building's residential or non-residential use, the square footage of the development that would be served by the system, the height of the building served by the HVAC system and the distance to the nearest building whose height is at least as great as the building served by the HVAC system. The *CEQR Technical Manual* provides a screening analysis based on these factors, which was utilized to determine the potential for significant impacts from the projected building's HVAC system(s).

If the actual distance between a stack and the affected building is greater than the threshold distance for a building size, then that building passes the screening analysis (and no significant impact is predicted). However, if the actual distance is less than the threshold distance for a building, then there is a potential for a significant impact and a detailed analysis would be required.

Screening analysis is only applicable to a single smokestack. However, for purpose of a cumulative analysis, emissions from multiple stacks could be combined in a single stack situated as close as possible to the receiving building. As such, the stack (for the purpose of the cumulative screening analysis) was assumed to be located on top of the 145-foot-tall building, and the floor areas of all Projected Development Sites were combined.

Per the *CEQR Technical Manual*, the CEQR nomographs depicted on Figure 17-5 of the *CEQR Technical Manual Appendices* was used. This stationary source screen is a generic screen that considers the type of fuel oil used in HVAC systems of residential buildings. According to 15 RCNY 2-15, no new boiler or burner installations may use No. 6 or No. 4 fuel oils. Therefore, the highest-emitting fuel that could be used is No. 2 fuel oil. This nomograph depicts the size of the development versus distance below which the potential impact can occur and provides a conservative estimate of the threshold distance. In addition, the distance to nearest building of similar or greater height was assumed to be 400 feet if the actual distance is greater. **Figure 2.5-1** shows the screening analysis nomograph.

Figure 2.5-1: The Projected Development Sites – Cumulative HVAC Screen Nomograph

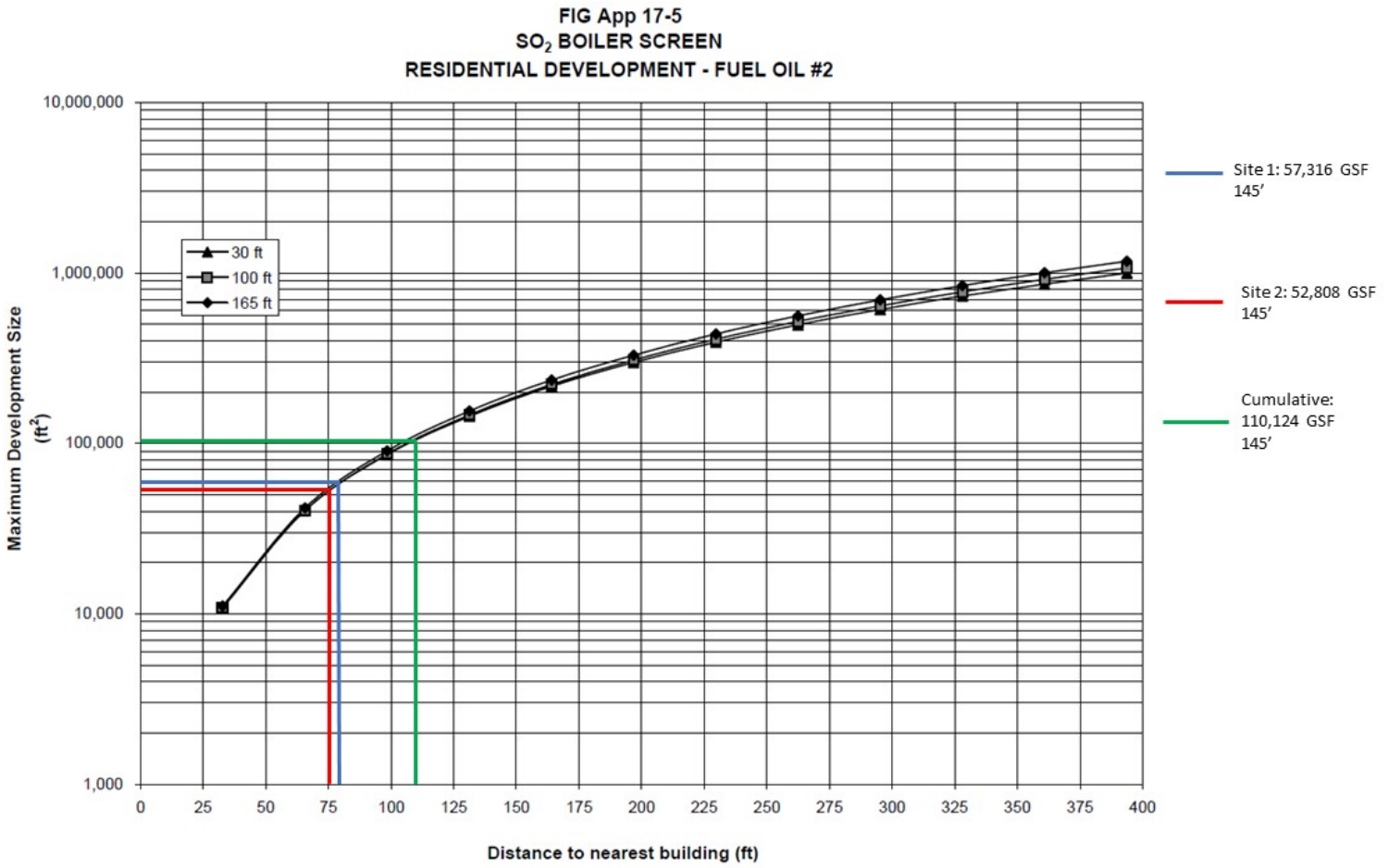


Table 2.5-8 shows the building heights and the screening analyses results, where "Use AERMOD" indicates that a detailed analysis using AERMOD dispersion analysis is required.

Table 2.5-8: Screening Analysis Results

Projected Development Site ID	Building Height (ft.)	Heated Area (sq. ft.)	Screen Distance (ft.)	Receptor Building (Site ID or Block/Lot)	Receiving Building Distance (ft.)	Pass/ Fail
Projected Development Site 1	145	57,316	80	Proj. Site 2	68 feet	Fail
Projected Development Site 2	145	52,808	75	Proj. Site 1	68 feet	Fail
Cumulative	145	110,124	110	Existing > 145 feet high	No Result Within 400 ft.	Screens Out

Figure 2.5-1 screening analysis shows that a detailed analysis would be required for any existing or planned land uses that are 145 feet or higher and at less than 110 feet from the Projected Development Sites. No buildings 145 feet or higher in height exist within 400 feet of the Projected Sites, and an analysis of the cumulative buildings' HVAC impacts is not warranted. However, because both Projected Development sites are within the individual buildings' screening distances, a project-on-project analysis is required.

Project-on-Project Detailed Analysis

Two dispersion modeling analyses were conducted to estimate the impacts from the buildings' stacks emissions. Each modeling scenario was the impact of one projected development building on the other. These analyses were conducted using the latest version of EPA's AERMOD dispersion model. In accordance with CEQR guidance, these analyses were conducted assuming stack tip downwash, urban dispersion surface roughness length of 1.0-meter, elimination of calms, and with and without downwash effect on plume dispersion. Flat terrain was specified for all models.

Greater emissions would result from HVAC systems fueled by oil #2 than from natural gas fueled boilers. Therefore, the boilers were assumed to be fueled by oil #2 for the analysis purpose. Per the CEQR Technical Manual, the pollutants of concerns for oil #2 fueled boilers are SO2 and PM2.5. However, NO2 was also analyzed as a conservative measure. The boilers' energy intensities were calculated from the annual fuel usage, the developments' gross floor areas, and the assumption that the developments' fuel usage would resemble that of residential buildings. Pertinent values were obtained from the CEQR Technical Manual Appendix for residential buildings, and the assumption that all fuel would be consumed during the 100-day (or 2,400 hour) heating season. Per the guidance from the Department of City Planning for similar project, SO2 emission was assumed to be 30 ppm. **Table 2.5-9** shows the calculated emission rates, both short-term and annual.

Table 2.5-9: Calculated Emission Rates for Projected Development Sites

Site ID	Fuel	Pollutant	Averaging Time	Emission Rate (g/s)
Projected Development 1	Fuel Oil #2	NO_2	1-hour	2.37E-02
			Annual	6.50E-03
		$PM_{2.5}$	24-hour	2.53E-03
			Annual	6.93E-04
		SO_2	1-hour	3.37E-02
			Annual	3.85E-06
Projected Development 2	Fuel Oil #2	NO_2	1-hour	2.19E-02
			Annual	5.99E-03
		$PM_{2.5}$	24-hour	2.33E-03
			Annual	6.38E-04
		SO_2	1-hour	3.11E-02
			Annual	3.55E-06

The diameters of the stacks were estimated based on values obtained from the New York City Department of Environmental Protection (DEP) CATS Permit database for the corresponding boiler size (i.e., rated heat input or million Btu per hour). The stacks exit temperatures were assumed to be 300˚F (423 K), which is appropriate for boilers. The stacks exit velocities of Projected Development Site 1 and Projected Development 2 were estimated based on values from the DEP CATS Permit database. The New York City Building Code (Building Code) requires that a rooftop stack should be at least 10 feet away from the edge of the roof and at least 3 feet higher than the roofline. These parameters were specified in the AERMOD models. The stack of source building was situated as close as possible to the receiving building in each model.

The buildings were modeled as if they have the same footprint as the lots and rise to their maximum height. Numerus buildings in the surrounding area were input into the models to account for the downwash effect on plum dispersions. These buildings footprint geo metadata were obtained from the NYC Open Data Building Footprints shapefile.

Receptors on the receiving building were placed all around the receiving building envelope, at 10 feet increments and at all floor levels. Ground floor receptors were placed at a height of 6 feet above grade; 2nd floor receptors were placed at 19 feet high (assuming 14 feet high ground floor from architectural plans); and, floors above the 2nd floor were assumed to be 10 feet high, thus receptors were placed 5 feet above each of these floor levels. The top floor receptors were located at 139 feet

All analyses were run with generic emission rates of 1 gram per second for the 1-hour, 24-hour, and annual averaging times, and maximum output concentrations. The results were multiplied by the calculated emission rates.

The NO2 1-hour with downwash effect on plum dispersion of the Projected Development Sites 1 and 2 impact on the Potential Development Site 1 utilized a Tier 1 approach, with 100% of NO_x emissions being assumed as NO_2.

All analyses were conducted using the latest five consecutive years of meteorological data (2014-2018). Surface data was obtained from LGA Airport and upper air data from Brookhaven station, New York. These meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the 5-year period. Meteorological data were combined to develop a 5-year set of meteorological conditions, which was used for the AERMOD modeling runs and Anemometer height of 9.4 meters was specified per Breeze Software.

Results of Project-on-Project Analyses

Both NO2 and SO2 modeled concentrations were added to the background concentrations. The reported concentrations are the maximum predicted concentrations of the building wake effects abled/disabled scenarios. The PM2.5 24-hour and annual averaging times modeled concentrations were compared with the NYC Guidelines threshold criterions. Result of the HVAC dispersion NO2, PM2.5, and SO2 analyses are shown in **Table 2.5-10**.

