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:
Queens Realty Holdings of NY, Ltd.

Prepared by:
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Mott Avenue Rezoning

Far Rockaway, Queens NY
Block 15714, Lot 86 & p/o Lot 82
Queens Community District 14

CEQR Reference No: 24DCP043Q

July 14, 2023

equity
environmental
engineering

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EAS SHORT FORM

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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* 22-79 Mott Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
24DCP043Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
230089ZMQ N230090ZRQ	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
Department of City Planning			Queens Realty Holdings of NY, Ltd.		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe, AICP, Director Environmental Assessment Review Division - DCP			Kira Xiang, Equity Environmental Engineering LLC		
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5. *Project Description*

The Applicant, Queens Realty Holdings of NY, Ltd., requests approval of a zoning map amendment and a zoning text amendment (the "Proposed Actions") over Block 15714, Lot 86 and p/o Lot 82 (the "Affected Area") to facilitate the redevelopment on Block 15714, Lot 86 ("Projected Development Site 1") with a mixed residential and community facility building within the Far Rockaway section of Queens Community District 14. It should be noted that the lot area of Block 15714, Lot 86 is

The Proposed Actions include a Zoning Map Amendment to establish an R6A district within the Affected Area currently zoned R5 and a related Zoning Text Amendment to Appendix F of the Zoning Resolution to establish the Affected Area as a Mandatory Inclusionary Housing Area (MIHA).

Approval of the Proposed Actions would facilitate construction of the Proposed Development, a 48,657 gross square foot "GSF" (37,874 zoning square foot "ZSF"; 2.59 FAR), 7-story (66.5 feet), mixed-use residential and community facility building on Projected Development Site 1. The Proposed Development would include 5,929 GSF (5,701 ZSF) of ground floor community facility use (UG 4 medical office) and 34,747 GSF (32,173 ZSF) of residential floor area. 35 dwelling units would be provided (approximately 990 GSF per dwelling unit), of which approximately 25-30% (9 to 11 units) would be permanently affordable pursuant to Mandatory Inclusionary Housing (MIH) at an average of 60-80% AMI (Area Median Income) depending on the Option selected. 26 parking spaces would be provided, of which 11 would be open surface parking at grade and 15 would be located in the enclosed parking garage at the cellar level (7,981 GSF). There would be two curb cuts for accessibility to the Proposed Development, one 20-foot-wide curb cut on Mott Avenue and one 12-foot-wide curb cut on McBride Street.

For the purposes of evaluating a reasonable worst-case scenario to determine potential environmental impacts associated with the Proposed Actions, the following Development Scenario is analyzed for Block 15714, Lot 86 or Projected Development Site 1. Projected Development Site 1, a 14,624-sf corner lot, would be improved with a 71,254 GSF (52,646 ZSF; 3.60 FAR), 8-story, 85-foot-tall, mixed-use residential and community facility building. The building

would include 14,624 GSF of parking spaces at the cellar level, 5,929 GSF (5,701 ZSF, 0.39 FAR) of community facility uses (UG 4 medical office) on the ground floor, and 50,701 GSF (46,945 ZSF, 3.21 FAR) of residential uses on the upper floors. 60 dwelling units (850 GSF per unit) would be provided, approximately 15 to 18 (25-30%) of which would be permanently affordable pursuant to MIH at an average of 60-80% AMI. 27 parking spaces would be provided, of which 11 would be open surface parking at grade and 16 would be located at the cellar. The proposed building would have a height of 85 feet after a 15-foot setback on Mott Avenue and on McBride Street above the base height of 65 feet.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 14	STREET ADDRESS 22-79 Mott Avenue
TAX BLOCK(S) AND LOT(S) Block 15714, Lot 86 & p/o Lot 82		ZIP CODE 11619

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Affected Area (Block 15714, Lot 86 and p/o Lot 82) is bounded by Mott Avenue to the north, McBride Street to the east, Gipson Street to the west, and Cornaga Avenue to the south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5 | ZONING SECTIONAL MAP NUMBER 25b

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

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

- ☐ CITY MAP AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☒ ZONING TEXT AMENDMENT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ HOUSING PLAN & PROJECT
- ☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ ACQUISITION—REAL PROPERTY
- ☐ DISPOSITION—REAL PROPERTY
- ☐ OTHER, explain:
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ FRANCHISE

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION Appendix F

Board of Standards and Appeals: ☐ YES ☒ NO

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 44,299
Roads, buildings, and other paved surfaces (sq. ft.): 44,299
Waterbody area (sq. ft) and type:
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): 71,254
(including cellar parking area)

NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 71,254
HEIGHT OF EACH BUILDING (ft.): The proposed reasonable worst case building would have a maximum base height of 85'.
NUMBER OF STORIES OF EACH BUILDING: 8

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: 14,624
The total square feet not owned or controlled by the applicant: 29,675

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: 14,624 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 146,240 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 14,624 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.)	50,701		5,929	
Type (*e.g.,* retail, office, school)	60 units		Medical Office	

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS: 162
NUMBER OF ADDITIONAL WORKERS: 18
Provide a brief explanation of how these numbers were determined: 2020 Census CD 14 Queens average household size of 2.7 for anticipated residential occupancy and 3 employees per 1000 sf for community facility employment

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: The existing residential building on Projected Development Site 1 would be demolished under the Future Without the Proposed Actions.

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: 18 Months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Factoring 18 months for the Technical Review and Environmental Approval process and ULURP process and an 18-month construction schedule for Projected Development Site 1.

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

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

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. See attached		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☐	☒
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		

	YES	NO
(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 LPC letter provided in Appendix C		
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 Protection Plan Project Tracking Form, and submit according to its instructions. See Appendix B		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☒	☐
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Vapor Encroachment Condition could not be ruled out	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? Yes	☒	☐
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): (60 x 41) + (18 x 13) =2,694		
○ 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): (126.7 x 50,701) + (250.7 x 5,929) = 7,910,217		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) Figure 2.3-1 in EAS	☐	☒
(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 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(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	☐	☒

	YES	NO
noise that preclude the potential for significant adverse impacts?		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. No significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise; accordingly no public health analysis is warranted.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See EAS Section 2.8		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See EAS Section 2.9		

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
Kira Xiang	1/20/2023

SIGNATURE Kira XIANG

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.

Figure 1-1: Project Location Map - Aerial

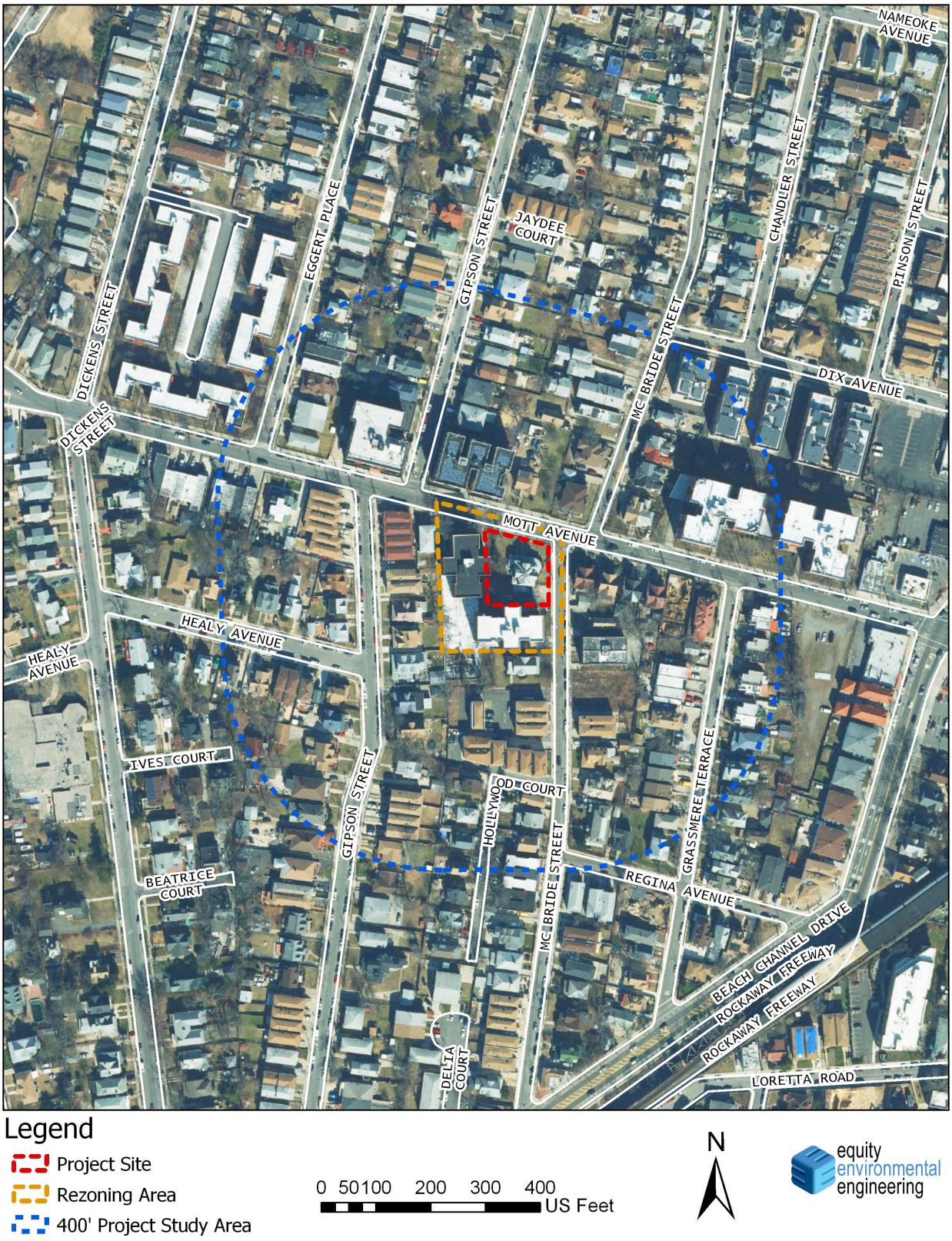
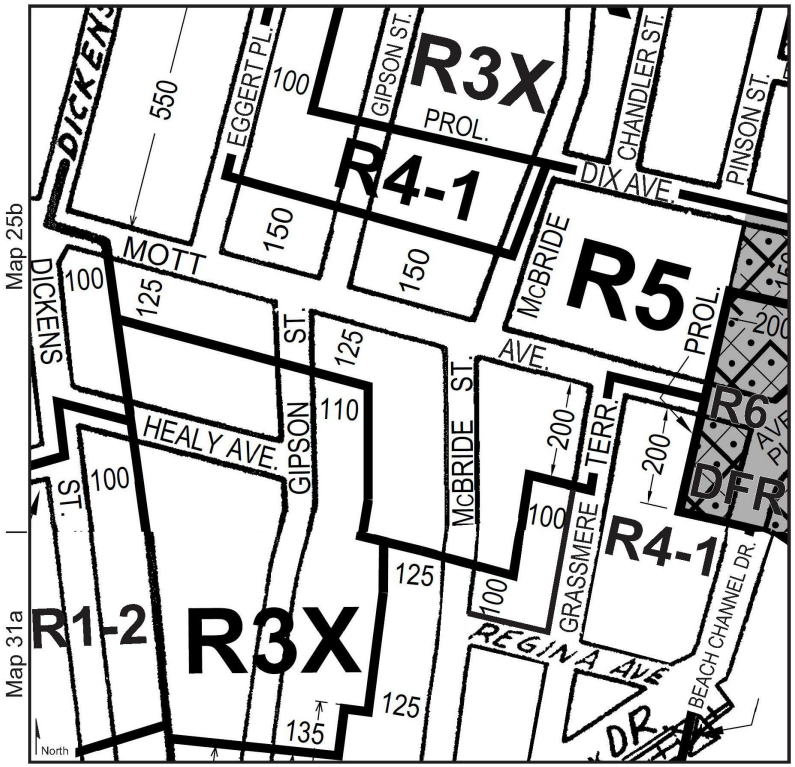


Figure 1-2: Project Location Map – Base Map

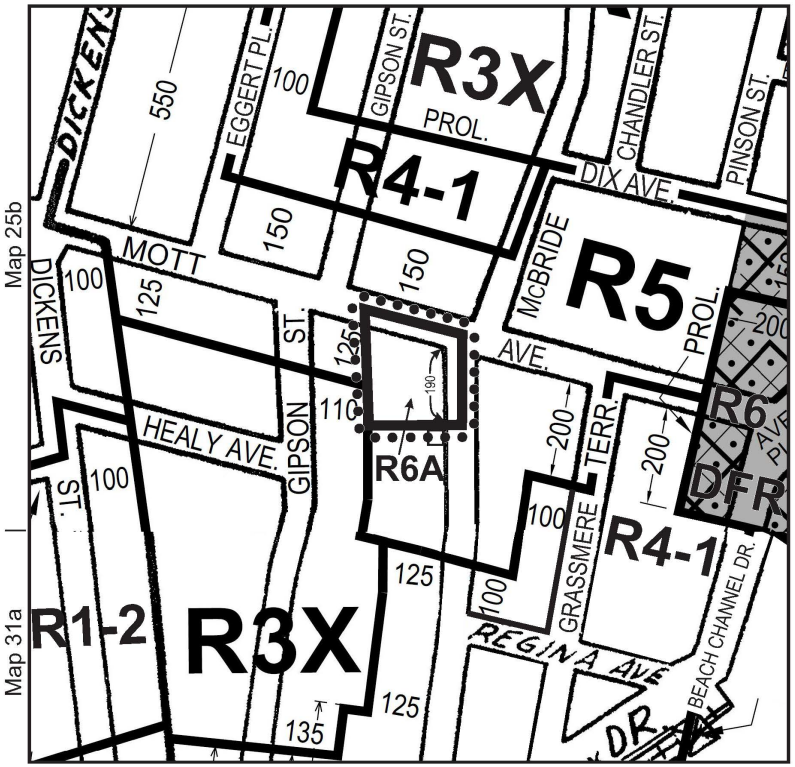


Figure 1-3: Zoning Change Map

Zoning Change Map



Current Zoning Map (25b & 31a)



Proposed Zoning Map (25b & 31a) - Area being rezoned is outlined with dotted lines

Rezoning from R5 to R6A

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 1-4: Tax Map

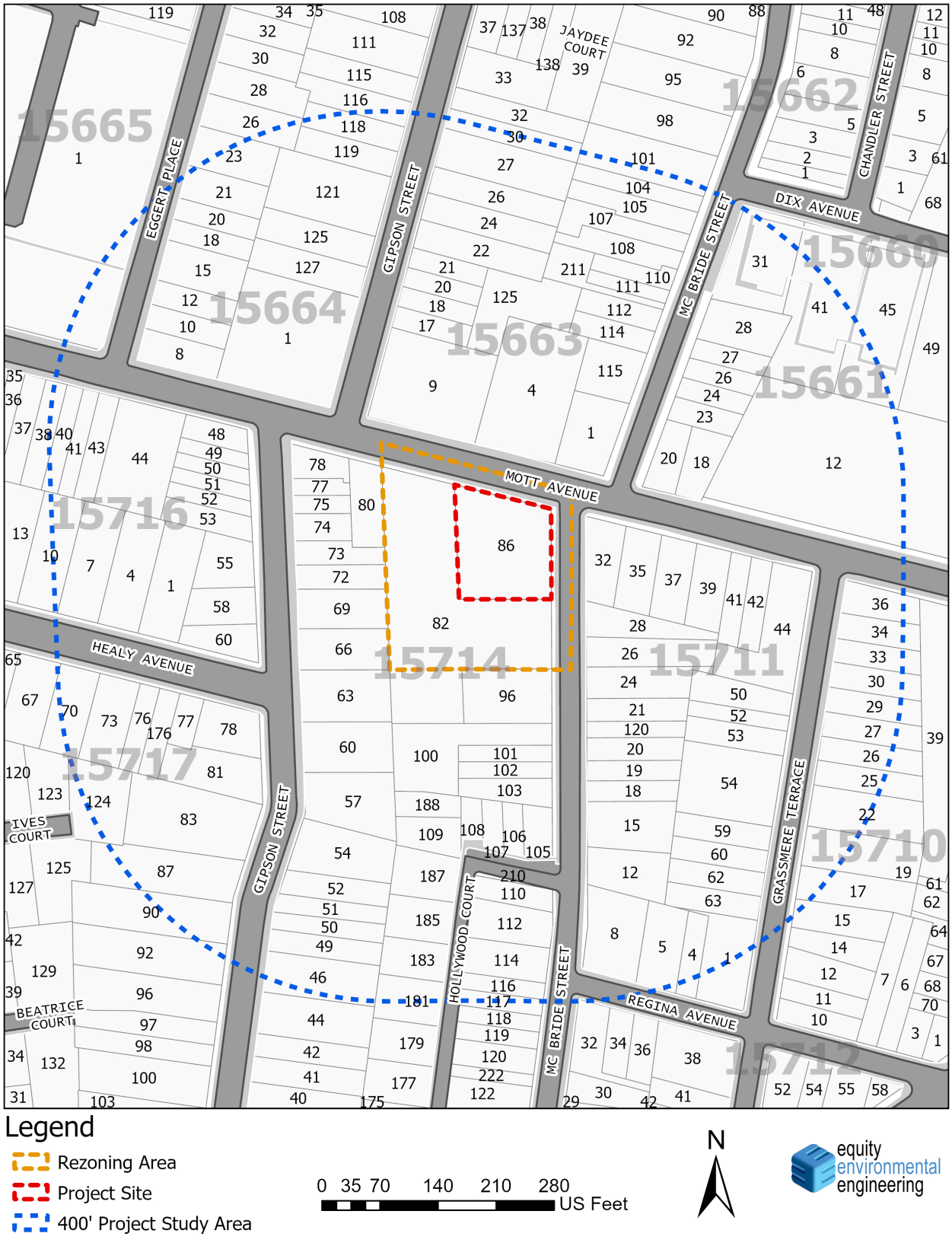


Figure 1-5: Land Use Map

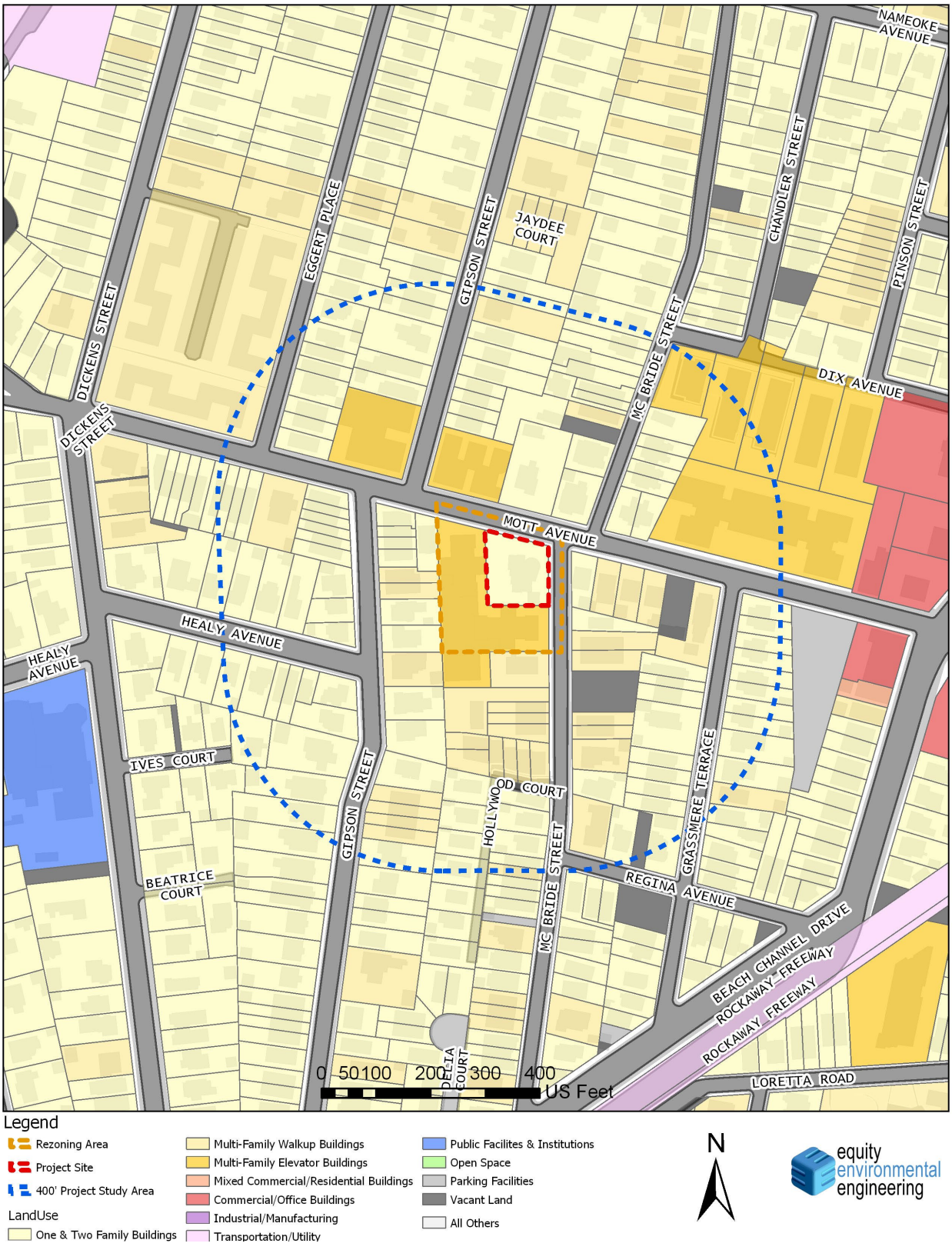


Figure 1-6: Site Photos

Mott Avenue Rezoning — Photos #1-3

01 View of north facing entrance of the Development Site on Mott Ave with the Affected Area Lot behind.



02 View of rear south facing wall of the Development Site.



03 View of the east side of the Development Site from McBride Street with the Affected Area Lot behind.



Photo Key



1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant, Queens Realty Holdings of NY, Ltd., requests approval of a zoning map amendment and a zoning text amendment (the "Proposed Actions") over Block 15714, Lot 86 and p/o Lot 82 (the "Affected Area"). The Proposed Actions would facilitate the redevelopment of Block 15714, Lot 86 ("Projected Development Site 1") with a mixed residential and community facility building within the Far Rockaway section of Queens Community District 14.

The Proposed Actions include a Zoning Map Amendment to establish an R6A district within the Affected Area currently zoned R5 and a related Zoning Text Amendment to Appendix F of the Zoning Resolution to establish the Affected Area as a Mandatory Inclusionary Housing Area (MIHA).

Approval of the Proposed Actions would facilitate construction of the Proposed Development, a 48,657 gross square foot "GSF" (37,874 zoning square foot "ZSF"; 2.59 FAR), 7-story (66.5 feet), mixed-use residential and community facility building on Projected Development Site 1 (see **Appendix A** for Proposed Development Plans). The Proposed Development would include 5,929 GSF (5,701 ZSF) of ground floor community facility use (UG 4 medical office) and 34,747 GSF (32,173 ZSF) of residential floor area. Thirty-five (35) dwelling units would be provided (approximately 990 GSF per dwelling unit). The Proposed Development would be located within an MIH Designated Area upon approval of the zoning text map amendment of ZR Appendix F, and the Applicant intends to provide affordable housing units pursuant to Option 1 or Option 2 of the City's MIH program. The Proposed Development would provide between 9 affordable housing units (25%) for households with income averaging 60% Area Median Income (AMI) pursuant to MIH Option 1 or 11 affordable housing units (30%) for households with income averaging 80% AMI pursuant to MIH Option 2. Twenty-six (26) parking spaces would be provided, of which 11 would be open surface parking at grade, and 15 would be located in the enclosed parking garage at the cellar level (7,981 GSF). There would be two curb cuts for accessibility to the Proposed Development, one 20-foot-wide curb cut on Mott Avenue and one 12-foot-wide curb cut on McBride Street.

While the above states the Applicant's intended development under the Proposed Actions, for conservative analysis purposes, a Reasonable Worst-Case Development Scenario (RWCDS) that maximizes development potential under the Proposed Actions, as described below, is considered for purposes of identifying potential environmental impacts. The proposed development under the RWCDS described below will be analyzed throughout the EAS.

Projected Development Site 1 would be improved with a 71,254 GSF (52,646 ZSF; 3.60 FAR), 8-story, 85-foot-tall, mixed-use residential and community facility building. The building would include 14,624 GSF of parking spaces at the cellar level, 5,929 GSF (5,701 ZSF, 0.39 FAR) of community facility uses (UG 4 medical office) on the ground floor, and 50,701 GSF (46,945 ZSF, 3.21 FAR) of residential uses on the upper floors. Sixty dwelling units (850 GSF per unit) would be provided, approximately 15 to 18 (25%-

30%) of which would be permanently affordable for households with income averaging 60%-80% AMI. Twenty-seven parking spaces would be provided, of which 11 would be open surface parking at grade, and 16 would be located in the enclosed parking garage at the cellar level. The proposed building would have a height of 85 feet after a 15-foot setback on Mott Avenue and on McBride Street above the base height of 65 feet.

1.2 Actions Necessary to Facilitate the Project

The two actions necessary to facilitate the project are a Zoning Map Amendment and a Zoning Text Amendment.

1. A Zoning Map Amendment to rezone the portion of Block 15714, which contains Lot 86 and p/o Lot 82, from an R5 zoning district to an R6A district.
2. A Zoning Text Amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 14, Queens, to establish the Affected Area as an MIH Area.

Figure 1-3: Zoning Change Map shows the existing and proposed zoning for the Affected Area. The proposed Zoning Text Amendment would establish the Mandatory Inclusionary Housing Program for an area coterminous with the Affected Area and would map the area for both Options 1 and 2.

Pursuant to Mandatory Inclusionary Housing, either Option 1: 25% of residential floor area would be required to be affordable to households with an average of 60% AMI, or Option 2: 30% of residential floor area would be required to be affordable to households with an average of 80% area median income (AMI).[1]

The above-referenced actions are subject to approval by the CPC pursuant to the Uniform Land Use Review Procedure (ULURP).

Proposed R6A

The proposed R6A is a contextual district where Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. Designed to be compatible with older buildings found in medium-density neighborhoods, R6A districts are mapped in the Bronx, Brooklyn and Queens. The floor area ratio (FAR) in R6A districts is 3.0 (3.6 with the Inclusionary Housing Program). Above a minimum base height of 40 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 70 feet, or 75 feet if providing a qualifying ground floor. If the building provides Mandatory Inclusionary Housing units and the qualifying ground floor at the same time, the maximum building

[1] The MIH option is determined through ULURP process. For conservative analysis the RWCDS analyzes 20 percent of residential floor area reserved as affordable to households with incomes at or below 80 percent of the AMI.

height could rise to 85 feet. To preserve the traditional streetscape, the street wall of a new building can be no closer to the street line than any adjacent street wall, but need not be farther than 10 feet. The area between a building's street wall and the street line must be planted. R6A buildings must have interior amenities for the residents pursuant to the Quality Housing Program.
Off-street parking is generally required for 50 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 (note the Affected Area is not within the Transit Zone), or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required. Off-street parking is not allowed in front of a building.

1.3 Background

The Affected Area has been zoned R5 since 1961. Lot 86 is improved with a 2.75-story 2-family building constructed in the early 20th century. A 1960 Certificate of Occupancy lists the building as a 3-story residential building containing two dwelling units and a doctor's office. There have been no recent land use actions relating to Projected Development Site 1.

Lot 82 is improved with a 6-story, 72-foot-tall residential structure constructed in approximately 1955. The building contains 72 dwelling units.

In 2006, areas to the north and south of the Affected Area were rezoned as part of the Bayswater Far Rockaway Rezoning (C 060259 ZMQ, effective March 22, 2006). The rezoning affected approximately 82 blocks in the Bayswater and Far Rockaway neighborhoods of Community District 14. This action rezoned lower-density zoning districts (R3-2, R4, and R5 zoning districts) to contextual zoning districts (R3A, R3X, R4A, and R4-1 zoning districts).

In 2017, the area approximately one block east of the Affected Area was rezoned as part of the Downtown Far Rockaway Rezoning (C 170243 ZMQ, effective 9/13/2017). The rezoning established the Downtown Far Rockaway (DFR) Special Zoning District over a 23-block area of Downtown Far Rockaway to expand affordable housing and economic opportunities along the major corridors. Downtown Far Rockaway is zoned with medium-density R6 and R7-1 zoning districts with local commercial overlays.

1.4 Description of Surrounding Area

The area within a 600-foot radius of the Affected Area (the "Surrounding Area") is zoned R3X, R5, R6/C2-4 (DFR), R4-1 and R3A. The Surrounding Area is characterized predominantly by one- and two-family and multifamily residential structures, with four vacant interior lots along McBride Street to the north and south of the Affected Area. Built form in the Surrounding Area is mixed, with buildings ranging in height from 1.5- to 3-story 1- and 2-family buildings and 3- to 7-story multifamily buildings.

Local-serving retail and services are located in Downtown Far Rockaway within and near the eastern portion of the Surrounding Area.

There are several schools in the Surrounding Area, including the Department of Education site located north of Ocean Crest Boulevard at 8-21 Bay 25th Street. The Site consists of four different middle and high schools serving students from 6th grade to 12th grade, including Knowledge and Power Preparatory Academy IV, Academy of Medical Technology, Fredrick Douglas Academy IV High School, and Queens High School for Information, Research, and Technology. Additionally, Wave Preparatory Elementary School and Grassmere Playground are located east of the Affected Area.

The Surrounding Area is well served by mass transit. The Beach 25th Street/Wavecrest Station of the elevated A train is located one block southeast of the Affected Area at the intersection of Far Rockaway Boulevard and Beach 25th Street, which is approximately 400 feet away from Projected Development Site 1. The Q22 bus line provides the Surrounding Area with east/west bus service along Seagirt Boulevard and Beach Channel Drive. The Q114 bus provides service to Far Rockaway and Jamaica.

1.5 Description of Affected Area

The Affected Area is located in the Far Rockaway neighborhood of Queens Community District 14 and consists of two tax lots: Block 15714 Lot 86 and p/o Lot 82, with a total lot area of 44,299 SF. The Affected Area is located at the northeast corner of a block bounded by Mott Avenue to the north, McBride Street to the east, Gipson Street to the west, and Cornaga Avenue to the south. Mott Avenue is a 2-lane, east-west road with a single moving lane in each direction and curbside parking. McBride Street is a 1-lane, northbound road with curbside parking. Gipson Street is a 2-lane, north-south road with a single moving lane in each direction and curbside parking. Cornaga Avenue is a 2-lane, east-west road with a single moving lane in each direction and curbside parking.

Projected Development Site 1

Address	Block/Lot	Existing Land Use	Lot Area	Floor Area
22-79 Mott Avenue	Block 15714, Lot 86	One 3-Story apartment building (2 dwelling units)	14,624 SF	5,867 GSF

The Applicant-owned Projected Development Site 1 consists of Block 15714, Lot 86. It is an approximately 14,624 SF lot improved with a 5,867 GSF foot 3-story multifamily building with two vacant dwelling units and four parking spaces, which is currently vacant. The building received a full vacate order from the NYC Department of Building on August 10th, 2022, indicating that the building is in severe disrepair and is structurally struck by trees. As a result, the building could be demolished due to the compromised structural condition of the building. It is a corner lot with 121 feet of frontage on Mott Avenue and 112 feet of frontage on McBride Street. The existing multi-family building has a FAR of 0.42. There is one curb cut on the property, located on McBride Street.

As shown in **Appendix F**, the existing residential building at Projected Development Site 1 is unsound structurally and has significant interior and exterior damage related to fire and water exposure. In addition, a tree fell on the roof of the property, which caused substantial destruction to the building structure. The Applicant has acquired a full vacate order from the NYC Department of Building on August 10th, 2022 in an effort to demolish the existing building. The building is structurally compromised throughout, including the foundation, structural framing, and exterior, which is substantially hazardous and could be an extreme concern to the health and safety of any occupants. The building in its current condition is unsafe to occupy and should be vacated as soon as possible and condemned.

Non-Applicant Controlled Site

Address	Block/Lot	Existing Land Use	Lot Area	Floor Area
22-87 Mott Avenue & 11-41 McBride Street	Block 15714, Lot 82	Three 6-Story elevator apartment buildings (72 dwelling units)	34,616 SF*	77,100 GSF

*Approximately 29,675 SF within the Affected Area

Block 15714, p/o Lot 82 is also within the Affected Area. This lot is developed with three 6-story multifamily co-op buildings (Ownership Shoreview Cooperative). This property also contains a 72-space parking garage for tenant use, accessible from McBride Street. Lot 82 is not considered a soft site as it is built to greater than 50% of the allowable floor area under the proposed R6A zone. Given the ownership structure of the lot, redevelopment is not likely, and the transfer of development rights is also not expected due to the ownership structure.

Additionally, there are no known active projects in the Affected Area. No public financing or other land use approvals are required for the development of the Proposed Building. The Proposed Rezoning is not expected to induce development on the other lots affected by the Proposed Actions.

1.6 Description of the Proposed Development

As proposed by the Applicant, the Proposed Actions would facilitate the development of a 48,657 GSF (37,874 ZSF; 2.59 FAR), 7-story (66.5 feet), mixed-use residential and community facility building at 22-79 Mott Avenue (Block 15714, Lot 86). The building would include 34,747 GSF (32,173 ZSF) of residential floor area and 5,929 GSF (5,701 ZSF) of ground floor community facility use (UG 4 medical office). The development would contain a total of 35 dwelling units (approximately 990 GSF per dwelling unit) on floors two through seven. There would be two curb cuts for accessibility to the Proposed Development - one existing 12-foot-wide curb cut on McBride Street would remain and one new 20-foot-wide curb cut on Mott Avenue is proposed on Mott Avenue to access the cellar level parking. Twenty-six (26) parking spaces would be provided, of which 11 would be open surface parking at grade and 15 would be located in the enclosed parking garage at the cellar level (7,981 GSF).

The Proposed Development would be located within an MIH Designated Area upon approval of the zoning text map amendment of ZR Appendix F, and the Applicant intends to provide affordable housing units pursuant to Option 1 or Option 2 of the City's MIH program. The Proposed Development would provide between 9 affordable housing units (25%) pursuant to MIH Option 1 or 11 affordable housing units (30%) pursuant to MIH Option 2.

1.7 Purpose and Need

The Applicant believes that Projected Development Site 1 is underutilized and presents an opportunity for new mixed-use growth and the provision of affordable housing in furtherance of city policy goals and in a Community District that has been increasing in population since 2000 and has an above-average rent burden. The rezoning would also be consistent with the goals of the Far Rockaway Rezoning from 2017. The proposed rezoning would also bring the existing legal non-complying 6-story residential buildings on Lot 82 into compliance. Therefore, the proposed rezoning would effectuate a bulk that is more contextually similar to the adjacent development on Lot 82 and allow for a more consistent and cohesive street wall. The proposed zoning text amendment of Appendix F would facilitate the development of affordable housing units within the Proposed Development pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse needs and incomes.

1.8 Analysis Framework

The analysis which follows compares the difference between the Proposed Actions (With-Action) and the development which could occur under the existing R5 zoning (No-Action) by the build year specified below. This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions occurring in a study area of approximately 400-feet around the Affected Area. The analysis framework is described below:

Build Year

Factoring 18 months for the Technical Review and Environmental Approval process and ULURP process and an 18-month construction schedule for Projected Development Site 1, the projected build year would be 2025.

Reasonable Worst-Case Development Scenario

Pursuant to *2021 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 of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. The minimum size for an economically viable development site is typically considered to be approximately 5,000 square feet. 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. The only development site is the Applicant-owned-site since, as described above, the other site in the rezoning area is developed to over 50% of the proposed

allowable floor area, and its co-operative ownership structure makes a potential redevelopment unlikely. The existing 6-story multi-family building, located on Block 15714, Lot 82, is not expected to redevelop under the proposed rezoning.

Future Without the Proposed Actions

No new development is forecast to occur within the Affected Area under the No-Action Scenario. Lot 82, as discussed above, would remain as it currently exists. The constraints of the existing zoning (1.25 maximum residential FAR and maximum building height of 40 feet) on Lot 86 makes the development of this site economically infeasible in the absence of the Proposed Actions. Further, the existing structure on Lot 86 cannot be re-tenanted due to previous fire damage, compromised structural conditions, and façade deterioration. The building currently is vacant and received a full vacate order from the NYC Department of Building on August 10th, 2022, indicating that the building is in severe disrepair and is structurally struck by trees. The structure is unsafe to occupy and should be vacated as soon as possible and condemned. Therefore, the existing residential building on Projected Development Site 1 would be demolished as-of-right upon approval of the DOB design application for demolition under the Future Without the Proposed Actions. Accordingly, the Applicant-owned Block 15714, Lot 86 would be a vacant lot under the No-Action Condition.