Table 2.5-10: Calculated Emission Rates for Projected Development Sites

Pollutant & Averaging Time	Modeled Concentration (ug/m3)	Background Concentration (ug/m3)	Evaluated Concentration (ug/m#)	Threshold Concentration (ug/m3)	Threshold Standard
Impact on Projected Development 1					
1-hour NO2	17.230	103.6	104.8	196	NAAQS
Annual NO2	0.031	26.7	27.2	80	NAAQS
24-hour PM2.5	0.303	17.80	18.103	8.6	de minimis
Annual PM2.5	0.018	7.60	7.618	0.3	de minimis
1-hour SO2	0.600	13.55	20.02	100	NAAQS
Annual SO2	3.320	1.5	1.5	188	NAAQS
Impact on Projected Development 2					
1-hour NO2	1.248	103.6	105.8	196	NAAQS
Annual NO2	0.509	26.7	27.2	80	NAAQS
24-hour PM2.5	0.248	17.80	18.048	8.6	de minimis
Annual PM2.5	0.015	7.60	7.615	0.3	de minimis
1-hour SO2	6.468	13.55	24.97	100	NAAQS
Annual SO2	8.25E-05	1.5	1.5	188	NAAQS

As seen in **Table 2.5-10**, the NO2 and SO2 predicted concentrations are less than the NAAQS and the PM2.5 concentrations are less than the de minimis. Therefore, there is no significant project-on-project impact from the Proposed Development.

(E) Designation E-638

Two (E) designations would be required to restrict the location of the emission stacks. The text of the (E) designations, under E-638, for the HVAC systems would be as follows:

> Block 2200, Lot 6 (Projected Development Site 1): Any new residential and/or commercial development on the above-referenced property must ensure the heating, ventilating and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier and at least 148 feet above grade, and at least 15.5 feet away

from the southwestern lot line facing Lee Avenue to avoid any potential significant air quality impacts.

Block 2199, Lot 22 (Projected Development Site 2): Any new residential and/or commercial development on the above-referenced property must ensure the heating, ventilating and air conditioning (HVAC) systems and hot water equipment stack is located at the highest tier and at least 148 feet above grade to avoid any potential significant adverse air quality impacts.

Industrial Emissions

A search of potential industrial sites was performed to identify any NYC DEP Air Quality Permits issued within 400 feet of the Affected Area. This Study Area and uses preliminarily identified as manufacturing or industrial based on NYCDCP MAPPLUTO database are identified in **Figure 2.5-2**. This search was performed to determine if hazardous air toxics would have the potential to impact the proposed development.

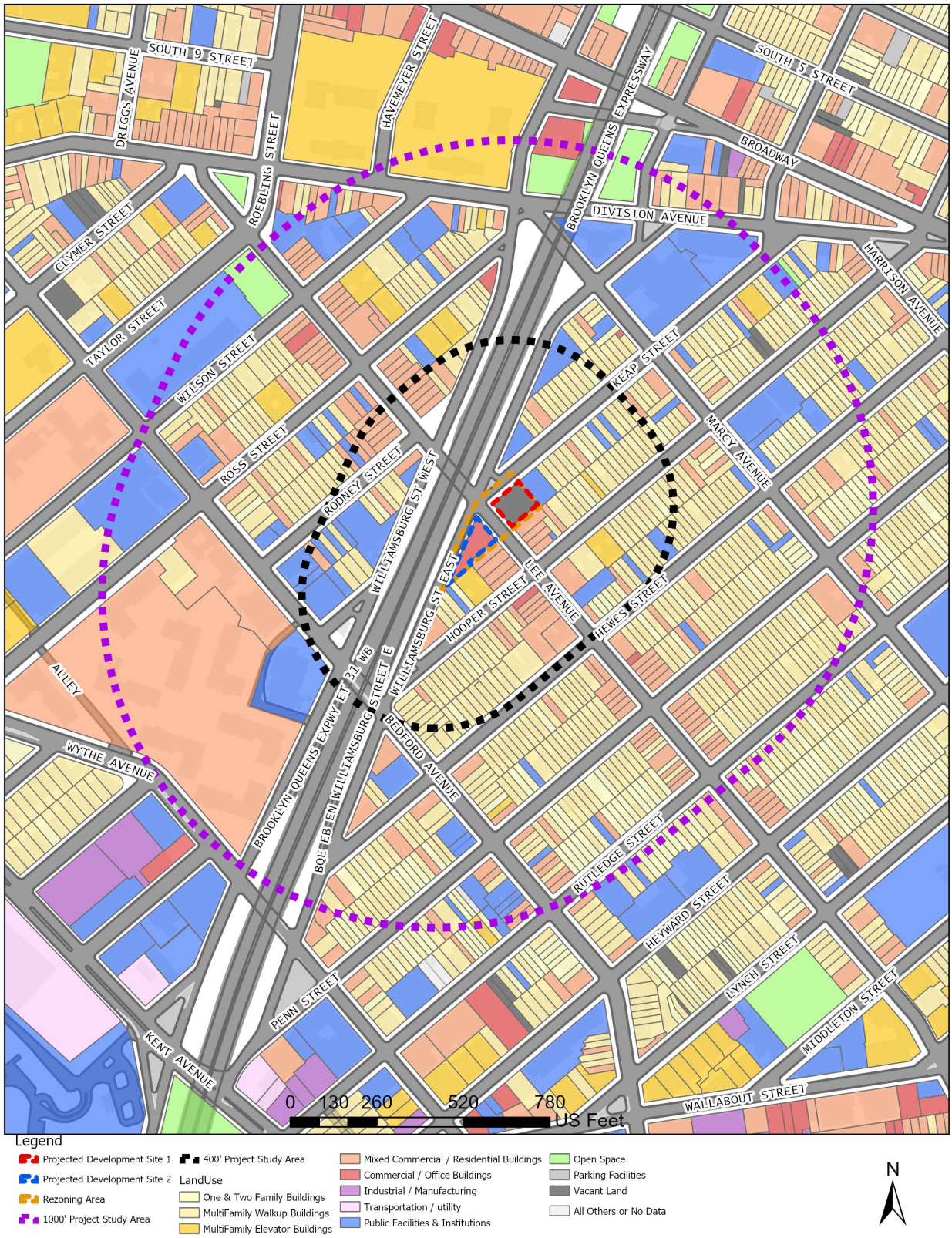
While no sites were identified as potentially manufacturing or industrial in nature, uses were screened further using Google and in-field assessment on multiple occasions – the latest on October 22, 2019. No potential industrial or manufacturing uses were identified and no active DEP industrial permits were found within 400 feet of the Affected Area.

To determine whether any large (NYSDEC State Facility Permits) or major (Title V Permits) sources of emissions were located within 1,000 feet of the Affected Area the NYSDEC Environmental Facilities Navigator was consulted. According to the mapper, there are no large or major permits within 1,000 feet of the Affected Area.

Conclusion

There would be no mobile source, industrial, or stationary source impacts as a result of the Proposed Actions.

Figure 2.5-2: Industrial Emissions



2.6 Noise

Introduction

Equity Environmental Engineering, LLC (Equity) conducted Noise Monitoring in support of the Proposed Action. Vehicular traffic is the predominant source of noise in the area. Therefore, the Proposed Action warrants an assessment of the potential for adverse effects on project occupants from ambient noise. The Affected Area is surrounded by Keap Street to the north, Lee Avenue to the west, and Williamsburg Street East to the west.

Keap Street is a one-way east bound street with curbside parking. Lee Avenue is a two-way north-south bound street with curbside parking. Williamsburg Street East is a one-way east bound street with curbside parking. Local intersections are controlled by stop signs and traffic signals.

The Proposed Action would rezone the Affected Area from a R6/C1-3 zoning district to a R7X/C2-4 zoning district, therefore an assessment of the potential for adverse effects on project occupants from ambient noise is warranted. The projected development would not create a significant stationary noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. Therefore, this noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development. The predominant noise source at the Affected Area is vehicular traffic on surrounding streets.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud.

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common frequency weightings used are the A- and C-weightings. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighting is the most commonly used for environmental measurements, and sound levels measured using this weighting are denoted as dBA. The letter “A” indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual

(unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

Table 2.6-1: Noise Levels of Common Sources

Sound Source	SPL (dB(A))
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A)Is perceived as a doubling or halving in SPL.	
Source: 2020 CEQR Technical Manual	

The following is typical of human response to relative changes in noise level:

- 3-dBA change is the threshold of change detectable by the human ear;
- 5-dBA change is readily noticeable; and
- 10-dBA change is perceived as a doubling or halving of the noise level.

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.

- Lmax is the highest SPL measured during a given period of time. It is useful in evaluating Leqs for time periods that have an especially wide range of noise levels.

- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line" sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Quality Review (CEQR) noise exposure guidelines for exterior noise levels. As shown in Table 2.6-2 below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable, Table 19-3 of the *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA (L_{10} *or Ldn, depending on the source*) or below.

Table 2.6-2: Noise Exposure Guidelines for Use in City Environmental Impact Review

Receptor Type	Time Period	Acceptable General External Exposure	Airport[3] Exposure	Marginally Acceptable General External Exposure	Airport[3] Exposure	Marginally Unacceptable General External Exposure	Airport[3] Exposure	Clearly Unacceptable General External Exposure	Airport[3] Exposure
1.Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	Ldn < 60 dBA						
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		55<L_{10}≤65 dBA	Ldn < 60 dBA	65<L_{10}≤80 dBA	Ldn < 60 dBA	L_{10}>80dBA	Ldn < 75 dBA
3. Residence, residential hotel or motel	7 am to 10 pm	$L_{10} \leq 65$dBA		65<L_{10}≤70 dBA		70<L_{10}≤80 dBA		L_{10}>80dBA	
	10 pm to 7 am	L10≤55dBA		55<L_{10}≤70 dBA		70<L_{10}≤80 dBA		L_{10}>80dBA	
4. School, museum, library, court house of worship, transient hotel or motel, public meeting room, auditorium, out- patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM- 10 PM)		Same as Residential Day (7 AM –10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM –10 PM)		Same as Residential Day (7 AM-10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

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

Notes:

- In addition, any new activity shall not increase the ambient noise level by 3 dBA or more;

- Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.
- Tracts of land where serenity and quiet are extraordinarily important and serve an important public need and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and nursing homes.
- One may use the FAA-approved L_{dn} contours supplied by the Port Authority, or the noise contours may be computed from the federally approved INM Computer Model using flight data supplied by the Port Authority of New York and New Jersey.
- External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave band standards).

Table 2.6-3 CEQR TM: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise Level with Proposed Project	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation[1]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	$36 + (L_{10} - 80)^2$ dB(A)

Source: New York City of Environmental Protection

Notes:

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

[2] Required attenuation values increase by 1 dB(A) increments for L_{10} values greater than 80 dBA.

Measurement Location and Equipment

Because the predominant noise sources in the area of the proposed project consist of vehicular traffic, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day. Pursuant to CEQR Technical Manual Methodology, measurements were conducted for a 1-hour period during each of the peak periods at each monitoring location at the Affected Area: Location One (1) was at the frontage of the Affected Area along Keap Street; Location Two (2) was at the frontage of the Affected Area along Williamsburg Street East. Location Three (3) was at the frontage of the Affected Area along Lee Avenue. The noise monitoring locations are shown in Figure 2.6-1 and Photo 2.6-1, 2.6-2, and 2.6-3.