Future with the Proposed Actions

The Applicant's proposed development is described above. For conservative analysis purposes, a Reasonable Worst-Case Development Scenario that maximizes bulk and density under the Proposed Actions is considered here.

Projected Development Site 1

Under the With-Action scenario under a Reasonable Worst-Case Scenario, a 71,254 GSF (52,646 ZSF; 3.60 FAR), 8-story, 85-foot-tall building would be developed. The building would contain approximately 5,929 GSF (5,701 ZSF; 0.39 FAR) of community facility floor area (assumed to be medical office) and 50,701 GSF (46,945 ZSF; 3.21 FAR) of residential floor area with 60 dwelling units (850 GSF per unit), of which 15-18 units (25%-30%) would be affordable for households with income averaging 60%-80% AMI depending on the selected MIH Option. Twenty-seven parking spaces would be provided, of which 11 would be open surface parking at grade and 16 would be located in the enclosed parking garage (14,624 GSF) at the cellar level. The proposed building would have a height of 85 feet after a 15-foot setback on Mott Avenue and on McBride Street above the base height of 65 feet.

Projected Development Site 1 is shown in **Figure 1-1**, while the RWCDS Analysis Framework described above is shown in **Table 1.8-1.**

Other Sites

The existing, No-Action, and With-Action conditions on the lots within the Affected Area are presented in **Table 1.8-2 Incremental Analysis Table.**

Table 1.8-1: RWCDS Analysis Framework – Existing, No-Action and With-Action Calculations (Projected Development Site 1)

Site Info				Existing/No-Action Conditions		With-Action Condition				
#	Block	Lot	Lot Area	Zoning	Residential (gsf)	Zoning	Residential (gsf)	Dwelling Units	Affordable Dwelling Units	Community Facility (gsf)
1	15714	86	14,624	R5	6,214	R6A	50,701	60	15-18	5,929
Total			**14,624**		**6,214**		**50,701**	**60**	**15-18**	**5,929**

Table 1.8-2: RWCDS Incremental Analysis Table (Projected Development Site 1)

Use	No-Action Condition	With-Action Condition	Increment
Residential[1]	0	60 DUs (50,701 gsf)	60 DUs (50,701 gsf)
Market Rate (DUs)	0	48	48
Affordable (DUs)[2]	0	15-18	15-18
Community Facility (gsf)	0	5,929	5,929
Residents[3]	0	162	162
Workers[4]	0	18	18

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

[1] Average Unit Size assumed to be 860 gsf

[2] Assumed 20 percent of residential floor area is reserved as affordable to households with incomes at or below 80 percent of the AMI

[3] Assumes 2.70 persons per residential dwelling unit per Queens Community District 14 2020 Census Data

[4] Assumes 1 employee per 333 sf of community facility space.

2.0 ENVIRONMENTAL REVIEW

2.1 Land Use, Zoning, and Public Policy

The *2021 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 surrounding area as well as the larger area in which the Proposed Actions may have an effect. Because the Proposed Actions permit residential and commercial development at a density not permitted as of right under the existing R5 zoning over Projected Development Site 1, 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 16v2 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 extend 400 feet from the site of the Proposed Actions. The Proposed Actions would affect the following lots: Block 15714, Lots p/o 82 and 86.

Existing Conditions

Affected Area

Projected Development Site 1 (Block 15714 Lot 86) is located at 22-79 Mott Avenue. It is an approximately 14,624 SF lot improved with a 3-story multifamily building with two dwelling units and four parking spaces, which is currently vacant. The building received a full vacate order from the NYC Department of Building on August 10th, 2022, indicating that the building is in severe disrepair and is structurally struck by trees. As a result, the building could be demolished due to the compromised structural condition of the building. It is a corner lot with 121 feet of frontage on Mott Avenue and 142 feet of frontage on McBride Street.

Block 15714, p/o Lot 82 is also within the Affected Area. This lot is developed with three 6-story multifamily co-op buildings (Ownership Shoreview Cooperative). This property also contains a 72-space parking garage for tenant use, accessible from McBride Street. Lot 82 is built at an FAR of 2.23, with 77,100 square feet of residential floor area.

Land Use Study Area

The Affected Area is located in Far Rockaway, Queens Community District 14. The predominant land use in the Surrounding Area is residential, with buildings ranging in height from 1- to 3-story 1- and 2-family buildings and 3- to 6-story multi-family buildings. There is also some local retail activity to the east of the Affected Area, and institutional uses, such as schools.

Future No-Action Condition

Affected Area

The existing residential building on Projected Development Site 1 (Block 15714 Lot 86) is an extreme concern to the health and safety of occupants due to the previous fire damage, compromised structural conditions, and façade deterioration. The building is currently vacant and the building received a full vacate order from the NYC Department of Building on August 10th, 2022, indicating that the building is in severe disrepair and is structurally struck by trees. As a result, the building could be demolished due to the compromised structural condition of the building. Accordingly, the existing building would be demolished as-of-right under the No-Action Scenario due to its compromised structural conditions and the land use of Projected Development Site 1 would change from low-rise multi-family walk-up residential use to a vacant lot. The other non-Applicant-owned Lot 82 would remain the same as the existing conditions.

Land Use Study Area

Development pressure in the Land Use Study Area is expected to increase, which would gradually increase the density of the surrounding area under the No-Action condition, subject to the availability of appropriate development sites. The general land uses are expected to continue in the surrounding area in the future without the Proposed Actions. There are no known major land use changes expected within the Land Use Study Area. The land use pattern consists of buildings ranging in height from 1- to 2-story, 1- and 2-family buildings and 3- to 6-story multi-family buildings.

Future With-Action Condition

Projected Development Site 1

Under the With-Action scenario, a 71,254 GSF (52,646 ZSF; 3.60 FAR), 8-story, 85-foot-tall building would be developed. The building would contain approximately 5,929 GSF (5,701 ZSF; 0.39 FAR) of community facility floor area (medical office) and 50,701 GSF (46,945 ZSF; 3.21 FAR) of residential floor area with 60 dwelling units, of which 15-18 units (25%-30%) would be affordable for households with

income averaging 60%-80% AMI depending on the selected MIH Option. Twenty-seven on-site parking spaces would be provided under the With-Action condition, of which 11 would be open surface parking at grade and 16 would be located in the enclosed parking garage (14,624 GSF) at the cellar level.

Conclusion

The Proposed Actions would allow a change in land use that would permit slightly higher residential density on Projected Development Site 1 and the provision of affordable housing in a neighborhood characterized by a mix of multi-family residential apartments and one- and two-family houses. The surrounding area already contains a large presence of 4- to 6-story apartment buildings and public institutions such as schools and religious facilities. The proposed rezoning would allow for the redevelopment of an underutilized lot under a reasonable worst-case scenario with a new multi-family eight-story building, with a community facility use on the first floor, in an 85-foot-tall structure on Block 15714, Lot 86. This land use is similar to the midrise multiple-family housing within the surrounding area and would therefore not introduce a new, incompatible land uses. Accordingly, the Proposed Actions would not result in a significant adverse impact on existing land uses.

2.1.2 Zoning

Existing zoning districts within approximately 400 feet of Projected Development Site 1 are presented in **Table 2.1-1**. The proposed zoning map amendment would affect the following lots: Block 15714 Lot 86 and p/o Lot 82. These lots are identified as the Affected Area. The Proposed Actions are to change the zoning designation from R5 to R6A and establish the Affected Area as a Mandatory Inclusionary Housing Area (MIHA).

Existing Conditions

Zoning Study Area

The zoning districts within the Surrounding Area are R4-1, R3X, R5, and R6/C2-4.

Table 2.1-1: Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R4-1	Residential UGs 1-4	0.75 FAR – Residential plus attic allowance	1 per DU/ 50% of IRHU
R3X	Residential UGs 1-4	0.5 FAR - Residential plus attic allowance	1 per DU

R5	Residential UGs 1-4	1.25 FAR – Residential plus attic allowance	85% of all DU
R6	Residential UGs 1-4	0.78-2.43 FAR – Residential	50% of all DU/ waived if 5 or fewer units
C2-4	Commercial UGs 1-9	1.0 FAR in R1-R5 – Commercial 2.0 FAR in R6-R10 – Commercial	1 per DU

Source: Zoning Handbook, New York City Department of City Planning, January 2006

Existing zoning districts in the surrounding area include:

R4-1

The Zoning Study Area contains an R4-1 zoning district, which is mapped approximately one block north and one block south of the Affected Area.

R4-1 contextual districts permit only one- and two-family detached and semi-detached houses. Despite a narrower minimum lot width of 25 feet for detached homes, houses in R4-1 districts tend to be larger than those in R3-1 districts because of the higher floor area ratio (FAR) of 0.75 plus an attic allowance. The perimeter wall may rise to 25 feet before sloping or being set back to a maximum building height of 35 feet. Two side yards that total eight feet must be provided for a detached residence. There is no minimum width for each side yard but there must be eight feet between buildings on adjacent zoning lots. One four-foot side yard is required for each semi-detached residence, which must be on a lot at least 18 feet wide. Zero lot line buildings permitted in R4-1 districts, require only one eight-foot side yard. Front yards must be at least 10 feet deep and at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. Parking must be within the side or rear yard or in a garage. An in-house garage is permitted within a semi-detached house, or in a detached house if the lot is 35 feet or wider. One off-street parking space is required for each dwelling unit.

R5

The Affected Area is located entirely within an R5 zoning district. Also located to the southeast of the Affected Area, R5 districts allow a variety of housing at a higher density than permitted in R3X and R4-1 districts. The floor area ratio (FAR) of 1.25 typically produces three-and four-story attached houses and small apartment houses. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods. To ensure compatibility with neighborhood scale, the maximum street wall height of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height

of 33 feet must be set back from a rear or side yard line. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. Off-street parking is required for 85% of the dwelling units in the building, but requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.

R3X

There is an R3X district located to the southwest of the Affected Area. R3X contextual districts permit only one- and two-family detached homes on lots that must be at least 35 feet wide.

The 0.5 floor area ratio (FAR) in R3X districts may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. The amount of required open space on a lot is governed by yard requirements. Two side yards that total at least 10 feet are required and there must be a minimum distance of eight feet between houses on adjacent lots. The front yard of a new home must be at least 10 feet deep and, to promote a unified streetscape, it must be at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. An in-house garage is permitted within the building provided the driveway is at least 18 feet deep. One off-street parking space is required for each dwelling unit.

R6

An R6 district is mapped approximately two blocks to the east of the Affected Area. R6 zoning districts are non-contextual districts widely mapped in medium-density neighborhoods. Bulk regulations are governed by either height factor regulations or Quality Housing regulations. The FAR in R6 districts ranges from 0.78 to 2.43 at a typical height of 13 stories. 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. The optional Quality Housing regulations produce high lot coverage buildings set at or near the street line. For buildings on or within 100 feet of a wide street, the maximum FAR is 3.0, the maximum base height before setback is 60 feet with a maximum building height of 70 feet. On a narrow street, the maximum FAR is 2.2, the maximum base height before setback is 45 feet with a maximum building height of 55 feet. Off-street parking is required for 50% of all dwelling units, or can be waived if five or fewer spaces are required.

C2-4

A C2-4 commercial overlay is mapped within the R6 district approximately two blocks east of the Affected Area. C2-4 districts are commercial overlay districts mapped within residence districts

permitting local-serving commercial uses such as stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses than C1 districts, including funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5, the maximum commercial FAR is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0.

Analysis

Future No-Action Condition

Zoning Study Area

No changes to zoning are anticipated in the future without the Proposed Actions in the surrounding area. Existing zoning patterns would remain. Development pressure in the Zoning Study Area is expected to increase, which would gradually increase the density of the surrounding area under the No-Action condition, subject to the availability of developable sites. The general land uses are expected to continue in the surrounding area in the future without the Proposed Actions. There are no known major zoning changes within the land use study area.

Any new residential development in surrounding areas would be governed by the existing R3X, R4-1, R5 and R6 zoning districts.

Affected Area

Projected Development Site 1 would continue to be zoned R5 in the future without the Proposed Actions. The existing residential building on Projected Development Site 1 would be demolished under the No-Action Scenario as the building is an extreme concern to the health and safety of any occupants due to the previous fire damage, compromised structural conditions, and façade deterioration.

No change to use or occupancy of Lot 82, the other lot within the Affected Area, is expected.

Future With-Action Condition

Zoning Study Area

Outside of the Affected Area, no changes to zoning would occur in the future with the Proposed Actions. The area within 400 feet of the Affected Area is characterized by R3X, R4-1 and R5 residential zoning districts.

Affected Area

The Proposed Actions would establish an R6A zoning district in the Affected Area, including on Projected Development Site 1, and would establish the Affected Area as an MIHA. R6A zoning districts are

contextual districts where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. Designed to be compatible with older buildings found in medium-density neighborhoods, R6A districts are mapped in the Bronx, Brooklyn and Queens. The floor area ratio (FAR) in R6A districts is 3.0, or up to 3.6 with the Inclusionary Housing Program. Above a minimum base height of 40 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 70 feet, or 75 feet if providing a qualifying ground floor. To preserve the traditional streetscape, the street wall of a new building can be no closer to the street line than any adjacent street wall , but need not be farther than 10 feet. The Proposed R6A zoning district would be compatible with the existing multi-family apartment building on Lot 82 within the Affected Area.

Under the With-Action scenario, a 71,254 GSF (52,646 ZSF; 3.60 FAR), 8-story, 85-foot-tall building could be developed under the reasonable worst-case scenario. The building would contain approximately 5,929 GSF (5,701 ZSF; .39 FAR) of community facility floor area (medical office) and 50,701 GSF (46,945 ZSF; 3.21 FAR) of residential floor area with 60 dwelling units, of which 15-18 would be affordable. Twenty-seven parking spaces would be provided.

The Applicant is proposing larger unit sizes than those traditionally considered average (1 unit per 800 square feet). Therefore, the Applicant's proposal is not the RWCDS in terms of bulk, height, or unit count.

The other lot within the Affected Area is not considered a soft site. The proposed R6A Zoning District would not create any development pressure in the Affected Area, other than on Projected Development Site 1.

Conclusion

The Proposed Actions would allow a change in zoning that would permit slightly higher residential densities in a neighborhood characterized by a mix of multi-family residential apartments and one- and two-family houses. The surrounding area already contains a significant presence of 4- to 6-story apartment buildings and large, bulky public institutions such as schools and religious facilities. The proposed R6A district would result in development that is similar to the other multi-family residential uses in the surrounding area and would therefore not result in a significant adverse environmental impact related to zoning.

2.1.3 Public Policy

In the Future with the Proposed Actions, Projected Development Site 1 would provide 60 dwelling units, of which 15-18 units (25%-30%) would be affordable for households with income averaging 60%-80% AMI depending on the selected MIH Option.

Projected Development Site 1 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 2030 for sustainability is not warranted.

The Affected Area is not located in a transit zone where parking is optional for new affordable units. Additionally, the Affected Area is located in a FRESH Zone, which promotes the establishment and expansion of neighborhood grocery stores in underserved communities by providing zoning and financial incentives. As the Proposed Actions would not establish a zoning district that permits a supermarket or food store, the policy does not apply to the application.

Meanwhile, the Affected Area is located in the Coastal Zone. Accordingly, an assessment for consistency with Housing New York 2.0 and Waterfront Revitalization Program (WRP) was conducted. Additionally, the Affected Area is within the Jamaica Bay / Rockaway Inlet Watershed, necessitating completion of the Jamaica Bay Watershed Protection Plan checklist. The WRP Form and Jamaica Bay Watershed Protection Plan Consistency Assessment Form (CAF) are attached in **Appendix B**.

HOUSING NEW YORK PROGRAM

In May 2014, the Administration unveiled Housing New York: A Five-Borough, Ten-Year Plan to create and preserve 200,000 high-quality, affordable homes over ten years. The plan outlines a comprehensive set of policies and programs to address the city's affordable housing crisis and retain the diversity and vitality of its neighborhoods. This holistic approach is part of a broader strategy to ensure the long-term affordability, health, and competitiveness of New York City.

Building on the foundation laid through Housing New York, in November 2017 the Administration committed to completing the initial goal of 200,000 affordable homes two years ahead of schedule, by 2022, and generating an additional 100,000 homes over the following four years. To accomplish this accelerated and expanded plan, the administration launched Housing New York 2.0, a roadmap for how the city will help reach a new goal of 300,000 homes by 2026. HNY 2.0 introduces a suite of new initiatives to help thousands more families and seniors afford their rent, buy a first home, and stay in the neighborhoods they love.

The Housing New York 2.0 focuses on ten perspectives, including Senior Affordable Rental Apartments, Mitchell-Lama Reinvestment Program, Neighborhood Pillars Program, Supportive Housing Loan Program, Mixed-Income Micro, Vacant Land Tax, HomeFix Program, Tiny Homes in the Big Apple, Extremely Low- and Low-Income Affordability Program, and Mandatory Inclusionary Housing.

As noted above, 15 to 18 units of the total 60 dwelling units would be set aside as permanently affordable units. In addition, 5,929 GSF of community facility space would be provided as a medical

office to not only the residents in the Proposed Development, but also to people living in the surrounding area.

The Proposed Actions are consistent with the goals of Housing New York 2.0 as the Proposed Development would introduce an additional 15 to 18 permanently affordable dwelling units to the area. The Proposed Development would help foster diverse and livable neighborhoods with the mixed-use building consisting of residential and community facility uses on an underutilized lot and ensure the housing supply increases in an equitable way by building new affordable housing units for the local community.

WATERFRONT REVITALIZATION PROGRAM ASSESSMENT

Because Projected Development Site 1 is located within the boundaries of the New York City Coastal Zone and is subject to CEQR discretionary review procedures, the Proposed Actions must be reviewed and assessed for consistency with the policies and conditions set forth in the New York City Waterfront Revitalization Program (WRP). The WRP establishes the City's policies for waterfront planning, preservation and development projects to ensure consistency over the long term. The goal of the program is to maximize the benefits derived from economic development, environmental conservation and public use of the waterfront, while minimizing any potential conflicts among these objectives.

The WRP CAF was completed (**Appendix B**) to determine if the Proposed Actions are consistent with the WRP policies. Projected Development Site 1 is within the 2007 Effective FEMA Flood Insurance Rate Map (FIRM) and the 2015 Preliminary FEMA Flood Insurance Map (PFIRM) 0.2% chance annual floodplain. Accordingly, the Flood Evaluation Worksheet was completed (See **Appendix B** and Policy 6.2 evaluation below). The Flood Evaluation Worksheet allows applicants to calculate future flood elevations and assess site-specific risks to vulnerable or critical project features.

Based on the information provided in the CAF, a Detailed Methodology and policy response is provided below, following the Definitions Section. The WRP assessment incorporates the findings of the Flood Evaluation Worksheet and the Proposed Actions consistency with the applicable WRP Policies and Sub Policies (1.1, 1.3, 1.5, 6.1, and 6.2).

DEFINITIONS

FEMA National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRMs)

In 1983, the City of New York joined the NFIP, managed by the Federal Emergency Management Administration (FEMA). FEMA provides flood insurance, improves floodplain management, and develops maps of flood hazard areas. Once the City joined the program and adopted the FIRMS, NFIP required the adoption and enforcement of flood resilient Building Code regulations pursuant to Appendix G: Flood-Resistant Construction of the NYC Building Code.

FIRMs/PFIRMs

Flood Insurance Rate Maps (FIRMs) identify buildings in the floodplain and are a tool used for assessing the applicability of Appendix G, as well as for calculating flood insurance rates. Flood Insurance Rate Maps (PFIRMs), reflect the best available information about the city's flood risks at this time. Compared to the FIRMs, the PFIRMs generally show a larger geography with higher flood elevations. Flood insurance rates in New York City are based on the 2007 effective FIRMs. Flood Insurance is required for property owners with federally backed mortgages located within the 1% annual chance floodplain, or the V or A zones as shown on the 2007 FIRM. Provisions of the Building Code and Zoning Resolution will continue to be based on the 2007 FIRMs and the 2015 PFIRMs (whichever is more conservative).

Flood Zone Designations

Within the FIRMs, the floodplain is divided into different areas of risk; the V-Zone, A-Zone and Shaded X Zone. The PFIRMS divide the floodplain into four different areas of risk; the V-Zone, Coastal A Zone, A Zone, and Shaded X-Zone. The V and Coastal A Zones are vulnerable to waves, while the A zone is an area that is vulnerable to flooding but not wave damage. FEMA flood maps also show the Shaded X Zone, which is also known as the 0.2% annual chance, and has a lower annual chance of flooding than the A Zone. Buildings located in an X Zone are not currently required to comply with Appendix G of the Building Code.

- *Special Flood Hazard Areas – High Risk*
  Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones.

- *Coastal High Hazard Areas – High Risk*
  Coastal High Hazard Areas (CHHA) represent the area subject to inundation by 1-percent-annual chance flood, extending from offshore to the inland limit of a primary front al dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Structures located within the CHHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory purchase requirements apply in these zones.

- *Moderate and Minimal Risk Areas*
  Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all flood claims filed are for structures located within these zones.

See **Table 2.1-2** below for a list of all FEMA zones:

Table 2.1-2: FEMA FIRM Risk Zone Designations

ZONE	DESCRIPTION
High Risk Zones	
A	Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
A	Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.
AR	Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection.
A99	Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may be used only when the flood protection system has reached specified statutory progress toward completion. No BFEs or flood depths are shown.
Coastal Hazard Areas	
V	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed coastal analyses have not been performed, no BFEs or flood depths are shown.
VE, V1-V30	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.)
Moderate and Minimal Risk Areas	
B, X (shaded)	Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
C, X (unshaded)	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Undetermined Risk Areas	
D	Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

Base Flood Elevation (BFE)

Besides designating the geography and risk profile where flood events are likely to happen the FIRMs also indicate the Base Flood Elevation (BFE), the computed elevation to which floodwater is anticipated to rise during a flood that has a 1% chance of occurring in any given year, also known as the 100-year flood zone.

Appendix G:

Appendix G requires owners of severely damaged or destroyed buildings in the 1% annual chance floodplain to comply with the flood resistant construction standards of the Building Code when they rebuild. The same requirements are applicable to any new development, or substantially improved properties, whether the development is located in whole or in part within the floodplain.

- Substantially Damaged: Restoring Cost ≥ 50% Market Value
- Substantially Improved: Improvement Cost ≥ 50% Market Value

Design Flood Elevation (DFE)

In addition to the adoption of the PFIRMs as another standard for how to design buildings in the flood zone, the Building Code was amended to require higher elevations for certain building types: Appendix G incorporates freeboard, an extra margin of protection that requires the lowest floor to be elevated beyond the BFE. This height standard is called the Design Flood Elevation (DFE), which is the BFE plus freeboard (an additional one to two feet of elevation as a measure of safety). DFE, used by the building code, is synonymous with Flood Resistant Construction Elevation (FRCE) used by zoning.

Wet and Dry Floodproofing (See **Figure 2.1-1**)

There is a wide range of flood resilient construction practices that can enable buildings to withstand future flood events better. The most common of which are wet-floodproofing and dry-floodproofing, which can be utilized depending on building use category. Wet-floodproofing can be used by any building typology, while dry-floodproofing can only be deployed in non-residential uses. In general, buildings located in coastal areas subject to wave hazards (i.e., V Zone) are restricted from having any enclosed walls below the DFE and must elevate all active uses and mechanical systems. Buildings located in coastal areas that are not subject to wave hazards (i.e., A Zone) can be wet- or dry-floodproofed.

- *Wet-floodproofing: method designed to allow the passage of water within parts of the structure that are located below the flood elevation, while ensuring that the structure resists water loads. Wet-floodproofed areas can only be used as crawl space, or for parking, storage and access.*
- *Dry-floodproofing: method designed to seal a building's exterior walls to flood waters while ensuring that the building has the ability to resist water loads below the expected level of flooding.*

Flood Resilience Zoning Text

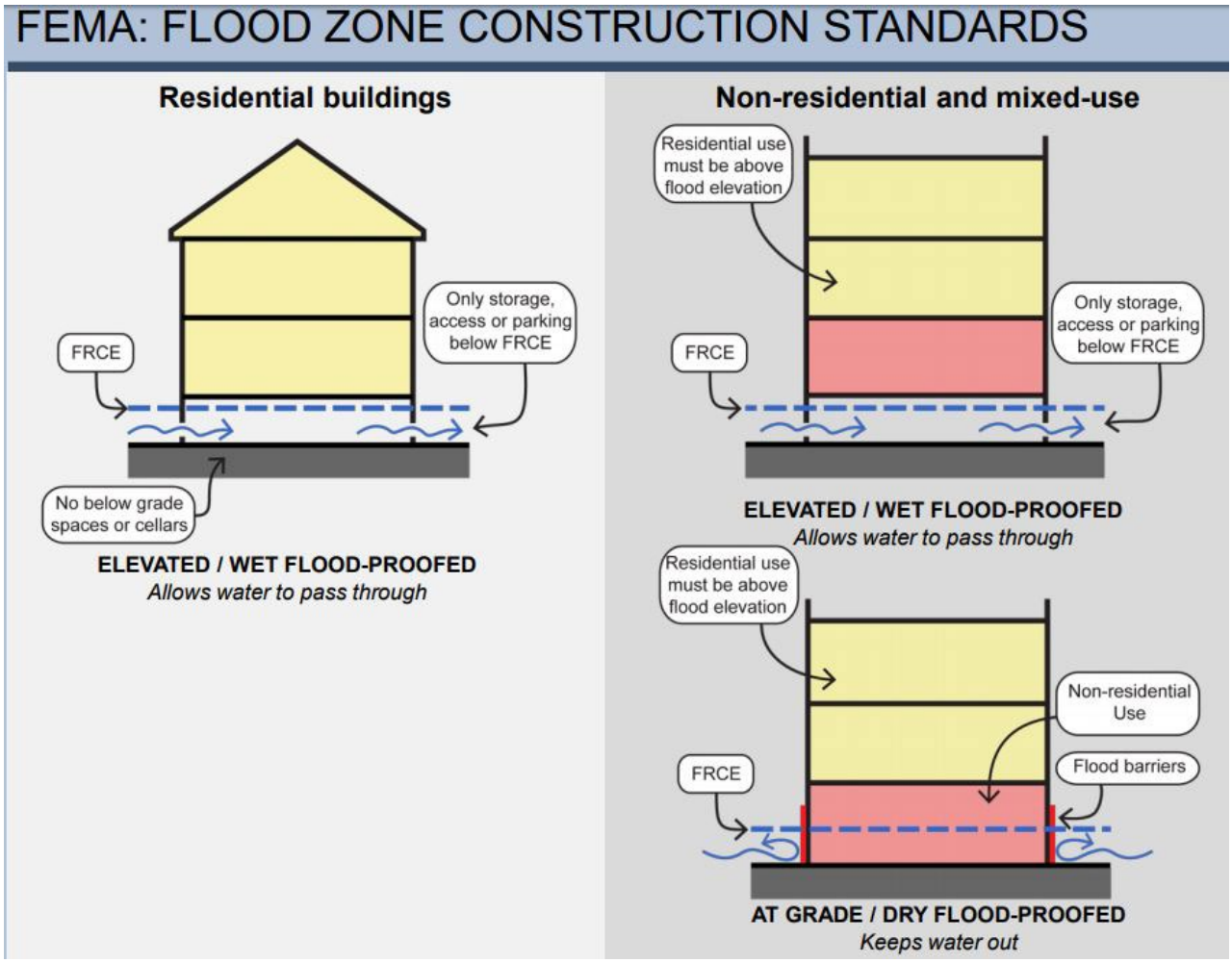
The Flood Resilience Zoning Text was established to promote rebuilding and recovery after Hurricane Sandy, and increase the city's resilience to climate-related events, including coastal flooding and storm surge. Pursuant to Chapter 4, Section 64-00 of the Zoning Resolution of the City of New York ("ZR") this text was established for the following general purposes:

a) To facilitate the development and alteration of buildings in flood zones consistent with the latest flood-resistant construction standards of the Federal government and the New York City Building Code;
b) To enable buildings to be constructed pursuant to flood-resistant standards with comparable amount of usable interior space to what is generally permitted within the applicable zoning district;
c) To mitigate the effects of elevated and flood-proofed buildings on the streetscape and pedestrian activity;
d) To expedite the recovery of neighborhoods that experienced a high concentration of damage to single- and two-family residences from Hurricane Sandy within the Neighborhood Recovery Areas Specified in Chapter 4, Appendix A; and
e) To promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenue.

The Flood Text encourages flood-resilient building construction throughout designated floodplains by removing regulatory barriers that hinder or prevent the reconstruction of storm-damaged properties. It also enables new and existing buildings to comply with new, higher flood elevations issued by the Federal Emergency Management Agency (FEMA), and to comply with new requirements in the New York City Building Code.

The Flood Text is available to all buildings located entirely or partially within the 1% annual chance floodplain pursuant to the more restrictive of the 2007 FIRMs or 2015 PFIRMs. The Flood Text specifies special regulations related to building height, access, ground floor use, parking, mechanical systems, and streetscape design, as further described below. These regulations, if utilized, typically require the building to fully comply with flood- resistant construction standards. However, some provisions, such as elevation of mechanical spaces, are available to all buildings located in the Flood Zone, even if not fully compliant with Appendix G.

Figure 2.1-1: Flood Zone Construction



WRP CAF POLICY RESPONSE

<u>Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development</u>

Sub-Policy 1.1: Encourage commercial and residential development in appropriate coastal zone areas.

Criteria that should be considered to determine areas appropriate for reuse through public and private actions include: compatibility with the continued functioning of the designated Special Natural Waterfront Areas, the

Arthur Kill Ecologically Sensitive Maritime and Industrial Area, or Significant Maritime and Industrial Areas, where applicable; the absence of unique or significant natural features or, if present, the potential for compatible development; the presence of substantial vacant or underused land; proximity to existing residential or commercial uses; the potential for strengthening upland residential or commercial areas and for opening up the waterfront to the public; transportation access; the maritime and industrial jobs potentially displaced or created; and the new opportunities created by redevelopment. Public actions— such as property disposition, urban renewal plans, and infrastructure provision—should facilitate redevelopment of underused property to promote housing and economic development and enhance the city's tax base, subject to consideration of Policy 2, where applicable.

The Proposed Actions are consistent with this sub policy. The Proposed Actions would allow redevelopment of an underutilized lot with community facility and residential use served by existing infrastructure that can support such development. The Affected Area is well served by local commercial services and community facilities, and is proximate to existing residential land use. Therefore, the Proposed Actions are consistent with Policy 1.1.

Sub-Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed

The Affected Area is within close proximity to rail and bus transit, local-serving retail and commercial services, and community facilities. The surrounding area is primarily a medium-density residential area.

The Proposed Actions would effectuate the redevelopment of a lot currently occupied by a vacant three-story two-family residential structure with medium density mixed residential and community facility development including permanent affordable housing under the Inclusionary Housing Program. As such, the Proposed Actions would encourage redevelopment that provides housing including affordable housing, as well as needed community facility space where infrastructure is adequate in an area well served by mass transit and access to regional highways. The Project Site is well suited for medium-density residential and community facility use as it is within an urbanized area and would connect with the surrounding residential neighborhoods. Therefore, the Proposed Actions are consistent with Policy 1.3.

Sub-Policy 1.5: Integrate Consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development pursuant to WRP Policy 6.2

Projects should consider potential risks related to coastal flooding to features specific to each project, including, but not limited to, critical electrical and mechanical systems, residential living areas, and public access areas.

As described further below under Policy 6.2, the proposed project would incorporate building-scale flood resiliency measures to protect critical and venerable building features from future flood risks. Therefore, the Proposed Actions are consistent with Policy 1.5.

Policy 6: Minimize Loss of Life, Structures, Infrastructure, And Natural Resources Caused by Flooding And Erosion, And Increase Resilience To Future Conditions Created By Climate Change.

Sub-Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.

Under Policy 6, the primary goal for projects within current or future flood hazard areas is to reduce the risks posed by current and future flood events, mainly major storms that are likely to increase due to climate change and sea level rise.

As indicated below in **Figure 2.1-2**, the Projected Development Site is located within the 2007 FIRMs and 2015 PFIRMS 0.2% annual chance floodplain (500-year flood zone). However, as shown below in **Figure 2.1-3** to **Figure 2.1-6**, which reference the New York City Panel on Climate Change (NPCC) future floodplain projections through the 2100s, the Projected Development Site is anticipated to fall partially within the future 1% annual chance floodplain by the 2020s, and fully within the future 1% annual chance floodplain by the 2050s.

As indicated below under Sub-Policy 6.2, the flood evaluation worksheet was completed for the Projected Development Site to determine potentially vulnerable and critical building features that could be damaged by future flood events or inundation in the absence of design considerations such as building-scale flood resiliency measures. The Applicant is incorporating building scale flood resiliency measures in the design of the Proposed Development, as discussed further under Sub-Policy 6.2. Accordingly, the Proposed Action is consistent with this sub policy.

Figure 2.1-2: 2007 FIRM vs. 2015 PFIRM

Comparison of Flood Hazard

Effective & Preliminary Flood Hazards

FEMA

Effective	
POI Longitude/Latitude	-73.758, 40.6057
Effective FIRM Panel	3604970382F
Effective Date	9/5/2007
Flood Zone	X
Static BFE*	Not Available
Flood Depth	Not Available
Vertical Datum	Not Available

Preliminary	
POI Longitude/Latitude	-73.758, 40.6057
Preliminary FIRM Panel	3604970382G
Preliminary Issue Date	1/30/2015
Flood Zone	X
Estimated Static BFE*	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

* A **Base Flood Elevation** is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level	Flood Hazard Zone
High Flood Hazard	**AE, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.
Moderate Flood Hazard	**Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occuring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.
	Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.
Low Flood Hazard	**Insurance Note:** High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Figure 2.1-3: 2020s Flood and High Tide Projections



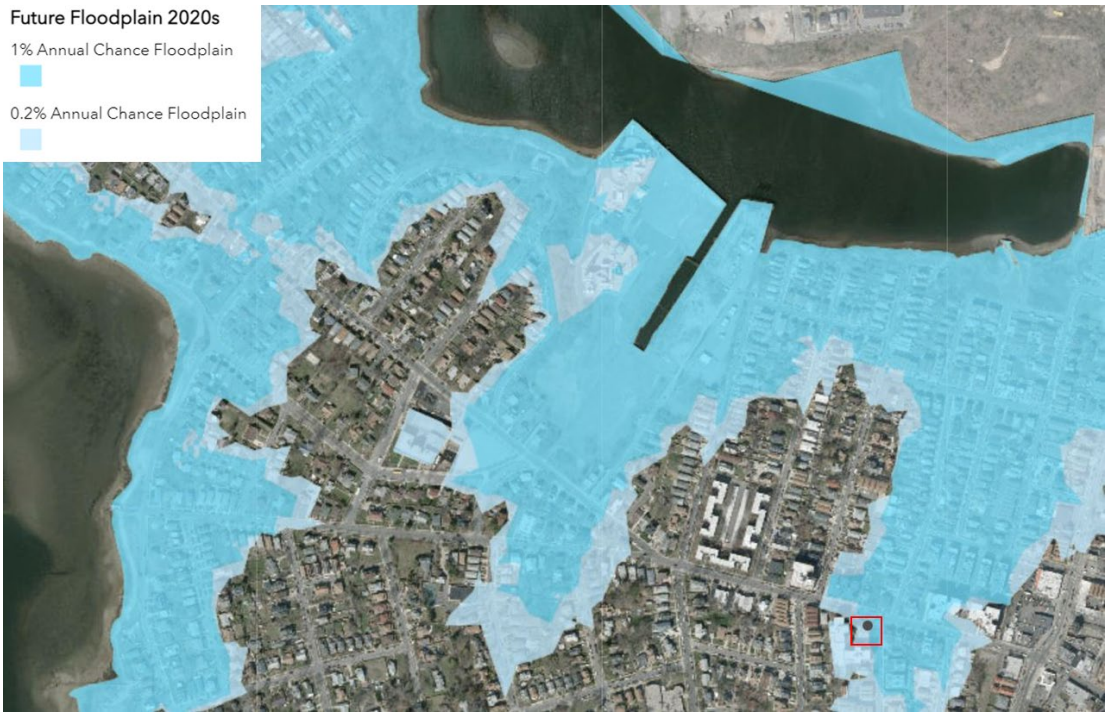


Figure 2.1-4: Future 2050s Flood and High Tide Projections





Figure 2.1-5: Future 2080s Flood and High Tide Projections





Figure 2.1-6: Future 2100s Flood and High Tide Projections





Sub-Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the city's Coastal Zone.