Noise monitoring was conducted using a using Type 1 Casella CEL-633 and Larson Davis LxT sound level meter with wind screen. The monitor was placed on a tripod at a height of approximately four feet above the ground, away from any other noise-reflective surfaces. The monitor was calibrated prior to and following each monitoring session. Periods of peak vehicular traffic around the Affected Area constitute a worst-case condition for noise. Noise back up data is provided in Appendix C.

Figure 2.6-1 Noise Monitoring Locations

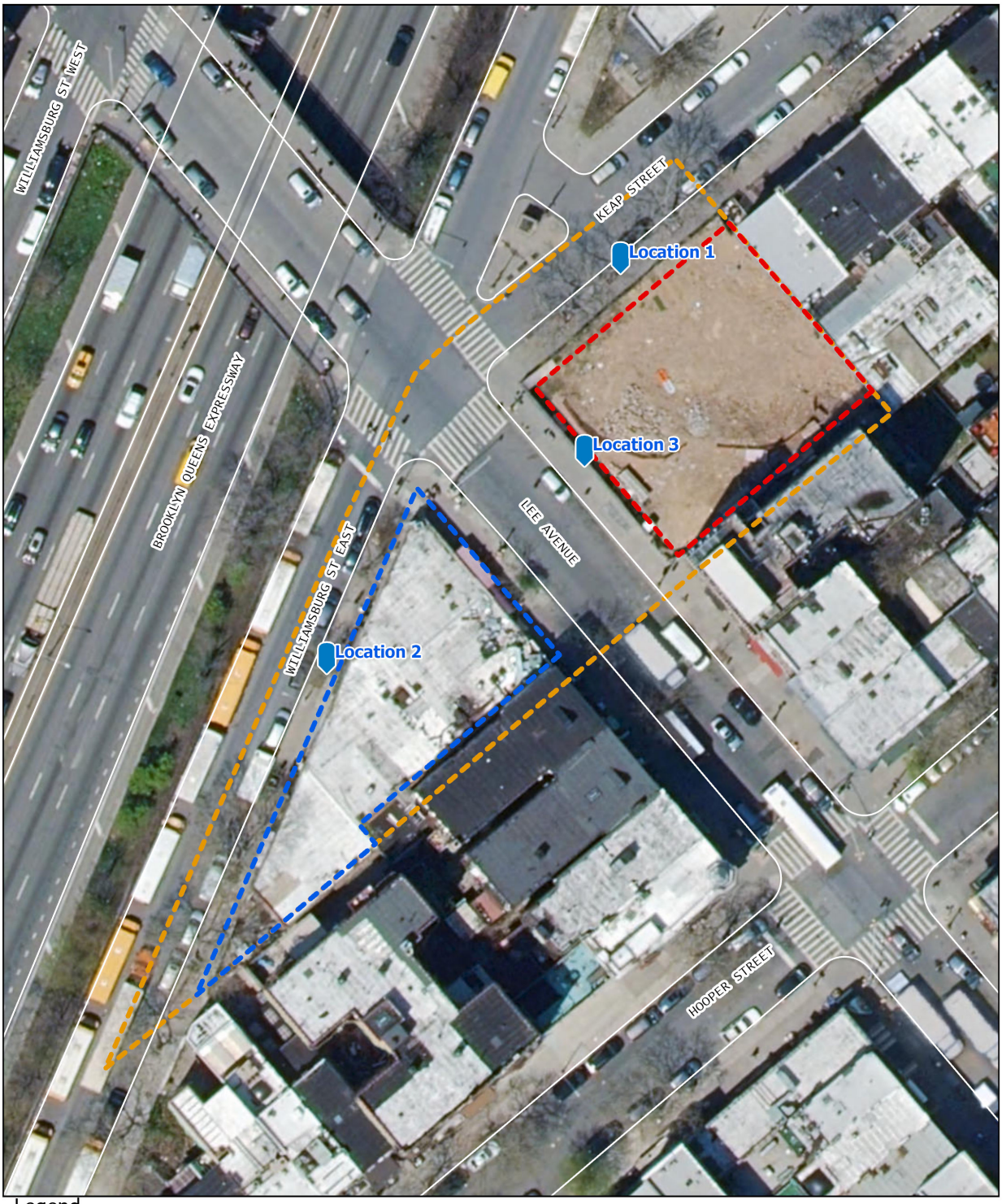


Photo 2.6-1: Location 1 – Keap Street Frontage



Photo 2.6-2: Location 2 – Williamsburg Street East



Photo 2.6-3: Location 3 – Lee Avenue



Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Thursday, May 30th, 2019, Wednesday, June 19th, 2019, and Tuesday, October 22nd, 2019. Wind speeds were mild during monitoring. Traffic volumes and vehicle classification were documented during the noise monitoring.

Existing Conditions

The predominant source of noise at the site is vehicular traffic.

Table 2.6-4: Noise (dB) Levels at Location 1

Tuesday, October 22nd, 2019			
Time	**7:30 am – 8:30 am**	**12:00 pm – 1:00 pm**	**4:30 pm – 5:30 pm**
L_{max}	82.1	76.78	109.2
L_{10}	**70.5**	65.5	65.0
L_{eq}	67.4	63.5	**77.6**
L_{50}	63.5	62.5	61.0
L_{90}	61.0	61.0	58.5
L_{min}	57.3	58.4	56.2

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to Table 19-2 of the CEQR Technical Manual

Table 2.6-5: Noise (dB) Levels at Location 2

Thursday, May 30th, 2019			
Time	**7:32 am – 8:32 am**	**12:00 pm – 1:00 pm**	**4:31 pm – 5:31 pm**
L_{max}	99.4	95.6	109.0
L_{10}	**72.0**	68.0	69.0
L_{eq}	70.1	67.8	**76.9**
L_{50}	65.5	64.5	63.0
L_{90}	63.0	62.0	61.0
L_{min}	60.1	59.0	57.6

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to Table 19-2 of the CEQR Technical Manual

Table 2.6-6: Noise (dB) Levels at Location 3

Tuesday, October 22nd, 2019			
Time	**7:31 am – 8:31 am**	**12:00 pm – 1:00 pm**	**4:30 pm – 5:30 pm**
L_{max}	91.9	84.2	96.4
L_{10}	**71.5**	68.0	**71.0**
L_{eq}	70.1	65.1	69.7
L_{50}	64.0	62.0	63.0
L_{90}	61.5	59.5	57.5
L_{min}	57.9	57.3	41.8

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to Table 19-2 of the CEQR Technical Manual

Tables 2.6-7 through **Table 2.6-9** contains the traffic volumes and vehicle classifications for the morning, noon, and evening monitoring sessions.

Table 2.6-7: Traffic Volumes and Vehicle Classifications – Location 1

	7:30 am – 8:30 am	**12:00 pm – 1:00 pm**	**4:30 pm – 5:30 pm**
Car/ Taxi	15	10	5
Van/Light Truck/SUV	6	9	6
Medium Truck	6	2	1
Heavy Truck	1	3	0
Bus	0	1	1
Train	0	0	0

Table 2.6-8: Traffic Volumes and Vehicle Classifications – Location 2

	7:32 am – 8:32 am	**12:00 pm – 1:00 pm**	**4:31 pm – 5:31 pm**
Car/ Taxi	34	36	57
Van/Light Truck/SUV	71	96	117
Medium Truck	10	14	17
Heavy Truck	1	0	0
Bus	32	6	15
Train	0	0	0

Table 2.6-9: Traffic Volumes and Vehicle Classifications – Location 3

	7:31 am – 8:31 am	12:00 pm – 1:00 pm	4:30 pm – 5:30 pm
Car/ Taxi	57	48	189
Van/Light Truck/SUV	66	57	219
Medium Truck	10	3	6
Heavy Truck	3	0	0
Bus	13	6	15
Train	0	0	0

The 2020 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the Proposed Action, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. An L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general external exposure. The highest recorded L_{eq} at Location 1 was 77.6 dB(A) during the evening period. The highest recorded L_{eq} at Location 2 was 76.9 dB(A) during the evening period. The highest recorded L_{10} at Location 3 was 71.5 dB(A) during the morning period.

Stationary Sources

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building mechanical equipment.

Conclusion

A 33 dB(A) window/wall attenuation will be required on the facades facing Keap Street and the facades facing Marcy Avenue within 50 feet of Keap Street. A 28 dB(A) window/wall attenuation will be required on the facades facing Lee Avenue and the facades facing Hooper Street within 50 feet of Lee Avenue. A 33 dB(A) window wall attenuation will be required on the facades facing Williamsburg Street East and the facades facing Hooper Street within 50’ of Williamsburg Street East. A 28 dB(A) window-wall attenuation will be required on facades facing Lee Avenue and the facades facing Hooper Street within 50’ of Lee Avenue. With this level of attenuation, there would be no potential for adverse impacts related to ambient noise. **Figure 2.6-2** below shows the attenuation requirements.

Figure 2.6-2 Attenuation Diagram



E-Designation, E-638, for the Affected Area would be as follows:

Block 2200, Lot 6 (Projected Development Site #1): To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 33 dBA window/wall attenuation on the facades facing Keap Street and the facades facing Marcy Avenue within 50 feet of Keap Street and 28 dBA of attenuation on the facades facing Lee Avenue and the facades facing Hooper Street within 50 feet of Lee Avenue to maintain an interior noise level not greater than 45 dBA for residential uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

Block 2199, Lot 22 (Projected Development Site #2): To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 33 dBA window/wall attenuation on the facades facing Williamsburg Street East and the facades facing Hooper Street within 50 feet of Williamsburg Street East and 28 dBA of attenuation on the facades facing Lee Avenue and the facades facing Hooper Street within 50 feet of Lee Avenue to maintain an interior noise level not greater than 45 dBA for residential uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

2.7 Hazardous Materials

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

Pursuant to CEQR Technical Manual methodology, actions that would result in ground disturbance in an area where current or past uses on or near the site raise the potential for the presence of hazardous materials should be assessed for hazardous materials. Accordingly, a Phase I Environmental Site Assessments (Phase I) was conducted for the subject site.

Summary of Phase I ESA

Equity Environmental Engineering (Equity) conducted a Phase I of the subject property located at 103 Lee Avenue, Brooklyn, New York, Block 2200, Lot 6 in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ASTM Standard constitutes all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice. The ASTM Standard also satisfies the requirements of the United States Environmental Protection Agency (EPA) All Appropriate Inquiry Standard, 40 CFR Part 312, which is required to qualify for certain landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The purpose of the Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify recognized environmental conditions (RECs) in connection with the subject property. A recognized environmental condition is defined by ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment; or conditions that pose a material threat of a future release to the environment.

Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not present a threat to health or the environment, and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimus RECs were considered in the Phase I.

The identification of RECs in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

Phase I ESA Findings

No RECs, Historic Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) were identified for the Subject Property.

Based on the evidence provided by the environmental data report, observations made during the site reconnaissance, and professional judgment, Equity concluded that a Vapor Encroachment Condition (VEC) could be ruled out for the subject property.

Phase I ESA Recommendations

Prior to any future development of Projected Development Sites 1 and 2 that involves subsurface disturbance, a subsurface (Phase II) investigation is recommended prior to such activity to determine if mitigation and/or additional remediation is warranted for the future use of the property due to the potential VEC on the Subject Property. The building on Projected Development Site 1 has already been constructed as-of-right, and a subsurface investigation is not possible; however, indoor air sampling may be conducted to determine if mitigation and/or additional remediation is warranted.

Conclusion

Based on the findings of the Phase I ESA, it is recommended that Projected Development Site 2 (Block 2199, Lot 22) prepare a Phase II investigation to determine if mitigation and/or additional remediation is warranted for the future use of the property. As Projected Development Site 1 has already completed construction, no further investigation is warranted.

E-Designation (E-638)

Projected Development Site 1 (Block 2200 Lot 6) and Projected Development Site 2 (Block 2199, Lot 22)

An E-Designation should be placed on the sites to assure that mitigation will be performed, as necessary, before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation (OER).

Task 1-Sampling Protocol
The applicant submits to OER, for review and approval, a Phase I and Phase II of the site along with a soil, groundwater, and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol
A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving

such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The Applicant must complete such remediation as determined necessary by OER. The Applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

Appendix A: Agency Correspondence

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: 103 LEE AVENUE
Date Received: 10/17/2019

Properties with no Architectural or Archaeological significance:

1) 100 LEE AVENUE, BBL: 3021990022
2) 111 LEE AVENUE, BBL: 3022000004
3) 103 LEE AVENUE, BBL: 3022000006
4) 110 LEE AVENUE, BBL: 3021990033

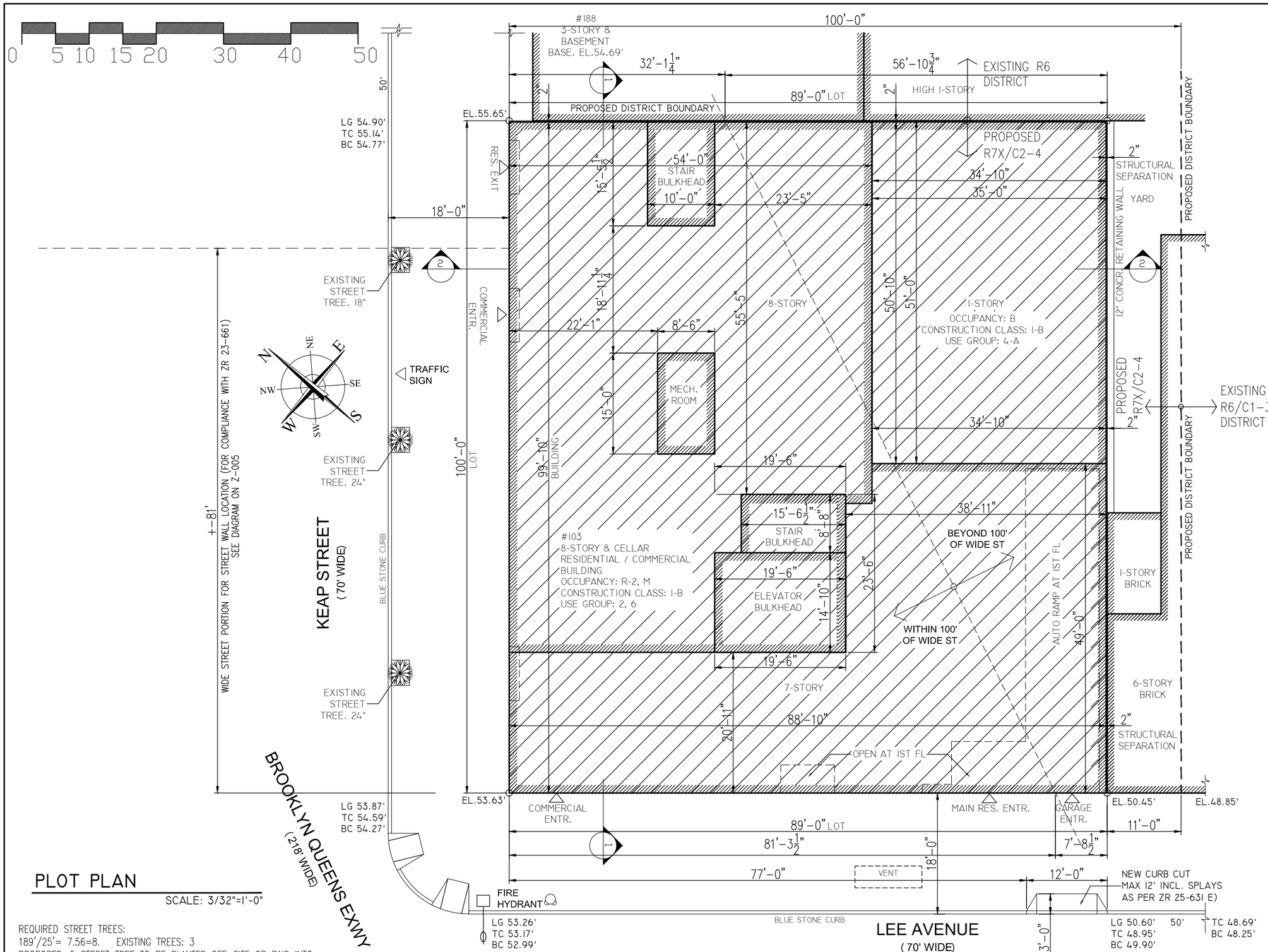
Within the radius: 571 Bedford Ave., which appears eligible for S/NR listing. No adverse impacts are anticipated to this site as a result of this undertaking.

Gina Santucci updated 1/12/2021 10/23/2019

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 34592_FSO_DNP_10232019.docx

Appendix B: Architectural Drawings



PLOT PLAN

SCALE: 3/32"=1'-0"

REQUIRED STREET TREES:
189'/25'= 7.56=8. EXISTING TREES: 3
PROPOSED: 5 STREET TREE TO BE PLANTED OFF-SITE OR PAID INTO TREE FUND AS DETERMINED BY DEPARTMENT OF PARKS AND RECREATION

$$\text{BASE PLANE ELEV.} = \frac{((53.63'+50.45')X89' + (53.63'+55.65')X100')/2}{89' + 100'} = \frac{(9,263.12'+10,928')2}{189'} = 53.415' = 53'-5"$$

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REVISIONS

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Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X /C2-4

PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
ZONING / PLOT PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
Z-001.00
CAD FILE No:
1 OF 11

DOB BSCAN

ZONING ANALYSIS

103 LEE AVENUE, BROOKLYN, NY 11211
BLOCK: 2200 LOT: 6 BIN: 3060187 CB: 301
EXISTING ZONE: R6
PROPOSED ZONE: R7X / C2-4. ZONING MAP: 12D
STRUCTURAL OCCUPANCY CATEGORY: II.
WITHIN 200' OF TA STRUCTURE: NO. HISTORIC DISTRICT: NO
ENVIRONMENTAL RESTRICTIONS: NO. FLOOD ZONE: NO
LOT AREA: 89'X100'=8,900 SF

SCOPE OF WORK:
NEW 8-STORY & CELLAR MIXED USE (RESIDENTIAL / COMMUNITY FACILITY BUILDING.
CONSTRUCTION CLASS (2014 CODE) : I-B
OCCUPANCY (2014 CODE) / USE GROUP BREAKDOWN:
CELLAR: ACCESSORY PARKING GARAGE, BYCICLE STORAGE,
SPRINKLER ROOM, METER ROOMS. OCCUPANCY S-2, UG 2B
1ST FLOOR: COMMERCIAL. RETAIL SPACE. OCCUPANCY M, UG 6
2ND FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2. UG 2A
3RD FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2. UG 2A
4TH FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2. UG 2A
5TH FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2. UG 2A
6TH FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2. UG 2A
7TH FLOOR: EIGHT (8) CLASS "A" DW. UNITS. OCCUPANCY R-2. UG 2A
8TH FLOOR: FOUR (4) CLASS "A" DW. UNITS. OCCUPANCY R-2. UG 2A
TOTAL 52 CLASS "A" DWELLING UNITS

ZR 35-011 QUALITY HOUSING PROGRAM
ALL BUILDINGS SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN THIS CHAPTER, AND THE APPLICABLE PROVISIONS OF ARTICLE II, CHAPTER 8 (QUALITY HOUSING PROGRAM)

ZR 35-22 RESIDENTIAL BULK REGULATIONS IN C1 OR C2 DISTRICTS WHOSE BULK IS GOVERNED BY SURROUNDING RESIDENCE DISTRICT
THE BULK REGULATIONS FOR THE RESIDENCE DISTRICTS WITHIN WHICH SUCH COMMERCIAL DISTRICTS ARE MAPPED APPLY TO RESIDENTIAL PORTIONS OF BUILDINGS,

ZR 35-31 / 35-23 / 23-154 D) 2) III) MAX RESIDENTIAL FAR
BASE FAR (FOR CORNER AND INTERIOR PORTIONS) : 4.2
MAX PERMITTED FAR (MIH DEVELOPMENT) : 6.0
MAX PERMITTED "FA" (MIH DEVELOPMENT) : 8,900 X 6.0 = 53,400 SF
FLOOR AREA MAY BE INCREASED ON A COMPENSATED ZONING LOT BY 1.25 SF FOR EACH SF OF LOW INCOME FLOOR AREA PROVIDED. HOWEVER, THE AMOUNT OF LOW INCOME FLOOR AREA REQUIRED TO RECEIVE FLOOR AREA COMPENSATION NEED NOT EXCEED 20 PERCENT OF THE TOTAL FLOOR AREA, EXCLUSIVE OF GROUND FLOOR NON-RESIDENTIAL FLOOR AREA,

ZR 35-31 / 33-121 MAX COMMERCIAL FAR: 2.0
MAX COMMERCIAL "FA": 8,900 X 2.0 = 17,800 SF

PROPOSED COMMERCIAL AREA

FLOOR	GROSS	FLOOR AREA
1ST FLOOR	7,786.02	7,786.02

PROPOSED TOTAL COMMERCIAL "FLOOR AREA": 7,786.02 SF
PROPOSED COMMERCIAL FAR: 7,786.02 / 8,900 = 0.87

ZR 35-31 PROPOSED COMBINED FLOOR AREA (COMMERCIAL+RES) :
7,786.02+45,139.24= 52,925.26 SF, LESS THAN 53,400 SF. PROPOSED FAR: 52,925.26 / 8,900 = 5.95, LESS THAN 6.0

COMBINED FLOOR AREA RATIO INCREASED THROUGH THE PROVISION OF AFFORDABLE HOUSING PURSUANT TO SECTION 23-90
30% OF ALL DWELLING UNITS PROPOSED TO BE INCOME-RESTRICTED HOUSING UNITS: 45,139.24 SF X 30%= 13,541 SF (52 UNITS X 30%= 16 UNITS)

ZR 23-153 MAX PERMITTED RESIDENTIAL LOT COVERAGE FOR CORNER LOT = 100 % = 8,900 SF
PROPOSED RESIDENTIAL LOT COVERAGE: 7,097.83 SF = 79.75%.

PROPOSED RESIDENTIAL AREA

FLOOR #	GROSS	DEDUCTIONS	FLOOR AREA
CELLAR	8868.6	0	
1 FL	1,082.58	180	902.58
2 FL	7,097.83	345	6,752.83
3 FL	7,097.83	345	6,752.83
4 FL	7,097.83	345	6,752.83
5 FL	7,097.83	345	6,752.83
6 FL	7,097.83	345	6,752.83
7 FL	7,097.83	345	6,752.83
8 FL	4,174.68	455	3,719.68
BULKHEAD	706.05		0
TOTAL	57,418.89		45,139.24

TOTAL RESIDENTIAL "FA": 45,139.24, LESS THAN 53,400 SF SF
PROPOSED RESIDENTIAL FAR: 45,139.24 / 8,900 = 5.071, LESS THAN 6.0 THUS OK

ZR 35-40 / 23-22 MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS
53,400 - 7,786.02 = 45,613.98 / 680 = 67 D.U.
PROPOSED: 48 D.U.