The following assessment was prepared in accordance with *The New York City Waterfront Revitalization Program: Climate Change Adaptation Guidance Document for Policy 6.2.*

The three basic steps to assessing an action's consistency with Policy 6.2 of the Waterfront Revitalization Program include identifying vulnerabilities and consequences, identifying adaptive strategies, and assessing policy consistency.

Sub-Policy 6.2 Detailed Methodology

1. Identify Vulnerabilities and Consequences

a) Assess the Project Area's Exposure to current and future flood risk (Flood-Evaluation Worksheet)

The information in the following subsections is based on the results of the completed flood evaluation worksheet, which is provided in **Appendix B**.

The Proposed Development's first-floor level is located approximately 8.6' in elevation above grade (NAVD88 Datum). The cellar level is located at approximately 1.4' in elevation (NAVD88 Datum). The Proposed Building's vulnerable or critical features, which are most likely to be impacted by future flood events, are located on the cellar and first floor levels.

Regulatory floodplains are defined by the elevation of the base flood (BFE) in relation to the elevation of the ground. According to datum (NAVD88) obtained from the National Oceanic and Atmospheric Administration (NOAA)[2] website for the nearest NOAA station, Beach Channel Station (Station ID 8517137), the mean higher high-water height (MHHW) is 2.43 feet (adjusted). Pursuant to the 2015 PFIRMs, the 1% flood height is 9 feet for the nearest 1% flood zone, and the design flood elevation (DFE) is 11 feet.

Based on the results of the calculations completed in the flood evaluation worksheet using site-specific data, **Figure 2.1-7** shows the results of the 1% Flood Elevation and Sea Level Rise (SLR) projections, and **Figure 2.1-8** shows the results of the MHHW and SLR projections.

[2] https://tidesandcurrents.noaa.gov/datums.html?id=8518699

Figure 2.1-7: 1% Flood Elevation and SLR Projections

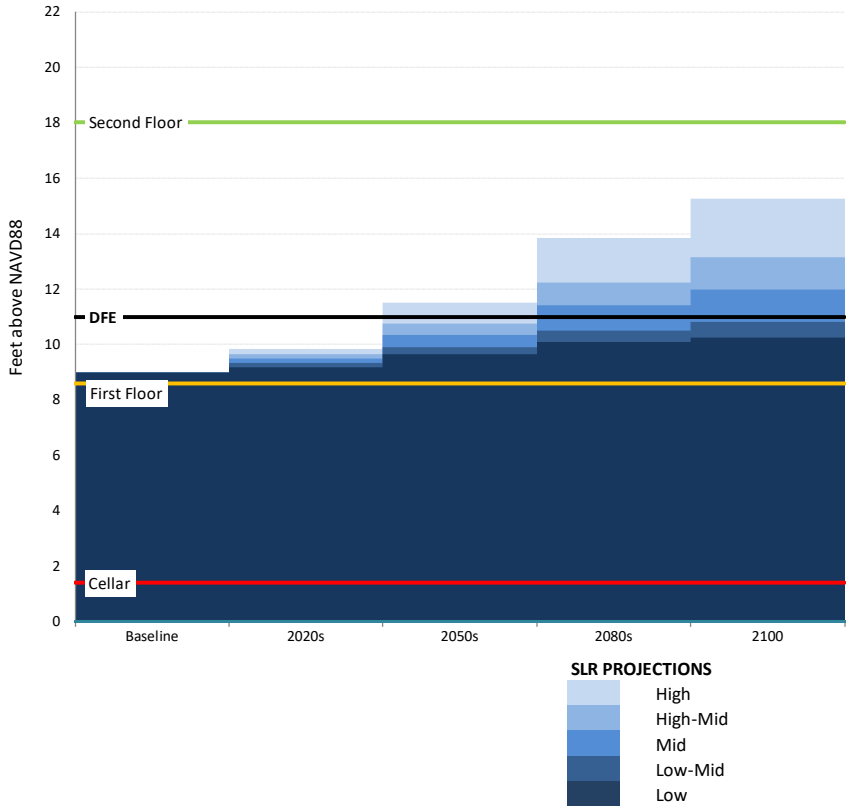
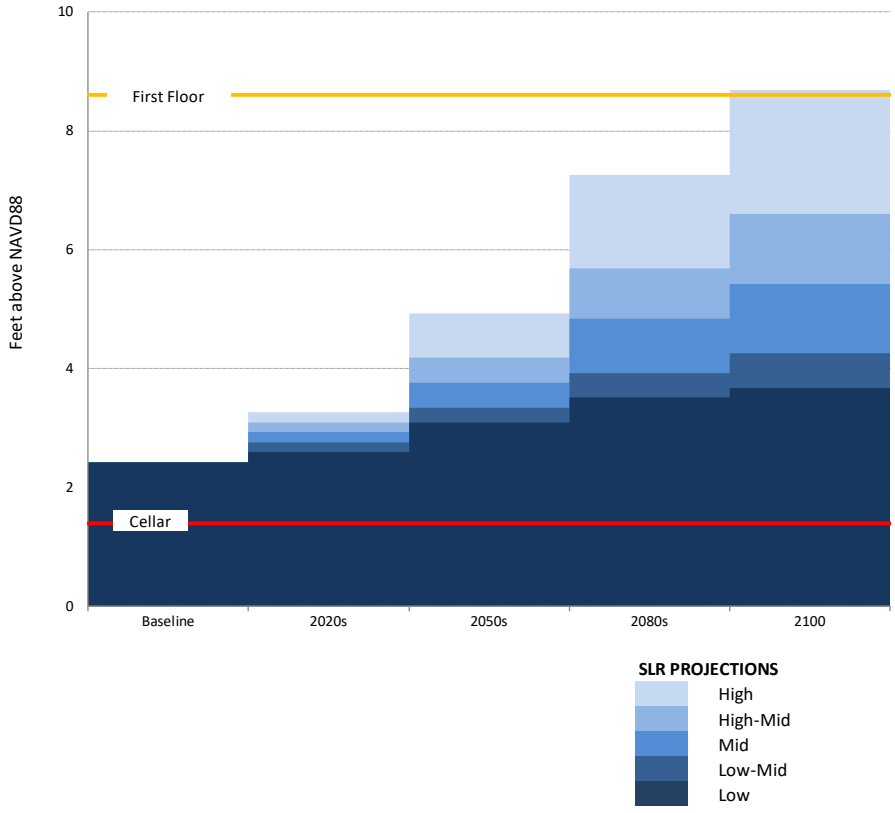


Figure 2.1-8: MHHW and SLR Projections



As indicated in **Figure 2.1-7** above, the Proposed Development's cellar and first-floor levels are located within the 1% flood elevation currently, and in the future, under low SLR projections.

As indicated in **Figure 2.1-8** above, the Proposed Development's first-floor level would be impacted by the MHHW by the 2100s under high SLR projections, and the cellar level would be impacted by the MHHW, currently and in the future, under low SLR projections.

b) Identify any Project Features that may be located below the elevation of the 1% floodplain over the lifespan of the project under any SLR scenario:

The cellar includes 15 enclosed parking stalls, an elevator pit, a trash room, an electrical room, and a sprinkler/meter room.

The first floor includes community facility use, and a residential lobby.

c) Identify any vulnerable, critical, or potentially hazardous features that may be located below the elevation of Mean Higher High Water over the lifespan of the project under any sea level rise scenario.

Vulnerable, Critical or Potentially Hazardous Features pursuant to Policy 6.2 guidance:

- *Vulnerable Features, if damaged, have the potential to incur significant damage if flooded.*

  These include any form of enclosed space within a building, including residential, commercial, industrial, or community facility land uses; enclosed parking structures; storage areas; enclosed recreational facilities; and bulkheads, revetments, piers, platforms, and other in-water infrastructure elements.

- *Critical Features, if damaged, would have severe impacts on the project and its ability to function*

  The project features that, if damaged, would have severe impacts on the project and its ability to function as designed. Examples include electrical utilities, building heating and cooling systems, telephone and data connection and distribution rooms, and other supporting and related building technology and utility spaces.

- *Potentially Hazardous Features, if damaged or made insecure by flooding, could potentially adversely affect the health and safety of the public and the environment.*

  Examples include hazardous materials, including highly volatile, flammable, explosive, toxic, or water-reactive materials; and materials that have the potential to become waterborne in the event of a flood and would be dangerous to the health and safety of the public and the

environment, such as the storage of construction materials, demolition debris, and aggregate materials.

The following features are located below the MHHW elevation based on the flood projections:

Vulnerable Features:

- Cellar and first floor level walls, floorings, and cellar level parking

Critical Features:

- Cellar level elevator pit, and utility/electric rooms.

Potentially Hazardous Features:

- The project would not contain any hazardous materials or substances that if made insecure, would result in a threat to public health or the environment.

d) Identify if the project or action would facilitate the development of any vulnerable, critical, or potentially hazardous features, as defined under "Key Terms" below, within areas exposed to flooding from Mean Higher High Water or 1% Annual Chance Flood by the 2050s under the 90th percentile of sea level rise projections:

The following features are located below the MHHW and 1% Annual Chance Flood elevation by the 2050s under 90th percentile (High Estimate) SLR projections:

Vulnerable Features:

- Cellar and first floor level walls, floorings, and cellar level parking

Critical Features:

- Cellar level elevator pit, and utility/electric rooms.

Potentially Hazardous Features:

- The project would not contain any hazardous materials or substances that if made insecure, would result in a threat to public health or the environment.

2. Identify Adaptive Strategies

The goal of Step 2 under WRP Policy 6.2 is to assess how the vulnerabilities and consequences identified in Step 1 are addressed through the project's design and planning. Assess how applicable codes and regulations, planned flood damage reduction elements and adaptive measures, or likely future

infrastructure investments (beyond the scope of the proposed project), would or would not reduce potential flood damage for any proposed vulnerable, critical, or potentially hazardous features.

Because the Projected Development Site is susceptible to the impacts of future flood events, it is recommended that building scale resiliency measures and flood mitigation strategies be considered at the cellar and first floor levels. Pursuant to Policy 6.2: Climate Change Adaptation Guidance, consideration of climate change projections for coastal flooding and sea level rise should be incorporated into the design and planning of projects. The proposed project should identify potential vulnerabilities to and consequences of sea level rise and coastal flooding over its lifespan and identify and incorporate design techniques to address these risks.

a) Flood Damage Reduction Elements/Controls

The Project Site is not located within the current 1% annual chance floodplain and is therefore not required to comply with Appendix G of the NYC Building Code for Flood Resistant Construction; however, based on the flood projections discussed above, the Proposed Project should consider employing future building-scale resiliency measures for the cellar and first floor levels to avoid the potential risks related to future coastal flooding.

The Applicant has been educated about future flood risks to the Proposed Development, and the following flood resilience techniques and controls will be considered in the building design to increase building-scale resilience to future flood conditions, and to minimize future damage and vulnerability to the proposed building's cellar and first floor levels.

- Cellar
    - All foundation walls & systems shall be poured in place concrete (4,000 psi, min.) with moisture resistant additive included within the mixture.
    - Grading will be designed in a manner to provide multiple outlets above adjoining grade.
    - Flood vents (multiple) will be provided in the cellar level parking area to create a way for gravity discharge.
    - The elevator pit would incorporate elastomeric waterproofing membrane on the walls and floors and would provide two sump pumps with higher level discharge.
    - The elevator pit would include sump pumps, reinforced shafts below the DFE, and flood alarms; See above.
    - The elevator controls would be set to prevent the cab from lowering into floodwater. In the event of an emergency, the elevator manufacture shall provide emergency override.
    - The elevator control room would be located above the DFE on the rooftop and the elevator machine room shall be located at roof elevator bulkhead.
    - All mechanical equipment shall be located at both roof levels.

- First Floor Level

    - Bureau of Electrical Control (BEC) require all outlets be installed 14" A.F.F. However, within flood proof applications, request for higher outlet location shall be requested.
    - Although not required, all construction materials below the 3rd floor shall be Flood Proof Materials (industry standards)

While not required, these building scale resiliency measures would help prevent damage to vulnerable and critical building features and reduce the susceptibility of water damage from a future flood event or inundation. With the provision of the above, the building features would not be considered vulnerable or critical.

b) Flood Protection of Adjacent Sites:

The Proposed Development would not significantly increase stormwater runoff. Therefore, the proposed action would not affect the flood protection of adjacent sites.

3. Assess Policy Consistency

A project or action would advance the policy when:

- No new vulnerable, critical, or potentially hazardous features would be located within area flooded by current or future high tide, or current or future 1% annual chance flood, over the project's lifespan; or
- All new vulnerable, critical or potentially hazardous features would be protected through flood damage reduction elements or future adaptive measures within the timeframe that they would be needed.

A project or action would hinder the policy when:

- Vulnerable, critical, or potentially hazardous features would be introduced in areas that will be flooded by high tide during the project's lifespan and adaptive measures are not feasible.
- Industrial development would not be protected from 2050s high tides or the current 1% annual chance flood.
- Critical infrastructure would not be protected to the elevation of the 1% annual chance storm over its lifespan.
- Shoreline structures would not function as intended with increases in sea levels projected over their lifespan.

The Development Site is not within a current 1% annual chance floodplain, and the Proposed Development is therefore not subject to flood resilient construction requirements outlined in Appendix G of the NYC Building Code. However, as discussed above, the flood projections and risks have been

disclosed to the Applicant and project architect, and floodproofing of the cellar and first floor level would be employed. These building-scale resiliency measures and adaptive strategizes, as referenced above, would minimize the potential damage to site-specific vulnerable or critical features. Therefore, the Proposed Action is consistent with Policy 6.2 of the Waterfront Revitalization Program and would not jeopardize the intent of the WRP.

THE JAMAICA BAY WATERSHED PROTECTION PLAN

Projected Development Site 1 is located approximately 1/3 mile south of the Motts Basin inlet of Jamaica Bay, an 18,000-acre wetland estuary surrounded by the Rockaway Peninsula to the South, Brooklyn to the West, and Queens to the East. It comprises an area almost equal to that of Manhattan and consists of numerous islands, waterways, meadowlands, and two freshwater ponds. The watershed, which covers the Affected Area, includes portions of Brooklyn, Queens, and Nassau County. The bay is a diverse ecological resource that supports multiple habitats, including open water, salt marshes, grasslands, coastal woodlands, maritime shrublands, and brackish and freshwater wetlands. These habitats support 91 fish species, 325 species of birds, and many reptiles, amphibian, and small mammal species.

The New York City Department of Environmental Protection (DEP) created a watershed protection plan focused on restoring and maintaining the water quality and ecological integrity of the Bay. The Jamaica Bay Watershed Protection Plan evaluates potential threats to the bay and coordinates environmental remediation and protection efforts in a focused and cost-effective manner for the watershed/sewershed of Jamaica Bay. The Jamaica Bay Watershed Protection Plan Project Tracking Form is provided in **Appendix B**.

The Proposed Actions would result in the redevelopment of a previously developed parcel. The Project Site is currently partially covered by building roof and asphalt paving. The Projected Development would increase the percentage of impervious lot coverage. However, the site is served by city combined sewers and would not result in an increase in direct non-point runoff into the bay or its tributaries or subsequently, increase stormwater runoff or influence drainage patterns onsite or to the surrounding area. Additionally, the Proposed Actions would not increase activities that would result in pollutant discharge from the Affected Area into Jamaica Bay. Lastly, the Proposed Actions would not eliminate any native vegetation or affect any habitat characteristics. As such, the Proposed Actions would not jeopardize the intent of the Jamaica Bay Watershed Protection Plan.

Conclusion

The Proposed Actions would not have any adverse impacts on any public policies. Therefore, significant adverse impacts to public policy are not anticipated and further analysis is not warranted.

2.2 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require inground disturbance unless such disturbance occurs in an area that has been formerly excavated. 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.

Architectural Resources

Per *2021 CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Actions and in the area surrounding identified development sites. Generally, architectural resources should be surveyed and assessed if the proposed project would result in any of the following, whether or not any known historic resources are located near the site of the project:

- New construction, demolition, or significant physical alteration to any building, structure, or object.
- A change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature. Visual prominence is generally the way in which a building, structure, object, or landscape feature is viewed. For example, a building may be part of an open setting, such as a tower within a plaza, which is either conforming or non-conforming with the street wall in terms of its height, footprint, and/or setback. Visual context is the character of the surrounding built or natural environment. This may include the following: the architectural components of an area's buildings (e.g., height, scale, proportion, massing, fenestration, ground-floor configuration, style), streetscapes, skyline, landforms, vegetation, and openness to the sky.
- Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects.
- Additions to or significant removal, grading, or replanting of significant historic landscape features.
- Screening or elimination of publicly accessible views.
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on a historic structure if the features that make the structure significant depend on sunlight.

Existing Conditions

The Architectural Resources Study Area is defined as the project site, plus an approximately 400-foot radius around the project site. To determine whether the Proposed Development has the potential to affect nearby off-site historic or architectural resources, the Architectural Resources 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 a response was received on April 10th, 2019, indicating that the residential structure present on Projected Development Site 1 is eligible for listing on the State/National Historic Register. Projected Development Site 1 was deemed eligible for National Historic Register in October of 2019 - the result of a Hurricane Sandy Survey, performed by AKRF in October of 2018. The New York State Division for Historic Preservation, Cultural Resource Information System (CRIS) was consulted to evaluate the National Historic Register Eligible status for the Site – identified as number 08101.012451, which references the eligible structure on the Site as follows, "The residence at 2279 Mott Avenue, constructed between 1902 and 1912, appears to meet Criterion C as an example of the Queen Anne Style, with its irregular massing, prominent cross-gables, tower with conical roof, frieze ornamentation, projecting bays, and wrap-around porch. This building displays a high degree of historic integrity, apparently retaining its original form, stylistic details and materials, including the wood shingle cladding".

In reference to the above finding, the existing structure at the Site is unsound structurally and has significant interior and exterior damage related to fire and water exposure. The building currently has a full vacate order from the NYC Department of Building that is received on August 10th, 2022. To document the existing condition of the structure on Projected Development Site 1, an Engineering Assessment Report (See **Appendix F**) was prepared by AFM Inspections & Engineering, PLLC and submitted in September of 2019 to Environmental Assessment Review Division. The Engineering Inspection Report states, …"AFM confidently believes that the building is structurally compromised throughout; including the foundation, structural framing, and exterior. In general, the windows, roofing, kitchen interiors, bathrooms, walls, floors, ceilings, electric, plumbing and heating systems in their entirety are substantially compromised. The building is hazardous and is an extreme concern to the health and safety of any occupants. In general, the building would require more than 80% reconstruction. The building is currently structurally unstable and substantially hazardous. The building in its current condition is unsafe to occupy and should be vacated as soon as possible and condemned. AFM confidently believes that the house is beyond salvaging and should be demolished. The building demolition would require a Design Application for demolition to be submitted by a licensed design professional to the NYC Department of Building, with work performed by licensed, permitted contractors."

No-Action Condition

No new development is forecast to occur within the Affected Area under the No-Action Scenario. Lot 82, as discussed above, would remain as it currently exists.

In contrast, the existing residential building on Projected Development Site 1 (Lot 86) would be demolished under the No-Action Scenario as the building is an extreme concern to the health and safety of any occupants due to the previous fire damage, compromised structural conditions, and façade deterioration. The building currently is vacant and the building received a full vacate order from the NYC Department of Building on August 10th, 2022, indicating that the building is in severe disrepair and is structurally struck by trees. As a result, the building could be demolished due to the compromised structural condition of the building. The structure is unsafe to occupy and should be vacated as soon as possible and condemned. Therefore, the existing residential building on Projected Development Site 1 would be demolished as-of-right upon approval of the DOB design application for demolition under the Future Without the Proposed Actions. Accordingly, the Applicant-owned Block 15714, Lot 86 would be a vacant lot under the No-Action Condition.

With-Action Condition

Projected Development Site 1 (Block 15714, Lot 86)

Under the With-Action scenario, the existing residential building would be demolished and a 71,254 GSF (52,646 ZSF; 3.60 FAR), 8-story, 85-foot-tall building would be developed on Projected Development Site 1. The building would contain approximately 5,929 GSF (5,701 ZSF; .39 FAR) of community facility floor area (medical office) and 50,701 GSF (46,945 ZSF; 3.21 FAR) of residential floor area with 60 dwelling units, of which 15-18 units (25%-30%) would be affordable for households with income averaging 60%-80% AMI depending on the selected MIH Option. Twenty-seven parking spaces would be provided under the With-Action condition, of which 11 would be open surface parking at grade and 16 would be located in the enclosed parking garage (14,624 GSF) at the cellar level.

Conclusion

As analyzed above, the existing residential building on Projected Development Site 1 would be demolished under both No-Action and With-Action circumstances due to its previous fire damage, compromised structural conditions, and façade deterioration. The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, a response was received on April 10th, 2019 (See **Attachment C**). As indicated in the letter, the residential structure present on Projected Development Site 1 is eligible for listing on the State/National Historic Register. However, the existing condition of the structure on Projected Development Site 1 is considered structurally unstable and substantially hazardous in an Engineering Assessment Report (See **Appendix F**), which is an extreme concern to the health and safety of any occupants. In general, the building would require more than 80% reconstruction. As a result, it is confidently believed in the Engineering Assessment Report that the building is beyond salvaging and should be demolished. Accordingly, significant adverse impacts on Architectural Resources are not expected to result from the Proposed Actions since the building would be demolished under both No-Action and With-Action circumstances, and further analysis is not warranted.

Archaeological Resources

Unlike the architectural evaluation of a Study Area that extends beyond a project's property lines, the analysis of potential and/or projected impacts on archaeological resources is limited to the actual extent 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 project would result in an in-ground disturbance to develop the proposed mixed-use building. 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 April 10th, 2019. The LPC has indicated that no archaeological significance is associated with the Proposed Development, as noted in **Appendix C**. Therefore, significant adverse impacts on Archaeological Resources are not expected to result from the Proposed Actions, and further analysis is not warranted.

2.3 Air Quality

Introduction

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 frame work, as mandated by the State Environmental Review Act, follows the *New York City Environmental Quality Review 2021 Technical Manual.* Per the *CEQR Technical Manual*, the potential for significant adverse air quality impacts is predicted for the following emission sources:

- Vehicular emission resulting from increased vehicular traffic and/or changes to traffic pattern.
- Vehicular emission associated with off-street parking facilities.
- Vehicular emission generated at an atypical (*e.g.*, not at-grade) roadway.
- Emission from the burning of fossil fuels in the heating, ventilation and air conditioning (HVAC) equipment of the proposed developments.
- Air toxics emission released from industrial or manufacturing facilities.
- Stationary source emission of facilities that require Prevention of Significant Deterioration permits (Title V), and facilities which require a state facility permit.
- Facilities' malodorous emissions to unreasonably interfere with the proposed project's occupant's comfortable enjoyment of life or their property.

Project Description

Under Future With-Action Conditions, Projected Development Site 1 (Block 15714, Lot 86) would be developed with a 71,254 GSF (52,646 ZSF; 3.60 FAR), 8-story, 85-foot-tall building. The building would contain approximately 5,929 GSF (5,701 ZSF; .39 FAR) of community facility floor area (assumed to be medical office) and 50,701 GSF (46,945 ZSF; 3.21 FAR) of residential floor area with 60 dwelling units, of which 15-18 units (25%-30%) would be affordable for households with income averaging 60%-80% AMI depending on the selected MIH Option. Twenty-seven parking spaces would be provided, of which 11 would be open surface parking at grade and 16 would be located in the enclosed parking garage (14,624 GSF) at the cellar level.

Mobile Sources

According to the *2021 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 the 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); and/or*
- *Projects that would substantially increase the vehicle miles traveled in a large area.*

The Proposed Actions would not result in operable windows or air intakes within 200 feet of an atypical roadway. It would not result in the creation of a covered roadway or affect any covered roadway. Incremental development is below the screening levels identified in Chapter 16 of the *2021 CEQR Technical Manual* as warranting transportation assessment. Therefore, peak hour trip generation is far below the 170-car threshold identified in Section 17-210 of the *2021 CEQR Technical Manual* as potentially warranting further assessment. The project would not generate diesel traffic. The project would not create a new sensitive receptor adjacent to large parking facilities. The project would not result in the creation of a significant 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. Therefore, no further assessment of the potential for mobile source air quality impacts is warranted.

Stationary Sources

According to the *2021 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; and/or*
- *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*

Impacts from boiler emissions at Projected Development Sites are a function of fuel oil type, stack height, minimum distance from the source to the nearest building, and square footage of the development.

A survey of the land use map indicates the closest building of equal or greater height (that could be affected by the proposed development's source of emissions) is a twenty-eight (28) story residential building located on Voorhies Avenue, approximately 3,000 feet to the southwest of the subject building. Therefore, the nearest operable window of equal or greater height from the proposed HVAC stack location is approximately 3,000 feet. An Air Quality Screening based on this information is shown below in **Figure 2.3-1.**

Screening Analysis

A screening analysis was performed, using the methodology described in the *CEQR Technical Manual*, to determine if the heat and hot water system of the proposed building would result in potential air quality impacts on another building in the area. This methodology determines the threshold of development size below which the action would not have a significant impact.

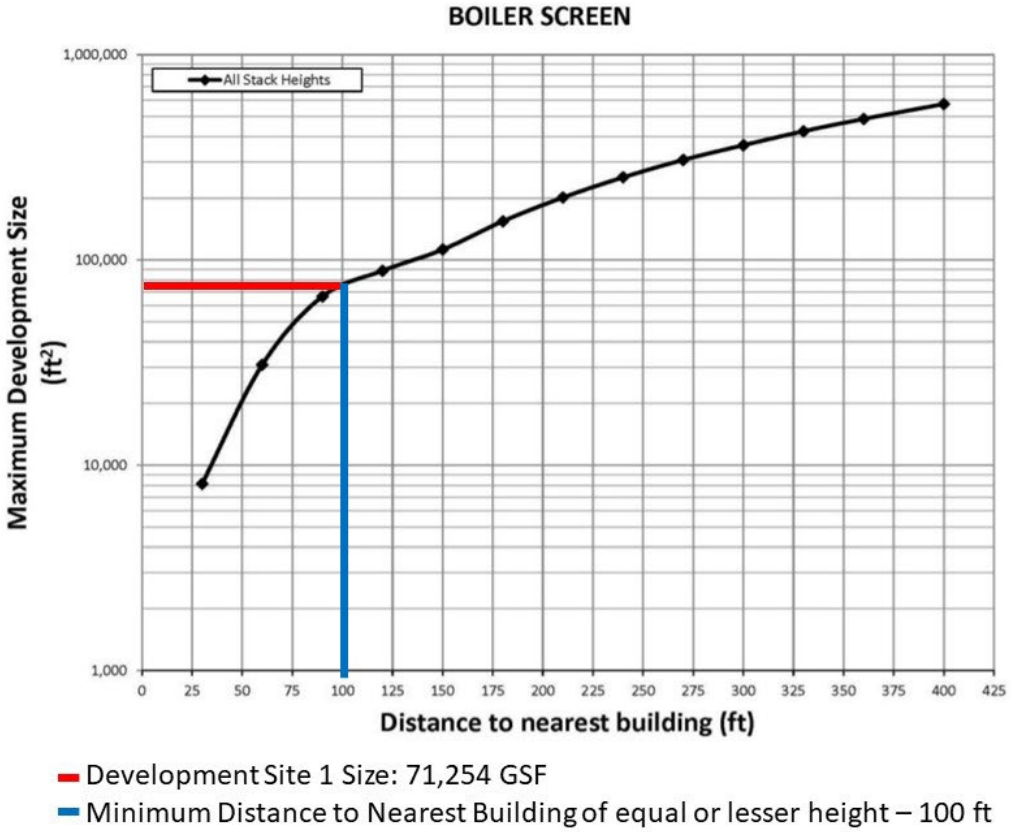
As outlined in the *CEQR Technical Manual,* the potential for stationary source emissions from heat and hot water systems to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used, the building's residential or non-residential use, the square footage of the 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 buildings' HVAC systems.

If the actual distance between a stack and the affected building is greater than the threshold distance for a building size, than 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. The screening analysis is only applicable to a single smokestack, and this CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height.

The anticipated development within the proposed rezoning area would consist of a single building equipped with its own natural gas-fueled heat and hot water system. The screening analysis considered the cumulative impact of the proposed project, assuming residential occupancy, building height of 85 feet, including a 10-foot HVAC stack, and 71,254 GSF of floor area.

The Stationary Source Screen was conducted using Figure 17-3 of the *2021 CEQR Technical Manual*. **Figure 2.3-1** screening analysis shows that a detailed analysis would be required for any existing or planned land uses that are less than 100 feet from the proposed project. A review of existing land uses shows that there are no buildings of similar or greater height in the surrounding area. Both the worst-case scenario 8-story tall building and the Applicant proposed 7-story tall building are taller than the existing 6-story building on Block 15714, Lot 82. Therefore, a detailed analysis was not required.

Figure 2.3-1 The Proposed Project – HVAC General Boiler Screen



Conclusion

The air quality analysis addressed the stationary HVAC systems. The result of the analysis is shown below:

- Emissions from project-related heating, ventilation, and air conditioning systems (HVACs) would not cause significant air quality impacts to receptors at the local scale.

2.4 Noise

Introduction

Noise Monitoring was conducted by Equity Environmental Engineering, LLC (equity) personnel to support the proposal for mixed residential and community facility development on Projected Development Site 1 (Block 15714, Lot 86), located on Mott Avenue within the Far Rockaway neighborhood in Queens, NY. Projected Development Site 1 is located at the southwest corner of Mott Avenue and McBride Street. Mott Avenue is a two-way road with curbside parking. McBride Street is a one-way, north bound street with curbside parking. The area in which the site is located consists primarily of single-family and multi-family residential uses.

Vehicular traffic is the predominant source of noise in this area. Therefore, the proposed development warrants an assessment of the potential for adverse effects on the occupants from ambient noise. The proposed 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. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development.

Framework of the 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 acoustic energy 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 2.4-1** below notes the decibel levels of common noises.

Table 2.4-1: Noise Levels of Common Sources[3]

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. Sources: Cowan, James P. Handbook of Environmental Acoustics. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.

The following are typical human perceptions of dB(A) relative to changes in noise level:

- 3 dB(A) change is the threshold of change detectable by the human ear;
- 5 dB(A) change is readily noticeable; and
- 10 dB(A) increase is perceived as a doubling 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.

- Leq 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 Leq than low noise levels. Leq has an advantage over other descriptors because Leq values from various noise sources can be added and subtracted to determine cumulative noise levels.
- Leq(24) is the continuous equivalent sound level over a 24-hour time period.

[3] Source: *2021 CEQR Technical Manual*

- 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.
- Ldn is the day-night equivalent sound level, defined as a 24-hour continuous Leq with a 10 dB adjustment added to all hourly noise levels recorded between the hours of 10 PM and 7 AM. This 10 dB addition accounts for the extra sensitivity people have to noise during typical sleeping hours.
- DNL is the annual average day-night average sound level. Aircraft noise around airports is usually mapped out in terms of DNL, which are normally depicted as noise contours on a map.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (LX). Examples include L_{10}, L_{50}, and L_{90}. For example, 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.

Mobile Sources

Mobile noise sources are those which move in relation to receptors. Per the *2021 CEQR Technical Manual*, if existing passenger car equivalent (PCE) values are increased by 100 percent or more due to a Proposed Actions, a detailed analysis is generally performed. No significant adverse mobile source noise impacts due to project-generated vehicular traffic are anticipated as a result of the Proposed Actions. Accordingly, this noise analysis is limited to an evaluation of existing ambient noise levels, inclusive of noise associated with existing vehicular traffic on surrounding roadways.

Stationary Sources

The *2021 CEQR Technical Manual* states that based upon previous studies, unless existing ambient noise levels are very low and/or stationary source levels are very high (and there are no structures that provide shielding), it is unusual for stationary sources to have significant impacts at distances beyond 1,500 feet. A detailed analysis may be appropriate if the proposed project would: cause a substantial stationary source (i.e., unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground, etc.) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses. Machinery, mechanical equipment, heating, ventilating and air-conditioning units, loudspeakers, new loading docks, and other

noise associated with building structures may also be considered in a stationary source noise analysis. Impacts may occur when a stationary noise source is near a sensitive receptor, and is unenclosed.

No unenclosed specific stationary noise sources of concern were observed during field inspection. As the Projected Development Site is not subject to high ambient noise levels from any nearby stationary source, no stationary source noise impacts from surrounding uses are anticipated.

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 Building 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. As the proposed project would not introduce a new stationary noise source, no significant adverse stationary source impacts are anticipated because of the Proposed Actions, and no further analysis is warranted.

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. 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. For proposed projects that introduce receptors, potential significant impacts on the newly created receptor relate to absolute noise limits, as shown in **Table 2.4-2** below. If a proposed project is within an area where the project noise levels exceed the marginally acceptable limit, the project would be subject to mitigation measures necessary to bring its interior noise levels down to a level of 25 dB(A) or more below the maximum marginally acceptable levels (by receptor type) for external exposure shown in **Table 2.4-2**.

Table 19-3 of the *CEQR Technical Manual* (**Table 2.4-3** below) 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 40 dBA Ldn, depending on the source.

Table 2.4-2: Noise Exposure Guidelines for Use in City Environmental Impact Review[4]

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

Notes:

(i) In addition, any new activity shall comply with Impact Thresholds detailed in Section 410.

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

[2] Tracts of land where serenity and quiet are extraordinarily important and serve as 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.

[3] One may use the FAA-approved DNL contours supplied by the Port Authority of New York and New Jersey (PANYNJ), or the noise contours may be computed from the federally approved Aviation Environmental Design Tool (AEDT) Computer Model using flight data supplied by the PANYNJ.

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

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

[4] Source: *2021 CEQR Technical Manual*

Table 2.4-2: Attenuation Values to Achieve Acceptable Interior Noise Levels[5]

	Marginally Unacceptable				**Clearly Unacceptable**
Vehicular Traffic	70 < L10 ≤ 73	73 < L10 ≤ 76	76 < L10 ≤ 78	78 < L10 ≤ 80	80 < L10
Aircraft[A]	65 < DNL ≤ 68	68 < DNL ≤ 71	71 < DNL ≤ 73	73 < DNL ≤ 75	75 < DNL
Train	65 < Ldn ≤ 68	68 < Ldn ≤ 71	71 < Ldn ≤ 73	73 < Ldn ≤ 75	75 < Ldn
Attenuation[B]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	See Note c

Note:

A. DNL descriptor based on average values of Ldn over a year period.

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

C. The required attenuation value is the difference between Lbuild and Linterior, using the appropriate noise descriptor Where:
Lbuild is the projected noise level under the build condition rounded up to the whole number
Linterior is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)

Measurement Location and Equipment

Because the predominant noise sources in the area of the proposed project are vehicular movements, noise monitoring was conducted during peak vehicular travel periods, including 07:30 am to 09:00 am, 12:00 pm to 1:30 pm, and 4:30 pm to 6:00 pm. Pursuant to *CEQR Technical Manual* methodology, readings were conducted for periods of 1 hour during three peak periods of vehicular travel at monitoring Location One (1) at the corner of Mott Avenue and McBride Street on the frontage of Projected Development Site 1 (**Figure 2.4-1**). Noise monitoring was conducted using a Type 1 Casella CEL-633 sound meter with wind screen. As shown in **Figure 2.4-2**, 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 around Projected Development Site 1 constitute a worst-case condition for noise. Backup for the Noise Analysis is contained in **Appendix D.**

Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Thursday October 25, 2018. The weather was approximately 50-60 Fahrenheit, and wind speeds were mild during monitoring. Traffic volumes and vehicle classification were documented during the noise monitoring.

Existing Conditions

[5] Source: *2021 CEQR Technical Manual*

Based on the noise measurements taken at Projected Development Site 1, the predominant source of noise at the site is vehicular traffic. The volume of traffic and its corresponding level of noise is moderate at Location One (1).