ZR 23-32 MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCES
MINIMUM LOT AREA: 1,700 SF MINIMUM LOT WIDTH: 18'
EXISTING LOT AREA: 8,900 SF EXISTING LOT WIDTH: 89'-0"

ZR 35-51 / FRONT YARDS: NA

ZR 35-52 / 23-462 SIDE YARDS
NOT REQUIRED. IF PROVIDED 8' MIN. PROPOSED: 8'

ZR 23-542 ALONG SHORT DIMENSION OF BLOCK (LESS THAN 230')
REAR YARD NOT REQUIRED.
NOT REQUIRED FOR CORNER LOT PORTION

ZR 35-61 ALL BUILDINGS SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN SECTIONS 23-62 (PERMITTED OBSTRUCTIONS) AND 23-66 (HEIGHT AND SETBACK REQUIREMENTS FOR QUALITY HOUSING BUILDINGS) , AS MODIFIED BY SECTION 35-65

ZR 35-651 STREET WALL LOCATION
AT LEAST 70 PERCENT OF THE #AGGREGATE WIDTH OF STREET WALLS# SHALL BE LOCATED WITHIN EIGHT FEET OF THE #STREET LINE# AND SHALL EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTIONS 35-652 AND 23-662 (MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS) ,
OR THE HEIGHT OF THE #BUILDING#, WHICHEVER IS LESS. UP TO 30 PERCENT OF THE #AGGREGATE WIDTH OF STREET WALLS# MAY BE RECESSED BEYOND EIGHT FEET OF THE #STREET LINE#, PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 10 FEET ALONG A #WIDE STREET# OR 15 FEET ALONG A #NARROW STREET# ARE LOCATED WITHIN AN #OUTER COURT#; FOR ALL SUCH QUALITY HOUSING BUILDINGS, THE MAXIMUM BASE AND BUILDING HEIGHTS ESTABLISHED IN SECTIONS 35-652 AND 23-662 (MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS) SHALL BE MODIFIED IN ACCORDANCE WITH THE TABLE IN PARAGRAPH (B) OF SECTION 23-664 FOR THE RESIDENCE DISTRICT...

ZR 35-654 MODIFIED HEIGHT AND SETBACK REGULATIONS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS
ZR 23-664 B) TABLE 1

MIN BASE HEIGHT: 60'
MAX BASE HEIGHT: 105'. PROPOSED BASE HEIGHT: 84'-2"
MAX BUILDING HEIGHT: 145'. PROPOSED BUILDING HEIGHT: 84'-2"
MAX NUMBER OF STORIES: 14. PROPOSED NUMBER OF STORIES: 8.

ZR 36-33 / 25-231 / 25-241 PARKING
PARKING IS WAIVED FOR 15 AFFORDABLE UNITS AS PER ZR 25-25 AND ZR 74-533
REQUIRED: (52-16) X 30%= 34 X 30% = 11 SPACES. PROPOSED: 15 (IN CELLAR GARAGE) .

ZR 25-231 MODIFICATION OF REQUIREMENTS TO FACILITATE AFFORDABLE HOUSING
WITHIN THE TRANSIT ZONE, THE CITY PLANNING COMMISSION MAY PERMIT A REDUCTION IN THE PARKING REQUIREMENTS SET FORTH IN SECTION 25-23 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 74-533 (REDUCTION OF PARKING SPACES TO FACILITATE AFFORDABLE HOUSING) .

ZR 74-533 REDUCTION OF PARKING SPACES TO FACILITATE AFFORDABLE HOUSING
IN ALL DISTRICTS IN THE TRANSIT ZONE, THE CITY PLANNING COMMISSION MAY PERMIT A WAIVER OF, OR A REDUCTION IN, THE NUMBER OF REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR DWELLING UNITS IN A DEVELOPMENT OR ENLARGEMENT THAT INCLUDES AT LEAST 20 PERCENT OF ALL DWELLING UNITS AS INCOME-RESTRICTED HOUSING UNITS AS DEFINED IN SECTION 12-10 (DEFINITIONS) , PROVIDED THAT THE COMMISSION FINDS THAT SUCH WAIVER OR REDUCTION:
(a) WILL FACILITATE SUCH DEVELOPMENT OR ENLARGEMENT. SUCH FINDING SHALL BE MADE UPON CONSULTATION WITH THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT;
(b) WILL NOT CAUSE TRAFFIC CONGESTION; AND
(c) WILL NOT HAVE UNDUE ADVERSE EFFECTS ON RESIDENTS, BUSINESSES OR COMMUNITY FACILITIES IN THE SURROUNDING AREA, AS APPLICABLE, INCLUDING THE AVAILABILITY OF PARKING SPACES FOR SUCH USES.

ZR 25-811 BICYCLE PARKING
REQUIRED: 1 PER 2 DWELLING UNITS: 52 / 2 = 26. PROPOSED IN CELLAR

ZR 23-03 / 26-41 REQUIRED STREET TREES: 200' / 25'= 8.
8 STREET TREE TO BE PLANTED / PAID INTO TREE FUND AS DIRECTED BY DEPARTMENT OF PARKS AND RECREATION

ZR 36-21 COMMERCIAL PARKING (RETAIL)
7,786.02 SF / 1,000 = 8 SPACES, WAIVED AS PER ZR 36-232 (LESS THAN 40 SPACES REQ'D)

ZR 28-21 REQUIRED RECREATION SPACE
MIN REQ'D: 41,419.56 X 3.3%= 1,366.8 SF
PROPOSED: 1,654 SF OUTDOOR RECREATION SPACE AT 2ND FLOOR (ROOF OF 1ST FLOOR) AND MAIN ROOF

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Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X /C2-4

PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
ZONING ANALYSIS

SEAL & SIGNATURE

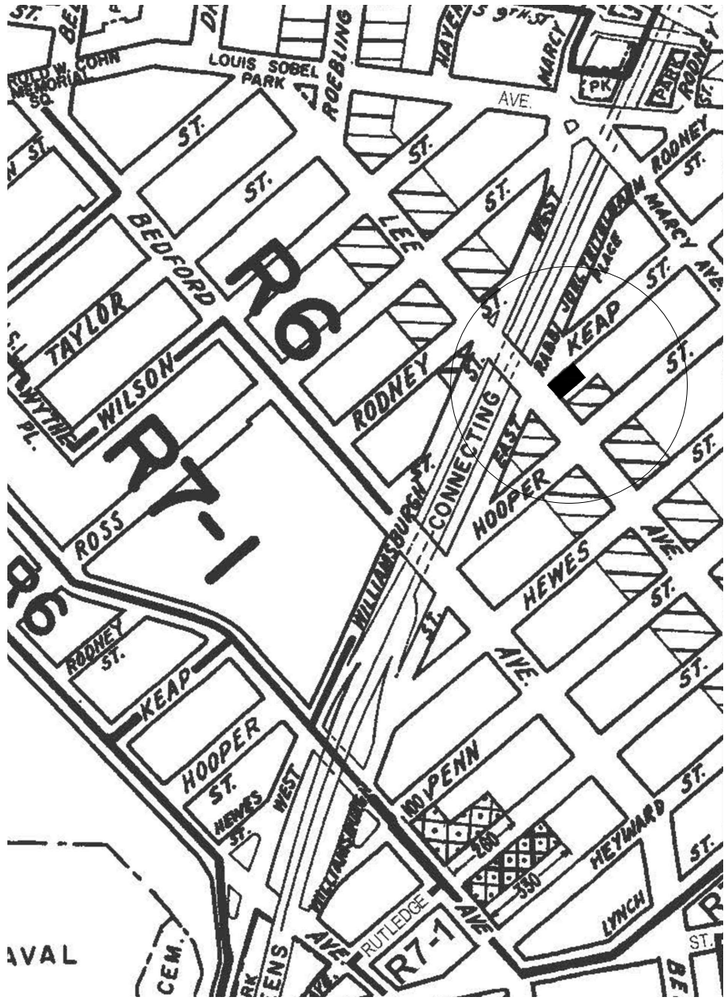
DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
Z-002.00
CAD FILE No:

DOB BSCAN

TAX MAP



ZONING MAP 22D



UNIT BREAKDOWN. R7D OPTION

	UNIT # / FLOOR AREA, SF NET								TOTAL UNIT FLOOR AREA, SF NET
	1	2	3	4	5	6	7	8	
FLOOR #									
2	594	614	683	719	733	531	769	651	
3	594	614	683	719	733	531	769	793	
4	594	614	683	719	733	531	769	793	
5	594	614	683	719	733	531	769	793	
6	594	614	683	719	733	531	769	793	
7	594	614	683	719	733	531	769	793	
TOTAL	3564	3684	4098	4314	4398	3186	4614	4616	32474

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NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X /C2-4

PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
ZONING / TAX MAPS

SEAL & SIGNATURE

DATE:
PROJECT No:
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CHK BY:
DWG No:
Z-003.00
CAD FILE No:
3 OF 11

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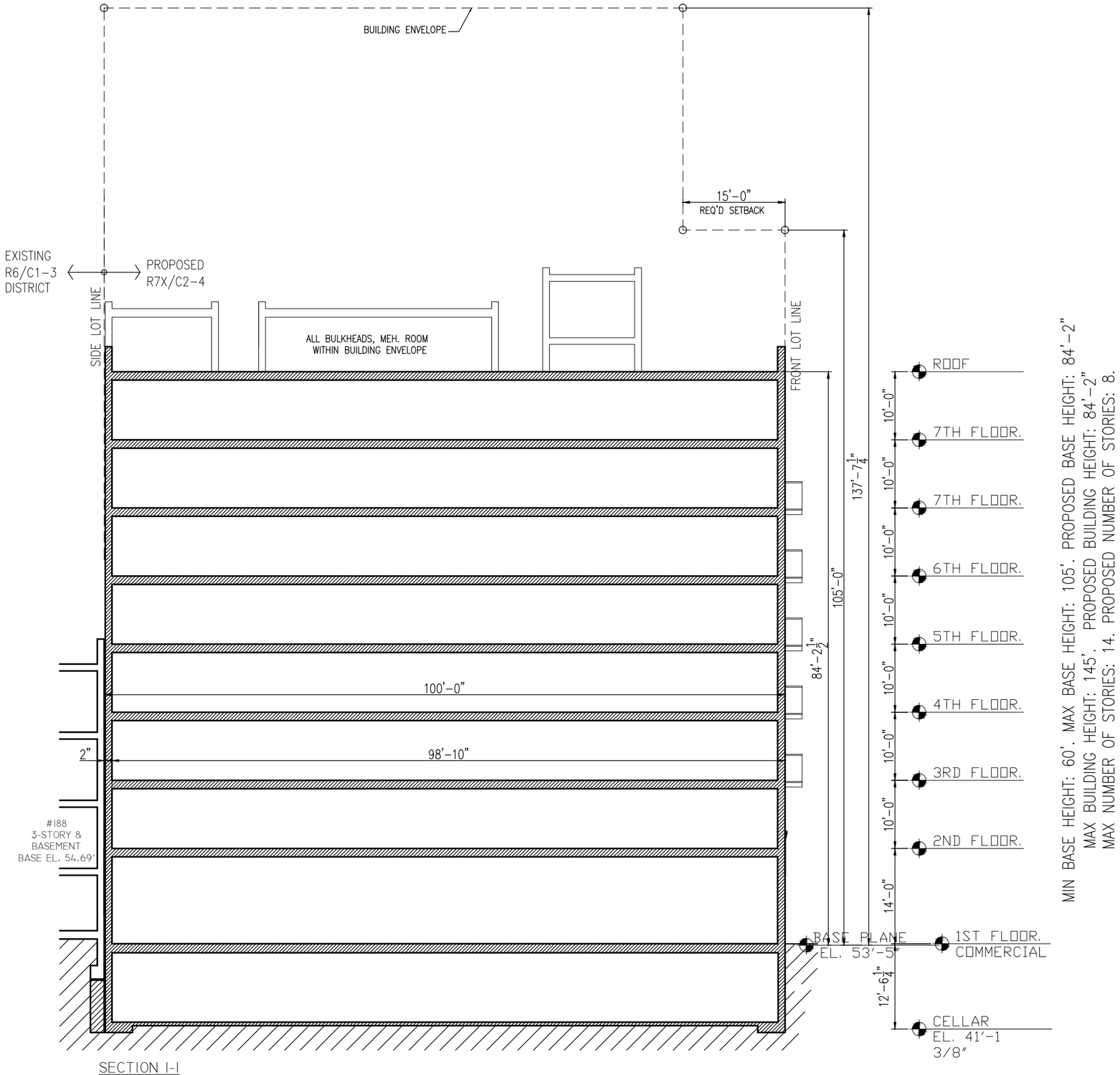

SECTION I-I

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OWNER:
APPLICATION:

PROJECT NAME
NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X /C2-4

PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
HEIGHT DIAGRAM 1

SEAL & SIGNATURE

DATE:
PROJECT No:
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DWG No:
Z-004.00
CAD FILE No:

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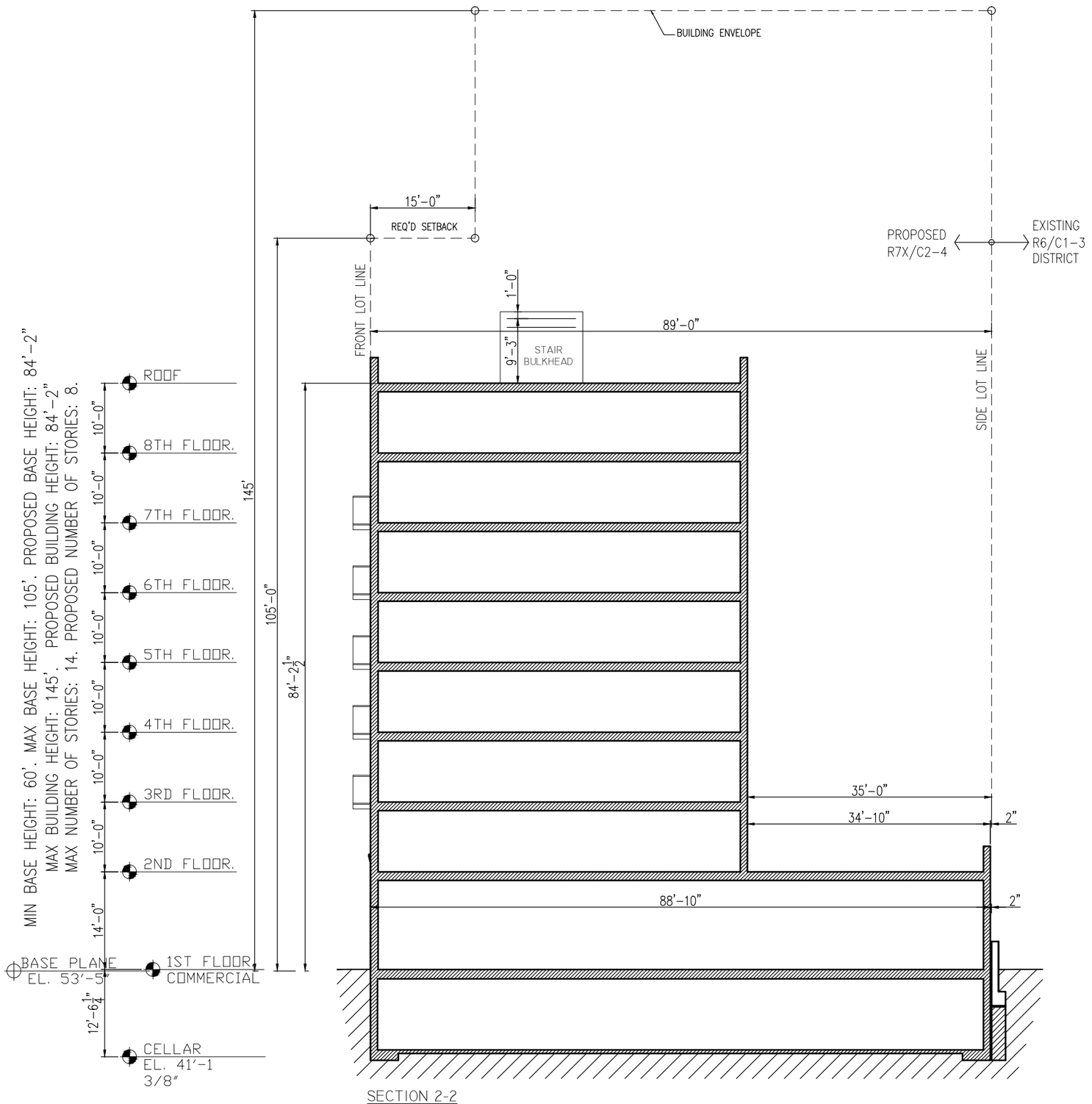

SECTION 2-2

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APPLICATION:

PROJECT NAME
NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X /C2-4

PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
HEIGHT DIAGRAM 2

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
Z-005.00
CAD FILE No:
5 OF 11

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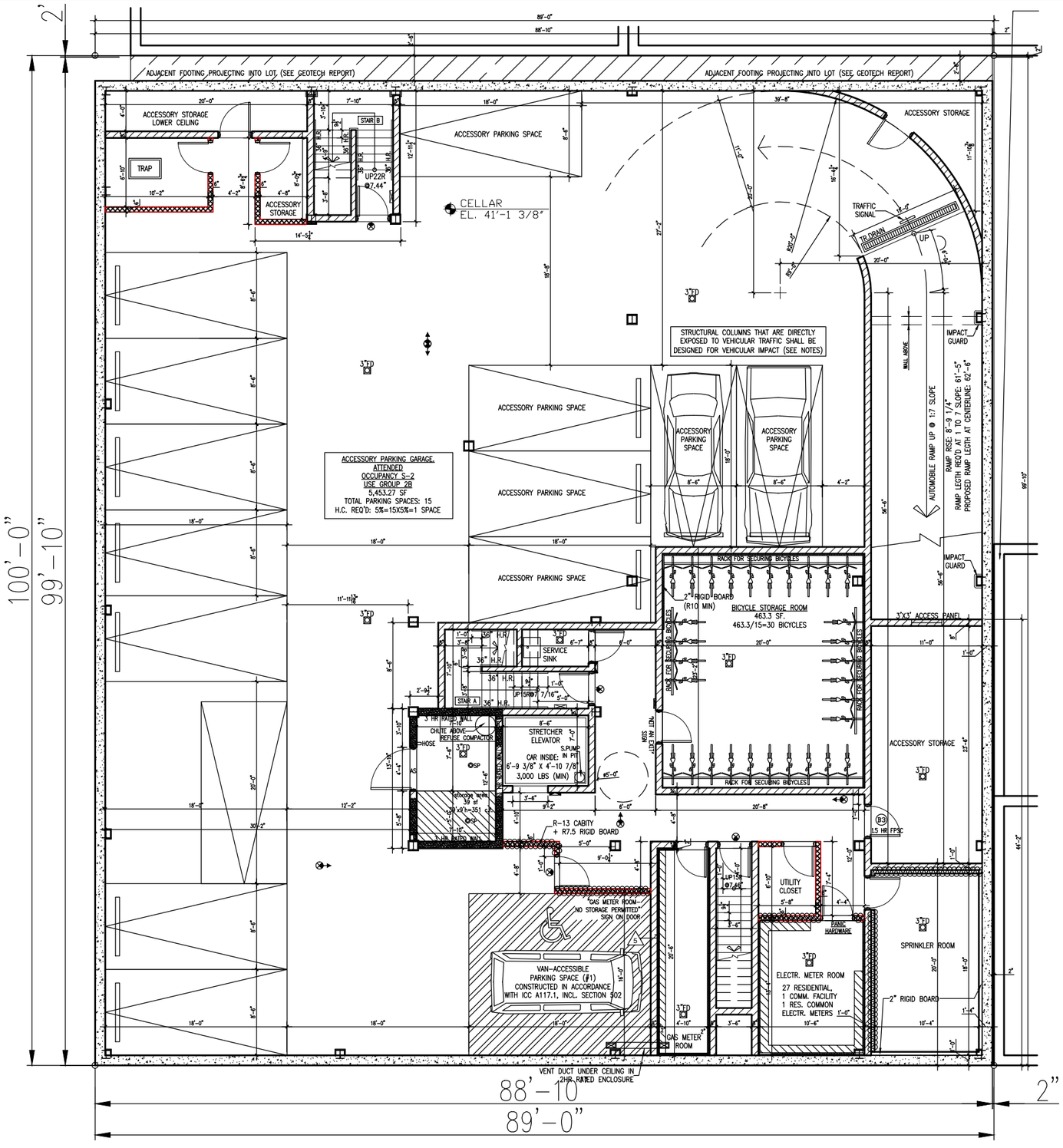

CELLAR FLOOR PLAN

SCALE: NTS

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ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME:
NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X /C2-4

PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
SCHEMATIC CELLAR FLOOR PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-001.00
CAD FILE No:
6 OF 11