Figure 2.4-1: Noise Monitoring Location Map



Figure 2.4-2: Location 1- Corner of Mott Avenue and McBride Street

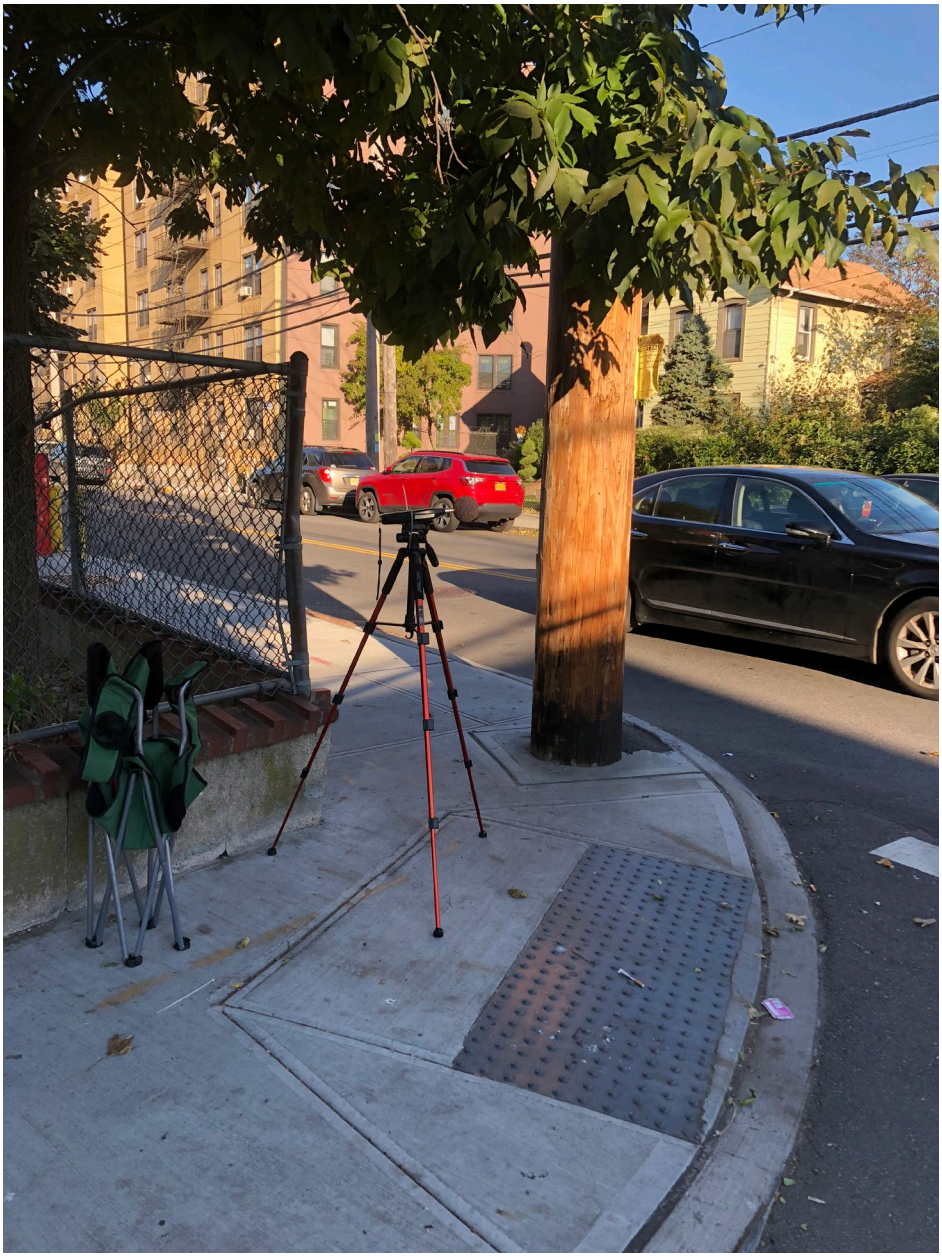


Table 2.4-4 below contains the results for the measurements taken at Projected Development Site 1:

Table 2.4-4 (1 of 1)
Location 1: *Noise Levels (dB) at 2279 Mott Avenue*

Thursday, October 25, 2018			
Time	7:58 am – 8:58 am	12:03 pm – 1:03 pm	4:32 pm – 5:32 pm
L_{max}	94.1	91.1	94.4
L_{10}	**71.1**	69.3	**70.2**
L_{eq}	68.8	65.8	67.0
L_{50}	64.7	60.4	62.9
L_{90}	56.8	51.6	55.0
L_{min}	49.2	44.0	47.5

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

Table 2.4-5 below contains the traffic volumes (vehicle counts) and vehicle classifications for the morning, noon, and evening monitoring sessions:

Table 2.4-5 (1 of 3):
Morning Traffic Volumes and Vehicle Classifications

	Location 1
Car/ Taxi	320
Van/Light Truck/SUV	391
Heavy Truck	18
Bus	11

Table 2.4-5 (2 of 3):
Mid-Day Traffic Volumes and Vehicle Classifications

	Location 1
Car/ Taxi	138
Van/Light Truck/SUV	198
Heavy Truck	5
Bus	6

Table 2.4-5 (3 of 3):
Evening Traffic Volumes and Vehicle Classifications

	Location 1
Car/ Taxi	216
Van/Light Truck/SUV	252
Heavy Truck	10
Bus	8

Conclusion

The *2021 CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential and community facility use such as would occur under the Proposed Actions, 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_{10} at Location One (1) of Projected Development Site 1 was 71.1 dB(A) during the morning period. Based on these results, a composite window-wall attenuation level of 28 dB would be required for all building facades. With this level of noise attenuation, there would be no potential for adverse impacts related to noise.

In order to ensure that the Proposed Actions would not result in significant adverse impacts related to noise, the following E-Designation will be placed on the zoning map for Projected Development Site 1:

E-Designation (E-XXX):

Block 15714, Lot 86: To ensure an acceptable interior noise environment, future residential and community facility uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential and community facility 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.

2.5 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 project 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 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

A preliminary analysis of shadows follows the guidelines set forth in Chapter 8, Section 310 of *the 2021 CEQR Technical Manual*. According to the *2021 CEQR Technical Manual*, a preliminary shadow assessment includes the development of a base map showing the site location in relation to any sunlight-sensitive resources. 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 found, no further analysis would be needed. 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 Actions, in order to determine whether a more detailed assessment would be appropriate.

Tier 1 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 project site and 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*.

1) A map, as shown in **Figure 2.5-1**, 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, a list of park and public spaces provided from NYC.gov DOITT- GIS and Mapping Portal, and a screen of SHPO and NYC Landmark Listed Properties.

2) A buffer map (*see* **Figure 2.5-2**) was prepared to display the maximum possible shadow that could be cast from the Proposed Development. This shadow cast was derived by multiplying 95' (the total height of the 85-foot-tall proposed building and the 10-foot-tall bulkheads) by 4.3 (the *CEQR Technical Manual* multiplier representing the maximum shadow cast from any object as being 4.3 times its height).

3) The potentially impacted area of shadow from each projected site was then compared to those resources identified below to see if any fell within the shadow cast area.

A base map, as shown in **Figure 2.5-1**, was prepared to identify the sunlight-sensitive resources within the surrounding area. The map includes NYC Department of Parks resources and NYC Landmark Listed

Properties and Historic Districts. As indicated below in **Figure 2.5-1**, the Affected Area is approximately 390 feet north of a Green Street, which runs underneath the elevated A Train rail line along the Far Rockaway Freeway.

To assess whether the Proposed Development could impact any sunlight-sensitive resources within the Green Street, a Tier 1 Shadow Analysis was performed (**Figure 2.5-2**). A buffer map was prepared to display the maximum possible shadow, which could be cast from Projected Development Site 1. This shadow cast was derived by multiplying 95'-0" (the total height of the 85-foot-tall proposed building and the 10-foot-tall bulkheads) by 4.3 (the *CEQR Technical Manual* multiplier representing the maximum shadow cast from any object as being 4.3 times its height). As shown below in **Figure 2.5-2**, the maximum possible shadow from the Proposed Development would not cast over the Green Street. Accordingly, pursuant to CEQR methodology, a Tier 2 Shadow Analysis is not required.

Conclusion

Development under the Proposed Actions would not result in incremental shadows cast over Sunlight Sensitive Resource 1. Therefore, the Proposed Actions would not affect the vitality or usage of any sunlight-sensitive resources identified in the study area. Accordingly, significant adverse impacts from shadows would not result from the Proposed Actions, and no further analysis is required.

Figure 2.5-1: Sunlight Sensitive Resources Base Map

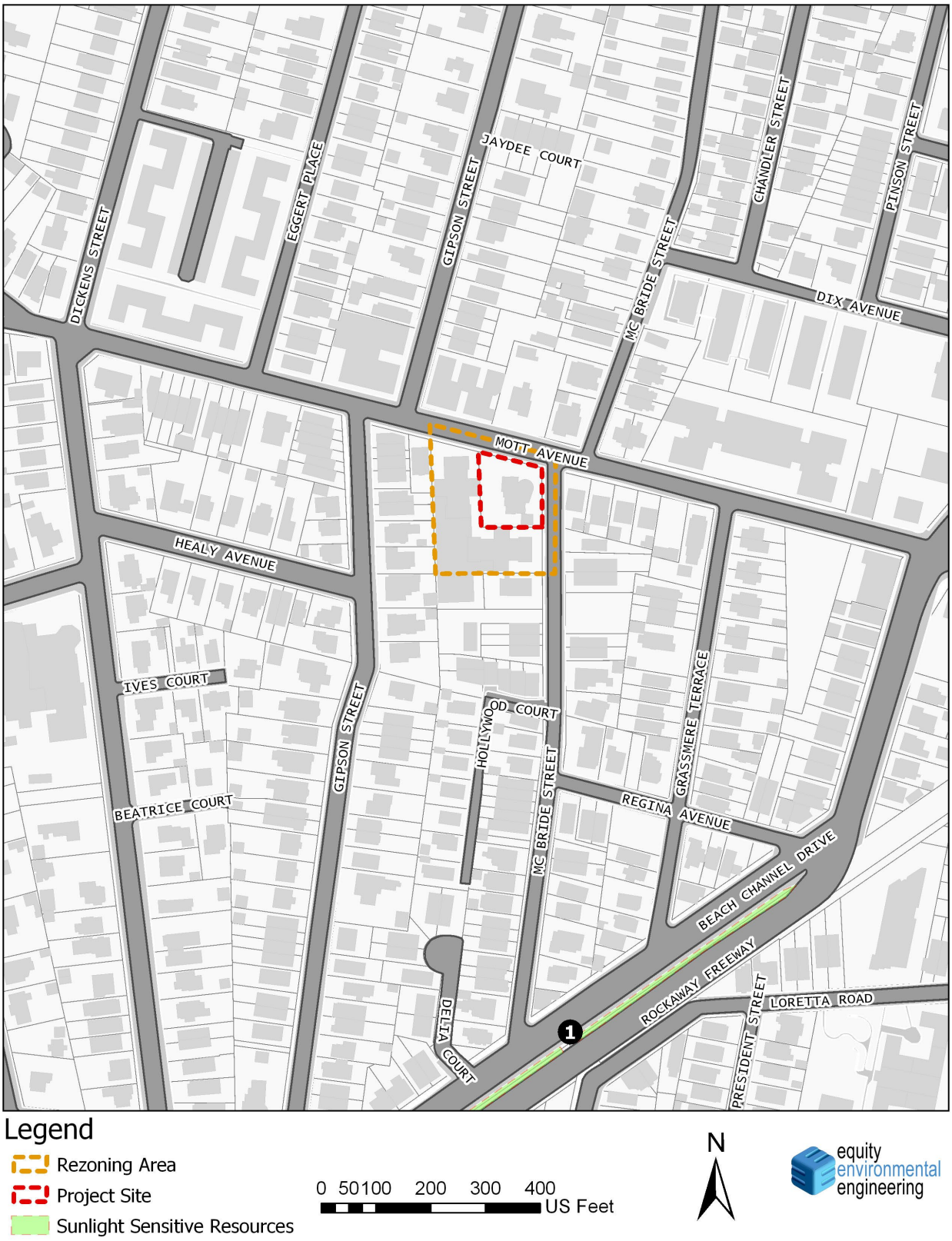
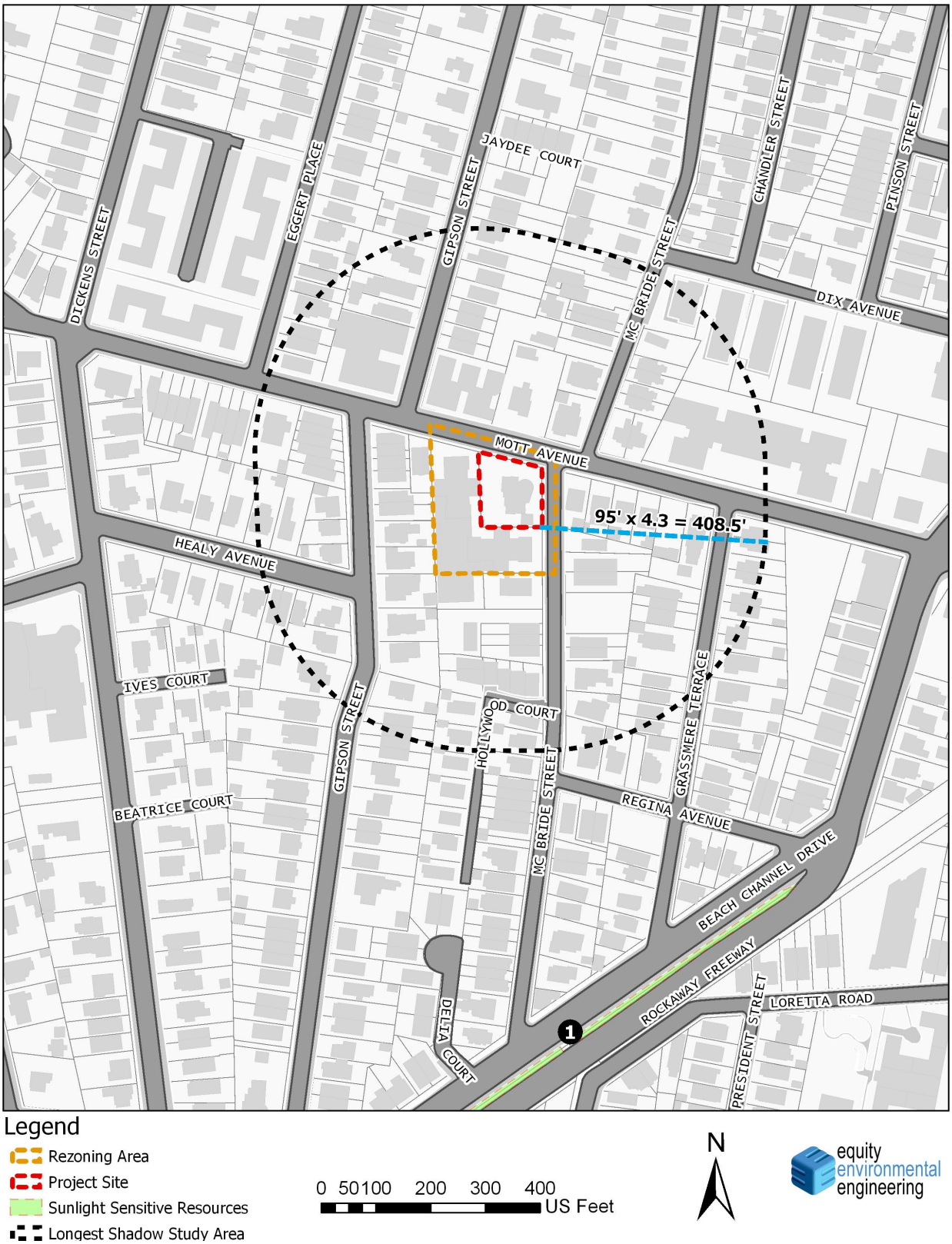


Figure 2.5-2: Tier 1 Shadow Assessment



2.6 Urban Design and Visual Resources

According to the *2021 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 *2021 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.

Urban Design

This analysis focuses on the components of the proposed project that may have the potential to alter the arrangement, appearance, and functionality of the built environment. The analysis relies on drawings, maps, renderings, photographs and photo montages taken from the pedestrian's eye level.

Chapter 10 of the *CEQR Technical Manual* addresses whether and how a project might change the experience of a pedestrian in the project area. More precisely, this section is concerned with "the arrangement, appearance, and functionality of the built environment." The Proposed Actions would result in the development of an 8-story multi-family residential apartment building with a ground-floor community facility use. This use is consistent with the uses that characterize the neighborhood.

An analysis of the impact on urban design requires consideration of the degree to which a project would result in a change to the built environment's arrangement, appearance, or functionality and whether the change would negatively affect a pedestrian's experience of the area. One important consideration is a project's context, such as the scale and use of surrounding buildings. However, matching context is not necessarily the sole benchmark for measuring urban design impacts. A narrative describing the existing built environment and the proposed development's relationship to the surrounding area is included as part of this technical section.

Existing Conditions

Projected Development Site 1, 22-79 Mott Avenue (Block 15714, Lot 86), is an approximately 14,624 SF lot improved with a 3-story multifamily building with two dwelling units and four parking spaces, which is currently vacant. The building received a full vacate order from the NYC Department of Building on August 10th, 2022, indicating that the building is in severe disrepair and is structurally struck by trees. As a result, the building could be demolished due to the compromised structural condition of the building. It is a corner lot with 121 feet of frontage on Mott Avenue and 112 feet of frontage on McBride Street.

A ground-level photograph map key is provided in **Figure 2.6-1**, with ground-level photographs of Projected Development Site 1 and the immediate surrounding area in **Figure 2.6-2** to **Figure 2.6-4**. There are no significant visual resources or natural features located in or around Projected Development Site 1, as defined by the *2021 CEQR Technical Manual*, nor are there any visual or physical resources that connect the public realm to natural or built features of any significance.

No-Action Condition

No new development is forecast to occur within the Affected Area under the No-Action Scenario. Lot 82, as discussed above, would remain as it currently exists.

In contrast, the existing residential building on Projected Development Site 1 (Lot 86) would be demolished under the No-Action Scenario as the building is an extreme concern to the health and safety of any occupants due to the previous fire damage, compromised structural conditions, and façade deterioration. The building currently is vacant and the building received a full vacate order from the NYC Department of Building on August 10th, 2022, indicating that the building is in severe disrepair and is structurally struck by trees. As a result, the building could be demolished due to the compromised structural condition of the building. The structure is unsafe to occupy and should be vacated as soon as possible and condemned. Therefore, the existing residential building on Projected Development Site 1 would be demolished as-of-right upon approval of the DOB design application for demolition under the Future Without the Proposed Actions. Accordingly, the Applicant-owned Block 15714, Lot 86 would be a vacant lot under the No-Action Condition.

With-Action Condition

Projected Development Site 1

Under the With-Action scenario, a 71,254 GSF (52,646 ZSF; 3.60 FAR), 8-story, 85-foot-tall building would be developed. The building would contain approximately 5,929 GSF (5,701 ZSF; .39 FAR) of community facility floor area (medical office) and 50,701 GSF (46,945 ZSF; 3.21 FAR) of residential floor area with 60 dwelling units, of which 15-18 units (25%-30%) would be affordable for households with income averaging 60%-80% AMI depending on the selected MIH Option. Twenty-seven parking spaces

would be provided under the With-Action condition, of which 11 would be open surface parking at grade and 16 would be located in the enclosed parking garage (14,624 GSF) at the cellar level.

While the Proposed Actions would result in a structure somewhat taller than the other structures on the subject block, it's bulk as experienced by a pedestrian would be similar to that of the existing 6-story buildings on Lot 82 within the Affected Area. Additionally, it would not be the tallest structure in the area. While the existing neighborhood is characterized by buildings of about 6-stories or less, there are significantly taller residential elevator buildings just outside of the 400-foot study area. For instance, the Seagirt Towers are located to the southwest, just outside the study area off the Far Rockaway Freeway. These two towers are 20-stories tall, possessing a total of 449,000 GSF and 462 residential units. They were originally constructed in 1975, and subsequently altered in 2010.

Since Projected Development Site 1 has street frontage on Mott Avenue and McBride Street, two streetscapes would be improved from a vacant and abandoned state to a streetscape with a new, quality structure that introduces "eyes of the street", thus improving public safety. Additionally, the introduction of a new building of similar height and mass to the adjacent structure in the Affected Area would complete the façade of the block, thus improving the urban fabric. The urban design figures under the With-Action condition are shown in **Figure 2.6-5** to **Figure 2.6-7** below.

To determine how the Proposed Actions may affect urban design relative to the No-Action conditions, the assessment describes the proposed project in terms of how it would affect the area's defining elements of urban design.

Projected Development Site 1 is located in the Far Rockaway section of Queens Community District 14, specifically within the Bayswater neighborhood. Vacant and underutilized parcels are relatively common in the Surrounding Area. The presence of underutilized and vacant parcels coupled with increased development pressure spurred by a residential apartment building boom in New York City is changing the dynamic of this neighborhood. It is evident that this neighborhood is undergoing a revitalization. The Proposed Actions would be consistent with this trend. Infill development helps create more cohesive neighborhoods, safer streets and in general, it creates a strong urban fabric. The Proposed Actions would create a cohesive street wall on Mott Avenue, as it would match the neighborhood multi-family structures around it. Therefore, the Proposed Actions would not be out of character for the neighborhood, and would serve to enhance it.

Conclusion

The bulk of new development on Projected Development Site 1 would not be out of character with the size and bulk of surrounding buildings. A new midrise street wall building would be consistent with the multi-family buildings that are an established element of the neighborhood's-built form. Therefore, the Proposed Actions would have no adverse or detrimental impacts on urban design and the pedestrian realm.

Visual Resources

As per Chapter 10 of the *CEQR technical manual*, a visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

No significant visual resources or natural features are located in or around Projected Development Site 1, as defined by the *2021 CEQR Technical Manual*, nor are there any visual or physical resources that connect the public realm to natural or built features of any significance. Therefore, the Proposed Actions would not adversely or negatively impact the surrounding area. In addition, the proposed building, even with the increased height, would not block any views of consequence in the area.

Figure 2.6-1: Urban Design Study Area – Photomontage Locations

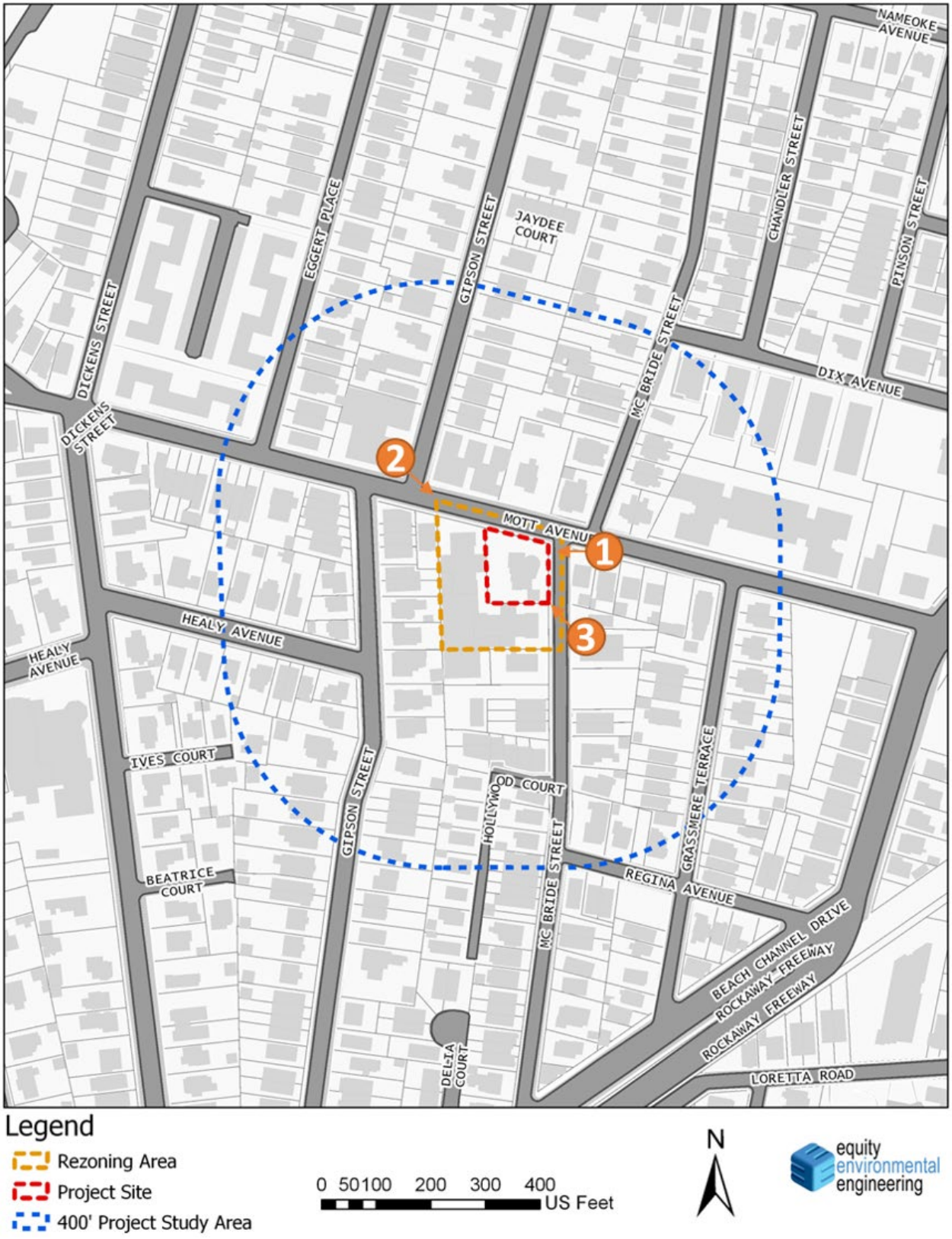


Figure 2.6-2: Existing Condition 1 – Looking West on Mott Ave and McBride St



Figure 2.6-3: Existing Condition 2 – Looking Southeast on Mott Ave and Gipson St



Figure 2.6-4: Existing Condition 3 – Looking Northwest on McBride St



Figure 2.6-5: With-Action Condition 1 – Looking West on Mott Ave and McBride St



Figure 2.6-6: With-Action Condition 2 – Looking Southeast on Mott Ave and Gipson St



Figure 2.6-7: With-Action Condition 3 – Looking Northwest on McBride St



2.7 Hazardous Materials

Per the *2021 CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and 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 the *2021 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.

Methodology

The hazardous materials assessment generally begins with a Phase I ESA (Summary attached in **Appendix E**), which is a qualitative evaluation of the environmental conditions present at a site, based on a review of available information, site observations, and interviews. Pursuant to the *2021 CEQR Technical Manual*, the Phase 1 ESA is conducted in accordance with the standards established by the current ASTM Phase 1 ESA Standard and includes research and field observations to determine whether the site may contain contamination from either past or present activities on the site or as a result of activities on adjacent or nearby properties. If a potential Recognized Environmental Condition (REC) is identified during this assessment, then further subsurface investigations may be conducted as part of a Phase II ESA to confirm the presence and extent of the contamination.

Introduction

The Proposed Actions would result in the development of a 71,254 GSF (52,646 ZSF; 3.60 FAR), 8-story, 85-foot-tall building on the applicant-owned Projected Development Site 1 (Block 15714, Lot 86). The building would contain approximately 5,929 GSF (5,701 ZSF; .39 FAR) of community facility floor area (medical office) and 50,701 GSF (46,945 ZSF; 3.21 FAR) of residential floor area with 60 dwelling units, of which 15-18 would be affordable. Twenty-seven parking spaces would be provided. The Projected Development Site is located within an R5 zoning district, which would be rezoned to R6A under the Proposed Actions.

Summary of Phase I Environmental Site Assessment

Conditions at Projected Development Site 1 resulting from previous and existing uses and those in surrounding areas were determined from a review of a Phase 1 Environmental Site Assessment (ESA) prepared by Equity Environmental Engineering, LLC (Equity) in May 2018. The Phase I ESA was

performed pursuant to ASTM Standard E-1527-13. The purpose of the Phase I ESA is to determine whether any type of hazardous substance or petroleum product exists within or adjacent to the property in question. Environmental hazards would include, but not be limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground and above ground storage of petroleum or hazardous materials; and identification of potential off-site sources of hazardous waste contamination, such as industrial facilities adjacent to the Subject Property.

Scope of Work

The Phase I ESA conducted at the Subject Property (Projected Development Site 1) was in general accordance with ASTM Standard E 1527-13 and included the following:

- Site and vicinity reconnaissance;
- Description of current site operations;
- Historical source review and description of historical site conditions;
- Interviews with owners, operators, and/or occupants of the Site, and/or local officials, as applicable;
- Review of environmental databases and regulatory agency records;
- Review of previous environmental reports/documentation, as applicable;
- Review of environmental liens, if provided or authorized to be obtained by the user; and
- Preparation of a report summarizing findings, opinions, and conclusions

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-13 standard were made.

Findings of the Phase I ESA

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. Historic RECs (HRECs) are RECs previously remediated to government standards. Controlled RECs (CRECs) are RECs in which some form or institutional or engineering control has been implemented to contain the REC. 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. A Vapor Encroachment Condition (VEC) is the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property. All RECs and VECs are discussed below. The Phase I ESA has revealed the following environmental conditions:

RECs:
There are no RECs associated with the Subject Property.

HRECs:
Two 250 gallon above ground heating oil tanks were observed in the basement of the Subject Property. No signs of leaking or staining were observed. According to The EDR Vapor Encroachment database the two heating oil tanks on the Subject Property were overfilled on August 5, 2008. The area affected by this release was excavated, and end point samples were taken. The end point samples were determined to be clean and the excavated area was back filled with clean soil. No further action is necessary.

CRECs:
There are no CRECs associated with the Subject Property.

VECs:
The EDR Vapor Encroachment database identified six VECs (Vapor Encroachment Conditions) within 1/10 of a mile of the Subject Property that are not closed and are related to pole transformers and leaking heating oil tanks. Based on these findings, possible vapor encroachment conditions cannot be ruled out.

Based on the findings of the Phase I ESA, VECs were identified related to the Subject Property. Therefore, the development of Projected Development Site 1 under the Proposed Actions may have the potential for adverse impacts related to hazardous materials and a Phase II ESA should be undertaken, collecting original samples of soil, groundwater or building materials to analyze for quantitative values of various contaminants. However, a Phase II ESA cannot be performed currently. According to the engineering inspection report prepared by AFM Inspections and Engineering, PLCC (See **Attachment F**), the "building is currently structurally unstable and substantially hazardous. The building in its current condition is unsafe to occupy and should be vacated as soon as possible and condemned." Documentation submitted to date by the Applicant indicates that the building is currently occupied for residential use. Therefore, conducting Phase II activities, such as soil borings, on site does not seem viable at this time.

The Department of Environmental Protection was contacted for their review of the Environmental Assessment Statement (EAS) and the Phase I Environmental Site Assessment. By email dated 02/10/2022, DEP concurs with the EAS recommendation that an E Designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for Projected Development Site 1 (see **Appendix C**).

As a result, an E-Designation is proposed to be mapped on Projected Development Site 1. The proposed E-Designation language related to Hazardous Materials is as follows:

E-Designation (E-XXX)

Block 15714, Lot 86 (Projected Development Site 1)

An E-Designation should be placed on the site to assure that testing and 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 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 the (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

2.8 Neighborhood Character

According to the *2021 CEQR Technical Manual*, a neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. Thus, to determine a project's effects on the neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered together. These elements may include land use, zoning, public policy, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise.

Preliminary Analysis

The study area for a preliminary analysis of neighborhood character is typically consistent with the study areas of the relevant technical areas under CEQR that contribute to the defining elements of the neighborhood. The study area should generally include at least Projected Development Site 1 and the area within 400 feet of Projected Development Site 1 boundary.

The following elements of the Environmental Assessment would have potential effects on neighborhood character:

- ***Land Use, Zoning, and Public Policy***: The proposed land use is consistent with established land use patterns. The surrounding area is comprised of low- and medium-density residential and community facility land uses. Therefore, the development under the Proposed Actions would not introduce a new land use to the area and would not adversely impact established zoning or land use patterns or the intent of the Zoning Resolution. The proposed development would not alter the essential character of the neighborhood or district or substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.
- ***Historic and Cultural Resources:*** The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, or on-site archeological resources, and a response was received on April 10th, 2019, indicating that the residential structure present on Projected Development Site 1 is eligible for listing on the State/National Historic Register. The LPC identified no potential archeological sensitivity at Projected Development Site 1. Though the Environmental Review conducted by the LPC shows that the residential structure present on Projected Development Site 1 is eligible for listing on the State/National Historic Register, an Engineering Assessment Report prepared by AFM Inspections & Engineering, PLLC indicates that the building is structurally compromised throughout, including the foundation, structural framing, and exterior, which is hazardous and is an extreme concern to the health and safety of any occupants. As per the report, the building in its current condition is beyond salvaging and should be demolished. The building currently is vacant and the building received a full vacate order from the NYC Department of Building on August 10th, 2022, indicating that the building is in severe disrepair and is structurally struck by trees. As a result, the building could be

demolished due to the compromised structural condition of the building. The structure is unsafe to occupy and should be vacated as soon as possible and condemned. Therefore, the existing residential building on Projected Development Site 1 would be demolished as-of-right upon approval of the DOB design application for demolition under the Future Without the Proposed Actions. Given these circumstances, significant adverse impacts on Architectural or Archaeological Resources are not expected to result from the Proposed Actions.

- ***Urban Design:*** The Future-With-Action-Scenario would result in a new eight-story mixed-use residential apartment and community facility building. While development under the Proposed Actions would be somewhat taller than the neighboring structures on Lot 82 within the Affected Area, it would be of similar bulk and form as experienced by a pedestrian and would fit into the streetscape and surrounding area in terms of massing. Accordingly, the Proposed Actions would not have any adverse impacts on the Surrounding Area, nor would it adversely affect any views of consequence.
- ***Shadows:*** The Proposed Actions would not affect the vitality or usage of any sunlight-sensitive resources identified in the study area. Accordingly, significant adverse impacts from shadows would not result from the Proposed Actions, and no further analysis is required.
- ***Air Quality:*** The Proposed Actions would not result in operable windows or air intakes within 200 feet of an atypical roadway. It would not result in the creation of a covered roadway or affect any covered roadway. Peak hour trip generation is far below the 170-car threshold as potentially warranting further assessment. The project would not generate diesel traffic. The project would not create a new sensitive receptor adjacent to large parking facilities. The project would not result in the creation of a significant 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. In addition, emissions from project-related heating, ventilation, and air conditioning systems (HVACs) would not cause significant air quality impacts to receptors at the local scale. Therefore, no further assessment of the potential for mobile or stationary source air quality impacts is warranted.
- ***Noise:*** The proposed 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. Accordingly, the noise assessment was limited to an evaluation of existing ambient noise levels to determine the level of building attenuation required for the proposed project. Based on the results of the analysis, a composite window-wall attenuation level of 28 dB(A) would be required for all building facades of Projected Development Site 1. With this level of noise attenuation, there would be no potential for adverse impacts related to noise.

Conclusion

The Proposed Actions would not create significant impacts on any of the constituent aspects of the environment that contribute to Neighborhood Character such that, alone or cumulatively, they would result in significant adverse impacts to Neighborhood Character. Accordingly, no further analysis is warranted.

2.9 Construction

According to the *2021 CEQR Technical Manual,* construction impacts may be analyzed for any project that involves construction or could induce construction. For construction activities not related to in-ground disturbance, short-term construction generally does not warrant a detailed construction analysis. For example, the use of a property for construction staging activities is likely to only warrant analysis if this activity continues for a period of several years. Consideration of several factors, including the location and setting of the project in relation to other uses and intensity of construction activities are used to determine if a project's construction activities warrant analysis in one or more of the following technical areas:

- ☐ Transportation
- ☐ Air Quality or Noise
- ☐ Historic and Cultural Resources
- ☐ Hazardous Materials
- ☐ Natural Resources
- ☐ Open Space
- ☐ Socioeconomic Conditions
- ☐ Community Facilities
- ☐ Land Use and Public Policy
- ☐ Neighborhood Character
- ☐ Infrastructure

A preliminary assessment is generally not needed for these technical areas unless:

- Construction activities are considered long-term (Last longer than two years); or.
- Short term construction activities would directly affect a technical area, such as impeding the operation.
- Result in the closing, narrowing, impeding of traffic, transit, or obstruction of pedestrian or vehicular routes in proximity to critical land uses.
- 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.
- 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.

All construction activities would be completed within 18 months and would be performed subject to relevant NYC Department of Transportation ("DOT") and Department of Building ("DOB") regulations to ensure minimal construction-related impacts.

However, it should be noted that a LPC letter (see **Attachment C**) was received on April 10th, 2019, indicating that the residential structure present on Projected Development Site 1 is eligible for listing on the State/National Historic Register. Projected Development Site 1 was deemed eligible for National Historic Register in October of 2019 – the result of a Hurricane Sandy Survey, performed by AKRF in October of 2018. The New York State Division for Historic Preservation, Cultural Resource Information System (CRIS) was consulted to evaluate the National Historic Register Eligible status for the Site – identified as number 08101.012451, which references the eligible structure on the Site as follows, "The residence at 2279 Mott Avenue, constructed between 1902 and 1912, appears to meet Criterion C as an example of the Queen Anne Style, with its irregular massing, prominent cross-gables, tower with conical roof, frieze ornamentation, projecting bays, and wrap-around porch. This building displays a high degree of historic integrity, apparently retaining its original form, stylistic details and materials, including the wood shingle cladding".

In reference to the above finding, the existing structure at the Site is unsound structurally and has significant interior and exterior damage related to fire and water exposure. The building currently has a full vacate order from the NYC Department of Building that is receive on August 10th, 2022. To document the existing condition of the structure on Projected Development Site 1, an Engineering Assessment Report (See **Appendix F**) was prepared by AFM Inspections & Engineering, PLLC and submitted in September of 2019 to Environmental Assessment Review Division. The Engineering Inspection Report states, …"AFM confidently believes that the building is structurally compromised throughout; including the foundation, structural framing, and exterior. In general, the windows, roofing, kitchen interiors, bathrooms, walls, floors, ceilings, electric, plumbing and heating systems in their entirety are substantially compromised. The building is hazardous and is an extreme concern to the health and safety of any occupants. In general, the building would require more than 80% reconstruction. The building is currently structurally unstable and substantially hazardous. The building in its current condition is unsafe to occupy and should be vacated as soon as possible and condemned. AFM confidently believes that the house is beyond salvaging and should be demolished. The building demolition would require a Design Application for demolition to be submitted by a licensed design professional to the NYC Department of Building, with work performed by licensed, permitted contractors."

As a result, the existing residential building on Projected Development Site 1 would be demolished under both No-Action and With-Action circumstances due to its previous fire damage, compromised structural conditions, and façade deterioration. Though the residential structure present on Projected Development Site 1 is eligible for listing on the State/National Historic Register, the existing condition of the structure on Projected Development Site 1 is considered structurally unstable and substantially hazardous in an Engineering Assessment Report (See **Appendix F**), which is an extreme concern to the health and safety of any occupants. In general, the building would require more than 80% reconstruction. As a result, it is confidently believed in the Engineering Assessment Report that the building is beyond salvaging and should be demolished. Accordingly, significant adverse impacts on construction regarding Architectural Resources are not expected to result from the Proposed Actions

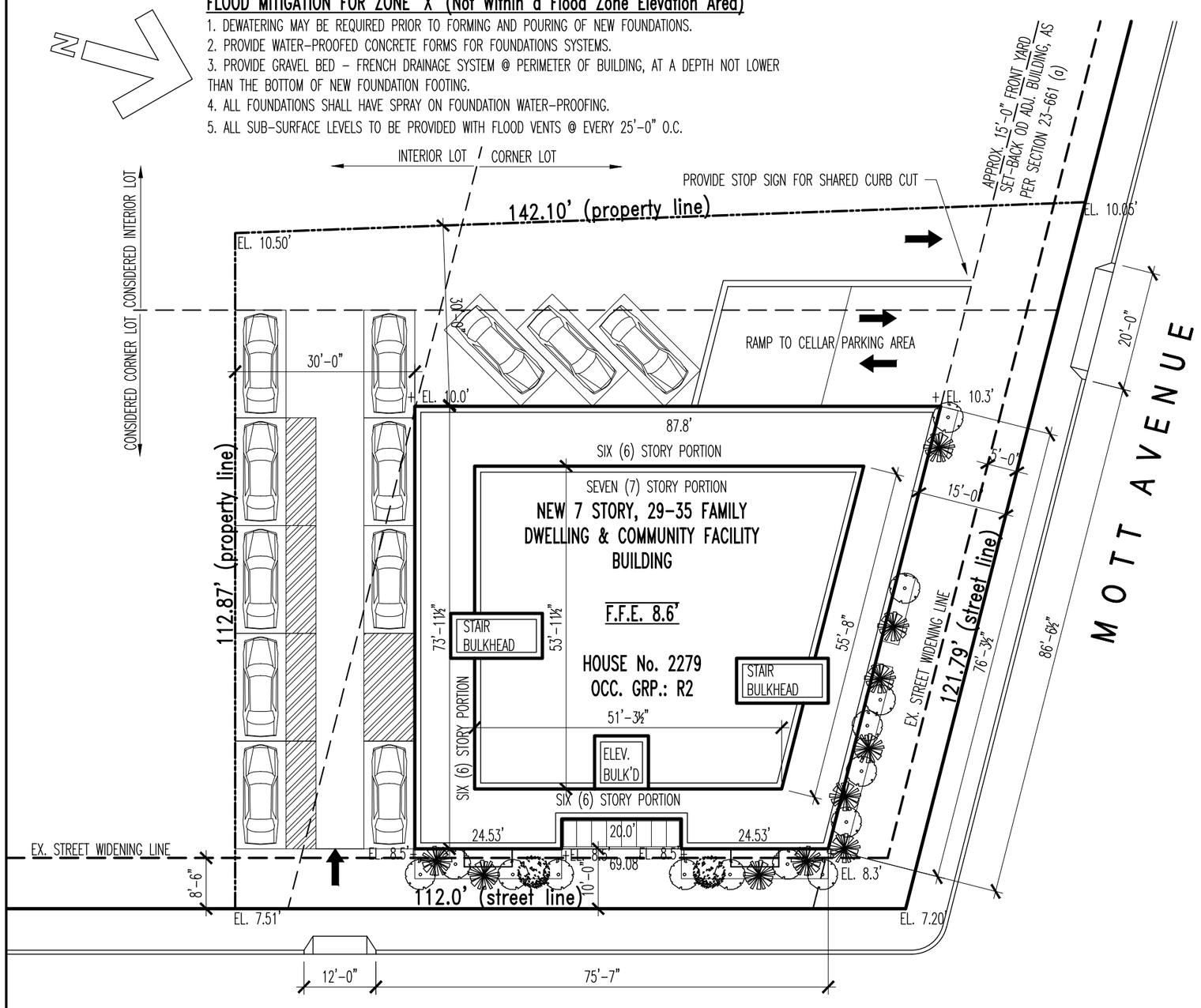
APPENDIX A

PROPOSED ARCHITECTURAL PLANS

Proposed New Building, Multi-Family Dwelling & Community Facility: 2279 Mott Ave., Far Rockaway NY

FLOOD MITIGATION FOR ZONE 'X' (Not Within a Flood Zone Elevation Area)

1. DEWATERING MAY BE REQUIRED PRIOR TO FORMING AND POURING OF NEW FOUNDATIONS.
2. PROVIDE WATER-PROOFED CONCRETE FORMS FOR FOUNDATIONS SYSTEMS.
3. PROVIDE GRAVEL BED – FRENCH DRAINAGE SYSTEM @ PERIMETER OF BUILDING, AT A DEPTH NOT LOWER THAN THE BOTTOM OF NEW FOUNDATION FOOTING.
4. ALL FOUNDATIONS SHALL HAVE SPRAY ON FOUNDATION WATER-PROOFING.
5. ALL SUB-SURFACE LEVELS TO BE PROVIDED WITH FLOOD VENTS @ EVERY 25'-0" O.C.



01 SITE PLAN

SCALE: 1" = 20'-0"

ZONING CALCULATIONS

LOCATION: 2279 MOTT AVENUE, BLOCK: 15714, LOT: 86
BIN #: 4300289, C.B.: 414, ZONING DIST.: R-5 (**USING R6A)
MAP #: 25b, FLOOD ZONE: 'X' – NO BASE FLOOD ELEV.

INCLUSIONARY HOUSING

SCOPE OF WORK:
PROPOSE A 7 STORY AND 35 DWELLING UNIT NEW BUILDING (WITH 7 AFFORDABLE HOUSING DWELLING UNITS @ +20%). MIX USE: RESIDENTIAL AND COMMUNITY FACILITY.

USING R6A ZONING DISTRICT: **USING QUALITY HOUSING PROGRAM**

MAX. ALLOWABLE FLOOR AREA, AS PER SECTION 23-153, 23-154 & 24-11 Z.R.

RESID.: FAR = 3.6 LOT COVERAGE = 100 %, AS PER SECT. 23-153 & 23-154 b
COMM. FAC. = 3.0 LOT COVERAGE = 80 %, AS PER SECT. 24-11

MAX. ALLOWABLE FLOOR AREA: (LOT AREA) 14,624.11 S.F.
x 3.0 (COMMUNITY FACILITY)= 43,872.33 S.F.
x 3.6 (RESIDENTIAL)= 52,646.8 S.F., WITH 20% LOW INCOME FLOOR AREA
BUILDING TOTAL FLOOR AREA COMBINED = 52,646.8 S.F.

MAX. ALLOWABLE LOT COVERAGE: 14,624.11 S.F. x 0.80(C.F.) = 11,699.28 S.F.
MAX. ALLOWABLE LOT COVERAGE: 14,624.11 S.F. x 1.00(RES) = 14,624.11 S.F.

PROPOSED FLOOR AREA:

CELLAR FL:	7,980.94 S.F. NOT COUNTED AS FLOOR AREA
1st FLOOR:	5,701.7 S.F. COMMUNITY FACILITY
2nd FLOOR:	5,701.7 S.F. RESIDENTIAL
3rd FLOOR:	5,701.7 S.F. RESIDENTIAL
4th FLOOR:	5,701.7 S.F. RESIDENTIAL
5th FLOOR:	5,701.7 S.F. RESIDENTIAL
6th FLOOR:	5,701.7 S.F. RESIDENTIAL
7th FLOOR:	3,664.5 S.F. RESIDENTIAL

TOTAL PROPOSED F.A.: 37,874.7 S.F.

37,874.7 S.F. < 52,646.8, THEREFORE OK

TOTAL PROPOSED RESIDENTIAL F.A. = 32,173.0 S.F. < 52,646.8, THEREFORE OK
TOTAL PROPOSED COMMUNITY FACILITY F.A. = 5,701.7 S.F. < 43,872.33, THEREFORE OK

PROPOSED LOT COVERAGE: 5,701.7 S.F. < 11,699.28 S.F., THEREFORE OK.

REQUIRED YARDS.
FRONT YARD, AS PER SECTION 23-661(a): FRONT YARD SHALL BE SET-BACK NO CLOSER THAN ADJ. BUILDING. 15'-0" & 10'-0" PROVIDED, BEYOND EX. STREET WIDENING.
SIDE YARD, AS PER SECTION 23-462: NO SIDE YARDS REQUIRED, 8'-0" MIN. IF SO PROVIDED.
REAR YARD, AS PER SECTION 23-47, 471: NO REAR YARD REQUIRED, CORNER LOT. 30'-0" BEYOND 100'

MAX. BUILDING HEIGHT, AS PER SECTION 23-661 & 23-664 Z.R.

MIN. BASE HEIGHT =	40'-0"	PROPOSED HEIGHT:	
MAX. BASE HEIGHT =	65'-0"	BASE HEIGHT =	56'-0"
MAX. BUILDING HT. =	80'-0" / 8 STORIES	MAX. BUILDING HT. =	66'-5"

OFF STREET PARKING, AS PER SECTION 25-025, 23, 27 & 28-40 Z.R.
MIN. NUMBER OF OFF STREET PARKING SPACES = 85% OF DWELLING UNITS, 25% AFFORDABLE UNITS.

PROPOSED NUMBER OF DWELLING UNITS (EST.) = 35 D.U. (HIGH SIDE-7 AFFORDABLE UNITS)
THEREFORE, 28 x 0.85 = 24 + 7 x 0.25 = 2 OFF STREET PARKING SPACES REQUIRED = 26 TOTAL OFF STREET PARKING SPACES.

PROPOSED NUMBER OF OFF STREET PARKING SPACES = 11 OPEN, 15 ENCLOSED (CELLAR FLOOR LEVEL.), THEREFORE OK.

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MARK	DATE	DESCRIPTION
1	-	-

CLIENT
SOUTH QUEENS HOLDING, LLC

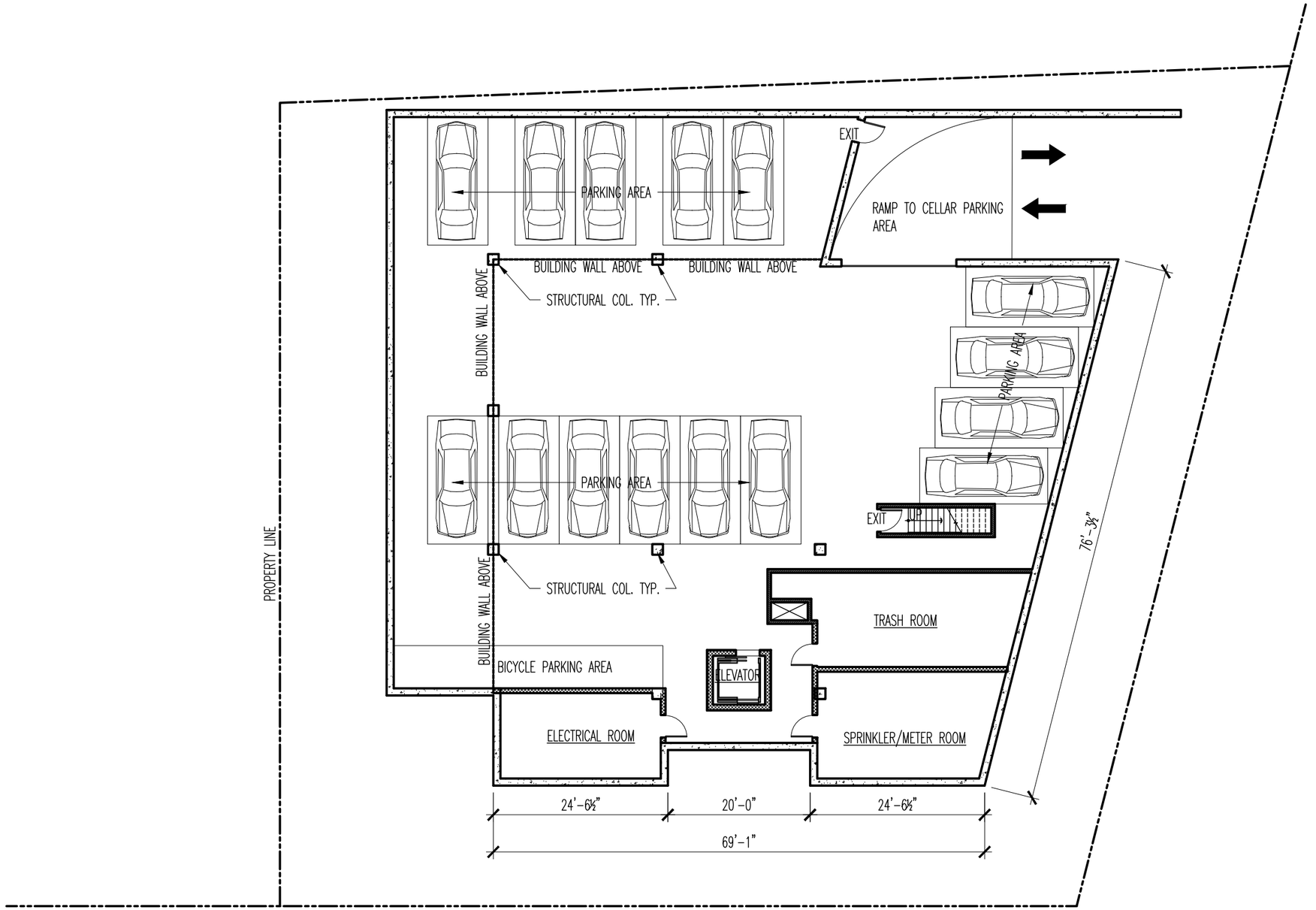
PROJECT
MIXED USE NEW BUILDING
MOTT AVE, FAR ROCKAWAY NY

SHEET TITLE
SITE PLAN, ZONING CALCULATIONS

STATE OF NEW YORK BRIAN M. ROHAN LICENSED PROFESSIONAL ENGINEER 54573

DATE: 10.6.2022
PROJECT NO: 17-125
DRAWN BY: ENZO D.
DWG NO: Z-000.00
SHEET: 1 OF 7
FILE: 17-125-CPC PLANS.DWG

DOB APPLICATION NO.



1 CELLAR FLOOR PLAN

SCALE: 1" = 16'-0"

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MARK	DATE	DESCRIPTION
1	-	-

CLIENT

SOUTH QUEENS HOLDING, LLC

PROJECT

MIXED USE NEW BUILDING

MOTT AVE, FAR ROCKAWAY NY

SHEET TITLE

CELLAR FLOOR PLAN

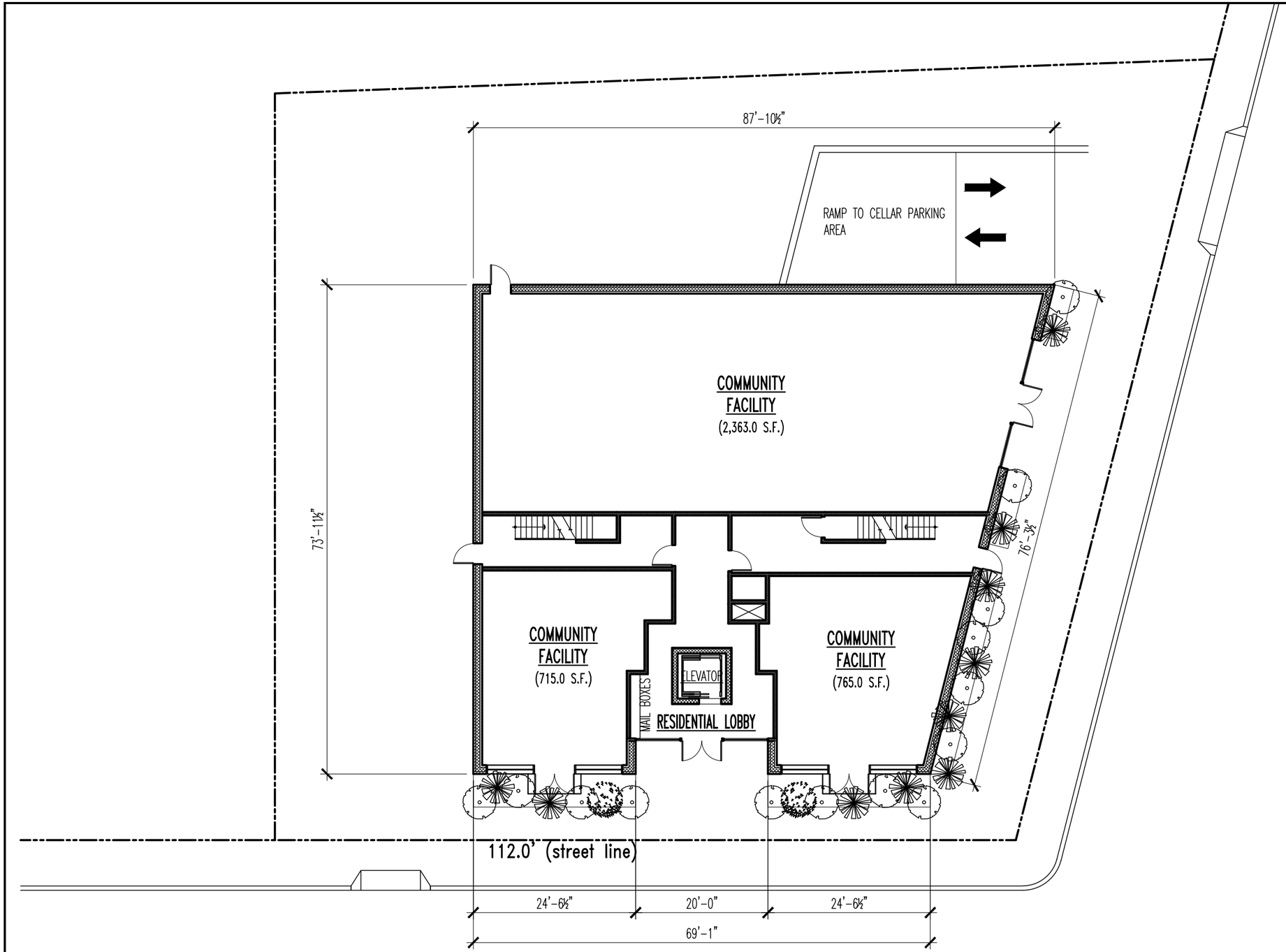
STATE OF NEW YORK · BRIAN M. ROHAN · LICENSED PROFESSIONAL ENGINEER · 54573

DATE: 10.6.2022
PROJECT NO: 17-125
DRAWN BY: ENZO D.
DWG NO:

Z-100.00

SHEET: 2 OF 7
FILE: 17-125-DPC PLANS.DWG

DOB APPLICATION NO.



1 FIRST FLOOR PLAN

SCALE: 1" = 16'-0"

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1	-	-

CLIENT
SOUTH QUEENS HOLDING, LLC

PROJECT
MIXED USE NEW BUILDING

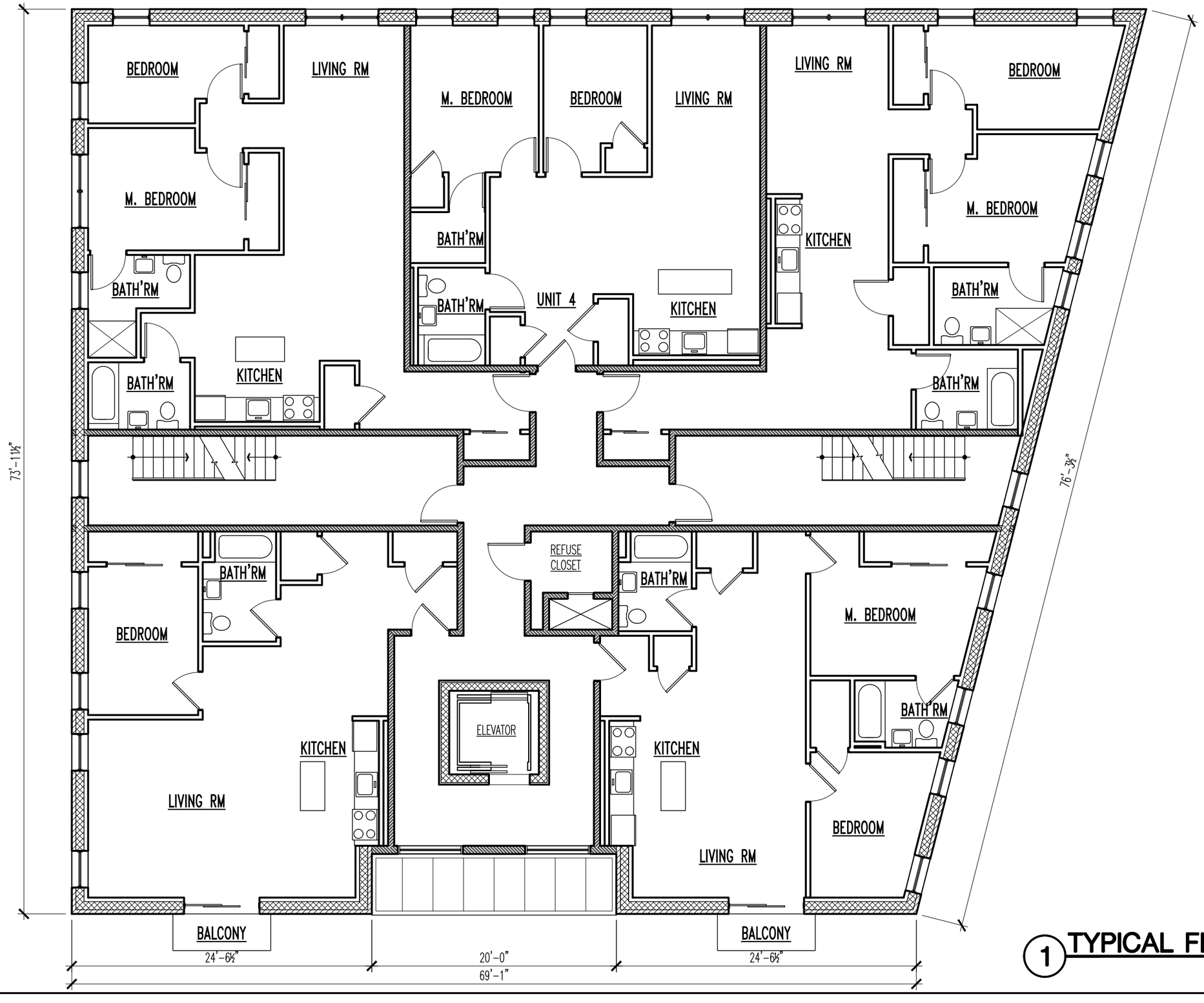
MOTT AVE, FAR ROCKAWAY NY

SHEET TITLE
FIRST FLOOR PLAN

STATE OF NEW YORK * BRIAN M. ROHAN * LICENSED PROFESSIONAL ENGINEER 84573

DATE: 10.6.2022
PROJECT NO: 17-125
DRAWN BY: ENZO D.
DWG NO:
Z-101.00
SHEET: 3 OF 7
FILE: 17-125-CPC PLANS.DWG

DOB APPLICATION NO.



1 TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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1	-	-

CLIENT

SOUTH QUEENS HOLDING, LLC

PROJECT

MIXED USE NEW BUILDING

MOTT AVE, FAR ROCKAWAY NY

SHEET TITLE

TYPICAL FLOOR PLAN

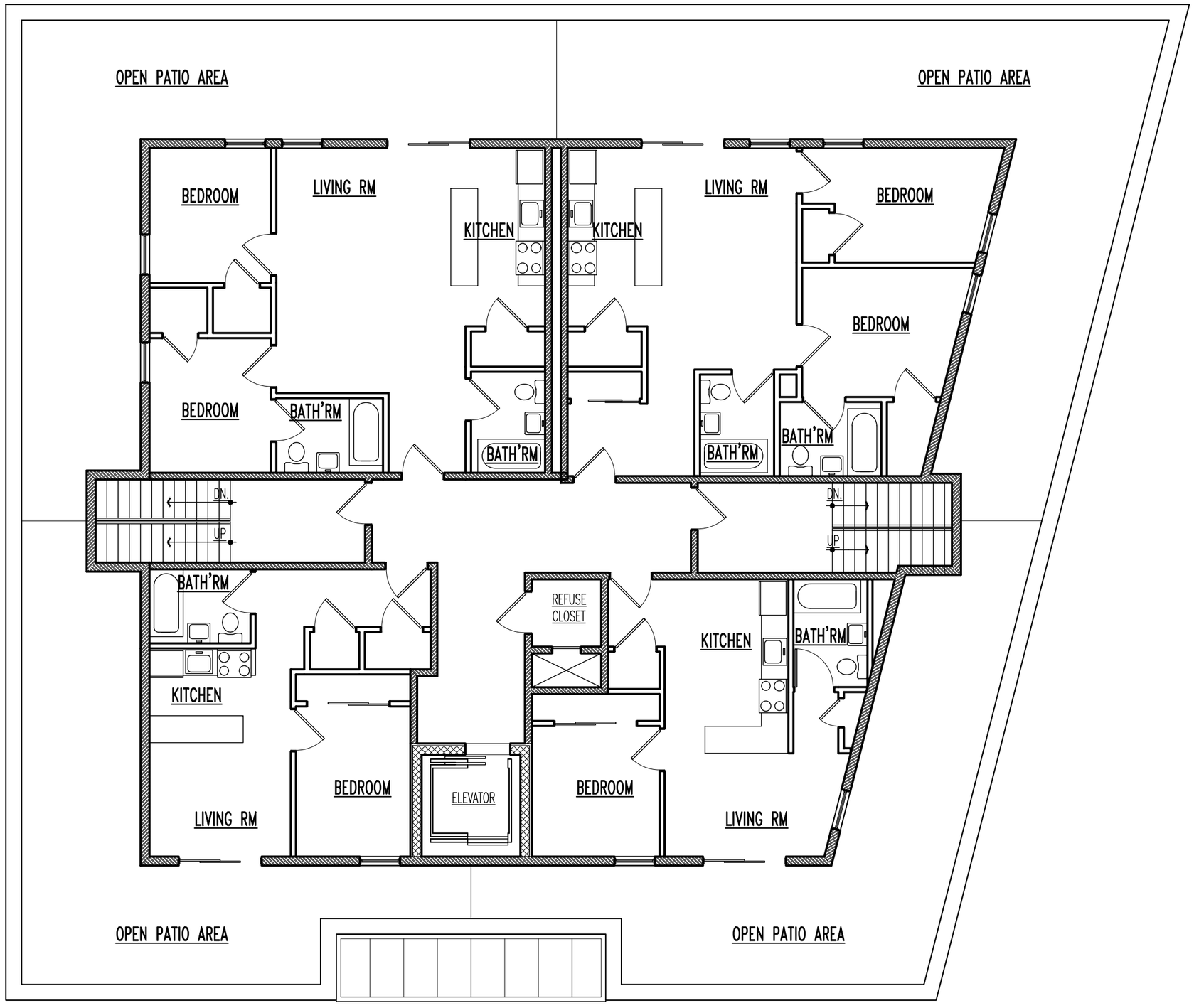
STATE OF NEW YORK · BRIAN M. ROHAN · LICENSED PROFESSIONAL ENGINEER · 54573

DATE: 10.6.2022
PROJECT NO: 17-125
DRAWN BY: ENZO D.
DWG NO:

Z-102.00

SHEET: 4 OF 7
FILE: 17-125-CPC PLANS.DWG

DOB APPLICATION NO.



1 7th FLOOR PLAN

SCALE: 1/8" = 1'-0"

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1	-	-

CLIENT

SOUTH QUEENS HOLDING, LLC

PROJECT

MIXED USE NEW BUILDING

MOTT AVE, FAR ROCKAWAY NY

SHEET TITLE

7th FLOOR PLAN

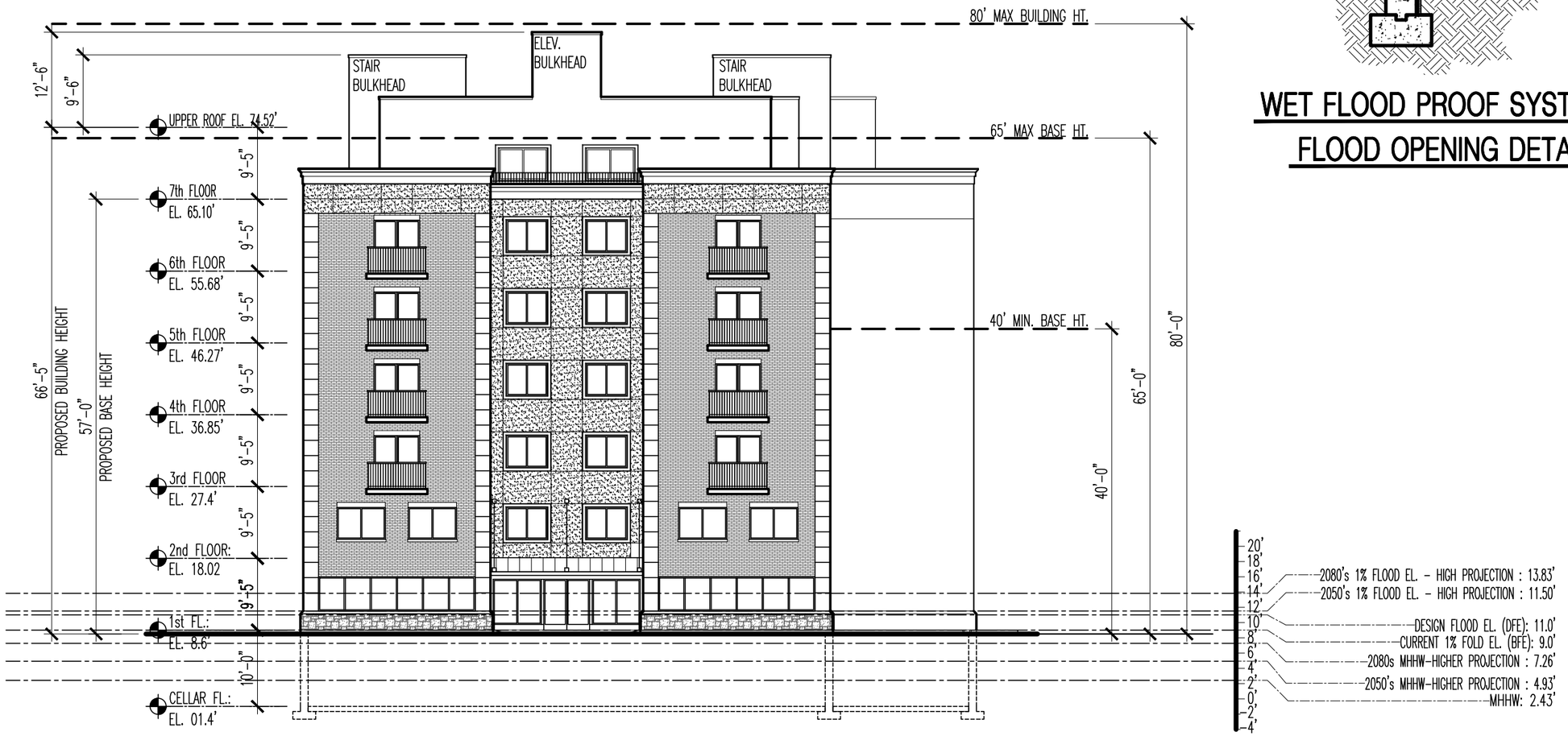
STATE OF NEW YORK · BRIAN M. ROHAN · LICENSED PROFESSIONAL ENGINEER · 54573

DATE: 10.6.2022
PROJECT NO: 17-125
DRAWN BY: ENZO D.
DWG NO:

Z-103.00

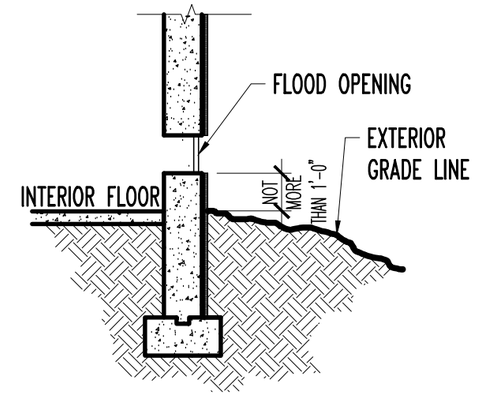
SHEET: 5 OF 7
FILE: 17-125-CPC PLANS.DWG

DOB APPLICATION NO.