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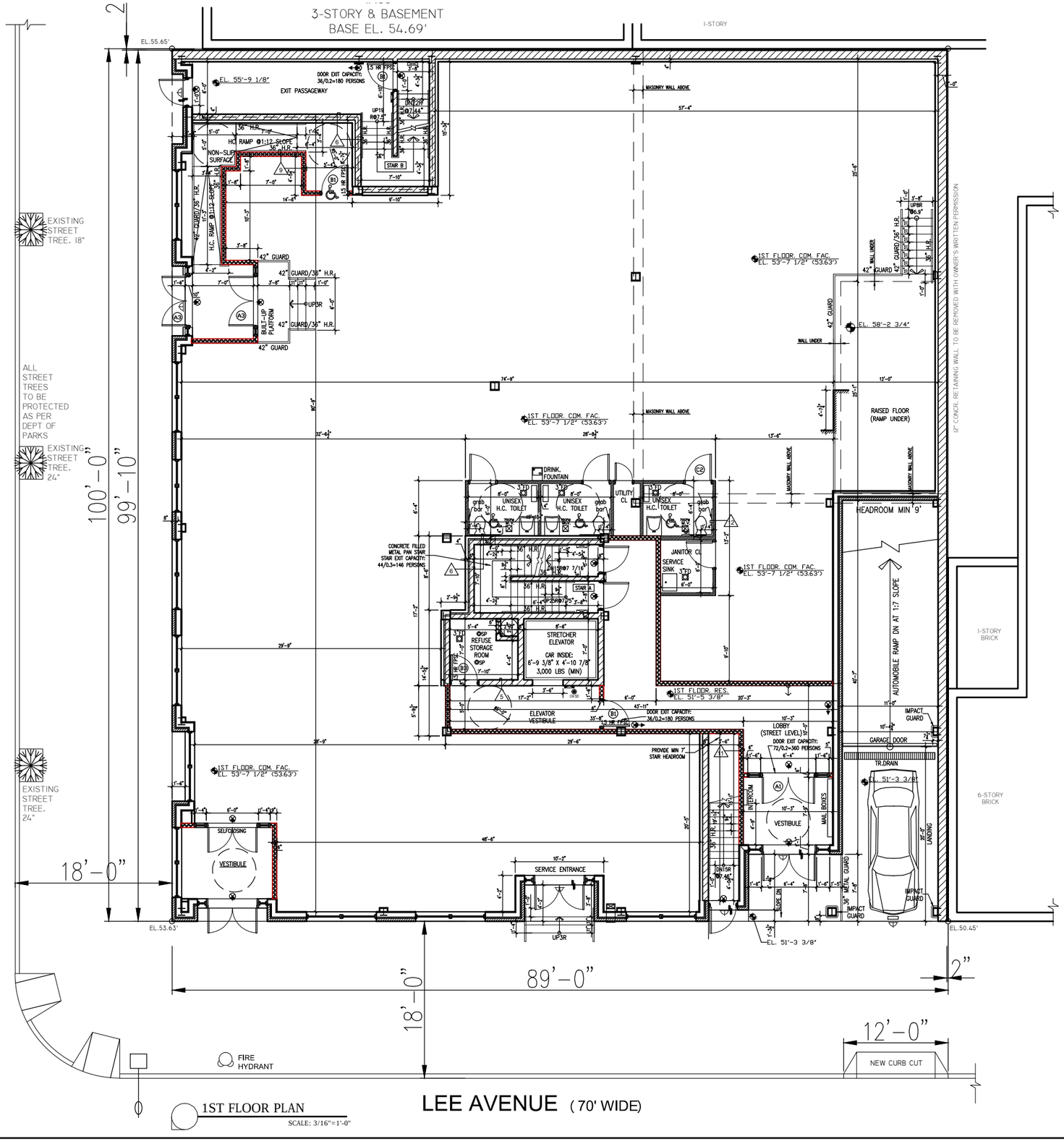

1ST FLOOR PLAN
SCALE: 3/16"=1'-0"

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NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X /C2-4

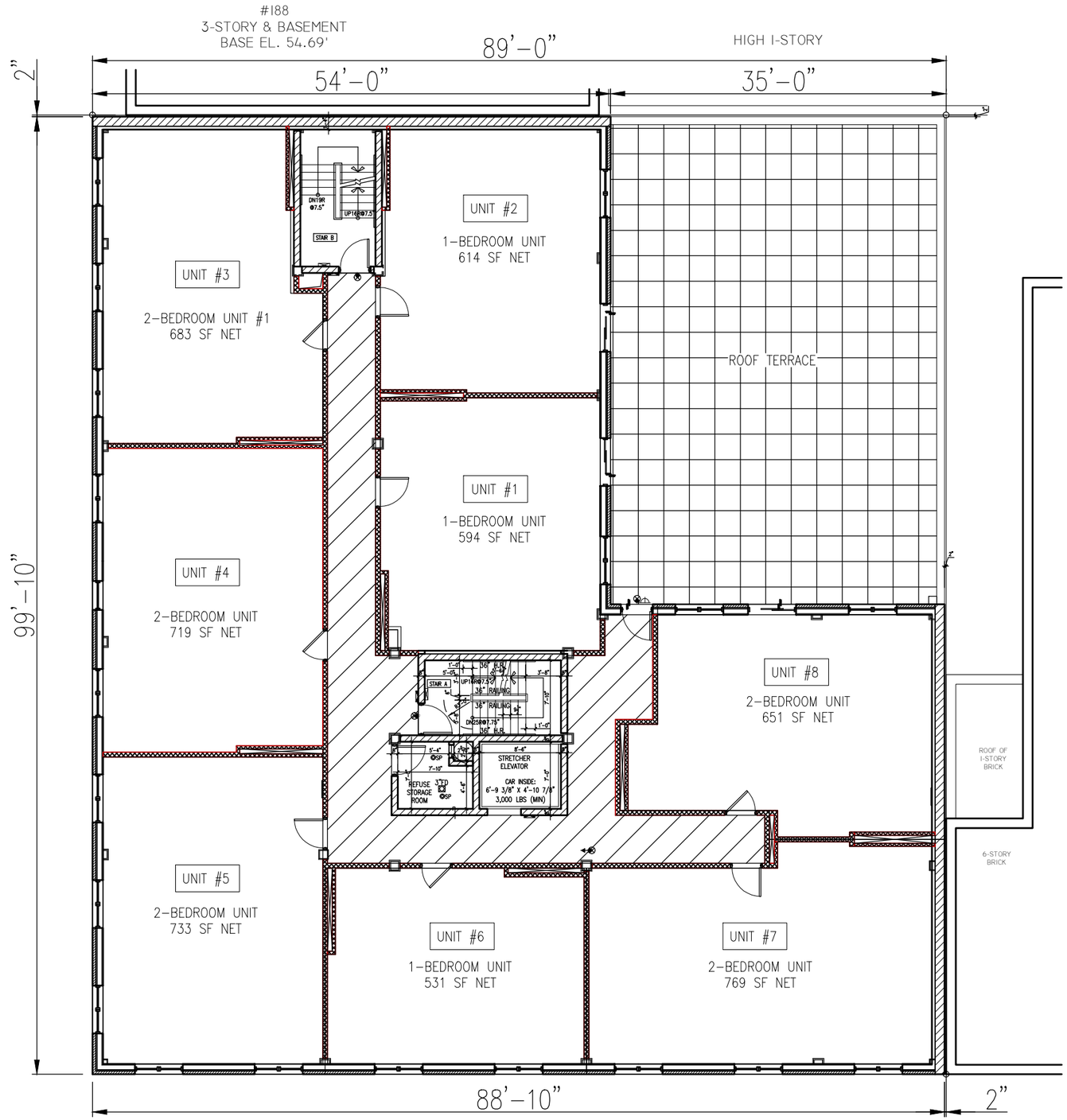
PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
SCHEMATIC 1ST FLOOR PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-002.00
CAD FILE No:
7 OF 11

DOB BSCAN



2ND FLOOR PLAN

SCALE: NTS

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

#	Date	Description

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X /C2-4

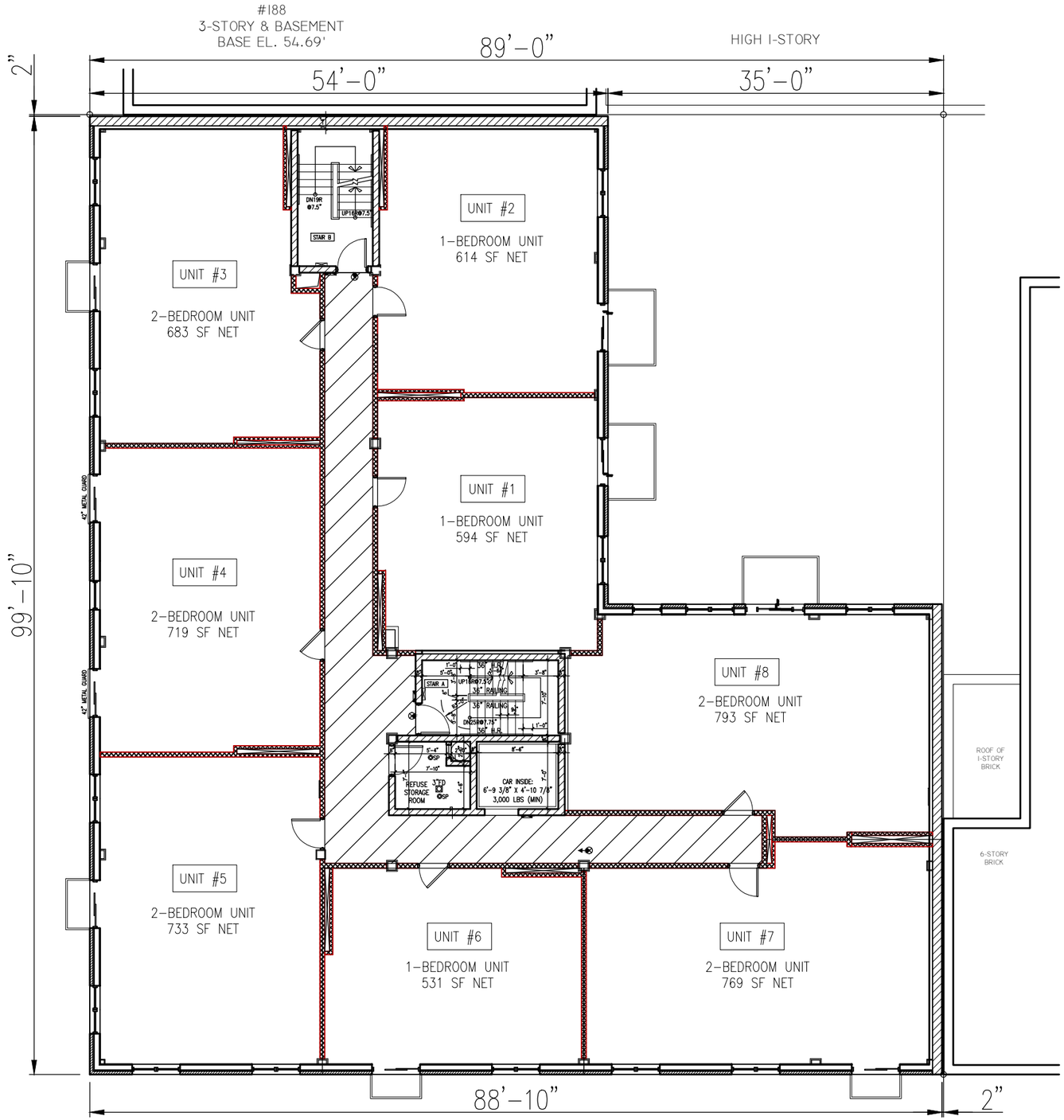
PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
SCHEMATIC 2ND FLOOR PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-003.00
CAD FILE No:
8 OF 11

DOB BSCAN



3RD THROUGH 7TH FLOOR PLAN

SCALE: NTS

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BROOKLYN NY 11211

DRAWING TITLE
SCHEMATIC 3RD THROUGH 7TH FLOOR PLAN

SEAL & SIGNATURE

DATE:
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#188
3-STORY & BASEMENT
BASE EL. 54.69'

89'-0"

54'-0"

HIGH I-STORY

35'-0"

2"

99'-10"

UNIT #2
1-BEDROOM UNIT
614 SF NET

UNIT #3
2-BEDROOM UNIT
683 SF NET

UNIT #1
1-BEDROOM UNIT
594 SF NET

UNIT #4
3-BEDROOM UNIT
991 SF NET

DN15R
@7.5"

UP15R@7.5"

STAIR B

42" METAL GUARD

36" H.R.