1 FRONT (EAST) ELEVATION

SCALE: 1" = 16'-0"



WET FLOOD PROOF SYSTEM FLOOD OPENING DETAIL

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MARK	DATE	DESCRIPTION
1	-	-

CLIENT
SOUTH QUEENS HOLDING, LLC

PROJECT
MIXED USE NEW BUILDING

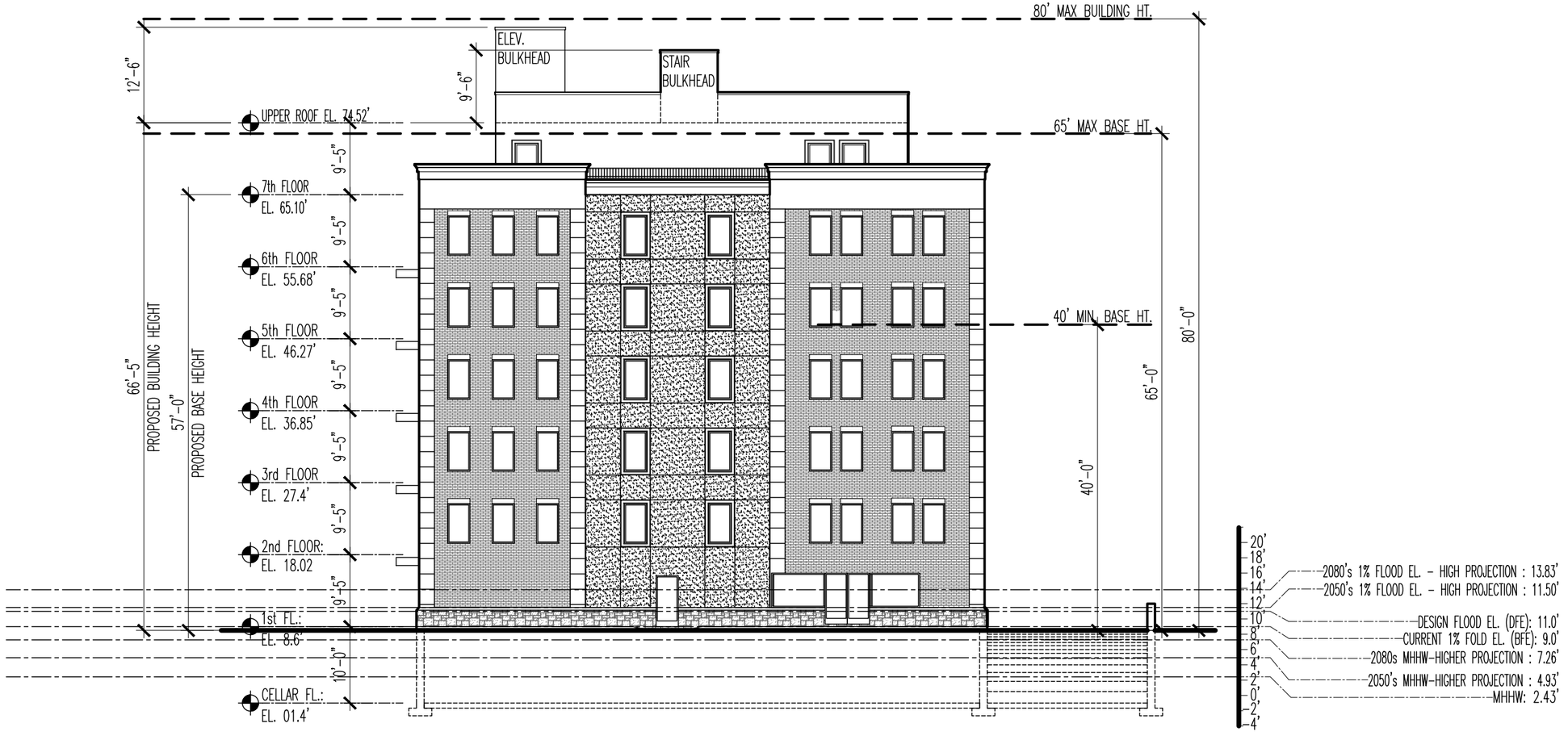
MOTT AVE, FAR ROCKAWAY NY

SHEET TITLE
FRONT (EAST) ELEVATION

STATE OF NEW YORK BRIAN M. ROHAN 54573 LICENSED PROFESSIONAL ENGINEER

DATE: 10.6.2022
PROJECT NO: 17-125
DRAWN BY: ENZO D.
DWG NO:
Z-200.00
SHEET: 6 OF 7
FILE: 17-125-CPC PLANS.DWG

DOB APPLICATION NO.



1 SIDE (NORTH) ELEVATION

SCALE: 1" = 16'-0"

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MARK	DATE	DESCRIPTION
1	-	-

CLIENT
SOUTH QUEENS HOLDING, LLC

PROJECT
MIXED USE NEW BUILDING

MOTT AVE, FAR ROCKAWAY NY

SHEET TITLE
SIDE (NORTH) ELEVATION

DATE: 10.6.2022
PROJECT NO: 17-125
DRAWN BY: ENZO D.
DWG NO:
Z-201.00
SHEET: 7 OF 7
FILE: 17-125-CPC PLANS.DWG

DOB APPLICATION NO.

APPENDIX B

JAMAICA BAY FORM, WRP CAF FORM, & FLOOD EVALUATION WORKSHEET

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Queens Realty Holdings of NY, Ltd.

Name of Applicant Representative: Amber Kartalyan-Equity Environmental Engineering, LLC

Address: 500 International Drive, Suite 150 Mount Olive Nj 07828

Telephone: _____ Email: amber.kartalyan@equityenvironmental.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Project Applicant is seeking a Zoning Map Amendment to establish an R6A district within an area currently zoned R5 and a Zoning Text Amendment to establish the rezoning area as a Mandatory Inclusionary Housing Area. The prroposed action would permit development of a mixed residential and community facility of up to 8 stories and 85 feet in height, with approximately 54 dwelling units and 7,280 square feet of community facility space.

2. Purpose of activity

The proposed action would allow for new medium-density residential and community facility development, including the provision of permanent affordable housing, at a density and bulk that is appropriate for the site.

C. PROJECT LOCATION

Borough: Queens Tax Block/Lot(s): Block 15714, Lot 86

Street Address: 22-87 Mott Avenue

Name of water body (if located on the waterfront): n/a

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☑ Zoning Map Amendment
- ☑ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1.	Does the project require a waterfront site?	☐ Yes	☑ No
2.	Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters?	☐ Yes	☑ No
3.	Is the project located on publicly owned land or receiving public assistance?	☐ Yes	☑ No
4.	Is the project located within a FEMA 1% annual chance floodplain? *(6.2)*	☐ Yes	☑ No
5.	Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)*	☑ Yes	☐ No
6.	Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).*	☐ Yes	☑ No

- ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
- ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
- ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
- ☐ Recognized Ecological Complex (REC) (*4.4*)
- ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☑	☐	☐

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☐
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☐
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☐
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☐
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☐
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☐
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☐
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☐
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☐
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☐
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☐
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☐
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☐
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☐
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☐
4.8	Maintain and protect living aquatic resources.	☐	☐	☐

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☑
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☑
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☐	☐	☑
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☐
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☐
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☐
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☐
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☐
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☐

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☐
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☐
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☐
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☐
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☐
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☐

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Amber Kartalyan-Equity Environmental Engineering, LLC.

Address: 500 International Drive Suite 150 Mount Olive NJ 07828

Telephone: 201-757-3561 Email: amber.kartalyan@equityenvironmental.co

Applicant/Agent's Signature: Amber Kartalyan

Date: 9/19/22

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☑ Copy of original signed NYC Consistency Assessment Form
- ☑ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☑ Environmental Review documents
- ☑ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☑ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Workhsheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. Tab 4, "Summary Charts" contains primary results. Tab 5, "0.2%+SLR" produces charts to be used for critical infrastructure or facilities. Tab 6, "Calculations" contains background computations. Appendix A contains tide elevations for station across the city to be used for the elevation of MHHW if a site survey is not available. Non-highlighted cells have been locked.

Background Information	
Project Name	Mott Avenue Rezoning
Location	22-79 Mott Avenue, Queens
Type(s)	☑ Residential, Commercial, Community Facility ☐ Parkland, Open Space, and Natural Areas ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or Facility ☐ Industrial Uses ☐ Over-water Structures ☐ Shoreline Structures ☐ Transportation ☐ Wastewater Treatment/Drainage ☐ Coastal Protection
Description	The Proposed Actions would facilitate the development of a 7-story mixed-use residential and community facility building at 22-79 Mott Avenue. The building would include 34,747 GSF (32,173 ZSF) of residential floor area and 5,929 GSF (5,701 ZSF) of ground floor community facility use (UG 4 medical office). The development would contain a total of 35 dwelling units on floors two through seven. The existing curb cut would remain and a new curb cut is proposed on Mott Avenue to access the cellar level parking. Twenty-six (26) parking spaces would be provided, of which 11 would be open surface parking at grade and 15 would be located in the cellar of the Proposed Development.
Planned Completion Date	2025
Expected Project Lifespan	100 Years

The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance document was developed by the NYC Department of City Planning. It is a guidance document only and is not intended to serve as a substitute for actual regulations. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information. The City reserves the right to update or correct information in this guidance document at any time and without notice.

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet."

Last update: Sept. 7, 2018

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	2.43	**2.43**	**NAVD88**	*Beach Channel Station Adjusted*
1% flood height	9.00	**9.00**	**NAVD88**	*Nearest 1% flood height PFIRMs*
Design flood elevation	11.00	**11.00**	**NAVD88**	*BFE+2*
As relevant:				
0.2% flood height	-->			

Data will be converted based on the following datums:

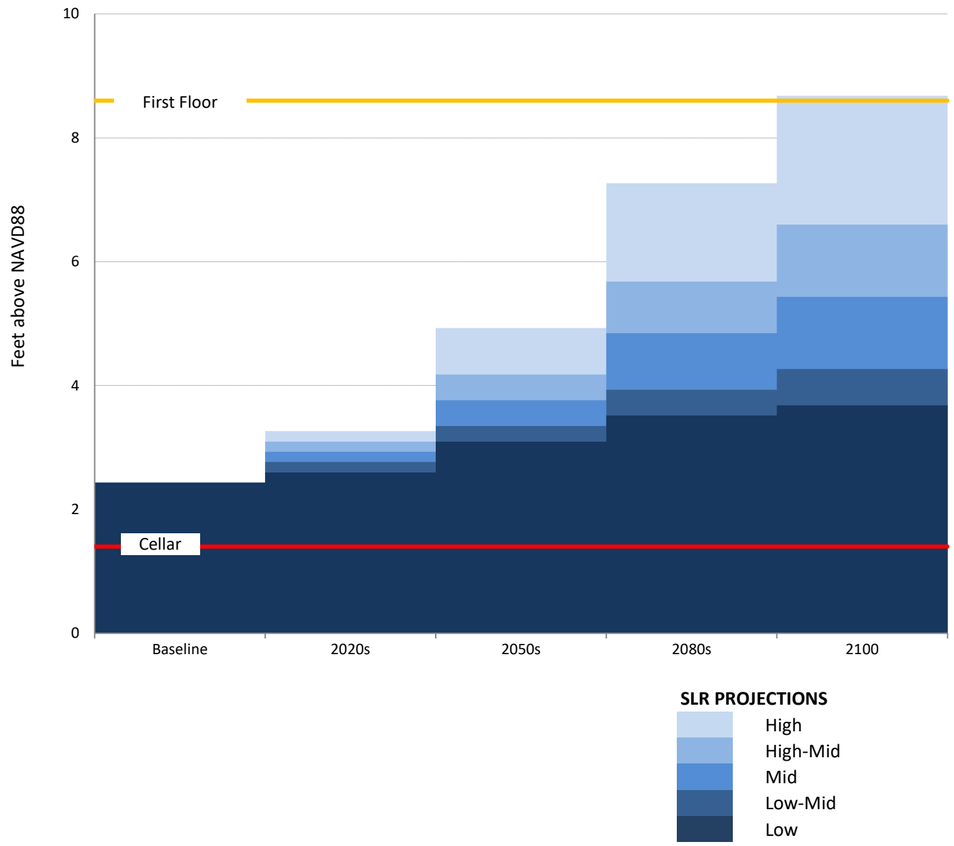
Datum	FT (NAVD88)
NAVD88	*0.00*
NGVD29	*-1.10*
Manhattan Datum	*1.65*
Bronx Datum	*1.51*
Brooklyn Datum (Sewer)	*0.61*
Brooklyn Datum (Highway)	*1.45*
Queens Datum	*1.63*
Richmond Datum	*2.09*

Describe key physical features of the project.

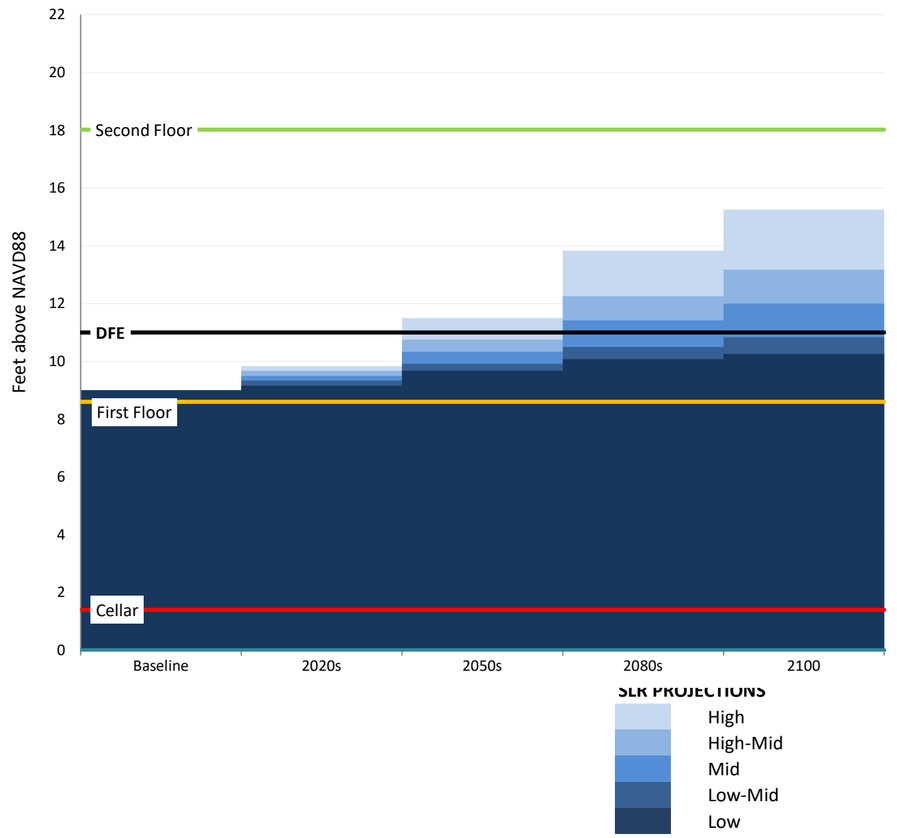
Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 0.2% flood height
Cellar	☑ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	100 years	1.4	Feet	NAVD88	*1.4*	*1.4*	*-1.0*	*#VALUE!*
Trash Room, Parking, Electrical Room, Sprinkler/Meter Room, Elevator Pit									
First Floor	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	100 years	8.6	Feet	NAVD88	*8.6*	*8.6*	*6.2*	*#VALUE!*
Community Facility Use/Residential Lobby									
Second Floor	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	100 years	18.0	Feet	NAVD88	*18.0*	*18.0*	*15.6*	*#VALUE!*
Residential Dwellings									
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
	☐ Vulnerable ☐ Critical ☑ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									

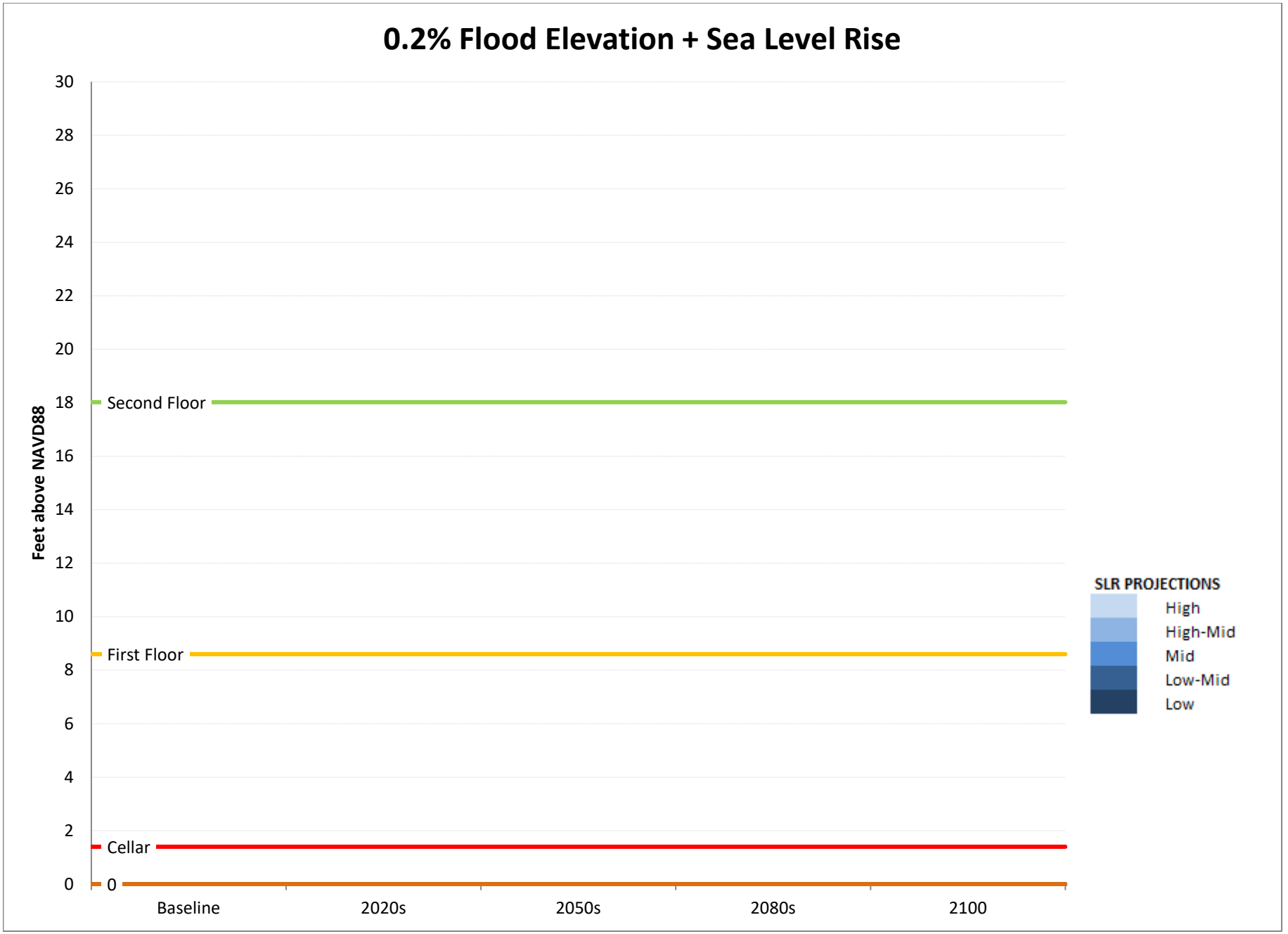
Assess project vulnerability over a range of sea level rise projections.

Mean Higher High Water + Sea Level Rise



1% Flood Elevation + Sea Level Rise




0.2% Flood Elevation + Sea Level Rise
Feet above NAVD88
30
28
26
24
22
20
18
16
14
12
10
8
6
4
2
0
Second Floor
First Floor
Cellar
0
Baseline
2020s
2050s
2080s
2100
SLR PROJECTIONS
High
High-Mid
Mid
Low-Mid
Low

	SLR (ft)					
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**	
Baseline	0.00	0.00	0.00	0.00	0.00	**2014**
2020s	0.17	0.33	0.50	0.67	0.83	**2020s**
2050s	0.67	0.92	1.33	1.75	2.50	**2050s**
2080s	1.08	1.50	2.42	3.25	4.83	**2080s**
2100	1.25	1.83	3.00	4.17	6.25	**2100**

	MHHW+SLR (ft above NAVD88)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	2.43	2.43	2.43	2.43	2.43
2020s	2.60	2.76	2.93	3.10	3.26
2050s	3.10	3.35	3.76	4.18	4.93
2080s	3.51	3.93	4.85	5.68	7.26
2100	3.68	4.26	5.43	6.60	8.68

	1%+SLR (ft above NAVD88)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	9.00	9.00	9.00	9.00	9.00
2020s	9.17	9.33	9.50	9.67	9.83
2050s	9.67	9.92	10.33	10.75	11.50
2080s	10.08	10.50	11.42	12.25	13.83
2100	10.25	10.83	12.00	13.17	15.25

	0.2%+SLR (ft above NAVD88)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2020s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2050s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2080s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2100	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	0	1
Cellar	1	1.4
First Floor	9	8.6
Second Floor	18.02	18.02
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
DFE	11.00	11.00

SLR (in)				
Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
0	0	0	0	0
2	4	6	8	10
8	11	16	21	30
13	18	29	39	58
15	22	36	50	75

NOAA Tide Station Data

(to be used only when a site survey is unavailable)

Station ID	*Station Name*	*Source MHHW (Feet, NAVD88)**	*Adjusted MHHW (Feet, NAVD88)**
8518687	Queensboro Bridge	2.27	2.60
8530095	Alpine	2.11	2.44
8516614	Glen Cove	3.72	4.05
8516990	Willets Point	3.72	4.05
8518639	Port Morris	3.33	3.66
8518699	Williamsburg Bridge	2.14	2.47
8518750	The Battery	2.28	2.61
8531680	Sandy Hook	2.41	2.74
8518490	New Rochelle	3.71	4.04
8531545	Keyport	2.66	2.99
8516891	Norton Point	2.08	2.41
8517201	North Channel	2.72	3.05
8517137	Beach Channel	2.10	2.43
8517756	Kingsborough	2.13	2.46
8519436	Great Kills	2.22	2.55
8531142	Port Reading	2.82	3.15
8519483	Bergen Point	2.56	2.89
8519050	USCG	2.28	2.61
8518902	Dyckman St	2.01	2.34
8517251	Worlds Fair Marina	3.59	3.92
8518668	Horns Hook	2.54	2.87
8518643	Randalls Island	2.60	2.93
8518526	Throggs Neck	3.68	4.01

* MHHW values include an addition 0.33 feet to account for changes in sea level since the 1983-200

Source
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
NOAA Tides and Currents
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NOAA VDATUM
NOAA Tides and Currents

)1 tidal epoch.




Alpine
8530095
New
Rochelle
8518490
Dyckman St
8518902
Glen Cove
8516614
Randalls
Island
8518643
Port
Morris
8518639
Throggs
Neck
8518526
Willets
Point
8516990
Worlds Fair
Marina
8517251
Queensboro
Bridge
8518687
Horns Hook
8518668
Williamsburg
Bridge
8518699
The Battery
8518750
North
Channel
8507201
Norton
Point
8516891
CG
9050
Beach
Channel
8517137
Kingsborough
8517756
Sandy Hook
8531680

Print Form

Jamaica Bay Watershed Protection Plan
Project Tracking Form

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

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

A. GENERAL PROJECT INFORMATION

1. CEQR Number: _____ 1a. Modification ☐
2. Project Name: 22-79 Mott Avenue Rezoning
3. Project Description:

   The Project Applicant seeks a rezoning from R5 to R6A. The proposed action is projected to result in an 8-story, 85-foot mixed residential and commercial building containing up to 60 dwelling units and 5,929 square feet of community facility space.

4. Project Sponsor: Queens Realty Holdings of NY, Ltd.
5. Required approvals: Zoning Map Amendment (R5 to R6A) and Zoning Text Amendment (MIHA)
6. Project schedule (build year and construction schedule): 18 mo. construction-Build Year 2025

B. PROJECT LOCATION:

1. Street address: 22-79 Mott Avenue
2. Tax block(s): 15714 Tax Lot(s): 86
3. Identify existing land use and zoning on the project site: Vacant 3-story residential building, R5
4. Identify proposed land use and zoning on the project site: Residential/Community Facility R6A
5. Identify land use of adjacent sites (include any open space): Residential
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
5,867 square foot vacant residence	71,254 square foot residential/ community facility

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

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet): approx. 14,624
2. Will soil be removed (if so, what is the volume in cubic yards)? approx. 4,875
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): Urban Land Complex
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? ☐ **Yes** ☒ **No**

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

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

   Approximately 8 feet

D. HABITAT

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

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

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

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

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

   Site is not near existing open space or natural areas

E. SURFACE COVERAGE AND CHARACTERISTICS

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

	Existing Condition	Proposed Condition
1. ***Surface area:***		
Roof:	approx. 3,250	approx. 5,702
Pavement/walkway:	approx. 1,800	approx. 7,000
Grass/softscape:	approx. 8,855	approx. 1,213
Other (describe):		
2. ***Wetland*** (regulated or non-regulated) area and classification:	N/A	N/A
3. ***Water surface area:***	N/A	N/A

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

Existing – how is the site drained?

City Combined Sewers

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

City Combined Sewers

APPENDIX C

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 / 77DCP604Q
Project:
Address: 22-79 MOTT AVENUE, **BBL:** 4157140086
Date Received: 4/9/2019

[ ] No architectural significance

[X**] No archaeological significance**

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

[ ] Listed on National Register of Historic Places

[X**] Appears to be eligible for National Register Listing**

[ ] May be archaeologically significant; requesting additional materials

Comments:

Revised of this date.

The above cited property appears eligible for listing on the State/National Registers. The proposed demolition of the property constitutes a significant adverse impact according to the CEQR Technical Manual: 2014.

Gina Santucci 4/10/2019

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 33601_FSO_GS_04102019.doc

APPENDIX D

NOISE BACK UP

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.302
Filename	LxT_Data.002
User	JV
Job Description	1 hour
Location	Mott Ave

Measurement Description

Start Time	Thursday, 2018 October 25 04:51:50
Stop Time	Thursday, 2018 October 25 05:51:53
Duration	01:00:02.9
Run Time	01:00:02.9
Pause	00:00:00.0
Pre Calibration	Thursday, 2018 October 25 04:47:54
Post Calibration	None
Calibration Deviation	---

Note

time on the noise meter is 3 hours behind actual time

Overall Data

LAeq		68.8	dB
LAFmax	2018 Oct 25 04:52:48	94.1	dB
LApeak (max)	2018 Oct 25 04:52:48	105.6	dB
LAFmin	2018 Oct 25 05:48:12	49.2	dB
LCeq		75.4	dB
LAeq		68.8	dB
LCeq - LAeq		6.6	dB
LAIeq		73.4	dB
LAeq		68.8	dB
LAIeq - LAeq		4.6	dB
Ldn		78.8	dB
LDay 07:00-22:00		---	dB
LNight 22:00-07:00		68.8	dB
Lden		78.8	dB
LDay 07:00-19:00		---	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		68.8	dB
LAE		104.3	dB
EA		3.017	mPa^2h
EA8		24.12	mPa^2h
EA40		120.6	mPa^2h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAF5.00		73.1	dBA
LAF10.00		71.1	dBA
LAF33.30		66.9	dBA
LAF50.00		64.7	dBA
LAF66.60		62.2	dBA
LAF90.00		56.8	dBA
LAF > 85.0 dB (Exceedence Counts / Duration)		7 / 8.6	s
LAF > 115.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)		0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)		0 / 0.0	s

Dose

Name	OSHA-1	
Dose	0.01	%
Projected Dose	0.07	%
TWA (Projected)	37.5	dBA
TWA (t)	22.5	dBA
Lep (t)	59.7	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Fast	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Linear	
OBA Range	Low	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	46.2	dB
Under Range Peak	97.2	dB
Noise Floor	33.1	dB
Overload	140.9	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZeq	53.3	58.4	66.5	71.8	69.7	64.7	63.4	64.6	61.4	58.1	56.6	55.1
LZFmax	78.5	85.8	84.4	99.7	99.1	91.1	87.3	85.2	86.1	92.4	90.1	90.7
LZFmin	27.0	42.5	49.1	52.4	48.3	45.5	45.4	43.7	37.7	29.8	22.9	24.0

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	25 Oct 2018 04:47:49	-47.2
PRMLxT2	25 Oct 2018 04:47:19	-47.2
PRMLxT2	07 Aug 2018 12:11:57	-46.9
PRMLxT2	03 Aug 2018 10:23:38	-47.1
PRMLxT2	03 Aug 2018 10:00:06	-49.1
PRMLxT2	03 Aug 2018 09:57:21	-49.0
PRMLxT2	03 Aug 2018 09:51:57	-49.1
PRMLxT2	03 Aug 2018 07:53:04	-49.0

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.302
Filename	LxT_Data.003
User	JV
Job Description	1 hour Noise
Location	Mott Ave

Measurement Description

Start Time	Thursday, 2018 October 25 09:03:09
Stop Time	Thursday, 2018 October 25 10:03:14
Duration	01:00:05.2
Run Time	01:00:05.2
Pause	00:00:00.0
Pre Calibration	Thursday, 2018 October 25 09:02:12
Post Calibration	None
Calibration Deviation	---

Note

Start time is 3 hours behind of actual time

Overall Data

LAeq		65.8	dB
LAFmax	2018 Oct 25 09:52:19	91.1	dB
LApeak (max)	2018 Oct 25 09:22:50	110.8	dB
LAFmin	2018 Oct 25 09:44:44	44.0	dB
LCeq		71.8	dB
LAeq		65.8	dB
LCeq - LAeq		6.0	dB
LAIeq		70.1	dB
LAeq		65.8	dB
LAIeq - LAeq		4.3	dB
Ldn		65.8	dB
LDay 07:00-22:00		65.8	dB
LNight 22:00-07:00		---	dB
Lden		65.8	dB
LDay 07:00-19:00		65.8	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LAE		101.4	dB
EA		1.531	mPa²h
EA8		12.23	mPa²h
EA40		61.16	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		1	
OBA Overload Duration		2.1	s

Statistics

LAF5.00		71.2	dBA
LAF10.00		69.3	dBA
LAF33.30		63.7	dBA
LAF50.00		60.4	dBA
LAF66.60		57.5	dBA
LAF90.00		51.6	dBA

LAF > 85.0 dB (Exceedence Counts / Duration)	4 / 2.9	s
LAF > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	---	%
Projected Dose	---	%
TWA (Projected)	---	dBA
TWA (t)	---	dBA
Lep (t)	56.8	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Fast	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Linear	
OBA Range	Low	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	46.2	dB
Under Range Peak	97.2	dB
Noise Floor	33.1	dB
Overload	140.9	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZeq	54.7	57.6	63.6	68.2	64.3	62.4	61.7	62.0	58.2	53.4	50.1	51.1
LZFmax	79.0	86.2	86.3	95.3	90.4	93.8	91.8	82.0	87.3	84.9	84.5	85.7
LZFmin	29.0	41.3	48.6	51.2	48.5	41.0	40.5	37.7	30.9	24.6	21.7	24.0

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	25 Oct 2018 09:02:09	-47.2
PRMLxT2	25 Oct 2018 04:47:49	-47.2
PRMLxT2	25 Oct 2018 04:47:19	-47.2
PRMLxT2	07 Aug 2018 12:11:57	-46.9
PRMLxT2	03 Aug 2018 10:23:38	-47.1
PRMLxT2	03 Aug 2018 10:00:06	-49.1
PRMLxT2	03 Aug 2018 09:57:21	-49.0
PRMLxT2	03 Aug 2018 09:51:57	-49.1
PRMLxT2	03 Aug 2018 07:53:04	-49.0

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.302
Filename	LxT_Data.004
User	JV
Job Description	1 hour Noise
Location	Mott Ave

Measurement Description	
Start Time	Thursday, 2018 October 25 13:28:04
Stop Time	Thursday, 2018 October 25 14:28:19
Duration	01:00:15.2
Run Time	01:00:15.2
Pause	00:00:00.0
Pre Calibration	Thursday, 2018 October 25 13:24:06
Post Calibration	None
Calibration Deviation	---

Note

Start time is 3 hours behind of actual time

Overall Data

LAeq		67.0	dB
LAFmax	2018 Oct 25 14:00:40	94.4	dB
LApeak (max)	2018 Oct 25 14:00:40	102.7	dB
LAFmin	2018 Oct 25 13:53:36	47.5	dB
LCeq		73.6	dB
LAeq		67.0	dB
LCeq - LAeq		6.5	dB
LAIeq		70.4	dB
LAeq		67.0	dB
LAIeq - LAeq		3.3	dB
Ldn		67.0	dB
LDay 07:00-22:00		67.0	dB
LNight 22:00-07:00		---	dB
Lden		67.0	dB
LDay 07:00-19:00		67.0	dB
LEvening 19:00-22:00		---	dB
LNight 22:00-07:00		---	dB
LAE		102.6	dB
EA		2.036	mPa^2h
EA8		16.22	mPa^2h
EA40		81.08	mPa^2h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAF5.00	72.2	dBA
LAF10.00	70.2	dBA
LAF33.30	65.6	dBA
LAF50.00	62.9	dBA
LAF66.60	60.0	dBA
LAF90.00	55.0	dBA

LAF > 85.0 dB (Exceedence Counts / Duration)	2 / 1.6	s
LAF > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	0.00	%
Projected Dose	0.03	%
TWA (Projected)	31.2	dBA
TWA (t)	16.3	dBA
Lep (t)	58.0	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Fast	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Linear	
OBA Range	Low	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	46.1	dB
Under Range Peak	97.1	dB
Noise Floor	33.1	dB
Overload	140.9	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZeq	51.7	57.7	65.1	69.9	68.0	62.6	62.0	63.4	60.4	53.2	50.6	43.4
LZFmax	82.3	84.0	87.8	94.8	94.8	83.3	84.2	88.5	91.9	79.9	83.6	73.7
LZFmin	25.9	39.4	47.6	50.1	46.2	44.0	43.0	41.6	36.3	28.0	22.4	24.0

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	25 Oct 2018 13:23:54	-47.2
PRMLxT2	25 Oct 2018 10:03:42	-46.9
PRMLxT2	25 Oct 2018 09:02:09	-47.2
PRMLxT2	25 Oct 2018 04:47:49	-47.2
PRMLxT2	25 Oct 2018 04:47:19	-47.2
PRMLxT2	07 Aug 2018 12:11:57	-46.9
PRMLxT2	03 Aug 2018 10:23:38	-47.1
PRMLxT2	03 Aug 2018 10:00:06	-49.1
PRMLxT2	03 Aug 2018 09:57:21	-49.0
PRMLxT2	03 Aug 2018 09:51:57	-49.1
PRMLxT2	03 Aug 2018 07:53:04	-49.0

12/3/18 Rockaway Beach Noise (Multiple Sites)

nel: JV, JW, NL

e: Noise

t: 5:00

me: 7:30

meter calibrated before + after each use

tion: #1, 22-79 Mott Ave (LARSON DAVIS)

r #: 0220233 calibrator #: 6755

ic Counts:

	Am	Mid-day	Evening
	320	138	216
	391	198	252
K	18	5	10
	11	6	8

tion: 2 25-46 Far Rockaway Blvd (Railway)

r #: 4274806 calibrator #: 44758708

ic Counts:

	Am	Mid-day	Evening
	8	7	8

Location: 1 25-46 Far Rockaway Blvd

Meter #: 12744886 Calibrator #: 20453074

Traffic Counts:

	Am	Mid-day	Evening
Cars	26	16	14
SUV	35	23	33
Truck	2	3	2
Bus	1	1	1
Truck	8	7	8

APPENDIX E

PHASE I ESA SUMMARY

Equity Environmental Engineering

February 13, 2019

Isaiah Moultrie
Queens Realty Holdings LTD.
22-79 Mott Avenue
Queens, NY

Re: Environmental Site Assessment, Phase I
22-79 Mott Avenue
22-79 Mott Avenue
Far Rockaway, New York

Please find enclosed the Phase I Environmental Site Assessment we have completed for the above referenced site. We appreciate this opportunity to serve you. Please contact me if you have any questions about the report.

Robert L. Jackson
Managing Director

Phase I Environmental
Site Assessment Report

22-79 Mott Avenue
22-79 Mott Avenue
Far Rockaway, New York 11691

Prepared for

Queens Realty Holdings LTD.
22-79 Mott Avenue
Queens, NY

Prepared by

Equity Environmental Engineering
500 International Drive
Mount Olive, NJ 07828
Phone: 973-527-7451

Job Number: 2018079
12/18/2018

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1.0 GENERAL INFORMATION

Project Information:
22-79 Mott Avenue
Project Number:
2018079

Consultant Information:
Equity Environmental Engineering
500 International Drive
Mount Olive, NJ 07828
Phone: 973-527-7451
Fax: 973-858-0280
E-mail Address: bob.jackson@equityenvironmental.com
Inspection Date: 12/03/2018
Report Date: 12/18/2018

Site Information:
22-79 Mott Avenue
22-79 Mott Avenue
Far Rockaway, New York 11691
Latitude, Longitude: 40.605649, -73.758088
Site Access Contact: Isaiah Moultrie

Client Information:
Queens Realty Holdings LTD.
Isaiah Moultrie
22-79 Mott Avenue
Queens, NY

Site Assessor



John Vrabel

Senior Reviewer



Robert L. Jackson
Managing Director

Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Robert L. Jackson - Managing Director

2.0 EXECUTIVE SUMMARY

2.1 Subject Property Description

The Subject Property, is located at 2279 Mott Avenue, Queens New York City Block 15714, Tax Lot 86, and is within Community District 14 R5 zoning district. The property is 13,915 square feet and is currently developed with an approximately 5,867 gross square foot, three-story residential building. The Site Location Map is located in Appendix A and Site Photographs are located in Appendix B.

2.2 Data Gaps

Equity did not identify any significant data gaps that would affect its ability to identify Recognized Environmental Conditions (RECs) associated with the Subject Property.

2.3 Environmental Report Summary

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
4.4	**Current Use of Property**	X					
4.6	**Adjoining Property Information**	X					
6.1	**Standard Environmental Records Sources**	X					
6.4.1	**Historical Summary**	X					
6.4.7	**Other Environmental Reports**	X					
7.3.1	**Hazardous Substances**	X					
7.3.2	**Petroleum Products**	X					
7.3.3	**USTs**	X					
7.3.4	**ASTs**	X					According to The EDR Vapor Encroachment database the two heating oil tanks on the Subject Property were overfilled on August 5, 2008. The affected area was excavated, and end point samples were taken. The end point samples were determined to be clean and the excavated area was back filled with clean soil. No further action is necessary
7.3.5	**Other Suspect Containers**	X					
7.3.6	**Equipment Likely to Contain PCBs**	X					
7.3.7	**Interior Staining/Corrosion**	X					
7.3.8	**Discharge Features**	X					
7.3.9	**Pits, Ponds, And Lagoons**	X					
7.3.10	**Solid Waste Dumping/Landfills**	X					
7.3.11	**Stained Soil/Stressed Vegetation**	X					
7.3.12	**Wells**	X					

2.3 Environmental Report Summary (continued)

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
	Microbial Contamination (Mold)	X					Mold was observed on the underside of the porch roof of the Subject Property. Poor roof conditions were observed during the site reconnaissance and further water damaged was found on the interior of the building.

2.4 Recommendations

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 properties or into the ground, groundwater, or surface waters of the properties. Historic Recognized Environmental Conditions (HRECs) are RECs previously remediated to government standards. 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. Controlled Recognized Environmental Conditions (CRECs) are RECs that are under some form of institutional and/or engineering control. A Vapor Encroachment Condition (VEC) is the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property. All RECs and VECs are discussed below.

Equity performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 at the Subject Property. Any exceptions to, or deviations from, this practice are described in Section 3.5 of this report. This assessment has revealed the following information in connection with the Subject Property:

RECs:

There are no RECs associated with the Subject Property.

HRECs:

Two 250 gallon above ground heating oil tanks were observed in the basement of the Subject Property. No signs of leaking or staining were observed.
According to The EDR Vapor Encroachment database the the two heating oil tanks on the Subject Property were overfilled on August 5, 2008. The affected area was excavated, and end point samples were taken. The end point samples were determined to be clean and the excavated area was back filled with clean soil. No further action is necessary.

CRECs:

There are no CRECs associated with the Subject Property.

VECs:

The EDR Vapor Encroachment database identified six VECs (Vapor Encroachment Conditions) within 1/10 of a mile of the Subject Property that are not closed and are related to pole transformers and leaking heating oil tanks. Based on these findings, a possible vapor encroachment cannot be ruled out.

3.0 INTRODUCTION

3.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property.

A recognized environmental condition is defined by ASTM as:

Recognized Environmental Condition - 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. De minimis conditions are not recognized environmental conditions.

The identification of recognized environmental conditions 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.

3.2 Scope of Work

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-13 and included the following:

- Review of previous environmental site assessments;
- Records review;
- Interviews with regulatory officials and personnel associated with the subject and adjoining properties;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-13 standard were made.

3.3 Significant Assumptions

Equity has prepared this Phase IESA report in accordance with the contractual scope of work, using reasonable efforts to attempt to identify RECs. The conclusions presented in this report are based solely on visual observations, readily available records, interviews, and other secondary sources, which are assumed accurate unless otherwise noted. Equity does not warrant the accuracy or completeness of the information provided by secondary sources. Equity does not warrant that contamination that may exist on the site has been discovered, that the site is suitable for any particular purpose, or that the site is clear and free of liability. This report is intended for use in its entirety. No excerpts may be taken to be representative of the findings of this assessment. Opinions and recommendations presented in this report apply to the site conditions and features, as they existed at the time of the site visit, and those reasonably foreseeable. They cannot necessarily apply to conditions and features of which Equity is unaware and has not had an opportunity to evaluate.

3.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-13 protocol, the accuracy and completeness of this report may be limited by the following: access limitations, physical obstructions to observations, outstanding information requests, and historical data source failure.

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in Appendices A and E were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, Equity in certain instances has been required to assume that the information provided is accurate.

3.4 Limitations and Exceptions (continued)

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Equity based on the data obtained from the work. Due to the nature of investigation and the limited data available, Equity cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

3.5 Deviations

There were no deviations made during this Phase I ESA.

3.6 Special Terms and Conditions

Authorization to perform this assessment was given by the client on December 3, 2018. Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by Isaiah Moultrie.

3.7 Reliance

This report has been prepared for the sole benefit of the client. The report may not be relied upon by any other person or entity without the express written consent of Isaiah Moultrie with Queens Realty Holdings LTD.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

The Subject Property is known as 22-79 Mott Avenue and is located at 22-79 Mott Avenue, Queens, NY; Block 15714, Lot 86. The Subject Property is 13,915 square feet and is developed with an approximately 5,867 square-foot, residential building.

4.2 Activity/Use Limitations

Equity has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 22-79 Mott Avenue, Queens, NY 11691. Any exceptions to or deletions from this practice are described in Section 2.5 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the property.

4.3 Site and Vicinity Description

The Subject Property consists of approximately 13,915 square feet and is developed with an approximately 5,867 square-foot, residential building. The ground surface at the site is predominately level. Ground cover consists primarily of an asphalt driveway, concrete sidewalk, a grass lawn, and the building. The subject property can be accessed from McBride Street through a driveway or from Mott Avenue though a walkway.

The site is zoned residential. The area surrounding the site is primarily residential buildings.

4.4 Current Use of Property

At the time of the Phase I Site Reconnaissance, the three story residential property was being used as residential apartments currently occupied by tenants.

4.5 Description of Structures and Other Improvements

The 5,867 square foot building on the Subject Property is of wood and masonry construction. The roof is constructed of asphalt shingles and is in poor conditions with signs of leakage.

New York City supplies drinking water to the Subject Property from the municipal distribution system. Sanitary discharges on the Subject Property are discharged into the municipal sanitary sewer system. The Subject Property area is serviced by the Borough of Queens.

Electricity is provided to the Subject Property by Con Edison. Natural gas is provided by National Grid.

4.6 Adjoining Property Information

During the site reconnaissance, Equity observed that the land in the immediate vicinity of the Subject Property is primarily residential units. During the vicinity reconnaissance, Equity observed the following land use on properties in the immediate vicinity of the Subject Property:

North: Multi family residential buildings
South: Multi family residential buildings
East: Multi Family residential buildings
West: Multi family residential buildings

5.0 USER PROVIDED INFORMATION

5.1 Specialized Knowledge

Equity has no specialized knowledge of the Subject Property outside of the research which was conducted and reported as part of this report. The property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this Subject Property outside of what is contained in this report.

5.2 Valuation Reduction for Environmental Issues

Equity has not been provided with an appraisal for the subject property. No environmental issues were identified by the user/client that could result in property value reduction.

5.3 Owner, Property Manager, and Occupant Information

No written or verbal communication with the property owner, manager and tenants revealed any information which suggested that there are currently or historically any recognized environmental conditions associated with the subject property.

5.4 Reason For Performing Phase I ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-13) in connection with the Subject Property. Equity understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Subject Property.

The Phase I ESA is being conducted as part of environmental due diligence prior to variances and zoning changes for proposed new construction.

6.0 RECORDS REVIEW

6.1 Standard Environmental Records Sources

Equity contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-13 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in Appendix D of this report.

The Target Property (TP) for this database search was 22-79 Mott Avenue Block 15714, Lot 86. The NR designation on the table stands for "Not Requested" at this search distance.

The TP was found in the NY Spills Data base. This is in relation to an overfill of heating oil tanks at the fill ports on the west side of the Subject Property. According the the NY Spills Data Base all contaminated soil was excavated, five end point samples were taken and were determined to be clean. The area was then back filled with clean fill material.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RCRA-LQG		0.25	0	1	NR	NR	NR	1
RCRA-SQG		0.25	0	2	NR	NR	NR	2
RCRA-CESQG		0.25	0	3	NR	NR	NR	3
RCRA NonGen / NLR		0.25	0	1	NR	NR	NR	1
NY MANIFEST		0.25	0	7	NR	NR	NR	7
NY SWRCY		0.5	0	0	1	NR	NR	1
NY DRYCLEANERS		0.25	0	3	NR	NR	NR	3
NY MOSF		0.5	0	1	1	NR	NR	2
NY CBS AST		0.25	0	1	NR	NR	NR	1
NY LTANKS		0.5	2	2	13	NR	NR	17
NY SPILLS	X	0.125	9	NR	NR	NR	NR	10
NY TANKS		0.25	0	1	NR	NR	NR	1
NY SWF/LF		0.5	0	0	4	NR	NR	4
NJ MANIFEST		0.25	0	2	NR	NR	NR	2
NY UST		0.25	3	3	NR	NR	NR	6
NY AST		0.25	4	3	NR	NR	NR	7
NY SHWS		1	0	0	0	1	NR	1
NY CBS		0.25	0	3	NR	NR	NR	3
NY MOSF AST		0.5	0	1	1	NR	NR	2
NY SPILLS 90		0.125	3	NR	NR	NR	NR	3
NY MOSF UST		0.5	0	1	1	NR	NR	2
PA MANIFEST		0.25	0	1	NR	NR	NR	1
EDR MGP		1	0	0	0	2	NR	2

6.2 Additional Environmental Record Sources

No additional environmental record sources were researched for this Phase I investigation.

6.3 General Site Setting

The general site setting in which the Subject Property is located is primarily residential.

6.3.1 Topography

Based on a review of the USGS 1.5' 2013 topographic map for the site area, groundwater is inferred to flow to the north toward Motts Basin.

6.3.2 Surface Water Bodies

The nearest surface water in the vicinity of the Property is Motts Basin located approximately 0.3 miles to the north of the Subject Property. No surface water is located on the Property.

6.3.3 Geology and Hydrology

Based on the soil survey maps published by the USDA Soil Conservation Service (1994) and information provided in the EDR Report, the subsurface soils expected at the site include Urban Land, which is variable in texture and does not qualify as hydric soil. Urban land soils are those which have lost original characteristics due to human activity (construction, development, demolition, debris, etc.). The geologic age identification of the rock at the Subject Property is the Stratified Sequence, and the rock-stratigraphic units are made up of the Cenozoic Era, Quaternary System, Pleistocene Series (Code Qp).

The Subject Property is located within the 36059C0282G FEMA Flood Plain Panel. Ground water is inferred to flow toward the north from the Property. No on-site water wells or springs were observed during the Property reconnaissance. The nearest surface water in the vicinity of the Subject Property is Motts Basin, 0.3 miles from the subject property. No settling ponds, lagoons, surface impoundments, wetlands or catch basins were observed at the Subject Property during this assessment.

6.4 Historical Use

6.4.1 Historical Summary

Historical information identifying the past site use was obtained from a variety of sources as detailed in Appendix C of this report and included: City Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and Topographic Maps.

Source Reviewed	Date(s)	Source Details
Historic Topographic Maps	1897 - 2013	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
Aerial Photographs	1924 - 2017	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
Sanborn Fire Insurance Maps	1895 - 2006	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
City Directory	1934 - 2005	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.

6.4.2 Title Records

Equity was not provided land title records as part of this assessment.

6.4.3 City Directories

Business directories including city, cross reference, and telephone directories were reviewed for the years spanning 1934 through 1983. The subject property was listed historically as a residential site.

6.4.4 Aerial Photos

Equity reviewed a total of thirteen aerial photographs spanning from 1924 to 2017. The Subject Property depicted in the aerials from 1924 to 2017 is consistent with the current shape, size, and location of the Subject Property.

6.4.5 Sanborn/Historical Maps

Equity reviewed a total of twenty four Sanborn Fire Insurance maps from 1895 to 2006. The table below summarizes the observations made based on the maps provided by EDR. The Sanborn maps are located in Appendix C.

6.4.5 Sanborn/Historical Maps (continued)

Summary

Date(s)	Property Comments	Surrounding Area Comments
1895-1901	The Subject Property is vacant.	The surrounding area consists predominantly of residential dwelling units.
1912, 1933, 1951	The Subject Property is developed with a residential dwelling unit.	The surrounding area consists predominantly of residential dwelling units.
1981, 1983, 1985, 1986, 1987, 1988	The Subject Property is developed with a building that is both residential and commercial with a detached automobile garage.	The surrounding area consists predominantly of residential dwelling units.
1990, 1991, 1993, 1995, 1996, 1999, 2001, 2002, 2003, 2004, 2005, 2006	The Subject Property is developed with a residential building and attached automobile garage.	The surrounding area consists predominantly of residential dwelling units.

6.4.6 Historical Topographic Maps

Equity reviewed a total of nine historical topographic maps from 1897 through 2013. No discernible information could be obtained from these maps. The topographic maps are provided in Appendix C.

6.4.7 Other Environmental Reports

No other environmental reports were obtained or reviewed for this assessment.

6.4.8 Building Department Records

According to the New York City Department of Buildings (DOB) website, there are eleven complaints, one violation, four Violations (ECB), and eleven actions. The complaints are related to an illegal conversion of additional rooms and poor building conditions. The violations and actions are related to construction and quality of life.

6.5 Environmental Liens and Activity/Use Limitations

There are no known liens and/or activity/use limitations on the Subject Property.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on December 3, 2018 by John Vrabel, Project Scientist with Equity, and Jonathan Walker, Junior Engineer with Equity, accompanied by Isaiah Moultrie. Weather conditions at the time of the site reconnaissance were cloudy and approximately 50 degrees Fahrenheit. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The periphery of the on-site structure was observed along with interior accessible common areas, manufacturing, storage and maintenance areas. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix B.

7.2 General Site Setting

The property consists of approximately 13,915 square feet and is developed with an approximately 5,867 square-foot, residential building. The ground surface at the site is predominately level. Ground cover consists primarily of the building, landscaped green areas, asphalt, and sparsely vegetated soil. The subject property is accessed from the east via an entrance from McBride Street and from the north via an entrance from Mott Avenue.

7.3 Site Visit Findings

7.3.1 Hazardous Substances

Items stored on the Subject Property consist of paint products, fuel, insecticide, and household cleaning supplies.

7.3.2 Petroleum Products

Two 250 gallon above ground heating oil tanks were observed in the basement of the Subject Property. No signs of leaking or staining were observed.

7.3.3 USTs

No underground storage tanks (USTs) were observed during the site reconnaissance.

7.3.4 ASTs

Two 250 gallon above ground heating oil tanks were observed in the basement of the Subject Property. No signs of leaking or staining were observed.

According to The EDR Vapor Encroachment database the the two heating oil tanks on the Subject Property were overfilled on August 5, 2008. The affected area was excavated, and end point samples were taken. The end point samples were determined to be clean and the excavated area was back filled with clean soil. No further action is necessary.

7.3.5 Other Suspect Containers

No other suspect containers were observed during the site reconnaissance.

7.3.6 Equipment Likely to Contain PCBs

No equipment likely to contain PCBs was observed during the site reconnaissance.

7.3.7 Interior Staining/Corrosion

No interior staining was identified during the site reconnaissance.

7.3.8 Discharge Features

No discharge features were observed during the site reconnaissance.

7.3.9 Pits, Ponds, And Lagoons

No pits, ponds, or lagoons were observed during the site reconnaissance.

7.3.10 Solid Waste Dumping/Landfills

No solid waste dumping/landfills were observed during the site reconnaissance.

7.3.11 Stained Soil/Stressed Vegetation

No stained soil or stressed vegetation was observed during the site reconnaissance.

7.3.12 Wells

No wells were observed during the site reconnaissance.

8.0 INTERVIEWS

The Subject Property inspection was conducted with the property owners Mr. Isaiah Moultrie. During the site reconnaissance Mr. Moultrie provided building history for the Subject Property.

9.0 OTHER ENVIRONMENTAL CONSIDERATIONS

Microbial Contamination (Mold)

In accordance with the scope of work, the site reconnaissance is to include a visual inspection for indications of water intrusions or the presence of active mold growth on readily accessible interior and exterior surfaces. Confirmation sampling is not included in the scope of work for the Phase I ESA. Readily accessible areas of the building were observed for visual or olfactory indications of mold, and for areas of water damage.

Mold was observed on the underside of the porch roof of the Subject Property. Poor roof conditions were observed during the site reconnaissance and further water damaged was found on the interior of the building. It is likely that further mold issues may be present on the interior of the Subject Property that were not visually observed.

CONCLUSIONS

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 properties or into the ground, groundwater, or surface waters of the properties. Historic Recognized Environmental Conditions (HRECs) are RECs previously remediated to government standards. 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. Controlled Recognized Environmental Conditions (CRECs) are RECs that are under some form of institutional and/or engineering control. A Vapor Encroachment Condition (VEC) is the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property. All RECs and VECs are discussed below.

Equity performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 at the Subject Property. Any exceptions to, or deviations from, this practice are described in Section3.5 of this report. This assessment has revealed the following information in connection with the Subject Property:

RECs:

There are no RECs associated with the Subject Property.

HRECs:

Two 250 gallon above ground heating oil tanks were observed in the basement of the Subject Property. No signs of leaking or staining were observed.

According to The EDR Vapor Encroachment database the the two heating oil tanks on the Subject Property were overfilled on August 5, 2008. The affected area was excavated, and end point samples were taken. The end point samples were determined to be clean and the excavated area was back filled with clean soil. No further action is necessary.

CRECs:

There are no CRECs associated with the Subject Property.

VECs:

The EDR Vapor Encroachment database identified six VECs (Vapor Encroachment Conditions) within 1/10 of a mile of the Subject Property that are not closed and are related to pole transformers and leaking heating oil tanks. Based on these findings, a possible vapor encroachment cannot be ruled out.

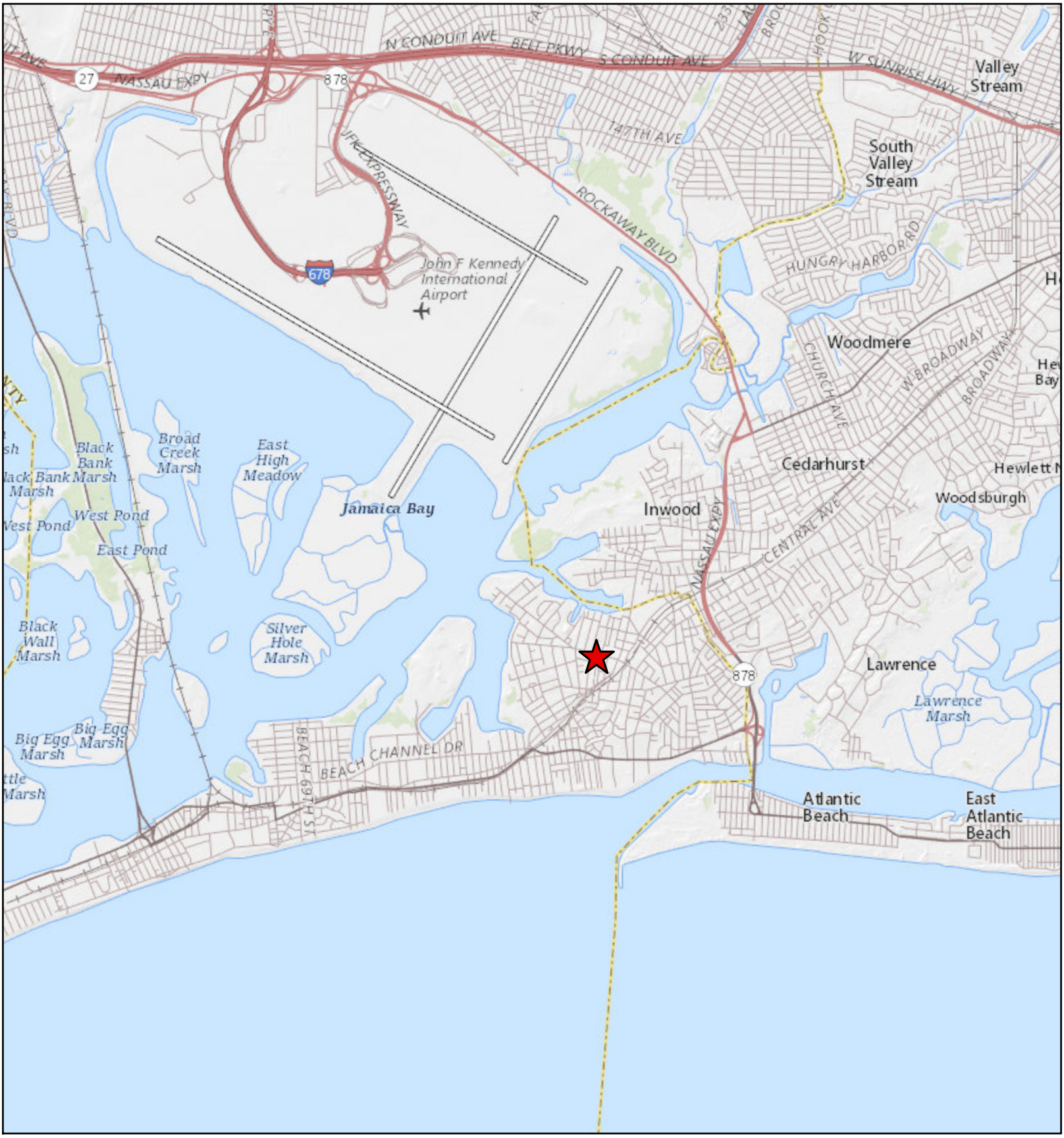
REFERENCES

The following references were used in the preparation of this report:

1. EDR Environmental Databases
2. Aerial Photographs
3. City Directories
4. Historic Topographic Maps
5. Sanborn Maps
6. NYC Zola Database
7. NYC Department of Buildings records
8. Qualifications

Appendix A:

Figures



Legend

★ 22-79 Mott Avenue

N

0 0.250.5 1 1.5 2 Miles

Figure 1
Phase I ESA
USGS Site Location Plan

22-79 Mott Avenue
Far Rockaway, New York

equity environmental engineering
500 International Drive, Suite 150, Mount Olive, NJ 07828
Office: (973) 527-7451 / Fax: (973) 858-0280

DRAWN BY / DATE	REV / DATE	DRAWING NUMBER
GB/12.3.18		2018079-01



Legend

22-79 Mott Avenue

N

0 20 40 80 120 160 US Feet

Figure 2
Phase I ESA
Site Location Plan

22-79 Mott Avenue
Far Rockaway, New York

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500 International Drive, Suite 150, Mount Olive, NJ 07828
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DRAWN BY / DATE	REV / DATE	DRAWING NUMBER
GB/12.3.18		2018079-02

Appendix B:

Photographs



01 View of north facing entrance of the Subject Property on Mott Avenue



02 View of rear south facing wall of the Subject Property



03 View of front yard of the Subject Property along Mott Avenue



04 View of driveway on the east side of the Subject Property along McBride Street



05 View of vent pipes for heating oil tanks along west side of the building



06 View of two heating oil tanks in the basement of the Subject Property



07 View of paint and fuel cans in the basement of the Subject Property



08 View of fuel can and degreaser in the basement of the Subject Property



09 View of water heaters and boiler in the basement of the Subject Property



10 View of leaking front porch roof with mold



11 View of typical room on the second floor of the Subject Property



12 View of insecticide found in a closet on the second floor of the subject Property

APPENDIX F

EXISTING STRUCTURE ENGINEERING INSPECTION REPORT

equity environmental engineering
WORKING TOGETHER TO DESIGN SOLUTIONS

May 7, 2019

Matthew Katz
120 Broadway, New York
NYC Department of City Planning
212-720-3507

Re:22-79 MOTT AVENUE, BBL**:** 4157140086

Mr. Katz,

This memorandum is prepared pursuant to NYC Landmarks and Preservation Commission notification received on April 10th, 2019 identifying the subject property 22-79 Mott Avenue as Eligible for the National Historic Register. As discussed on a call with EARD and LPC staff on April 25th, 2019, this finding - the result of a Hurricane Sandy Survey, performed by AKRF in October of 2018 raises the potential of an Environmental Impact Statement (EIS) for the proposed rezoning of the subject property and other parcels. As discussed, the need for an EIS would be triggered per CEQR Technical Manual 2014 due to demolition of the subject property, required in order to build the proposed development and as implied by the Reasonable Worst-Case Development Scenario (RWCDS) prepared for the rezoning. The RWCDS, approved in November 2018 identified the future no-build scenario for the subject site as vacant. However, this finding did not describe whether the building would be demolished under that no-action scenario. At this time, we would submit that rather than the building remaining vacant and in a state of blight without the development incentive offered by the proposed rezoning that it would likely be subject to demolition as the building is in a state of disrepair to such a degree that it makes rehabilitation for permanent long-term occupancy impracticable. In this case, in both the no-action and with-action under the RWCDS, the subject property would be demolished and therefore the proposed Rezoning would not result in a significant environmental impact.

In support of the above proposition, we submit that a property and building conditions assessment be performed by a registered architect with experience evaluating historic properties and their condition. The purpose of this assessment is to identify the condition of the building and whether it can be rehabilitated for occupancy within Register guidelines for rehabilitation. Further, if the building can be rehabilitated, an evaluation of cost and feasibility of such rehabilitation in consideration of a fair return would be established. As a National Historic Register Eligible site, the subject property can still be demolished and redeveloped under current zoning without the discretionary approvals required for the proposed rezoning. Given this consideration, we would submit that if the findings of the proposed conditions assessment indicate that the cost to rehabilitate the property does not offer a fair return under the current zoning and NYC Department of Building requirements – that such rehabilitation be considered infeasible and that RWCDS for this reasoning be amended to assume that the subject property would be vacant/demolished or alternative as-of-right development scenario be considered. In this case, it is assumed that the need for an EIS would then be obviated as the proposed rezoning would not result in an impact to the Register Eligible building compared with to no-action.

Sincerely,

Kevin Williams



Managing Director
Equity Environmental Engineering, LLC

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ANTHONYFMARMO@GMAIL.COM

ENGINEERING INSPECTION REPORT

Date: September 11, 2019
Prepared for Owner/Client: Ms. Ericka Moorer and Mr. Isaiah Moultrie and/or authorized representatives
Telephone: 516-330-0279, 516-351-6363
Email: laluxurygroup@gmail.com, empirebus45@aol.com

Dates and Times of Inspection: Tuesday, August 20, 2019 at 10:10 AM and
Wednesday, September 05, 2019 at 11:00 AM

Property Location: 22-79 Mott Avenue, Far Rockaway, NY 11691
Estimated Year Built: 1915





The client requested an independent, unbiased inspection and report be prepared by a professional structural engineer to assess and evaluate the overall structural condition, and safety of the property. Specifically, the client's primary concerns are the structural foundation, framing, roof, and if the building should be removed/ demolished, or can be restored.

The property inspected is a private, detached, 3-story, wood-framed, Victorian, multi-unit/SRO building. The house, which is estimated to be 104 years of age, is currently occupied. A limited, non-invasive, visual inspection of the general interior and exterior of the premises was performed by AFM on 8/20/19 and 9/5/19.

1. The general interior of the building is in extreme disrepair and is in unsafe, unhealthy living conditions. Vermin and insects were noted throughout; termites and wood-destroying insects are suspected to be present. AFM observed conditions possibly resembling mold, asbestos, and lead inside the building as well.

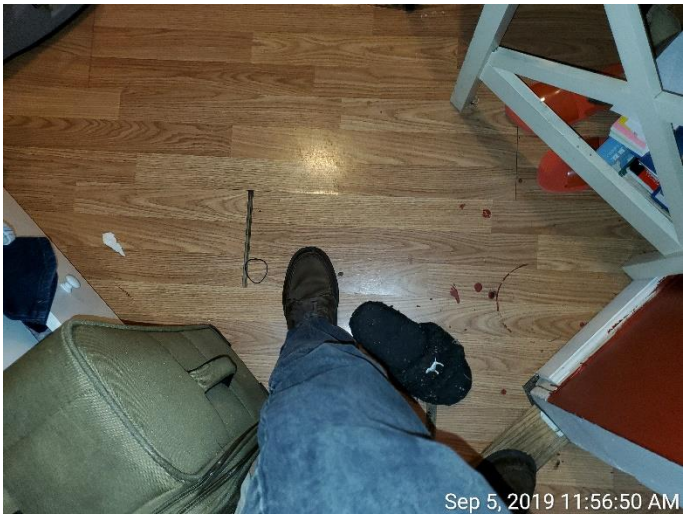
2. The building in general has leaks throughout in ceilings and in walls. It is highly likely that several of the wood exterior studs have wood rot or possibly mold development; which would require significant replacement.

3. The building interior is generally comprised of several layers of finishes at the walls, ceilings, and floors. Areas of damaged finishes show these previous layers and openings in the ceilings. It is possible the building is generally overloaded in with several layers of finishes.

4. The relatively new floor vinyl tile installed on the west side apartment unit living room is showing indications of movement. Consistent gaps in the floor tiles have started developing, indicating that the floor is sloping outward and down from the center of the house. The living room floor is sloping downward, ranging from 2 to 3 inches over a span of 20 feet.





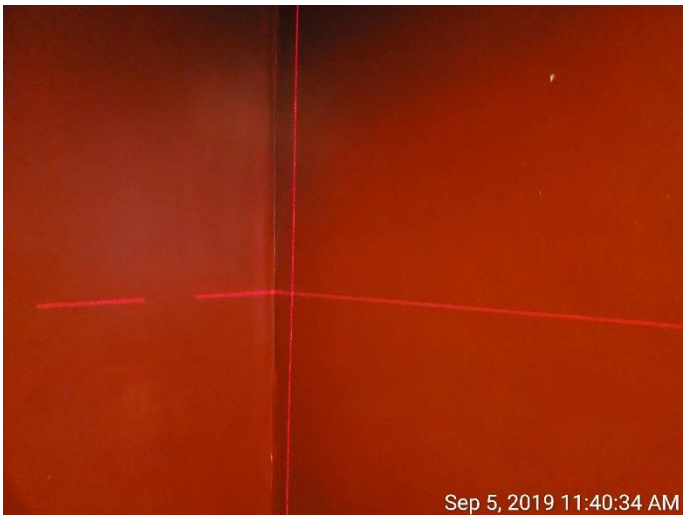




5. The first-floor bathroom at the northeastern quadrant of the building is sloping down significantly, ranging from 3 to 4 inches over a span of 8 feet. The interior finishes in this bathroom are heavily damaged from water and coming off the framing. Further inspection is necessary, and possible framing corrections will likely be necessary.







6. From the basement level, it appears an attempt was made sometime in the past to stabilize the floor level of the 1st floor northeastern quadrant of the building, around the bathroom, with a header beam and posts. However, the tenant in the apartment has stated that the conditions of sloping and cracks has still relatively gotten worse. Photo below shows old locust post support and part of the supplementary header installed overhead. Substantial corrective work is necessary.



7. The exterior southwestern corner walls of the building are not vertically plumb; they bulge slightly outward approximately 1 inch. Further inspection and correction of the wood studs is necessary.





8. The exterior northwestern corner walls of the building are not vertically plumb; they slope outwards as the walls reach the ground approximately 1 to 1.5 inches. This quadrant of the building appears to be possibly a porch that was enclosed and repurposed into a non-compliant living space. This structure's windows are also highly sloped and the floors in the bathroom, bedroom, and kitchen are sloping down almost 4 inches over the span of approximately only 10 feet in this apartment's bathroom. Removal or substantial reconstruction of this area of the house is necessary.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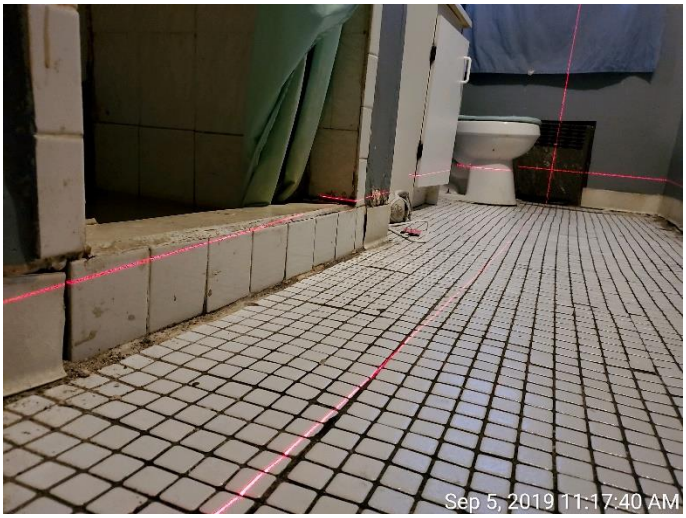
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9. The front half of the building is built at a low elevation compared to the exterior grade level. AFM noted soft wood behind exposed areas of the shingle siding along the exterior perimeter. At the time of the second inspection, the basement floor was flooded with approximately 2 inches of water after recent rainfall. It is unknown where the water is coming from, but this appears to be a regular occurrence. AFM is concerned about the condition of the wood framing as a result of this excessive water intrusion. Given the extreme sloping of the joists at the front half of the 1st floor of the building and general lack of maintenance of the property, AFM is concerned about the possibility that some floor joists supporting the floors may slip off their ends and collapse due to wood rot. Further inspection is necessary, likely followed with structural reconstruction.







10. Exposed section of wood beam in the basement hallway with sizeable splits in it. Replacement of the beam is necessary.





11. The rear fire escape is highly rusted and bent out of shape in some areas. Parts of the top landing of the fire escape are corroded away and no longer attached to the fire escape frame. This raises a safety concern if there were an emergency in the building. Substantial rework of the fire escape is necessary.









12. Some old fire damage in the form of charred wood furring was noted in the ceiling over the stairs of the basement entrance.



13. Several vertical sections of bricks were noted to have been removed from the brick foundation in the basement spanning from the floor to ceiling. Restoration of the foundation is necessary.





14. The front left porch is in poor condition and highly unlevel.

15. The front brick at the left side of the building is missing mortar and requires repairs.

16. At the second floor, the floors are uneven as well, although not to the severe degree of the first floor. Depression in the second floor was primarily at the floors surrounding the main house stair opening. It was noted that several doors are not level as a result of this. The second bathroom tub is also not level.





17. It was observed that the basement central wall layouts were altered significantly to allow a makeshift conversion of non-compliant residential units in the basement. It appears that some column/wall supports have been removed partially in select places to accommodate this. Legalization and reconstruction is necessary. The high occupancy of the lower levels is a serious safety hazard.

Based on this inspection, AFM confidently believes that the building is structurally compromised throughout; including the foundation, structural framing, and exterior. In general, the windows, roofing, kitchen interiors, bathrooms, walls, floors, ceilings, electric, plumbing and heating systems in their entirety are substantially compromised. The building is hazardous and is an extreme concern to the health and safety of any occupants. In general, the building would require more than 80% reconstruction.

<u>The building is currently structurally unstable and substantially hazardous. The building in its current condition is unsafe to occupy and should be vacated as soon as possible and condemned.</u>

AFM confidently believes the house is beyond salvaging and should be demolished. The building demolition would require a Design Application for demolition to be submitted by a licensed design professional to the NYC Department of Buildings, with work performed by licensed, permitted contractors.

Please contact AFM Inspections & Engineering, PLLC to submit a design application to prepare a design application to demolition and removal of this property.