STAIR A

UP15R@7.5"

36" RAILING

DN25R@7.75"

REFUSE STORAGE ROOM

CAR INSIDE:
6'-9 3/8" X 4'-10 7/8"
3,000 LBS (MIN)

ROOF

ROOF OF 1-STORY BRICK

6-STORY BRICK

88'-10"

2"

8TH FLOOR PLAN

SCALE: NTS

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NEW 7-STORY & CELLAR
COMMERCIAL / RESIDENTIAL BUILDING.
R7X /C2-4

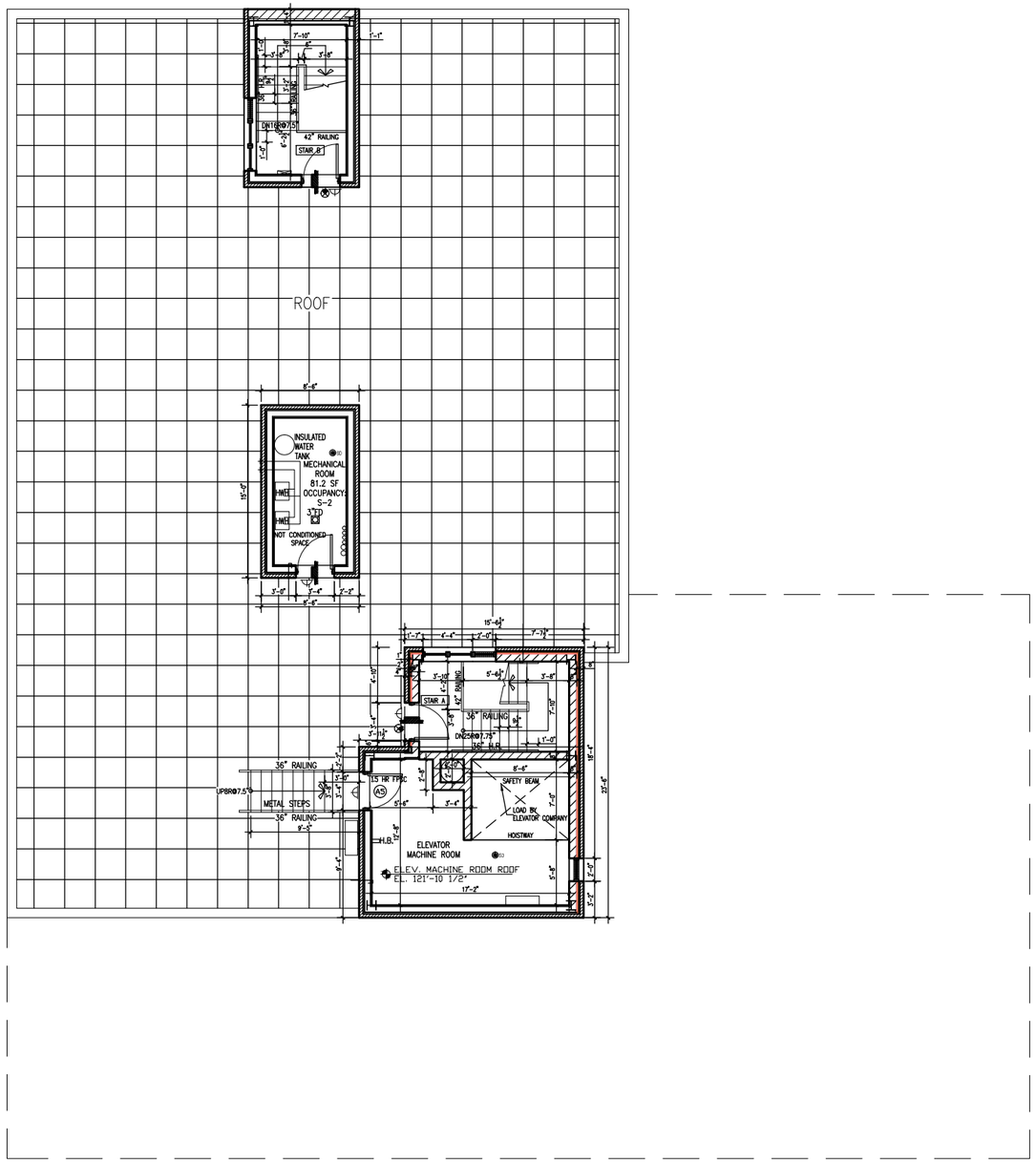
PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
SCHEMATIC 8TH FLOOR PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-005.00
CAD FILE No:

DOB BSCAN



ROOF PLAN

SCALE: NTS

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PROJECT LOCATION
103 LEE AVENUE,
BROOKLYN NY 11211

DRAWING TITLE
SCHEMATIC ROOF PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-006.00
CAD FILE No:
11 OF 11

DOB BSCAN

Appendix C: Noise Backup Data

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	1274486	LAS 10%	70.5 dB	Result
LASmax	82.1 dB	LAS 50%	63.5 dB	
LASmin	57.3 dB	LAS 90%	61 dB	
Start Date & Time	10/22/2019 7:30:03 AM	Calibration (Before) Date	10/22/2019 7:26:13 AM	
Duration	01:00:03 HH:MM:SS	Calibration (After) Date	10/22/2019 8:30:37 AM	
LAeq	67.4 dB	Calibration Drift	0.2 dB	
End Date & Time	10/22/2019 8:30:06 AM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	1274486	LAS 10%	65.5 dB	Result
LASmax	76.7 dB	LAS 50%	62.5 dB	
LASmin	58.4 dB	LAS 90%	61 dB	
Start Date & Time	10/22/2019 11:59:59 AM	Calibration (Before) Date	10/22/2019 11:59:35 AM	
Duration	01:00:04 HH:MM:SS	Calibration (After) Date	10/22/2019 1:00:35 PM	
LAeq	63.5 dB	Calibration Drift	-0.1 dB	
End Date & Time	10/22/2019 1:00:03 PM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	1274486	LAS 10%	65 dB	Result
LASmax	109.2 dB	LAS 50%	61 dB	
LASmin	56.2 dB	LAS 90%	58.5 dB	
Start Date & Time	10/22/2019 4:29:59 PM	Calibration (Before) Date	10/22/2019 4:29:34 PM	
Duration	01:00:09 HH:MM:SS	Calibration (After) Date	10/22/2019 5:30:49 PM	
LAeq	77.6 dB	Calibration Drift	-0.1 dB	
End Date & Time	10/22/2019 5:30:08 PM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**

Battery Low	Yes	Calibration (Before) Offset	9.6
Duration	01:00:00 HH:MM:SS	Calibration (Before) SPL	114 dB
Overload	No	Calibration Drift	0.2 dB
Pause Duration	00:00:00 HH:MM:SS	LASmax with Time	99.4 dB (5/30/2019 7:52:45 AM)
Response	Random	LASmax	99.4 dB
Run Number	268	LASmin	60.1 dB
Serial Number	1274486	LASmin with Time	60.1 dB (5/30/2019 8:15:19 AM)
Site	Unallocated	LAeq	70.1 dB
Location	Unallocated	LAS 10%	72 dB
Person	Unallocated	LAS 50%	65.5 dB
Process	Unallocated	LAS 90%	63 dB
Result	Cumulative	End Date & Time	5/30/2019 8:32:41 AM
Calibration (After) Date	5/30/2019 8:36:27 AM	Start Date & Time	5/30/2019 7:32:41 AM
Calibration (Before) Date	5/30/2019 7:20:44 AM		
Notes			

Instrument Model	**CEL-633C**
Battery Low	No
Duration	01:00:53 HH:MM:SS
Overload	No
Pause Duration	00:00:00 HH:MM:SS
Response	Random
Run Number	271
Serial Number	1274486
Site	Unallocated
Location	Unallocated
Person	Unallocated
Process	Unallocated
Result	Cumulative
Calibration (After) Date	5/30/2019 1:03:28 PM
Calibration (Before) Date	5/30/2019 11:57:15 AM
Notes	
Calibration (Before) Offset	9.6
Calibration (Before) SPL	114 dB
Calibration Drift	-0.2 dB
LASmax with Time	95.6 dB (5/30/2019 12:09:25 PM)
LASmax	95.6 dB
LASmin	59 dB
LASmin with Time	59.0 dB (5/30/2019 12:27:09 PM)
LAeq	67.8 dB
LAS 10%	68 dB
LAS 50%	64.5 dB
LAS 90%	62 dB
End Date & Time	5/30/2019 1:00:58 PM
Start Date & Time	5/30/2019 12:00:05 PM

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**		
Battery Low	No	Calibration (Before) Offset	9.6
Duration	01:00:06 HH:MM:SS	Calibration (Before) SPL	114 dB
Overload	No	Calibration Drift	-0.1 dB
Pause Duration	00:00:00 HH:MM:SS	LASmax with Time	109.0 dB (5/30/2019 4:52:26 PM)
Response	Random	LASmax	109 dB
Run Number	274	LASmin	57.6 dB
Serial Number	1274486	LASmin with Time	57.6 dB (5/30/2019 5:00:07 PM)
Site	Unallocated	LAeq	76.9 dB
Location	Unallocated	LAS 10%	69 dB
Person	Unallocated	LAS 50%	63 dB
Process	Unallocated	LAS 90%	61 dB
Result	Cumulative	End Date & Time	5/30/2019 5:31:25 PM
Calibration (After) Date	5/30/2019 5:32:46 PM	Start Date & Time	5/30/2019 4:31:19 PM
Calibration (Before) Date	5/30/2019 4:27:27 PM		
Notes			

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	71.5 dB	Result
LASmax	91.9 dB	LAS 50%	64 dB	
LASmin	57.9 dB	LAS 90%	61.5 dB	
Start Date & Time	10/22/2019 7:31:35 AM	Calibration (Before) Date	10/22/2019 7:31:29 AM	
Duration	01:00:03 HH:MM:SS	Calibration (After) Date	10/22/2019 8:32:01 AM	
LAeq	70.1 dB	Calibration Drift	0.1 dB	
End Date & Time	10/22/2019 8:31:38 AM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	68 dB	Result
LASmax	84.2 dB	LAS 50%	62 dB	
LASmin	57.3 dB	LAS 90%	59.5 dB	
Start Date & Time	10/22/2019 12:00:07 PM	Calibration (Before) Date	10/22/2019 11:56:05 AM	
Duration	01:00:02 HH:MM:SS	Calibration (After) Date	10/22/2019 1:00:21 PM	
LAeq	65.1 dB	Calibration Drift	0.2 dB	
End Date & Time	10/22/2019 1:00:09 PM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	4278006	LAS 10%	71 dB	Result
LASmax	96.4 dB	LAS 50%	63 dB	
LASmin	41.8 dB	LAS 90%	57.5 dB	
Start Date & Time	10/22/2019 4:30:49 PM	Calibration (Before) Date	10/22/2019 4:28:10 PM	
Duration	01:00:08 HH:MM:SS	Calibration (After) Date	10/22/2019 5:31:11 PM	
LAeq	69.7 dB	Calibration Drift	0.2 dB	
End Date & Time	10/22/2019 5:30:57 PM	Battery Low	No	
Notes				