PHOTOGRAPHS

Photos taken Tuesday, August 20, 2019 at 10:10 AM














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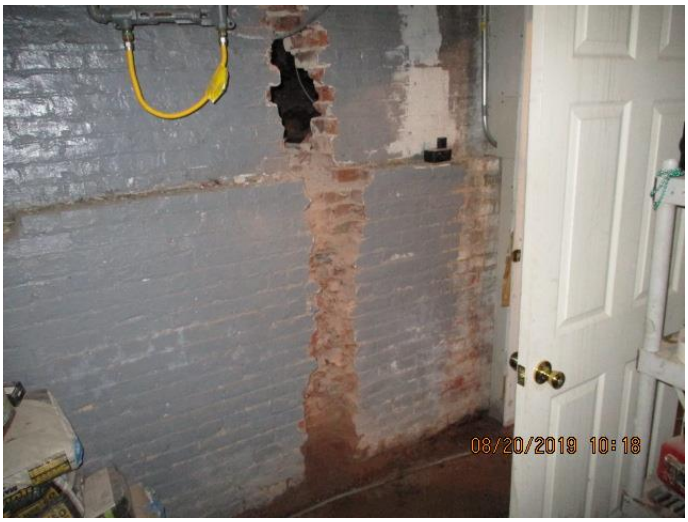
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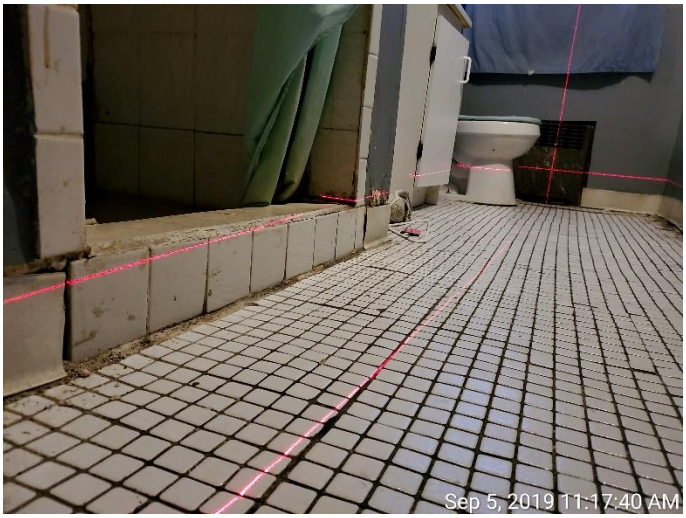






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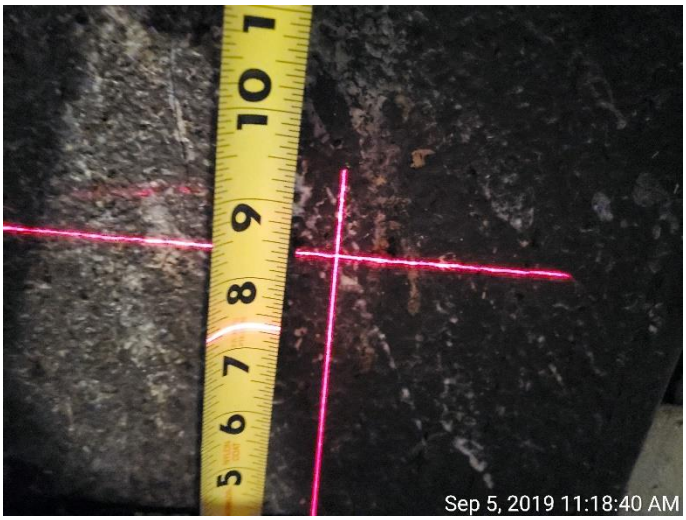
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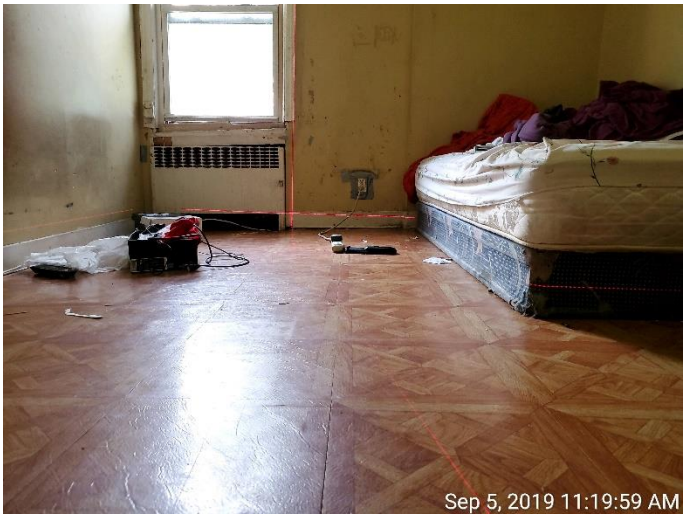
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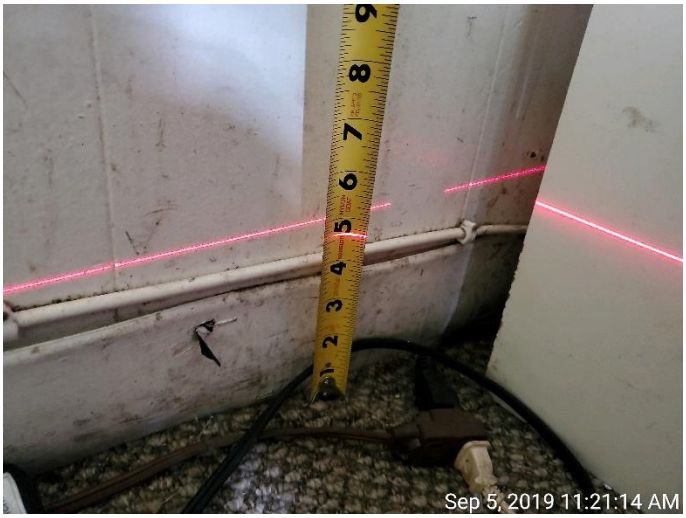
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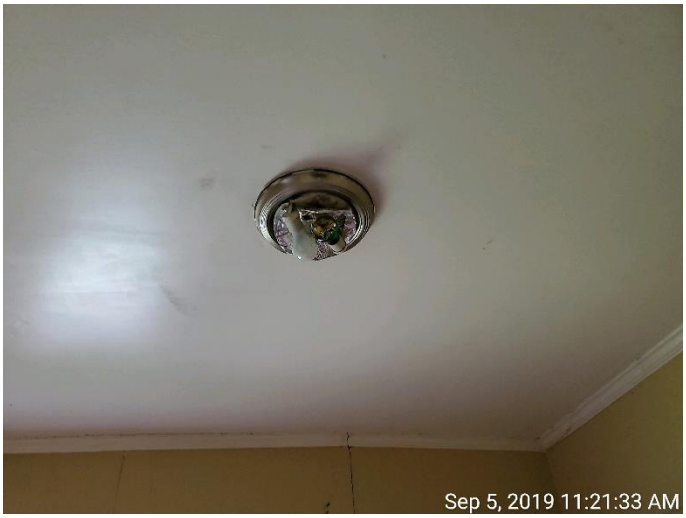
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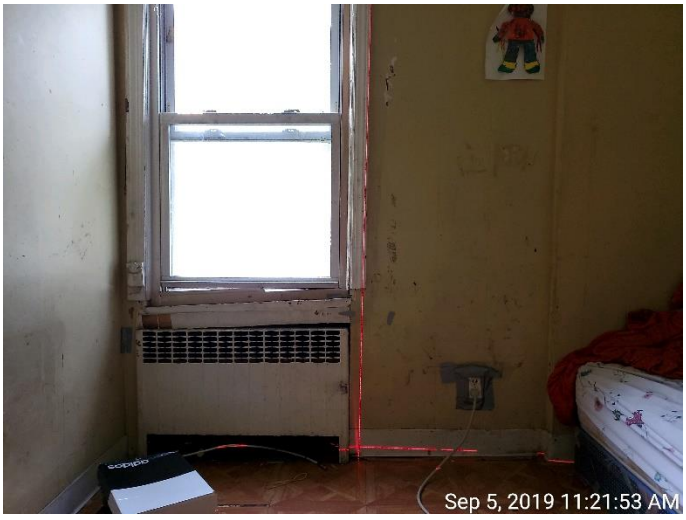
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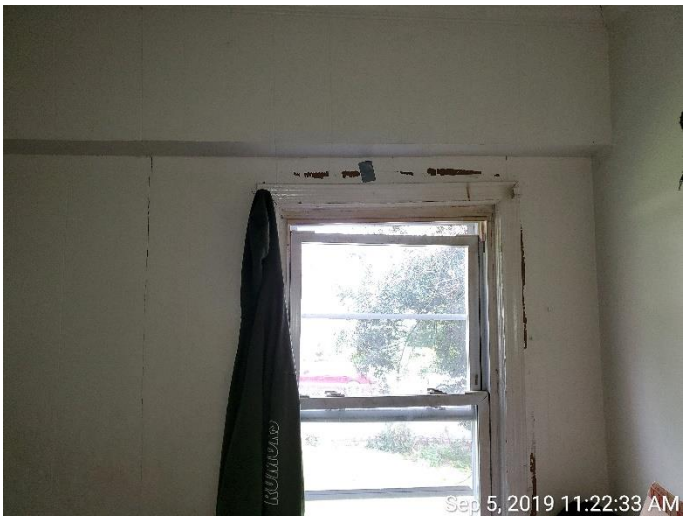
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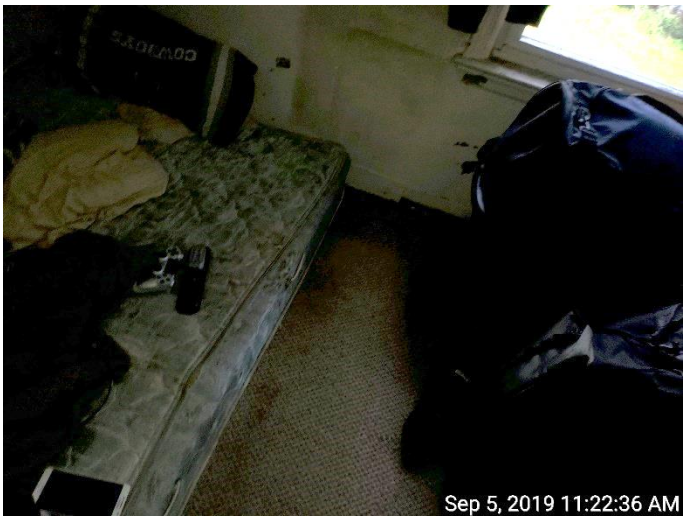
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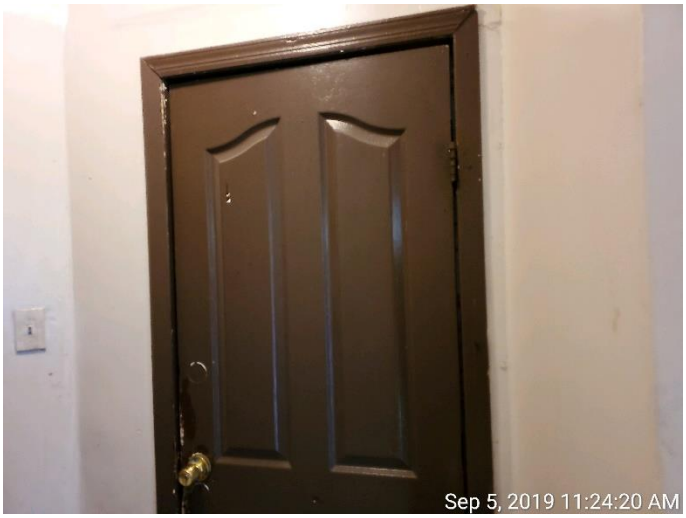
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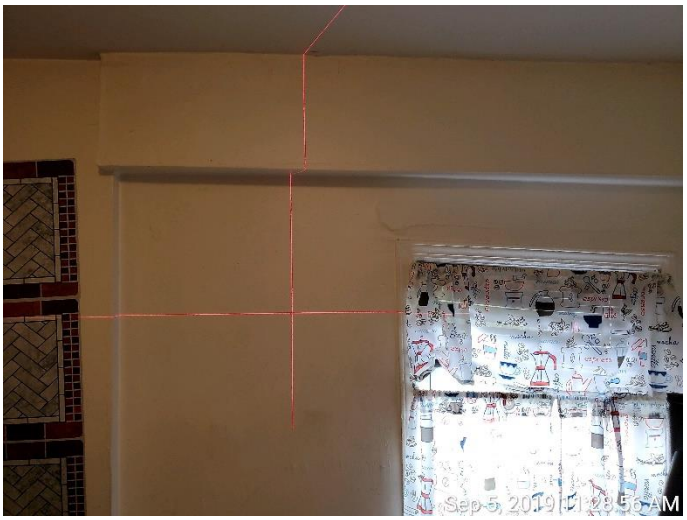

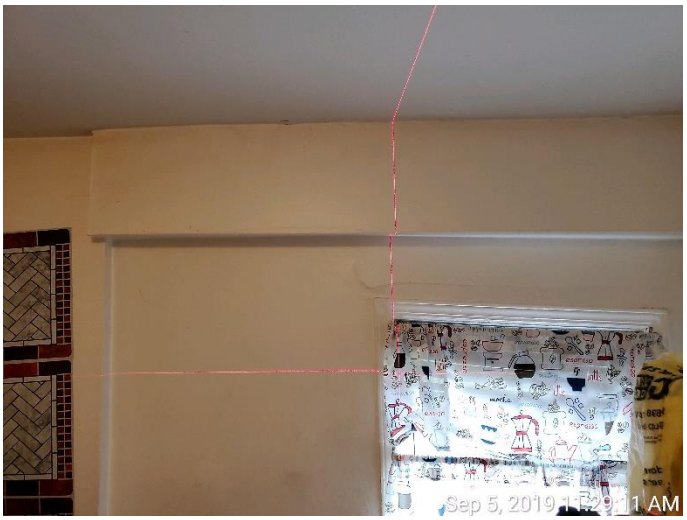
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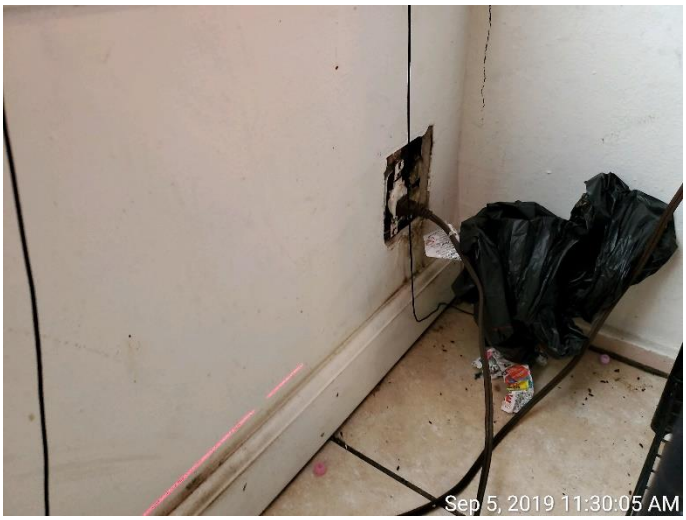
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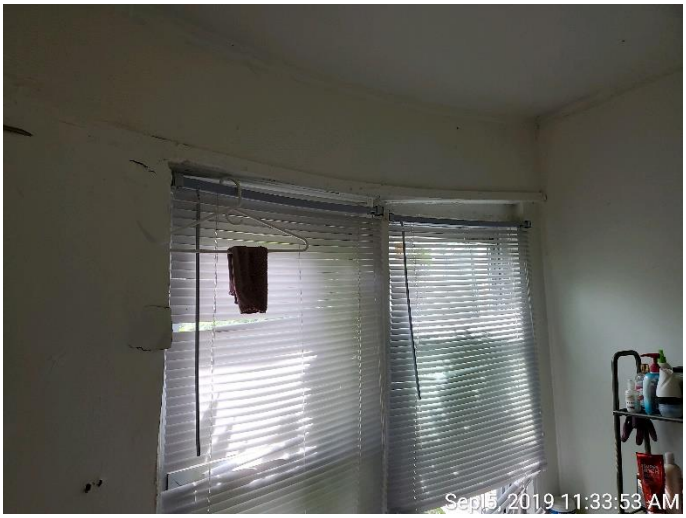
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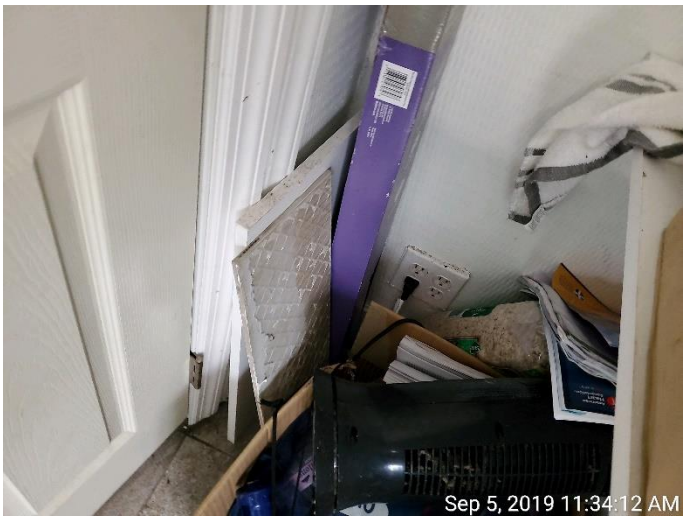
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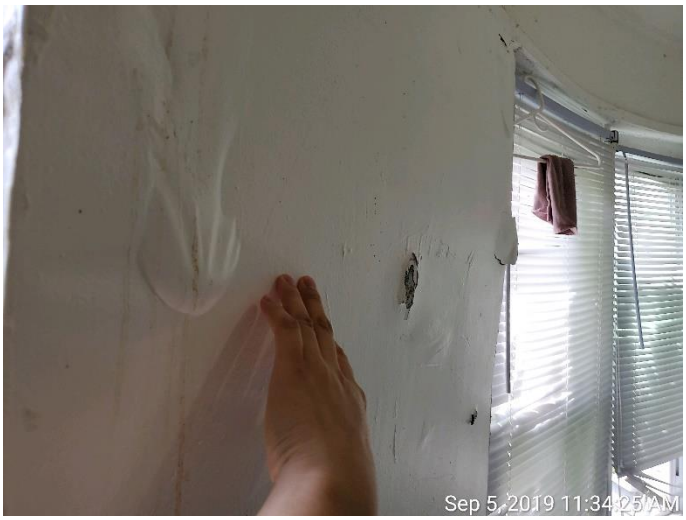
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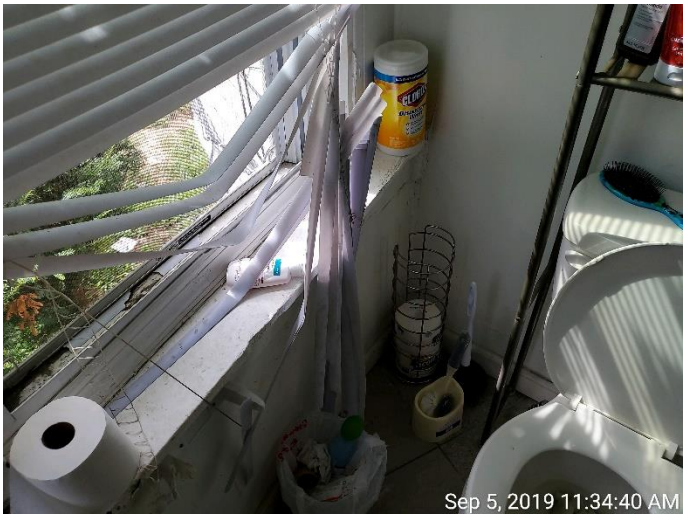
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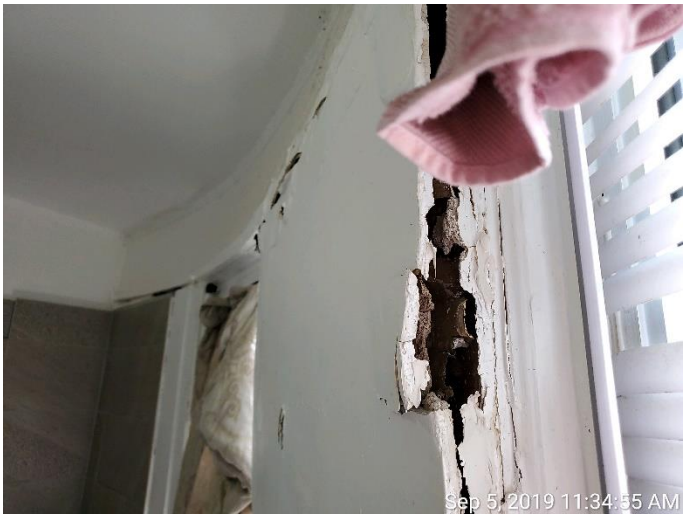
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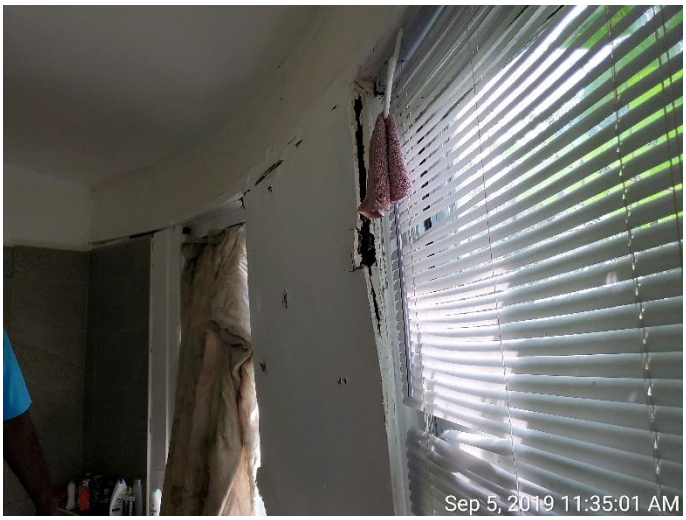
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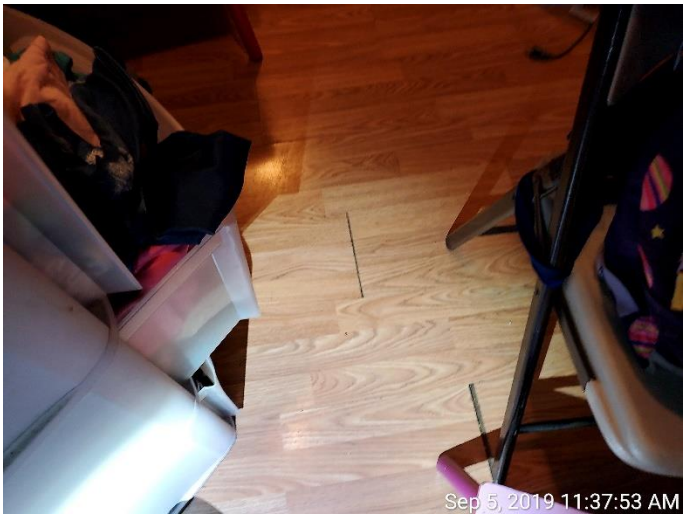
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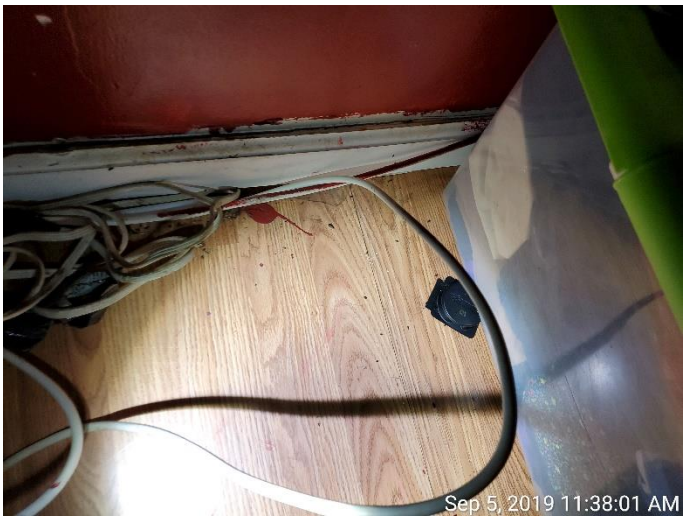
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FAMILY
Sep 5, 2019 11:38:57 AM


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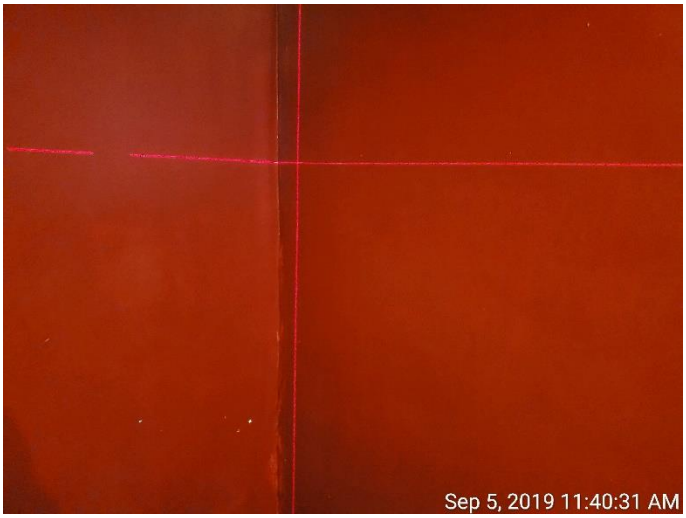
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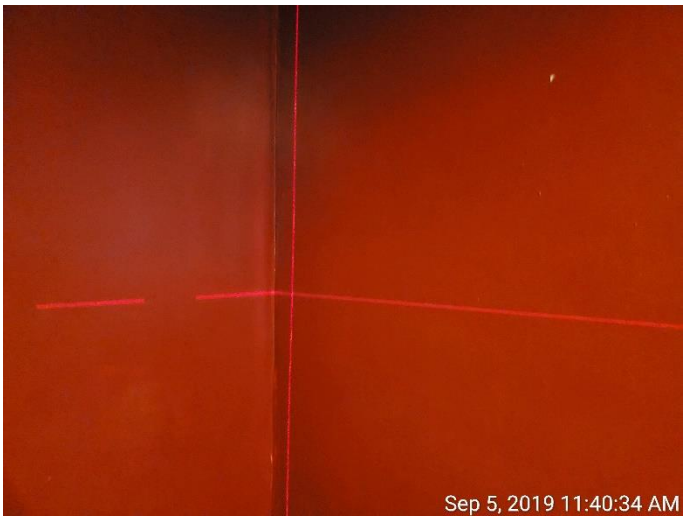
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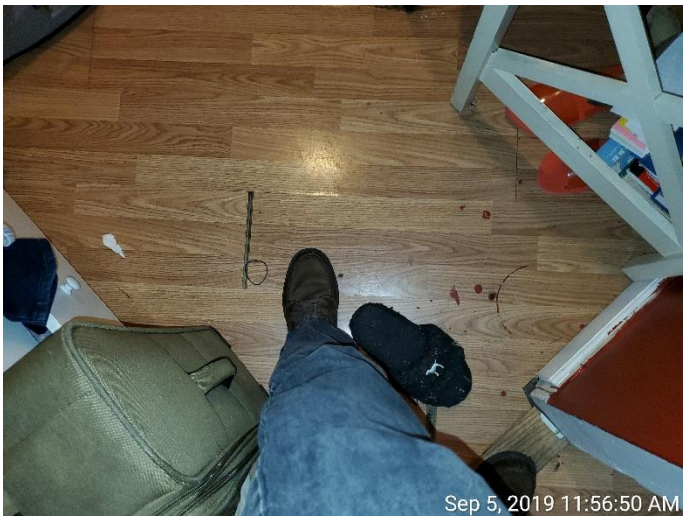
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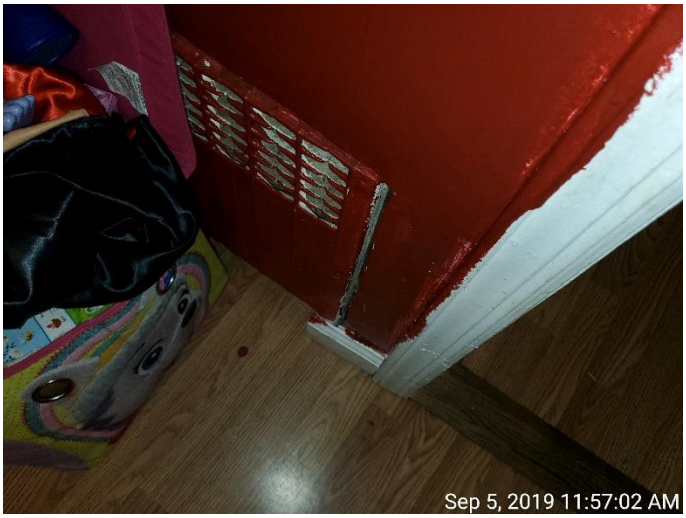
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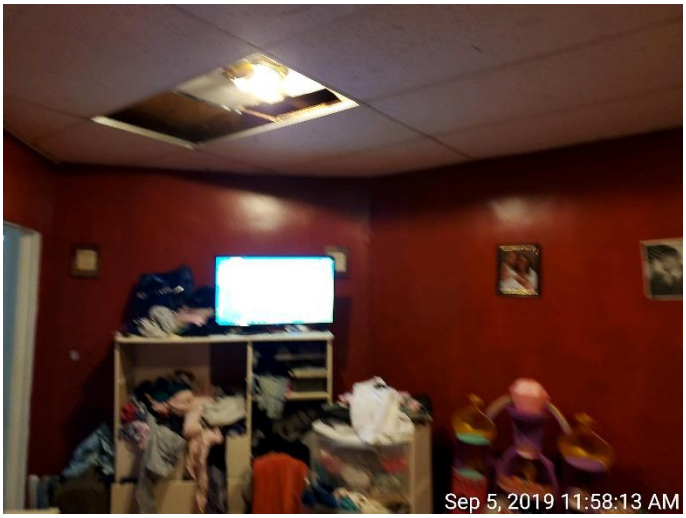
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NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY
AT VEHICLE
OWNER'S EXPENSE
Sep 5, 2019 12:08:47 PM


Sep 5, 2019 12:08:49 PM


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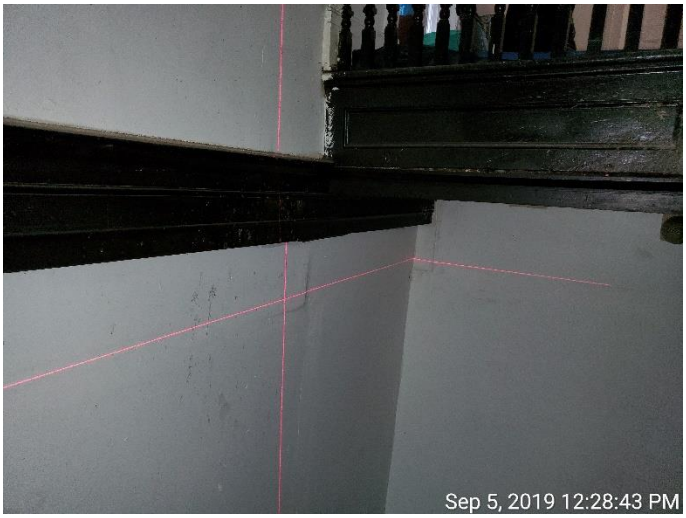
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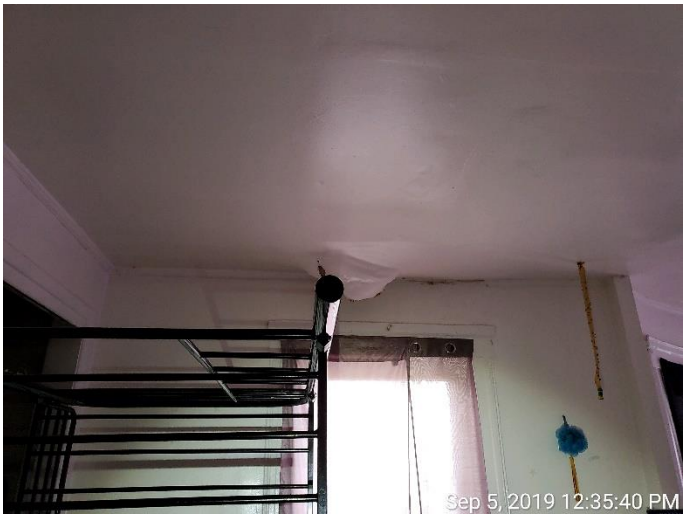
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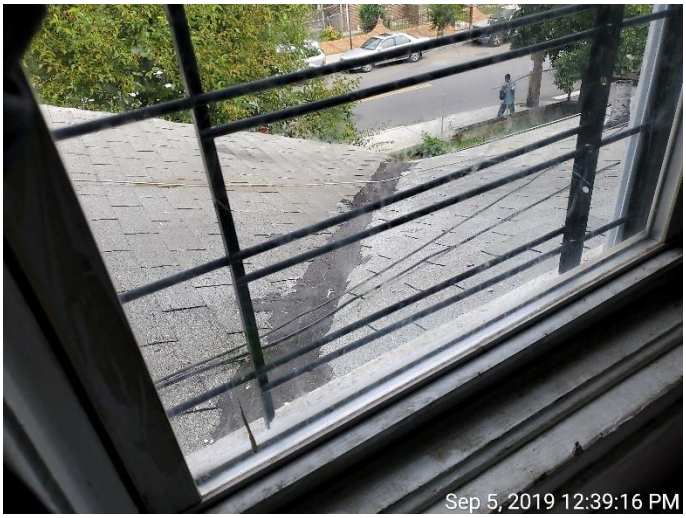
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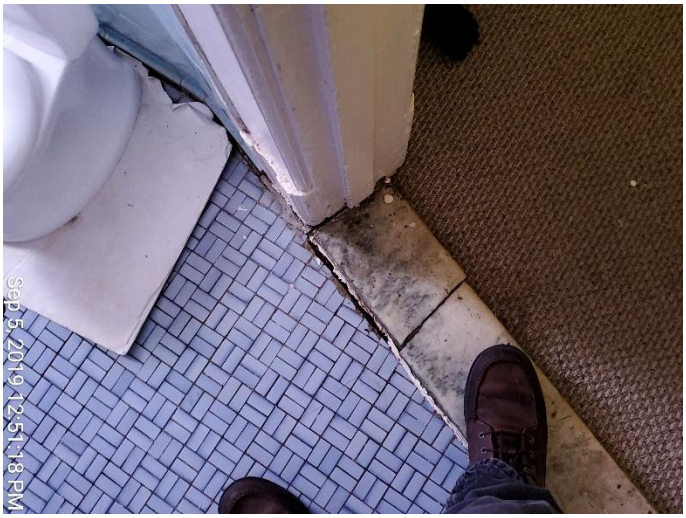
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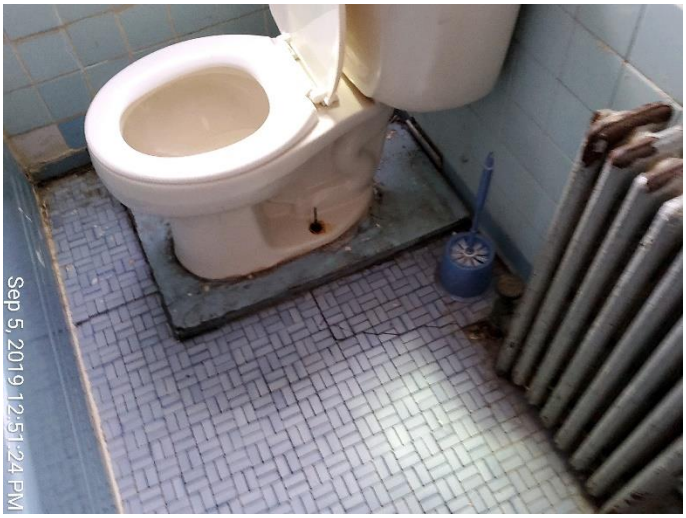
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DISCLAIMER

This inspection and report is based on visual observations that were made only at the time of the inspection. This report was furnished with the information available to me at the time of the inspection. I reserve the right to change or alter my opinions and recommendations to this report based on any future information not previously known or presented at the time of my inspection of this property.

In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant and the Consultant's officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages, of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant and Consultant's officers, directors, partners, employees, shareholders, owner and sub-consultants shall not exceed the cost of the Consultant's total fee for services rendered on this Project. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.



Anthony F. Marmo, P.E.
AFM Inspections & Engineering, PLLC